



January 11, 2024

Honorable City Council
City of Detroit
1340 Coleman A. Young Municipal Center
Detroit, Michigan 48226

Re: The Transformational Brownfield Redevelopment Plan for Future of Health

Dear Honorable Council Members:

The enclosed Transformational Brownfield Plan for the Future of Health Redevelopment Project (the “Plan”) (Exhibit A) was submitted by the Detroit Brownfield Redevelopment Authority Board (the “DBRA”) and to the Community Advisory Committee (the “CAC”). The Plan was considered and reviewed by the CAC at its December 13, 2023 meeting and a public hearing was held by the DBRA on January 4, 2024 to solicit public comments. The Committee’s communication to the City Council and the DBRA, dated December 13, 2023 (Exhibit B), recommending approval of the Plan, including the excerpt of the draft minutes of the CAC meeting pertaining to the plan and the minutes the public hearing held by the DBRA, are enclosed for the City Council’s consideration.

On January 10, 2024, the DBRA adopted a resolution (Exhibit C) approving the Plan and authorizing the submission of a copy of its resolution and the Plan to the City Clerk, together with a request that the Detroit City Council call a public hearing concerning the Plan and to take all other actions to approve the Plan in accordance with Act 381.

The Plan is now presented to the City Council for approval. The Detroit City Council will, after publication of the notices, hold a public hearing on the Plan. After the public hearing, the City Council shall determine whether the Plan constitutes a public purpose and, if so, may approve or reject the Plan or approve it with modifications.

Transformational Brownfield Plan Introduction

Transformational Brownfield Plans (“TBPs”) are defined as plans that will have a “transformational impact on local economic development and community revitalization based on the extent of brownfield redevelopment and growth in population, commercial activity, and employment that will result from the Plan.”

Per Michigan Public Act 381 of 1996, as amended (“Act 381”), TBPs must be a mixed-use development and, with respect to TBPs in Detroit, with certain exceptions, must have a minimum level of capital investment of \$500 million or more. This investment can be one project or a series of developments on eligible property that are a “related program of investment.” In addition to the capture of property tax increment revenues by the brownfield authority (“TIR”), TBPs allow for the capture by the State of Michigan of construction period tax revenues, state income tax revenues, and withholding tax revenues (“TR” and together with TIR, “TCR”) as well as certain sales tax exemptions. Eligible activities under TBPs are expanded to include the “construction, restoration, alteration, renovation or improvement of buildings.”

A proposed TBP for the Future of Health Transformation Brownfield Plan Redevelopment Projects (the "Plan") is being submitted for review and consideration and will be described by project.

Palace Sports & Entertainment, LLC ("PSE") and/or its affiliate DP Amsterdam, LLC, Henry Ford Health System ("HFH"), and Michigan State University ("MSU") will be the developers of the projects (collectively the "Developer").

6175 THIRD AVENUE – RESEARCH CENTER

Project Introduction

The new-construction 326,362 square foot building will be the location of advanced health science and medical research to be conducted pursuant to a collaboration agreement between HFH and MSU. The research conducted at the facility will include activities currently conducted at the One Ford Place HFH headquarters as well as advance research in areas including cancer, neurosciences, immunology, hypertension, and dermatology pursuant to programs funded by the National Institutes of Health and other sources. In addition, a portion of the building will be used by the Nick Gilbert Neurofibromatosis Research Institute in partnership with the Gilbert Family Foundation to conduct research into neurofibromatosis.

It is currently estimated that this project will create 1,096 direct onsite construction jobs and 558 direct permanent jobs with an average wage of \$66.25 per hour and 3,020 indirect and induced jobs. Three hundred sixty-three (363) of the direct permanent jobs are anticipated to be "net new" to the City and State, with 195 of the permanent jobs relocating from the existing One Ford Place.

Total investment is estimated at \$393 million. The Developer is requesting approximately \$39.6M in TCR reimbursement for this component of the Plan.

Property Subject to the Plan

The eligible property (the "6175 Third Street Site") will consist of a single parcel bounded by railroad tracks to the north, Third Avenue to the east, Holden Street to the south and the John C. Lodge Freeway to the west in Detroit's New Center neighborhood.

Basis of Eligibility

The 6175 Third Street Site is considered "eligible property" as defined by Act 381, Section 2 because (a) the property was previously used for a commercial purpose; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) the 6175 Third Street Site is determined to be facility.

Eligible Activities and Projected Costs

The "eligible activity" that is intended to be carried out at the 6175 Third Street Site is considered an "eligible activity" as defined by Sec 2 of Act 381, because it includes new construction. The eligible activity and budgeted costs are intended as part of the development of the 2200 Woodward Avenue Site and will be financed solely by the Developer. The City of Detroit Brownfield Redevelopment Authority (the "DBRA") is not responsible for any costs of the eligible activity and will incur no debt. Construction is estimated to begin in the second quarter of 2024 and be complete within six (6) years of the Michigan Strategic Fund's ("MSF") approval of this Plan.

TBP Capture

The 6175 Third Street Developer desires to be reimbursed for the costs of eligible activities. TCR generated by the 6175 Third Street Site will be captured by the DBRA and the State of Michigan, as applicable, and used to reimburse the cost of the eligible activities. The reimbursement for eligible activities completed on the 6175 Third Street Site and each of the eligible properties referenced hereinafter and contained in the Plan after approval of this Plan will be governed by the terms of a Reimbursement Agreement with the DBRA, the MSF and the Michigan Department of Treasury (the "Reimbursement Agreement").

COSTS TO BE REIMBURSED WITH TCR

1. Eligible Construction Costs	\$39,580,808.00
Total Reimbursement to Developer	\$39,580,808.00
2. Authority Administrative Costs	\$0.00
3. State Brownfield Redevelopment Fund	\$0.00
4. Local Brownfield Revolving Fund	\$0.00
TOTAL Estimated Costs	\$39,580,808.00

The actual cost of those eligible activities encompassed by this component of the Plan that will qualify for reimbursement from TCR from the 6175 Third Street Site shall be governed by the terms of the Reimbursement Agreement.

Other Incentives

The Developer is not seeking additional incentives for the 6175 Third Street Site.

6005 SECOND AVENUE – ONE FORD PLACE (RESIDENTIAL 1)

Project Introduction

This component of the Plan entails the planned adaptive reuse and renovation of the historic One Ford Place building located at 6005 Second Avenue, which is currently the HFH corporate headquarters building. The adaptive reuse will convert the building into the mixed-use residential building consisting of approximately 403 mixed-income residential apartments, including 20% (81) units with rents affordable to occupants with average incomes of 50% of AMI and 17,060 GSF of retail/commercial. Current plans indicate the residential portion of the Residential 1 building will include 181 studio apartments each with an average of 565 square feet of interior space, 168 one-bedroom apartments each with an average of 718 square feet of interior space, and 43 two-bedroom apartments each with an average of 1,070 square feet of interior space. The historic designation is anticipated to be approved in 2024.

It is currently estimated that this project will create 539 direct onsite construction jobs. Ongoing economic impacts of the commercial activity following completion of the project are expected to create 11 permanent property management jobs by the owner and 87 permanent jobs by tenants operating businesses which will be identified during and after the building’s construction phase. The projected 98 direct permanent jobs are anticipated to earn upon completion an average wage of approximately \$17 per hour.

Total investment is estimated at \$189 million. The Developer is requesting approximately \$103.3M in TCR reimbursement for this component of the Plan.

Property Subject to the Plan

The eligible property (the “6005 Second Avenue Site”) will consist of a single parcel bounded by Ford Place to the north, Second Avenue to the east, York Street to the south, and Third Avenue to the west in Detroit’s New Center neighborhood.

Basis of Eligibility

The 6005 Second Avenue Site is considered “eligible property” as defined by Act 381, Section 2 because (a) the 6005 Second Avenue Site was previously used for commercial purposes; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) the 6005 Second Avenue Site is determined to be a facility.

Eligible Activities and Projected Costs

The “eligible activity” that is intended to be carried out at the 6005 Second Avenue Site is considered an “eligible activity” as defined by Sec 2 of Act 381, because it includes new construction. The eligible activity and budgeted costs are intended as part of the development of the 6005 Second Avenue Site and will be financed solely by the Developer. The DBRA is not responsible for any costs of the eligible activity and will incur no debt. Construction is estimated to begin in the second quarter of 2027 and be complete within six (6) years of the MSF’s approval of this Plan.

TBP Capture

The Developer desires to be reimbursed for the costs of eligible activities. TCR generated by the 6005 Second Avenue Site will be captured by the DBRA and the State of Michigan, as applicable, and used to reimburse the cost of the eligible activities completed on eligible property under the Plan after approval of this Plan pursuant to the terms of the Reimbursement Agreement.

COSTS TO BE REIMBURSED WITH TIF

1. Eligible Construction Costs	\$108,784,891.00
Total Reimbursement to Developer	\$108,784,891.00
2. Authority Administrative Costs	\$2,802,857.00
3. State Brownfield Redevelopment Fund	\$2,326,537.00
4. Local Brownfield Revolving Fund	\$0.00
TOTAL Estimated Costs	\$113,914,286.00

The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from TCR from the 6005 Second Avenue Site shall be governed by the terms of the Reimbursement Agreement.

Other Incentives

The Developer is seeking additional incentives through a Commercial Rehabilitation Act (PA 210) and Neighborhood Enterprise Zone (NEZ) abatements.

725 AMSTERDAM – RESIDENTIAL 2

Project Introduction

This component of the Plan entails the planned new construction of approximately 154 mixed-income apartments in five stories above first floor retail/commercial.

The newly constructed mixed-use Residential 2 building is projected to contain approximately 159,204 GSF with 151,189 GSF for 154 apartments, 20% (31) of which will be affordable at an average of 50% AMI, as well as 8,015 GSF for retail/commercial. Current plans indicate the residential portion of the Residential 2 building will include 75 studio apartments each with an average of 514 square feet of interior space, 69 one-bedroom apartments each with an average of 793 square feet of interior space, and 10 two-bedroom apartments each with an average of 1,117 square feet of interior space.

It is currently estimated that this project will create 248 direct onsite construction jobs. Ongoing economic impacts of the commercial activity following completion of the project are expected to create 4 permanent property management jobs by the owner and 41 permanent jobs by tenants operating businesses which will be identified during and after the building's construction phase. The projected 45 direct permanent jobs are anticipated to earn upon completion an average wage of approximately \$16 per hour.

Total investment is estimated at \$79 million. The Developer is requesting approximately \$36.6M in TCR reimbursement for this component of the Plan.

Property Subject to the Plan

The eligible property (the "725 Amsterdam Site") will consist of a one parcel bounded by Amsterdam Street to the north, Second Avenue to the east, Ford Place to the south, and Third Avenue to the west in Detroit's New Center neighborhood.

Basis of Eligibility

The 725 Amsterdam Site is considered "eligible property" as defined by Act 381, Section 2 because (a) the 725 Amsterdam Site was previously used for a commercial purpose; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) the 725 Amsterdam Site is determined to be a facility.

Eligible Activities and Projected Costs

The “eligible activity” that is intended to be carried out at the 725 Amsterdam Site is considered an “eligible activity” as defined by Sec 2 of Act 381, because it includes eligible construction costs. The eligible activity and budgeted costs are intended as part of the development of the 725 Amsterdam Site and will be financed solely by the 725 Amsterdam Developer. The DBRA is not responsible for any costs of the eligible activity and will incur no debt. Construction is estimated to begin in the second quarter of 2025 and be complete within six (6) years of the MSF’s approval of this Plan.

TBP Capture

The 725 Amsterdam Developer desires to be reimbursed for the costs of eligible activities. TCR generated by the 725 Amsterdam Site will be captured by the DBRA and the State of Michigan, as applicable, and used to reimburse the cost of the eligible activities completed on eligible property under the Plan after approval of this Plan pursuant to the terms of the Reimbursement Agreement.

COSTS TO BE REIMBURSED WITH TCR

1. Eligible Construction Costs	\$39,634,717.00
Total Reimbursement to Developer	\$39,634,717.00
2. Authority Administrative Costs	\$847,491.00
3. State Brownfield Redevelopment Fund	\$995,776.00
4. Local Brownfield Revolving Fund	\$0.00
TOTAL Estimated Costs	\$41,477,984.00

The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from TCR from the 725 Amsterdam Site shall be governed by the terms of the Reimbursement Agreement.

Other Incentives

The Developer is seeking additional incentives through a Commercial Rehabilitation Act (PA 210) abatement.

675 AMSTERDAM – RESIDENTIAL 3

Project Introduction

This component of the Plan entails the new construction of approximately 105 mixed-income apartments in five stories above first floor retail/commercial.

The newly constructed mixed-use Residential 3 building is projected to contain approximately 112,395 GSF with 106,122 GSF for 105 apartments, 20% (21) of which will be affordable at an average of 50% AMI, as well as 6,273 NRSF/GSF of retail/commercial space. Current plans indicate the residential portion of the Residential 3 building will include 55 studio apartments each with an average of 493 square feet of interior space, 40 one-bedroom apartments each with an average of 796 square feet of interior space, and 10 two-bedroom apartments each with an average of 1,060 square feet of interior space.

It is currently estimated that this project will create 158 direct onsite construction jobs. Ongoing economic impacts of the commercial activity following completion of the project are expected to create 3 permanent property management jobs by the owner and 31 permanent jobs by tenants operating businesses which will be identified during and after the building’s construction phase. The projected 34 direct permanent jobs are anticipated to earn upon completion an average wage of approximately \$17 per hour.

Total investment is estimated at \$54 million. The Developer is requesting approximately \$25.7M in TCR reimbursement for this component of the Plan.

Property Subject to the TBP

The eligible property (the “675 Amsterdam Site”) will consist of a single parcel bounded by Amsterdam Street to the north, Second Avenue to the east, Ford Place to the south and Third Avenue to the west in Detroit’s New Center neighborhood.

Basis of Eligibility

The 675 Amsterdam Site is considered “eligible property” as defined by Act 381, Section 2 because (a) the 675 Amsterdam Site was previously used for a commercial purpose; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) the 675 Amsterdam Site is determined to be a facility.

Eligible Activities and Projected Costs

The “eligible activity” that is intended to be carried out at the 675 Amsterdam Site is considered an “eligible activity” as defined by Sec 2 of Act 381, because it includes new construction. The eligible activity and budgeted costs are intended as part of the development of the 675 Amsterdam Site and will be financed solely by the 675 Amsterdam Developer. The DBRA is not responsible for any costs of the eligible activity and will incur no debt. Construction is estimated to begin in the second quarter of 2027 and be complete within six (6) years of MSF approval of this Plan.

TBP Capture

The 675 Amsterdam Developer desires to be reimbursed for the costs of eligible activities. TCR generated by the 675 Amsterdam Site will be captured by the DBRA and the State of Michigan, as applicable, and used to reimburse the cost of the eligible activities completed on the eligible property under the Plan after approval of this Plan pursuant to the terms of the Reimbursement Agreement.

COSTS TO BE REIMBURSED WITH TCR

1. Eligible Construction Costs	\$27,084,984.00
Total Reimbursement to Developer	\$27,084,984.00
2. Authority Administrative Costs	\$529,631.00
3. State Brownfield Redevelopment Fund	\$700,027.00
4. Local Brownfield Revolving Fund	\$0.00
TOTAL Estimated Costs	\$28,314,642.00

The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from TCR from the 675 Amsterdam Site shall be governed by the terms of the Reimbursement Agreement.

Other Incentives

The Developer is seeking additional incentives through a Commercial Rehabilitation Act (PA 210) abatement.

6205 THIRD STREET – PARKING GARAGE

Project Introduction

This component of the Plan entails the new construction of an 804-space, six story parking garage to provide parking for the Research Center and the Residential 1, Residential 2 and Residential 3, mixed-use buildings.

It is currently estimated that this project will create 104 direct onsite construction jobs. No permanent jobs are expected to be created by the Parking Garage.

Total investment is estimated at \$58 million. The Developer is requesting approximately \$14.4M in TCR reimbursement for this component of the Plan.

Property Subject to the TBP

The eligible properties (the “6205 Third Street Site”) will consist of a single parcel bounded by railroad tracks to the north, Third Avenue to the east, Holden Street to the south, and John C. Lodge Freeway to the west in Detroit’s New Center neighborhood.

Basis of Eligibility

The 6205 Third Street Site is considered “eligible property” as defined by Act 381, Section 2 because (a) the 6205 Third Street Sites was previously used for a commercial purpose; (b) is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) the 6205 Third Street Site are determined to be a facility.

Eligible Activities and Projected Costs

The “eligible activity” that is intended to be carried out at the 6205 Third Street Site is considered an “eligible activity” as defined by Sec 2 of Act 381, because it includes new construction. The eligible activity and budgeted costs are intended as part of the development of the 6205 Third Street Site and will be financed solely by the 6205 Third Street Developer. The DBRA is not responsible for any costs of the eligible activity and will incur no debt. Renovation is estimated to begin in the fourth quarter of 2025 and be complete within six (6) years of MSF approval of this Plan.

TBP Capture

The 6205 Third Street Developer desires to be reimbursed for the costs of eligible activities. TCR generated by the 6205 Third Street Site will be captured by the DBRA and the State of Michigan, as applicable, and used to reimburse the cost of the eligible activities completed on the eligible property under the Plan after approval of this Plan pursuant to the terms of the Reimbursement Agreement.

COSTS TO BE REIMBURSED WITH TCR

1. Eligible Construction Costs	\$16,689,402.00
Total Reimbursement to Developer	\$16,689,402.00
2. Authority Administrative Costs	\$1,042,468.00
3. State Brownfield Redevelopment Fund	\$662,058.00
4. Local Brownfield Revolving Fund	\$0.00
TOTAL Estimated Costs	\$18,393,928.00

The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from TCR from the 6205 Third Street Site shall be governed by the terms of the Reimbursement Agreement.

Other Incentives

The Developer is not seeking additional incentives for the 6205 Third Street Site.

OVERALL TRANSFORMATIONAL IMPACTS

- \$773 million in capital investment, significantly exceeding the \$500 million statutory threshold.
- A total of 4 new construction development projects exceeding 917,961 total square feet of redevelopment on current surface parking lots in addition to the adaptive reuse of a 626,953 SF historic structure in Detroit’s New Center neighborhood.
- Constructing approximately 662 new residential units, of which 132 units will be reserved for residents making an average of 50% of the Area Median Income to grow the City’s population and tax base.
- Creating approximately 2,145 direct construction jobs with total wages expected to exceed \$133 Million throughout the construction period (an annual average wage of \$61,921 per job), and a total economic output of \$474 Million.
- Creating approximately 735 direct permanent jobs in the City to expand economic opportunity and grow the City’s tax base.

TOTAL TBP COSTS TO BE REIMBURSED WITH TCR

1. Eligible Construction Costs	\$231,774,802.00
Total Reimbursement to Developer	\$231,774,802.00
2. Authority Administrative Costs	\$5,222,447.00
3. State Brownfield Redevelopment Fund	\$4,684,399.00
4. Local Brownfield Revolving Fund	\$0.00
TOTAL Estimated Costs	\$241,681,648.00

DBRA's Request

The DBRA is respectfully requesting the following actions from the City Council:

- a.) January 23, 2024
City Council adoption of the Resolution (Exhibit D), setting the Future of Health Transformational Brownfield Redevelopment Plan public hearing, as approved by the Planning and Economic Development Standing Committee Chair and the City of Detroit Clerk, for February 8, 2024 at 10:10 AM.
- b.) February 8, 2024, at 10:05 AM
Discussion with taxing jurisdictions regarding the fiscal impact of the Plan.
- c.) February 8, 2024, at 10:10 AM
Public Hearing at City Council's Planning and Economic Development Standing Committee concerning the Future of Health Transformational Brownfield Redevelopment Plan.
- d.) February 20, 2024
City Council adoption of the Resolution approving the Future of Health Brownfield Redevelopment Plan (Exhibit E).

Sincerely,



Jennifer Kanalos
Authorized Agent

- c City Clerk
Marcel Todd
Irvin Corley, Jr.
David Whitaker
Derrick Headd
Marcel Hurt
Jai Singletary
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DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY

**FUTURE OF HEALTH
TRANSFORMATIONAL BROWNFIELD PLAN**

**6005 Second Avenue and 6141 Third Avenue
Detroit, Michigan 48202**

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Draft as of January 11, 2024

APPROVED BY THE CITY OF DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY ON JANUARY 10, 2024.
APPROVED BY THE CITY OF DETROIT CITY COUNCIL ON _____, 2024.
APPROVED BY THE MICHIGAN STRATEGIC FUND ON _____, 2024.

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EXECUTIVE SUMMARY

This Transformational Brownfield Plan (“TBP”) describes a first-of-its-kind collaboration between three mission driven organizations to invest over \$773,000,000 and turn Detroit’s New Center neighborhood into a vibrant, walkable community with state-of-the-art residential, commercial, retail, recreational and healthcare components. The reimagined Henry Ford Health academic healthcare campus will include a new, leading-edge medical research center, in partnership with a world-class university, and three adjacent mixed-use, mixed-income residential buildings with retail/commercial space. The dynamic, connected community will attract new jobs and residents to the New Center area while also addressing a need for more affordable housing in the City of Detroit. The proposed development replaces underutilized acres of surface parking with a higher density combination of medical research, housing, retail and green space that supports tomorrow’s healthcare advances, drives economic growth and inclusion and provides a new welcoming and accessible urban environment.

To facilitate this transformational opportunity, this TBP proposes the:

- (i) construction by Michigan State University (“MSU”) of the Henry Ford + MSU Research Center to be operated by Henry Ford Health + Michigan State University Health Sciences, a Michigan non-profit corporation (a collaboration of Henry Ford Health (“HFH”) and MSU);
- (ii) construction of two mixed-income apartment buildings Palace Sports & Entertainment, LLC (a/k/a Pistons Sports & Entertainment) (“PSE”) or by DP Amsterdam, LLC (an affiliate of PSE) (“DP”);
- (iii) adaptive reuse of HFH’s current corporate headquarters building at One Ford Place into a mixed-use apartment and commercial building by DP or PSE; and
- (iv) construction of a parking garage by Henry Ford Health to service all of the buildings included in this TBP.

The investment included under this TBP is related to a separate additional approximate \$2.2 Billion investment recently announced by HFH at its main campus directly northwest of the TBP project area (the “HFH Main Campus”). The additional HFH investment, the construction of which is expected to commence in 2024, is not a part of this TBP but is described and depicted in this TBP for informational purposes. The HFH Main Campus investment and the TBP project will collaboratively strengthen the connection between the existing communities in the areas of the existing HFH Main Campus and the general area of the recently completed Henry Ford Detroit Pistons Performance Center complex and the current HFH corporate headquarters at 6005 Second Avenue (aka One Ford Place), resulting in the creation of a substantial number of new jobs in health care research and delivery and other fields.

Core Values

The developers - PSE, MSU and HFH are committed to a development approach informed by long-standing and recent and ongoing engagement with over 1,000 individuals and numerous stakeholder groups potentially impacted by the TBP Projects. All three developers have a strong commitment to the community as demonstrated by their respective policies and practices over many years.

- Career Opportunities Close to Home Create opportunities for lifelong careers for Detroiters in the City of Detroit.
- Finest Health Care for Detroiters Continue to provide the finest health care for Detroiters, ensuring access to best-in-class medical services for all.
- Community Building Provide career opportunities, health care, affordable housing, green space, and education opportunities that allow for the communities of Detroit to grow and thrive; create a walkable, accessible and vibrant community where Detroiters have the opportunity to “live, work and play”.
- Housing for Detroiters Develop housing that is truly affordable for Detroiters, giving opportunities to all community members to live where they work.
- Education Create opportunities for local Detroiters to access graduate programs, mentorship opportunities and healthcare education.

Development Program

This TBP seeks to expand upon the recent Henry Ford Detroit Pistons Performance Center development on Amsterdam Street between Second Avenue and Third Street with the addition of a 326,362 square foot Henry Ford + MSU Research Center (the “Research Center”). As the flagship for the partnership, the Research Center will fuel medical innovation while supporting academically and clinically integrated partnerships and a new era of medical education and excellence. It will also house partners with shared mission for discovery, including the Nick Gilbert Neurofibromatosis Research Institute (“NGNRI”).

Supporting the reimagination of this new medical research destination, approximately 662 mixed-income apartments will be created in two new mixed-use buildings and the current Henry Ford Health corporate headquarters building at One Ford Place after it is adaptively converted to a mixed-use residential/retail building.

Each Project is described in detail below.

Figure A shows the location of each Project. Each Project qualifies as eligible property due to being a “facility” within the meaning of Act 381. Figure B describes the anticipated investment and expected uses of each Project.

Figure A – Projects Included in Combined Transformational Brownfield Plan



Figure B – Program Summary

		Program						
		Investment	Mixed-income Residential Units	Mixed-income Residential Gross SF	Office Gross SF	Retail Gross SF	Parking Gross SF	
Project	Dev. Begin Date	\$773M	662	867,204	326,362	31,348	320,000	
1	Henry Ford + MSU Medical Research Center, 6175 Third Street – (Research Center) 6005 Second Avenue – (Current One Ford Place) (Residential 1) 725	May 2024	\$393M	-	-	326,362	-	-
2	Amsterdam Street – (Residential 2) 675	Apr. 2027	\$190M	403	609,893	-	17,060	-
3	Amsterdam Street – (Residential 3)	Apr. 2025	\$79M	154	151,189	-	8,015	-
4	6205 Third Street Parking Garage	Apr. 2027	\$54M	105	106,122	-	6,273	-
5		Oct. 2025	\$58M	-	-	-	-	320,000

The following provides details on each Project including current or proposed addresses:

- 1. Henry Ford + MSU Medical Research Center, 6175 Third¹ (Research Center).**
 The new construction 326,362 square foot building will be the location of advanced health science and medical research to be conducted pursuant to a collaboration agreement between Henry Ford Health and Michigan State University. The

¹ All Project addresses throughout this TBP other than 6005 Second Avenue are anticipated future building addresses.

research conducted at the facility will include activities currently conducted at the One Ford Place HFH headquarters as well as advance research in areas including cancer, neurosciences, immunology, hypertension, and dermatology pursuant to programs funded by the National Institutes of Health (“NIH”) and other sources. In addition, a portion of the building will house partners with shared mission for discovery, including the Nick Gilbert Neurofibromatosis Research Institute (“NGNRI”) in partnership with the Gilbert Family Foundation (“GFF”).

2. **Mixed-Use Adaptive Reuse of One Ford Place (Henry Ford Health corporate headquarters), 6005 Second (Residential 1)**– The adaptive reuse of the current Henry Ford Health corporate headquarters building into approximately 403 mixed-income apartments and 17,060 square feet of retail/commercial space.
3. **Residential 2 New Residential, 725 Amsterdam Street (Residential 2)**. New construction of approximately 154 mixed-income apartments and 8,015 square feet of retail/commercial space.
4. **Residential 3 New Residential, 675 Amsterdam Street (Residential 3)**. New construction of approximately 105 mixed-income apartments and 6,273 square feet of retail/commercial space.
5. **East Campus Parking Garage, 6205 Third Street (Parking Garage)**. New construction of an approximately 804 space parking garage for use by occupants and visitors of all components of this TBP.

All of the new and adaptively reused apartment buildings are currently expected to reserve twenty percent (20%) of their apartment units for tenants whose income is less than or equal to an average 50% of the area median income (AMI) for the Detroit/Warren/Livonia Metropolitan Statistical Area; subject to final terms that will be included an affordable housing agreement or community benefit between the developers and the City of Detroit.

Transformational Impacts

The proposed TBP Projects will transform the Property and nearby area by bringing a substantial number of new jobs (research/retail/commercial) to the neighborhood and 662 new apartments, 20% with reduced rent levels affordable for those with family income levels as low as an average of 50% of Area Median Income² (currently approximately \$33,150/year to \$42,650/year for a 1-to-3-person household). The residential buildings will include ground floor retail/commercial businesses expected to include food and beverage and community-based retail businesses targeted to not just the new residents and workers, but existing residents and workers in the nearby New Center neighborhoods.

Construction of the TBP Projects is anticipated to support approximately 2,145 direct, on-site construction jobs with total wages expected to exceed \$133 Million throughout the construction period (an annual average wage of \$61,921 per job), and a total economic

² Except as otherwise agreed to by the City and the Developers in an affordable housing agreement.

output of \$474 Million. Post-construction, it is projected that the approximately 735 full time equivalent (FTE) direct, permanent non-construction jobs will have an average annual income of \$111,684 per job in today's dollars, with a total anticipated labor income of \$4.2 Billion and a total economic output of \$5.3 Billion over 35 years. The City of Detroit and the State of Michigan also will experience increased indirect and induced employment and economic impact as a result of the investments proposed in this TBP.

Detroiters will also benefit from an estimated combined \$118 Million in net fiscal revenues to the City's general fund through City income taxes, corporate income taxes, utility user taxes and other miscellaneous tax revenues over the 35-year period this TBP will be in place³. The State will experience similar benefits and third-party projections predict this TBP will create a combined \$273 Million in net fiscal revenues over the life of this TBP⁴.

Population Growth – Recently completed residential developments in the New Center area confirm there is demand for individuals who want to live and work in the New Center Area. The influx of medical workers who will work at the Research Center, as well as those attracted to the residential components of the TBP or the upcoming \$2.2 Billion investment being made by HFH as a part of their main hospital campus expansion, are expected to advance population growth in this area of New Center and nearby neighborhoods of the City of Detroit.

Catalyst for Growth in Employment and Commercial Activity – The TBP will attract a variety of workers and residents, and serve as a catalyst for job creation and economic activity. The combination of the new Research Center and creation of approximately 662 apartments will support a connected community environment not currently present on the project site – a large portion of which is underutilized and currently used for vehicle surface parking. The additional workers and residents will support daytime business activity while also increasing the demand for dining and entertainment options, recreational and other products and services that will support new and existing businesses in the general area.

³ Consists of \$85 Million from the TBP Projects and \$33 Million from the HF Main Campus expansion.

⁴ Consists of \$226 Million from the TBP Projects and \$47 Million from the HF Main Campus expansion.

1.0 INTRODUCTION

The City of Detroit (the “City”) established the City of Detroit Brownfield Redevelopment Authority (the “DBRA”) to facilitate the redevelopment of environmentally contaminated, blighted, functionally obsolete and underutilized properties (collectively “Brownfields”) through the capture of incremental increases in property taxes as authorized by 1996 PA 381, as amended, MCL 125.2651 et seq. (“Act 381”). As amended in 2017 and 2023, Act 381 encourages the development of transformational brownfield projects intended to create a transformational impact on the local economy and result in community revitalization, permitting developers to capture tax revenues generated from additional sources beyond those available to traditional Brownfield redevelopment projects. Transformational Brownfield projects must include mixed-use developments, combining retail, residential, office and/or hotel uses. To qualify for the financial incentives available to qualifying transformational projects within Detroit, a developer is required to submit a “Transformational Brownfield Plan” (also referred to in this submission as a “TBP”) to the City, the DBRA and the Michigan Strategic Fund (“MSF”) for review and approval.

DP Amsterdam, LLC, Palace Sports & Entertainment, LLC, Michigan State University and Henry Ford Health (collectively referred to herein as “Developer” or “Developers”), submit this TBP as applicants and developers of the Projects defined and described in this TBP. Implementation of this TBP is projected to result in transformational economic growth benefitting the City, its residents, the taxing jurisdictions subject to capture under this TBP and the entire State of Michigan (the “State”).

Upon receipt of required approvals, and to assist in closing an identified financing gap, the Projects included in this TBP will be eligible to capture tax revenues⁵ (“TR”) and tax increment revenue⁶ (“TIR”) to fund Eligible Activities (as defined in Act 381). This TBP and the Projects comply with the statutory prerequisites for approval and capture of TR and TIR, as explained later in this TBP.

⁵ For purposes of this analysis, “tax capture revenues” or “TR,” includes “construction period tax capture revenues,” “income tax capture revenues,” and “withholding tax capture revenues” as defined by Act 381. It does not include “sales and use tax revenues” as defined in Act 381. “Construction period tax capture revenues” means funds equal to the amount of State of Michigan income tax levied and imposed in a calendar year upon wages paid to individuals physically present and working within the Eligible Property for the construction, renovation or other improvement of Eligible Property that is an eligible activity within a Transformational Brownfield Plan. MCL 125.2652(i). “Income tax capture revenues” means funds equal to the amount for each tax year by which the aggregate State of Michigan income tax from individuals domiciled within the Eligible Property subject to a Transformational Brownfield Plan exceeds the initial income tax value. MCL 125.2652(dd). “Withholding tax capture revenues” means the amount for each calendar year by which the income tax withheld under part 3 of the income tax act of 1967, 1967 PA 281, MCL 206.701 to 206.713, from individuals employed within the Eligible Property subject to a Transformational Brownfield Plan exceeds the initial withholding tax value. MCL 125.2652(III).

⁶ See MCL 125.2652(eee).

This TBP has been prepared in compliance with Act 381. It is intended to be a living document and may be modified or amended in accordance with Act 381 as may be necessary and permissible.

This TBP: (i) describes five (5) separate Projects (collectively the “Projects”) planned to be completed on the respective property for each Project described in this TBP and (ii) provides information required by Sections 13, 13b, 13c, and 14a of Act 381. It includes a description of the Eligible Properties (as that term is defined in Act 381)⁷, Eligible Activities⁸, the basis for transformational designation, and methods and plans for redevelopment, along with TR and TIR data. Once approved, this TBP will serve as a guide for the Transformational Brownfield redevelopment of the Projects.

The identification or designation of a development entity, or a proposed set of specific uses or an allocation of square footage for various uses, for the eligible properties that are the subject of this TBP shall not be integral to the effectiveness or validity of this TBP. This TBP is intended to propose the capture of various taxes and tax increment revenues from the properties identified in this TBP and to identify and authorize eligible activities to be funded by such tax-based revenues. Changes in the proposed development entity(s) shall not necessitate an amendment to this Brownfield Plan, affect the application of this TBP to the property, or impair the rights available to the DBRA under this TBP, provided that changes in ownership comply with Section 1.2.3.

Changes to the planned development of a Project site that would reduce the gross square footage of residential,⁹ retail/commercial, office, or parking, respectively, from the applicable amount specified in Figure B in the Executive Summary of this TBP for such use within such location shall be subject to the approval requirements set forth below:

- Any change to the planned development of a Project that, either individually or when combined with prior changes, would reduce the gross square footage of either residential, retail/commercial, office or parking garage uses, from the amount specified in this TBP for such use within such Project site by less than 5% of the cumulative total gross square footage of the entire Project site shall be considered *de minimis* and shall not require approval.
- Any change to the planned development of a Project that, either individually or when combined with prior changes, would reduce the gross square footage of residential, retail/commercial, office or parking garage uses, respectively, from the amount specified in this TBP for such use within such Project site by more than 5% but less than 15% of the cumulative total gross square footage of the entire Project site shall require approval of the MSF President, Fund Manager, or other authorized agent of the MSF as delegated pursuant to the MSF resolution approving this TBP. MSF approval of such a change shall be made only if MEDC

⁷ See MCL 125.2652(p)

⁸ See MCL 125.2652(o)

⁹ The number of residential units may change without TBP amendment subject to the requirements in this section.

brownfield staff determine that the project as changed will still result in an overall positive fiscal impact to this State and continues to align with MEDC’s investment criteria.

- Any change to the planned development of one or more of the Project(s) that either individually, or when combined with prior changes, would reduce the gross square footage of residential, retail/commercial, office or parking use, respectively, from the amount specified in this TBP for such use within such site by more than 15% of the total gross square footage of the entire Project site shall require an amendment to this TBP pursuant to Section 13c of Act 381. The gross square footages of each Project are:

	A = B + C + D	B	C	D
Project	Gross Square Footage (“GSF”)	Commercial Rentable Square Footage (“RSF”)	Residential Rentable Square Footage (“RSF”)	Back-of-House Square Footage (“BSF”)
6175 Third Street – Research Center	326,362 GSF	231,403 RSF	-	94,959 BSF
6005 Second Avenue – (Residential 1; Current One Ford Place; 403 apartments and retail/commercial)	626,953 GSF	17,060 RSF	277,389 RSF	332,504 BSF
725 Amsterdam Street – (Residential 2; 154 apartments and retail/commercial)	159,204 GSF	8,015 RSF	104,431 RSF	46,758 BSF
675 Amsterdam Street – (Residential 3; 105 apartments and retail/commercial)	112,395 GSF	6,273 RSF	69,545 RSF	36,577 BSF
6205 Third Street Parking Garage	320,000 GSF	271,278 RSF	-	48,722 BSF
Totals	1,544,914 GSF	534,029 RSF	451,365 RSF	559,520 BSF

If an amendment to this TBP is required and pursued to make such a change with respect to a Project site, this TBP shall continue in full force and effect with respect to each other Project site included in this TBP that is not the subject of the proposed amendment.

Under any circumstance, the total amount of TR that may be captured and transmitted under this TBP may not exceed the total amount authorized to be used under this TBP, as indicated in the last line of Table 1a, absent an amendment of this TBP. Further, the

overall amount of Income TR and Withholding TR that may be transmitted under this TBP may not exceed the total amount authorized to be used under this TBP, as enumerated in Section 2.3, absent an amendment of this TBP.

1.1 Proposed Redevelopment and Future Use for Each Eligible Property

The following is a general overview of the development Projects of this TBP. Additional information regarding each of these related Projects can be found throughout the TBP. This information relates to the Projects as proposed at the time of the submission of this TBP and is subject to change. Each of these Projects is described below. Each Project description provides both a projected gross square footage and net rentable square footage. So-called “back of the house” usages such as common areas, elevators, escalators, lobbies, corridors, mechanical rooms, and janitor closets are included in calculating the gross square footage.

Henry Ford + MSU Research Center – 6175 Third Street (“Research Center”)

The Henry Ford + MSU Research Center (“Research Center”) is a planned new construction of an eight (8) story medical research center to be located west of Third Avenue in the area of Amsterdam Street. The building is projected to have approximately 326,362 gross square feet (“GSF”), which includes an estimated 231,403 SF of wet and dry lab space as well as corporate office and 94,959 SF of back-of-house space based upon current design.

All but one floor of the Research Center building is expected to be occupied by medical researchers and related personnel engaged in medical research pursuant to an agreement between HFH and MSU, which have formed Henry Ford Health + Michigan State University Health Sciences, a Michigan non-profit corporation (“HFH+MSU”). The existing research footprint within the One Ford Place building occupied by HFH (6005 Second Avenue) is deficient in terms of age and quality of research equipment as well as not having the available space to service the expanded partnership between HFH and MSU. The research space will be designed based on best-in-class standards which will provide improved conditions for advanced medical research to be conducted in the building by researchers from both HFH and MSU, including doubling the amount of wet lab space currently within One Ford Place. The remaining one floor of the building is expected to be leased to and occupied by the Nick Gilbert Neurofibromatosis Research Institute where it will conduct medical research on neurofibromatosis, a genetic condition.

Research Center construction activities are anticipated to create 1,096 direct onsite construction jobs. Ongoing economic impacts of the medical research activity following completion of the Research Center Project are expected to create 558 direct permanent jobs. The projected 558 direct permanent jobs are anticipated to earn an average wage of approximately \$66.25 per hour (\$137,800/year) and includes job opportunities as ranging from entry level positions to those requiring completion of a doctorate program. Three hundred sixty-three (363) of the direct permanent jobs are anticipated to be “net new” to the City and State, with 195 of the permanent jobs relocating from the existing One Ford Place. There are currently no employees located at the Research Center

Project property and therefore there is no initial withholding tax value for the Research Center Project. The anticipated investment for the Research Center Project is \$393,000,000. Approximately 27,700 square feet of publicly owned improvements will be created or modified in connection with the construction of the Research Center Project. Construction of the Research Center Project is anticipated to start in the second quarter of 2024 and eligible activities and the Research Center Project are expected to be complete in the second quarter of 2027.

6005 Second Avenue (currently known as One Ford Place): Adaptive Reuse Mixed-Use (Residential 1).

The 6005 Second Avenue Adaptive Reuse Mixed-Use Project (“Residential 1”) is a planned adaptive reuse and renovation of the historic One Ford Place building located at 6005 Second Avenue, which is currently the HFH corporate headquarters building. The adaptive reuse will convert the building into the mixed-use Residential 1 building consisting of approximately 403 mixed-income residential apartments, including 20% (81) of the units with rents affordable to occupants with incomes not greater than an average of 50% of AMI¹⁰, spread among unit types, and 17,060 GSF of retail/commercial. The Residential 1 Project will consist of 626,953 GSF and will create approximately 17,060 NRSF of new retail/commercial space and 277,389 NRSF of residential apartment space, excluding 332,504 square feet comprised of so-called “back of the house” uses such as common areas, elevators, escalators, lobbies, corridors, mechanical rooms and janitor closets. The plan is for the ground floor to include all of the retail/commercial space and 46 residential apartments and for there to also be four (4) floors of residential apartments.

Current plans indicate the residential portion of the Residential 1 building will include 181 studio apartments each with an average of 565 square feet of interior space, 168 one-bedroom apartments each with an average of 718 square feet of interior space, and 43 two-bedroom apartments each with an average of 1,070 square feet of interior space. Tenant amenities are expected to include in-unit washer and dryer, walk-in linen closet, large windows, HVAC, tenant storage lockers, bike storage, a community lounge and kitchen area, as well as co-working and meeting space. All units in the Residential 1 building will have substantially identical amenities, finishes and construction quality and will be subject to an affordable housing agreement with the City of Detroit.

The retail/commercial space is intended to be inclusive and contemplates curating a mix of commercial/retail options that encourage walkability as well as support and add value for existing and new residents as well as employees of the New Center area. Likely tenants include food and beverage and community-based retail businesses targeted to not just the new residents and workers, but also existing residents and workers in the nearby New Center neighborhood. PSE will seek out local businesses who provide the goods and services desired by both existing and new residents of the area and will seek to provide business opportunities to emerging businesses to the maximum extent feasible.

¹⁰Except as otherwise agreed to by the City and the Developers in an affordable housing agreement.

The future Residential 1 building is located on the west side of Second Avenue, south of Amsterdam Street. The building is unique in that it has two histories, both of which are historically significant. The original 1918 building is architecturally and culturally significant as it was designed by esteemed architect Albert Kahn using an innovative reinforced concrete system and it was the factory building for the iconic Burroughs Corporation. The 1968-1970 Brutalist style renovation of the building is also architecturally and culturally significant as it is an excellent example of the Brutalist style, and the renovation was undertaken by the Burroughs Corporation to convert the building to their corporate headquarters. HFH took occupancy of the building in 1992 and has since utilized the building as its corporate headquarters as well as other research and administrative functions. The building is in the process of being proposed for listing on the National Register of Historic Places as well as securing Part 1 Historic Tax Credit Approval. Although not the basis of eligibility under this TBP, the building suffers from functional obsolescence due to its inefficient design based on standards inconsistent with current needs for office and research uses of the building. The historic designation, which is anticipated to be approved in 2024, along with the TBP benefit, will enable this building to live a third life in the City of Detroit, converting functionally obsolete office space into mixed-income multi-family housing.

Construction activities are anticipated to create 539 direct onsite construction jobs. Ongoing economic impacts following completion of the Residential 1 Project are expected to include 11 permanent property management jobs by the owner and 87 permanent jobs by tenants operating businesses which will be identified during and after the building's construction phase. The projected 98 direct permanent jobs are anticipated to earn upon completion an average wage of approximately \$17 per hour¹¹.

The anticipated private investment for the Residential 1 Project is \$190,000,000. Approximately 42,012 square feet of publicly owned improvements will be created or modified in connection with the construction of the Residential 1 Project. Construction of the Residential 1 Project is anticipated to start in the second quarter of 2027 and eligible activities and the Residential 1 Project are expected to be complete in the second quarter of 2029.

725 Amsterdam Street: Mixed-Use With 154 New Apartments and Commercial/Retail (Residential 2).

The "Residential 2" Project is proposed as new construction of approximately 154 mixed-income apartments in five stories above first floor retail/commercial at 725 Amsterdam Street, south of Amsterdam Street and east of Third Avenue, south of the Henry Ford Detroit Pistons Performance Center.

¹¹ All retail/commercial wage estimates are based upon the U.S. Bureau of Labor Statistics Quarterly Census of Employment and Wages for the Detroit/Warren/Livonia SMSA, Quarter 4 of 2022.

Directly east of the proposed Research Center, the newly constructed mixed-use Residential 2 building is projected to contain approximately 159,204 GSF with 151,189 GSF for 154 apartments, 20% (31) of which will be affordable at an average of 50% of AMI¹², spread among unit types, as well as 8,015 NRSF/GSF for retail/commercial. The residential space will occupy 104,431 NRSF, with the difference of 46,758 square feet comprised of so-called “back of the house” uses such as common areas, elevators, escalators, lobbies, corridors, mechanical rooms and janitor closets.

Current plans indicate the residential portion of the Residential 2 building will include 75 studio apartments each with an average of 514 square feet of interior space, 69 one-bedroom apartments each with an average of 793 square feet of interior space, and 10 two-bedroom apartments each with an average of 1,117 square feet of interior space. Tenant amenities are expected to include in-unit washer and dryer, walk-in linen closet, large windows, HVAC, tenant storage lockers, bike storage, a community lounge and kitchen area, as well as co-working and meeting space. All units in the Residential 2 building will have substantially identical amenities, finishes and construction quality and will be subject to an affordable housing agreement with the City of Detroit.

The retail/commercial space is intended to be inclusive and contemplates curating a mix of commercial/retail options that encourage walkability as well as support and add value for existing and new residents as well as employees of the New Center area. Likely tenants include food and beverage and community-based retail businesses targeted to not just the new residents and workers, but also existing residents and workers in the nearby New Center neighborhood. PSE will seek out local businesses who provide the goods and services desired by both existing and new residents of the area and will seek to provide business opportunities to emerging businesses to the maximum extent feasible.

Construction activities are anticipated to create 248 direct onsite construction jobs.

Ongoing economic impacts following completion of the Residential 2 Project are expected to include 4 permanent property management jobs by the owner and 41 permanent jobs by tenants operating businesses which will be identified during and after the building’s construction phase. The projected 45 direct permanent jobs are anticipated to earn upon completion an average wage of approximately \$16 per hour.

The anticipated private investment for the Residential 2 Project is approximately \$79,000,000. Approximately 34,433 square feet of publicly owned improvements will be created or modified in connection with the construction of the Residential 2 Project. Construction of the Residential 2 Project is anticipated to start in the second quarter of 2025 and eligible activities and the Residential 2 Project are expected to be complete in the second quarter of 2027.

¹²Except as otherwise agreed to by the City and the Developers in an affordable housing agreement.

675 Amsterdam Street: Mixed-use With 105 New Apartments and Commercial/Retail (Residential 3).

The “Residential 3” Project is proposed as new construction of approximately 105 mixed-income apartments in five stories above first floor retail/commercial at 675 Amsterdam Street, south of the Henry Ford Detroit Pistons Performance Center, and west of Second Avenue, north of the current One Ford Place building/future location of the Residential 1 403 residential apartments and retail/commercial adaptive reuse, and east of the proposed new 154 apartments and mixed-use Residential 2 Project described above.

Also in walking distance to the proposed Research Center, this newly constructed mixed-use Residential 3 building is projected to contain approximately 112,395 GSF with 106,122 GSF for 105 apartments, 20% (21) of which will be affordable at an average of 50% of AMI¹³, spread among unit types, as well as 6,273 NRSF/GSF of retail/commercial space. The residential space will occupy 69,545 NRSF, with the difference of 36,577 square feet comprised of so-called “back of the house” uses such as common areas, elevators, escalators, lobbies, corridors, mechanical rooms and janitor closets.

Current plans indicate the residential portion of the Residential 3 building will include 55 studio apartments each with an average of 493 square feet of interior space, 40 one-bedroom apartments each with an average of 796 square feet of interior space, and 10 two-bedroom apartments each with an average of 1,060 square feet of interior space. Tenant amenities are expected to include in-unit washer and dryer, walk-in linen closet, large windows, HVAC, tenant storage lockers, bike storage, a community lounge and kitchen area, as well as co-working and meeting space. All units in the Residential 3 building will have substantially identical amenities, finishes and construction quality and will be subject to an affordable housing agreement with the City of Detroit.

The retail/commercial space is intended to be inclusive and contemplates curating a mix of commercial/retail options that encourage walkability as well as support and add value for existing and new residents as well as employees of the New Center area. Likely tenants include food and beverage and community-based retail businesses targeted to not just the new residents and workers, but also cu existing residents and workers in the nearby New Center neighborhood. PSE will seek out local businesses who will best provides the goods and services desired by both existing and new residents of the area and will seek to provide business opportunities to emerging businesses to the maximum extent feasible.

Construction activities are anticipated to create 158 direct onsite construction jobs.

Ongoing economic impacts following completion of the Residential 3 Project are expected to include 3 permanent property management jobs by the owner and 31 permanent jobs by tenants operating businesses which will be identified during and after the building’s

¹³ Except as otherwise agreed to by the City and the Developers in an affordable housing agreement.

construction phase. The projected 34 direct permanent jobs are anticipated to earn upon completion an average wage of approximately \$17 per hour.

The anticipated private investment for the Residential 3 Project is \$54,000,000. Approximately 5,315 square feet of publicly owned improvements will be created or modified in connection with the construction of the Residential 3 Project. Construction of the Residential 3 Project is anticipated to start in the second quarter of 2027 and eligible activities and the Residential 3 Project are expected to be complete in the second quarter of 2029.

Open and green community space for use by the general public, subject to customary rules and regulations, will be included in the plans for the Residential 3 building.

6205 Third Avenue: New Structured Parking Garage (Parking Garage)

The “Parking Garage” Project is proposed as new construction of an 804-space, six story parking garage that will replace a large surface parking lot and provide parking and facility medium density development of the proposed Research Center and the Residential 1, Residential 2 and Residential 3, mixed-use buildings. The Parking Garage is proposed to be located at 6205 Third Avenue, directly north of the proposed Research Center, northwest of the current One Ford Place building/future location of the Residential 1 403 residential apartments and retail/commercial adaptive reuse, and west of the proposed Residential 2 and Residential 3 mixed-use developments described above.

Located directly across from the proposed Research Center, this newly constructed Parking Garage is projected to contain 320,000 GSF with 804 vehicle parking spaces. The vehicle parking spaces will occupy 271,278 NRSF. Permanent commercial businesses are not contemplated in this building.

The Parking Garage Project will be used to park vehicles of employees at the proposed Henry Ford + MSU Research Center and for residents of and visitors to the three Residential 1, Residential 2 and Residential 3 Projects included in this TBP. While the assumption used for this TBP is that 70% of the spaces eventually will be used by residential tenants of the three residential building, the allocation of use of the Parking Garage among the guests, employees and visitors of each building and parking rates will be determined from time to time by HFH based on demand and market conditions. Additional parking is expected to be available on surface lots outside the eligible property included in this TBP and owned by HFH as well as on public streets in the project area.

HFH expects to initially include EV chargers for ~10% of the parking spaces in the Parking Garage.

Construction activities are anticipated to create 104 direct onsite construction jobs. The anticipated private investment for the Parking Garage Project is \$58,000,000. Construction of the Parking Garage Project is anticipated to start in the fourth quarter of 2025 and eligible activities and the Parking Garage Project are expected to be complete in the second quarter of 2027.

Summary

The five Projects in this TBP are projected to provide significant new and rehabilitated retail, business and residential development activity and investment in the New Center area, as well as substantial ongoing economic opportunities, jobs and other benefits. Among the highlights are the following¹⁴:

- Construction period impacts (including tenant improvements) are expected to include 2,145 direct jobs, \$133 Million in labor income and \$474 Million in total direct economic output, not including any impacts from the proposed approximate \$2.2 Billion of additional investment expected to be made by HFH at the HFH Main Campus on the west side of the M-10 Lodge Freeway northwest of the Projects' areas.
- Ongoing direct impacts from operations is expected to support 735 permanent jobs, and create \$4.2 Billion in labor income as well as \$5.3 Billion in total economic output over 35 years.
- Net fiscal benefit to the State throughout the construction period and over the full 35-year TBP is expected to be \$273 Million in total¹⁵.
- Net fiscal benefit to the City general fund throughout the construction period and over the full 35-year TBP is expected to be \$118 Million in total¹⁶.
- Net fiscal benefit to the other property tax jurisdictions (i.e., DIA, Zoo) throughout the construction period and over the full 35-year TBP is expected to be \$1.6 Million in total.
- The Projects are planned to include at least \$773 Million in new development with direct equity investment by the Developers and affiliates, which is well in excess of the Act 381 statutory requirement.
- Included within the \$773 Million of investment, the Developers will be performing \$24.8 Million of improvements across 109,460 square feet of public maintained infrastructure, including road improvements, utility upgrades, and public lighting improvements.
- An anticipated 1,544,914 GSF of space expected to be developed into: 326,362 GSF of medical research space, 31,348 GSF of retail/commercial space; 867,204 GSF of housing space, 320,000 GSF of structured parking. The building square footage is planned as:

¹⁴ The employment and wage assumptions, conclusions and information summarized here and throughout this TBP are found in the September 18, 2023, TBP Economic and Fiscal Impact Analysis report by RCLCO.

¹⁵ Consists of \$226 Million of the TBP Projects and \$47 Million from the HF Main Campus expansion.

¹⁶ Consists of \$85 Million of the TBP Projects and \$33 Million from the HF Main Campus expansion.

	A = B + C + D	B	C	D
Project	Gross Square Footage (“GSF”)	Commercial Rentable Square Footage (“RSF”)	Residential Rentable Square Footage (“RSF”)	Back-of-House Square Footage (“BSF”)
6175 Third Street – Research Center	326,362 GSF	231,403 RSF	-	94,959 BSF
6005 Second Avenue – (Residential 1; Current One Ford Place; 403 apartments and retail/commercial)	626,953 GSF	17,060 RSF	277,389 RSF	332,504 BSF
725 Amsterdam Street – (Residential 2; 154 apartments and retail/commercial)	159,204 GSF	8,015 RSF	104,431 RSF	46,758 BSF
675 Amsterdam Street – (Residential 3; 105 apartments and retail/commercial)	112,395 GSF	6,273 RSF	69,545 RSF	36,577 BSF
6205 Third Street Parking Garage	320,000 GSF	271,278 RSF	-	48,722 BSF
Totals	1,544,914 GSF	534,029 RSF	451,365 RSF	559,520 BSF

- Approximately 109,460 square feet of publicly owned improvements will be created or modified in connection with the construction of the Projects.
- 662 residential units are anticipated to be created, with a combined 133 units (20% of the total units) being reserved as affordable at an average of 50% of Area Median Income.

1.2 Eligible Property Information

1.2.1 Property Qualifications

The Eligible Property includes five (5) Project sites. All Project sites are located within the City of Detroit, Wayne County, Michigan.¹⁷ All Project sites are Eligible Property due to being a “facility” within the meaning of Act 381 (by reference to Part 201 of the Michigan Natural Resources and Environmental Protection Act of 1994, as amended).¹⁸ Individual Project sites and parcel details are included and attached as Table 8, “Site Specific Eligible Property Information” summarized below:

¹⁷ The City of Detroit is a “**qualified local unit of government**” within the meaning of Act 381. MCL 125.2652(uu).

¹⁸ “**Facility**” means any area, place, parcel or parcels of property, or portion of a parcel of property where a hazardous substance in excess of the concentrations that satisfy the cleanup criteria for unrestricted residential use has been released, deposited, disposed of, or otherwise comes to be located. Facility does not include any area, place, parcel or parcels of property, or portion of a parcel of property where any of the following conditions are satisfied: (i) Response activities have been completed under this part or the comprehensive environmental response, compensation, and liability act, 42 USC 9601 to 9675, that satisfy the cleanup criteria for unrestricted residential use. (ii) Corrective action has been completed under the resource conservation and recovery act, 42 USC 6901 to 6992k, part 111, or part 213 that satisfies the cleanup criteria for unrestricted residential use. (iii) Site-specific criteria that have been approved by the department for application at the area, place, parcel of property, or portion of a parcel of property are met or satisfied and hazardous substances at the area, place, or property that are not addressed by site-specific criteria satisfy the cleanup criteria for unrestricted residential use. (iv) Hazardous substances in concentrations above unrestricted residential cleanup criteria are present due only to the placement, storage, or use of beneficial use by-products or inert materials at the area, place, or property in compliance with part 115. (v) The property has been lawfully split, subdivided, or divided from a facility and does not contain hazardous substances in excess of concentrations that satisfy the cleanup criteria for unrestricted residential use. (vi) Natural attenuation or other natural processes have reduced concentrations of hazardous substances to levels at or below the cleanup criteria for unrestricted residential use. MCL 324.20101(1)(s).

Projects	Parcel Address/Tax ID Number Ownership	Basis of Eligibility/Additional Information
<p>6175 Third Street – Proposed Research Center and Parking Garage</p>	<p>Part of current 6141 Third Street</p> <p>Part of 04001350 (new parcel ID number is expected in 2024 or 2025, after approval of this TBP).</p> <p>Current Owner: Henry Ford Health System</p>	<p>Part of 04001350 – Facility status currently and after future tax parcel split.</p>
<p>6005 Second Avenue – (Residential 1; Current One Ford Place/proposed 403 apartments mixed-use and 154 and 105 apartments/ mixed-use building)</p>	<p>Part of current 6005 Second Avenue</p> <p>Part of 04003440.003</p> <p>Current Owner: Henry Ford Health System</p>	<p>Part of 04003440.003 – Facility status currently and after future tax parcel split.</p>
<p>725 Amsterdam Street – (Residential 2; 154 apartments and mixed use building)</p>	<p>Part of current above 6005 Second Avenue; parcel split pending</p> <p>Part of 04003440.003 (a single new parcel ID number may be issued for Residential 1 and Residential 2 prior to final approval of this TBP in 2024). A subsequent additional parcel split of Residential 2 and Residential 3 is expected prior to commencement of construction of the Residential 2 building but after approval of this TBP.</p> <p>Current Owner: Henry Ford Health System</p>	<p>Part of 04003440.003 – Facility status currently and after future tax parcel split.</p>

<p>675 Amsterdam Street – (Residential 3; 105 apartments and retail/commercial)</p>	<p>Part of current above 6005 Second Avenue. Expected to become a portion of a parcel that also includes the Residential 2 Project prior to final approval of this TBP.</p> <p>Part of 04003440.003 (a single new parcel ID number may be issued for Residential 1 and Residential 2 prior to final approval of this TBP in 2024). A subsequent additional parcel split of Residential 2 and Residential 3 is expected prior to commencement of construction of the Residential 3 building but after approval of this TBP.</p> <p>Current Owner: Henry Ford Health System</p>	<p>Part of 04003440.003 – Facility status currently and after future tax parcel split.</p>
<p>6205 Third Street - Parking Garage</p>	<p>Part of current 6141 Third</p> <p>Part of 04001350 (new parcel ID number is expected in 2024 or 2025, after final approval of this TBP).</p> <p>Current Owner: Henry Ford Health System</p>	<p>Part of 04001350 – Facility status currently and after future tax parcel split.</p>

The “Scaled Property Location Map,” and “Legal Description and Eligible Property Maps” are attached as Figures 1 and 2 to this TBP.¹⁹ Documents supporting eligible property status are attached as Figure 5.

1.2.2 Current Ownership

Please refer to the attached Table 8, “Site Specific Eligible Property Information,” for current property ownership information.

1.2.3 Proposed Future Ownership

Because of the customary structuring of historic tax credits and low-income housing tax credits, the Residential 1, Residential 2 and Residential 3 residential/mixed-use Projects are anticipated to have Developers or affiliates of Developers retain ownership of one percent (1%) of the membership in such Project-owner entities, to permit capital investors to make use of the tax credits. This is a reasonable and customary approach to capital

¹⁹ Any addresses used in this TBP are intended to provide an understanding of the historical use of the site and general area. Final addresses for Project sites remain subject to finalization at the time Developers complete necessary parcel combinations.

structuring of projects of this type. The buildings are expected to each be owned in a multiple-unit condominium structure to facilitate the realization of these incentives.

Such changes in ownership do not require a plan amendment, provided that the plans for any such Project will not be materially altered.

As of the time of the submission of this TBP, the following changes to the current ownership of the owner entities or the parcels are planned following TBP approval, subject to economic conditions and modification to optimize development potential:

- **6175 Third Street (Henry Ford + MSU Research Center) (Research Center)** – HFH will enter into a 75-year ground lease with MSU that will permit the construction of the Research Center described in this TBP. The Research Center property is expected to be exempt from property taxes.
- **6005 Second Avenue (One Ford Place) (Residential 1)** – HFH will enter into a 49-year ground lease with extension options up to an additional 50 years as to the land and improvements and purchase and sale agreement as to the existing One Ford Place building with DP or PSE²⁰, as described above in this Section 1.2.3. The property is expected to become subject to property taxes following conveyance.
- **725 Amsterdam Street (Residential 2)**– HFH intends to enter a 49-year ground lease with extension options up to an additional 50 years as to the land and improvements with DP or PSE as described above in this Section 1.2.3 with respect to the intended construction of the mixed-use 154 residential unit and retail/commercial Residential 2 building. The Residential 2 property is expected to become subject to property taxes following conveyance.
- **675 Amsterdam Street (Residential 3)**– HFH intends to enter into a 49-year ground leases with extension options up to an additional 50 years as to the land and improvements with DP or PSE as described above in this Section 1.2.3 with respect to the intended construction of a the mixed-use 105 residential unit and retail/commercial Residential 3 building. The Residential 3 property is expected to become subject to property taxes following conveyance.
- **6205 Third Street (Parking Garage)**. HFH will construct the new parking garage (Parking Garage) on property it currently owns to be used for the purposes described in this TBP. This TBP assumes that a portion of the property will generate taxes subject to capture under this TBP due to use of a portion of the Parking Garage in connection with the operation of Residential 1, Residential 2 and Residential 3.

²⁰ References to DP, DP Amsterdam, LLC, PSE or Palace Sports & Entertainment, LLC throughout this TBP include one or more entities controlled by or related to either entity.

1.2.4 Delinquent Taxes, Interest, and Penalties

No delinquent taxes, interest or penalties are known to exist for the parcels included in this TBP.

1.2.5 Existing and Proposed Future Zoning

Please refer to the attached Table 9, “Site Specific Zoning Information,” for existing and proposed future zoning for each Eligible Property.

1.3 Project Justification

Approval of this TBP would make a significant positive impact, creating broader residential, business, medical research, entrepreneurial, and retail uses in the Projects area as described in this Section 1.3.

This substantial investment of more than \$773 Million in adaptive reuse, and new construction of residential, retail/commercial and medical research space, as well as the estimated \$2.2 Billion of additional investment by HFH at the nearby HFH Main Campus, will substantially improve the health and well-being of the community.

The Projects will create a mixed-income, walkable urban environment, all within walking distance of the HFH Main Campus. This major development would provide affordable housing options for residents at different income levels adding to other residential projects recently completed or approaching completion in the New Center area. It will deliver approximately 662 residential units throughout Residential 1, Residential 2 and Residential 3, part of a broad residential strategy that includes 20% of the units earmarked as affordable units at an average of 50% of the Area Median Income, exceeding the City’s typical requirements. These 662 units are anticipated to provide homes to 916 residents and are expected to significantly enhance the quality and number of affordable apartments available to current and future Detroit residents.

The Projects will have a significant positive impact on the City’s economy, tax base and population growth—benefiting not only Detroit, but the entire State, adding substantial new tax revenue to the State, City and Wayne County.

The new Research Center will serve as a flagship for the partnership to build on the transformative research of HFH and MSU:

- MSU’s discoveries in health include the cancer fighting drug cisplatin. MSU also revolutionized food crops globally and in 2022, introduced The Facility for Rare Isotope Beams, the world’s most powerful heavy-ion accelerator.
- HFH’s ground-breaking work is far reaching as well. It includes discoveries like tPA for acute ischemic stroke, advances in severe sepsis treatment, and robotic surgery for prostate cancer. HFH also hosts the 3rd largest brain tumor tissue bank in the world.

Together, within existing facilities on the HFH Main Campus and MSU campuses, research teams are aligning to tackle globally significant work to identify solutions for various cancers, mother and infant health and mortality, a variety of population health sciences challenges and more. Within the new Research Center research facility, the HF+MSU partnership will significantly expand its focus on, cancer, neurosciences, immunology, hypertension, and dermatology.

To derive estimates for the cost of redevelopment included in this TBP, the Developers engaged leading independent construction and engineering firms with experience in both Detroit and comparable urban markets. Likewise, to build accurate estimates for office, retail/commercial, and residential rents, the Developers engaged leading commercial real estate services and investment and accounting firms to provide a comprehensive analysis of market conditions.

It was determined that this Projects would continue to grow the City's economy by creating new opportunities for Detroit's businesses and residents and would positively impact Michigan by attracting even more investment to the State.

Projects of this scale have incurred significant national headwinds since the COVID19 Pandemic hit the U.S. in 2020. The highest level of inflation recorded in decades has driven the Federal Reserve to quintuple short-term borrowing in the past year, forcing real estate development investors to look to public financing resources to help fill financing gaps. Construction materials such as lumber, glass, and steel have seeing price increases ranging from 20% to 65% since February 2020²¹ while short-term interest rates have soared from below 1% to over 5% as the Federal Reserve attempts to slow down price increases²². This increase in the cost of construction as well as the cost of borrowing has directly led to projects being unable to secure the funding necessary to commence construction without some partnership from federal, state, and/or local government.

Real estate development in the City of Detroit especially remains pervasively difficult due to local market conditions associated with construction costs, rental rates, and property taxes. When compared to 53 large U.S. cities, Detroit ranks #1 with the highest effective property tax rate for commercial property, doubling average effective tax rate for comparable Cities²³. The City's composite construction price index for labor and materials ranks 11th highest amongst 20 major cities in the United States, meanwhile the average monthly rent for a one-bedroom apartment ranks 13th amongst the same 20 major cities.

²¹ Source: US Bureau of Labor Statistics, Producer Price Index, Select Commodities

²² Source: Federal Reserve Bank of St Louis Economic Data

²³ Source: Lincoln Institute of Land Policy and Minnesota Center for Fiscal Excellence, "50-State Property Tax Comparison Study", June 2021

When combining these indexes, the City of Detroit ranks 16th in terms of viability of development when comparing rent-to-cost²⁴.

These adverse local market economic factors are directly what the TBP program seeks to help developers overcome. For example, the proposed multi-family developments within this TBP tentatively anticipate a market-rate rent per one-bedroom apartment of \$1,994 per month in today's dollars. The TBP income tax capture would provide an additional \$350 per month of income, an 18% increase. The increase puts the per unit income at \$2,344 per month, which is nearly in line with new Class A multi-family housing being built in Chicago (\$2,571 per month) and Washington DC (\$2,446 per month)²⁵.

The discrepancy between costs of construction and rent generating revenue underscores the necessity of Act 381 Transformational Brownfield support proposed in this TBP to make this program of investment economically viable.

1.4 Historical Use and Previous Ownership of Each Eligible Property

1.4.1 Historical Use

Detailed historical records indicate that the respective properties were used and occupied as follows, in each case, the history provided is based on available information. It is likely that these properties were used before the information presented here. Available past ownership information is found in Table 10. The historical use of 6005 Second presented below includes the locations of the Residential 1, Residential and Residential 3 residential/mixed-use projects while the historical uses of 6141 Third includes the locations of the Research Center and Parking Garage projects.

6005 Second Avenue (current address of future Residential 1, Residential 2 and Residential 3 Projects)

A recent Phase I environmental site assessment concluded that the current 6005 Second property was developed in approximately 1910 with a factory for the Burroughs Adding Machine Company (original portion of current building) and associated warehouses and storage buildings. Prior to construction of the factory, this area appears to have consisted of vacant land and a baseball park. Additions were constructed onto the factory between the 1910s and 1940s. The property was occupied the Burroughs Adding Machine Company including areas for machining, polishing, plating, painting, stamping, and offices from at least 1910 until 1967. The northern and eastern portions of the factory were demolished in 1967 leaving just the current building and a parking lot north of the building. The current building was occupied by the world headquarters for the Burroughs Corporation, which became Unisys in 1986. The building was purchased in 1991 and initially occupied by Henry Ford Health System in 1992.

²⁴ Source: ENR Construction Cost Index – August 2023, CoStar Monthly One Bedroom Rent – September 2023

²⁵ Source: CoStar Class A New Construction One Bedroom Rent – October 2023

In addition to the above discussed development, the eastern portion contained a gasoline dispensing station that was present in the western-central portion in at least 1941 and was demolished by 1949.

6141 Third Avenue (current address of future Research Center and Parking Garage Projects)

A recent Phase I environmental site assessment concluded that the current 6141 Third Avenue parcel was developed prior to 1891 with lumber, coal, and brick yards, -planning mills, wooden box factories, and railroad tracks and spurs throughout the central portion and residential dwellings along the western portion. Between 1897 and 1910, a coal elevator for Detroit Edison Company was constructed in the northeastern portion, a plaster mill was constructed in the northwestern portion, and additional lumber, coal, and brick yard buildings were constructed in the central portion. A powerhouse and cooling tower for the Burroughs factory was constructed in the eastern portion in 1926. By the 1930s, the lumber, coal, and brick yard operations ceased, a repair garage and storage garage for the Detroit Edison Company were constructed south of the coal elevator, the plaster mill was demolished, a paper products warehouse was constructed, the dwellings in the western portion were demolished, and a bar and store were constructed in the southwestern portion. The coal elevator was demolished in 1942 and the powerhouse and remaining buildings were demolished in approximately 1967 when the property was converted to a parking lot. The paper warehouse in the northwestern portion was demolished in approximately 1976.

1.4.2 Previous Ownership

Details regarding Prior Ownership information, back to 1991, for each property included in this TBP are provided in the attached Table 10, "Prior Ownership Information." Ownership information provided is based on records possessed by Developers' consultants and legal counsel.

1.5 Current Use of Each Eligible Property

The 6005 Second Avenue parcel is occupied by the One Ford Place corporate headquarters for HFH and related surface parking. The 6141 Third Street property is used for a very large surface parking lot for workers at and visitors to the One Ford Place building and other HFH properties.

1.6 Site Conditions and Known Environmental Contamination Summary

Details regarding environmental conditions and other qualifying conditions relating to each of the Projects in this TBP are included in the attached Attachment J "Letter from the City of Detroit Buildings, Safety Engineering and Environmental Department and Hazardous Substances Table" and Figure 5, "Known Extent of Vertical and Horizontal Contamination Map, if applicable."

1.7 Functionally Obsolete, Blighted and/or Historic Conditions

The One Ford Place building is functionally obsolete and expected to be deemed an “historic resource” within the meaning of Act 381 after the time of approval of this plan, however it is not qualified as eligible property on either basis under this TBP. The property has an approved Preliminary Questionnaire with support from the State Historic Preservation Office for individual listing in the National Register of Historic Places. The project is anticipating approval of a Part 1 Historic Preservation Certification Application in early 2024 and an individual listing in the National Register of Historic Places before the end of 2024, both of which are expected to be after approval of this TBP.

1.8 Transit-Oriented Development or Transit-Oriented Property Qualification

Not applicable.

1.9 Information Required by Section 15(12) of Act 381 and not addressed elsewhere in this document

1.9.1 Describe how each individual activity included in the Combined Plan is sufficient to complete the Eligible Activity.

One of the key transformative features of this TBP is the inclusion of the proposed Research Center world class research facility with mixed use buildings that will provide residential opportunities for not just the higher paid medical researchers at the Research Center but also other employees of the Research Center, employees at the HFH Main Campus and nearby and other residents of the City, including those with lower incomes. Great care has been taken to consider the features of each Project, as well as related public infrastructure needs essential to create the physical and community foundations for the Projects, including pedestrian and vehicular access and circulation needs.

Construction activities identified and described in this TBP and attachments are sufficient to complete the Eligible Activities outlined in this TBP. In all cases, construction estimates were derived by local general contractor partners and dependent upon the project, were either based upon conceptual or schematic design documents produced by national and local architecture firms. In addition to budgeted design and estimate contingencies, these projects all have line items for contractor contingencies and owners’ contingencies in place to ensure budgets are sufficient to complete all proposed Eligible Activities.

1.9.2 Describe how each individual activity included in the Combined Plan is required to complete the Eligible Activity.

The development plan was developed with an intentional eye toward ensuring that the Projects would have a transformational impact upon the community. Construction activities identified and described in this TBP and attachments are required to complete Eligible Activities at each individual Project site in the manner proposed to the community, including affordability, accessibility and offering of employment and other opportunities to

the community. Many of these components will be or have been incorporated into a community benefits agreement to be approved by the City Council.

In all cases, construction estimates were derived by local general contractor partners and dependent upon the project, were either based upon conceptual or schematic design documents produced by national or local architecture firms. In addition to budgeted design and estimate contingencies, these projects all have line items for contractor contingencies and owners' contingencies in place to ensure budgets are sufficient to complete all proposed Eligible Activities.

1.9.3 Are the Eligible Properties in a high unemployment area?

The Eligible Properties included in this TBP are within a high unemployment area. As of August 31, 2023, the City's unemployment rate was 8.6%²⁶, which is higher than the State unemployment rate (as of September 30, 2023) of 3.9%²⁷ and the national unemployment rate (as of September 30, 2023) of 3.8%.²⁸

1.9.4 What is the level and extent of contamination alleviated by or in connection with the Eligible Activities?

To the extent feasible, a significant portion of the contamination identified on the Eligible Properties included in this TBP that are identified as "facilities" is anticipated to be remediated as part of the construction activities. Foundation and subsurface construction activities encountering contaminated soil are anticipated to result in removal and proper disposal of impacted materials in accordance with applicable law.

1.9.5 If the developer or projected occupant of the new development is moving from another location in this State, will the move create a Brownfield?

There is no information indicating that a projected occupant of any of the Projects would be moving from a location in the State creating a brownfield.

1.9.6 What other state and/or local incentives (including amounts) are anticipated to directly or indirectly benefit this Project?

Developers anticipate obtaining State and local incentives that directly or indirectly benefit the Projects covered by this TBP, including incentives available under the Commercial Property Rehabilitation Act ("PA 210")²⁹, the Neighborhood Enterprise Zone Act

²⁶Detroit, MI Unemployment Rate as of August 31, 2023 YCHARTS, https://ycharts.com/indicators/detroit_mi_unemployment_rate (last visited October 27, 2023).

²⁷Michigan Unemployment Rate as of September 30, 2023 YCHARTS, https://ycharts.com/indicators/michigan_unemployment_rate (last visited October 27, 2023).

²⁸US Unemployment Rate as of September 30, 2023: YCHARTS, https://ycharts.com/indicators/unemployment_rate (last visited October 27, 2023).

²⁹ 2005 PA 210, MCL 207.814 *et seq.*, Commercial Rehabilitation Act.

(“NEZ”)³⁰, the Commercial Redevelopment Act (“PA 255”)³¹, and a Payment-In-Lieu-of-Taxes abatement (“PILOT”) on all affordable housing projects. The following table, “Summary of Other State and/or Local Incentives by Project”, provides additional details regarding anticipated State and local incentives to be obtained for Projects within this TBP.

SUMMARY OF OTHER STATE AND/OR LOCAL INCENTIVES BY PROJECT			
Project Name	Total Property Tax Abatement Savings	Abatement Type	Anticipated Local Certificate Approval Date
6175 Third Street (Henry Ford + MSU Research Center) (Research Center)	\$0	N/A	N/A
6005 Second Avenue (One Ford Place Adaptive Reuse) (Residential 1)	\$42,873,002	NEZ, PA 255 and PILOT	February, 2024
725 Amsterdam Street (Mixed-Use, 154 Apartments and Retail/Commercial) (Residential 2)	\$7,058,244	PA 210 and PILOT	February, 2024
675 Amsterdam Street (Mixed-Use, 105 Apartments and Retail/Commercial) (Residential 3)	\$4,998,610	PA 210 and PILOT	February, 2024
6205 Third Street (Parking Garage)	\$0	N/A	N/A
Totals	\$54,929,856	-	-

DP or PSE anticipates securing federal Historic Tax Credits (“HTC”) with respect to the adaptive reuse of the One Ford Place building at 6005 Second Avenue (Residential 1) and anticipates securing federal Low Income Housing Tax Credits (“LIHTC”) with respect to the Residential 1, Residential 2 and Residential 3 mixed-use residential Projects.

2.0 INFORMATION REQUIRED BY SECTION 13C OF ACT 381 – TRANSFORMATIONAL BROWNFIELD PLAN

2.1 Basis for Designating the TBP as a Transformational Brownfield Plan under Section 2(hhh)

Section 2(hhh) of Act 381 states that qualification as a TBP is dependent on both a minimum level of capital investment as well as a resolution of the governing body, and approval by the MSF, confirming that the TBP “will have a transformational impact on local economic development and community revitalization based on the extent of

³⁰ 1992 PA 147, MCL 207.771 *et seq.*, Neighborhood Enterprise Zone Act.

³¹ 1978 PA 255, MCL 207.651 *et seq.*, Commercial Redevelopment Act.

brownfield redevelopment and growth in population, commercial activity, and employment that will result from the plan.”

As of July 1, 2021, the US Census Bureau estimates the City’s population to be 632,464.³² The minimum level of capital investment for a TBP in a city with a population of not less than 600,000 people is \$500,000,000.

As demonstrated in by Sections 1.3, 2.1, 3.1, and 4.2 of this TBP, and further by resolution or approval by the MSF, City and DBRA, this TBP and each Project within the TBP have been determined to satisfy the requirement that the TBP “will have a transformational impact on local economic development and community revitalization based on the extent of brownfield redevelopment and growth in population, commercial activity, and employment that is anticipated to result from the plan.”

2.2 Summary Description of the Costs of the Plan Intended to be Paid for with Construction Period Tax Capture Revenues, Withholding Tax Capture Revenues, and Income Tax Capture Revenues

Eligible expenses for transformational brownfield projects are broadly defined by Section 2(o)(v) of Act 381 to include “any demolition, construction, restoration, alteration, renovation, or improvement of buildings or site improvements on eligible property, including infrastructure improvements that directly benefit eligible property.”

Tax increments are projected to be captured and applied to (i) reimbursement of eligible activity costs, (ii) make payment of DBRA administrative and operating expenses, and (iii) make deposits into the State Brownfield Redevelopment Fund, as identified in the following “**Eligible Activity Table**” (see also Table 17):

³² <https://www.census.gov/quickfacts/detroitcitymichigan>; last visited October 27th, 2023. This TBP is projected to result in over \$770 Million in redevelopment expenditures - investment well exceeding the \$500 Million statutory threshold applicable to a project in the City of Detroit.

<u>Project Name</u>	<u>Gross Captured Taxes</u>	<u>DBRA Admin Fee</u>	<u>State Brownfield Fund</u>	<u>Maximum Reimbursement</u>
6175 Third Street (Henry Ford + MSU Research Center) (Research Center)	\$39,580,808	N/A	N/A	\$39,580,808
6005 Second Avenue (One Ford Place Adaptive Reuse) (Residential 1)	\$113,914,286	\$2,802,857	\$2,326,537	\$108,784,891
725 Amsterdam Street (Mixed-Use, 154 Apartments and Retail/Commercial) (Residential 2)	\$41,477,984	\$847,491	\$995,776	\$39,634,717
675 Amsterdam Street (Mixed-Use, 105 Apartments and Retail/Commercial) (Residential 3)	\$28,314,642	\$529,631	\$700,027	\$27,084,984
6205 Third Street (Parking Garage)	\$18,393,928	\$1,042,468	\$662,058	\$16,689,402
Totals	\$241,681,648	\$5,222,447	\$4,684,399	\$231,774,802

Eligible Activities, as defined by Act 381 and approved under this TBP, may be undertaken at the Project sites. Subject to the written approval of the DBRA and MSF, Eligible Activities at a particular Project site may exceed the identified estimates for that site provided that the total Eligible Activities remain equal to or less than the amounts identified in the above table. Any Eligible Activities identified within this TBP that are carried out within 90 days of the TBP’s approval by MSF remain eligible for reimbursement.

Developers request reimbursement for Eligible Activities completed pursuant to this TBP as identified in the “Eligible Activity Table” (see also Table 17). Reimbursement for Eligible Activities is anticipated to be captured from TIR and TR generated by the Projects and captured by the DBRA and transmitted by the MSF or the State Treasurer pursuant to Act 381 or other applicable Michigan Law.

The DBRA, the MSF and Developers anticipate entering into a Reimbursement Agreement following the approval of this TBP which will establish the terms of reimbursement for Eligible Activities in accordance with Act 381.

In addition to the available TIR and TR, Developers desire to avail themselves of the sales and use tax exemptions available for redevelopment of Eligible Properties included in this TBP, as identified in 1933 PA 167, as amended, MCL 205.54d and 1937 PA 94, as amended, MCL 205.91-205.111.

Developers are not seeking the use of sales and use tax capture revenues.

In no event shall the duration of this TBP exceed thirty-five (35) years following the date of the governing body's resolution approving this TBP nor shall the duration of the tax capture exceed the lesser of the period authorized under subsection (5) of Section 13 of Act 381 or 30 years. Subject to the preceding sentence, capture and plan length is also contingent on MSF approval. Further, in no event shall the beginning date of the capture of tax increment revenues be later than five (5) years after the date of the governing body's resolution approving this TBP or such other date authorized by Act 381.

This TBP, or any subsequent amendment thereto, may be abolished or terminated in accordance with Section 14(8) of Act 381 in the event of either of the following:

a. The governing body may abolish this TBP (or any subsequent amendment thereto) when it finds that the purposes for which this TBP was established have been accomplished.

b. The governing body may terminate this TBP (or any subsequent amendment thereto) if no eligible activities identified in this TBP (or any subsequent amendment thereto) other than with respect to the construction of the Parking Garage are undertaken with respect to any eligible property before the expiration of two (2) years following the date of the governing body resolution approving this TBP (or, if applicable, any subsequent amendment thereto); provided, however, that the undertaking of eligible activities at the Parking Garage within two (2) years following governing body approval of this TBP shall not constitute the undertaking of eligible activities at an eligible property for purposes of this provision.

c. The governing body may terminate this TBP (or any subsequent amendment thereto) as to an eligible property if no eligible activities identified in this TBP (or any subsequent amendment thereto) are undertaken at that eligible property by the later of: (i) the commencement date of the applicable Project as provided in Section 10 hereof (the commencement dates for the purpose of this Section 2.2 will be the last date of the applicable calendar quarter listed in Section 10); or (ii) the date that is five (5) years after the date of the MSF resolution approving this TBP (or, if applicable, any subsequent amendment thereto).

D. No termination of this TBP (in whole or part) pursuant to subsection (b) or (c) above may occur until the governing body does both of the following: (a) gives thirty (30) days' written notice to the Developers of the intent to terminate at Developers' last known addresses by certified mail or other method that

documents proof of delivery attempted; and (b) provides the Developers with an opportunity to be heard at a public meeting.

Notwithstanding anything in this subsection to the contrary, this TBP (or any subsequent amendment thereto) shall not be abolished or terminated until the principal and interest on bonds, if any, issued under Section 17 of Act 381 and all other obligations to which the tax increment revenues are pledged by the DBRA have been paid or funds sufficient to make the payment have been identified or segregated.

2.3 An Estimate of the Amount of Construction Period Tax Capture Revenues, Withholding Tax Capture Revenues, and Income Tax Capture Revenues Expected to be Generated Annually

Estimated Tax capture revenues, including TIR, construction period TR, withholding tax capture revenue and income TR to be generated and utilized to reimburse Developers for Eligible Activities completed under this TBP are provided in following table “Estimated Tax Capture Revenue”:

<u>ESTIMATED TAX CAPTURE REVENUE</u>				
<u>Tax Capture Revenue</u>	<u>Gross Captured Taxes</u>	<u>DBRA Admin Fee</u>	<u>State Brownfield Fund</u>	<u>Reimbursement</u>
School Operating	\$35,985,787	-	-	\$35,985,787
State Education	\$12,668,821	-	\$4,684,399	\$7,984,423
Wayne County Operating – Summer	\$10,644,210	\$707,861	-	\$9,936,348
Wayne County Operating – Winter	\$1,864,952	\$124,023	-	\$1,740,929
Wayne County Parks – Winter	\$470,522	\$31,188	-	\$439,334
Wayne County Jail – Winter	\$1,803,089	\$119,516	-	\$1,683,573
Wayne County RESA	\$184,201	\$12,210	-	\$171,991
Wayne County RESA SP ED	\$6,443,760	\$427,120	-	\$6,016,640
Wayne County Special RESA ENH	\$3,829,686	\$253,848	-	\$3,575,838
Library	\$8,922,381	\$591,414	-	\$8,330,968
General City Operating	\$37,856,873	\$2,517,558	-	\$35,339,315

ESTIMATED TAX CAPTURE REVENUE				
<u>Tax Capture Revenue</u>	<u>Gross Captured Taxes</u>	<u>DBRA Admin Fee</u>	<u>State Brownfield Fund</u>	<u>Reimbursement</u>
Huron Clinton Metropolitan Authority (HCMA)	\$398,845	\$26,437	-	\$372,408
Wayne County Community College	\$6,204,646	\$411,271	-	\$5,793,375
Property Tax Subtotal	\$127,277,774	\$5,222,447	\$4,684,399	\$117,370,929
Construction Income Tax Revenues	\$5,590,801	-	-	\$5,590,801
Construction Sales / Use Exemptions	\$8,229,444	-	-	\$8,229,444
Income Tax Capture Revenues	\$60,747,590	-	-	\$60,747,590
Withholding Tax Capture Revenues	\$39,836,038	-	-	\$39,836,038
Total	\$241,681,648	\$5,222,447	\$4,684,399	\$231,774,802

The Developers currently intend to elect the use of the safe harbor method to calculate the income TR and withholding tax capture revenue as described in MCL 125.2652(dd) and (lll).

This discrepancy between costs of construction and rent generating revenue underscores the necessity of 100% income TR and withholding tax capture proposed in this TBP to make this TBP economically viable.

Tax capture revenues are summarized below and on a per-year basis and in total in the attached Table 1a and on a per-Project basis in the attached Tables 1b – 1f.

Tax Capture Revenue	Total (35 years)
Construction Sales/Use Tax Exemption	\$8,229,444
Construction PIT Capture	\$5,590,801
Income Tax Capture	\$60,747,590
Withholding Tax Capture	\$39,836,038
Increased Property Tax Capture – School	\$43,970,210
Increased Property Tax Capture – Local	\$73,400,719
Total TBP Benefit	\$231,774,802

2.4 Beginning Date and Duration of Capture of Construction Period Tax Capture Revenues, Withholding Tax Capture Revenues, and Income Tax Capture Revenues

The capture and use of construction period tax capture revenue shall coincide with the start of construction activities on each Project. The beginning date and duration of the use of tax increment revenue, withholding tax capture revenue, and income tax capture revenue for each Project is planned to remain in accordance with the TIF tables provided as Tables 1a-1f. A summary of revenue start dates is provided below:

Project	Construction Tax Capture Start/End	Property Tax TIF Capture Start/End	Income/Withholding Start/End
6175 Third Street (Henry Ford + MSU Research Center) (Research Center)	2024 – 2027	N/A	2028 – 2047
6005 Second Avenue (One Ford Place Adaptive Reuse) (Residential 1)	2027 – 2029	2029 – 2058	2030 – 2049
725 Amsterdam Street (Mixed-Use, 154 Apartments and Retail/Commercial) (Residential 2)	2025 – 2027	2028 – 2057	2028 – 2047
675 Amsterdam Street (Mixed-Use, 105 Apartments and Retail/Commercial) (Residential 3)	2027 – 2029	2029 – 2058	2030 – 2049
6205 Third Street (Parking Garage)	2025 – 2027	2028 – 2057 ³³	N/A

³³ The extent to which property taxes or other taxes will be due with respect to the parking garage is not yet determined.

Developers will apply to combine and split tax parcels for each Project, where applicable, at least 90 days before commencing construction and before tax increment capture commences.

The capture and use of tax increment revenue, withholding TR and income TR shall not (a) commence later than five years after the date of the MSF's resolution approving this TBP or (b) extend beyond the maximum period identified by Sections 13b(16), 13c(8), and 13c(11) of Act 381.³⁴

Pursuant to MSF guidelines for TBP, Developers must begin construction under the TBP within one year of MSF approval of the TBP. Construction under this TBP is expected to begin within one year of TBP approval. Under current DBRA guidance, all construction must be completed within three years of the TBP's approval, unless an extension is approved by the DBRA. The Developers' current construction schedule reflects the last Project being completed in or around 2030, and so the Developers have requested an extension of the completion date. The DBRA supports Developers' six-year timeline for completion of Eligible Activities, due to the size, scale, complexity and number of Projects included in this TBP. The actual timeline to complete the Eligible Activities described in this TBP shall be governed by the terms of the Reimbursement Agreement.

3.0 INFORMATION REQUIRED BY SECTION 14A OF THE STATUTE – TRANSFORMATIONAL BROWNFIELD PLAN

As described below and pursuant to Sections 14a(2) and 14(5) of Act 381, the governing body has found this TBP to “constitute a public purpose” in accordance with Act 381.

3.1 How will the TBP have a Transformational Impact on Economic Development and Community Revitalization?

The Projects under this TBP create a premier medical research destination providing the finest services and delivering tomorrow's healthcare advances to residents locally as well as those throughout the state, the nation and the globe. The development charts a path that builds stronger, healthier communities for tomorrow while advancing the economic momentum already underway in the New Center area.

The Projects deliver a leading-edge medical research facility and a significant amount of affordable and market rate housing opportunities – all in proximity to the significant investment to be made by HFH at its nearby HFH Main Campus. Further details are provided below and in Section 4 of this TBP.

The transformative nature of the Projects proposed in this TBP will be measured by their impact on creating prosperity for Detroiters and the community. The Projects would increase the population density of the area by as many as 916 new residents and 540 new employees while also maintaining the 195 existing research jobs moving from One Ford

³⁴ MSF is anticipated to act upon a resolution to approve this Plan in April of 2024.

Place to the new Research Center. The Projects will also create additional support for nearby businesses and create demand for additional commerce and economic investment – further connecting the City’s New Center areas to its Tech Town and Midtown areas. This TBP will encompass significant job creation; high-quality, affordable, and market-rate housing; historic redevelopment; additional commercial activity and population growth.

With the HFH and MSU partnership, research and education go hand in hand to create an academic medical powerhouse that attracts and retains the best and brightest, locally and globally. As leaders in advanced research and medical education, complex care and precision health, population health management and value-based care, the Research Center is expected to provide increased access to health care options in the city, support medical and nursing education and training opportunities for Detroit residents and attract industry partners and start-ups interested in health innovation. While the partners’ focus is on ending health disparities in incidence rates and outcomes, they are uniquely positioned to develop and deliver care in a way that makes health more attainable for the diverse populations in Detroit and the surrounding communities. The new research center will allow the partnership to expand its focus on health equity, driving innovations in prevention and treatment that will be available to the communities they serve.

Interwoven in the Research Center are core partnership goals of enhancing clinician diversity, including increased STEM presence for Detroit youth, improving social determinants of health for Detroit communities, and better engaging diverse communities in understanding the importance of research and clinical trials in addressing health equity.

Supporting the Research Center, and an equally important element of the overarching plans and goals of the development, is the creation of a vibrant, connected community with mixed-income housing, retail/commercial components and green space.

Of the 662 new housing units being developed, 133 units are anticipated to be affordable to residents earning an average of 50% of AMI, which is in line with the average rental rate in the surrounding area according to CoStar. Additionally, based on projected market-rate rental rates in today’s dollars, over 70% of market-rate units are anticipated to be at rent levels below 120% of AMI, which is the State defined level for “workforce housing”

As part of the Future of Health partnership, the Research Center is an important element in overarching plans to bring new life to the neighborhood, with the mix of medical, residential and retail offerings.

The advanced research and residential activities in the Projects will contribute to the expanding community and create opportunities for people and businesses that live and work in the area. These new activities would help trigger ancillary investment and exciting, new commercial activity that would attract additional new residential interest throughout the region.

Together, these Projects would have a significant positive impact on the City's economy, tax base and population growth—benefiting not only Detroit but the entire State of Michigan with new tax revenue to the State, City of Detroit and Wayne County.

3.2 Whether the TBP Meets the Requirements of Sections 13, 13B, and 13C

This TBP meets the requirements of Sections 13, 13B and 13C of Act 381. The TBP identifies the Eligible Properties and the basis of eligibility, TIF, TR and the effect on the local taxing jurisdictions, provides proposed beginning and end dates for TIF and TR capture and otherwise complies with Act 381.

3.3 How were the Eligible Activity Costs determined to be Reasonable and Necessary?

Prior to the consideration and approval of this TBP, Developers and the MSF completed independent financial and underwriting analyses of the TBP's Projects. Section 14a(5) of Act 381 prohibits the MSF from approving the use of TR in excess of what is determined to be necessary for the Projects in order to be economically viable.

Section 14a(3)(c) requires the approving governing body to consider whether the proposed eligible costs identified under a TBP are reasonable and necessary pursuant to the requirements of Act 381. Upon approval of this TBP, and as set forth in the approving resolution, the governing body will have considered the criterion and will have affirmatively concluded that the Eligible Activity costs and proposed reimbursements identified in this TBP are reasonable and necessary for the Projects in order to be economically viable and to fulfill the purposes of Act 381.

3.4 How were Captured Taxable Value, Construction Period Tax Capture Revenue, Withholding Tax Capture Revenue, Income Tax Capture Revenue and Sales and Use Tax Capture Revenue Amounts determined to be Reasonable?

Prior to approval, Section 14a(3)(d) of Act 381 requires the governing body to consider “[w]hether the amount of captured taxable value, construction period tax capture revenues, withholding tax capture revenues, and income tax capture revenues, and sales and uses tax capture revenues estimated to result from adoption of the transformational brownfield plan are reasonable.”

The Developers request 100% of income tax capture revenues pursuant to MCL 125.2664a(7) and anticipates the development of one or more written, binding affordable housing agreements with the City of Detroit as part of the Community Benefits Ordinance process, which agreements will be provided to the Michigan Strategic Fund. As noted in Section 1.3, the cost of Detroit construction and the lower residential rental rates render it uneconomical to build or redevelop residential rental properties such as those contemplated by this TBP. The additional reimbursement provided by the 100%

capture requested will help to level the economic playing field by making it economically viable to charge market (and affordable) residential rental rates.

As noted in Section 1.3, the City's composite construction price index for labor and materials ranks 11th highest amongst 20 major cities in the United States, meanwhile the average monthly rent for a one-bedroom apartment ranks 13th amongst the same 20 major cities. When combining these indexes, the City of Detroit ranks 16th in terms of viability of development when comparing rent-to-cost. In addition to residential occupancy being significantly less dense than office occupancy, the Developers will enter into a binding affordability agreement with the City of Detroit to provide deeply affordable housing with 20% of the units at an average of 50% of AMI. The lesser residential density and lower rental rates per square foot means that even at 100% capture of the income tax capture revenue, residential uses within a project receive less support and is less economically viable than office uses. Applying the 100% factor would support investment in Detroit construction of residential space that is competitive with other cities that have higher rental rates, strengthening Detroit's ability to compete nationally and regionally for tenants.

The governing body's approving resolution identifies the criterion it has considered and shall be evidence of its evaluation and approval of the reasonableness of the captured taxable value, TIR, construction period TR, withholding TR and income TR estimated under this TBP³⁵.

³⁵ Sales and use tax capture is not included in this Plan.

3.5 Whether Subject to Subsection (22)(D), the TBP Includes Provisions for Affordable Housing

All three of the Residential 1, Residential 2 and Residential 3 Projects in this TBP will have affordable housing and 20% (133) of the total number of rental units (662) developed through this Project will be deeply affordable (affordable to those with income not greater than an average of 50% of Area Median Income (“AMI”) vs 80% of AMI as prescribed by City Ordinance for projects not subject to a community benefits agreement).³⁶ Though unit counts will be dependent upon final project designs, it is currently anticipated the 20% of the units for each residential building will be affordable, resulting in 81 affordable units of 403 total units at Residential 1, 31 affordable units of 154 total units at Residential 2, and 21 affordable units of 105 total units at Residential 3,. The Developers intend to enter into the affordable housing agreements with the City of Detroit prior to approval of this TBP.

4.0 INFORMATION REQUIRED BY SECTION 14A(3)(E) OF THE STATUTE – TRANSFORMATIONAL BROWNFIELD PLAN

For the governing body to determine if this TBP constitutes a public purpose, Section 14a(3)(e) requires it to consider whether the TBP “takes into account the criteria described in section 90b(4) of the Michigan Strategic Fund Act, 1984 PA 270, MCL 125.2090b.” As described below, the Projects within the TBP individually and collectively align with the criteria included within the Michigan Strategic Fund Act. The Projects included in this TBP are planned to promote a transformational impact in the community and to encourage additional growth in the surrounding area.

4.1 The importance of the Project to the community in which it is located

The proposed Future of Health campus expansion is critically important to both the New Center neighborhood and the City of Detroit. The \$773 Million of anticipated investment associated in this Plan will create new mixed-income housing, increase walkability and add opportunities for local businesses through the addition of ground floor retail, and drive innovation through the development of a best-in-class biomedical research center in the City of Detroit. This Plan is one component of HFH’s broader HFH Main Campus expansion plans, are currently anticipated to include an additional \$2.2 Billion of investment including a new shared services building, central energy facility, as well as a new expansion hospital that will include brand new state-of-the-art operating rooms and emergency room, as well as a new hospital tower with over 400 private beds. The Projects will create new tax revenues available for vital public services - continuing Detroit’s rapid redevelopment. The Projects will increase the connection between the HFH Main Campus, New Center, Midtown and other nearby neighborhoods adjacent to West Grand

³⁶ Unlike these Projects, residential developments receiving tax abatements and that are not subject to a community benefits agreement are generally obligated pursuant to the City of Detroit Inclusionary Housing Ordinance, Sections 22-3-2 through 22-3-9 of Chapter 22 of the 2019 Detroit City Code, *Housing*, to provide 20% of the apartments to be affordable to those with income not greater than 80% of AMI

Boulevard and Woodward Avenue, while supporting the rebuilding of neighborhoods and positioning this area for even more future investment and growth.

The addition of the proposed Projects to the recently completed Henry Ford Detroit Pistons Performance Center development will further the transformation of an area that has recently begun to benefit from business development. Beyond spurring economic growth, new construction and historic renovation, these Projects already have ignited, and are expected to continue to generate new careers, giving Detroit residents new opportunities for housing and careers.

The Projects included in this TBP are projected to support 735 direct permanent full-time jobs, 2,145 direct construction jobs, extensive contractor opportunities, expanded economic opportunities for the City's residents, economic boosts to the surrounding areas and contribute significantly to the City's long term tax base, thus supporting economic revitalization of the surrounding area for many years to come. Additionally, the developments included in this TBP are anticipated to build upon the construction and redevelopment the New Center and Midtown areas, converting large surface parking lots into site with new mid-rise structures, and creating a 24/7 walkable community with close proximity of affordable and market rate housing opportunities to new and reinvested employment centers and a safer environment for the people in the City. The importance is further highlighted for the Projects as noted below:

- **The Henry Ford + MSU Research Center Project (Research Center)**– This Project will expand MSU's involvement in the City both within the building and in the neighborhoods of the City through a world-class research center. MSU has a long history of providing service within the City that will continue and expand in the coming years in part due to its substantial investment in funding this Project and its ownership and participation in Henry Ford Health System-Michigan State University Health Sciences, a Michigan non-profit corporation (a collaboration of HFH and MSU).

- **Apartment Projects**

Demand for urban apartments in Detroit is at a 55 year high. This TBP plans to help address that demand in a number of ways and will help connect the Tech Town area with the HFH Main Campus, strengthening both areas with new resources and a substantial number of new employees and residents who will support both adjacent areas.

- **Mixed-Use Adaptive Reuse of One Ford Place (Henry Ford Health System corporate headquarters), 6005 Second Avenue (Residential 1)** – The adaptive reuse of the current HFH corporate headquarters building into approximately 403 mixed-income apartments and 17,060 square feet of retail/commercial space will create an exciting mixed-income community in an historic building in easy walking distance from the Henry Ford + MSU Research Center (Research Center). This development will see the adaptive reuse of a functionally obsolete office building into mixed-income

multi-family housing, including 20% of units affordable at an average of 50% of AMI, and within walking distance of both the new and existing jobs at the HFH Main Campus and other major employers in the New Center area.

- **New Apartments, 725 Amsterdam Street (Residential 2).** The newly constructed approximately 154 mixed-income apartments and 8,015 square feet of retail/commercial space will create a second modern living environment steps from the Research Center. This development will convert an existing surface parking lot into mixed-income multi-family housing, including 20% of units affordable at an average of 50% of AMI, and within walking distance of both the new and existing jobs at the HFH Main Campus and other major employers in the New Center area.
- **New Apartments, 675 Amsterdam Street (Residential 3).** New construction of approximately 105 mixed-income apartments and 6,312 square feet of retail/commercial space will create a third modern living environment steps from the Research Center. This development will convert an existing surface parking lot into mixed-income multi-family housing, including 20% of units affordable at an average of 50% of an average of AMI, and within walking distance of both the new and existing jobs at the HFH Main Campus and other major employers in the New Center area.

4.2 If the Project will act as a catalyst for additional revitalization of the community in which it is located

Henry Ford Health and the Detroit Pistons organization have a proven track record investing and delivering in the neighborhood, while also bringing assets to the local community including a food market and fitness facility frequented by nearby residents. The opening of the Henry Ford Detroit Pistons Performance Center in 2020 is but one example of the consistent efforts of both HFH and PSE to revitalize the community in which they are located. HFH has stayed and expanded at the HFH Main Campus, recently completing major investments in health facilities, and PSE continues its regular and consistent contributions to the community, including regular community engagement at its adjacent headquarters facility.

This development would add to growth already underway in the New Center area and more specifically in the area of the Henry Ford Detroit Pistons Performance Center and the HFH Main Campus, where HFH plans to invest an additional \$2.2 Billion for its new hospital tower and related main hospital campus improvements. The Developers have been engaged with the community to pursue collaborative communal input to ensure that the Projects incorporate successful place making goals and concepts.

The Projects would continue to grow the City's economy and density while creating opportunities for the people and businesses that call Detroit home. This development would deliver approximately 662 residential units which are being planned to offer mixed-income living environments and include 20 percent of the units earmarked as affordable

at an average of 50% of AMI. These 662 units are anticipated to be home to 916 people, 275 of which are projected to be new residents of Detroit. In addition, the new Research Center and retail/commercial spaces are expected to be filled with approximately 540 new employees as well as 195 existing research jobs that will be moving from One Ford Place to the new Research Center.

The New Center neighborhood is home to Detroit's entrepreneurship hub, TechTown, as well as the College for Creative Studies ("CCS") a nonprofit, private design college with over 1,400 students enrolled, with both institutions being perfectly positioned to take advantage of the new housing, career, and business opportunities created by the Projects.

The Projects are expected to catalyze new local jobs, generate significant commercial activity, grow the City's population, and provide housing options for residents at different income levels. The Projects within this TBP would increase the density of the area, create additional support for and demand for services from existing surrounding businesses, foster demand for additional businesses and economic opportunity, and provide additional shopping and commercial destinations and opportunities.

These Projects, together, would have a significant positive impact on the City's economy, tax base and population growth—benefiting not only Detroit but the entire State of Michigan by adding new tax revenue to the State, City of Detroit and Wayne County.

4.3 The amount of local community and financial support for the Project

Developers are seeking support for the Projects under this TBP through local tax abatements under PA 210, PA 255 and Neighborhood Enterprise Zone ("NEZ") abatements. These tax abatements are necessary to the economic viability of each proposed Project.

Developers anticipate that the following abatements will be approved on the following dates:

Project Name	Total Property Tax Abatement Savings	Abatement Type	Certificate Local Approval Anticipated Date
6175 Third Street (Henry Ford + MSU Research Center) (Research Center)	\$0	N/A	N/A
6005 Second Avenue (One Ford Place Adaptive Reuse) (Residential 1)	\$42,873,002	NEZ, PA 255 and PILOT	February, 2024 ³⁷
725 Amsterdam Street (Mixed-Use, 154 Apartments and Retail/Commercial) (Residential 2)	\$7,058,244	PA 210 and PILOT	February, 2024 ³⁸
675 Amsterdam Street (Mixed-Use, 105 Apartments and Retail/Commercial) (Residential 3)	\$4,998,610	PA 210 and PILOT	February, 2024 ³⁹
6205 Third Street (Parking Garage)	\$0	N/A	N/A
Total	\$54,929,856	-	-

All of the applicable tax abatement districts and NEZ zone are anticipated to be established in the first quarter of 2024.

4.4 The applicant’s financial need for a community revitalization incentive.

Any type of community revitalization incentive request in connection with the Projects included in this TBP would be presented to the Michigan Strategic Fund at the time of requested approval of this TBP.

4.5 The extent of reuse of vacant buildings and reuse of historic resources and the redevelopment of blighted property.

This TBP includes the adaptive reuse as Residential 1 of One Ford Place, 6005 Second Avenue, which is in the process of being proposed for listing on the National Register of Historic Places as well as securing Part 1 Historic Tax Credit Approval. Although not the basis of eligibility under this TBP, the building suffers from functional obsolescence due to its inefficient design based on standards inconsistent with current needs for office and research uses of the building. The historic designation, which is anticipated to be approved in 2024, along with the TBP benefit, will enable this building to live a third life in

³⁷ PILOT expected to be approved at a later date, prior to commencement of construction.

³⁸ PILOT expected to be approved at a later date, prior to commencement of construction.

³⁹ PILOT expected to be approved at a later date, prior to commencement of construction.

the City of Detroit, converting functionally obsolete office space into mixed-income multi-family housing.

4.6 Creation of jobs

The Projects included in this TBP are anticipated to create or support a total of 2,145 direct local construction jobs and 735 direct ongoing jobs following construction, which greatly expands the economic opportunities available in the area while providing long term growth to the City’s tax base.

Project	Direct Ongoing Jobs FTE	Types of Jobs Expected	Direct Construction Jobs	Total Anticipated Construction Wages
6175 Third Street (Henry Ford + MSU Research Center)	558	Medical research	1,096	\$67.9M
6005 Second Avenue (One Ford Place Adaptive Reuse) (Residential 1)	98	Retail/commercial; Apartment management, maintenance and housekeeping	539	\$33.4M
725 Amsterdam Street (Mixed-Use, 154 Apartments and Retail/Commercial) (Residential 2)	45	Retail/commercial; Apartment management, maintenance and housekeeping	248	\$15.3M
675 Amsterdam Street (Mixed-Use, 105 Apartments and Retail/Commercial) (Residential 3)	34	Retail/commercial; Apartment management, maintenance and housekeeping	158	\$9.8M
6205 Third Street (Parking Garage)	-	Parking management and maintenance	104	\$6.4M
Totals	735	-	2,145	\$132.8M

The attached Table 11, “Job Creation Data,” summarized in part above, provides anticipated job creation details.

Following construction, direct employment is anticipated to include 558 medical research jobs, 159 retail/commercial jobs, and 18 property management jobs. Total annual income for these direct positions in today’s dollars are \$77 Million for medical research jobs, \$4.3 Million for retail/commercial jobs, and \$0.9 Million for property management positions. The overall average hourly wage for all permanent full time equivalent jobs is \$53/hour. An estimate of total yearly income for construction jobs for all projects included in this TBP is \$132.8 Million.

4.7 The level of private sector and other contributions, including, but not limited to, federal funds and federal tax credits

Michigan's TBP guidelines require a developer to contribute at least 20% equity to a transformational brownfield project. Developers expect to contribute \$526.3 Million in equity to the Projects portfolio, well in excess of what is required for a TBP. Developers also anticipate utilizing federal Historic Tax Credits to support the redevelopment as Residential 1 of One Ford Place, 6005 Second Avenue. The Developers anticipate a Part 1 Historic Tax Credit Approval in spring 2024 and a National Historic Designation in summer 2024. The Developer of the residential Projects (Residential 1, Residential 2 and Residential 3) expects to pursue federal low-income housing tax credits and potentially both taxable and tax-exempt pass-through bond financing from Michigan State Housing Development Authority (MSHDA).

4.8 Whether the Project is financially and economically sound

Reimbursement of Eligible Activities is anticipated to result in financial and economic soundness of the Projects included in this TBP. The requested reimbursements are expected to result in closing the financial gap between construction costs and current attainable market and affordable rents within the City, which in turn will result in Projects' viability. In addition to providing 68% of Projects capital sources in the form of new developer equity contributions to the Projects, the Developers intend to finance the Projects through a combination of bank financing, Low-Income Housing Tax Credits (LIHTC), Historic Tax Credits (HTC), local tax abatements and potentially both taxable and tax-exempt pass-through bond financing from Michigan State Housing Development Authority (MSHDA). Following approval and completion of financing, Developers are prepared to commence the Projects as identified in this TBP.

All three of the Developers have extensive experience in the development and operation of real property. Palace Sports & Entertainment, LLC's experience includes the recently completed Henry Ford Detroit Pistons Performance Center and the Palace of Auburn Hills. Henry Ford Health owns and operates an extensive portfolio of properties in Michigan, including hospital and office buildings. Michigan State University owns and operates substantial educational and other facilities throughout Michigan. See Section 9.0 below for additional information.

4.9 Whether the Project increases the density of the area

The Projects proposed in this TBP will significantly increase the density of the area by converting the use of large surface parking areas into multi-story buildings with hundreds of residents or employees in each of the Projects' buildings. The proposed Projects under this TBP contemplate adding approximately 1,554,914 GSF of new and rehabilitated buildings, not including the approximate 1,000,000 GSF expected to be construction by HFH on its nearby HFM Main Campus. The Projects would include 326,362 GSF of medical research space, 31,348 GSF of retail/commercial space and 867,204 GSF of residential space (662 residential units with 20% of units being reserved as affordable at an average of 50% of Area Median Income). As noted above, the residential units are

anticipated to house some 916 new residents and the medical research and retail/commercial developments are anticipated to bring 735 employees. Additionally, 4 of the 5 projects will see new construction take place on existing surface parking lots. Combined, the Projects will increase the population density of New Center and the surrounding area and create both additional demand for existing businesses and will become a destination for many. The Projects' inclusion of ground floor retail will create additional daytime and nighttime activation, driving more foot traffic from local institutions such as TechTown, College for Creative Studies, and the HFH Main Campus and create another center of activity for the New Center neighborhood. The Projects will increase the connectivity between the HFH Main Campus, the Henry Ford Detroit Pistons Performance Center, Tech Town and New Center areas.

All of the Projects contemplated in this TBP are proposed to be constructed on vacant or underutilized Brownfield sites, shifting them to an intensive high-density use with five or more story structures which will increase use density. The resulting developments are expected to further activate the area outside of current business hours and increase the overall population and business density of the area.

4.10 Whether the Project promotes mixed-use development and walkable communities

The development of the Projects will enhance the area by redeveloping large parking lots and an existing office building into a vibrant medical research facility and mixed-use housing/commercial buildings, thus creating an expanded walkable community in conjunction with the Henry Ford Detroit Pistons Performance Center and the nearby HFH Main Campus. The addition of substantial numbers of new residents, thousands of square feet of new retail/commercial space and hundreds of new workers promises to create a vibrancy not currently experienced at the Property. The proximity of the HFH Main Campus and expected connectivity between it and the Projects' sites will enhance both areas.

4.11 Whether the Project converts abandoned public buildings to private use

Not applicable.

4.12 Whether the Project promotes sustainable development

The Developers' track records have always reflected a strong and unwavering commitment to environmentally sustainable practices that are economically sound and feasible.

In the development of the Henry Ford Detroit Pistons Performance Center, the Detroit Pistons design team prioritized the minimization of the buildings ecological footprint, efficient waste management systems, and other sustainable design features. It is intended that the Residential 1, Residential 2 and Residential 3 Projects will have the same commitment to sustainability by incorporating energy efficient upgrades and

improvements including technologies such as advanced energy metering, enhanced refrigerant management and enhanced commissioning.

Michigan State University has a long-standing track record of environmental stewardship, both on and off campus, with over 1.5 Million square feet of MSU-owned space being LEED registered. Since 2009, MSU has achieved Gold (5) and Silver (6) status on a diverse array of building assets including resident hall, museum, medical, nursing, research, biological and education buildings/facilities, and has adapted the MSU construction standards to conform to LEED Gold Certification standards on all new construction and major renovation projects.

The Research Center will be designed in keeping with the LEED Gold Certification standards; however pursuit of certification will be determined at a later date. Contributing strategies include low-flow fixtures, efficient mechanical systems, a reduced window to wall ratio, enhanced commissioning, the sorting and recycling of construction waste, and the selection of clean building materials. The Research Center building form is oriented with an elongated southern exposure to maximize passive solar heating in the winter and shoulder seasons while controlling heat gain in the summer months. The Research Center building materials will be carefully considered and incorporate low VOC finishes in at least 3 different compliance categories to help improve the indoor environmental air quality.

The selection of 20 or more materials with Environmental Product Declarations in the Research Center will support the endeavor to provide transparency of global warming impacts, encouraging a positive environmental impact. Similarly, the selection of 20 or more products with Health Product Declaration, Declare, Cradle to Cradle, or similar labels would encourage the use of products and materials for which life-cycle information is available and that have environmentally, economically, and socially preferable life-cycle impacts.

Fifteen percent (15%) by cost of the total value of permanently installed building products in the Research Center project are expected to come from responsible sourcing of raw materials. These sources will likely be largely met through the inclusion of recycled content in building materials.

Additionally, 75% or more of the construction waste will be sorted into 4 or more waste streams and recycled. These combined efforts will reduce the extraction of virgin materials.

HFH expects to initially include EV chargers for ~10% of the parking spaces in the Parking Garage to be constructed by it. Plans anticipate including additional chargers throughout the Parking Garage.

Based on historical data, the overall Projects sites are being designed to manage the runoff from the developed site for the 100th percentile of regional or local rainfall events to comply with code. This storm water management approach, as well as the general urban siting of the building, will allow the project to be recognized for its sustainable siting

without any additional design effort. The conceptual landscape approach prioritizes environmental sustainability and stewardship through strategies of native planting, storm water management and microclimate control. The landscape will feature plants and trees that are native to the Detroit / Southeast Michigan region to support the bird migratory fly zones and pollinators that are critical to the region's habitat health. Hardscaped areas will be paired with deciduous trees to balance urban heat island effect and provide shade during peak summer months. The landscape approach will be closely linked to the civil engineering site water approach to achieve target metrics for on-site water management, control, and reuse.

4.13 Whether the Project involves the rehabilitation of a historic resource

This TBP includes the adaptive reuse of One Ford Place, 6005 Second Avenue, which is in the process of being proposed for listing on the National Register of Historic Places as well as securing Part 1 Historic Tax Credit Approval. Although not the basis of eligibility under this TBP, the building suffers from functional obsolescence due to its inefficient design based on standards inconsistent with current needs for office and research uses of the building. The historic designation, which is anticipated to be approved in 2024, along with the TBP benefit, will enable this building to live a third life in the City of Detroit, converting functionally obsolete office space into mixed-income multi-family housing.

4.14 Whether the Project addresses area-wide redevelopment

This development will have a transformational economic impact on the New Center area and other portions of the community, adding to the momentum already underway in the area and having a lasting impact for years to come. The broad scope of the TBP, and its unusual incorporation of medical research, housing and retail/commercial, is expected to encourage addition creative redevelopment and revitalization in Detroit and the State of Michigan.

The Projects will greatly increase the density of the area, create additional support for existing surrounding businesses, create demand for new commerce and economic opportunity and connect the New Center and Midtown areas of the City.

The Projects address the goals of the City of Detroit Master Plan of Policies relating to the New Center area because it will: (a) increase residential density; (b) provide additional retail to the area; (c) improve the area's appearance; (d) provide more inviting green and open spaces; and (e) reuse an historic building in the area.

In addition, a substantial Research Center, coupled with adjacent new and adaptively reused residential apartment and retail/commercial buildings, will add to the growing New Center community and will create attractive opportunities for people and businesses that live and work there. This new activity will help trigger ancillary investment and exciting, new commercial activity that will attract new residential interest from throughout the region and State.

Together, these Projects will have a significant positive impact on the City's economy, tax base and population growth—benefiting not only Detroit but the entire State of Michigan with over \$227 Million in net fiscal benefit.

4.15 Whether the Project addresses underserved markets of commerce

The area surrounding the Projects parcels is a historically underserved market of commerce, and these Projects will expand the available commercial choices. The commitment of all three Developers will provide opportunities to Detroit residents to work and live in another exciting area of the City. The TBP and other associated tax incentives are critical to creating new opportunities in affordable housing for Detroit's residents as well as enabling the Developer to offer lower rents to commercial tenants than what would otherwise be possible, increasing the potential to work with local and small businesses.

4.16 The level and extent of environmental contamination

The Projects are all Eligible Properties under Act 381 because of "facility" status. The source of contamination can generally be categorized as a mix of urban fill and releases relating to historic land use and operations. Gasoline filling stations and a variety of other uses described in Section 1.4.1 above are among the suspected sources of known on-site contamination. Additionally, as uses changed, many of the buildings were demolished and debris pushed back into the open excavation, leaving the area with historic urban fill that is contaminated, full of debris and often unsuitable for new construction. The extent of impact includes organic and inorganic contaminants exceeding Part 201 generic residential cleanup criteria and screening levels for vapor intrusion.

Based on the information compiled during a Phase II environmental site assessment in 2022 and previous investigations, the near- surface or urban fill soil at the Project sites extend to depths of up to 12 feet or more. The urban fill is comprised of soils mixed with rubble materials and demolition debris (i.e. chunks of concrete and brick, broken glass, scrap metal, etc.). The fill material is non-homogeneous in nature with no documentation regarding the source or origin of the materials. Laboratory analysis of the fill material confirmed the presence of contaminants primarily comprising of various chlorinated VOCs, SVOCs/PNAs, and/or PFAS exceeding Part 201 generic residential cleanup criteria and in some cases the vapor intrusion screening levels. Most or all of the fill soil is currently expected to be permitted to be disposed of as non-hazardous waste in a licensed Type II or Sanitary Landfill. Groundwater was not encountered during the Phase II investigation. Please refer to the attached Figure 5 for site specific details regarding facility status.

4.17 If the rehabilitation of the historic resource will meet the federal Secretary of the Interior’s standards for rehabilitation and guidelines for rehabilitating historic buildings (36 CFR 67)

DP or PSE intends to meet the federal Secretary of the Interior’s standards for rehabilitation and guidelines for rehabilitating the One Ford Place building at 6005 Second Avenue as Residential 1.

4.18 Whether the Project will compete with or affect existing Michigan businesses within the same industry

This TBP is not anticipated to compete with or adversely affect existing Michigan businesses. To the contrary, this TBP is intended to encourage economic growth, create new jobs and attract new businesses and residents to the City. The success of this TBP will be a success for the City and the State.

4.19 Any other additional criteria approved by the board that are specific to each individual Project and are consistent with the findings and intent of this chapter

None

5.0 SCOPE OF WORK AND COSTS

5.1 EGLE Eligible Activities

5.1.1 Department Specific Activities

Developers anticipate maximizing TIR and TR reimbursements during construction and rehabilitation activities and as such will not separate and itemize EGLE Eligible Activities under this TBP.

5.1.2 Interest

Developers are not seeking interest.

5.1.3 Combined Transformational Brownfield Plan Preparation

Developers are not seeking reimbursement for the costs of development and preparation of this TBP.

5.1.4 Combined Transformational Brownfield Plan Implementation

Developers are not seeking reimbursement for the costs of implementation of this TBP.

5.2 MSF Eligible Activities

5.2.1 New Construction of Buildings

Costs associated with vertical construction of buildings including required private utility relocation, upgrades and replacement, anticipated building heights, approximate square footage, anticipated use and number of buildings for all Projects other than One Ford Place at 6005 Second Avenue (Residential 1) are provided in the attached Table 11.

5.2.2 Restoration, Alteration, Renovation, or Improvement of Buildings

Costs associated with restoration, alteration, renovation and or improvement activities (including required private utility relocation, upgrades and replacement) for the adaptive reuse and renovation of One Ford Place, 6005 Second Avenue (Residential 1), are provided in the attached Table 12.

5.2.3 Demolition

Developer DP or PSE will be conducting demolition of existing site improvements but these costs are not separated or itemized under this TBP and instead are included as part of the total renovation and construction costs.

5.2.4 Lead Abatement

Developer or PSE expects to conduct some lead abatement as part of its renovation of One Ford Place, 6005 Second Avenue (Residential 1) but these costs are not separated or itemized under this TBP and instead are included as part of the total renovation and construction costs.

5.2.5 Asbestos Abatement

Developer DP or PSE expects to conduct some asbestos abatement as part of its renovation of One Ford Place, 6005 Second Avenue (Residential 1) but these costs are not separated or itemized under this TBP and instead are included as part of the total renovation and construction costs.

5.2.6 Mold Abatement

Developer DP or PSE does not currently expect to conduct but any unexpected costs will be included as part of the total renovation and construction costs.

5.2.7 Infrastructure Improvements

This Project will include infrastructure improvements relating to:

- Road improvements including construction, resurfacing and replacement of roads and alleys;
- Work on adjoining roadways including: removal of obsolete below public grade utilities, planting of trees at regular intervals, placement of street furniture, landscaping of beds, and placement of sidewalks where appropriate;
- Construction of the Parking Garage at 6205 Third Street;
- Relocation/replacement of portions of existing Detroit Water & Sewerage Department (DWSD) Water Mains that service the area as part of the looped/redundant distribution water main network;
- Storm sewer, catch basins, manholes and road drainage improvements;
- Provision of new fire suppression systems in some locations; and removal and replacement and addition of water lines in some locations;
- Upgrade existing DWSD Combined Sewer by providing cured-in-place pipe (CIPP) lining of downstream of certain combined sewers and possibly other locations, and in some instances, new sanitary lines;
- Onsite storm water storage to significantly reduce storm water discharge;
- Traffic signal and street lighting improvements;
- Extension of existing DTE gas mains to service the developments; and
- New DTE Electrical Duct Banks to feed the development;

The infrastructure improvements listed above are located in rights of way or are otherwise expected to be publicly owned except for the Parking Garage, onsite storm water storage, new sanitary lines, new fire suppression systems and water line improvements. Following completion of these upgrades, these portions of New Center will be serviced by newer, up-to-date infrastructure.

Any costs reimbursed through third-party grants or similar sources will not be reimbursed through this TBP.

5.2.8 Site Preparation/Site Improvements

Developers will be conducting site preparation and site improvement activities but these costs are not separated or itemized under this TBP and instead are included as part of the total renovation and construction costs.

5.2.9 Assistance to a Land Bank Fast Track Authority

Not applicable.

5.2.10 Relocation of Public Buildings or Operations

Not applicable.

5.2.11 Combined Transformational Brownfield Plan Preparation

As identified in Section 5.1.3, reimbursements for the reasonable cost of developing and preparing this TBP are not being sought.

5.2.12 Combined Transformational Brownfield Plan Implementation

As identified in Section 5.1.4, reimbursements for the reasonable cost of implementation of this TBP are not being sought.

5.3 Local Only Eligible Activities

There are no expected local only activities as Developers request approval of the Michigan Strategic Fund to use school taxes to reimburse all eligible activity costs to the extent permitted by law.

6.0 TAX INCREMENT REVENUE ANALYSIS - Estimate of Captured Taxable Value and Tax Increment Revenues (Section 13(2)(c)); Beginning Date of Capture of Tax Increment Revenues (Section (13)(2)(f)); Impact of Tax Increment Financing on Taxing Jurisdictions (Section 13(2)(g))

6.1 Captured Taxable Value and Tax Increment Revenue Estimates

This TBP anticipates the capture of tax increment revenues to reimburse the Developer for the costs of eligible activities under this TBP in accordance with the Reimbursement Agreement. The plan projects to capture taxable value of \$65,934,415⁴⁰ over the term of this TBP and reimbursements totaling \$231,774,802. Please refer to the attached Tables 1a – 1f and Section 2.3 for this information.

6.2 Combined Plan Financing Method

Developers intend to finance Projects through a combination of private and public debt, private capital, tax credit equity, and TBP financing including TIR, construction period sales and use tax exemptions, construction period TR, withholding TR and income TR.

6.3 Note or Bond Indebtedness

At this time, Developers have yet to determine if any of them anticipates pursuing note or bond indebtedness for Eligible Activities under this TBP. Developers will continue to review methods of monetization for TIR and TR and pursue options with the most reasonable financing terms. DBRA will not be asked to issue note or bonded indebtedness for any Project under the Plan.

⁴⁰ Includes the estimated portion of the value of the parking garage that is expected to be subject to property tax or specific tax.

6.4 Capture of Tax Increment Revenues

Subject to §13b(16) of Act 381, the beginning date and duration of the capture of TIR for each Project shall be in accordance with the TIF tables attached as Tables 1a – 1f. The indicated beginning date shall not begin later than five years following the date of the MSF resolution including the Eligible Properties in the TBP and may not be amended once TIR capture has started. Any TIR captured from an Eligible Property before the beginning date of TIR capture for that Eligible Property shall revert proportionately to the respective tax bodies. If an authority amends the beginning date for TIR capture that includes the TIR capture for school operating purposes, then the authority shall notify the department or the MSF, as applicable, within 30 days after amending the beginning date. The currently expected beginning date for capture shall be as follows:

Project	Property Tax Abatement Start Year ⁴¹	Property Tax TIF Capture Start Year	Income/Withholding Start Year
6175 Third Street (Henry Ford + MSU Research Center)	Tax Exempt	Tax Exempt	2028
6005 Second Avenue (One Ford Place Adaptive Reuse) (Residential 1)	2029 (NEZ-R) 2025 ⁴² (PA 255)	2029	2030
725 Amsterdam Street (Mixed-Use, 154 Apartments and Retail/Commercial) (Residential 2)	2025 ⁴³	2028	2028
675 Amsterdam Street (Mixed-Use, 105 Apartments and Retail/Commercial) (Residential 3)	2025 ⁴⁴	2029	2030
6205 Third Street (Parking Garage)	N/A	2028 ^{45,46}	N/A

⁴¹ PILOT may take effect at later dates.

⁴² Based upon expected date of issuance of tax abatement certificate.

⁴³ Based upon expected date of issuance of tax abatement certificate.

⁴⁴ Based upon expected date of issuance of tax abatement certificate.

⁴⁵ The extent to which property taxes or other taxes will be due with respect to the parking garage is not yet determined.

⁴⁶ The use of property taxes or other taxes captured with respect to the Parking Garage may be limited by the terms of the reimbursement agreement by reference to the commencement of construction or other aspects of one of the other Projects under this TBP.

6.5 Future Tax Revenues

This TBP captures all TIR within the meaning of §2(eee) of Act 381, including from personal property taxes.

The table shown in Section 2.3, “Estimated Tax Capture Revenue,” provides the estimated impact of the capture TIR on the taxing jurisdiction within the DBRA as well as the use of the TIR. The attached Table 14, “Estimate of Property Taxes Generated but Not Captured,” provides an estimate of property taxes generated by the Project that are not permitted by law to be captured and used for reimbursement to the Developers. Instead, these funds will be used to pay down school and city bond debt and to support the zoo and arts millages.

7.0 RELOCATION

7.1 Current Residents and Displacement

Other than HFH and any of its wholly owned subsidiaries at One Ford Place, whose operations move to the Research Center and/or other buildings owned or leased by HFH, there are no persons residing or conducting business in the Projects’ areas included in this TBP and it is not anticipated to result in any “Displaced Person” as defined by Act 227 of 1972, as amended.

7.2 Displaced Persons Relocation Plan

No plan is required.

7.3 Relocation Costs Provisions

No provisions for relocation costs are included in this TBP.

7.4 Compliance with Michigan’s Relocation Assistance Law, Act 227 of 1972, as amended

No actions are required to comply with Act 227 of 1972, as amended,

8.0 REVOLVING AND REDEVELOPMENT FUNDS

By agreement, this TBP directs no funds to the Local Brownfield Revolving Fund (LBRF) established by the DBRA.

The DBRA shall pay to the Department of Treasury at least once annually an amount equal to fifty percent (50%) of the taxes levied under the state education tax, 1993 PA 331, MCL 211.901 to 211.906, that are captured under this TBP for up to the first twenty-five (25) years of the duration of capture of tax increment revenues for each eligible property included in this TBP to be deposited into the state brownfield redevelopment fund pursuant to Section 13b(15) of Act 381. If the DBRA pays an amount equal to fifty percent (50%) mills of the taxes levied under the state education tax,

1993 PA 331, MCL 211.901 to 211.906, on a parcel of eligible property to the Department of Treasury under Section 13b(14) of Act 381, the percentage of local taxes levied on that parcel and used to reimburse eligible activities for the Project under this TBP shall not exceed the percentage of local taxes levied on that parcel that would have been used to reimburse eligible activities for the Project under this TBP if fifty percent (50%) of the taxes levied under the state education tax, 1993 PA 331, MCL 211.901 to 211.906, on that parcel were not paid to the Department of Treasury under Section 13b(14) of Act 381.

9.0 DEVELOPMENT TEAM EXPERIENCE

All three Developers have extensive experience in the development and operation of real property.

Palace Sports & Entertainment, LLC's experience includes the renovation and operation of its previous headquarters, the Palace of Auburn Hills, followed by the construction and operation of the recently completed Henry Ford Detroit Pistons Performance Center, which serves as the organization's practice facility and corporate headquarters and a community asset with year-round retail tenants, public spaces and programming. Palace Sports & Entertainment, LLC is also currently engaged in the construction of a new 25,000 square foot recreation facility next to the Brennan Pool at Rouge Park.

Michigan State University (MSU) is one of the largest property and facility owners in Michigan. Operating from its main campus in East Lansing, the campus is comprised of over 5200 acres and operates more than 560 buildings encompassing almost 25 million square feet of facilities that reach beyond East Lansing with significant property and operations in Detroit, Flint, and Grand Rapids. In total, the university owns more than 26,000 acres in more than 20 counties.

MSU's Infrastructure Planning and Facilities (IPF) plans, builds, maintains, and beautifies MSU's physical campus environment in support of the university's education, research, and outreach missions, and directs the university's long-term infrastructure planning goals. For this project IPF will provide decision making as outlined in the manual of business procedures which outlines guidelines and policies used to govern MSU operations. The unit's experienced team of 1,000 professionals keep MSU running 24/7/365 by supporting the infrastructure needs of the university and providing expert analysis for university objectives. In addition to the IPF's internal resources, MSU has retained supplemental services for this unique project in Detroit by engaging several highly skilled consultants and professional service providers.

Henry Ford Health is the largest healthcare provider in Detroit and as such has developed and operated many facilities. Henry Ford Health's internal Finance, Facility Development, and Planning departments are fully engaged in the partnership with Michigan State and are assisting in all development requirements related to the research center. As the lead joint venture business partner with MSU, HFH is fully committed to the leadership of this project to a successful completion and is working hand in hand with MSU to direct this development.

Collectively, this development team has completed several billion dollars' worth of projects recently and is well prepared to lead the completion of this project.

10.0 ANTICIPATED COMPLETION DATE TIMELINE

The anticipated completion date timeline for Projects in this TBP are provided in the attached Table 15, Anticipated Completion Date Timeline summarized below.

Project Name	Construction Commencement	Project Completion
6175 Third Street (Henry Ford + MSU Research Center)	Third Quarter 2024	Second Quarter 2027
6005 Second Avenue (One Ford Place Adaptive Reuse) (Residential 1)	Second Quarter 2027	Second Quarter 2029
725 Amsterdam Street (Mixed-Use, 154 Apartments and Retail/Commercial) (Residential 2)	Second Quarter 2025	Second Quarter 2027
675 Amsterdam Street (Mixed-Use, 105 Apartments and Retail/Commercial) (Residential 3)	Second Quarter 2027	Second Quarter 2029
6205 Third Street (Parking Garage)	Fourth Quarter 2025	Second Quarter 2027

11.0 ELIGIBLE ACTIVITY TABLE

A summary of Eligible Activities is provided below.

Property Tax and Transformational Brownfield Activities		
MSF Eligible Activities Costs and Schedule		
MSF Eligible Activities	Cost	Completion Season/Year
New Construction		
6175 Third Street (Henry Ford + MSU Research Center) (Research Center)	\$39,580,808	Second Quarter 2027
725 Amsterdam Street (Mixed-Use, 154 Apartments and Retail/Commercial) (Residential 2)	\$39,634,717	Second Quarter 2027
675 Amsterdam Street (Mixed-Use, 105 Apartments and Retail/Commercial) (Residential 3)	\$27,084,984	Second Quarter 2029
6205 Third Street (Parking Garage)	\$16,689,402	Second Quarter 2027
New Construction Sub-Total	\$122,989,911	
Restoration, Alteration, Renovation, or Improvement of Buildings		
6005 Second Avenue (One Ford Place Adaptive Reuse) (Residential 1)	\$108,784,891	Second Quarter 2029
Restoration, Alteration, Renovation, or Improvement of Buildings Sub-Total	\$108,784,891	
MSF Eligible Activities Total Costs	\$231,774,802	

12.0 MISCELLANEOUS

The Developers and their affiliates shall comply with all applicable laws, ordinances, executive orders, or other regulations imposed by the City or any other properly constituted governmental authority with respect to the Property and shall use the Property in accordance with this TBP.

The Developers, at their sole cost and expense, shall be solely responsible for and shall fully comply with all applicable federal, state, and local relocation requirements in implementing this TBP.

The Developers represent and warrant that a Phase I Environmental Site Assessment (“ESA”), and if appropriate, a Phase II ESA, baseline environmental assessment, and due care plan, pursuant to Part 201 of Michigan’s Natural Resources and Environmental Protection Act (MCL 324.20101 *et seq.*), have been prepared for the Property (“Environmental Documents”). Attached as Attachment A are the Governmental Resolutions approving this TBP. Attachment I is a letter from the City of Detroit Planning and Development Department regarding this TBP.

Developers further represent and warrant that the Projects do not and will not include a City of Detroit Land Bank Authority, Wayne County Land Bank Authority or State of Michigan Land Bank financing component.

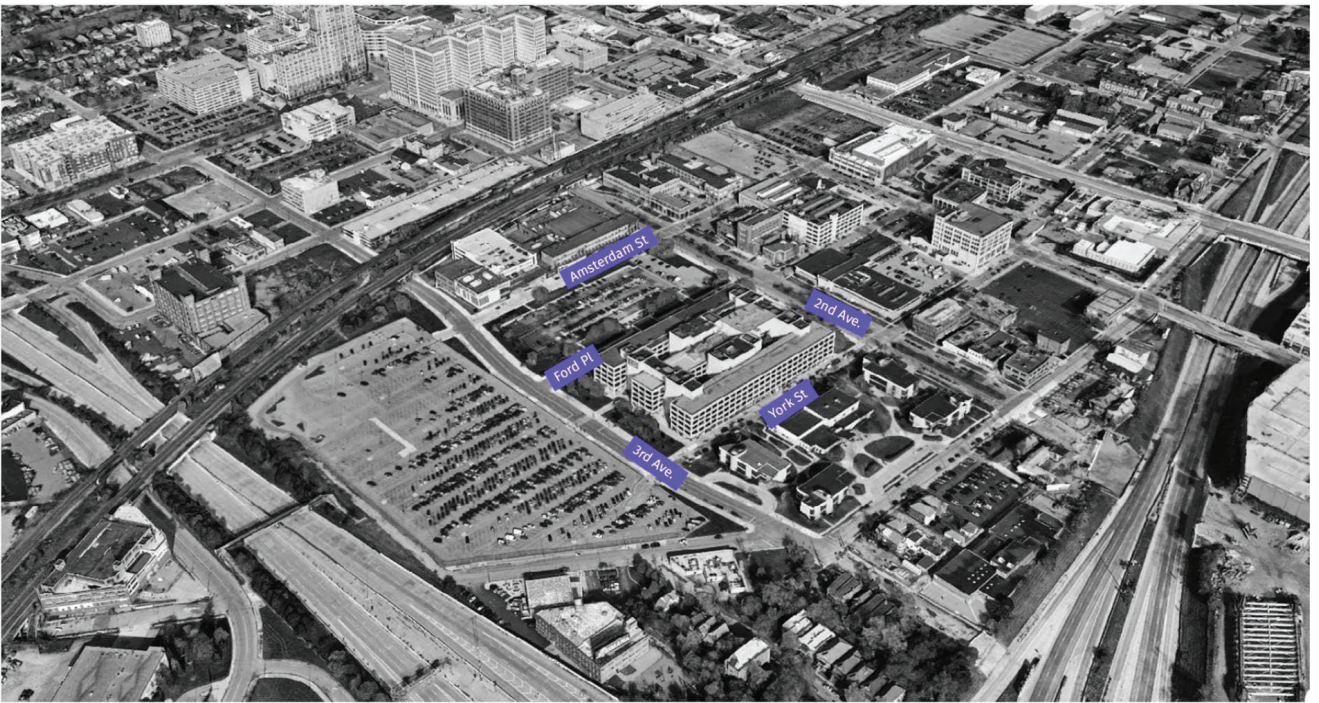
Except as otherwise agreed to by the DBRA, any breach of a representation or warranty contained in this TBP shall render the Plan invalid, subject to the Developers’ reasonable opportunity to cure as described in the Reimbursement Agreement.

FIGURES

FIGURES

Figure 1

Scaled Property Location Map



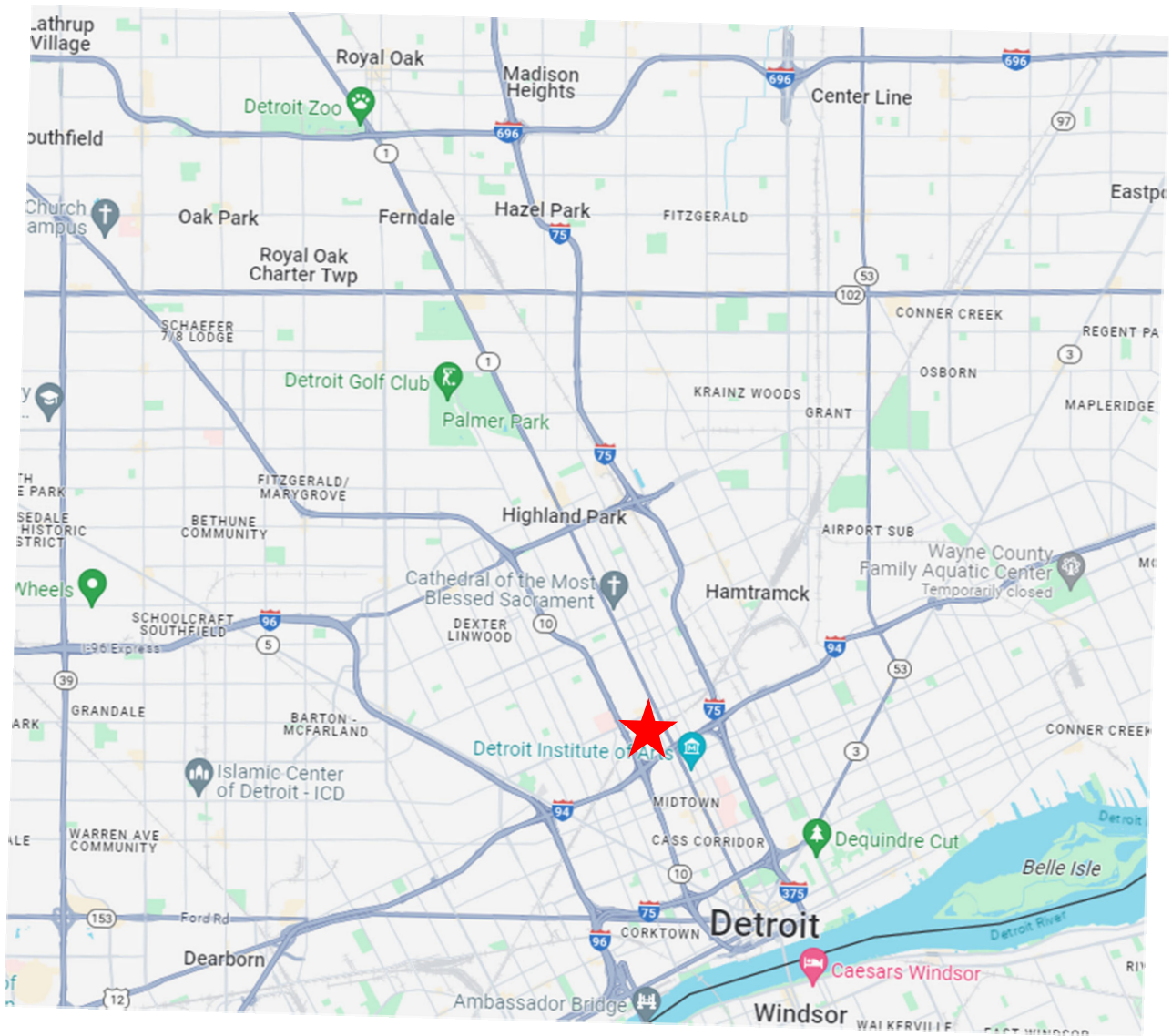


Figure 2

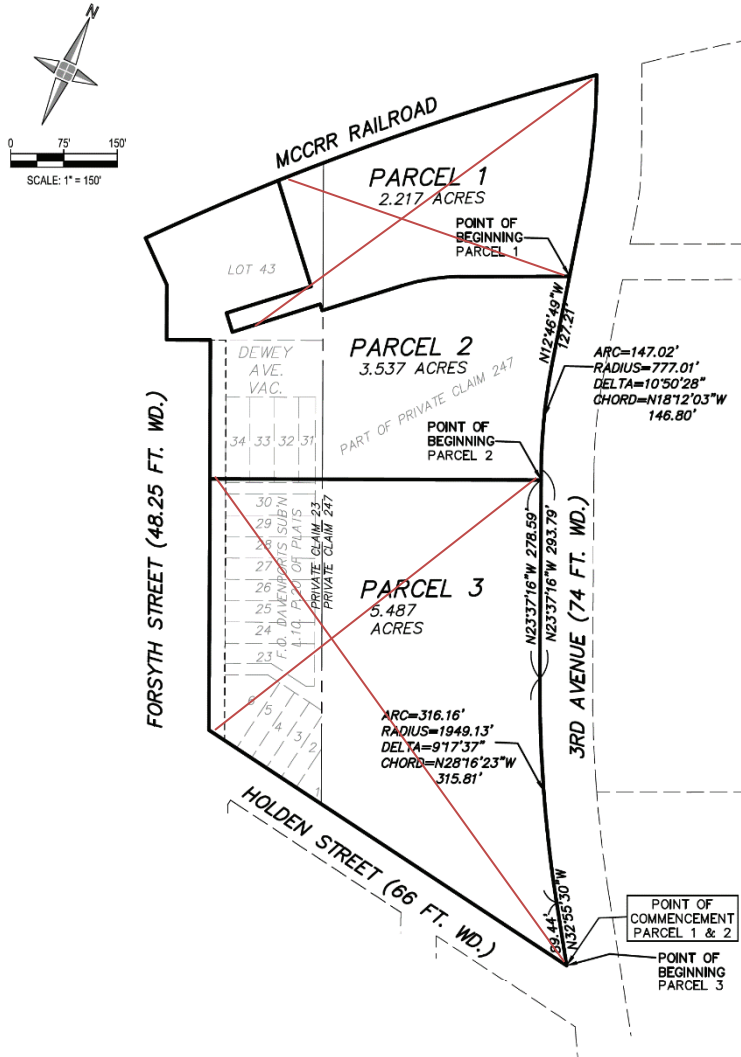
Legal Description and Eligible Property Map(s)

See following Figures 2a-2e

FIGURE 2a

Research Center Project (Research Center) Legal Description and Eligible Property Map (6175 Third Street (anticipated address))

Depicted as "Parcel 2" below³⁵:



Research Center Parcel:

LAND BEING PART OF LOTS 31 THROUGH 34 AND A PART OF LOT 43 OF F.O. DAVENPORT'S SUBDIVISION OF OUTLOTS 28 AND 29 FORSYTH FARM, ACCORDING TO THE PLAT THEREOF AS RECORDED ON NOVEMBER 17, 1886, IN LIBER 10 OF CITY RECORDS, PAGE 20; ALSO, BEING PART OF PRIVATE CLAIM 247 AND INCLUDING ALL OF THE VACATED) AND WESTERLY LINE THIRD AVENUE (74 FEET WIDE); THENCE THE FOLLOWING THREE (3) COURSES BEING ALONG THE WESTERLY LINE OF THIRD AVENUE (AS RELOCATED); (1) N.32°55'30"W., 89.44 FEET; AND (2)

³⁵ Note: Portion of the above parcel depicted as Parcel 3 is not subject to this TBP.

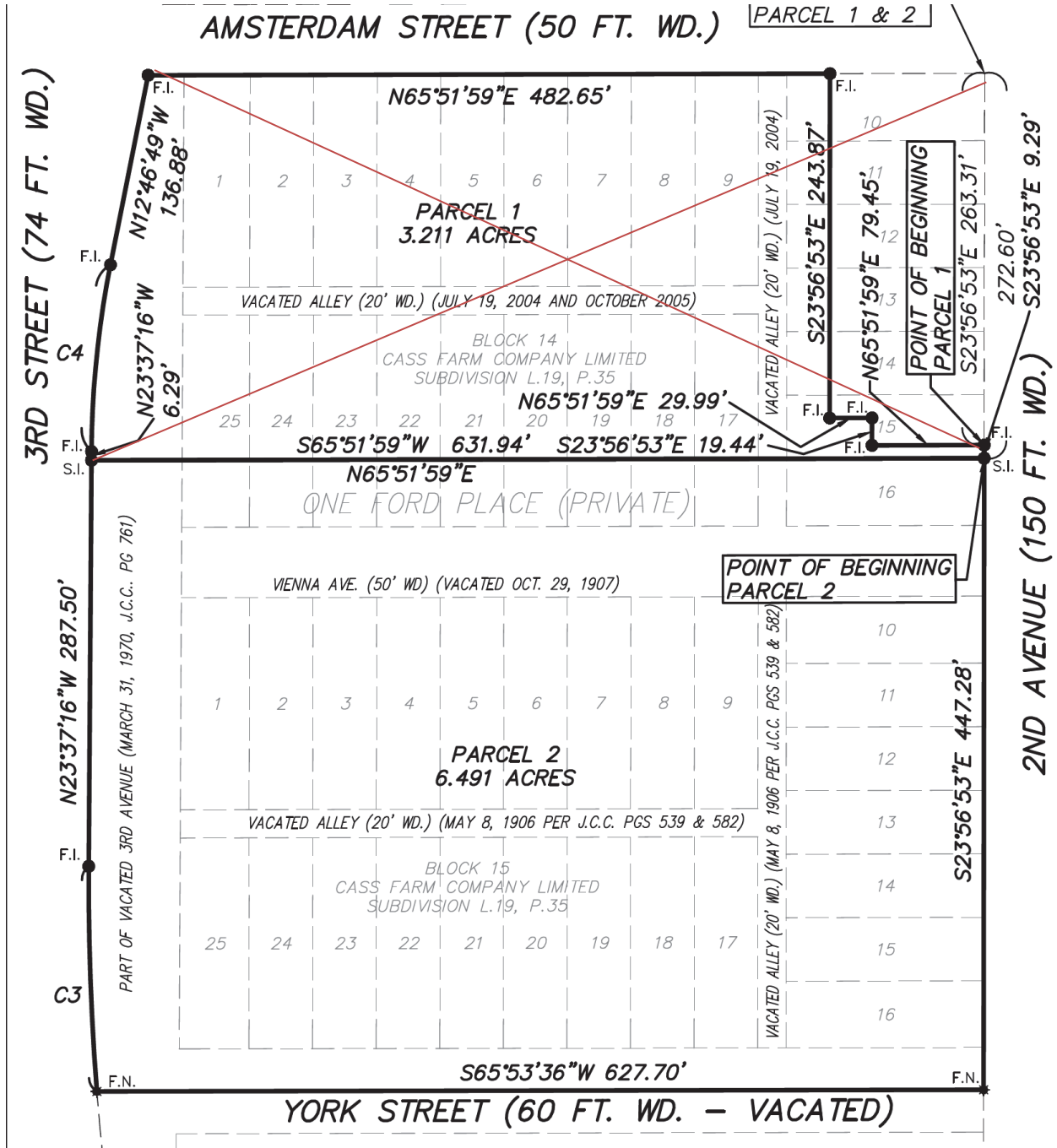
N.23°48'01"W., 77.08 FEET; THENCE N.48°19'45"W., 72.26 FEET TO A POINT ON THE SOUTHERLY LINE OF CONSOLIDATED RAIL CORPORATION RIGHT OF WAY; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT 202.71 FEET, SAID CURVE HAVING A RADIUS OF 3775.00 FEET, A CENTRAL ANGLE OF 03°04'36", AND A LONG CHORD BEARING OF N.42°32'06"E., 202.68 FEET; THENCE S.41°18'00"E., 155.86 FEET; THENCE S.48°41'59"W., 124.42 FEET; THENCE S.41°18'00"E., 28.00 FEET; THENCE N.48°28'41"E., 129.11 FEET; THENCE S.41°31'19"E., 9.21 FEET; THENCE N.48°42'00"E., 117.49 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT 82.63 FEET, SAID CURVE HAVING A RADIUS OF 279.42 FEET, A CENTRAL ANGLE OF 16°56'36", AND A LONG CHORD BEARING OF N.57°12'04"E., 82.33 FEET; THENCE N.65°49'10"E., 153.48 FEET TO A POINT ON THE WESTERLY LINE OF THIRD AVENUE (AS RELOCATED); THENCE S.12°46'49"E., 127.21 FEET; THENCE ALONG A TANGENT CURVE TO THE LEFT 147.02 FEET, SAID CURVE HAVING A RADIUS OF 777.01 FEET, A CENTRAL ANGLE OF 10°50'28", AND A LONG CHORD BEARING OF S.18°12'03"E., 146.80 FEET; THENCE S.23°37'16"E., 15.20 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.537 ACRES.

Tax parcel 04001350 (part of). New tax parcel number expected in 2024 or 2025 after TBP approval.

FIGURE 2b

Residential 1 Legal Description and Eligible Property Map (6005 Second Avenue)

Depicted as "Parcel 2" below:



Residential 1 Parcel:

LOT 16, INCLUSIVE, AND PART OF LOTS 17 THROUGH 25, OF BLOCK 14, LOTS 1 THROUGH 25, INCLUSIVE, OF BLOCK 15, TOGETHER WITH VACATED PUBLIC ALLEYS WITHIN SAID BLOCK, TOGETHER WITH THAT PART OF VACATED VIENNA STREET (50 FEET WIDE) LYING BETWEEN SECOND BOULEVARD AND THIRD AVENUE, AND TOGETHER WITH THE NORTH 1/2 OF VACATED YORK STREET (60 FEET WIDE) ADJACENT TO SAID LOTS, LYING BETWEEN SECOND BOULEVARD AND THIRD AVENUE, OF CASS FARM COMPANY LIMITED SUBDIVISION OF BLOCKS 111, 112, 113, 114, 115, 116, 118 AND 119 AND PART OF BLOCK 117 CASS FARM, AS RECORDED IN LIBER 19, PAGE 35 OF PLATS, WAYNE COUNTY RECORDS, AND ALSO THAT PORTION OF THIRD AVENUE AS FORMERLY LOCATED, LYING BETWEEN THE WESTERLY BOUNDARY OF SAID PROPERTY AS ABOVE DESCRIBED AND THE EASTERLY BOUNDARY OF THIRD AVENUE AS PRESENTLY LOCATED, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF AMSTERDAM STREET (50 FEET WIDE) AND THE WEST LINE OF SECOND AVENUE (150 FEET WIDE), SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 10, BLOCK 14; THENCE ALONG SAID WEST LINE OF SECOND AVENUE, S23°56'53"E, 272.60 FEET TO THE POINT OF BEGINNING, POINT ALSO BEING THE NORTHEAST CORNER OF LOT 16, OF BLOCK 14, OF SAID CASS FARM LIMITED SUBDIVISION; THENCE CONTINUING ALONG SAID WEST LINE S23°56'53"E., 447.28 FEET TO THE INTERSECTION OF THE CENTERLINE OF YORK STREET (60 FEET WIDE) AND THE WEST LINE OF SECOND AVENUE; THENCE ALONG SAID CENTERLINE S65°53'36"W, 627.70 FEET TO A POINT ON THE EAST LINE OF THIRD STREET (74 FEET WIDE); THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1873.00 FEET, ARC LENGTH OF 159.63 FEET, AND A CHORD BEARING N26°03'35"W, 159.58 FEET; THENCE N23°37'16"W., 287.50 FEET; THENCE N65°51'59"E, 631.94 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.491 ACRES.

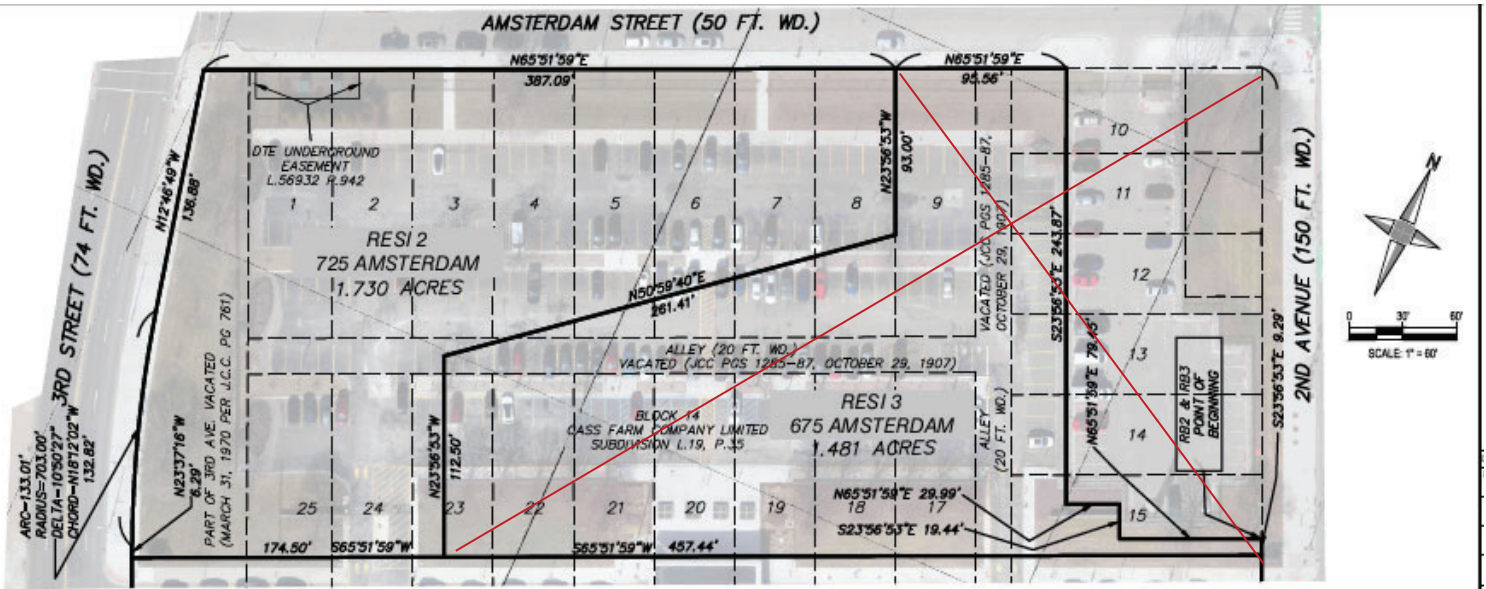
Tax parcel 04003440.003 (part of).

FIGURE 2c

**Residential 2 Legal Description and Eligible Property Map
(725 Amsterdam (anticipated address))**

(Tentative survey and legal description of Residential 2 to be inserted)

Depicted as Parcel "Resi 2" below:



Residential 2 Parcel:

ALL OF LOTS 1 THROUGH 3, PART OF LOTS 4 THROUGH 8 AND 23 THROUGH 25 OF BLOCK 14, OF CASS FARM COMPANY LIMITED SUBDIVISION OF BLOCKS 111, 112, 113, 114, 115, 116, 118 AND 119 AND PART OF BLOCK 117 CASS FARM, AS RECORDED IN LIBER 19, PAGE 35 OF PLATS, WAYNE COUNTY RECORDS TOGETHER WITH VACATED PUBLIC ALLEYS WITHIN SAID BLOCK, AND ALSO THAT PORTION OF THIRD AVENUE AS FORMERLY LOCATED, LYING BETWEEN THE WESTERLY BOUNDARY OF SAID PROPERTY AS ABOVE DESCRIBED AND THE EASTERLY BOUNDARY OF THIRD AVENUE AS PRESENTLY LOCATED, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF AMSTERDAM STREET (50 FEET WIDE) AND THE WEST LINE OF SECOND AVENUE (150 FEET WIDE), SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 10, BLOCK 14; THENCE ALONG SAID WEST LINE OF SECOND AVENUE, S23°56'53"E, 272.60 FEET; THENCE S65°51'59"W, 457.44 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S65°51'59"W, 174.50 FEET TO A POINT ON THE EAST LINE OF THIRD STREET (74 FT. WD.); THENCE ALONG SAID EAST LINE N23°37'16"W, 6.29 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 703.00 FEET, BEARING N18°12'02"W, 132.82 FEET; THENCE

N12°46'49"W, 136.88 FEET TO A POINT ON THE SOUTH LINE OF AMSTERDAM STREET; THENCE ALONG SAID SOUTH LINE N65°51'59"E, 387.09 FEET; THENCE S23°56'53"E, 93.00 FEET; THENCE S50°59'40"W, 261.41 FEET; THENCE S23°56'53"E 112.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.730 ACRES.

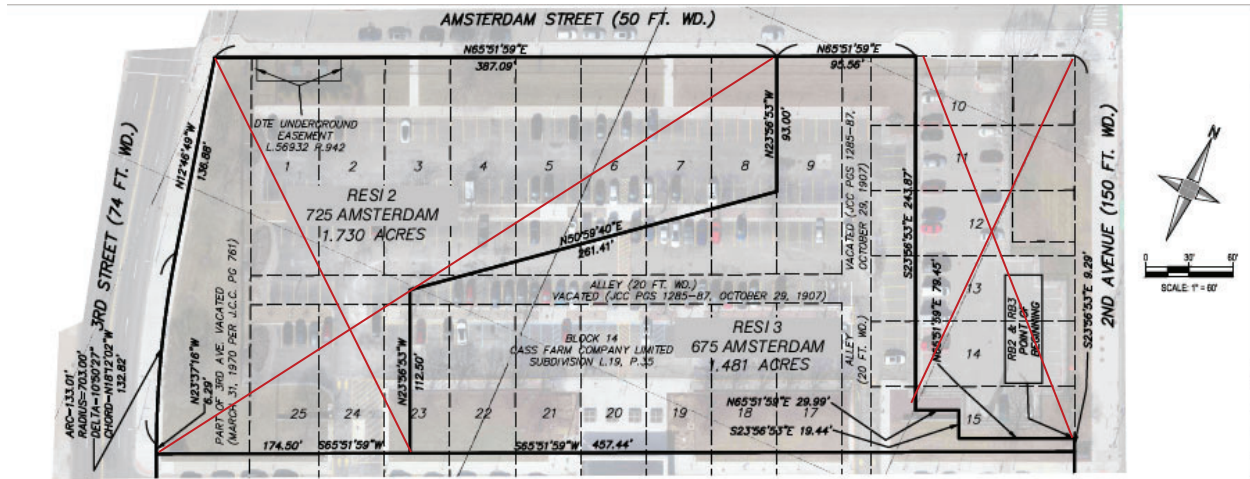
Tax parcel currently 04003440.003 (part of). New tax parcel number for the combined Residential 2 and Residential 3 property is expected prior to TBP approval.

FIGURE 2d

**Residential 3 Legal Description and Eligible Property Map
(675 Amsterdam (anticipated address))**

(Tentative survey and legal description of Residential 3 to be inserted)

Depicted as Parcel "Resi 3" below:



Residential 3 Parcel:

ALL OF LOT 9 AND PART OF LOTS 4 THROUGH 8, LOTS 10 THROUGH 15, AND LOTS 17 THROUGH 23 OF BLOCK 14, OF CASS FARM COMPANY LIMITED SUBDIVISION OF BLOCKS 111, 112, 113, 114, 115, 116, 118 AND 119 AND PART OF BLOCK 117 CASS FARM, AS RECORDED IN LIBER 19, PAGE 35 OF PLATS, WAYNE COUNTY RECORDS TOGETHER WITH VACATED PUBLIC ALLEYS WITHIN SAID BLOCK, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF AMSTERDAM STREET (50 FEET WIDE) AND THE WEST LINE OF SECOND AVENUE (150 FEET WIDE), SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 10, BLOCK 14; THENCE ALONG SAID WEST LINE OF SECOND AVENUE, S23°56'53"E, 263.31 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S23°56'53"E, 9.29 FEET; THENCE S65°51'59"W, 457.44 FEET; THENCE N23°56'53"W, 112.50 FEET; THENCE N50°59'40"E, 261.41 FEET; THENCE N23°56'53"W, 93.00 FEET TO A POINT ON THE SOUTH LINE OF AMSTERDAM STREET; THENCE ALONG SAID SOUTH LINE N65°51'59"E, 95.56 FEET; THENCE S23°56'53"E, 243.87 FEET; THENCE N65°51'59"E, 29.99 FEET; THENCE S23°56'53"E, 19.44 FEET; THENCE N65°51'59"E 79.45 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.481 ACRES.

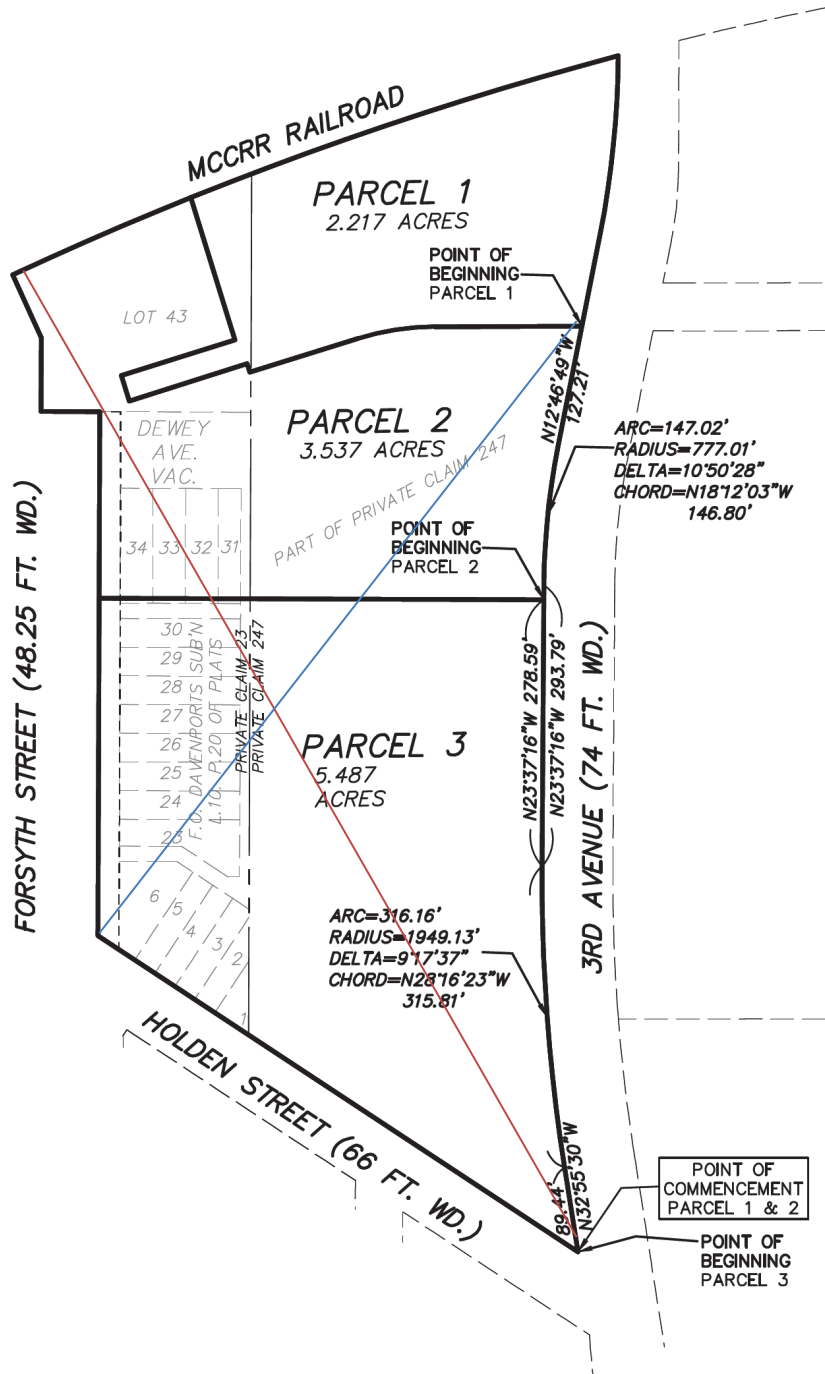
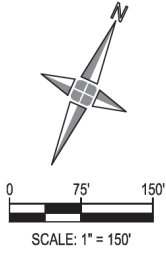
Tax parcel currently 04003440.003 (part of). New tax parcel number for the combined Residential 2 and Residential 3 property is expected prior to TBP approval.

FIGURE 2e

**Parking Garage Legal Description and Eligible Property Map
(6205 Third Street (anticipated address))**

Depicted as "Parcel 1" below³⁶:

³⁶ Note: Portion of the above parcel depicted as Parcel 3 is not subject to this TBP.



Parking Garage Parcel:

A BEING PART OF LOT 43 OF SAID OF F.O. DAVENPORT'S SUBDIVISION OF OUTLOTS 28 AND 29 FORSYTH FARM, ACCORDING TO THE PLAT THEREOF AS RECORDED ON NOVEMBER 17, 1886, IN LIBER 10 OF CITY RECORDS, PAGE 20, AND WITH ALL THAT PORTION OF PRIVATE CLAIM 247 LYING EASTERLY OF THE EASTERLY LINE OF SAID F.O. DAVENPORTS SUBDIVISION OF OUTLOTS 28 AND 23 FORSYTH FARM, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE INTERSECTION OF NORTHERLY LINE OF HOLDEN STREET (66 FEET WIDE) AND WESTERLY LINE OF THIRD AVENUE (74 FEET WIDE); THENCE THE FOLLOWING FIVE (5) COURSES BEING ALONG THE WESTERLY LINE OF THIRD AVENUE (AS RELOCATED); (1) N.32°55'30"W., 89.44 FEET; AND (2) ALONG A TANGENT CURVE TO THE RIGHT 316.16 FEET, SAID CURVE HAVING A RADIUS OF 1949.13 FEET, A CENTRAL ANGLE OF 09°17'37", AND A LONG CHORD BEARING OF N.28°16'23"W., 315.81 FEET; AND (3) N.23°37'16"W., 293.79 FEET; AND (4) ALONG A TANGENT CURVE TO THE RIGHT 147.02 FEET, SAID CURVE HAVING A RADIUS OF 777.01 FEET, A CENTRAL ANGLE OF 10°50'28", AND A LONG CHORD BEARING OF N.18°12'03"W., 146.80 FEET; AND (5) N.12°46'49"W., 127.21 FEET TO THE POINT OF BEGINNING; THENCE S.65°49'10"W., 153.48 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT 82.63 FEET, SAID CURVE HAVING A RADIUS OF 279.42 FEET, A CENTRAL ANGLE OF 16°56'36", AND A LONG CHORD BEARING OF S.57°12'04"W., 82.33 FEET; THENCE S.48°42'00"W., 117.49 FEET; THENCE N.41°31'19"W., 9.21 FEET; THENCE S.48°28'41"W., 129.11 FEET; THENCE N.41°18'00"W., 28.00 FEET; THENCE N.48°41'59"E., 124.42 FEET; THENCE N.41°18'00"W., 155.86 FEET TO A POINT ON THE SOUTHERLY LINE OF THE CONSOLIDATED RAIL CORPORATION RIGHT OF WAY; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT 471.12 FEET, SAID CURVE HAVING A RADIUS OF 3775.00 FEET, A CENTRAL ANGLE OF 07°09'02", AND A LONG CHORD BEARING OF N.47°38'55"E., 470.81 FEET TO A POINT ON THE WESTERLY LINE OF THIRD AVENUE (AS RELOCATED); THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT 187.03 FEET, SAID CURVE HAVING A RADIUS OF 987.98 FEET, A CENTRAL ANGLE OF 10°50'47", AND A LONG CHORD BEARING OF S.18°12'13"E., 186.75 FEET; THENCE S.12°46'49"E., 98.76 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.217 ACRES.

Tax parcel 04001350 (part of). New tax parcel number expected in 2024 or 2025 after TBP approval.

Figure 3

Description of Personal Property that is part of the Eligible Property

All taxable personal property located on any of the Projects will be eligible property under this TBP.

Figure 4

Proposed Environmental Sampling Location Map, if applicable

None.

Figure 5

Known Extent of Vertical and Horizontal Contamination Map, if applicable

Figure 6

Color Site Photographs



Figure 7

Infrastructure Improvements Map(s), if applicable

Not Included.

Figure 8

Site Preparation/Improvements Map(s), if applicable

Map not included; see infrastructure costs table below:

FIGURE 8 - Infrastructure Costs Table

	2025	2026	2027	2028	2029	Total
Road Improvements	\$3,142,475	\$3,195,768	\$8,707,571	\$3,290,243	-	\$18,336,057
Water Main	\$286,048	\$383,180	\$320,802	\$320,802	-	\$1,310,832
Combined Sewer	\$1,182,322	\$900,320	\$3,758,843	\$989,128	-	\$6,830,613
Storm Sewer	\$210,518	\$330,814	-	-	-	\$541,332
Electric	\$448,800	\$382,779	\$1,587,950	\$198,000	-	\$2,617,529
Gas	\$269,280	\$265,650	\$772,500	\$118,800	-	\$1,426,230
Security	\$54,560	\$64,900	\$153,725	\$39,600	-	\$312,785
DPW	-	-	\$2,227,788	-	-	\$2,227,788
PLA	\$2,108,308	\$1,641,785	\$5,236,899	\$3,357,991	-	\$12,344,983
Public Spaces	-	-	\$9,055,173	-	-	\$9,055,173
Total	\$7,702,311	\$7,165,196	\$31,821,250	\$8,314,564	-	\$55,003,321

Figure 9

Redevelopment Project Renderings

6175 Third Street – Research Center



6005 Second Avenue – Residential 1



725 Amsterdam Street – Residential 2



675 Amsterdam Street – Residential 3



6205 Third Street – Parking Garage



Figure 10

Engineering Site Plan(s) or Site Plan(s)

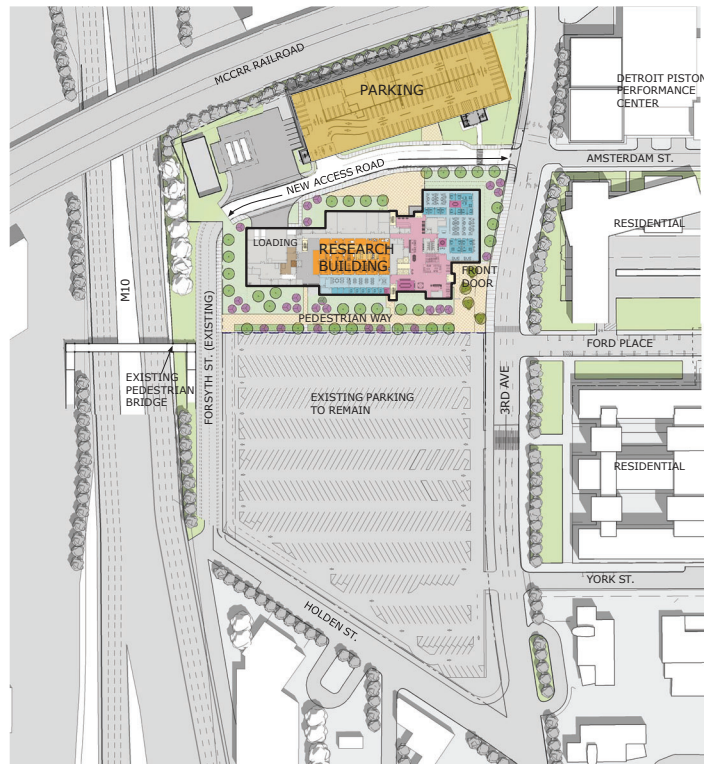
Site Plan

- The site design maintains future flexibility with maximum "Day 1" impact. A parking structure to the north, developed by others, provides a buffer between the sensitive research spaces within the building and potential vibration from the adjacent railroad to the north.

- The primary entry to the Research Building addresses 3rd, while a secondary entry provides access to loading and user parking within the new garage. Loading is located at the west end of the ground level, away from primary pedestrian pathways. Ground level planning includes lobby and administrative office spaces, with access to research spaces at upper levels.

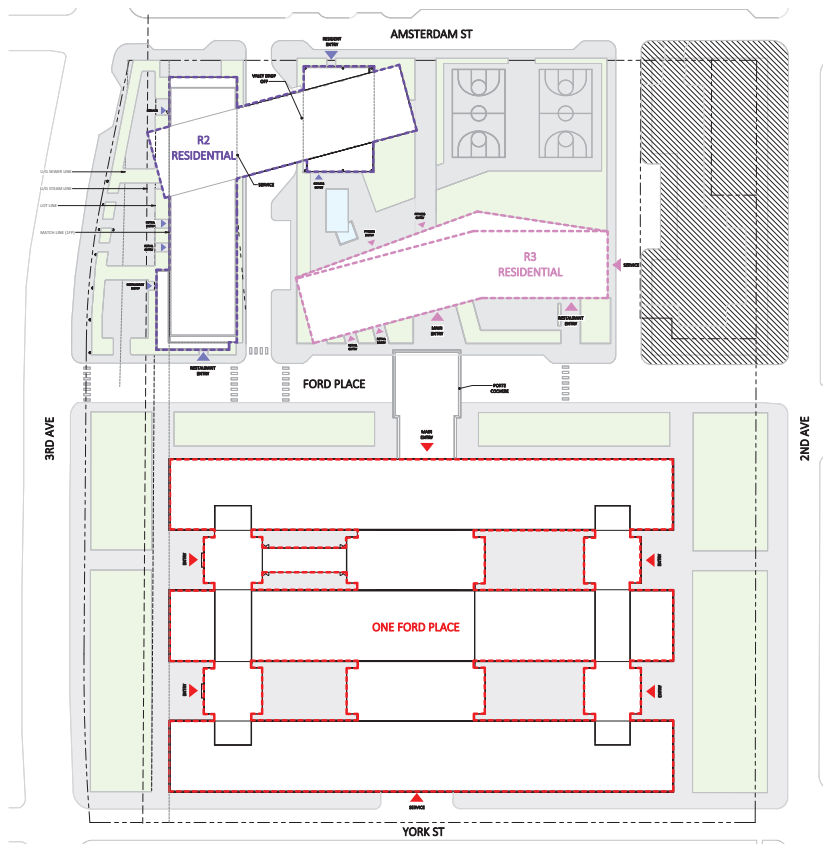
- The space to the south of the research building will be retained as parking.

- The site is also planned with the intention to capture pedestrians that may arrive from HFH main campus via a pedestrian bridge over the Lodge Freeway.



01 PROJECT INTRODUCTION
PROPOSED SITE PLAN

Conceptual Design Presentation | 01-20-23

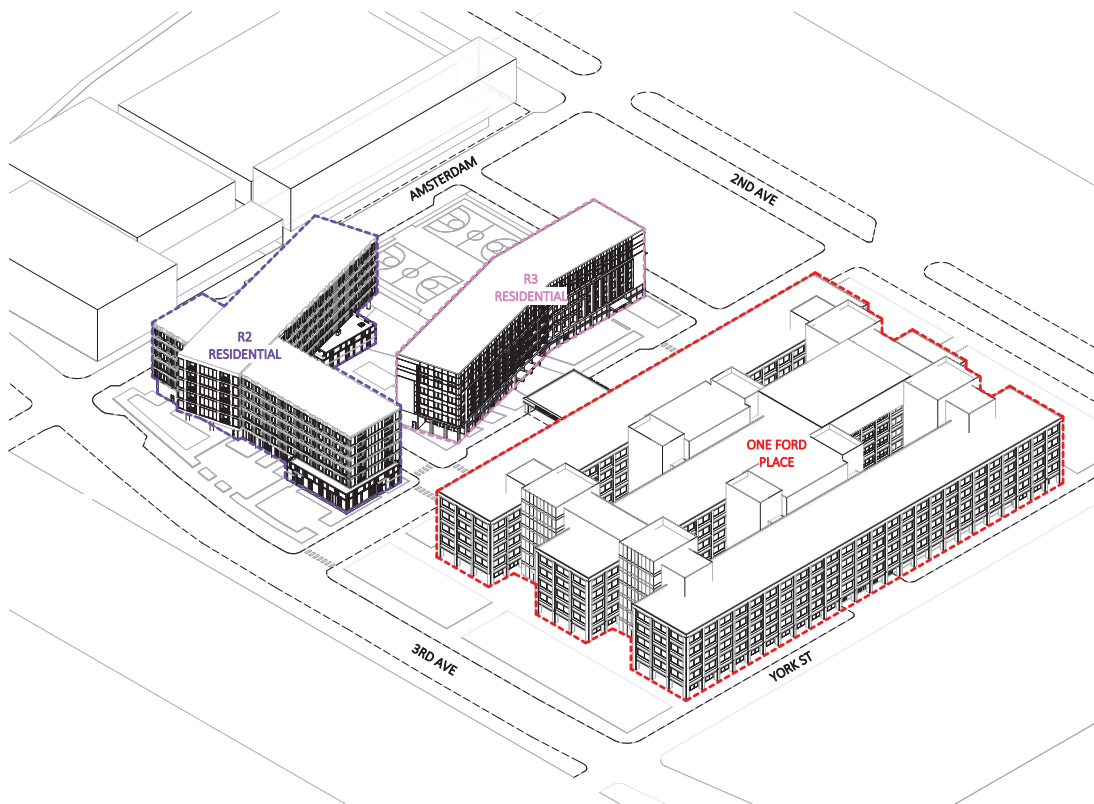


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01 PROJECT INTRODUCTION
PROPOSED SITE PLAN

Conceptual Design Presentation | 01-20-23



TABLES

TABLE 1

TIF Tables (Property Tax Capture/Reimbursement Schedule)

1a Consolidated Income Tax, Withholding Tax; and TIF Tables

Future of Health TBP

Tax Projections

Year	Total Portfolio							Total TBP Benefit
	Constr. Sales/Use Tax Exemption	Constr. PIT Capture	Income Tax Capture	Withholding Tax Capture	Incr. Property Tax Capture - SCHOOL	Incr. Property Tax Capture - LOCAL		
2024	\$ -	\$ 639,682	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 639,682
2025	\$ 787,515	\$ 1,246,847	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,034,362
2026	\$ 1,045,247	\$ 1,495,749	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,540,996
2027	\$ 2,567,187	\$ 1,060,908	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,628,094
2028	\$ 3,073,674	\$ 921,113	\$ 570,290	\$ 1,402,242	\$ 243,181	\$ 55,886	\$ -	\$ 6,266,385
2029	\$ 755,821	\$ 226,503	\$ 587,399	\$ 1,444,310	\$ 673,555	\$ 615,986	\$ -	\$ 4,303,574
2030	\$ -	\$ -	\$ 2,295,495	\$ 1,573,073	\$ 701,422	\$ 623,017	\$ -	\$ 5,193,007
2031	\$ -	\$ -	\$ 2,364,360	\$ 1,620,265	\$ 712,878	\$ 630,188	\$ -	\$ 5,327,691
2032	\$ -	\$ -	\$ 2,435,291	\$ 1,668,873	\$ 724,564	\$ 637,503	\$ -	\$ 5,466,231
2033	\$ -	\$ -	\$ 2,508,350	\$ 1,718,939	\$ 736,483	\$ 644,965	\$ -	\$ 5,608,736
2034	\$ -	\$ -	\$ 2,583,600	\$ 1,770,507	\$ 748,640	\$ 652,576	\$ -	\$ 5,755,323
2035	\$ -	\$ -	\$ 2,661,108	\$ 1,823,622	\$ 761,041	\$ 660,338	\$ -	\$ 5,906,110
2036	\$ -	\$ -	\$ 2,740,941	\$ 1,878,331	\$ 773,689	\$ 668,256	\$ -	\$ 6,061,218
2037	\$ -	\$ -	\$ 2,823,170	\$ 1,934,681	\$ 786,591	\$ 676,333	\$ -	\$ 6,220,774
2038	\$ -	\$ -	\$ 2,907,865	\$ 1,992,721	\$ 799,751	\$ 1,164,976	\$ -	\$ 6,865,312
2039	\$ -	\$ -	\$ 2,995,101	\$ 2,052,503	\$ 813,173	\$ 1,182,986	\$ -	\$ 7,043,763
2040	\$ -	\$ -	\$ 3,084,954	\$ 2,114,078	\$ 826,865	\$ 1,541,578	\$ -	\$ 7,567,474
2041	\$ -	\$ -	\$ 3,177,502	\$ 2,177,500	\$ 840,830	\$ 1,567,120	\$ -	\$ 7,762,953
2042	\$ -	\$ -	\$ 3,272,827	\$ 2,242,825	\$ 882,940	\$ 1,650,469	\$ -	\$ 8,049,061
2043	\$ -	\$ -	\$ 3,371,012	\$ 2,310,110	\$ 1,712,885	\$ 2,968,673	\$ -	\$ 10,362,681
2044	\$ -	\$ -	\$ 3,472,142	\$ 2,379,413	\$ 1,747,143	\$ 3,158,926	\$ -	\$ 10,757,624
2045	\$ -	\$ -	\$ 3,576,307	\$ 2,450,796	\$ 1,782,085	\$ 3,355,600	\$ -	\$ 11,164,789
2046	\$ -	\$ -	\$ 3,683,596	\$ 2,456,155	\$ 1,817,727	\$ 3,558,879	\$ -	\$ 11,516,357
2047	\$ -	\$ -	\$ 3,794,104	\$ 2,529,840	\$ 1,854,082	\$ 3,630,056	\$ -	\$ 11,808,081
2048	\$ -	\$ -	\$ 2,877,920	\$ 145,445	\$ 1,891,163	\$ 3,702,657	\$ -	\$ 8,617,185
2049	\$ -	\$ -	\$ 2,964,257	\$ 149,808	\$ 1,928,987	\$ 3,776,711	\$ -	\$ 8,819,763
2050	\$ -	\$ -	\$ -	\$ -	\$ 1,967,566	\$ 3,852,245	\$ -	\$ 5,819,811
2051	\$ -	\$ -	\$ -	\$ -	\$ 2,006,918	\$ 3,929,290	\$ -	\$ 5,936,207
2052	\$ -	\$ -	\$ -	\$ -	\$ 2,047,056	\$ 4,007,875	\$ -	\$ 6,054,931
2053	\$ -	\$ -	\$ -	\$ -	\$ 2,173,724	\$ 4,088,033	\$ -	\$ 6,261,757
2054	\$ -	\$ -	\$ -	\$ -	\$ 2,448,535	\$ 4,169,794	\$ -	\$ 6,618,329
2055	\$ -	\$ -	\$ -	\$ -	\$ 2,497,506	\$ 4,253,190	\$ -	\$ 6,750,695
2056	\$ -	\$ -	\$ -	\$ -	\$ 2,547,456	\$ 4,338,253	\$ -	\$ 6,885,709
2057	\$ -	\$ -	\$ -	\$ -	\$ 2,598,405	\$ 4,425,018	\$ -	\$ 7,023,424
2058	\$ -	\$ -	\$ -	\$ -	\$ 1,923,369	\$ 3,213,342	\$ -	\$ 5,136,711
TOTAL (35 Yrs)	\$ 8,229,444	\$ 5,590,801	\$ 60,747,590	\$ 39,836,038	\$ 43,970,210	\$ 73,400,719	\$ -	\$ 231,774,802

*Individual projects start tax capture on separate timelines within a 5-year window. No individual project will capture more than 30 years of Property Tax Incremental Financing.

Future of Health TBP

Reimbursement Schedule

Developer Maximum Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	37.5%	\$ 43,970,210	\$ -	\$ 43,970,210
Local	62.5%	\$ -	\$ 73,400,719	\$ 73,400,719
TOTAL	100.0%	\$ 43,970,210	\$ 73,400,719	\$ 117,370,929
EGLE	0.0%	\$ -	\$ -	\$ -
MSF	100.0%	\$ 43,970,210	\$ 73,400,719	\$ 117,370,929

Estimated Total Years of Plan:	35
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Estimated Capture	
Administrative Fees	\$ 5,222,447
State Brownfield Redevelopment Fund	\$ 4,684,399
Local Brownfield Revolving Fund	\$ -

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Total State Incremental Revenue	\$ -	\$ -	\$ -	\$ -	\$ 279,580	\$ 774,372	\$ 806,410	\$ 819,581	\$ 833,015	\$ 846,718	\$ 860,695
State Brownfield Redevelopment Fund (50% of SET)	\$ -	\$ -	\$ -	\$ -	\$ (36,399)	\$ (100,817)	\$ (104,988)	\$ (106,702)	\$ (108,451)	\$ (110,235)	\$ (112,055)
State TIR Available for Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ 243,181	\$ 673,555	\$ 701,422	\$ 712,878	\$ 724,564	\$ 736,483	\$ 748,640
Total Local Incremental Revenue	\$ -	\$ -	\$ -	\$ -	\$ 105,902	\$ 743,486	\$ 753,067	\$ 762,839	\$ 772,807	\$ 782,975	\$ 793,346
DBRA Administrative Fee	\$ -	\$ -	\$ -	\$ -	\$ (50,016)	\$ (127,500)	\$ (130,050)	\$ (132,651)	\$ (135,304)	\$ (138,010)	\$ (140,770)
Local TIR Available for Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ 55,886	\$ 615,986	\$ 623,017	\$ 630,188	\$ 637,503	\$ 644,965	\$ 652,576
Total State & Local TIR Available	\$ -	\$ -	\$ -	\$ -	\$ 299,067	\$ 1,289,541	\$ 1,324,439	\$ 1,343,067	\$ 1,362,067	\$ 1,381,448	\$ 1,401,216

DEVELOPER	Beginning Balance	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
DEVELOPER Reimbursement Balance	\$ 117,370,928.60	\$ 117,370,929	\$ 117,370,929	\$ 117,370,929	\$ 117,370,929	\$ 117,071,862	\$ 115,782,321	\$ 114,457,882	\$ 113,114,816	\$ 111,752,749	\$ 110,371,301	\$ 108,970,085

State Tax Reimbursement	\$ 43,970,210	\$ -	\$ -	\$ -	\$ -	\$ 243,181	\$ 673,555	\$ 701,422	\$ 712,878	\$ 724,564	\$ 736,483	\$ 748,640
Local Tax Reimbursement	\$ 73,400,719	\$ -	\$ -	\$ -	\$ -	\$ 55,886	\$ 615,986	\$ 623,017	\$ 630,188	\$ 637,503	\$ 644,965	\$ 652,576
Total MSF Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 299,067	\$ 1,289,541	\$ 1,324,439	\$ 1,343,067	\$ 1,362,067	\$ 1,381,448	\$ 1,401,216

EGLE Environmental Costs	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
State Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total EGLE Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Local Only Costs	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Local Only Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Total Annual Developer Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 299,067	\$ 1,289,541	\$ 1,324,439	\$ 1,343,067	\$ 1,362,067	\$ 1,381,448	\$ 1,401,216
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LOCAL BROWNFIELD REVOLVING FUND

LBRF Deposits *	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total LBRF Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

* Up to five years of capture for LBRF Deposits after eligible activities are reimbursed. May be taken from EGLE & Local TIR only.

**DBRA Admin Fee is the Lesser of 15% of Total Capture or Local Capture Available Per Project, With A Plan-wide Cap of \$125,000 per Year Escalating at CPI

	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
\$	874,952	\$ 889,494	\$ 904,326	\$ 919,456	\$ 934,888	\$ 950,628	\$ 966,684	\$ 1,015,097	\$ 1,969,266	\$ 2,008,652	\$ 2,048,825	\$ 2,089,801	\$ 2,131,597
\$	(113,911)	\$ (115,804)	\$ (117,736)	\$ (119,705)	\$ (121,714)	\$ (123,764)	\$ (125,854)	\$ (132,157)	\$ (256,382)	\$ (261,509)	\$ (266,739)	\$ (272,074)	\$ (277,516)
\$	761,041	\$ 773,689	\$ 786,591	\$ 799,751	\$ 813,173	\$ 826,865	\$ 840,830	\$ 882,940	\$ 1,712,885	\$ 1,747,143	\$ 1,782,085	\$ 1,817,727	\$ 1,854,082
\$	803,924	\$ 814,714	\$ 825,720	\$ 1,317,350	\$ 1,338,408	\$ 1,700,108	\$ 1,728,821	\$ 1,815,403	\$ 3,136,907	\$ 3,330,524	\$ 3,530,631	\$ 3,737,410	\$ 3,812,158
\$	(143,586)	\$ (146,457)	\$ (149,387)	\$ (152,374)	\$ (155,422)	\$ (158,530)	\$ (161,701)	\$ (164,935)	\$ (168,234)	\$ (171,598)	\$ (175,030)	\$ (178,531)	\$ (182,101)
\$	660,338	\$ 668,256	\$ 676,333	\$ 1,164,976	\$ 1,182,986	\$ 1,541,578	\$ 1,567,120	\$ 1,650,469	\$ 2,968,673	\$ 3,158,926	\$ 3,355,600	\$ 3,558,879	\$ 3,630,056
\$	1,421,379	\$ 1,441,946	\$ 1,462,924	\$ 1,964,726	\$ 1,996,160	\$ 2,368,442	\$ 2,407,950	\$ 2,533,409	\$ 4,681,558	\$ 4,906,068	\$ 5,137,686	\$ 5,376,606	\$ 5,484,138

\$	107,548,706	\$ 106,106,760	\$ 104,643,837	\$ 102,679,110	\$ 100,682,950	\$ 98,314,508	\$ 95,906,558	\$ 93,373,149	\$ 88,691,591	\$ 83,785,523	\$ 78,647,837	\$ 73,271,231	\$ 67,787,093
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\$	761,041	\$ 773,689	\$ 786,591	\$ 799,751	\$ 813,173	\$ 826,865	\$ 840,830	\$ 882,940	\$ 1,712,885	\$ 1,747,143	\$ 1,782,085	\$ 1,817,727	\$ 1,854,082
\$	660,338	\$ 668,256	\$ 676,333	\$ 1,164,976	\$ 1,182,986	\$ 1,541,578	\$ 1,567,120	\$ 1,650,469	\$ 2,968,673	\$ 3,158,926	\$ 3,355,600	\$ 3,558,879	\$ 3,630,056
\$	1,421,379	\$ 1,441,946	\$ 1,462,924	\$ 1,964,726	\$ 1,996,160	\$ 2,368,442	\$ 2,407,950	\$ 2,533,409	\$ 4,681,558	\$ 4,906,068	\$ 5,137,686	\$ 5,376,606	\$ 5,484,138

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\$	1,421,379	\$ 1,441,946	\$ 1,462,924	\$ 1,964,726	\$ 1,996,160	\$ 2,368,442	\$ 2,407,950	\$ 2,533,409	\$ 4,681,558	\$ 4,906,068	\$ 5,137,686	\$ 5,376,606	\$ 5,484,138
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* Up to five years of capture for LBRF Deposits after eligible activities are reimbursed. May be taken from EGLE & Local TIR only.

**DBRA Admin Fee is the Lesser of 15% of Total Capture or Local Capture Available Per Project, With A Plan-wide Cap of \$125,000 per Year Escalating at CPI

2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	TOTAL
\$ 2,174,229	\$ 2,217,714	\$ 2,262,068	\$ 2,307,309	\$ 2,353,456	\$ 2,400,525	\$ 2,448,535	\$ 2,497,506	\$ 2,547,456	\$ 2,598,405	\$ 1,923,369	\$ 48,654,609
\$ (283,066)	\$ (288,727)	\$ (294,502)	\$ (300,392)	\$ (306,400)	\$ (226,801)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (4,684,399)
\$ 1,891,163	\$ 1,928,987	\$ 1,967,566	\$ 2,006,918	\$ 2,047,056	\$ 2,173,724	\$ 2,448,535	\$ 2,497,506	\$ 2,547,456	\$ 2,598,405	\$ 1,923,369	\$ 43,970,210
\$ 3,888,401	\$ 3,966,169	\$ 4,045,492	\$ 4,126,402	\$ 4,208,930	\$ 4,293,109	\$ 4,378,971	\$ 4,466,550	\$ 4,555,881	\$ 4,646,999	\$ 3,439,762	\$ 78,623,165
\$ (185,743)	\$ (189,458)	\$ (193,247)	\$ (197,112)	\$ (201,055)	\$ (205,076)	\$ (209,177)	\$ (213,361)	\$ (217,628)	\$ (221,981)	\$ (226,420)	\$ (5,222,447)
\$ 3,702,657	\$ 3,776,711	\$ 3,852,245	\$ 3,929,290	\$ 4,007,875	\$ 4,088,033	\$ 4,169,794	\$ 4,253,190	\$ 4,338,253	\$ 4,425,018	\$ 3,213,342	\$ 73,400,719
\$ 5,593,821	\$ 5,705,697	\$ 5,819,811	\$ 5,936,207	\$ 6,054,931	\$ 6,261,757	\$ 6,618,329	\$ 6,750,695	\$ 6,885,709	\$ 7,023,424	\$ 5,136,711	\$ 117,370,929
\$ 62,193,273	\$ 56,487,576	\$ 50,667,764	\$ 44,731,557	\$ 38,676,626	\$ 32,414,869	\$ 25,796,540	\$ 19,045,844	\$ 12,160,135	\$ 12,022,421	\$ 7,023,424	
\$ 1,891,163	\$ 1,928,987	\$ 1,967,566	\$ 2,006,918	\$ 2,047,056	\$ 2,173,724	\$ 2,448,535	\$ 2,497,506	\$ 2,547,456	\$ 2,598,405	\$ 1,923,369	\$ 43,970,210
\$ 3,702,657	\$ 3,776,711	\$ 3,852,245	\$ 3,929,290	\$ 4,007,875	\$ 4,088,033	\$ 4,169,794	\$ 4,253,190	\$ 4,338,253	\$ 4,425,018	\$ 3,213,342	\$ 73,400,719
\$ 5,593,821	\$ 5,705,697	\$ 5,819,811	\$ 5,936,207	\$ 6,054,931	\$ 6,261,757	\$ 6,618,329	\$ 6,750,695	\$ 6,885,709	\$ 7,023,424	\$ 5,136,711	
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
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\$ 5,593,821	\$ 5,705,697	\$ 5,819,811	\$ 5,936,207	\$ 6,054,931	\$ 6,261,757	\$ 6,618,329	\$ 6,750,695	\$ 6,885,709	\$ 7,023,424	\$ 5,136,711	\$ 117,370,929
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* Up to five years of capture for LBRF Deposits after eligible activities are reimbursed. May be taken from EGLE & Local TIR only.

**DBRA Admin Fee is the Lesser of 15% of Total Capture or Local Capture Available Per Project, With A Plan-wide Cap of \$125,000 per Year Escalating at CPI

Future of Health TBP

TIF Tables - Total

Plan Year	2.00%							
	1	2	3	4	5	6	7	
Calendar Year	2024	2025	2026	2027	2028	2029	2030	
*Base Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Estimated New TV	\$ -	\$ -	\$ 768,660	\$ 10,433,868	\$ 21,965,880	\$ 60,146,797	\$ 65,935,415	
	\$ -	\$ -	\$ 768,660	\$ 10,433,868	\$ 21,965,880	\$ 60,146,797	\$ 65,935,415	
School Capture								
	Millage Rate							
School Operating	17.0430	\$ -	\$ -	\$ -	\$ -	\$ 206,782	\$ 572,739	\$ 596,434
State Education	6.0000	\$ -	\$ -	\$ -	\$ -	\$ 72,798	\$ 201,633	\$ 209,975
School Total	23.0430	\$ -	\$ -	\$ -	\$ -	\$ 279,580	\$ 774,372	\$ 806,410
Local Capture								
	Millage Rate							
Wayne County Operating - Winter	0.9829	\$ -	\$ -	\$ -	\$ -	\$ 2,526	\$ 17,733	\$ 17,961
Wayne County Parks - Winter	0.2442	\$ -	\$ -	\$ -	\$ -	\$ 628	\$ 4,406	\$ 4,462
Wayne County Jail - Winter	0.9358	\$ -	\$ -	\$ -	\$ -	\$ 2,405	\$ 16,883	\$ 17,101
Wayne County RESA	0.0956	\$ -	\$ -	\$ -	\$ -	\$ 246	\$ 1,725	\$ 1,747
Wayne County RESA SP ED	3.3443	\$ -	\$ -	\$ -	\$ -	\$ 8,594	\$ 60,336	\$ 61,113
Wayne County Special RESA ENH	1.9876	\$ -	\$ -	\$ -	\$ -	\$ 5,108	\$ 35,859	\$ 36,321
General City Operating	19.9520	\$ -	\$ -	\$ -	\$ -	\$ 51,273	\$ 359,960	\$ 364,599
Library	4.6307	\$ -	\$ -	\$ -	\$ -	\$ 11,900	\$ 83,544	\$ 84,620
Wayne County Operating - Summer	5.6099	\$ -	\$ -	\$ -	\$ -	\$ 14,416	\$ 101,210	\$ 102,514
Huron Clinton Metropolitan Authority (HCMA)	0.2070	\$ -	\$ -	\$ -	\$ -	\$ 532	\$ 3,735	\$ 3,783
Wayne County Community College	3.2202	\$ -	\$ -	\$ -	\$ -	\$ 8,275	\$ 58,097	\$ 58,845
Local Total	41.2102	\$ -	\$ -	\$ -	\$ -	\$ 105,902	\$ 743,486	\$ 753,067
Non-Capturable Millages								
	Millage Rate							
School Debt	13.0000	\$ -	\$ -	\$ -	\$ -	\$ 33,408	\$ 234,537	\$ 237,559
Bond Debt	8.0000	\$ -	\$ -	\$ -	\$ -	\$ 20,558	\$ 144,330	\$ 146,190
DIA Tax	0.1986	\$ -	\$ -	\$ -	\$ -	\$ 510	\$ 3,583	\$ 3,629
Zoo Tax	0.0992	\$ -	\$ -	\$ -	\$ -	\$ 255	\$ 1,790	\$ 1,813
Total Non-Capturable Taxes	21.2978	\$ -	\$ -	\$ -	\$ -	\$ 54,731	\$ 384,240	\$ 389,192
		\$ -	\$ -	\$ -	\$ -	\$ 385,482	\$ 1,517,857	\$ 1,559,476

Future of Health TBP

TIF Tables - Total

Plan Year	8	9	10	11	12	13	14	15	16	
Calendar Year	2031	2032	2033	2034	2035	2036	2037	2038	2039	
*Base Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Estimated New TV	\$ 67,125,790	\$ 68,339,972	\$ 69,578,437	\$ 70,841,672	\$ 72,130,172	\$ 73,444,442	\$ 74,784,997	\$ 76,152,363	\$ 77,547,077	
	\$ 67,125,790	\$ 68,339,972	\$ 69,578,437	\$ 70,841,672	\$ 72,130,172	\$ 73,444,442	\$ 74,784,997	\$ 76,152,363	\$ 77,547,077	
School Capture	Millage Rate									
School Operating	17.0430	\$ 606,176	\$ 616,112	\$ 626,247	\$ 636,585	\$ 647,130	\$ 657,885	\$ 668,855	\$ 680,045	\$ 691,459
State Education	6.0000	\$ 213,405	\$ 216,903	\$ 220,471	\$ 224,110	\$ 227,822	\$ 231,609	\$ 235,471	\$ 239,410	\$ 243,429
School Total	23.0430	\$ 819,581	\$ 833,015	\$ 846,718	\$ 860,695	\$ 874,952	\$ 889,494	\$ 904,326	\$ 919,456	\$ 934,888
Local Capture	Millage Rate									
Wayne County Operating - Winter	0.9829	\$ 18,194	\$ 18,432	\$ 18,675	\$ 18,922	\$ 19,174	\$ 19,432	\$ 19,694	\$ 31,420	\$ 31,922
Wayne County Parks - Winter	0.2442	\$ 4,520	\$ 4,579	\$ 4,640	\$ 4,701	\$ 4,764	\$ 4,828	\$ 4,893	\$ 7,806	\$ 7,931
Wayne County Jail - Winter	0.9358	\$ 17,323	\$ 17,549	\$ 17,780	\$ 18,015	\$ 18,255	\$ 18,500	\$ 18,750	\$ 29,914	\$ 30,393
Wayne County RESA	0.0956	\$ 1,770	\$ 1,793	\$ 1,816	\$ 1,840	\$ 1,865	\$ 1,890	\$ 1,916	\$ 3,056	\$ 3,105
Wayne County RESA SP ED	3.3443	\$ 61,906	\$ 62,715	\$ 63,540	\$ 64,382	\$ 65,240	\$ 66,116	\$ 67,009	\$ 106,906	\$ 108,615
Wayne County Special RESA ENH	1.9876	\$ 36,792	\$ 37,273	\$ 37,763	\$ 38,264	\$ 38,774	\$ 39,294	\$ 39,825	\$ 63,537	\$ 64,552
General City Operating	19.9520	\$ 369,330	\$ 374,156	\$ 379,079	\$ 384,100	\$ 389,221	\$ 394,445	\$ 399,774	\$ 637,798	\$ 647,993
Library	4.6307	\$ 85,719	\$ 86,839	\$ 87,981	\$ 89,147	\$ 90,335	\$ 91,548	\$ 92,784	\$ 148,028	\$ 150,394
Wayne County Operating - Summer	5.6099	\$ 103,844	\$ 105,201	\$ 106,586	\$ 107,997	\$ 109,437	\$ 110,906	\$ 112,404	\$ 179,329	\$ 182,196
Huron Clinton Metropolitan Authority (HCMA)	0.2070	\$ 3,832	\$ 3,882	\$ 3,933	\$ 3,985	\$ 4,038	\$ 4,092	\$ 4,148	\$ 6,617	\$ 6,723
Wayne County Community College	3.2202	\$ 59,609	\$ 60,388	\$ 61,182	\$ 61,993	\$ 62,819	\$ 63,662	\$ 64,522	\$ 102,939	\$ 104,584
Local Total	41.2102	\$ 762,839	\$ 772,807	\$ 782,975	\$ 793,346	\$ 803,924	\$ 814,714	\$ 825,720	\$ 1,317,350	\$ 1,338,408
Non-Capturable Millages	Millage Rate									
School Debt	13.0000	\$ 240,642	\$ 243,787	\$ 246,994	\$ 250,266	\$ 253,603	\$ 257,006	\$ 260,478	\$ 415,566	\$ 422,209
Bond Debt	8.0000	\$ 148,087	\$ 150,023	\$ 151,996	\$ 154,010	\$ 156,063	\$ 158,158	\$ 160,294	\$ 255,733	\$ 259,821
DIA Tax	0.1986	\$ 3,676	\$ 3,724	\$ 3,773	\$ 3,823	\$ 3,874	\$ 3,926	\$ 3,979	\$ 6,349	\$ 6,450
Zoo Tax	0.0992	\$ 1,836	\$ 1,860	\$ 1,885	\$ 1,910	\$ 1,935	\$ 1,961	\$ 1,988	\$ 3,171	\$ 3,222
Total Non-Capturable Taxes	21.2978	\$ 394,242	\$ 399,394	\$ 404,648	\$ 410,008	\$ 415,475	\$ 421,051	\$ 426,739	\$ 680,818	\$ 691,701
		\$ 1,582,420	\$ 1,605,822	\$ 1,629,693	\$ 1,654,041	\$ 1,678,876	\$ 1,704,208	\$ 1,730,046	\$ 2,236,806	\$ 2,273,296

Future of Health TBP

TIF Tables - Total

Plan Year	17	18	19	20	21	22	23	24
Calendar Year	2040	2041	2042	2043	2044	2045	2046	2047
*Base Taxable Value \$	-	-	-	-	-	-	-	-
Estimated New TV \$	78,969,684	80,420,744	81,964,520	85,460,504	87,169,714	88,913,108	90,691,370	92,505,198
	\$ 78,969,684	\$ 80,420,744	\$ 81,964,520	\$ 85,460,504	\$ 87,169,714	\$ 88,913,108	\$ 90,691,370	\$ 92,505,198
School Capture	Millage Rate							
School Operating	17.0430	\$ 703,101	\$ 714,976	\$ 750,783	\$ 1,456,503	\$ 1,485,633	\$ 1,515,346	\$ 1,576,566
State Education	6.0000	\$ 247,527	\$ 251,708	\$ 264,314	\$ 512,763	\$ 523,018	\$ 533,479	\$ 555,031
School Total	23.0430	\$ 950,628	\$ 966,684	\$ 1,015,097	\$ 1,969,266	\$ 2,008,652	\$ 2,048,825	\$ 2,131,597
Local Capture	Millage Rate							
Wayne County Operating - Winter	0.9829	\$ 40,549	\$ 41,234	\$ 43,299	\$ 69,746	\$ 75,987	\$ 82,450	\$ 89,141
Wayne County Parks - Winter	0.2442	\$ 10,074	\$ 10,245	\$ 10,758	\$ 20,869	\$ 21,287	\$ 21,713	\$ 22,590
Wayne County Jail - Winter	0.9358	\$ 38,606	\$ 39,258	\$ 41,224	\$ 79,974	\$ 81,573	\$ 83,205	\$ 84,869
Wayne County RESA	0.0956	\$ 3,944	\$ 4,011	\$ 4,211	\$ 8,170	\$ 8,333	\$ 8,500	\$ 8,843
Wayne County RESA SP ED	3.3443	\$ 137,968	\$ 140,298	\$ 147,324	\$ 285,806	\$ 291,522	\$ 297,352	\$ 303,299
Wayne County Special RESA ENH	1.9876	\$ 81,998	\$ 83,382	\$ 87,558	\$ 169,861	\$ 173,259	\$ 176,724	\$ 180,258
General City Operating	19.9520	\$ 823,111	\$ 837,012	\$ 878,931	\$ 1,415,775	\$ 1,542,464	\$ 1,673,654	\$ 1,809,474
Library	4.6307	\$ 191,037	\$ 194,264	\$ 203,993	\$ 395,742	\$ 403,657	\$ 411,730	\$ 419,965
Wayne County Operating - Summer	5.6099	\$ 231,434	\$ 235,343	\$ 247,129	\$ 398,073	\$ 433,694	\$ 470,581	\$ 508,770
Huron Clinton Metropolitan Authority (HCMA)	0.2070	\$ 8,540	\$ 8,684	\$ 9,119	\$ 17,690	\$ 18,044	\$ 18,405	\$ 18,773
Wayne County Community College	3.2202	\$ 132,848	\$ 135,092	\$ 141,857	\$ 275,200	\$ 280,704	\$ 286,318	\$ 292,044
Local Total	41.2102	\$ 1,700,108	\$ 1,728,821	\$ 1,815,403	\$ 3,136,907	\$ 3,330,524	\$ 3,530,631	\$ 3,737,410
Non-Capturable Millages	Millage Rate							
School Debt	13.0000	\$ 536,309	\$ 545,367	\$ 572,680	\$ 1,110,987	\$ 1,133,206	\$ 1,155,870	\$ 1,178,988
Bond Debt	8.0000	\$ 330,036	\$ 335,610	\$ 352,418	\$ 683,684	\$ 697,358	\$ 711,305	\$ 725,531
DIA Tax	0.1986	\$ 8,193	\$ 8,332	\$ 8,749	\$ 16,972	\$ 17,312	\$ 17,658	\$ 18,011
Zoo Tax	0.0992	\$ 4,092	\$ 4,162	\$ 4,370	\$ 8,478	\$ 8,647	\$ 8,820	\$ 8,997
Total Non-Capturable Taxes	21.2978	\$ 878,631	\$ 893,470	\$ 938,217	\$ 1,820,121	\$ 1,856,523	\$ 1,893,654	\$ 1,970,157
		\$ 2,650,736	\$ 2,695,505	\$ 2,830,500	\$ 5,106,173	\$ 5,339,176	\$ 5,579,455	\$ 5,827,211
					\$ 5,339,176	\$ 5,579,455	\$ 5,827,211	\$ 5,943,755

Future of Health TBP

TIF Tables - Total

Plan Year	25	26	27	28	29	30	31	32	
Calendar Year	2048	2049	2050	2051	2052	2053	2054	2055	
*Base Taxable Value \$	-	-	-	-	-	-	-	-	
Estimated New TV \$	94,355,302	96,242,408	98,167,256	100,130,601	102,133,213	104,175,877	106,259,395	108,384,583	
	\$ 94,355,302	\$ 96,242,408	\$ 98,167,256	\$ 100,130,601	\$ 102,133,213	\$ 104,175,877	\$ 106,259,395	\$ 108,384,583	
School Capture									
	Millage Rate								
School Operating	17.0430	\$ 1,608,097	\$ 1,640,259	\$ 1,673,065	\$ 1,706,526	\$ 1,740,656	\$ 1,775,469	\$ 1,810,979	\$ 1,847,198
State Education	6.0000	\$ 566,132	\$ 577,454	\$ 589,004	\$ 600,784	\$ 612,799	\$ 625,055	\$ 637,556	\$ 650,307
School Total	23.0430	\$ 2,174,229	\$ 2,217,714	\$ 2,262,068	\$ 2,307,309	\$ 2,353,456	\$ 2,400,525	\$ 2,448,535	\$ 2,497,506
Local Capture									
	Millage Rate								
Wayne County Operating - Winter	0.9829	\$ 92,742	\$ 94,597	\$ 96,489	\$ 98,418	\$ 100,387	\$ 102,394	\$ 104,442	\$ 106,531
Wayne County Parks - Winter	0.2442	\$ 23,042	\$ 23,502	\$ 23,972	\$ 24,452	\$ 24,941	\$ 25,440	\$ 25,949	\$ 26,468
Wayne County Jail - Winter	0.9358	\$ 88,298	\$ 90,064	\$ 91,865	\$ 93,702	\$ 95,576	\$ 97,488	\$ 99,438	\$ 101,426
Wayne County RESA	0.0956	\$ 9,020	\$ 9,201	\$ 9,385	\$ 9,572	\$ 9,764	\$ 9,959	\$ 10,158	\$ 10,362
Wayne County RESA SP ED	3.3443	\$ 315,552	\$ 321,863	\$ 328,301	\$ 334,867	\$ 341,564	\$ 348,395	\$ 355,363	\$ 362,471
Wayne County Special RESA ENH	1.9876	\$ 187,541	\$ 191,291	\$ 195,117	\$ 199,020	\$ 203,000	\$ 207,060	\$ 211,201	\$ 215,425
General City Operating	19.9520	\$ 1,882,577	\$ 1,920,229	\$ 1,958,633	\$ 1,997,806	\$ 2,037,762	\$ 2,078,517	\$ 2,120,087	\$ 2,162,489
Library	4.6307	\$ 436,931	\$ 445,670	\$ 454,583	\$ 463,675	\$ 472,948	\$ 482,407	\$ 492,055	\$ 501,896
Wayne County Operating - Summer	5.6099	\$ 529,324	\$ 539,910	\$ 550,708	\$ 561,723	\$ 572,957	\$ 584,416	\$ 596,105	\$ 608,027
Huron Clinton Metropolitan Authority (HCMA)	0.2070	\$ 19,532	\$ 19,922	\$ 20,321	\$ 20,727	\$ 21,142	\$ 21,564	\$ 21,996	\$ 22,436
Wayne County Community College	3.2202	\$ 303,843	\$ 309,920	\$ 316,118	\$ 322,441	\$ 328,889	\$ 335,467	\$ 342,177	\$ 349,020
Local Total	41.2102	\$ 3,888,401	\$ 3,966,169	\$ 4,045,492	\$ 4,126,402	\$ 4,208,930	\$ 4,293,109	\$ 4,378,971	\$ 4,466,550
Non-Capturable Millages									
	Millage Rate								
School Debt	13.0000	\$ 1,226,619	\$ 1,251,151	\$ 1,276,174	\$ 1,301,698	\$ 1,327,732	\$ 1,354,286	\$ 1,381,372	\$ 1,409,000
Bond Debt	8.0000	\$ 754,842	\$ 769,939	\$ 785,338	\$ 801,045	\$ 817,066	\$ 833,407	\$ 850,075	\$ 867,077
DIA Tax	0.1986	\$ 18,739	\$ 19,114	\$ 19,496	\$ 19,886	\$ 20,284	\$ 20,689	\$ 21,103	\$ 21,525
Zoo Tax	0.0992	\$ 9,360	\$ 9,547	\$ 9,738	\$ 9,933	\$ 10,132	\$ 10,334	\$ 10,541	\$ 10,752
Total Non-Capturable Taxes	21.2978	\$ 2,009,560	\$ 2,049,752	\$ 2,090,747	\$ 2,132,562	\$ 2,175,213	\$ 2,218,717	\$ 2,263,091	\$ 2,308,353
	\$ 6,062,630	\$ 6,183,883	\$ 6,307,560	\$ 6,433,712	\$ 6,562,386	\$ 6,693,633	\$ 6,827,506	\$ 6,964,056	

Future of Health TBP

TIF Tables - Total

Plan Year	33	34	35	TOTAL	
Calendar Year	2056	2057	2058		
*Base Taxable Value	\$ -	\$ -	\$ -	\$ -	
Estimated New TV	\$ 110,552,274	\$ 112,763,320	\$ 115,018,586	\$ 2,643,473,196	
	\$ 110,552,274	\$ 112,763,320	\$ 115,018,586	\$ 2,643,473,196	
School Capture	Millage Rate				
School Operating	17.0430	\$ 1,884,142	\$ 1,921,825	\$ 1,422,557	\$ 35,985,787
State Education	6.0000	\$ 663,314	\$ 676,580	\$ 500,812	\$ 12,668,821
School Total	23.0430	\$ 2,547,456	\$ 2,598,405	\$ 1,923,369	\$ 48,654,609
Local Capture	Millage Rate				
Wayne County Operating - Winter	0.9829	\$ 108,662	\$ 110,835	\$ 82,041	\$ 1,864,952
Wayne County Parks - Winter	0.2442	\$ 26,997	\$ 27,537	\$ 20,383	\$ 470,522
Wayne County Jail - Winter	0.9358	\$ 103,455	\$ 105,524	\$ 78,110	\$ 1,803,089
Wayne County RESA	0.0956	\$ 10,569	\$ 10,780	\$ 7,980	\$ 184,201
Wayne County RESA SP ED	3.3443	\$ 369,720	\$ 377,114	\$ 279,144	\$ 6,443,760
Wayne County Special RESA ENH	1.9876	\$ 219,734	\$ 224,128		\$ 3,663,783
General City Operating	19.9520	\$ 2,205,739	\$ 2,249,854	\$ 1,665,368	\$ 37,856,873
Library	4.6307	\$ 511,934	\$ 522,173	\$ 386,519	\$ 8,922,381
Wayne County Operating - Summer	5.6099	\$ 620,187	\$ 632,591	\$ 468,251	\$ 10,644,210
Huron Clinton Metropolitan Authority (HCMA)	0.2070	\$ 22,884	\$ 23,342	\$ 17,278	\$ 398,845
Wayne County Community College	3.2202	\$ 356,000	\$ 363,120	\$ 268,786	\$ 6,204,646
Local Total	41.2102	\$ 4,555,881	\$ 4,646,999	\$ 3,273,860	\$ 78,457,263
Non-Capturable Millages	Millage Rate				
School Debt	13.0000	\$ 1,437,180	\$ 1,465,923	\$ 1,085,093	\$ 25,048,256
Bond Debt	8.0000	\$ 884,418	\$ 902,107	\$ 667,750	\$ 15,414,311
DIA Tax	0.1986	\$ 21,956	\$ 22,395	\$ -	\$ 366,083
Zoo Tax	0.0992	\$ 10,967	\$ 11,186	\$ 16,577	\$ 199,434
Total Non-Capturable Taxes	21.2978	\$ 2,354,520	\$ 2,401,611	\$ 1,769,420	\$ 41,028,085
		\$ 7,103,337	\$ 7,245,404	\$ 5,363,131	\$ 127,277,774

Table 1b Tax Capture Revenues on a per-Project basis - 6175
Third Street - (Henry Ford + MSU Medical Research Center)

Research Center

Tax Projections

Total Project						
NPV @ 5%	-	2,490,171	-	21,893,246	-	20,501,798
Coverage Ratio	1.50	1.50	1.50	1.50	1.50	1.26
NPV after Coverage	-	1,660,114	-	14,595,497	-	16,255,611
COI @ 3%	-	(49,803)	-	(437,865)	-	(487,668)
D/S Reserv Fund @ 5%	-	(83,006)	-	(729,775)	-	(812,781)
NET BOND PROCEEDS	-	1,527,000	-	13,428,000	-	14,955,000

	Constr. Sales/Use Tax Exemption	Constr. PIT Capture	Income Tax Capture	Withholding Tax Capture	Incr. Property Tax Capture - SCHOOL	Incr. Property Tax Capture - LOCAL	Total
2024	-	639,682	-	-	-	-	639,682
2025	-	952,995	-	-	-	-	952,995
2026	-	952,995	-	-	-	-	952,995
2027	-	234,985	-	-	-	-	234,985
2028	-	-	-	1,374,693	-	-	1,374,693
2029	-	-	-	1,415,934	-	-	1,415,934
2030	-	-	-	1,458,412	-	-	1,458,412
2031	-	-	-	1,502,165	-	-	1,502,165
2032	-	-	-	1,547,230	-	-	1,547,230
2033	-	-	-	1,593,646	-	-	1,593,646
2034	-	-	-	1,641,456	-	-	1,641,456
2035	-	-	-	1,690,699	-	-	1,690,699
2036	-	-	-	1,741,420	-	-	1,741,420
2037	-	-	-	1,793,663	-	-	1,793,663
2038	-	-	-	1,847,473	-	-	1,847,473
2039	-	-	-	1,902,897	-	-	1,902,897
2040	-	-	-	1,959,984	-	-	1,959,984
2041	-	-	-	2,018,784	-	-	2,018,784
2042	-	-	-	2,079,347	-	-	2,079,347
2043	-	-	-	2,141,727	-	-	2,141,727
2044	-	-	-	2,205,979	-	-	2,205,979
2045	-	-	-	2,272,159	-	-	2,272,159
2046	-	-	-	2,272,159	-	-	2,272,159
2047	-	-	-	2,340,323	-	-	2,340,323
2048	-	-	-	-	-	-	-
2049	-	-	-	-	-	-	-
2050	-	-	-	-	-	-	-
2051	-	-	-	-	-	-	-
2052	-	-	-	-	-	-	-
2053	-	-	-	-	-	-	-
2054	-	-	-	-	-	-	-
2055	-	-	-	-	-	-	-
2056	-	-	-	-	-	-	-
2057	-	-	-	-	-	-	-
2058	-	-	-	-	-	-	-
TOTAL PROJECT	-	2,780,656	-	36,800,151	-	-	39,580,808

Research Center

Tax Projections

Office							
Wage Assumptions:		Vacancy Assumptions:					
Office SF -	190,250	Year 1 Absorption Vacancy					10.00%
SF per FTE -	341	Year 2 Absorption Vacancy					10.00%
# of Employees -	558 FTEs	Ongoing Vacancy					10.00%
Avg. Salary -	\$137,800 /employee						
Salary Incr. -	3.00% /year						
State Income Tax -	4.25% Yr 1-20						
% Captured (Inc/Wtihhold) -	39.88% 50% Capture						
% Captured (Constr. PIT) -	91.18% 100% Capture						
Sales/Use Tax -	0.00%						
Sales PSF	\$0						
Property Management Payroll -	\$761,002 /year						
	Constr. Sales/Use Tax Exemption	Constr. PIT Capture	Income Tax Capture	Withholding Tax Capture	Incr. Property Tax Capture - SCHOOL	Incr. Property Tax Capture - LOCAL	Total
2024	-	639,682	-	-	-	-	639,682
2025	-	952,995	-	-	-	-	952,995
2026	-	952,995	-	-	-	-	952,995
2027	-	234,985	-	-	-	-	234,985
2028	-	-	-	1,374,693	-	-	1,374,693
2029	-	-	-	1,415,934	-	-	1,415,934
2030	-	-	-	1,458,412	-	-	1,458,412
2031	-	-	-	1,502,165	-	-	1,502,165
2032	-	-	-	1,547,230	-	-	1,547,230
2033	-	-	-	1,593,646	-	-	1,593,646
2034	-	-	-	1,641,456	-	-	1,641,456
2035	-	-	-	1,690,699	-	-	1,690,699
2036	-	-	-	1,741,420	-	-	1,741,420
2037	-	-	-	1,793,663	-	-	1,793,663
2038	-	-	-	1,847,473	-	-	1,847,473
2039	-	-	-	1,902,897	-	-	1,902,897
2040	-	-	-	1,959,984	-	-	1,959,984
2041	-	-	-	2,018,784	-	-	2,018,784
2042	-	-	-	2,079,347	-	-	2,079,347
2043	-	-	-	2,141,727	-	-	2,141,727
2044	-	-	-	2,205,979	-	-	2,205,979
2045	-	-	-	2,272,159	-	-	2,272,159
2046	-	-	-	2,272,159	-	-	2,272,159
2047	-	-	-	2,340,323	-	-	2,340,323
2048	-	-	-	-	-	-	-
2049	-	-	-	-	-	-	-
2050	-	-	-	-	-	-	-
2051	-	-	-	-	-	-	-
2052	-	-	-	-	-	-	-
2053	-	-	-	-	-	-	-
2054	-	-	-	-	-	-	-
2055	-	-	-	-	-	-	-
2056	-	-	-	-	-	-	-
2057	-	-	-	-	-	-	-
2058	-	-	-	-	-	-	-
Total Office	-	2,780,656	-	36,800,151	-	-	39,580,808

Construction Assumptions:

Marterials (% of Hard Cost)	60.00%
Labor (% of Hard Cost)	27.84%

Start Date	5/1/2024
End Date	3/31/2027

Construction Costs:

Hard Costs	257,744,600
TI Allowance	-
Total Costs	257,744,600
Materials	154,646,760
Labor	71,756,097

	# of Days	Materials	Labor
2024	245	35,576,015	16,507,271
2025	365	53,001,002	24,592,465
2026	365	53,001,002	24,592,465
2027	90	13,068,740	6,063,895
2028	-	-	-
2029	-	-	-
	<u>1,065</u>	<u>154,646,760</u>	<u>71,756,097</u>

Research Center
Reimbursement Schedule

Developer Maximum Reimbursement	Proportionality	School Taxes	Local Taxes	Total
State	0.0%	\$ -	\$ -	\$ -
Local	0.0%	\$ -	\$ -	\$ -
TOTAL	0.0%	\$ -	\$ -	\$ -
EGL	0.0%	\$ -	\$ -	\$ -
MSF	0.0%	\$ -	\$ -	\$ -

Estimated Total Years of Plan:	30
--------------------------------	----

Estimated Capture	
Administrative Fees	\$ -
State Brownfield Redevelopment Fund	\$ -
Local Brownfield Revolving Fund	\$ -

Plan Year	1	2	3	4	5	6	7	8	9	10	11	
	Capture Year	0	0	0	1	2	3	4	5	6	7	8
Abatement Year	0	0	0	0	0	0	0	0	0	0	0	0
	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	
Total State Incremental Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
State Brownfield Redevelopment Fund (50% of SET)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
State TIR Available for Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Local Incremental Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
DBRA Administrative Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Local TIR Available for Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total State & Local TIR Available	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	

DEVELOPER	Beginning Balance
DEVELOPER Reimbursement Balance	\$ -

MSF Non-Environmental Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total MSF Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

EGL Environmental Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Reimbursement											
Local Tax Reimbursement											
Total EGL Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Local Only Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement											
Total Local Only Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Annual Developer Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

LOCAL BROWNFIELD REVOLVING FUND	
LBRF Deposits *	\$ -
State Tax Capture	\$ -
Local Tax Capture	\$ -
Total LBRF Capture	\$ -

* Up to five years of capture for LBRF Deposits after eligible activities are reimbursed. May be taken from EGL & Local TIR only.

Research Center

Reimbursement Schedule

	12	13	14	15	16	17	18	19	20	21	22
	9	10	11	12	13	14	15	16	17	18	19
	0	0	0	0	0	0	0	0	0	0	0
	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
Total State Incremental Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Brownfield Redevelopment Fund (50% of SET)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State TIR Available for Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Local Incremental Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DBRA Administrative Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local TIR Available for Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total State & Local TIR Available	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DEVELOPER											
DEVELOPER Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<hr/>											
MSF Non-Environmental Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total MSF Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
EGL E Environmental Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Reimbursement											
Local Tax Reimbursement											
Total EGL E Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Only Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement											
Total Local Only Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Annual Developer Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
LOCAL BROWNFIELD REVOLVING FUND											
LBRF Deposits *	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total LBRF Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

* Up to five years of capture for LBRF Deposits after

Research Center

Reimbursement Schedule

	23	24	25	26	27	28	29	30	31	32	
	20	21	22	23	24	25	26	27	28	29	
	0	0	0	0	0	0	0	0	0	0	
	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	TOTAL
Total State Incremental Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Brownfield Redevelopment Fund (50% of SET)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State TIR Available for Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Local Incremental Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DBRA Administrative Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local TIR Available for Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total State & Local TIR Available	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DEVELOPER											
DEVELOPER Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<hr/>											
MSF Non-Environmental Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total MSF Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
EGL E Environmental Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Reimbursement											
Local Tax Reimbursement											
Total EGL E Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Only Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement											
Total Local Only Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Annual Developer Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
LOCAL BROWNFIELD REVOLVING FUND											
LBRF Deposits *	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total LBRF Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

* Up to five years of capture for LBRF Deposits after

Research Center

TIF Tables - Total

Estimated Taxable Value (TV) Increase Rate: 2.00%

Plan Year	1	2	3	4	5	6	7	8	9	10	11
	0	0	0	1	2	3	4	5	6	7	8
Capture Year	0	0	0	1	2	3	4	5	6	7	8
Abatement Year	0	0	0	0	0	0	0	0	0	0	0
Calendar Year	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
*Base Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Estimated New TV	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Incremental Difference (New TV - Base TV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
School Capture											
Millage Rate											
School Operating	17.0430	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Education	6.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
School Total	23.0430	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Capture											
Millage Rate											
Wayne County Operating - Winter	0.9829	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County Parks - Winter	0.2442	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County Jail - Winter	0.9358	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County RESA	0.0956	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County RESA SP ED	3.3443	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County Special RESA ENH	1.9876	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General City Operating	19.9520	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Library	4.6307	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County Operating - Summer	5.6099	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Huron Clinton Metropolitan Authority (HCMA)	0.2070	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County Community College	3.2202	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Total	41.2102	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Capturable Millages											
Millage Rate											
School Debt	13.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bond Debt	8.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DIA Tax	0.1986	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Zoo Tax	0.0992	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Non-Capturable Taxes	21.2978	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Total Tax Increment Revenue (TIR) Available for Capture \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -

*Henry Ford + MSU Research Building will be owned by a tax-exempt entity. No property taxes will be paid or captured.

Research Center

TIF Tables - Total

Estimated Taxable Value (TV) Increase Rate: 2.00%

Plan Year	12	13	14	15	16	17	18	19	20	21	22
Capture Year	9	10	11	12	13	14	15	16	17	18	19
Abatement Year	0	0	0	0	0	0	0	0	0	0	0
Calendar Year	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
*Base Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Estimated New TV	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Incremental Difference (New TV - Base TV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
School Capture											
Millage Rate											
School Operating	17.0430	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Education	6.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
School Total	23.0430	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Capture											
Millage Rate											
Wayne County Operating - Winter	0.9829	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County Parks - Winter	0.2442	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County Jail - Winter	0.9358	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County RESA	0.0956	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County RESA SP ED	3.3443	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County Special RESA ENH	1.9876	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General City Operating	19.9520	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Library	4.6307	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County Operating - Summer	5.6099	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Huron Clinton Metropolitan Authority (HCMA)	0.2070	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County Community College	3.2202	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Total	41.2102	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Capturable Millages											
Millage Rate											
School Debt	13.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bond Debt	8.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DIA Tax	0.1986	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Zoo Tax	0.0992	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Non-Capturable Taxes	21.2978	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Tax Increment Revenue (TIR) Available for Capture											
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

*Henry Ford + MSU Research Building will be owned by a tax-exempt entity. No property taxes will be paid or captured.

Research Center

TIF Tables - Total

Estimated Taxable Value (TV) Increase Rate: 2.00%

	Calendar Year	Estimated Taxable Value (TV) Increase Rate: 2.00%										TOTAL
		2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	
Plan Year	23	24	25	26	27	28	29	30	31	32	TOTAL	
Capture Year	20	21	22	23	24	25	26	27	28	29	TOTAL	
Abatement Year	0	0	0	0	0	0	0	0	0	0	TOTAL	
*Base Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Estimated New TV	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Incremental Difference (New TV - Base TV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
School Capture												
	Millage Rate											
School Operating	17.0430	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
State Education	6.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
School Total	23.0430	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Local Capture												
	Millage Rate											
Wayne County Operating - Winter	0.9829	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Wayne County Parks - Winter	0.2442	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Wayne County Jail - Winter	0.9358	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Wayne County RESA	0.0956	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Wayne County RESA SP ED	3.3443	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Wayne County Special RESA ENH	1.9876	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
General City Operating	19.9520	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Library	4.6307	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Wayne County Operating - Summer	5.6099	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Huron Clinton Metropolitan Authority (HCMA)	0.2070	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Wayne County Community College	3.2202	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Local Total	41.2102	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Non-Capturable Millages												
	Millage Rate											
School Debt	13.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Bond Debt	8.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
DIA Tax	0.1986	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Zoo Tax	0.0992	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Non-Capturable Taxes	21.2978	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Tax Increment Revenue (TIR) Available for Capture												
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	

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Research Center

TIF Table - Land Property Tax Detail

Estimated Taxable Value (TV) Increase Rate: **2.00%**

	Plan Year	1	2	3	4	5	6	7	8	9	10	11
		0	0	0	1	2	3	4	5	6	7	8
Abatement Year		0	0	0	0	0	0	0	0	0	0	0
Calendar Year		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
*Base Taxable Value	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Estimated New TV	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Incremental Difference (New TV - Base TV)	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
School Capture	Millage Rate											
School Operating	17.0430	\$	-	\$	-	\$	-	\$	-	\$	-	\$
State Education	6.0000	\$	-	\$	-	\$	-	\$	-	\$	-	\$
School Total	23.0430	\$	-	\$	-	\$	-	\$	-	\$	-	\$
Local Capture	Millage Rate											
Wayne County Operating - Winter	0.9829	\$	-	\$	-	\$	-	\$	-	\$	-	\$
Wayne County Parks - Winter	0.2442	\$	-	\$	-	\$	-	\$	-	\$	-	\$
Wayne County Jail - Winter	0.9358	\$	-	\$	-	\$	-	\$	-	\$	-	\$
Wayne County RESA	0.0956	\$	-	\$	-	\$	-	\$	-	\$	-	\$
Wayne County RESA SP ED	3.3443	\$	-	\$	-	\$	-	\$	-	\$	-	\$
Wayne County Special RESA ENH	1.9876	\$	-	\$	-	\$	-	\$	-	\$	-	\$
General City Operating	19.9520	\$	-	\$	-	\$	-	\$	-	\$	-	\$
Library	4.6307	\$	-	\$	-	\$	-	\$	-	\$	-	\$
Wayne County Operating - Summer	5.6099	\$	-	\$	-	\$	-	\$	-	\$	-	\$
Huron Clinton Metropolitan Authority (HCMA)	0.2070	\$	-	\$	-	\$	-	\$	-	\$	-	\$
Wayne County Community College	3.2202	\$	-	\$	-	\$	-	\$	-	\$	-	\$
Local Total	41.2102	\$	-	\$	-	\$	-	\$	-	\$	-	\$
Non-Capturable Millages	Millage Rate											
School Debt	13.0000	\$	-	\$	-	\$	-	\$	-	\$	-	\$
Bond Debt	8.0000	\$	-	\$	-	\$	-	\$	-	\$	-	\$
DIA Tax	0.1986	\$	-	\$	-	\$	-	\$	-	\$	-	\$
Zoo Tax	0.0992	\$	-	\$	-	\$	-	\$	-	\$	-	\$
Total Non-Capturable Taxes	21.2978	\$	-	\$	-	\$	-	\$	-	\$	-	\$
Total Tax Increment Revenue (TIR) Available for Capture	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-

*Henry Ford + MSU Research Building will be owned by a tax-exempt entity. No property taxes will be paid or captured.

Research Center

TIF Table - Land Property Tax Detail

Estimated Taxable Value (TV) Increase Rate:

2.00%

Plan Year	12	13	14	15	16	17	18	19	20	21	22
Capture Year	9	10	11	12	13	14	15	16	17	18	19
Abatement Year	0	0	0	0	0	0	0	0	0	0	0
Calendar Year	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
*Base Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Estimated New TV	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Incremental Difference (New TV - Base TV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
School Capture											
Millage Rate											
School Operating	17.0430	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Education	6.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
School Total	23.0430	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Capture											
Millage Rate											
Wayne County Operating - Winter	0.9829	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County Parks - Winter	0.2442	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County Jail - Winter	0.9358	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County RESA	0.0956	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County RESA SP ED	3.3443	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County Special RESA ENH	1.9876	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General City Operating	19.9520	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Library	4.6307	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County Operating - Summer	5.6099	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Huron Clinton Metropolitan Authority (HCMA)	0.2070	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County Community College	3.2202	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Total	41.2102	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Capturable Millages											
Millage Rate											
School Debt	13.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bond Debt	8.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DIA Tax	0.1986	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Zoo Tax	0.0992	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Non-Capturable Taxes	21.2978	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Tax Increment Revenue (TIR) Available for Capture											
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

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Research Center

TIF Table - Land Property Tax Detail

Estimated Taxable Value (TV) Increase Rate: 2.00%

Plan Year	23	24	25	26	27	28	29	30	31	32	TOTAL
Capture Year	20	21	22	23	24	25	26	27	28	29	TOTAL
Abatement Year	0	0	0	0	0	0	0	0	0	0	TOTAL
Calendar Year	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	
*Base Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Estimated New TV	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Incremental Difference (New TV - Base TV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
School Capture											
Millage Rate											
School Operating	17.0430	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Education	6.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
School Total	23.0430	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Capture											
Millage Rate											
Wayne County Operating - Winter	0.9829	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County Parks - Winter	0.2442	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County Jail - Winter	0.9358	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County RESA	0.0956	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County RESA SP ED	3.3443	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County Special RESA ENH	1.9876	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General City Operating	19.9520	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Library	4.6307	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County Operating - Summer	5.6099	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Huron Clinton Metropolitan Authority (HCMA)	0.2070	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County Community College	3.2202	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Total	41.2102	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Capturable Millages											
Millage Rate											
School Debt	13.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bond Debt	8.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DIA Tax	0.1986	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Zoo Tax	0.0992	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Non-Capturable Taxes	21.2978	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Tax Increment Revenue (TIR) Available for Capture											
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

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Table 1c Tax Capture Revenues on a per-Project basis - 6005 Second Avenue -
(One Ford Place)
(Residential 1)

Residential 1

Tax Projections

Total Project							
NPV @ 6%	4,266,910	1,278,700	19,090,747	936,455	7,355,270	13,293,096	40,737,806
Coverage Ratio	1.50	1.50	1.50	1.50	1.05	1.05	1.11
NPV after Coverage	2,844,607	852,466	12,727,165	624,303	7,005,019	12,660,092	36,713,651
COI @ 3%	(85,338)	(25,574)	(381,815)	(18,729)	(210,151)	(379,803)	(1,101,410)
D/S Reserv Fund @ 5%	(142,230)	(42,623)	(636,358)	(31,215)	(2,101,506)	(3,798,027)	(1,835,683)
NET BOND PROCEEDS	2,617,000	784,000	11,709,000	574,000	4,693,000	8,482,000	28,859,000

	Constr. Sales/Use Tax Exemption	Constr. PIT Capture	Income Tax Capture	Withholding Tax Capture	Incr. Property Tax Capture - SCHOOL	Incr. Property Tax Capture - LOCAL	Total
2027	1,775,892	532,196	-	-	-	-	2,308,088
2028	2,363,551	708,305	-	-	-	-	3,071,856
2029	581,201	174,173	-	-	187,570	319,525	1,262,469
2030	-	-	1,311,040	64,310	188,750	321,066	1,885,165
2031	-	-	1,350,371	66,239	189,952	322,644	1,929,207
2032	-	-	1,390,882	68,227	191,179	324,260	1,974,548
2033	-	-	1,432,608	70,273	192,431	325,915	2,021,228
2034	-	-	1,475,587	72,382	193,707	327,609	2,069,284
2035	-	-	1,519,854	74,553	195,009	329,343	2,118,759
2036	-	-	1,565,450	76,790	196,337	331,118	2,169,694
2037	-	-	1,612,413	79,093	197,692	332,934	2,222,132
2038	-	-	1,660,786	81,466	199,073	361,968	2,303,293
2039	-	-	1,710,609	83,910	200,482	364,342	2,359,344
2040	-	-	1,761,928	86,428	201,920	376,452	2,426,727
2041	-	-	1,814,785	89,020	203,386	379,067	2,486,259
2042	-	-	1,869,229	91,691	232,747	435,072	2,628,739
2043	-	-	1,925,306	94,442	1,049,688	1,678,212	4,747,648
2044	-	-	1,983,065	97,275	1,070,682	1,839,724	4,990,746
2045	-	-	2,042,557	100,193	1,092,096	2,007,251	5,242,097
2046	-	-	2,103,834	103,199	1,113,938	2,180,949	5,501,919
2047	-	-	2,166,949	106,295	1,136,217	2,224,568	5,634,028
2048	-	-	2,231,957	109,484	1,158,941	2,269,059	5,769,441
2049	-	-	2,298,916	112,768	1,182,120	2,314,440	5,908,244
2050	-	-	-	-	1,205,762	2,360,729	3,566,491
2051	-	-	-	-	1,229,877	2,407,943	3,637,821
2052	-	-	-	-	1,254,475	2,456,102	3,710,577
2053	-	-	-	-	1,279,564	2,505,224	3,784,789
2054	-	-	-	-	1,500,509	2,555,329	4,055,838
2055	-	-	-	-	1,530,519	2,606,435	4,136,955
2056	-	-	-	-	1,561,130	2,658,564	4,219,694
2057	-	-	-	-	1,592,352	2,711,735	4,304,088
2058	-	-	-	-	1,624,199	2,713,523	4,337,722
TOTAL PROJECT	4,720,645	1,414,674	35,228,127	1,728,039	23,352,305	42,341,103	108,784,891

Residential 1

Tax Projections

Soft Retail							
Wage Assumptions:				Vacancy Assumptions:			
Soft Retail SF -	3,412			Year 1 Absorption Vacancy			10.00%
SF per FTE -	288			Year 2 Absorption Vacancy			10.00%
# of Employees -	12	FTEs		Ongoing Vacancy			10.00%
Avg. Salary -	\$39,602	/employee					
Salary Incr. -	3.00%	/year					
State Income Tax -	4.25%	Yr 1-20					
% Captured (Inc/Wtihhold) -	41.98%	50% Capture					
% Captured (Constr. PIT) -	91.18%	100% Capture					
Sales/Use Tax -	6.00%						
Sales PSF	\$ -						
Property Management Payroll -	\$13,648	/year					
	Constr. Sales/Use Tax Exemption	Constr. PIT Capture	Income Tax Capture	Withholding Tax Capture	Incr. Property Tax Capture - SCHOOL	Incr. Property Tax Capture - LOCAL	Total
2027	23,843	7,145	-	-	-	-	30,989
2028	31,733	9,509	-	-	-	-	41,243
2029	7,803	2,338	-	-	1,268	2,161	13,571
2030	-	-	-	9,684	1,276	2,171	13,132
2031	-	-	-	9,975	1,284	2,182	13,441
2032	-	-	-	10,274	1,293	2,193	13,759
2033	-	-	-	10,582	1,301	2,204	14,087
2034	-	-	-	10,900	1,310	2,215	14,425
2035	-	-	-	11,227	1,319	2,227	14,772
2036	-	-	-	11,564	1,328	2,239	15,130
2037	-	-	-	11,911	1,337	2,251	15,498
2038	-	-	-	12,268	1,346	2,448	16,061
2039	-	-	-	12,636	1,356	2,464	16,455
2040	-	-	-	13,015	1,365	2,545	16,926
2041	-	-	-	13,405	1,375	2,563	17,344
2042	-	-	-	13,808	6,958	13,007	33,773
2043	-	-	-	14,222	8,014	12,813	35,050
2044	-	-	-	14,648	7,837	13,467	35,952
2045	-	-	-	15,088	7,677	14,110	36,875
2046	-	-	-	15,541	7,532	14,747	37,820
2047	-	-	-	16,007	7,683	15,042	38,731
2048	-	-	-	16,487	7,836	15,343	39,666
2049	-	-	-	16,982	7,993	15,650	40,624
2050	-	-	-	-	8,153	15,963	24,115
2051	-	-	-	-	8,316	16,282	24,598
2052	-	-	-	-	8,482	16,607	25,090
2053	-	-	-	-	8,652	16,940	25,592
2054	-	-	-	-	10,146	17,278	27,424
2055	-	-	-	-	10,349	17,624	27,973
2056	-	-	-	-	10,556	17,976	28,532
2057	-	-	-	-	10,767	18,336	29,103
2058	-	-	-	-	10,982	18,348	29,330
Total Retail	63,380	18,993	-	260,222	165,093	299,394	807,082

Construction Assumptions:

Materials (% of Hard Cost)	60.00%
Labor (% of Hard Cost)	27.84%

Start Date	4/1/2027
End Date	3/31/2029

Construction Costs:

Hard Costs	1,504,663
TI Allowance	255,900
Total Costs	1,760,563
Materials	1,056,338
Labor	490,141

# of Days	Materials	Labor
2024	-	-
2025	-	-
2026	-	-
2027	275	397,391
2028	366	528,891
2029	90	130,055
	731	1,056,338

Residential 1

Tax Projections

Food & Beverage							
Wage Assumptions:		Vacancy Assumptions:					
Retail SF -	13,648			Year 1 Absorption Vacancy			10.00%
SF per FTE -	183			Year 2 Absorption Vacancy			10.00%
# of Employees -	75	FTEs		Ongoing Vacancy			10.00%
Avg. Salary -	\$24,849	/employee					
Salary Incr. -	3.00%	/year					
State Income Tax -	4.25%	Yr 1-20					
% Captured (Inc/Wtihhold) -	40.47%	50% Capture					
% Captured (Constr. PIT) -	91.18%	100% Capture					
Sales/Use Tax -	6.00%						
Sales PSF	\$ -						
Property Management Payroll -	\$54,592	/year					
	Constr. Sales/Use Tax Exemption	Constr. PIT Capture	Income Tax Capture	Withholding Tax Capture	Incr. Property Tax Capture - SCHOOL	Incr. Property Tax Capture - LOCAL	Total
2027	95,374	28,581	-	-	-	-	123,955
2028	126,934	38,039	-	-	-	-	164,973
2029	31,213	9,354	-	-	5,073	8,642	54,282
2030	-	-	-	36,636	5,105	8,684	50,425
2031	-	-	-	37,735	5,138	8,726	51,599
2032	-	-	-	38,867	5,171	8,770	52,808
2033	-	-	-	40,034	5,205	8,815	54,053
2034	-	-	-	41,235	5,239	8,861	55,334
2035	-	-	-	42,472	5,274	8,908	56,654
2036	-	-	-	43,746	5,310	8,956	58,012
2037	-	-	-	45,058	5,347	9,005	59,410
2038	-	-	-	46,410	5,384	9,790	61,584
2039	-	-	-	47,802	5,422	9,854	63,079
2040	-	-	-	49,236	5,461	10,182	64,879
2041	-	-	-	50,713	5,501	10,253	66,467
2042	-	-	-	52,235	5,542	10,324	68,101
2043	-	-	-	53,802	5,584	10,396	69,782
2044	-	-	-	55,416	5,627	10,468	71,511
2045	-	-	-	57,078	5,671	10,541	73,290
2046	-	-	-	58,791	5,716	10,614	75,111
2047	-	-	-	60,554	5,761	10,687	76,982
2048	-	-	-	62,371	5,807	10,761	78,939
2049	-	-	-	64,242	5,854	10,835	80,931
2050	-	-	-	-	32,612	63,850	96,462
2051	-	-	-	-	33,264	65,127	98,391
2052	-	-	-	-	33,929	66,430	100,359
2053	-	-	-	-	34,608	67,758	102,366
2054	-	-	-	-	40,584	69,113	109,697
2055	-	-	-	-	41,396	70,496	111,891
2056	-	-	-	-	42,223	71,905	114,129
2057	-	-	-	-	43,068	73,344	116,412
2058	-	-	-	-	43,929	73,392	117,321
Total Retail	253,521	75,975	-	984,432	660,372	1,197,574	3,171,874

Construction Assumptions:

Materials (% of Hard Cost)	60.00%
Labor (% of Hard Cost)	27.84%

Start Date	4/1/2027
End Date	3/31/2029

Construction Costs:

Hard Costs	6,018,653
TI Allowance	1,023,600
Total Costs	7,042,253
Materials	4,225,352
Labor	1,960,563

# of Days	Materials	Labor
2024	-	-
2025	-	-
2026	-	-
2027	275	1,589,565
2028	366	2,115,566
2029	90	520,221
	731	4,225,352

737,558
981,623
241,383
1,960,563

Residential 1

Tax Projections

Market-Rate							
Wage Assumptions:		Vacancy Assumptions:					
No. of Units -	322			Year 1 Absorption Vacancy			69.44%
Residential SF -	221,745			Year 2 Absorption Vacancy			10.00%
Avg. Monthly Rent PSF -	\$2.79			Ongoing Vacancy			10.00%
Total Annual Income -	\$36,426,556	All Residents					
Salary Incr. -	3.00%	/year					
State Income Tax -	4.25%	Yr 1-20					
% Captured (Inc/Wtihhold) -	80.10%	50% Capture					
% Captured (Constr. PIT) -	91.18%	100% Capture					
Sales/Use Tax -	6.00%						
Sales PSF	\$ -						
Property Management Payroll -	\$386,400	/year					
	Constr. Sales/Use Tax Exemption	Constr. PIT Capture	Income Tax Capture	Withholding Tax Capture	Incr. Property Tax Capture - SCHOOL	Incr. Property Tax Capture - LOCAL	Total
2027	1,324,345	396,877	-	-	-	-	1,721,222
2028	1,762,582	528,208	-	-	-	-	2,290,790
2029	433,422	129,887	-	-	181,229	308,722	1,053,260
2030	-	-	1,219,534	14,374	182,368	310,211	1,726,487
2031	-	-	1,256,120	14,805	183,530	311,736	1,766,191
2032	-	-	1,293,803	15,249	184,716	313,298	1,807,066
2033	-	-	1,332,617	15,707	185,925	314,896	1,849,145
2034	-	-	1,372,596	16,178	187,158	316,533	1,892,465
2035	-	-	1,413,774	16,663	188,416	318,208	1,937,061
2036	-	-	1,456,187	17,163	189,699	319,923	1,982,972
2037	-	-	1,499,872	17,678	191,008	321,678	2,030,236
2038	-	-	1,544,869	18,208	192,343	349,731	2,105,150
2039	-	-	1,591,215	18,754	193,704	352,024	2,155,698
2040	-	-	1,638,951	19,317	195,093	363,725	2,217,087
2041	-	-	1,688,120	19,897	196,510	366,251	2,270,777
2042	-	-	1,738,763	20,494	197,955	370,035	2,327,246
2043	-	-	1,790,926	21,108	1,009,616	1,614,146	4,435,796
2044	-	-	1,844,654	21,742	1,031,496	1,772,391	4,670,282
2045	-	-	1,899,993	22,394	1,053,710	1,936,699	4,912,796
2046	-	-	1,956,993	23,066	1,076,277	2,107,214	5,163,550
2047	-	-	2,015,703	23,758	1,097,803	2,149,358	5,286,622
2048	-	-	2,076,174	24,470	1,119,759	2,192,346	5,412,749
2049	-	-	2,138,459	25,204	1,142,154	2,236,193	5,542,010
2050	-	-	-	-	1,164,997	2,280,916	3,445,914
2051	-	-	-	-	1,188,297	2,326,535	3,514,832
2052	-	-	-	-	1,212,063	2,373,065	3,585,128
2053	-	-	-	-	1,236,304	2,420,527	3,656,831
2054	-	-	-	-	1,449,779	2,468,937	3,918,716
2055	-	-	-	-	1,478,775	2,518,316	3,997,091
2056	-	-	-	-	1,508,350	2,568,682	4,077,033
2057	-	-	-	-	1,538,517	2,620,056	4,158,573
2058	-	-	-	-	1,569,288	2,621,783	4,191,071
Total Residential	3,520,349	1,054,972	32,769,322	386,228	22,526,840	40,844,135	101,101,847

Construction Assumptions:

Materials (% of Hard Cost)	60.00%
Labor (% of Hard Cost)	27.84%

Construction Costs:

Hard Costs	97,787,462
TI Allowance	-
Total Costs	97,787,462
Materials	58,672,477
Labor	27,224,029

Start Date	4/1/2027
End Date	3/31/2029

# of Days	Materials	Labor
2024	-	-
2025	-	-
2026	-	-
2027	275	22,072,409
2028	366	29,376,370
2029	90	7,223,698
	731	58,672,477
		27,224,029

Residential 1

Tax Projections

Affordable							
Wage Assumptions:			Vacancy Assumptions:				
No. of Units -	81		Year 1 Absorption Vacancy				69.44%
Residential SF -	55,644		Year 2 Absorption Vacancy				10.00%
Avg. Monthly Rent PSF -	\$ 1.25		Ongoing Vacancy				10.00%
Total Annual Income -	\$2,733,220	All Residents					
Salary Incr. -	3.00%	/year					
State Income Tax -	4.25%	Yr 1-20					
% Captured (Inc/Wtihhold) -	80.10%	50% Capture					
% Captured (Constr. PIT) -	91.18%	100% Capture					
Sales/Use Tax -	6.00%						
Sales PSF	\$ -						
Property Management Payroll -	\$97,200	/year					
	Constr. Sales/Use Tax Exemption	Constr. PIT Capture	Income Tax Capture	Withholding Tax Capture	Incr. Property Tax Capture	Incr. Property Tax Capture - LOCAL	Total
2027	332,330	99,592	-	-	-	-	431,923
2028	442,302	132,548	-	-	-	-	574,850
2029	108,763	32,594	-	-	-	-	141,357
2030	-	-	91,506	3,616	-	-	95,122
2031	-	-	94,251	3,724	-	-	97,976
2032	-	-	97,079	3,836	-	-	100,915
2033	-	-	99,991	3,951	-	-	103,942
2034	-	-	102,991	4,070	-	-	107,061
2035	-	-	106,081	4,192	-	-	110,272
2036	-	-	109,263	4,317	-	-	113,581
2037	-	-	112,541	4,447	-	-	116,988
2038	-	-	115,917	4,580	-	-	120,498
2039	-	-	119,395	4,718	-	-	124,112
2040	-	-	122,977	4,859	-	-	127,836
2041	-	-	126,666	5,005	-	-	131,671
2042	-	-	130,466	5,155	-	-	135,621
2043	-	-	134,380	5,310	-	-	139,690
2044	-	-	138,411	5,469	-	-	143,880
2045	-	-	142,564	5,633	-	-	148,197
2046	-	-	146,840	5,802	-	-	152,643
2047	-	-	151,246	5,976	-	-	157,222
2048	-	-	155,783	6,156	-	-	161,939
2049	-	-	160,457	6,340	-	-	166,797
2050	-	-	-	-	-	-	-
2051	-	-	-	-	-	-	-
2052	-	-	-	-	-	-	-
2053	-	-	-	-	-	-	-
2054	-	-	-	-	-	-	-
2055	-	-	-	-	-	-	-
2056	-	-	-	-	-	-	-
2057	-	-	-	-	-	-	-
2058	-	-	-	-	-	-	-
Total Residential	883,395	264,734	2,458,804	97,157	-	-	3,704,090

Construction Assumptions:

Materials (% of Hard Cost)	60.00%
Labor (% of Hard Cost)	27.84%

Construction Costs:

Hard Costs	24,538,742
TI Allowance	-
Total Costs	24,538,742
Materials	14,723,245
Labor	6,831,586

Start Date	4/1/2027
End Date	3/31/2029

# of Days	Materials	Labor
2024	-	-
2025	-	-
2026	-	-
2027	275	5,538,841
2028	366	7,371,693
2029	90	1,812,711
	731	14,723,245
		6,831,586

Residential 1
Reimbursement Schedule

Developer Maximum Reimbursement	Proportionality	School Taxes	Local Taxes	Total
State	35.5%	\$ 23,352,305	\$ -	\$ 23,352,305
Local	64.5%	\$ -	\$ 42,341,103	\$ 42,341,103
TOTAL	100.0%	\$ 23,352,305	\$ 42,341,103	\$ 65,693,408
EGLE	0.0%	\$ -	\$ -	\$ -
MSF	100.0%	\$ 23,352,305	\$ 42,341,103	\$ 65,693,408

Estimated Total Years of Plan:	30
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Estimated Capture	
Administrative Fees	\$ 2,802,857
State Brownfield Redevelopment Fund	\$ 2,326,537
Local Brownfield Revolving Fund	\$ -

	Plan Year	1	2	3	4	5	6	7	8	9	10	11
	Capture Year	0	0	1	2	3	4	5	6	7	8	9
	Abatement Year	0	0	1	2	3	4	5	6	7	8	9
		2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Total State Incremental Revenue	\$	-	\$ -	\$ 215,646	\$ 217,001	\$ 218,384	\$ 219,795	\$ 221,233	\$ 222,701	\$ 224,198	\$ 225,724	\$ 227,282
State Brownfield Redevelopment Fund (50% of SET)	\$	-	\$ -	\$ (28,075)	\$ (28,252)	\$ (28,432)	\$ (28,615)	\$ (28,803)	\$ (28,994)	\$ (29,189)	\$ (29,387)	\$ (29,590)
State TIR Available for Reimbursement	\$	-	\$ -	\$ 187,570	\$ 188,750	\$ 189,952	\$ 191,179	\$ 192,431	\$ 193,707	\$ 195,009	\$ 196,337	\$ 197,692
Total Local Incremental Revenue	\$	-	\$ -	\$ 385,661	\$ 388,086	\$ 390,559	\$ 393,082	\$ 395,655	\$ 398,279	\$ 400,956	\$ 403,686	\$ 406,471
DBRA Administrative Fee	\$	-	\$ -	\$ (66,137)	\$ (67,020)	\$ (67,915)	\$ (68,821)	\$ (69,740)	\$ (70,670)	\$ (71,613)	\$ (72,569)	\$ (73,538)
Local TIR Available for Reimbursement	\$	-	\$ -	\$ 319,525	\$ 321,066	\$ 322,644	\$ 324,260	\$ 325,915	\$ 327,609	\$ 329,343	\$ 331,118	\$ 332,934
Total State & Local TIR Available	\$	-	\$ -	\$ 507,095	\$ 509,816	\$ 512,597	\$ 515,440	\$ 518,346	\$ 521,316	\$ 524,352	\$ 527,454	\$ 530,625

DEVELOPER	Beginning Balance											
DEVELOPER Reimbursement Balance	\$ 65,693,408	\$ 65,693,408	\$ 65,693,408	\$ 65,186,313	\$ 64,676,497	\$ 64,163,900	\$ 63,648,461	\$ 63,130,115	\$ 62,608,799	\$ 62,084,447	\$ 61,556,993	\$ 61,026,368

MSF Non-Environmental Costs	\$ 65,693,408	\$ 65,693,408	\$ 65,693,408	\$ 65,693,408	\$ 65,186,313	\$ 64,676,497	\$ 64,163,900	\$ 63,648,461	\$ 63,130,115	\$ 62,608,799	\$ 62,084,447	\$ 61,556,993
State Tax Reimbursement	\$ 23,352,305	\$ -	\$ -	\$ 187,570	\$ 188,750	\$ 189,952	\$ 191,179	\$ 192,431	\$ 193,707	\$ 195,009	\$ 196,337	\$ 197,692
Local Tax Reimbursement	\$ 42,341,103	\$ -	\$ -	\$ 319,525	\$ 321,066	\$ 322,644	\$ 324,260	\$ 325,915	\$ 327,609	\$ 329,343	\$ 331,118	\$ 332,934
Total MSF Reimbursement Balance	\$ 65,693,408	\$ 65,693,408	\$ 65,186,313	\$ 64,676,497	\$ 64,163,900	\$ 63,648,461	\$ 63,130,115	\$ 62,608,799	\$ 62,084,447	\$ 61,556,993	\$ 61,026,368	

EGLE Environmental Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Reimbursement												
Local Tax Reimbursement												
Total EGLE Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Local Only Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement												
Total Local Only Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Total Annual Developer Reimbursement	\$ -	\$ -	\$ 507,095	\$ 509,816	\$ 512,597	\$ 515,440	\$ 518,346	\$ 521,316	\$ 524,352	\$ 527,454	\$ 530,625
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LOCAL BROWNFIELD REVOLVING FUND

LBRF Deposits *	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total LBRF Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

* Up to five years of capture for LBRF Deposits after eligible activities are reimbursed. May be taken from EGLE & Local TIR only.

Residential 1
Reimbursement Schedule

	12	13	14	15	16	17	18	19	20	21	22
	10	11	12	13	14	15	16	17	18	19	20
	10	11	12	13	14	15	16	17	0	0	0
	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048
Total State Incremental Revenue	\$ 228,870	\$ 230,490	\$ 232,143	\$ 233,829	\$ 267,585	\$ 1,206,804	\$ 1,230,940	\$ 1,255,559	\$ 1,280,670	\$ 1,306,283	\$ 1,332,409
State Brownfield Redevelopment Fund (50% of SET)	\$ (29,797)	\$ (30,008)	\$ (30,223)	\$ (30,442)	\$ (34,837)	\$ (157,115)	\$ (160,258)	\$ (163,463)	\$ (166,732)	\$ (170,067)	\$ (173,468)
State TIR Available for Reimbursement	\$ 199,073	\$ 200,482	\$ 201,920	\$ 203,386	\$ 232,747	\$ 1,049,688	\$ 1,070,682	\$ 1,092,096	\$ 1,113,938	\$ 1,136,217	\$ 1,158,941
Total Local Incremental Revenue	\$ 409,312	\$ 412,210	\$ 415,165	\$ 418,180	\$ 478,549	\$ 1,773,316	\$ 1,939,661	\$ 2,111,950	\$ 2,290,356	\$ 2,336,163	\$ 2,382,886
DBRA Administrative Fee	\$ (47,344)	\$ (47,868)	\$ (38,713)	\$ (39,113)	\$ (43,478)	\$ (95,104)	\$ (99,937)	\$ (104,699)	\$ (109,407)	\$ (111,595)	\$ (113,827)
Local TIR Available for Reimbursement	\$ 361,968	\$ 364,342	\$ 376,452	\$ 379,067	\$ 435,072	\$ 1,678,212	\$ 1,839,724	\$ 2,007,251	\$ 2,180,949	\$ 2,224,568	\$ 2,269,059
Total State & Local TIR Available	\$ 561,041	\$ 564,825	\$ 578,372	\$ 582,453	\$ 667,819	\$ 2,727,901	\$ 2,910,406	\$ 3,099,347	\$ 3,294,886	\$ 3,360,784	\$ 3,428,000

DEVELOPER

DEVELOPER Reimbursement Balance	\$ 60,465,326	\$ 59,900,502	\$ 59,322,129	\$ 58,739,677	\$ 58,071,858	\$ 55,343,957	\$ 52,433,551	\$ 49,334,204	\$ 46,039,318	\$ 42,678,534	\$ 39,250,534
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MSF Non-Environmental Costs	\$ 61,026,368	\$ 60,465,326	\$ 59,900,502	\$ 59,322,129	\$ 58,739,677	\$ 58,071,858	\$ 55,343,957	\$ 52,433,551	\$ 49,334,204	\$ 46,039,318	\$ 42,678,534
State Tax Reimbursement	\$ 199,073	\$ 200,482	\$ 201,920	\$ 203,386	\$ 232,747	\$ 1,049,688	\$ 1,070,682	\$ 1,092,096	\$ 1,113,938	\$ 1,136,217	\$ 1,158,941
Local Tax Reimbursement	\$ 361,968	\$ 364,342	\$ 376,452	\$ 379,067	\$ 435,072	\$ 1,678,212	\$ 1,839,724	\$ 2,007,251	\$ 2,180,949	\$ 2,224,568	\$ 2,269,059
Total MSF Reimbursement Balance	\$ 60,465,326	\$ 59,900,502	\$ 59,322,129	\$ 58,739,677	\$ 58,071,858	\$ 55,343,957	\$ 52,433,551	\$ 49,334,204	\$ 46,039,318	\$ 42,678,534	\$ 39,250,534

EGLE Environmental Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Reimbursement											
Local Tax Reimbursement											
Total EGLE Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Local Only Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement											
Total Local Only Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Total Annual Developer Reimbursement	\$ 561,041	\$ 564,825	\$ 578,372	\$ 582,453	\$ 667,819	\$ 2,727,901	\$ 2,910,406	\$ 3,099,347	\$ 3,294,886	\$ 3,360,784	\$ 3,428,000
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LOCAL BROWNFIELD REVOLVING FUND

LBRF Deposits *	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total LBRF Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

* Up to five years of capture for LBRF Deposits after e

Residential 1
Reimbursement Schedule

	23	24	25	26	27	28	29	30	31	32	
	21	22	23	24	25	26	27	28	29	30	
	0	0	0	0	0	0	0	0	0	0	
	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	TOTAL
Total State Incremental Revenue	\$ 1,359,057	\$ 1,386,238	\$ 1,413,963	\$ 1,442,242	\$ 1,471,087	\$ 1,500,509	\$ 1,530,519	\$ 1,561,130	\$ 1,592,352	\$ 1,624,199	\$ 25,678,842
State Brownfield Redevelopment Fund (50% of SET)	\$ (176,938)	\$ (180,476)	\$ (184,086)	\$ (187,768)	\$ (191,523)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (2,326,537)
State TIR Available for Reimbursement	\$ 1,182,120	\$ 1,205,762	\$ 1,229,877	\$ 1,254,475	\$ 1,279,564	\$ 1,500,509	\$ 1,530,519	\$ 1,561,130	\$ 1,592,352	\$ 1,624,199	\$ 23,352,305
Total Local Incremental Revenue	\$ 2,430,544	\$ 2,479,155	\$ 2,528,738	\$ 2,579,312	\$ 2,630,899	\$ 2,683,517	\$ 2,737,187	\$ 2,791,931	\$ 2,847,769	\$ 2,904,725	\$ 45,143,960
DBRA Administrative Fee	\$ (116,104)	\$ (118,426)	\$ (120,794)	\$ (123,210)	\$ (125,674)	\$ (128,188)	\$ (130,752)	\$ (133,367)	\$ (136,034)	\$ (139,202)	\$ (2,802,857)
Local TIR Available for Reimbursement	\$ 2,314,440	\$ 2,360,729	\$ 2,407,943	\$ 2,456,102	\$ 2,505,224	\$ 2,555,329	\$ 2,606,435	\$ 2,658,564	\$ 2,711,735	\$ 2,713,523	\$ 42,341,103
Total State & Local TIR Available	\$ 3,496,560	\$ 3,566,491	\$ 3,637,821	\$ 3,710,577	\$ 3,784,789	\$ 4,055,838	\$ 4,136,955	\$ 4,219,694	\$ 4,304,088	\$ 4,337,722	\$ 65,693,408
DEVELOPER											
DEVELOPER Reimbursement Balance	\$ 35,753,974	\$ 32,187,483	\$ 28,549,662	\$ 24,839,085	\$ 21,054,296	\$ 16,998,458	\$ 12,861,504	\$ 8,641,810	\$ 4,337,722	\$ -	\$ -
<hr/>											
MSF Non-Environmental Costs	\$ 39,250,534	\$ 35,753,974	\$ 32,187,483	\$ 28,549,662	\$ 24,839,085	\$ 21,054,296	\$ 16,998,458	\$ 12,861,504	\$ 8,641,810	\$ 4,337,722	\$ -
State Tax Reimbursement	\$ 1,182,120	\$ 1,205,762	\$ 1,229,877	\$ 1,254,475	\$ 1,279,564	\$ 1,500,509	\$ 1,530,519	\$ 1,561,130	\$ 1,592,352	\$ 1,624,199	\$ 23,352,305
Local Tax Reimbursement	\$ 2,314,440	\$ 2,360,729	\$ 2,407,943	\$ 2,456,102	\$ 2,505,224	\$ 2,555,329	\$ 2,606,435	\$ 2,658,564	\$ 2,711,735	\$ 2,713,523	\$ 42,341,103
Total MSF Reimbursement Balance	\$ 35,753,974	\$ 32,187,483	\$ 28,549,662	\$ 24,839,085	\$ 21,054,296	\$ 16,998,458	\$ 12,861,504	\$ 8,641,810	\$ 4,337,722	\$ (0)	\$ -
EGLE Environmental Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Reimbursement											
Local Tax Reimbursement											
Total EGLE Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Only Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement											
Total Local Only Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Annual Developer Reimbursement	\$ 3,496,560	\$ 3,566,491	\$ 3,637,821	\$ 3,710,577	\$ 3,784,789	\$ 4,055,838	\$ 4,136,955	\$ 4,219,694	\$ 4,304,088	\$ 4,337,722	\$ 65,693,408
LOCAL BROWNFIELD REVOLVING FUND											
LBRF Deposits *	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total LBRF Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

* Up to five years of capture for LBRF Deposits after e

Residential 1

TIF Tables - Total

Estimated Taxable Value (TV) Increase Rate:		NEZ-R											
Plan Year		1	2	3	4	5	6	7	8	9	10	11	
Capture Year		0	0	1	2	3	4	5	6	7	8	9	
Abatement Year		0	0	1	2	3	4	5	6	7	8	9	
Calendar Year		2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	
*Base Taxable Value	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Estimated New TV	\$	-	\$ 9,174,900	\$ 35,899,684	\$ 40,356,789	\$ 41,035,591	\$ 41,727,969	\$ 42,434,195	\$ 43,154,545	\$ 43,889,302	\$ 44,638,754	\$ 45,403,195	
Incremental Difference (New TV - Base TV)	\$	-	\$ 9,174,900	\$ 35,899,684	\$ 40,356,789	\$ 41,035,591	\$ 41,727,969	\$ 42,434,195	\$ 43,154,545	\$ 43,889,302	\$ 44,638,754	\$ 45,403,195	
School Capture	Millage Rate												
School Operating	17.0430	\$	-	\$ -	\$ 159,495	\$ 160,498	\$ 161,521	\$ 162,564	\$ 163,628	\$ 164,713	\$ 165,820	\$ 166,950	\$ 168,101
State Education	6.0000	\$	-	\$ -	\$ 56,150	\$ 56,503	\$ 56,863	\$ 57,231	\$ 57,605	\$ 57,987	\$ 58,377	\$ 58,775	\$ 59,180
School Total	23.0430	\$	-	\$ -	\$ 215,646	\$ 217,001	\$ 218,384	\$ 219,795	\$ 221,233	\$ 222,701	\$ 224,198	\$ 225,724	\$ 227,282
Local Capture	Millage Rate												
Wayne County Operating - Winter	0.9829	\$	-	\$ -	\$ 9,198	\$ 9,256	\$ 9,315	\$ 9,375	\$ 9,437	\$ 9,499	\$ 9,563	\$ 9,628	\$ 9,695
Wayne County Parks - Winter	0.2442	\$	-	\$ -	\$ 2,285	\$ 2,300	\$ 2,314	\$ 2,329	\$ 2,345	\$ 2,360	\$ 2,376	\$ 2,392	\$ 2,409
Wayne County Jail - Winter	0.9358	\$	-	\$ -	\$ 8,758	\$ 8,813	\$ 8,869	\$ 8,926	\$ 8,985	\$ 9,044	\$ 9,105	\$ 9,167	\$ 9,230
Wayne County RESA	0.0956	\$	-	\$ -	\$ 895	\$ 900	\$ 906	\$ 912	\$ 918	\$ 924	\$ 930	\$ 936	\$ 943
Wayne County RESA SP ED	3.3443	\$	-	\$ -	\$ 31,297	\$ 31,494	\$ 31,695	\$ 31,899	\$ 32,108	\$ 32,321	\$ 32,538	\$ 32,760	\$ 32,986
Wayne County Special RESA ENH	1.9876	\$	-	\$ -	\$ 18,601	\$ 18,718	\$ 18,837	\$ 18,959	\$ 19,083	\$ 19,209	\$ 19,338	\$ 19,470	\$ 19,604
General City Operating	19.9520	\$	-	\$ -	\$ 186,719	\$ 187,893	\$ 189,090	\$ 190,311	\$ 191,557	\$ 192,828	\$ 194,124	\$ 195,446	\$ 196,794
Library	4.6307	\$	-	\$ -	\$ 43,336	\$ 43,608	\$ 43,886	\$ 44,170	\$ 44,459	\$ 44,754	\$ 45,055	\$ 45,361	\$ 45,674
Wayne County Operating - Summer	5.6099	\$	-	\$ -	\$ 52,500	\$ 52,830	\$ 53,166	\$ 53,510	\$ 53,860	\$ 54,217	\$ 54,582	\$ 54,953	\$ 55,333
Huron Clinton Metropolitan Authority (HCMA)	0.2070	\$	-	\$ -	\$ 1,937	\$ 1,949	\$ 1,962	\$ 1,974	\$ 1,987	\$ 2,001	\$ 2,014	\$ 2,028	\$ 2,042
Wayne County Community College	3.2202	\$	-	\$ -	\$ 30,136	\$ 30,325	\$ 30,519	\$ 30,716	\$ 30,917	\$ 31,122	\$ 31,331	\$ 31,544	\$ 31,762
Local Total	41.2102	\$	-	\$ -	\$ 385,661	\$ 388,086	\$ 390,559	\$ 393,082	\$ 395,655	\$ 398,279	\$ 400,956	\$ 403,686	\$ 406,471
Non-Capturable Millages	Millage Rate												
School Debt	13.0000	\$	-	\$ -	\$ 121,659	\$ 122,424	\$ 123,204	\$ 124,000	\$ 124,812	\$ 125,639	\$ 126,484	\$ 127,345	\$ 128,224
Bond Debt	8.0000	\$	-	\$ -	\$ 74,867	\$ 75,338	\$ 75,818	\$ 76,308	\$ 76,807	\$ 77,317	\$ 77,836	\$ 78,366	\$ 78,907
DIA Tax	0.1986	\$	-	\$ -	\$ 1,859	\$ 1,870	\$ 1,882	\$ 1,894	\$ 1,907	\$ 1,919	\$ 1,932	\$ 1,945	\$ 1,959
Zoo Tax	0.0992	\$	-	\$ -	\$ 928	\$ 934	\$ 940	\$ 946	\$ 952	\$ 959	\$ 965	\$ 972	\$ 978
Total Non-Capturable Taxes	21.2978	\$	-	\$ -	\$ 199,313	\$ 200,566	\$ 201,844	\$ 203,148	\$ 204,478	\$ 205,834	\$ 207,218	\$ 208,629	\$ 210,068
Total Tax Increment Revenue (TIR) Available for Capture	\$	-	\$ -	\$ 601,307	\$ 605,087	\$ 608,943	\$ 612,876	\$ 616,888	\$ 620,980	\$ 625,154	\$ 629,411	\$ 633,753	

Residential 1

TIF Tables - Total

Estimated Taxable Value (TV) Increase Rate: 2.00%												
Plan Year	12	13	14	15	16	17	18	19	20	21	22	
Capture Year	10	11	12	13	14	15	16	17	18	19	20	
Abatement Year	10	11	12	13	14	15	16	17	0	0	0	
Calendar Year	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	
*Base Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Estimated New TV	\$ 46,182,925	\$ 46,978,250	\$ 47,789,481	\$ 48,616,937	\$ 49,524,637	\$ 52,371,823	\$ 53,419,259	\$ 54,487,645	\$ 55,577,398	\$ 56,688,946	\$ 57,822,724	
Incremental Difference (New TV - Base TV)	\$ 46,182,925	\$ 46,978,250	\$ 47,789,481	\$ 48,616,937	\$ 49,524,637	\$ 52,371,823	\$ 53,419,259	\$ 54,487,645	\$ 55,577,398	\$ 56,688,946	\$ 57,822,724	
School Capture												
	Millage Rate											
School Operating	17.0430	\$ 169,276	\$ 170,475	\$ 171,697	\$ 172,944	\$ 197,910	\$ 892,573	\$ 910,424	\$ 928,633	\$ 947,206	\$ 966,150	\$ 985,473
State Education	6.0000	\$ 59,594	\$ 60,016	\$ 60,446	\$ 60,885	\$ 69,674	\$ 314,231	\$ 320,516	\$ 326,926	\$ 333,464	\$ 340,134	\$ 346,936
School Total	23.0430	\$ 228,870	\$ 230,490	\$ 232,143	\$ 233,829	\$ 267,585	\$ 1,206,804	\$ 1,230,940	\$ 1,255,559	\$ 1,280,670	\$ 1,306,283	\$ 1,332,409
Local Capture												
	Millage Rate											
Wayne County Operating - Winter	0.9829	\$ 9,762	\$ 9,832	\$ 9,902	\$ 9,974	\$ 11,414	\$ 37,223	\$ 42,813	\$ 48,613	\$ 54,627	\$ 55,720	\$ 56,834
Wayne County Parks - Winter	0.2442	\$ 2,425	\$ 2,443	\$ 2,460	\$ 2,478	\$ 2,836	\$ 12,789	\$ 13,045	\$ 13,306	\$ 13,572	\$ 13,843	\$ 14,120
Wayne County Jail - Winter	0.9358	\$ 9,295	\$ 9,360	\$ 9,428	\$ 9,496	\$ 10,867	\$ 49,010	\$ 49,990	\$ 50,990	\$ 52,009	\$ 53,050	\$ 54,111
Wayne County RESA	0.0956	\$ 950	\$ 956	\$ 963	\$ 970	\$ 1,110	\$ 5,007	\$ 5,107	\$ 5,209	\$ 5,313	\$ 5,419	\$ 5,528
Wayne County RESA SP ED	3.3443	\$ 33,217	\$ 33,452	\$ 33,692	\$ 33,936	\$ 38,835	\$ 175,147	\$ 178,650	\$ 182,223	\$ 185,867	\$ 189,585	\$ 193,377
Wayne County Special RESA ENH	1.9876	\$ 19,741	\$ 19,881	\$ 20,024	\$ 20,169	\$ 23,081	\$ 104,094	\$ 106,176	\$ 108,300	\$ 110,466	\$ 112,675	\$ 114,928
General City Operating	19.9520	\$ 198,169	\$ 199,572	\$ 201,003	\$ 202,463	\$ 231,691	\$ 755,590	\$ 869,075	\$ 986,797	\$ 1,108,880	\$ 1,131,058	\$ 1,153,679
Library	4.6307	\$ 45,994	\$ 46,319	\$ 46,651	\$ 46,990	\$ 53,774	\$ 242,518	\$ 247,369	\$ 252,316	\$ 257,362	\$ 262,509	\$ 267,760
Wayne County Operating - Summer	5.6099	\$ 55,719	\$ 56,114	\$ 56,516	\$ 56,926	\$ 65,144	\$ 212,449	\$ 244,358	\$ 277,458	\$ 311,784	\$ 318,019	\$ 324,380
Huron Clinton Metropolitan Authority (HCMA)	0.2070	\$ 2,056	\$ 2,071	\$ 2,085	\$ 2,101	\$ 2,404	\$ 10,841	\$ 11,058	\$ 11,279	\$ 11,505	\$ 11,735	\$ 11,969
Wayne County Community College	3.2202	\$ 31,984	\$ 32,210	\$ 32,441	\$ 32,677	\$ 37,394	\$ 168,648	\$ 172,021	\$ 175,461	\$ 178,970	\$ 182,550	\$ 186,201
Local Total	41.2102	\$ 409,312	\$ 412,210	\$ 415,165	\$ 418,180	\$ 478,549	\$ 1,773,316	\$ 1,939,661	\$ 2,111,950	\$ 2,290,356	\$ 2,336,163	\$ 2,382,886
Non-Capturable Millages												
	Millage Rate											
School Debt	13.0000	\$ 129,120	\$ 130,034	\$ 130,966	\$ 131,917	\$ 150,961	\$ 680,834	\$ 694,450	\$ 708,339	\$ 722,506	\$ 736,956	\$ 751,695
Bond Debt	8.0000	\$ 79,458	\$ 80,021	\$ 80,595	\$ 81,180	\$ 92,899	\$ 418,975	\$ 427,354	\$ 435,901	\$ 444,619	\$ 453,512	\$ 462,582
DIA Tax	0.1986	\$ 1,973	\$ 1,987	\$ 2,001	\$ 2,015	\$ 2,306	\$ 10,401	\$ 10,609	\$ 10,821	\$ 11,038	\$ 11,258	\$ 11,484
Zoo Tax	0.0992	\$ 985	\$ 992	\$ 999	\$ 1,007	\$ 1,152	\$ 5,195	\$ 5,299	\$ 5,405	\$ 5,513	\$ 5,624	\$ 5,736
Total Non-Capturable Taxes	21.2978	\$ 211,536	\$ 213,034	\$ 214,561	\$ 216,119	\$ 247,319	\$ 1,115,405	\$ 1,137,713	\$ 1,160,467	\$ 1,183,676	\$ 1,207,350	\$ 1,231,497
Total Tax Increment Revenue (TIR) Available for Capture												
		\$ 638,182	\$ 642,700	\$ 647,308	\$ 652,009	\$ 746,134	\$ 2,980,120	\$ 3,170,601	\$ 3,367,509	\$ 3,571,026	\$ 3,642,446	\$ 3,715,295

Residential 1

TIF Tables - Total

Estimated Taxable Value (TV) Increase Rate: **2.00%**

Plan Year	23	24	25	26	27	28	29	30	31	32	TOTAL	
Capture Year	21	22	23	24	25	26	27	28	29	30	TOTAL	
Abatement Year	0	0	0	0	0	0	0	0	0	0	TOTAL	
Calendar Year	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058		
*Base Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Estimated New TV	\$ 58,979,179	\$ 60,158,762	\$ 61,361,938	\$ 62,589,176	\$ 63,840,960	\$ 65,117,779	\$ 66,420,135	\$ 67,748,538	\$ 69,103,508	\$ 70,485,578	\$ -	
Incremental Difference (New TV - Base TV)	\$ 58,979,179	\$ 60,158,762	\$ 61,361,938	\$ 62,589,176	\$ 63,840,960	\$ 65,117,779	\$ 66,420,135	\$ 67,748,538	\$ 69,103,508	\$ 70,485,578	\$ -	
School Capture												
	Millage Rate											
School Operating	17.0430	\$ 1,005,182	\$ 1,025,286	\$ 1,045,792	\$ 1,066,707	\$ 1,088,041	\$ 1,109,802	\$ 1,131,998	\$ 1,154,638	\$ 1,177,731	\$ 1,201,286	\$ 18,992,514
State Education	6.0000	\$ 353,875	\$ 360,953	\$ 368,172	\$ 375,535	\$ 383,046	\$ 390,707	\$ 398,521	\$ 406,491	\$ 414,621	\$ 422,913	\$ 6,686,328
School Total	23.0430	\$ 1,359,057	\$ 1,386,238	\$ 1,413,963	\$ 1,442,242	\$ 1,471,087	\$ 1,500,509	\$ 1,530,519	\$ 1,561,130	\$ 1,592,352	\$ 1,624,199	\$ 25,678,842
Local Capture												
	Millage Rate											
Wayne County Operating - Winter	0.9829	\$ 57,971	\$ 59,130	\$ 60,313	\$ 61,519	\$ 62,749	\$ 64,004	\$ 65,284	\$ 66,590	\$ 67,922	\$ 69,280	\$ 1,066,443
Wayne County Parks - Winter	0.2442	\$ 14,403	\$ 14,691	\$ 14,985	\$ 15,284	\$ 15,590	\$ 15,902	\$ 16,220	\$ 16,544	\$ 16,875	\$ 17,213	\$ 272,134
Wayne County Jail - Winter	0.9358	\$ 55,193	\$ 56,297	\$ 57,423	\$ 58,571	\$ 59,742	\$ 60,937	\$ 62,156	\$ 63,399	\$ 64,667	\$ 65,960	\$ 1,042,844
Wayne County RESA	0.0956	\$ 5,638	\$ 5,751	\$ 5,866	\$ 5,984	\$ 6,103	\$ 6,225	\$ 6,350	\$ 6,477	\$ 6,606	\$ 6,738	\$ 106,535
Wayne County RESA SP ED	3.3443	\$ 197,244	\$ 201,189	\$ 205,213	\$ 209,317	\$ 213,503	\$ 217,773	\$ 222,129	\$ 226,571	\$ 231,103	\$ 235,725	\$ 3,726,848
Wayne County Special RESA ENH	1.9876	\$ 117,227	\$ 119,572	\$ 121,963	\$ 124,402	\$ 126,890	\$ 129,428	\$ 132,017	\$ 134,657	\$ 137,350	\$ 140,097	\$ 2,214,958
General City Operating	19.9520	\$ 1,176,753	\$ 1,200,288	\$ 1,224,293	\$ 1,248,779	\$ 1,273,755	\$ 1,299,230	\$ 1,325,215	\$ 1,351,719	\$ 1,378,753	\$ 1,406,328	\$ 21,647,850
Library	4.6307	\$ 273,115	\$ 278,577	\$ 284,149	\$ 289,832	\$ 295,628	\$ 301,541	\$ 307,572	\$ 313,723	\$ 319,998	\$ 326,398	\$ 5,160,396
Wayne County Operating - Summer	5.6099	\$ 330,867	\$ 337,485	\$ 344,234	\$ 351,119	\$ 358,141	\$ 365,304	\$ 372,610	\$ 380,063	\$ 387,664	\$ 395,417	\$ 6,086,722
Huron Clinton Metropolitan Authority (HCMA)	0.2070	\$ 12,209	\$ 12,453	\$ 12,702	\$ 12,956	\$ 13,215	\$ 13,479	\$ 13,749	\$ 14,024	\$ 14,304	\$ 14,591	\$ 230,678
Wayne County Community College	3.2202	\$ 189,925	\$ 193,723	\$ 197,598	\$ 201,550	\$ 205,581	\$ 209,692	\$ 213,886	\$ 218,164	\$ 222,527	\$ 226,978	\$ 3,588,552
Local Total	41.2102	\$ 2,430,544	\$ 2,479,155	\$ 2,528,738	\$ 2,579,312	\$ 2,630,899	\$ 2,683,517	\$ 2,737,187	\$ 2,791,931	\$ 2,847,769	\$ 2,904,725	\$ 45,143,960
Non-Capturable Millages												
	Millage Rate											
School Debt	13.0000	\$ 766,729	\$ 782,064	\$ 797,705	\$ 813,659	\$ 829,932	\$ 846,531	\$ 863,462	\$ 880,731	\$ 898,346	\$ 916,313	\$ 14,487,044
Bond Debt	8.0000	\$ 471,833	\$ 481,270	\$ 490,896	\$ 500,713	\$ 510,728	\$ 520,942	\$ 531,361	\$ 541,988	\$ 552,828	\$ 563,885	\$ 8,915,104
DIA Tax	0.1986	\$ 11,713	\$ 11,948	\$ 12,186	\$ 12,430	\$ 12,679	\$ 12,932	\$ 13,191	\$ 13,455	\$ 13,724	\$ 13,998	\$ 221,317
Zoo Tax	0.0992	\$ 5,851	\$ 5,968	\$ 6,087	\$ 6,209	\$ 6,333	\$ 6,460	\$ 6,589	\$ 6,721	\$ 6,855	\$ 6,992	\$ 110,547
Total Non-Capturable Taxes	21.2978	\$ 1,256,127	\$ 1,281,249	\$ 1,306,874	\$ 1,333,012	\$ 1,359,672	\$ 1,386,865	\$ 1,414,603	\$ 1,442,895	\$ 1,471,753	\$ 1,501,188	\$ 23,734,012
Total Tax Increment Revenue (TIR) Available for Capture	\$ 3,789,601	\$ 3,865,393	\$ 3,942,701	\$ 4,021,555	\$ 4,101,986	\$ 4,184,026	\$ 4,267,706	\$ 4,353,060	\$ 4,440,122	\$ 4,528,924	\$ 70,822,802	

Residential 1

TIF Table - Land Property Tax Detail

Estimated Taxable Value (TV) Increase Rate: **2.00%**

Plan Year	1	2	3	4	5	6	7	8	9	10	11	
Capture Year	0	0	1	2	3	4	5	6	7	8	9	
Abatement Year	0	0	0	0	0	0	0	0	0	0	0	
Calendar Year	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	
*Base Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Estimated New TV	\$ -	\$ 2,884,029	\$ 2,941,710	\$ 3,000,544	\$ 3,060,555	\$ 3,121,766	\$ 3,184,201	\$ 3,247,885	\$ 3,312,843	\$ 3,379,100	\$ 3,446,682	
Incremental Difference (New TV - Base TV)	\$ -	\$ 2,884,029	\$ 2,941,710	\$ 3,000,544	\$ 3,060,555	\$ 3,121,766	\$ 3,184,201	\$ 3,247,885	\$ 3,312,843	\$ 3,379,100	\$ 3,446,682	
School Capture	Millage Rate											
School Operating	17.0430	\$ -	\$ -	\$ 50,136	\$ 51,138	\$ 52,161	\$ 53,204	\$ 54,268	\$ 55,354	\$ 56,461	\$ 57,590	\$ 58,742
State Education	6.0000	\$ -	\$ -	\$ 17,650	\$ 18,003	\$ 18,363	\$ 18,731	\$ 19,105	\$ 19,487	\$ 19,877	\$ 20,275	\$ 20,680
School Total	23.0430	\$ -	\$ -	\$ 67,786	\$ 69,142	\$ 70,524	\$ 71,935	\$ 73,374	\$ 74,841	\$ 76,338	\$ 77,865	\$ 79,422
Local Capture	Millage Rate											
Wayne County Operating - Winter	0.9829	\$ -	\$ -	\$ 2,891	\$ 2,949	\$ 3,008	\$ 3,068	\$ 3,130	\$ 3,192	\$ 3,256	\$ 3,321	\$ 3,388
Wayne County Parks - Winter	0.2442	\$ -	\$ -	\$ 718	\$ 733	\$ 747	\$ 762	\$ 778	\$ 793	\$ 809	\$ 825	\$ 842
Wayne County Jail - Winter	0.9358	\$ -	\$ -	\$ 2,753	\$ 2,808	\$ 2,864	\$ 2,921	\$ 2,980	\$ 3,039	\$ 3,100	\$ 3,162	\$ 3,225
Wayne County RESA	0.0956	\$ -	\$ -	\$ 281	\$ 287	\$ 293	\$ 298	\$ 304	\$ 310	\$ 317	\$ 323	\$ 330
Wayne County RESA SP ED	3.3443	\$ -	\$ -	\$ 9,838	\$ 10,035	\$ 10,235	\$ 10,440	\$ 10,649	\$ 10,862	\$ 11,079	\$ 11,301	\$ 11,527
Wayne County Special RESA ENH	1.9876	\$ -	\$ -	\$ 5,847	\$ 5,964	\$ 6,083	\$ 6,205	\$ 6,329	\$ 6,455	\$ 6,585	\$ 6,716	\$ 6,851
General City Operating	19.9520	\$ -	\$ -	\$ 58,693	\$ 59,867	\$ 61,064	\$ 62,285	\$ 63,531	\$ 64,802	\$ 66,098	\$ 67,420	\$ 68,768
Library	4.6307	\$ -	\$ -	\$ 13,622	\$ 13,895	\$ 14,173	\$ 14,456	\$ 14,745	\$ 15,040	\$ 15,341	\$ 15,648	\$ 15,961
Wayne County Operating - Summer	5.6099	\$ -	\$ -	\$ 16,503	\$ 16,833	\$ 17,169	\$ 17,513	\$ 17,863	\$ 18,220	\$ 18,585	\$ 18,956	\$ 19,336
Huron Clinton Metropolitan Authority (HCMA)	0.2070	\$ -	\$ -	\$ 609	\$ 621	\$ 634	\$ 646	\$ 659	\$ 672	\$ 686	\$ 699	\$ 713
Wayne County Community College	3.2202	\$ -	\$ -	\$ 9,473	\$ 9,662	\$ 9,856	\$ 10,053	\$ 10,254	\$ 10,459	\$ 10,668	\$ 10,881	\$ 11,099
Local Total	41.2102	\$ -	\$ -	\$ 121,228	\$ 123,653	\$ 126,126	\$ 128,649	\$ 131,222	\$ 133,846	\$ 136,523	\$ 139,253	\$ 142,038
Non-Capturable Millages	Millage Rate											
School Debt	13.0000	\$ -	\$ -	\$ 38,242	\$ 39,007	\$ 39,787	\$ 40,583	\$ 41,395	\$ 42,223	\$ 43,067	\$ 43,928	\$ 44,807
Bond Debt	8.0000	\$ -	\$ -	\$ 23,534	\$ 24,004	\$ 24,484	\$ 24,974	\$ 25,474	\$ 25,983	\$ 26,503	\$ 27,033	\$ 27,573
DIA Tax	0.1986	\$ -	\$ -	\$ 584	\$ 596	\$ 608	\$ 620	\$ 632	\$ 645	\$ 658	\$ 671	\$ 685
Zoo Tax	0.0992	\$ -	\$ -	\$ 292	\$ 298	\$ 304	\$ 310	\$ 316	\$ 322	\$ 329	\$ 335	\$ 342
Total Non-Capturable Taxes	21.2978	\$ -	\$ -	\$ 62,652	\$ 63,905	\$ 65,183	\$ 66,487	\$ 67,816	\$ 69,173	\$ 70,556	\$ 71,967	\$ 73,407
Total Tax Increment Revenue (TIR) Available for Capture		\$ -	\$ -	\$ 189,014	\$ 192,795	\$ 196,650	\$ 200,583	\$ 204,595	\$ 208,687	\$ 212,861	\$ 217,118	\$ 221,460

Residential 1

TIF Table - Land Property Tax Detail

Estimated Taxable Value (TV) Increase Rate: **2.00%**

Plan Year	12	13	14	15	16	17	18	19	20	21	22	
Capture Year	10	11	12	13	14	15	16	17	18	19	20	
Abatement Year	0	0	0	0	0	0	0	0	0	0	0	
Calendar Year	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	
*Base Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Estimated New TV	\$ 3,515,615	\$ 3,585,928	\$ 3,657,646	\$ 3,730,799	\$ 3,805,415	\$ 3,881,524	\$ 3,959,154	\$ 4,038,337	\$ 4,119,104	\$ 4,201,486	\$ 4,285,516	
Incremental Difference (New TV - Base TV)	\$ 3,515,615	\$ 3,585,928	\$ 3,657,646	\$ 3,730,799	\$ 3,805,415	\$ 3,881,524	\$ 3,959,154	\$ 4,038,337	\$ 4,119,104	\$ 4,201,486	\$ 4,285,516	
School Capture												
Millage Rate												
School Operating	17.0430	\$ 59,917	\$ 61,115	\$ 62,337	\$ 63,584	\$ 64,856	\$ 66,153	\$ 67,476	\$ 68,825	\$ 70,202	\$ 71,606	\$ 73,038
State Education	6.0000	\$ 21,094	\$ 21,516	\$ 21,946	\$ 22,385	\$ 22,832	\$ 23,289	\$ 23,755	\$ 24,230	\$ 24,715	\$ 25,209	\$ 25,713
School Total	23.0430	\$ 81,010	\$ 82,631	\$ 84,283	\$ 85,969	\$ 87,688	\$ 89,442	\$ 91,231	\$ 93,055	\$ 94,917	\$ 96,815	\$ 98,751
Local Capture												
Millage Rate												
Wayne County Operating - Winter	0.9829	\$ 3,455	\$ 3,525	\$ 3,595	\$ 3,667	\$ 3,740	\$ 3,815	\$ 3,891	\$ 3,969	\$ 4,049	\$ 4,130	\$ 4,212
Wayne County Parks - Winter	0.2442	\$ 859	\$ 876	\$ 893	\$ 911	\$ 929	\$ 948	\$ 967	\$ 986	\$ 1,006	\$ 1,026	\$ 1,047
Wayne County Jail - Winter	0.9358	\$ 3,290	\$ 3,356	\$ 3,423	\$ 3,491	\$ 3,561	\$ 3,632	\$ 3,705	\$ 3,779	\$ 3,855	\$ 3,932	\$ 4,010
Wayne County RESA	0.0956	\$ 336	\$ 343	\$ 350	\$ 357	\$ 364	\$ 371	\$ 378	\$ 386	\$ 394	\$ 402	\$ 410
Wayne County RESA SP ED	3.3443	\$ 11,757	\$ 11,992	\$ 12,232	\$ 12,477	\$ 12,726	\$ 12,981	\$ 13,241	\$ 13,505	\$ 13,776	\$ 14,051	\$ 14,332
Wayne County Special RESA ENH	1.9876	\$ 6,988	\$ 7,127	\$ 7,270	\$ 7,415	\$ 7,564	\$ 7,715	\$ 7,869	\$ 8,027	\$ 8,187	\$ 8,351	\$ 8,518
General City Operating	19.9520	\$ 70,144	\$ 71,546	\$ 72,977	\$ 74,437	\$ 75,926	\$ 77,444	\$ 78,993	\$ 80,573	\$ 82,184	\$ 83,828	\$ 85,505
Library	4.6307	\$ 16,280	\$ 16,605	\$ 16,937	\$ 17,276	\$ 17,622	\$ 17,974	\$ 18,334	\$ 18,700	\$ 19,074	\$ 19,456	\$ 19,845
Wayne County Operating - Summer	5.6099	\$ 19,722	\$ 20,117	\$ 20,519	\$ 20,929	\$ 21,348	\$ 21,775	\$ 22,210	\$ 22,655	\$ 23,108	\$ 23,570	\$ 24,041
Huron Clinton Metropolitan Authority (HCMA)	0.2070	\$ 728	\$ 742	\$ 757	\$ 772	\$ 788	\$ 803	\$ 820	\$ 836	\$ 853	\$ 870	\$ 887
Wayne County Community College	3.2202	\$ 11,321	\$ 11,547	\$ 11,778	\$ 12,014	\$ 12,254	\$ 12,499	\$ 12,749	\$ 13,004	\$ 13,264	\$ 13,530	\$ 13,800
Local Total	41.2102	\$ 144,879	\$ 147,777	\$ 150,732	\$ 153,747	\$ 156,822	\$ 159,958	\$ 163,158	\$ 166,421	\$ 169,749	\$ 173,144	\$ 176,607
Non-Capturable Millages												
Millage Rate												
School Debt	13.0000	\$ 45,703	\$ 46,617	\$ 47,549	\$ 48,500	\$ 49,470	\$ 50,460	\$ 51,469	\$ 52,498	\$ 53,548	\$ 54,619	\$ 55,712
Bond Debt	8.0000	\$ 28,125	\$ 28,687	\$ 29,261	\$ 29,846	\$ 30,443	\$ 31,052	\$ 31,673	\$ 32,307	\$ 32,953	\$ 33,612	\$ 34,284
DIA Tax	0.1986	\$ 698	\$ 712	\$ 726	\$ 741	\$ 756	\$ 771	\$ 786	\$ 802	\$ 818	\$ 834	\$ 851
Zoo Tax	0.0992	\$ 349	\$ 356	\$ 363	\$ 370	\$ 377	\$ 385	\$ 393	\$ 401	\$ 409	\$ 417	\$ 425
Total Non-Capturable Taxes	21.2978	\$ 74,875	\$ 76,372	\$ 77,900	\$ 79,458	\$ 81,047	\$ 82,668	\$ 84,321	\$ 86,008	\$ 87,728	\$ 89,482	\$ 91,272
Total Tax Increment Revenue (TIR) Available for Capture												
		\$ 225,890	\$ 230,407	\$ 235,015	\$ 239,716	\$ 244,510	\$ 249,400	\$ 254,388	\$ 259,476	\$ 264,666	\$ 269,959	\$ 275,358

Residential 1

TIF Table - Land Property Tax Detail

Estimated Taxable Value (TV) Increase Rate: **2.00%**

Plan Year	23	24	25	26	27	28	29	30	31	32	TOTAL	
Capture Year	21	22	23	24	25	26	27	28	29	30	TOTAL	
Abatement Year	0	0	0	0	0	0	0	0	0	0	TOTAL	
Calendar Year	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058		
*Base Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Estimated New TV	\$ 4,371,226	\$ 4,458,651	\$ 4,547,824	\$ 4,638,780	\$ 4,731,556	\$ 4,826,187	\$ 4,922,710	\$ 5,021,165	\$ 5,121,588	\$ 5,224,020	\$ -	
Incremental Difference (New TV - Base TV)	\$ 4,371,226	\$ 4,458,651	\$ 4,547,824	\$ 4,638,780	\$ 4,731,556	\$ 4,826,187	\$ 4,922,710	\$ 5,021,165	\$ 5,121,588	\$ 5,224,020	\$ -	
School Capture												
Millage Rate												
School Operating	17.0430	\$ 74,499	\$ 75,989	\$ 77,509	\$ 79,059	\$ 80,640	\$ 82,253	\$ 83,898	\$ 85,576	\$ 87,287	\$ 89,033	\$ 2,033,903
State Education	6.0000	\$ 26,227	\$ 26,752	\$ 27,287	\$ 27,833	\$ 28,389	\$ 28,957	\$ 29,536	\$ 30,127	\$ 30,730	\$ 31,344	\$ 716,037
School Total	23.0430	\$ 100,726	\$ 102,741	\$ 104,795	\$ 106,891	\$ 109,029	\$ 111,210	\$ 113,434	\$ 115,703	\$ 118,017	\$ 120,377	\$ 2,749,940
Local Capture												
Millage Rate												
Wayne County Operating - Winter	0.9829	\$ 4,296	\$ 4,382	\$ 4,470	\$ 4,559	\$ 4,651	\$ 4,744	\$ 4,839	\$ 4,935	\$ 5,034	\$ 5,135	\$ 117,299
Wayne County Parks - Winter	0.2442	\$ 1,067	\$ 1,089	\$ 1,111	\$ 1,133	\$ 1,155	\$ 1,179	\$ 1,202	\$ 1,226	\$ 1,251	\$ 1,276	\$ 29,143
Wayne County Jail - Winter	0.9358	\$ 4,091	\$ 4,172	\$ 4,256	\$ 4,341	\$ 4,428	\$ 4,516	\$ 4,607	\$ 4,699	\$ 4,793	\$ 4,889	\$ 111,678
Wayne County RESA	0.0956	\$ 418	\$ 426	\$ 435	\$ 443	\$ 452	\$ 461	\$ 471	\$ 480	\$ 490	\$ 499	\$ 11,409
Wayne County RESA SP ED	3.3443	\$ 14,619	\$ 14,911	\$ 15,209	\$ 15,513	\$ 15,824	\$ 16,140	\$ 16,463	\$ 16,792	\$ 17,128	\$ 17,471	\$ 399,107
Wayne County Special RESA ENH	1.9876	\$ 8,688	\$ 8,862	\$ 9,039	\$ 9,220	\$ 9,404	\$ 9,593	\$ 9,784	\$ 9,980	\$ 10,180	\$ 10,383	\$ 237,199
General City Operating	19.9520	\$ 87,215	\$ 88,959	\$ 90,738	\$ 92,553	\$ 94,404	\$ 96,292	\$ 98,218	\$ 100,182	\$ 102,186	\$ 104,230	\$ 2,381,062
Library	4.6307	\$ 20,242	\$ 20,647	\$ 21,060	\$ 21,481	\$ 21,910	\$ 22,349	\$ 22,796	\$ 23,252	\$ 23,717	\$ 24,191	\$ 552,625
Wayne County Operating - Summer	5.6099	\$ 24,522	\$ 25,013	\$ 25,513	\$ 26,023	\$ 26,544	\$ 27,074	\$ 27,616	\$ 28,168	\$ 28,732	\$ 29,306	\$ 669,483
Huron Clinton Metropolitan Authority (HCMA)	0.2070	\$ 905	\$ 923	\$ 941	\$ 960	\$ 979	\$ 999	\$ 1,019	\$ 1,039	\$ 1,060	\$ 1,081	\$ 24,703
Wayne County Community College	3.2202	\$ 14,076	\$ 14,358	\$ 14,645	\$ 14,938	\$ 15,237	\$ 15,541	\$ 15,852	\$ 16,169	\$ 16,493	\$ 16,822	\$ 384,297
Local Total	41.2102	\$ 180,139	\$ 183,742	\$ 187,417	\$ 191,165	\$ 194,988	\$ 198,888	\$ 202,866	\$ 206,923	\$ 211,062	\$ 215,283	\$ 4,918,005
Non-Capturable Millages												
Millage Rate												
School Debt	13.0000	\$ 56,826	\$ 57,962	\$ 59,122	\$ 60,304	\$ 61,510	\$ 62,740	\$ 63,995	\$ 65,275	\$ 66,581	\$ 67,912	\$ 1,551,414
Bond Debt	8.0000	\$ 34,970	\$ 35,669	\$ 36,383	\$ 37,110	\$ 37,852	\$ 38,609	\$ 39,382	\$ 40,169	\$ 40,973	\$ 41,792	\$ 954,716
DIA Tax	0.1986	\$ 868	\$ 885	\$ 903	\$ 921	\$ 940	\$ 958	\$ 978	\$ 997	\$ 1,017	\$ 1,037	\$ 23,701
Zoo Tax	0.0992	\$ 434	\$ 442	\$ 451	\$ 460	\$ 469	\$ 479	\$ 488	\$ 498	\$ 508	\$ 518	\$ 11,838
Total Non-Capturable Taxes	21.2978	\$ 93,097	\$ 94,959	\$ 96,859	\$ 98,796	\$ 100,772	\$ 102,787	\$ 104,843	\$ 106,940	\$ 109,079	\$ 111,260	\$ 2,541,669
Total Tax Increment Revenue (TIR) Available for Capture	\$ 280,865	\$ 286,483	\$ 292,212	\$ 298,056	\$ 304,018	\$ 310,098	\$ 316,300	\$ 322,626	\$ 329,078	\$ 335,660	\$ 7,667,946	

Residential 1

TIF Table - Residential Property Tax Detail

Estimated Taxable Value (TV) Increase Rate: 2.00%		NEZ-R										
Plan Year	1	2	3	4	5	6	7	8	9	10	11	
Capture Year	0	0	1	2	3	4	5	6	7	8	9	
Abatement Year	0	0	1	2	3	4	5	6	7	8	9	
Calendar Year	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	
*Base Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Estimated New TV	\$ -	\$ 6,078,186	\$ 6,199,750	\$ 6,199,750	\$ 6,199,750	\$ 6,199,750	\$ 6,199,750	\$ 6,199,750	\$ 6,199,750	\$ 6,199,750	\$ 6,199,750	
Incremental Difference (New TV - Base TV)	\$ -	\$ 6,078,186	\$ 6,199,750	\$ 6,199,750	\$ 6,199,750	\$ 6,199,750	\$ 6,199,750	\$ 6,199,750	\$ 6,199,750	\$ 6,199,750	\$ 6,199,750	
School Capture	Millage Rate											
School Operating	17.0430	\$ -	\$ -	\$ 105,662	\$ 105,662	\$ 105,662	\$ 105,662	\$ 105,662	\$ 105,662	\$ 105,662	\$ 105,662	
State Education	6.0000	\$ -	\$ -	\$ 37,199	\$ 37,199	\$ 37,199	\$ 37,199	\$ 37,199	\$ 37,199	\$ 37,199	\$ 37,199	
School Total	23.0430	\$ -	\$ -	\$ 142,861	\$ 142,861	\$ 142,861	\$ 142,861	\$ 142,861	\$ 142,861	\$ 142,861	\$ 142,861	
Local Capture	Millage Rate											
Wayne County Operating - Winter	0.9829	\$ -	\$ -	\$ 6,094	\$ 6,094	\$ 6,094	\$ 6,094	\$ 6,094	\$ 6,094	\$ 6,094	\$ 6,094	
Wayne County Parks - Winter	0.2442	\$ -	\$ -	\$ 1,514	\$ 1,514	\$ 1,514	\$ 1,514	\$ 1,514	\$ 1,514	\$ 1,514	\$ 1,514	
Wayne County Jail - Winter	0.9358	\$ -	\$ -	\$ 5,802	\$ 5,802	\$ 5,802	\$ 5,802	\$ 5,802	\$ 5,802	\$ 5,802	\$ 5,802	
Wayne County RESA	0.0956	\$ -	\$ -	\$ 593	\$ 593	\$ 593	\$ 593	\$ 593	\$ 593	\$ 593	\$ 593	
Wayne County RESA SP ED	3.3443	\$ -	\$ -	\$ 20,734	\$ 20,734	\$ 20,734	\$ 20,734	\$ 20,734	\$ 20,734	\$ 20,734	\$ 20,734	
Wayne County Special RESA ENH	1.9876	\$ -	\$ -	\$ 12,323	\$ 12,323	\$ 12,323	\$ 12,323	\$ 12,323	\$ 12,323	\$ 12,323	\$ 12,323	
General City Operating	19.9520	\$ -	\$ -	\$ 123,697	\$ 123,697	\$ 123,697	\$ 123,697	\$ 123,697	\$ 123,697	\$ 123,697	\$ 123,697	
Library	4.6307	\$ -	\$ -	\$ 28,709	\$ 28,709	\$ 28,709	\$ 28,709	\$ 28,709	\$ 28,709	\$ 28,709	\$ 28,709	
Wayne County Operating - Summer	5.6099	\$ -	\$ -	\$ 34,780	\$ 34,780	\$ 34,780	\$ 34,780	\$ 34,780	\$ 34,780	\$ 34,780	\$ 34,780	
Huron Clinton Metropolitan Authority (HCMA)	0.2070	\$ -	\$ -	\$ 1,283	\$ 1,283	\$ 1,283	\$ 1,283	\$ 1,283	\$ 1,283	\$ 1,283	\$ 1,283	
Wayne County Community College	3.2202	\$ -	\$ -	\$ 19,964	\$ 19,964	\$ 19,964	\$ 19,964	\$ 19,964	\$ 19,964	\$ 19,964	\$ 19,964	
Local Total	41.2102	\$ -	\$ -	\$ 255,493	\$ 255,493	\$ 255,493	\$ 255,493	\$ 255,493	\$ 255,493	\$ 255,493	\$ 255,493	
Non-Capturable Millages	Millage Rate											
School Debt	13.0000	\$ -	\$ -	\$ 80,597	\$ 80,597	\$ 80,597	\$ 80,597	\$ 80,597	\$ 80,597	\$ 80,597	\$ 80,597	
Bond Debt	8.0000	\$ -	\$ -	\$ 49,598	\$ 49,598	\$ 49,598	\$ 49,598	\$ 49,598	\$ 49,598	\$ 49,598	\$ 49,598	
DIA Tax	0.1986	\$ -	\$ -	\$ 1,231	\$ 1,231	\$ 1,231	\$ 1,231	\$ 1,231	\$ 1,231	\$ 1,231	\$ 1,231	
Zoo Tax	0.0992	\$ -	\$ -	\$ 615	\$ 615	\$ 615	\$ 615	\$ 615	\$ 615	\$ 615	\$ 615	
Total Non-Capturable Taxes	21.2978	\$ -	\$ -	\$ 132,041	\$ 132,041	\$ 132,041	\$ 132,041	\$ 132,041	\$ 132,041	\$ 132,041	\$ 132,041	
Total Tax Increment Revenue (TIR) Available for Capture		\$ -	\$ -	\$ 398,354	\$ 398,354	\$ 398,354	\$ 398,354	\$ 398,354	\$ 398,354	\$ 398,354	\$ 398,354	

Residential 1

TIF Table - Residential Property Tax Detail

Estimated Taxable Value (TV) Increase Rate:		2.00%										
Plan Year	12	13	14	15	16	17	18	19	20	21	22	
Capture Year	10	11	12	13	14	15	16	17	18	19	20	
Abatement Year	10	11	12	13	14	15	16	17	0	0	0	
Calendar Year	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	
*Base Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Estimated New TV	\$ 6,199,750	\$ 6,199,750	\$ 6,199,750	\$ 6,199,750	\$ 6,199,750	\$ 6,199,750	\$ 8,180,439	\$ 8,344,047	\$ 8,510,928	\$ 8,681,147	\$ 8,854,770	\$ 9,031,865
Incremental Difference (New TV - Base TV)	\$ 6,199,750	\$ 6,199,750	\$ 6,199,750	\$ 6,199,750	\$ 6,199,750	\$ 6,199,750	\$ 8,180,439	\$ 8,344,047	\$ 8,510,928	\$ 8,681,147	\$ 8,854,770	\$ 9,031,865
School Capture	Millage Rate											
School Operating	17.0430	\$ 105,662	\$ 105,662	\$ 105,662	\$ 105,662	\$ 105,662	\$ 139,419	\$ 142,208	\$ 145,052	\$ 147,953	\$ 150,912	\$ 153,930
State Education	6.0000	\$ 37,199	\$ 37,199	\$ 37,199	\$ 37,199	\$ 37,199	\$ 49,083	\$ 50,064	\$ 51,066	\$ 52,087	\$ 53,129	\$ 54,191
School Total	23.0430	\$ 142,861	\$ 142,861	\$ 142,861	\$ 142,861	\$ 142,861	\$ 188,502	\$ 192,272	\$ 196,117	\$ 200,040	\$ 204,040	\$ 208,121
Local Capture	Millage Rate											
Wayne County Operating - Winter	0.9829	\$ 6,094	\$ 6,094	\$ 6,094	\$ 6,094	\$ 6,094	\$ 8,041	\$ 8,201	\$ 8,365	\$ 8,533	\$ 8,703	\$ 8,877
Wayne County Parks - Winter	0.2442	\$ 1,514	\$ 1,514	\$ 1,514	\$ 1,514	\$ 1,514	\$ 1,998	\$ 2,038	\$ 2,078	\$ 2,120	\$ 2,162	\$ 2,206
Wayne County Jail - Winter	0.9358	\$ 5,802	\$ 5,802	\$ 5,802	\$ 5,802	\$ 5,802	\$ 7,655	\$ 7,808	\$ 7,965	\$ 8,124	\$ 8,286	\$ 8,452
Wayne County RESA	0.0956	\$ 593	\$ 593	\$ 593	\$ 593	\$ 593	\$ 782	\$ 798	\$ 814	\$ 830	\$ 847	\$ 863
Wayne County RESA SP ED	3.3443	\$ 20,734	\$ 20,734	\$ 20,734	\$ 20,734	\$ 20,734	\$ 27,358	\$ 27,905	\$ 28,463	\$ 29,032	\$ 29,613	\$ 30,205
Wayne County Special RESA ENH	1.9876	\$ 12,323	\$ 12,323	\$ 12,323	\$ 12,323	\$ 12,323	\$ 16,259	\$ 16,585	\$ 16,916	\$ 17,255	\$ 17,600	\$ 17,952
General City Operating	19.9520	\$ 123,697	\$ 123,697	\$ 123,697	\$ 123,697	\$ 123,697	\$ 163,216	\$ 166,480	\$ 169,810	\$ 173,206	\$ 176,670	\$ 180,204
Library	4.6307	\$ 28,709	\$ 28,709	\$ 28,709	\$ 28,709	\$ 28,709	\$ 37,881	\$ 38,639	\$ 39,412	\$ 40,200	\$ 41,004	\$ 41,824
Wayne County Operating - Summer	5.6099	\$ 34,780	\$ 34,780	\$ 34,780	\$ 34,780	\$ 34,780	\$ 45,891	\$ 46,809	\$ 47,745	\$ 48,700	\$ 49,674	\$ 50,668
Huron Clinton Metropolitan Authority (HCMA)	0.2070	\$ 1,283	\$ 1,283	\$ 1,283	\$ 1,283	\$ 1,283	\$ 1,693	\$ 1,727	\$ 1,762	\$ 1,797	\$ 1,833	\$ 1,870
Wayne County Community College	3.2202	\$ 19,964	\$ 19,964	\$ 19,964	\$ 19,964	\$ 19,964	\$ 26,343	\$ 26,870	\$ 27,407	\$ 27,955	\$ 28,514	\$ 29,084
Local Total	41.2102	\$ 255,493	\$ 255,493	\$ 255,493	\$ 255,493	\$ 255,493	\$ 337,118	\$ 343,860	\$ 350,737	\$ 357,752	\$ 364,907	\$ 372,205
Non-Capturable Millages	Millage Rate											
School Debt	13.0000	\$ 80,597	\$ 80,597	\$ 80,597	\$ 80,597	\$ 80,597	\$ 106,346	\$ 108,473	\$ 110,642	\$ 112,855	\$ 115,112	\$ 117,414
Bond Debt	8.0000	\$ 49,598	\$ 49,598	\$ 49,598	\$ 49,598	\$ 49,598	\$ 65,444	\$ 66,752	\$ 68,087	\$ 69,449	\$ 70,838	\$ 72,255
DIA Tax	0.1986	\$ 1,231	\$ 1,231	\$ 1,231	\$ 1,231	\$ 1,231	\$ 1,625	\$ 1,657	\$ 1,690	\$ 1,724	\$ 1,759	\$ 1,794
Zoo Tax	0.0992	\$ 615	\$ 615	\$ 615	\$ 615	\$ 615	\$ 811	\$ 828	\$ 844	\$ 861	\$ 878	\$ 896
Total Non-Capturable Taxes	21.2978	\$ 132,041	\$ 132,041	\$ 132,041	\$ 132,041	\$ 132,041	\$ 174,225	\$ 177,710	\$ 181,264	\$ 184,889	\$ 188,587	\$ 192,359
Total Tax Increment Revenue (TIR) Available for Capture		\$ 398,354	\$ 398,354	\$ 398,354	\$ 398,354	\$ 398,354	\$ 525,619	\$ 536,132	\$ 546,854	\$ 557,791	\$ 568,947	\$ 580,326

Residential 1

TIF Table - Residential Property Tax Detail

Estimated Taxable Value (TV) Increase Rate: **2.00%**

Plan Year	23	24	25	26	27	28	29	30	31	32	TOTAL	
Capture Year	21	22	23	24	25	26	27	28	29	30	TOTAL	
Abatement Year	0	0	0	0	0	0	0	0	0	0	TOTAL	
Calendar Year	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058		
*Base Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Estimated New TV	\$ 9,212,503	\$ 9,396,753	\$ 9,584,688	\$ 9,776,381	\$ 9,971,909	\$ 10,171,347	\$ 10,374,774	\$ 10,582,270	\$ 10,793,915	\$ 11,009,793	\$ -	
Incremental Difference (New TV - Base TV)	\$ 9,212,503	\$ 9,396,753	\$ 9,584,688	\$ 9,776,381	\$ 9,971,909	\$ 10,171,347	\$ 10,374,774	\$ 10,582,270	\$ 10,793,915	\$ 11,009,793	\$ -	
School Capture												
Millage Rate												
School Operating	17.0430	\$ 157,009	\$ 160,149	\$ 163,352	\$ 166,619	\$ 169,951	\$ 173,350	\$ 176,817	\$ 180,354	\$ 183,961	\$ 187,640	\$ 4,077,947
State Education	6.0000	\$ 55,275	\$ 56,381	\$ 57,508	\$ 58,658	\$ 59,831	\$ 61,028	\$ 62,249	\$ 63,494	\$ 64,763	\$ 66,059	\$ 1,435,644
School Total	23.0430	\$ 212,284	\$ 216,529	\$ 220,860	\$ 225,277	\$ 229,783	\$ 234,378	\$ 239,066	\$ 243,847	\$ 248,724	\$ 253,699	\$ 5,513,591
Local Capture												
Millage Rate												
Wayne County Operating - Winter	0.9829	\$ 9,055	\$ 9,236	\$ 9,421	\$ 9,609	\$ 9,801	\$ 9,997	\$ 10,197	\$ 10,401	\$ 10,609	\$ 10,822	\$ 235,182
Wayne County Parks - Winter	0.2442	\$ 2,250	\$ 2,295	\$ 2,341	\$ 2,387	\$ 2,435	\$ 2,484	\$ 2,534	\$ 2,584	\$ 2,636	\$ 2,689	\$ 58,431
Wayne County Jail - Winter	0.9358	\$ 8,621	\$ 8,793	\$ 8,969	\$ 9,149	\$ 9,332	\$ 9,518	\$ 9,709	\$ 9,903	\$ 10,101	\$ 10,303	\$ 223,913
Wayne County RESA	0.0956	\$ 881	\$ 898	\$ 916	\$ 935	\$ 953	\$ 972	\$ 992	\$ 1,012	\$ 1,032	\$ 1,053	\$ 22,875
Wayne County RESA SP ED	3.3443	\$ 30,809	\$ 31,426	\$ 32,054	\$ 32,695	\$ 33,349	\$ 34,016	\$ 34,696	\$ 35,390	\$ 36,098	\$ 36,820	\$ 800,204
Wayne County Special RESA ENH	1.9876	\$ 18,311	\$ 18,677	\$ 19,051	\$ 19,432	\$ 19,820	\$ 20,217	\$ 20,621	\$ 21,033	\$ 21,454	\$ 21,883	\$ 475,581
General City Operating	19.9520	\$ 183,808	\$ 187,484	\$ 191,234	\$ 195,058	\$ 198,960	\$ 202,939	\$ 206,997	\$ 211,137	\$ 215,360	\$ 219,667	\$ 4,773,995
Library	4.6307	\$ 42,660	\$ 43,514	\$ 44,384	\$ 45,271	\$ 46,177	\$ 47,100	\$ 48,042	\$ 49,003	\$ 49,983	\$ 50,983	\$ 1,108,006
Wayne County Operating - Summer	5.6099	\$ 51,681	\$ 52,715	\$ 53,769	\$ 54,845	\$ 55,941	\$ 57,060	\$ 58,201	\$ 59,365	\$ 60,553	\$ 61,764	\$ 1,342,303
Huron Clinton Metropolitan Authority (HCMA)	0.2070	\$ 1,907	\$ 1,945	\$ 1,984	\$ 2,024	\$ 2,064	\$ 2,105	\$ 2,148	\$ 2,191	\$ 2,234	\$ 2,279	\$ 49,530
Wayne County Community College	3.2202	\$ 29,666	\$ 30,259	\$ 30,865	\$ 31,482	\$ 32,112	\$ 32,754	\$ 33,409	\$ 34,077	\$ 34,759	\$ 35,454	\$ 770,510
Local Total	41.2102	\$ 379,649	\$ 387,242	\$ 394,987	\$ 402,887	\$ 410,944	\$ 419,163	\$ 427,547	\$ 436,097	\$ 444,819	\$ 453,716	\$ 9,860,531
Non-Capturable Millages												
Millage Rate												
School Debt	13.0000	\$ 119,763	\$ 122,158	\$ 124,601	\$ 127,093	\$ 129,635	\$ 132,228	\$ 134,872	\$ 137,570	\$ 140,321	\$ 143,127	\$ 3,110,562
Bond Debt	8.0000	\$ 73,700	\$ 75,174	\$ 76,678	\$ 78,211	\$ 79,775	\$ 81,371	\$ 82,998	\$ 84,658	\$ 86,351	\$ 88,078	\$ 1,914,192
DIA Tax	0.1986	\$ 1,830	\$ 1,866	\$ 1,904	\$ 1,942	\$ 1,980	\$ 2,020	\$ 2,060	\$ 2,102	\$ 2,144	\$ 2,187	\$ 47,520
Zoo Tax	0.0992	\$ 914	\$ 932	\$ 951	\$ 970	\$ 989	\$ 1,009	\$ 1,029	\$ 1,050	\$ 1,071	\$ 1,092	\$ 23,736
Total Non-Capturable Taxes	21.2978	\$ 196,206	\$ 200,130	\$ 204,133	\$ 208,215	\$ 212,380	\$ 216,627	\$ 220,960	\$ 225,379	\$ 229,887	\$ 234,484	\$ 5,096,010
Total Tax Increment Revenue (TIR) Available for Capture	\$ 591,933	\$ 603,771	\$ 615,847	\$ 628,164	\$ 640,727	\$ 653,542	\$ 666,612	\$ 679,945	\$ 693,544	\$ 707,414	\$ 15,374,122	

Residential 1

TIF Table - Residential Improvements Property Tax Detail

Estimated Taxable Value (TV) Increase Rate: 2.00%		NEZ-R										
Plan Year		1	2	3	4	5	6	7	8	9	10	11
Capture Year		0	0	1	2	3	4	5	6	7	8	9
Abatement Year		0	0	1	2	3	4	5	6	7	8	9
Calendar Year		2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
*Base Taxable Value	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Estimated New TV	\$	-	\$ -	\$ 25,643,967	\$ 29,893,539	\$ 30,491,410	\$ 31,101,238	\$ 31,723,263	\$ 32,357,728	\$ 33,004,882	\$ 33,664,980	\$ 34,338,280
Incremental Difference (New TV - Base TV)	\$	-	\$ -	\$ 25,643,967	\$ 29,893,539	\$ 30,491,410	\$ 31,101,238	\$ 31,723,263	\$ 32,357,728	\$ 33,004,882	\$ 33,664,980	\$ 34,338,280
School Capture	Millage Rate											
School Operating	17.0430	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Education	6.0000	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
School Total	23.0430	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Capture	Millage Rate											
Wayne County Operating - Winter	0.9829	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County Parks - Winter	0.2442	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County Jail - Winter	0.9358	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County RESA	0.0956	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County RESA SP ED	3.3443	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County Special RESA ENH	1.9876	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General City Operating	19.9520	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Library	4.6307	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County Operating - Summer	5.6099	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Huron Clinton Metropolitan Authority (HCMA)	0.2070	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County Community College	3.2202	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Total	41.2102	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Capturable Millages	Millage Rate											
School Debt	13.0000	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bond Debt	8.0000	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DIA Tax	0.1986	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Zoo Tax	0.0992	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Non-Capturable Taxes	21.2978	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Tax Increment Revenue (TIR) Available for Capture		\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Residential 1

TIF Table - Residential Improvements Property Tax Detail

Estimated Taxable Value (TV) Increase Rate:		2.00%											
Plan Year		12	13	14	15	16	17	18	19	20	21	22	
Capture Year		10	11	12	13	14	15	16	17	18	19	20	
Abatement Year		10	11	12	13	14	15	16	17	0	0	0	
Calendar Year		2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	
*Base Taxable Value	\$	-	-	-	-	-	-	-	-	-	-	-	
Estimated New TV	\$	35,025,045	35,725,546	36,440,057	37,168,858	37,912,235	38,670,480	39,443,890	40,232,768	41,037,423	41,858,171	42,695,335	
Incremental Difference (New TV - Base TV)	\$	35,025,045	35,725,546	36,440,057	37,168,858	37,912,235	38,670,480	39,443,890	40,232,768	41,037,423	41,858,171	42,695,335	
School Capture		Millage Rate											
School Operating	17.0430	\$	-	-	-	-	-	659,061	672,242	685,687	699,401	713,389	727,657
State Education	6.0000	\$	-	-	-	-	-	232,023	236,663	241,397	246,225	251,149	256,172
School Total	23.0430	\$	-	-	-	-	-	891,084	908,906	927,084	945,625	964,538	983,829
Local Capture		Millage Rate											
Wayne County Operating - Winter	0.9829	\$	-	-	-	-	-	23,756	29,077	34,602	40,336	41,142	41,965
Wayne County Parks - Winter	0.2442	\$	-	-	-	-	-	9,443	9,632	9,825	10,021	10,222	10,426
Wayne County Jail - Winter	0.9358	\$	-	-	-	-	-	36,188	36,912	37,650	38,403	39,171	39,954
Wayne County RESA	0.0956	\$	-	-	-	-	-	3,697	3,771	3,846	3,923	4,002	4,082
Wayne County RESA SP ED	3.3443	\$	-	-	-	-	-	129,326	131,912	134,550	137,241	139,986	142,786
Wayne County Special RESA ENH	1.9876	\$	-	-	-	-	-	76,861	78,399	79,967	81,566	83,197	84,861
General City Operating	19.9520	\$	-	-	-	-	-	482,221	590,238	702,384	818,779	835,154	851,857
Library	4.6307	\$	-	-	-	-	-	179,071	182,653	186,306	190,032	193,833	197,709
Wayne County Operating - Summer	5.6099	\$	-	-	-	-	-	135,586	165,957	197,489	230,216	234,820	239,517
Huron Clinton Metropolitan Authority (HCMA)	0.2070	\$	-	-	-	-	-	8,005	8,165	8,328	8,495	8,665	8,838
Wayne County Community College	3.2202	\$	-	-	-	-	-	124,527	127,017	129,558	132,149	134,792	137,488
Local Total	41.2102	\$	-	-	-	-	-	1,208,681	1,363,733	1,524,504	1,691,160	1,724,984	1,759,483
Non-Capturable Millages		Millage Rate											
School Debt	13.0000	\$	-	-	-	-	-	502,716	512,771	523,026	533,486	544,156	555,039
Bond Debt	8.0000	\$	-	-	-	-	-	309,364	315,551	321,862	328,299	334,865	341,563
DIA Tax	0.1986	\$	-	-	-	-	-	7,680	7,834	7,990	8,150	8,313	8,479
Zoo Tax	0.0992	\$	-	-	-	-	-	3,836	3,913	3,991	4,071	4,152	4,235
Total Non-Capturable Taxes	21.2978	\$	-	-	-	-	-	823,596	840,068	856,869	874,007	891,487	909,317
Total Tax Increment Revenue (TIR) Available for Capture		\$	-	-	-	-	-	2,099,765	2,272,639	2,451,588	2,636,786	2,689,521	2,743,312

Residential 1

TIF Table - Residential Improvements Property Tax Detail

Estimated Taxable Value (TV) Increase Rate: **2.00%**

Plan Year	23	24	25	26	27	28	29	30	31	32	TOTAL	
Capture Year	21	22	23	24	25	26	27	28	29	30	TOTAL	
Abatement Year	0	0	0	0	0	0	0	0	0	0	TOTAL	
Calendar Year	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058		
*Base Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Estimated New TV	\$ 43,549,241	\$ 44,420,226	\$ 45,308,631	\$ 46,214,803	\$ 47,139,100	\$ 48,081,882	\$ 49,043,519	\$ 50,024,390	\$ 51,024,877	\$ 52,045,375	\$ -	
Incremental Difference (New TV - Base TV)	\$ 43,549,241	\$ 44,420,226	\$ 45,308,631	\$ 46,214,803	\$ 47,139,100	\$ 48,081,882	\$ 49,043,519	\$ 50,024,390	\$ 51,024,877	\$ 52,045,375	\$ -	
School Capture												
Millage Rate												
School Operating	17.0430	\$ 742,210	\$ 757,054	\$ 772,195	\$ 787,639	\$ 803,392	\$ 819,460	\$ 835,849	\$ 852,566	\$ 869,617	\$ 887,009	\$ 12,284,426
State Education	6.0000	\$ 261,295	\$ 266,521	\$ 271,852	\$ 277,289	\$ 282,835	\$ 288,491	\$ 294,261	\$ 300,146	\$ 306,149	\$ 312,272	\$ 4,324,741
School Total	23.0430	\$ 1,003,505	\$ 1,023,575	\$ 1,044,047	\$ 1,064,928	\$ 1,086,226	\$ 1,107,951	\$ 1,130,110	\$ 1,152,712	\$ 1,175,766	\$ 1,199,282	\$ 16,609,167
Local Capture												
Millage Rate												
Wayne County Operating - Winter	0.9829	\$ 42,805	\$ 43,661	\$ 44,534	\$ 45,425	\$ 46,333	\$ 47,260	\$ 48,205	\$ 49,169	\$ 50,152	\$ 51,155	\$ 679,576
Wayne County Parks - Winter	0.2442	\$ 10,635	\$ 10,847	\$ 11,064	\$ 11,286	\$ 11,511	\$ 11,742	\$ 11,976	\$ 12,216	\$ 12,460	\$ 12,709	\$ 176,017
Wayne County Jail - Winter	0.9358	\$ 40,753	\$ 41,568	\$ 42,400	\$ 43,248	\$ 44,113	\$ 44,995	\$ 45,895	\$ 46,813	\$ 47,749	\$ 48,704	\$ 674,515
Wayne County RESA	0.0956	\$ 4,163	\$ 4,247	\$ 4,332	\$ 4,418	\$ 4,506	\$ 4,597	\$ 4,689	\$ 4,782	\$ 4,878	\$ 4,976	\$ 68,908
Wayne County RESA SP ED	3.3443	\$ 145,642	\$ 148,555	\$ 151,526	\$ 154,556	\$ 157,647	\$ 160,800	\$ 164,016	\$ 167,297	\$ 170,642	\$ 174,055	\$ 2,410,538
Wayne County Special RESA ENH	1.9876	\$ 86,558	\$ 88,290	\$ 90,055	\$ 91,857	\$ 93,694	\$ 95,568	\$ 97,479	\$ 99,428	\$ 101,417	\$ 103,445	\$ 1,432,642
General City Operating	19.9520	\$ 868,894	\$ 886,272	\$ 903,998	\$ 922,078	\$ 940,519	\$ 959,330	\$ 978,516	\$ 998,087	\$ 1,018,048	\$ 1,038,409	\$ 13,794,785
Library	4.6307	\$ 201,663	\$ 205,697	\$ 209,811	\$ 214,007	\$ 218,287	\$ 222,653	\$ 227,106	\$ 231,648	\$ 236,281	\$ 241,007	\$ 3,337,763
Wayne County Operating - Summer	5.6099	\$ 244,307	\$ 249,193	\$ 254,177	\$ 259,260	\$ 264,446	\$ 269,735	\$ 275,129	\$ 280,632	\$ 286,244	\$ 291,969	\$ 3,878,677
Huron Clinton Metropolitan Authority (HCMA)	0.2070	\$ 9,015	\$ 9,195	\$ 9,379	\$ 9,566	\$ 9,758	\$ 9,953	\$ 10,152	\$ 10,355	\$ 10,562	\$ 10,773	\$ 149,204
Wayne County Community College	3.2202	\$ 140,237	\$ 143,042	\$ 145,903	\$ 148,821	\$ 151,797	\$ 154,833	\$ 157,930	\$ 161,089	\$ 164,310	\$ 167,597	\$ 2,321,088
Local Total	41.2102	\$ 1,794,673	\$ 1,830,566	\$ 1,867,178	\$ 1,904,521	\$ 1,942,612	\$ 1,981,464	\$ 2,021,093	\$ 2,061,515	\$ 2,102,745	\$ 2,144,800	\$ 28,923,713
Non-Capturable Millages												
Millage Rate												
School Debt	13.0000	\$ 566,140	\$ 577,463	\$ 589,012	\$ 600,792	\$ 612,808	\$ 625,064	\$ 637,566	\$ 650,317	\$ 663,323	\$ 676,590	\$ 9,370,271
Bond Debt	8.0000	\$ 348,394	\$ 355,362	\$ 362,469	\$ 369,718	\$ 377,113	\$ 384,655	\$ 392,348	\$ 400,195	\$ 408,199	\$ 416,363	\$ 5,766,321
DIA Tax	0.1986	\$ 8,649	\$ 8,822	\$ 8,998	\$ 9,178	\$ 9,362	\$ 9,549	\$ 9,740	\$ 9,935	\$ 10,134	\$ 10,336	\$ 143,149
Zoo Tax	0.0992	\$ 4,320	\$ 4,406	\$ 4,495	\$ 4,585	\$ 4,676	\$ 4,770	\$ 4,865	\$ 4,962	\$ 5,062	\$ 5,163	\$ 71,502
Total Non-Capturable Taxes	21.2978	\$ 927,503	\$ 946,053	\$ 964,974	\$ 984,274	\$ 1,003,959	\$ 1,024,038	\$ 1,044,519	\$ 1,065,409	\$ 1,086,718	\$ 1,108,452	\$ 15,351,244
Total Tax Increment Revenue (TIR) Available for Capture	\$ 2,798,178	\$ 2,854,142	\$ 2,911,225	\$ 2,969,449	\$ 3,028,838	\$ 3,089,415	\$ 3,151,203	\$ 3,214,227	\$ 3,278,512	\$ 3,344,082	\$ 45,532,880	

Residential 1

TIF Table - Commercial Property Tax Detail

Estimated Taxable Value (TV) Increase Rate: 2.00%		PA 255-R										
Plan Year		1	2	3	4	5	6	7	8	9	10	11
Capture Year		0	0	1	2	3	4	5	6	7	8	9
Abatement Year		0	0	1	2	3	4	5	6	7	8	9
Calendar Year		2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
*Base Taxable Value	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Estimated New TV	\$	-	\$ 212,684.44	\$ 216,938.13	\$ 216,938.13	\$ 216,938.13	\$ 216,938.13	\$ 216,938.13	\$ 216,938.13	\$ 216,938.13	\$ 216,938.13	\$ 216,938.13
Incremental Difference (New TV - Base TV)	\$	-	\$ 212,684	\$ 216,938	\$ 216,938	\$ 216,938	\$ 216,938	\$ 216,938	\$ 216,938	\$ 216,938	\$ 216,938	\$ 216,938
School Capture	Millage Rate											
School Operating	17.0430	\$	-	\$ -	\$ 3,697	\$ 3,697	\$ 3,697	\$ 3,697	\$ 3,697	\$ 3,697	\$ 3,697	\$ 3,697
State Education	6.0000	\$	-	\$ -	\$ 1,302	\$ 1,302	\$ 1,302	\$ 1,302	\$ 1,302	\$ 1,302	\$ 1,302	\$ 1,302
School Total	23.0430	\$	-	\$ -	\$ 4,999	\$ 4,999	\$ 4,999	\$ 4,999	\$ 4,999	\$ 4,999	\$ 4,999	\$ 4,999
Local Capture	Millage Rate											
Wayne County Operating - Winter	0.9829	\$	-	\$ -	\$ 213	\$ 213	\$ 213	\$ 213	\$ 213	\$ 213	\$ 213	\$ 213
Wayne County Parks - Winter	0.2442	\$	-	\$ -	\$ 53	\$ 53	\$ 53	\$ 53	\$ 53	\$ 53	\$ 53	\$ 53
Wayne County Jail - Winter	0.9358	\$	-	\$ -	\$ 203	\$ 203	\$ 203	\$ 203	\$ 203	\$ 203	\$ 203	\$ 203
Wayne County RESA	0.0956	\$	-	\$ -	\$ 21	\$ 21	\$ 21	\$ 21	\$ 21	\$ 21	\$ 21	\$ 21
Wayne County RESA SP ED	3.3443	\$	-	\$ -	\$ 726	\$ 726	\$ 726	\$ 726	\$ 726	\$ 726	\$ 726	\$ 726
Wayne County Special RESA ENH	1.9876	\$	-	\$ -	\$ 431	\$ 431	\$ 431	\$ 431	\$ 431	\$ 431	\$ 431	\$ 431
General City Operating	19.9520	\$	-	\$ -	\$ 4,328	\$ 4,328	\$ 4,328	\$ 4,328	\$ 4,328	\$ 4,328	\$ 4,328	\$ 4,328
Library	4.6307	\$	-	\$ -	\$ 1,005	\$ 1,005	\$ 1,005	\$ 1,005	\$ 1,005	\$ 1,005	\$ 1,005	\$ 1,005
Wayne County Operating - Summer	5.6099	\$	-	\$ -	\$ 1,217	\$ 1,217	\$ 1,217	\$ 1,217	\$ 1,217	\$ 1,217	\$ 1,217	\$ 1,217
Huron Clinton Metropolitan Authority (HCMA)	0.2070	\$	-	\$ -	\$ 45	\$ 45	\$ 45	\$ 45	\$ 45	\$ 45	\$ 45	\$ 45
Wayne County Community College	3.2202	\$	-	\$ -	\$ 699	\$ 699	\$ 699	\$ 699	\$ 699	\$ 699	\$ 699	\$ 699
Local Total	41.2102	\$	-	\$ -	\$ 8,940	\$ 8,940	\$ 8,940	\$ 8,940	\$ 8,940	\$ 8,940	\$ 8,940	\$ 8,940
Non-Capturable Millages	Millage Rate											
School Debt	13.0000	\$	-	\$ -	\$ 2,820	\$ 2,820	\$ 2,820	\$ 2,820	\$ 2,820	\$ 2,820	\$ 2,820	\$ 2,820
Bond Debt	8.0000	\$	-	\$ -	\$ 1,736	\$ 1,736	\$ 1,736	\$ 1,736	\$ 1,736	\$ 1,736	\$ 1,736	\$ 1,736
DIA Tax	0.1986	\$	-	\$ -	\$ 43	\$ 43	\$ 43	\$ 43	\$ 43	\$ 43	\$ 43	\$ 43
Zoo Tax	0.0992	\$	-	\$ -	\$ 22	\$ 22	\$ 22	\$ 22	\$ 22	\$ 22	\$ 22	\$ 22
Total Non-Capturable Taxes	21.2978	\$	-	\$ -	\$ 4,620	\$ 4,620	\$ 4,620	\$ 4,620	\$ 4,620	\$ 4,620	\$ 4,620	\$ 4,620
Total Tax Increment Revenue (TIR) Available for Capture		\$	-	\$ -	\$ 13,939	\$ 13,939	\$ 13,939	\$ 13,939	\$ 13,939	\$ 13,939	\$ 13,939	\$ 13,939

Residential 1

TIF Table - Commercial Property Tax Detail

Estimated Taxable Value (TV) Increase Rate: **2.00%**

Plan Year	12	13	14	15	16	17	18	19	20	21	22
Capture Year	10	11	12	13	14	15	16	17	18	19	20
Abatement Year	10	11	12	13	0	0	0	0	0	0	0
Calendar Year	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048
*Base Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Estimated New TV	\$ 216,938.13	\$ 216,938.13	\$ 216,938.13	\$ 216,938.13	\$ 280,632.60	\$ 286,245.25	\$ 291,970.16	\$ 297,809.56	\$ 303,765.75	\$ 309,841.07	\$ 316,037.89
Incremental Difference (New TV - Base TV)	\$ 216,938	\$ 216,938	\$ 216,938	\$ 216,938	\$ 280,633	\$ 286,245	\$ 291,970	\$ 297,810	\$ 303,766	\$ 309,841	\$ 316,038

School Capture	Millage Rate	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048
School Operating	17.0430	\$ 3,697	\$ 3,697	\$ 3,697	\$ 3,697	\$ 4,783	\$ 4,878	\$ 4,976	\$ 5,076	\$ 5,177	\$ 5,281	\$ 5,386
State Education	6.0000	\$ 1,302	\$ 1,302	\$ 1,302	\$ 1,302	\$ 1,684	\$ 1,717	\$ 1,752	\$ 1,787	\$ 1,823	\$ 1,859	\$ 1,896
School Total	23.0430	\$ 4,999	\$ 4,999	\$ 4,999	\$ 4,999	\$ 6,467	\$ 6,596	\$ 6,728	\$ 6,862	\$ 7,000	\$ 7,140	\$ 7,282

Local Capture	Millage Rate	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048
Wayne County Operating - Winter	0.9829	\$ 213	\$ 213	\$ 213	\$ 213	\$ 276	\$ 281	\$ 287	\$ 293	\$ 299	\$ 305	\$ 311
Wayne County Parks - Winter	0.2442	\$ 53	\$ 53	\$ 53	\$ 53	\$ 69	\$ 70	\$ 71	\$ 73	\$ 74	\$ 76	\$ 77
Wayne County Jail - Winter	0.9358	\$ 203	\$ 203	\$ 203	\$ 203	\$ 263	\$ 268	\$ 273	\$ 279	\$ 284	\$ 290	\$ 296
Wayne County RESA	0.0956	\$ 21	\$ 21	\$ 21	\$ 21	\$ 27	\$ 27	\$ 28	\$ 28	\$ 29	\$ 30	\$ 30
Wayne County RESA SP ED	3.3443	\$ 726	\$ 726	\$ 726	\$ 726	\$ 939	\$ 957	\$ 976	\$ 996	\$ 1,016	\$ 1,036	\$ 1,057
Wayne County Special RESA ENH	1.9876	\$ 431	\$ 431	\$ 431	\$ 431	\$ 558	\$ 569	\$ 580	\$ 592	\$ 604	\$ 616	\$ 628
General City Operating	19.9520	\$ 4,328	\$ 4,328	\$ 4,328	\$ 4,328	\$ 5,599	\$ 5,711	\$ 5,825	\$ 5,942	\$ 6,061	\$ 6,182	\$ 6,306
Library	4.6307	\$ 1,005	\$ 1,005	\$ 1,005	\$ 1,005	\$ 1,300	\$ 1,326	\$ 1,352	\$ 1,379	\$ 1,407	\$ 1,435	\$ 1,463
Wayne County Operating - Summer	5.6099	\$ 1,217	\$ 1,217	\$ 1,217	\$ 1,217	\$ 1,574	\$ 1,606	\$ 1,638	\$ 1,671	\$ 1,704	\$ 1,738	\$ 1,773
Huron Clinton Metropolitan Authority (HCMA)	0.2070	\$ 45	\$ 45	\$ 45	\$ 45	\$ 58	\$ 59	\$ 60	\$ 62	\$ 63	\$ 64	\$ 65
Wayne County Community College	3.2202	\$ 699	\$ 699	\$ 699	\$ 699	\$ 904	\$ 922	\$ 940	\$ 959	\$ 978	\$ 998	\$ 1,018
Local Total	41.2102	\$ 8,940	\$ 8,940	\$ 8,940	\$ 8,940	\$ 11,565	\$ 11,796	\$ 12,032	\$ 12,273	\$ 12,518	\$ 12,769	\$ 13,024

Non-Capturable Millages	Millage Rate	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048
School Debt	13.0000	\$ 2,820	\$ 2,820	\$ 2,820	\$ 2,820	\$ 3,648	\$ 3,721	\$ 3,796	\$ 3,872	\$ 3,949	\$ 4,028	\$ 4,108
Bond Debt	8.0000	\$ 1,736	\$ 1,736	\$ 1,736	\$ 1,736	\$ 2,245	\$ 2,290	\$ 2,336	\$ 2,382	\$ 2,430	\$ 2,479	\$ 2,528
DIA Tax	0.1986	\$ 43	\$ 43	\$ 43	\$ 43	\$ 56	\$ 57	\$ 58	\$ 59	\$ 60	\$ 62	\$ 63
Zoo Tax	0.0992	\$ 22	\$ 22	\$ 22	\$ 22	\$ 28	\$ 28	\$ 29	\$ 30	\$ 30	\$ 31	\$ 31
Total Non-Capturable Taxes	21.2978	\$ 4,620	\$ 4,620	\$ 4,620	\$ 4,620	\$ 5,977	\$ 6,096	\$ 6,218	\$ 6,343	\$ 6,470	\$ 6,599	\$ 6,731

Total Tax Increment Revenue (TIR) Available for Capture \$ 13,939 \$ 13,939 \$ 13,939 \$ 13,939 \$ 18,032 \$ 18,392 \$ 18,760 \$ 19,135 \$ 19,518 \$ 19,908 \$ 20,306

Residential 1

TIF Table - Commercial Property Tax Detail

Estimated Taxable Value (TV) Increase Rate: **2.00%**

Plan Year	23	24	25	26	27	28	29	30	31	32	TOTAL	
Capture Year	21	22	23	24	25	26	27	28	29	30	TOTAL	
Abatement Year	0	0	0	0	0	0	0	0	0	0	TOTAL	
Calendar Year	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058		
*Base Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Estimated New TV	\$ 322,358.65	\$ 328,805.82	\$ 335,381.93	\$ 342,089.57	\$ 348,931.37	\$ 355,909.99	\$ 363,028.19	\$ 370,288.76	\$ 377,694.53	\$ 385,248.42		
Incremental Difference (New TV - Base TV)	\$ 322,359	\$ 328,806	\$ 335,382	\$ 342,090	\$ 348,931	\$ 355,910	\$ 363,028	\$ 370,289	\$ 377,695	\$ 385,248		
School Capture												
Millage Rate												
School Operating	17.0430	\$ 5,494	\$ 5,604	\$ 5,716	\$ 5,830	\$ 5,947	\$ 6,066	\$ 6,187	\$ 6,311	\$ 6,437	\$ 6,566	\$ 143,779
State Education	6.0000	\$ 1,934	\$ 1,973	\$ 2,012	\$ 2,053	\$ 2,094	\$ 2,135	\$ 2,178	\$ 2,222	\$ 2,266	\$ 2,311	\$ 50,617
School Total	23.0430	\$ 7,428	\$ 7,577	\$ 7,728	\$ 7,883	\$ 8,040	\$ 8,201	\$ 8,365	\$ 8,533	\$ 8,703	\$ 8,877	\$ 194,396
Local Capture												
Millage Rate												
Wayne County Operating - Winter	0.9829	\$ 317	\$ 323	\$ 330	\$ 336	\$ 343	\$ 350	\$ 357	\$ 364	\$ 371	\$ 379	\$ 8,292
Wayne County Parks - Winter	0.2442	\$ 79	\$ 80	\$ 82	\$ 84	\$ 85	\$ 87	\$ 89	\$ 90	\$ 92	\$ 94	\$ 2,060
Wayne County Jail - Winter	0.9358	\$ 302	\$ 308	\$ 314	\$ 320	\$ 327	\$ 333	\$ 340	\$ 347	\$ 353	\$ 361	\$ 7,895
Wayne County RESA	0.0956	\$ 31	\$ 31	\$ 32	\$ 33	\$ 33	\$ 34	\$ 35	\$ 35	\$ 36	\$ 37	\$ 807
Wayne County RESA SP ED	3.3443	\$ 1,078	\$ 1,100	\$ 1,122	\$ 1,144	\$ 1,167	\$ 1,190	\$ 1,214	\$ 1,238	\$ 1,263	\$ 1,288	\$ 28,213
Wayne County Special RESA ENH	1.9876	\$ 641	\$ 654	\$ 667	\$ 680	\$ 694	\$ 707	\$ 722	\$ 736	\$ 751	\$ 766	\$ 16,768
General City Operating	19.9520	\$ 6,432	\$ 6,560	\$ 6,692	\$ 6,825	\$ 6,962	\$ 7,101	\$ 7,243	\$ 7,388	\$ 7,536	\$ 7,686	\$ 168,320
Library	4.6307	\$ 1,493	\$ 1,523	\$ 1,553	\$ 1,584	\$ 1,616	\$ 1,648	\$ 1,681	\$ 1,715	\$ 1,749	\$ 1,784	\$ 39,066
Wayne County Operating - Summer	5.6099	\$ 1,808	\$ 1,845	\$ 1,881	\$ 1,919	\$ 1,957	\$ 1,997	\$ 2,037	\$ 2,077	\$ 2,119	\$ 2,161	\$ 47,326
Huron Clinton Metropolitan Authority (HCMA)	0.2070	\$ 67	\$ 68	\$ 69	\$ 71	\$ 72	\$ 74	\$ 75	\$ 77	\$ 78	\$ 80	\$ 1,746
Wayne County Community College	3.2202	\$ 1,038	\$ 1,059	\$ 1,080	\$ 1,102	\$ 1,124	\$ 1,146	\$ 1,169	\$ 1,192	\$ 1,216	\$ 1,241	\$ 27,166
Local Total	41.2102	\$ 13,284	\$ 13,550	\$ 13,821	\$ 14,098	\$ 14,380	\$ 14,667	\$ 14,960	\$ 15,260	\$ 15,565	\$ 15,876	\$ 347,659
Non-Capturable Millages												
Millage Rate												
School Debt	13.0000	\$ 4,191	\$ 4,274	\$ 4,360	\$ 4,447	\$ 4,536	\$ 4,627	\$ 4,719	\$ 4,814	\$ 4,910	\$ 5,008	\$ 109,671
Bond Debt	8.0000	\$ 2,579	\$ 2,630	\$ 2,683	\$ 2,737	\$ 2,791	\$ 2,847	\$ 2,904	\$ 2,962	\$ 3,022	\$ 3,082	\$ 67,490
DIA Tax	0.1986	\$ 64	\$ 65	\$ 67	\$ 68	\$ 69	\$ 71	\$ 72	\$ 74	\$ 75	\$ 77	\$ 1,675
Zoo Tax	0.0992	\$ 32	\$ 33	\$ 33	\$ 34	\$ 35	\$ 35	\$ 36	\$ 37	\$ 37	\$ 38	\$ 837
Total Non-Capturable Taxes	21.2978	\$ 6,866	\$ 7,003	\$ 7,143	\$ 7,286	\$ 7,431	\$ 7,580	\$ 7,732	\$ 7,886	\$ 8,044	\$ 8,205	\$ 179,673
Total Tax Increment Revenue (TIR) Available for Capture	\$ 20,713	\$ 21,127	\$ 21,549	\$ 21,980	\$ 22,420	\$ 22,868	\$ 23,326	\$ 23,792	\$ 24,268	\$ 24,753	\$ 542,055	

Residential 1

TIF Table - Commerical Improvements Property Tax Detail

Estimated Taxable Value (TV) Increase Rate: 2.00%		PA 255-R										
Plan Year		1	2	3	4	5	6	7	8	9	10	11
Capture Year		0	0	1	2	3	4	5	6	7	8	9
Abatement Year		0	0	1	2	3	4	5	6	7	8	9
Calendar Year		2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
*Base Taxable Value	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Estimated New TV	\$	-	\$ -	\$ 897,319	\$ 1,046,018	\$ 1,066,938	\$ 1,088,277	\$ 1,110,042	\$ 1,132,243	\$ 1,154,888	\$ 1,177,986	\$ 1,201,546
Incremental Difference (New TV - Base TV)	\$	-	\$ -	\$ 897,319	\$ 1,046,018	\$ 1,066,938	\$ 1,088,277	\$ 1,110,042	\$ 1,132,243	\$ 1,154,888	\$ 1,177,986	\$ 1,201,546
School Capture	Millage Rate											
School Operating	17.0430	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Education	6.0000	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
School Total	23.0430	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Capture	Millage Rate											
Wayne County Operating - Winter	0.9829	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County Parks - Winter	0.2442	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County Jail - Winter	0.9358	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County RESA	0.0956	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County RESA SP ED	3.3443	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County Special RESA ENH	1.9876	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General City Operating	19.9520	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Library	4.6307	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County Operating - Summer	5.6099	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Huron Clinton Metropolitan Authority (HCMA)	0.2070	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County Community College	3.2202	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Total	41.2102	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Capturable Millages	Millage Rate											
School Debt	13.0000	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bond Debt	8.0000	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DIA Tax	0.1986	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Zoo Tax	0.0992	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Non-Capturable Taxes	21.2978	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Tax Increment Revenue (TIR) Available for Capture		\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Residential 1

TIF Table - Commerical Improvements Property Tax Detail

Estimated Taxable Value (TV) Increase Rate: **2.00%**

Plan Year	12	13	14	15	16	17	18	19	20	21	22
Capture Year	10	11	12	13	14	15	16	17	18	19	20
Abatement Year	10	11	12	13	0	0	0	0	0	0	0
Calendar Year	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048
*Base Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Estimated New TV	\$ 1,225,576	\$ 1,250,088	\$ 1,275,090	\$ 1,300,592	\$ 1,326,603	\$ 1,353,135	\$ 1,380,198	\$ 1,407,802	\$ 1,435,958	\$ 1,464,677	\$ 1,493,971
Incremental Difference (New TV - Base TV)	\$ 1,225,576	\$ 1,250,088	\$ 1,275,090	\$ 1,300,592	\$ 1,326,603	\$ 1,353,135	\$ 1,380,198	\$ 1,407,802	\$ 1,435,958	\$ 1,464,677	\$ 1,493,971

School Capture	Millage Rate	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048
School Operating	17.0430	\$ -	\$ -	\$ -	\$ -	\$ 22,609	\$ 23,061	\$ 23,523	\$ 23,993	\$ 24,473	\$ 24,962	\$ 25,462
State Education	6.0000	\$ -	\$ -	\$ -	\$ -	\$ 7,960	\$ 8,119	\$ 8,281	\$ 8,447	\$ 8,616	\$ 8,788	\$ 8,964
School Total	23.0430	\$ -	\$ -	\$ -	\$ -	\$ 30,569	\$ 31,180	\$ 31,804	\$ 32,440	\$ 33,089	\$ 33,751	\$ 34,426

Local Capture	Millage Rate	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048
Wayne County Operating - Winter	0.9829	\$ -	\$ -	\$ -	\$ -	\$ 1,304	\$ 1,330	\$ 1,357	\$ 1,384	\$ 1,411	\$ 1,440	\$ 1,468
Wayne County Parks - Winter	0.2442	\$ -	\$ -	\$ -	\$ -	\$ 324	\$ 330	\$ 337	\$ 344	\$ 351	\$ 358	\$ 365
Wayne County Jail - Winter	0.9358	\$ -	\$ -	\$ -	\$ -	\$ 1,241	\$ 1,266	\$ 1,292	\$ 1,317	\$ 1,344	\$ 1,371	\$ 1,398
Wayne County RESA	0.0956	\$ -	\$ -	\$ -	\$ -	\$ 127	\$ 129	\$ 132	\$ 135	\$ 137	\$ 140	\$ 143
Wayne County RESA SP ED	3.3443	\$ -	\$ -	\$ -	\$ -	\$ 4,437	\$ 4,525	\$ 4,616	\$ 4,708	\$ 4,802	\$ 4,898	\$ 4,996
Wayne County Special RESA ENH	1.9876	\$ -	\$ -	\$ -	\$ -	\$ 2,637	\$ 2,689	\$ 2,743	\$ 2,798	\$ 2,854	\$ 2,911	\$ 2,969
General City Operating	19.9520	\$ -	\$ -	\$ -	\$ -	\$ 26,468	\$ 26,998	\$ 27,538	\$ 28,088	\$ 28,650	\$ 29,223	\$ 29,808
Library	4.6307	\$ -	\$ -	\$ -	\$ -	\$ 6,143	\$ 6,266	\$ 6,391	\$ 6,519	\$ 6,649	\$ 6,782	\$ 6,918
Wayne County Operating - Summer	5.6099	\$ -	\$ -	\$ -	\$ -	\$ 7,442	\$ 7,591	\$ 7,743	\$ 7,898	\$ 8,056	\$ 8,217	\$ 8,381
Huron Clinton Metropolitan Authority (HCMA)	0.2070	\$ -	\$ -	\$ -	\$ -	\$ 275	\$ 280	\$ 286	\$ 291	\$ 297	\$ 303	\$ 309
Wayne County Community College	3.2202	\$ -	\$ -	\$ -	\$ -	\$ 4,272	\$ 4,357	\$ 4,445	\$ 4,533	\$ 4,624	\$ 4,717	\$ 4,811
Local Total	41.2102	\$ -	\$ -	\$ -	\$ -	\$ 54,670	\$ 55,763	\$ 56,878	\$ 58,016	\$ 59,176	\$ 60,360	\$ 61,567

Non-Capturable Millages	Millage Rate	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048
School Debt	13.0000	\$ -	\$ -	\$ -	\$ -	\$ 17,246	\$ 17,591	\$ 17,943	\$ 18,301	\$ 18,667	\$ 19,041	\$ 19,422
Bond Debt	8.0000	\$ -	\$ -	\$ -	\$ -	\$ 10,613	\$ 10,825	\$ 11,042	\$ 11,262	\$ 11,488	\$ 11,717	\$ 11,952
DIA Tax	0.1986	\$ -	\$ -	\$ -	\$ -	\$ 263	\$ 269	\$ 274	\$ 280	\$ 285	\$ 291	\$ 297
Zoo Tax	0.0992	\$ -	\$ -	\$ -	\$ -	\$ 132	\$ 134	\$ 137	\$ 140	\$ 142	\$ 145	\$ 148
Total Non-Capturable Taxes	21.2978	\$ -	\$ -	\$ -	\$ -	\$ 28,254	\$ 28,819	\$ 29,395	\$ 29,983	\$ 30,583	\$ 31,194	\$ 31,818

Total Tax Increment Revenue (TIR) Available for Capture \$ - \$ - \$ - \$ - \$ - \$ 85,239 \$ 86,943 \$ 88,682 \$ 90,456 \$ 92,265 \$ 94,110 \$ 95,992

Residential 1

TIF Table - Commerical Improvements Property Tax Detail

Estimated Taxable Value (TV) Increase Rate: **2.00%**

Plan Year	23	24	25	26	27	28	29	30	31	32	TOTAL	
Capture Year	21	22	23	24	25	26	27	28	29	30	TOTAL	
Abatement Year	0	0	0	0	0	0	0	0	0	0	TOTAL	
Calendar Year	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058		
*Base Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Estimated New TV	\$ 1,523,850	\$ 1,554,327	\$ 1,585,414	\$ 1,617,122	\$ 1,649,465	\$ 1,682,454	\$ 1,716,103	\$ 1,750,425	\$ 1,785,433	\$ 1,821,142	\$ -	
Incremental Difference (New TV - Base TV)	\$ 1,523,850	\$ 1,554,327	\$ 1,585,414	\$ 1,617,122	\$ 1,649,465	\$ 1,682,454	\$ 1,716,103	\$ 1,750,425	\$ 1,785,433	\$ 1,821,142	\$ -	
School Capture												
Millage Rate												
School Operating	17.0430	\$ 25,971	\$ 26,490	\$ 27,020	\$ 27,561	\$ 28,112	\$ 28,674	\$ 29,248	\$ 29,832	\$ 30,429	\$ 31,038	\$ 452,459
State Education	6.0000	\$ 9,143	\$ 9,326	\$ 9,512	\$ 9,703	\$ 9,897	\$ 10,095	\$ 10,297	\$ 10,503	\$ 10,713	\$ 10,927	\$ 159,288
School Total	23.0430	\$ 35,114	\$ 35,816	\$ 36,533	\$ 37,263	\$ 38,009	\$ 38,769	\$ 39,544	\$ 40,335	\$ 41,142	\$ 41,965	\$ 611,747
Local Capture												
Millage Rate												
Wayne County Operating - Winter	0.9829	\$ 1,498	\$ 1,528	\$ 1,558	\$ 1,589	\$ 1,621	\$ 1,654	\$ 1,687	\$ 1,720	\$ 1,755	\$ 1,790	\$ 26,094
Wayne County Parks - Winter	0.2442	\$ 372	\$ 380	\$ 387	\$ 395	\$ 403	\$ 411	\$ 419	\$ 427	\$ 436	\$ 445	\$ 6,483
Wayne County Jail - Winter	0.9358	\$ 1,426	\$ 1,455	\$ 1,484	\$ 1,513	\$ 1,544	\$ 1,574	\$ 1,606	\$ 1,638	\$ 1,671	\$ 1,704	\$ 24,844
Wayne County RESA	0.0956	\$ 146	\$ 149	\$ 152	\$ 155	\$ 158	\$ 161	\$ 164	\$ 167	\$ 171	\$ 174	\$ 2,538
Wayne County RESA SP ED	3.3443	\$ 5,096	\$ 5,198	\$ 5,302	\$ 5,408	\$ 5,516	\$ 5,627	\$ 5,739	\$ 5,854	\$ 5,971	\$ 6,090	\$ 88,785
Wayne County Special RESA ENH	1.9876	\$ 3,029	\$ 3,089	\$ 3,151	\$ 3,214	\$ 3,278	\$ 3,344	\$ 3,411	\$ 3,479	\$ 3,549	\$ 3,620	\$ 52,767
General City Operating	19.9520	\$ 30,404	\$ 31,012	\$ 31,632	\$ 32,265	\$ 32,910	\$ 33,568	\$ 34,240	\$ 34,924	\$ 35,623	\$ 36,335	\$ 529,687
Library	4.6307	\$ 7,056	\$ 7,198	\$ 7,342	\$ 7,488	\$ 7,638	\$ 7,791	\$ 7,947	\$ 8,106	\$ 8,268	\$ 8,433	\$ 122,936
Wayne County Operating - Summer	5.6099	\$ 8,549	\$ 8,720	\$ 8,894	\$ 9,072	\$ 9,253	\$ 9,438	\$ 9,627	\$ 9,820	\$ 10,016	\$ 10,216	\$ 148,932
Huron Clinton Metropolitan Authority (HCMA)	0.2070	\$ 315	\$ 322	\$ 328	\$ 335	\$ 341	\$ 348	\$ 355	\$ 362	\$ 370	\$ 377	\$ 5,495
Wayne County Community College	3.2202	\$ 4,907	\$ 5,005	\$ 5,105	\$ 5,207	\$ 5,312	\$ 5,418	\$ 5,526	\$ 5,637	\$ 5,749	\$ 5,864	\$ 85,490
Local Total	41.2102	\$ 62,798	\$ 64,054	\$ 65,335	\$ 66,642	\$ 67,975	\$ 69,334	\$ 70,721	\$ 72,135	\$ 73,578	\$ 75,050	\$ 1,094,052
Non-Capturable Millages												
Millage Rate												
School Debt	13.0000	\$ 19,810	\$ 20,206	\$ 20,610	\$ 21,023	\$ 21,443	\$ 21,872	\$ 22,309	\$ 22,756	\$ 23,211	\$ 23,675	\$ 345,125
Bond Debt	8.0000	\$ 12,191	\$ 12,435	\$ 12,683	\$ 12,937	\$ 13,196	\$ 13,460	\$ 13,729	\$ 14,003	\$ 14,283	\$ 14,569	\$ 212,385
DIA Tax	0.1986	\$ 303	\$ 309	\$ 315	\$ 321	\$ 328	\$ 334	\$ 341	\$ 348	\$ 355	\$ 362	\$ 5,272
Zoo Tax	0.0992	\$ 151	\$ 154	\$ 157	\$ 160	\$ 164	\$ 167	\$ 170	\$ 174	\$ 177	\$ 181	\$ 2,634
Total Non-Capturable Taxes	21.2978	\$ 32,455	\$ 33,104	\$ 33,766	\$ 34,441	\$ 35,130	\$ 35,833	\$ 36,549	\$ 37,280	\$ 38,026	\$ 38,786	\$ 565,416
Total Tax Increment Revenue (TIR) Available for Capture	\$ 97,912	\$ 99,871	\$ 101,868	\$ 103,905	\$ 105,983	\$ 108,103	\$ 110,265	\$ 112,470	\$ 114,720	\$ 117,014	\$ 1,705,799	

Table 1d Tax Capture Revenues on a per-Project basis - 725 Amsterdam Street -
(Residential 2)

Residential 2

Tax Projections

Total Project							
NPV @ 6%	1,889,602	566,272	8,304,298	401,156	3,606,938	4,062,940	16,011,825
Coverage Ratio	1.50	1.50	1.50	1.50	1.05	1.05	1.09
NPV after Coverage	1,259,735	377,515	5,536,198	267,437	3,435,179	3,869,466	14,745,531
COI @ 3%	(37,792)	(11,325)	(166,086)	(8,023)	(103,055)	(116,084)	(442,366)
D/S Reserv Fund @ 5%	(62,987)	(18,876)	(276,810)	(13,372)	(1,030,554)	(1,160,840)	(737,277)
NET BOND PROCEEDS	1,159,000	347,000	5,093,000	246,000	2,302,000	2,593,000	11,740,000

	Constr. Sales/Use Tax Exemption	Constr. PIT Capture	Income Tax Capture	Withholding Tax Capture	Incr. Property Tax Capture - SCHOOL	Incr. Property Tax Capture - LOCAL	Total
2025	787,515	236,001	-	-	-	-	1,023,516
2026	1,045,247	313,238	-	-	-	-	1,358,485
2027	257,732	77,237	-	-	-	-	334,969
2028	-	-	570,290	27,549	207,703	-	805,542
2029	-	-	587,399	28,376	211,857	27,851	855,482
2030	-	-	605,021	29,227	216,094	28,367	878,708
2031	-	-	623,171	30,104	220,416	28,892	902,583
2032	-	-	641,867	31,007	224,824	29,427	927,125
2033	-	-	661,123	31,937	229,321	29,973	952,353
2034	-	-	680,956	32,895	233,907	30,529	978,287
2035	-	-	701,385	33,882	238,585	31,095	1,004,947
2036	-	-	722,426	34,898	243,357	31,672	1,032,354
2037	-	-	744,099	35,945	248,224	32,260	1,060,529
2038	-	-	766,422	37,024	253,189	460,364	1,516,999
2039	-	-	789,415	38,134	258,252	469,329	1,555,130
2040	-	-	813,097	39,278	263,417	491,106	1,606,899
2041	-	-	837,490	40,457	268,686	500,771	1,647,403
2042	-	-	862,615	41,670	274,059	512,296	1,690,641
2043	-	-	888,493	42,920	279,541	543,936	1,754,890
2044	-	-	915,148	44,208	285,131	556,050	1,800,538
2045	-	-	942,603	45,534	290,834	568,336	1,847,307
2046	-	-	970,881	46,900	296,651	580,804	1,895,236
2047	-	-	1,000,007	48,307	302,584	592,421	1,943,319
2048	-	-	-	-	308,635	604,269	912,904
2049	-	-	-	-	314,808	616,354	931,162
2050	-	-	-	-	321,104	628,681	949,786
2051	-	-	-	-	327,526	641,255	968,781
2052	-	-	-	-	334,077	654,080	988,157
2053	-	-	-	-	391,763	667,162	1,058,924
2054	-	-	-	-	399,598	680,505	1,080,103
2055	-	-	-	-	407,590	694,115	1,101,705
2056	-	-	-	-	415,742	707,997	1,123,739
2057	-	-	-	-	424,056	722,157	1,146,214
2058	-	-	-	-	-	-	-
TOTAL PROJECT	2,090,495	626,475	15,323,908	740,253	8,691,531	12,162,055	39,634,717

Residential 2

Tax Projections

Soft Retail							
Wage Assumptions:		Vacancy Assumptions:					
Soft Retail SF -	1,603			Year 1 Absorption Vacancy			10.00%
SF per FTE -	288			Year 2 Absorption Vacancy			10.00%
# of Employees -	6 FTEs			Ongoing Vacancy			10.00%
Avg. Salary -	\$39,602 /employee						
Salary Incr. -	3.00% /year						
State Income Tax -	4.25% Yr 1-20						
% Captured (Inc/Wtihhold) -	41.98% 50% Capture						
% Captured (Constr. PIT) -	91.18% 100% Capture						
Sales/Use Tax -	6.00%						
Sales PSF	\$ -						
Property Management Payroll -	\$6,412 /year						
	Constr. Sales/Use Tax Exemption	Constr. PIT Capture	Income Tax Capture	Withholding Tax Capture	Incr. Property Tax Capture - SCHOOL	Incr. Property Tax Capture - LOCAL	Total
2025	12,741	3,818	-	-	-	-	16,559
2026	16,911	5,068	-	-	-	-	21,978
2027	4,170	1,250	-	-	-	-	5,419
2028	-	-	-	4,556	2,586	-	7,142
2029	-	-	-	4,692	2,638	347	7,677
2030	-	-	-	4,833	2,691	353	7,877
2031	-	-	-	4,978	2,745	360	8,082
2032	-	-	-	5,127	2,799	366	8,293
2033	-	-	-	5,281	2,855	373	8,510
2034	-	-	-	5,440	2,913	380	8,732
2035	-	-	-	5,603	2,971	387	8,961
2036	-	-	-	5,771	3,030	394	9,196
2037	-	-	-	5,944	3,091	402	9,437
2038	-	-	-	6,122	3,153	5,732	15,007
2039	-	-	-	6,306	3,216	5,844	15,366
2040	-	-	-	6,495	3,280	6,115	15,890
2041	-	-	-	6,690	3,346	6,235	16,271
2042	-	-	-	6,891	3,413	6,379	16,682
2043	-	-	-	7,098	3,481	6,773	17,351
2044	-	-	-	7,311	3,550	6,924	17,785
2045	-	-	-	7,530	3,621	7,077	18,228
2046	-	-	-	7,756	3,694	7,232	18,682
2047	-	-	-	7,988	3,768	7,377	19,133
2048	-	-	-	-	3,843	7,524	11,367
2049	-	-	-	-	3,920	7,675	11,595
2050	-	-	-	-	3,998	7,828	11,827
2051	-	-	-	-	4,078	7,985	12,063
2052	-	-	-	-	4,160	8,144	12,304
2053	-	-	-	-	4,878	8,307	13,185
2054	-	-	-	-	4,976	8,473	13,449
2055	-	-	-	-	5,075	8,643	13,718
2056	-	-	-	-	5,177	8,816	13,993
2057	-	-	-	-	5,280	8,992	14,272
2058	-	-	-	-	-	-	-
Total Retail	33,821	10,135	-	122,413	108,225	151,439	426,033

Construction Assumptions:

Materials (% of Hard Cost)	60.00%
Labor (% of Hard Cost)	27.84%
Start Date	4/1/2025
End Date	3/31/2027

Construction Costs:

Hard Costs	819,251
TI Allowance	120,225
Total Costs	939,476
Materials	563,686
Labor	261,550

	# of Days	Materials	Labor
2024	-	-	-
2025	275	212,347	98,529
2026	365	281,843	130,775
2027	90	69,495	32,246
2028	-	-	-
2029	-	-	-
	730	563,686	261,550

Residential 2

Tax Projections

Food & Beverage							
Wage Assumptions:		Vacancy Assumptions:					
Retail SF -	6,412			Year 1 Absorption Vacancy			10.00%
SF per FTE -	183			Year 2 Absorption Vacancy			10.00%
# of Employees -	35	FTEs		Ongoing Vacancy			10.00%
Avg. Salary -	\$24,849	/employee					
Salary Incr. -	3.00%	/year					
State Income Tax -	4.25%	Yr 1-20					
% Captured (Inc/Wtihhold) -	40.47%	50% Capture					
% Captured (Constr. PIT) -	91.18%	100% Capture					
Sales/Use Tax -	6.00%						
Sales PSF	\$ -						
Property Management Payroll -	\$25,648	/year					
	Constr. Sales/Use Tax Exemption	Constr. PIT Capture	Income Tax Capture	Withholding Tax Capture	Incr. Property Tax Capture - SCHOOL	Incr. Property Tax Capture - LOCAL	Total
2025	50,963	15,273	-	-	-	-	66,236
2026	67,642	20,271	-	-	-	-	87,913
2027	16,679	4,998	-	-	-	-	21,677
2028	-	-	-	16,119	10,345	-	26,464
2029	-	-	-	16,603	10,552	1,387	28,542
2030	-	-	-	17,101	10,763	1,413	29,276
2031	-	-	-	17,614	10,978	1,439	30,031
2032	-	-	-	18,142	11,198	1,466	30,806
2033	-	-	-	18,686	11,422	1,493	31,601
2034	-	-	-	19,247	11,650	1,521	32,418
2035	-	-	-	19,824	11,883	1,549	33,256
2036	-	-	-	20,419	12,121	1,578	34,117
2037	-	-	-	21,032	12,363	1,607	35,002
2038	-	-	-	21,663	12,611	22,929	57,203
2039	-	-	-	22,312	12,863	23,376	58,551
2040	-	-	-	22,982	13,120	24,461	60,562
2041	-	-	-	23,671	13,382	24,942	61,996
2042	-	-	-	24,381	13,650	25,516	63,547
2043	-	-	-	25,113	13,923	27,092	66,128
2044	-	-	-	25,866	14,202	27,695	67,763
2045	-	-	-	26,642	14,486	28,307	69,435
2046	-	-	-	27,441	14,775	28,928	71,145
2047	-	-	-	28,265	15,071	29,507	72,842
2048	-	-	-	-	15,372	30,097	45,469
2049	-	-	-	-	15,680	30,699	46,379
2050	-	-	-	-	15,993	31,313	47,306
2051	-	-	-	-	16,313	31,939	48,252
2052	-	-	-	-	16,639	32,578	49,217
2053	-	-	-	-	19,513	33,229	52,742
2054	-	-	-	-	19,903	33,894	53,797
2055	-	-	-	-	20,301	34,572	54,873
2056	-	-	-	-	20,707	35,263	55,970
2057	-	-	-	-	21,121	35,969	57,090
2058	-	-	-	-	-	-	-
Total Retail	135,285	40,542	-	433,122	432,900	605,757	1,647,605

Construction Assumptions:

Marterials (% of Hard Cost)	60.00%
Labor (% of Hard Cost)	27.84%
Start Date	4/1/2025
End Date	3/31/2027

Construction Costs:

Hard Costs	3,277,004
TI Allowance	480,900
Total Costs	3,757,904
Materials	2,254,742
Labor	1,046,200

# of Days	Materials	Labor
2024	-	-
2025	275	849,389
2026	365	1,127,371
2027	90	277,982
2028	-	-
2029	-	-
	730	2,254,742
		1,046,200

Residential 2

Tax Projections

Market-Rate							
Wage Assumptions:			Vacancy Assumptions:				
No. of Units -	123		Year 1 Absorption Vacancy				54.17%
Residential SF -	83,386		Year 2 Absorption Vacancy				10.00%
Avg. Monthly Rent PSF -	\$3.29		Ongoing Vacancy				10.00%
Total Annual Income -	\$16,113,292	All Residents					
Salary Incr. -	3.00%	/year					
State Income Tax -	4.25%	Yr 1-20					
% Captured (Inc/Wtihhold) -	80.10%	50% Capture					
% Captured (Constr. PIT) -	91.18%	100% Capture					
Sales/Use Tax -	6.00%						
Sales PSF	\$ -						
Property Management Payroll -	\$147,600	/year					
	Constr. Sales/Use Tax Exemption	Constr. PIT Capture	Income Tax Capture	Withholding Tax Capture	Incr. Property Tax Capture - SCHOOL	Incr. Property Tax Capture - LOCAL	Total
2025	577,950	173,199	-	-	-	-	751,149
2026	767,097	229,882	-	-	-	-	996,979
2027	189,147	56,683	-	-	-	-	245,831
2028	-	-	539,461	5,491	194,771	-	739,723
2029	-	-	555,645	5,655	198,667	26,117	786,084
2030	-	-	572,314	5,825	202,640	26,600	807,380
2031	-	-	589,483	6,000	206,693	27,093	829,269
2032	-	-	607,168	6,180	210,827	27,595	851,770
2033	-	-	625,383	6,365	215,043	28,107	874,898
2034	-	-	644,144	6,556	219,344	28,628	898,673
2035	-	-	663,469	6,753	223,731	29,159	923,112
2036	-	-	683,373	6,955	228,206	29,700	948,234
2037	-	-	703,874	7,164	232,770	30,252	974,060
2038	-	-	724,990	7,379	237,425	431,703	1,401,497
2039	-	-	746,740	7,600	242,174	440,109	1,436,623
2040	-	-	769,142	7,828	247,017	460,530	1,484,518
2041	-	-	792,216	8,063	251,958	469,593	1,521,830
2042	-	-	815,983	8,305	256,997	480,401	1,561,686
2043	-	-	840,462	8,554	262,137	510,071	1,621,224
2044	-	-	865,676	8,811	267,379	521,431	1,663,298
2045	-	-	891,647	9,075	272,727	532,952	1,706,401
2046	-	-	918,396	9,347	278,182	544,644	1,750,569
2047	-	-	945,948	9,628	283,745	555,537	1,794,858
2048	-	-	-	-	289,420	566,648	856,068
2049	-	-	-	-	295,209	577,981	873,189
2050	-	-	-	-	301,113	589,540	890,653
2051	-	-	-	-	307,135	601,331	908,466
2052	-	-	-	-	313,278	613,358	926,635
2053	-	-	-	-	367,372	625,625	992,997
2054	-	-	-	-	374,719	638,137	1,012,857
2055	-	-	-	-	382,214	650,900	1,033,114
2056	-	-	-	-	389,858	663,918	1,053,776
2057	-	-	-	-	397,655	677,197	1,074,852
2058	-	-	-	-	-	-	-
Total Residential	1,534,194	459,765	14,495,514	147,534	8,150,406	11,404,859	36,192,272

Construction Assumptions:

Materials (% of Hard Cost)	60.00%
Labor (% of Hard Cost)	27.84%
Start Date	4/1/2025
End Date	3/31/2027

Construction Costs:

Hard Costs	42,616,506
TI Allowance	-
Total Costs	42,616,506
Materials	25,569,904
Labor	11,864,435

	# of Days	Materials	Labor
2024	-	-	-
2025	275	9,632,498	4,469,479
2026	365	12,784,952	5,932,218
2027	90	3,152,454	1,462,739
2028	-	-	-
2029	-	-	-
	730	25,569,904	11,864,435

Residential 2

Tax Projections

Affordable

Wage Assumptions:

No. of Units -	31	
Residential SF -	21,045	
Avg. Monthly Rent PSF -	\$ 1.12	
Total Annual Income -	\$920,847	All Residents
Salary Incr. -	3.00%	/year
State Income Tax -	4.25%	Yr 1-20
% Captured (Inc/Wtihhold) -	80.10%	50% Capture
% Captured (Constr. PIT) -	91.18%	100% Capture
Sales/Use Tax -	6.00%	
Sales PSF	\$ -	
Property Management Payroll -	\$37,200	/year

Vacancy Assumptions:

Year 1 Absorption Vacancy	54.17%
Year 2 Absorption Vacancy	10.00%
Ongoing Vacancy	10.00%

	Constr. Sales/Use Tax Exemption	Constr. PIT Capture	Income Tax Capture	Withholding Tax Capture	Incr. Property Tax Capture	Incr. Property Tax Capture - LOCAL	Total
2025	145,861	43,711	-	-	-	-	189,573
2026	193,598	58,017	-	-	-	-	251,614
2027	47,736	14,306	-	-	-	-	62,042
2028	-	-	30,829	1,384	-	-	32,213
2029	-	-	31,754	1,425	-	-	33,179
2030	-	-	32,707	1,468	-	-	34,175
2031	-	-	33,688	1,512	-	-	35,200
2032	-	-	34,699	1,557	-	-	36,256
2033	-	-	35,740	1,604	-	-	37,344
2034	-	-	36,812	1,652	-	-	38,464
2035	-	-	37,916	1,702	-	-	39,618
2036	-	-	39,054	1,753	-	-	40,807
2037	-	-	40,225	1,806	-	-	42,031
2038	-	-	41,432	1,860	-	-	43,292
2039	-	-	42,675	1,916	-	-	44,590
2040	-	-	43,955	1,973	-	-	45,928
2041	-	-	45,274	2,032	-	-	47,306
2042	-	-	46,632	2,093	-	-	48,725
2043	-	-	48,031	2,156	-	-	50,187
2044	-	-	49,472	2,221	-	-	51,693
2045	-	-	50,956	2,287	-	-	53,243
2046	-	-	52,485	2,356	-	-	54,841
2047	-	-	54,059	2,427	-	-	56,486
2048	-	-	-	-	-	-	-
2049	-	-	-	-	-	-	-
2050	-	-	-	-	-	-	-
2051	-	-	-	-	-	-	-
2052	-	-	-	-	-	-	-
2053	-	-	-	-	-	-	-
2054	-	-	-	-	-	-	-
2055	-	-	-	-	-	-	-
2056	-	-	-	-	-	-	-
2057	-	-	-	-	-	-	-
2058	-	-	-	-	-	-	-
Total Residential	387,195	116,034	828,394	37,183	-	-	1,368,806

Construction Assumptions:

Materials (% of Hard Cost)	60.00%
Labor (% of Hard Cost)	27.84%
Start Date	4/1/2025
End Date	3/31/2027

Construction Costs:

Hard Costs	10,755,417
TI Allowance	-
Total Costs	10,755,417
Materials	6,453,250
Labor	2,994,308

# of Days	Materials	Labor
2024	-	-
2025	275	2,431,019
2026	365	3,226,625
2027	90	795,606
2028	-	-
2029	-	-
	730	6,453,250
		2,994,308

Residential 2
Reimbursement Schedule

Developer Maximum Reimbursement	Proportionality	School Taxes	Local Taxes	Total
State	41.7%	\$ 8,691,531	\$ -	\$ 8,691,531
Local	58.3%	\$ -	\$ 12,162,055	\$ 12,162,055
TOTAL	100.0%	\$ 8,691,531	\$ 12,162,055	\$ 20,853,586
EGLE	0.0%	\$ -	\$ -	\$ -
MSF	100.0%	\$ 8,691,531	\$ 12,162,055	\$ 20,853,586

Estimated Total Years of Plan:	30
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Estimated Capture	
Administrative Fees	\$ 847,491
State Brownfield Redevelopment Fund	\$ 995,776
Local Brownfield Revolving Fund	\$ -

	Plan Year	1	2	3	4	5	6	7	8	9	10	11
	Capture Year	0	0	0	1	2	3	4	5	6	7	8
	Abatement Year	0	1	2	3	4	5	6	7	8	9	10
		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Total State Incremental Revenue	\$	-	\$ -	\$ -	\$ 238,791	\$ 243,567	\$ 248,439	\$ 253,407	\$ 258,475	\$ 263,645	\$ 268,918	\$ 274,296
State Brownfield Redevelopment Fund (50% of SET)	\$	-	\$ -	\$ -	\$ (31,089)	\$ (31,710)	\$ (32,345)	\$ (32,991)	\$ (33,651)	\$ (34,324)	\$ (35,011)	\$ (35,711)
State TIR Available for Reimbursement	\$	-	\$ -	\$ -	\$ 207,703	\$ 211,857	\$ 216,094	\$ 220,416	\$ 224,824	\$ 229,321	\$ 233,907	\$ 238,585
Total Local Incremental Revenue	\$	-	\$ -	\$ -	\$ 32,956	\$ 33,615	\$ 34,288	\$ 34,974	\$ 35,673	\$ 36,386	\$ 37,114	\$ 37,856
DBRA Administrative Fee	\$	-	\$ -	\$ -	\$ (32,956)	\$ (5,765)	\$ (5,921)	\$ (6,082)	\$ (6,246)	\$ (6,414)	\$ (6,585)	\$ (6,761)
Local TIR Available for Reimbursement	\$	-	\$ -	\$ -	\$ -	\$ 27,851	\$ 28,367	\$ 28,892	\$ 29,427	\$ 29,973	\$ 30,529	\$ 31,095
Total State & Local TIR Available	\$	-	\$ -	\$ -	\$ 207,703	\$ 239,708	\$ 244,460	\$ 249,308	\$ 254,252	\$ 259,294	\$ 264,436	\$ 269,680

DEVELOPER	Beginning Balance											
DEVELOPER Reimbursement Balance	\$ 20,853,586	\$ 20,853,586	\$ 20,853,586	\$ 20,853,586	\$ 20,645,883	\$ 20,406,175	\$ 20,161,715	\$ 19,912,407	\$ 19,658,155	\$ 19,398,862	\$ 19,134,426	\$ 18,864,746

MSF Non-Environmental Costs	\$ 20,853,586	\$ 20,853,586	\$ 20,853,586	\$ 20,853,586	\$ 20,853,586	\$ 20,645,883	\$ 20,406,175	\$ 20,161,715	\$ 19,912,407	\$ 19,658,155	\$ 19,398,862	\$ 19,134,426
State Tax Reimbursement	\$ 8,691,531	\$ -	\$ -	\$ -	\$ 207,703	\$ 211,857	\$ 216,094	\$ 220,416	\$ 224,824	\$ 229,321	\$ 233,907	\$ 238,585
Local Tax Reimbursement	\$ 12,162,055	\$ -	\$ -	\$ -	\$ -	\$ 27,851	\$ 28,367	\$ 28,892	\$ 29,427	\$ 29,973	\$ 30,529	\$ 31,095
Total MSF Reimbursement Balance	\$ 20,853,586	\$ 20,853,586	\$ 20,853,586	\$ 20,853,586	\$ 20,645,883	\$ 20,406,175	\$ 20,161,715	\$ 19,912,407	\$ 19,658,155	\$ 19,398,862	\$ 19,134,426	\$ 18,864,746

EGLE Environmental Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Reimbursement												
Local Tax Reimbursement												
Total EGLE Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Local Only Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement												
Total Local Only Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Total Annual Developer Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ 207,703	\$ 239,708	\$ 244,460	\$ 249,308	\$ 254,252	\$ 259,294	\$ 264,436	\$ 269,680
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LOCAL BROWNFIELD REVOLVING FUND												
LBRF Deposits *	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total LBRF Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

* Up to five years of capture for LBRF Deposits after eligible activities are reimbursed. May be taken from EGLE & Local TIR only.

Residential 2
Reimbursement Schedule

	12	13	14	15	16	17	18	19	20	21	22
	9	10	11	12	13	14	15	16	17	18	19
	11	12	0	0	0	0	0	0	0	0	0
	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Total State Incremental Revenue	\$ 279,782	\$ 285,378	\$ 291,085	\$ 296,907	\$ 302,845	\$ 308,902	\$ 315,080	\$ 321,382	\$ 327,809	\$ 334,366	\$ 341,053
State Brownfield Redevelopment Fund (50% of SET)	\$ (36,425)	\$ (37,154)	\$ (37,897)	\$ (38,655)	\$ (39,428)	\$ (40,216)	\$ (41,021)	\$ (41,841)	\$ (42,678)	\$ (43,532)	\$ (44,402)
State TIR Available for Reimbursement	\$ 243,357	\$ 248,224	\$ 253,189	\$ 258,252	\$ 263,417	\$ 268,686	\$ 274,059	\$ 279,541	\$ 285,131	\$ 290,834	\$ 296,651
Total Local Incremental Revenue	\$ 38,614	\$ 39,386	\$ 520,578	\$ 530,990	\$ 541,610	\$ 552,442	\$ 563,491	\$ 574,760	\$ 586,256	\$ 597,981	\$ 609,940
DBRA Administrative Fee	\$ (6,941)	\$ (7,126)	\$ (60,214)	\$ (61,661)	\$ (50,504)	\$ (51,671)	\$ (51,195)	\$ (30,825)	\$ (30,206)	\$ (29,645)	\$ (29,136)
Local TIR Available for Reimbursement	\$ 31,672	\$ 32,260	\$ 460,364	\$ 469,329	\$ 491,106	\$ 500,771	\$ 512,296	\$ 543,936	\$ 556,050	\$ 568,336	\$ 580,804
Total State & Local TIR Available	\$ 275,029	\$ 280,484	\$ 713,553	\$ 727,581	\$ 754,523	\$ 769,456	\$ 786,355	\$ 823,476	\$ 841,182	\$ 859,170	\$ 877,455

DEVELOPER

DEVELOPER Reimbursement Balance	\$ 18,589,717	\$ 18,309,232	\$ 17,595,679	\$ 16,868,098	\$ 16,113,575	\$ 15,344,118	\$ 14,557,763	\$ 13,734,286	\$ 12,893,105	\$ 12,033,935	\$ 11,156,480
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MSF Non-Environmental Costs	12	13	14	15	16	17	18	19	20	21	22
MSF Non-Environmental Costs	\$ 18,864,746	\$ 18,589,717	\$ 18,309,232	\$ 17,595,679	\$ 16,868,098	\$ 16,113,575	\$ 15,344,118	\$ 14,557,763	\$ 13,734,286	\$ 12,893,105	\$ 12,033,935
State Tax Reimbursement	\$ 243,357	\$ 248,224	\$ 253,189	\$ 258,252	\$ 263,417	\$ 268,686	\$ 274,059	\$ 279,541	\$ 285,131	\$ 290,834	\$ 296,651
Local Tax Reimbursement	\$ 31,672	\$ 32,260	\$ 460,364	\$ 469,329	\$ 491,106	\$ 500,771	\$ 512,296	\$ 543,936	\$ 556,050	\$ 568,336	\$ 580,804
Total MSF Reimbursement Balance	\$ 18,589,717	\$ 18,309,232	\$ 17,595,679	\$ 16,868,098	\$ 16,113,575	\$ 15,344,118	\$ 14,557,763	\$ 13,734,286	\$ 12,893,105	\$ 12,033,935	\$ 11,156,480

EGLE Environmental Costs	12	13	14	15	16	17	18	19	20	21	22
EGLE Environmental Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Reimbursement											
Local Tax Reimbursement											
Total EGLE Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Local Only Costs	12	13	14	15	16	17	18	19	20	21	22
Local Only Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement											
Total Local Only Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Total Annual Developer Reimbursement	\$ 275,029	\$ 280,484	\$ 713,553	\$ 727,581	\$ 754,523	\$ 769,456	\$ 786,355	\$ 823,476	\$ 841,182	\$ 859,170	\$ 877,455
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LOCAL BROWNFIELD REVOLVING FUND

LBRF Deposits *	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total LBRF Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

* Up to five years of capture for LBRF Deposits after e

Residential 2
Reimbursement Schedule

	23	24	25	26	27	28	29	30	31	32	
	20	21	22	23	24	25	26	27	28	29	
	0	0	0	0	0	0	0	0	0	0	
	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	TOTAL
Total State Incremental Revenue	\$ 347,874	\$ 354,831	\$ 361,928	\$ 369,167	\$ 376,550	\$ 384,081	\$ 391,763	\$ 399,598	\$ 407,590	\$ 415,742	\$ 9,687,307
State Brownfield Redevelopment Fund (50% of SET)	\$ (45,290)	\$ (46,196)	\$ (47,120)	\$ (48,062)	\$ (49,024)	\$ (50,004)	\$ -	\$ -	\$ -	\$ -	\$ (995,776)
State TIR Available for Reimbursement	\$ 302,584	\$ 308,635	\$ 314,808	\$ 321,104	\$ 327,526	\$ 334,077	\$ 391,763	\$ 399,598	\$ 407,590	\$ 415,742	\$ 8,691,531
Total Local Incremental Revenue	\$ 622,139	\$ 634,582	\$ 647,274	\$ 660,219	\$ 673,424	\$ 686,892	\$ 700,630	\$ 714,642	\$ 728,935	\$ 743,514	\$ 13,009,546
DBRA Administrative Fee	\$ (29,719)	\$ (30,313)	\$ (30,919)	\$ (31,538)	\$ (32,168)	\$ (32,812)	\$ (33,468)	\$ (34,137)	\$ (34,820)	\$ (35,517)	\$ (847,491)
Local TIR Available for Reimbursement	\$ 592,421	\$ 604,269	\$ 616,354	\$ 628,681	\$ 641,255	\$ 654,080	\$ 667,162	\$ 680,505	\$ 694,115	\$ 707,997	\$ 12,162,055
Total State & Local TIR Available	\$ 895,004	\$ 912,904	\$ 931,162	\$ 949,786	\$ 968,781	\$ 988,157	\$ 1,058,924	\$ 1,080,103	\$ 1,101,705	\$ 1,123,739	\$ 20,853,586
DEVELOPER											
DEVELOPER Reimbursement Balance	\$ 10,261,475	\$ 9,348,571	\$ 8,417,409	\$ 7,467,623	\$ 6,498,842	\$ 5,510,684	\$ 4,451,760	\$ 3,371,657	\$ 2,269,953	\$ 1,146,214	
<hr/>											
MSF Non-Environmental Costs	\$ 11,156,480	\$ 10,261,475	\$ 9,348,571	\$ 8,417,409	\$ 7,467,623	\$ 6,498,842	\$ 5,510,684	\$ 4,451,760	\$ 3,371,657	\$ 2,269,953	
State Tax Reimbursement	\$ 302,584	\$ 308,635	\$ 314,808	\$ 321,104	\$ 327,526	\$ 334,077	\$ 391,763	\$ 399,598	\$ 407,590	\$ 415,742	\$ 8,691,531
Local Tax Reimbursement	\$ 592,421	\$ 604,269	\$ 616,354	\$ 628,681	\$ 641,255	\$ 654,080	\$ 667,162	\$ 680,505	\$ 694,115	\$ 707,997	\$ 12,162,055
Total MSF Reimbursement Balance	\$ 10,261,475	\$ 9,348,571	\$ 8,417,409	\$ 7,467,623	\$ 6,498,842	\$ 5,510,684	\$ 4,451,760	\$ 3,371,657	\$ 2,269,953	\$ 1,146,214	
EGLE Environmental Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Reimbursement											
Local Tax Reimbursement											
Total EGLE Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Only Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement											
Total Local Only Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Annual Developer Reimbursement	\$ 895,004	\$ 912,904	\$ 931,162	\$ 949,786	\$ 968,781	\$ 988,157	\$ 1,058,924	\$ 1,080,103	\$ 1,101,705	\$ 1,123,739	\$ 20,853,586
LOCAL BROWNFIELD REVOLVING FUND											
LBRF Deposits *	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total LBRF Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

* Up to five years of capture for LBRF Deposits after e

Residential 2

TIF Tables - Total

Estimated Taxable Value (TV) Increase Rate:		2.00%		PA 210										
Plan Year		1	2	3	4	5	6	7	8	9	10	11		
Capture Year		0	0	0	1	2	3	4	5	6	7	8		
Abatement Year		0	1	2	3	4	5	6	7	8	9	10		
Calendar Year		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035		
*Base Taxable Value	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Estimated New TV	\$	-	\$ 768,660	\$ 8,987,712	\$ 10,362,859	\$ 10,570,117	\$ 10,781,519	\$ 10,997,149	\$ 11,217,092	\$ 11,441,434	\$ 11,670,263	\$ 11,903,668		
Incremental Difference (New TV - Base TV)	\$	-	\$ 768,660	\$ 8,987,712	\$ 10,362,859	\$ 10,570,117	\$ 10,781,519	\$ 10,997,149	\$ 11,217,092	\$ 11,441,434	\$ 11,670,263	\$ 11,903,668		
School Capture		Millage Rate												
School Operating	17.0430	\$	-	\$ -	\$ -	\$ 176,614	\$ 180,146	\$ 183,749	\$ 187,424	\$ 191,173	\$ 194,996	\$ 198,896	\$ 202,874	
State Education	6.0000	\$	-	\$ -	\$ -	\$ 62,177	\$ 63,421	\$ 64,689	\$ 65,983	\$ 67,303	\$ 68,649	\$ 70,022	\$ 71,422	
School Total	23.0430	\$	-	\$ -	\$ -	\$ 238,791	\$ 243,567	\$ 248,439	\$ 253,407	\$ 258,475	\$ 263,645	\$ 268,918	\$ 274,296	
Local Capture		Millage Rate												
Wayne County Operating - Winter	0.9829	\$	-	\$ -	\$ -	\$ 786	\$ 802	\$ 818	\$ 834	\$ 851	\$ 868	\$ 885	\$ 903	
Wayne County Parks - Winter	0.2442	\$	-	\$ -	\$ -	\$ 195	\$ 199	\$ 203	\$ 207	\$ 211	\$ 216	\$ 220	\$ 224	
Wayne County Jail - Winter	0.9358	\$	-	\$ -	\$ -	\$ 748	\$ 763	\$ 779	\$ 794	\$ 810	\$ 826	\$ 843	\$ 860	
Wayne County RESA	0.0956	\$	-	\$ -	\$ -	\$ 76	\$ 78	\$ 80	\$ 81	\$ 83	\$ 84	\$ 86	\$ 88	
Wayne County RESA SP ED	3.3443	\$	-	\$ -	\$ -	\$ 2,674	\$ 2,728	\$ 2,783	\$ 2,838	\$ 2,895	\$ 2,953	\$ 3,012	\$ 3,072	
Wayne County Special RESA ENH	1.9876	\$	-	\$ -	\$ -	\$ 1,590	\$ 1,621	\$ 1,654	\$ 1,687	\$ 1,721	\$ 1,755	\$ 1,790	\$ 1,826	
General City Operating	19.9520	\$	-	\$ -	\$ -	\$ 15,956	\$ 16,275	\$ 16,601	\$ 16,933	\$ 17,271	\$ 17,617	\$ 17,969	\$ 18,328	
Library	4.6307	\$	-	\$ -	\$ -	\$ 3,703	\$ 3,777	\$ 3,853	\$ 3,930	\$ 4,008	\$ 4,089	\$ 4,170	\$ 4,254	
Wayne County Operating - Summer	5.6099	\$	-	\$ -	\$ -	\$ 4,486	\$ 4,576	\$ 4,668	\$ 4,761	\$ 4,856	\$ 4,953	\$ 5,052	\$ 5,153	
Huron Clinton Metropolitan Authority (HCMA)	0.2070	\$	-	\$ -	\$ -	\$ 166	\$ 169	\$ 172	\$ 176	\$ 179	\$ 183	\$ 186	\$ 190	
Wayne County Community College	3.2202	\$	-	\$ -	\$ -	\$ 2,575	\$ 2,627	\$ 2,679	\$ 2,733	\$ 2,788	\$ 2,843	\$ 2,900	\$ 2,958	
Local Total	41.2102	\$	-	\$ -	\$ -	\$ 32,956	\$ 33,615	\$ 34,288	\$ 34,974	\$ 35,673	\$ 36,386	\$ 37,114	\$ 37,856	
Non-Capturable Millages		Millage Rate												
School Debt	13.0000	\$	-	\$ -	\$ -	\$ 10,396	\$ 10,604	\$ 10,816	\$ 11,033	\$ 11,253	\$ 11,478	\$ 11,708	\$ 11,942	
Bond Debt	8.0000	\$	-	\$ -	\$ -	\$ 6,398	\$ 6,526	\$ 6,656	\$ 6,789	\$ 6,925	\$ 7,064	\$ 7,205	\$ 7,349	
DIA Tax	0.1986	\$	-	\$ -	\$ -	\$ 159	\$ 162	\$ 165	\$ 169	\$ 172	\$ 175	\$ 179	\$ 182	
Zoo Tax	0.0992	\$	-	\$ -	\$ -	\$ 79	\$ 81	\$ 83	\$ 84	\$ 86	\$ 88	\$ 89	\$ 91	
Total Non-Capturable Taxes	21.2978	\$	-	\$ -	\$ -	\$ 17,032	\$ 17,373	\$ 17,720	\$ 18,075	\$ 18,436	\$ 18,805	\$ 19,181	\$ 19,565	
Total Tax Increment Revenue (TIR) Available for Capture		\$	-	\$ -	\$ -	\$ 271,748	\$ 277,183	\$ 282,726	\$ 288,381	\$ 294,148	\$ 300,031	\$ 306,032	\$ 312,153	

Residential 2

TIF Tables - Total

Estimated Taxable Value (TV) Increase Rate:	2.00%										
Plan Year	12	13	14	15	16	17	18	19	20	21	22
Capture Year	9	10	11	12	13	14	15	16	17	18	19
Abatement Year	11	12	0	0	0	0	0	0	0	0	0
Calendar Year	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
*Base Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Estimated New TV	\$ 12,141,741	\$ 12,384,576	\$ 12,632,268	\$ 12,884,913	\$ 13,142,611	\$ 13,405,464	\$ 13,673,573	\$ 13,947,044	\$ 14,225,985	\$ 14,510,505	\$ 14,800,715
Incremental Difference (New TV - Base TV)	\$ 12,141,741	\$ 12,384,576	\$ 12,632,268	\$ 12,884,913	\$ 13,142,611	\$ 13,405,464	\$ 13,673,573	\$ 13,947,044	\$ 14,225,985	\$ 14,510,505	\$ 14,800,715

School Capture	Millage Rate												
School Operating	17.0430	\$ 206,932	\$ 211,070	\$ 215,292	\$ 219,598	\$ 223,990	\$ 228,469	\$ 233,039	\$ 237,699	\$ 242,453	\$ 247,303	\$ 252,249	
State Education	6.0000	\$ 72,850	\$ 74,307	\$ 75,794	\$ 77,309	\$ 78,856	\$ 80,433	\$ 82,041	\$ 83,682	\$ 85,356	\$ 87,063	\$ 88,804	
School Total	23.0430	\$ 279,782	\$ 285,378	\$ 291,085	\$ 296,907	\$ 302,845	\$ 308,902	\$ 315,080	\$ 321,382	\$ 327,809	\$ 334,366	\$ 341,053	

Local Capture	Millage Rate												
Wayne County Operating - Winter	0.9829	\$ 921	\$ 939	\$ 12,416	\$ 12,665	\$ 12,918	\$ 13,176	\$ 13,440	\$ 13,709	\$ 13,983	\$ 14,262	\$ 14,548	
Wayne County Parks - Winter	0.2442	\$ 229	\$ 233	\$ 3,085	\$ 3,146	\$ 3,209	\$ 3,274	\$ 3,339	\$ 3,406	\$ 3,474	\$ 3,543	\$ 3,614	
Wayne County Jail - Winter	0.9358	\$ 877	\$ 894	\$ 11,821	\$ 12,058	\$ 12,299	\$ 12,545	\$ 12,796	\$ 13,052	\$ 13,313	\$ 13,579	\$ 13,851	
Wayne County RESA	0.0956	\$ 90	\$ 91	\$ 1,208	\$ 1,232	\$ 1,256	\$ 1,282	\$ 1,307	\$ 1,333	\$ 1,360	\$ 1,387	\$ 1,415	
Wayne County RESA SP ED	3.3443	\$ 3,134	\$ 3,196	\$ 42,246	\$ 43,091	\$ 43,953	\$ 44,832	\$ 45,729	\$ 46,643	\$ 47,576	\$ 48,527	\$ 49,498	
Wayne County Special RESA ENH	1.9876	\$ 1,862	\$ 1,900	\$ 25,108	\$ 25,610	\$ 26,122	\$ 26,645	\$ 27,178	\$ 27,721	\$ 28,276	\$ 28,841	\$ 29,418	
General City Operating	19.9520	\$ 18,695	\$ 19,069	\$ 252,039	\$ 257,080	\$ 262,221	\$ 267,466	\$ 272,815	\$ 278,271	\$ 283,837	\$ 289,514	\$ 295,304	
Library	4.6307	\$ 4,339	\$ 4,426	\$ 58,496	\$ 59,666	\$ 60,859	\$ 62,077	\$ 63,318	\$ 64,585	\$ 65,876	\$ 67,194	\$ 68,538	
Wayne County Operating - Summer	5.6099	\$ 5,256	\$ 5,362	\$ 70,866	\$ 72,283	\$ 73,729	\$ 75,203	\$ 76,707	\$ 78,242	\$ 79,806	\$ 81,402	\$ 83,031	
Huron Clinton Metropolitan Authority (HCMA)	0.2070	\$ 194	\$ 198	\$ 2,615	\$ 2,667	\$ 2,721	\$ 2,775	\$ 2,830	\$ 2,887	\$ 2,945	\$ 3,004	\$ 3,064	
Wayne County Community College	3.2202	\$ 3,017	\$ 3,078	\$ 40,678	\$ 41,492	\$ 42,322	\$ 43,168	\$ 44,032	\$ 44,912	\$ 45,811	\$ 46,727	\$ 47,661	
Local Total	41.2102	\$ 38,614	\$ 39,386	\$ 520,578	\$ 530,990	\$ 541,610	\$ 552,442	\$ 563,491	\$ 574,760	\$ 586,256	\$ 597,981	\$ 609,940	

Non-Capturable Millages	Millage Rate												
School Debt	13.0000	\$ 12,181	\$ 12,425	\$ 164,219	\$ 167,504	\$ 170,854	\$ 174,271	\$ 177,756	\$ 181,312	\$ 184,938	\$ 188,637	\$ 192,409	
Bond Debt	8.0000	\$ 7,496	\$ 7,646	\$ 101,058	\$ 103,079	\$ 105,141	\$ 107,244	\$ 109,389	\$ 111,576	\$ 113,808	\$ 116,084	\$ 118,406	
DIA Tax	0.1986	\$ 186	\$ 190	\$ 2,509	\$ 2,559	\$ 2,610	\$ 2,662	\$ 2,716	\$ 2,770	\$ 2,825	\$ 2,882	\$ 2,939	
Zoo Tax	0.0992	\$ 93	\$ 95	\$ 1,253	\$ 1,278	\$ 1,304	\$ 1,330	\$ 1,356	\$ 1,384	\$ 1,411	\$ 1,439	\$ 1,468	
Total Non-Capturable Taxes	21.2978	\$ 19,956	\$ 20,355	\$ 269,040	\$ 274,420	\$ 279,909	\$ 285,507	\$ 291,217	\$ 297,041	\$ 302,982	\$ 309,042	\$ 315,223	

Total Tax Increment Revenue (TIR) Available for Capture \$ 318,396 \$ 324,764 \$ 811,664 \$ 827,897 \$ 844,455 \$ 861,344 \$ 878,571 \$ 896,142 \$ 914,065 \$ 932,346 \$ 950,993

Residential 2

TIF Tables - Total

Estimated Taxable Value (TV) Increase Rate: **2.00%**

Plan Year	23	24	25	26	27	28	29	30	31	32	TOTAL	
Capture Year	20	21	22	23	24	25	26	27	28	29	TOTAL	
Abatement Year	0	0	0	0	0	0	0	0	0	0	TOTAL	
Calendar Year	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056		
*Base Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Estimated New TV	\$ 15,096,729	\$ 15,398,664	\$ 15,706,637	\$ 16,020,770	\$ 16,341,185	\$ 16,668,009	\$ 17,001,369	\$ 17,341,397	\$ 17,688,225	\$ 18,041,989	\$ -	
Incremental Difference (New TV - Base TV)	\$ 15,096,729	\$ 15,398,664	\$ 15,706,637	\$ 16,020,770	\$ 16,341,185	\$ 16,668,009	\$ 17,001,369	\$ 17,341,397	\$ 17,688,225	\$ 18,041,989	\$ -	
School Capture												
Millage Rate												
School Operating	17.0430	\$ 257,294	\$ 262,439	\$ 267,688	\$ 273,042	\$ 278,503	\$ 284,073	\$ 289,754	\$ 295,549	\$ 301,460	\$ 307,490	\$ 7,164,899
State Education	6.0000	\$ 90,580	\$ 92,392	\$ 94,240	\$ 96,125	\$ 98,047	\$ 100,008	\$ 102,008	\$ 104,048	\$ 106,129	\$ 108,252	\$ 2,522,408
School Total	23.0430	\$ 347,874	\$ 354,831	\$ 361,928	\$ 369,167	\$ 376,550	\$ 384,081	\$ 391,763	\$ 399,598	\$ 407,590	\$ 415,742	\$ 9,687,307
Local Capture												
Millage Rate												
Wayne County Operating - Winter	0.9829	\$ 14,839	\$ 15,135	\$ 15,438	\$ 15,747	\$ 16,062	\$ 16,383	\$ 16,711	\$ 17,045	\$ 17,386	\$ 17,733	\$ 310,289
Wayne County Parks - Winter	0.2442	\$ 3,687	\$ 3,760	\$ 3,836	\$ 3,912	\$ 3,991	\$ 4,070	\$ 4,152	\$ 4,235	\$ 4,319	\$ 4,406	\$ 77,091
Wayne County Jail - Winter	0.9358	\$ 14,128	\$ 14,410	\$ 14,698	\$ 14,992	\$ 15,292	\$ 15,598	\$ 15,910	\$ 16,228	\$ 16,553	\$ 16,884	\$ 295,420
Wayne County RESA	0.0956	\$ 1,443	\$ 1,472	\$ 1,502	\$ 1,532	\$ 1,562	\$ 1,593	\$ 1,625	\$ 1,658	\$ 1,691	\$ 1,725	\$ 30,180
Wayne County RESA SP ED	3.3443	\$ 50,488	\$ 51,498	\$ 52,528	\$ 53,578	\$ 54,650	\$ 55,743	\$ 56,858	\$ 57,995	\$ 59,155	\$ 60,338	\$ 1,055,754
Wayne County Special RESA ENH	1.9876	\$ 30,006	\$ 30,606	\$ 31,219	\$ 31,843	\$ 32,480	\$ 33,129	\$ 33,792	\$ 34,468	\$ 35,157	\$ 35,860	\$ 627,461
General City Operating	19.9520	\$ 301,210	\$ 307,234	\$ 313,379	\$ 319,646	\$ 326,039	\$ 332,560	\$ 339,211	\$ 345,996	\$ 352,915	\$ 359,974	\$ 6,298,597
Library	4.6307	\$ 69,908	\$ 71,307	\$ 72,733	\$ 74,187	\$ 75,671	\$ 77,185	\$ 78,728	\$ 80,303	\$ 81,909	\$ 83,547	\$ 1,461,854
Wayne County Operating - Summer	5.6099	\$ 84,691	\$ 86,385	\$ 88,113	\$ 89,875	\$ 91,672	\$ 93,506	\$ 95,376	\$ 97,284	\$ 99,229	\$ 101,214	\$ 1,770,975
Huron Clinton Metropolitan Authority (HCMA)	0.2070	\$ 3,125	\$ 3,188	\$ 3,251	\$ 3,316	\$ 3,383	\$ 3,450	\$ 3,519	\$ 3,590	\$ 3,661	\$ 3,735	\$ 65,347
Wayne County Community College	3.2202	\$ 48,614	\$ 49,587	\$ 50,579	\$ 51,590	\$ 52,622	\$ 53,674	\$ 54,748	\$ 55,843	\$ 56,960	\$ 58,099	\$ 1,016,577
Local Total	41.2102	\$ 622,139	\$ 634,582	\$ 647,274	\$ 660,219	\$ 673,424	\$ 686,892	\$ 700,630	\$ 714,642	\$ 728,935	\$ 743,514	\$ 13,009,546
Non-Capturable Millages												
Millage Rate												
School Debt	13.0000	\$ 196,257	\$ 200,183	\$ 204,186	\$ 208,270	\$ 212,435	\$ 216,684	\$ 221,018	\$ 225,438	\$ 229,947	\$ 234,546	\$ 4,103,938
Bond Debt	8.0000	\$ 120,774	\$ 123,189	\$ 125,653	\$ 128,166	\$ 130,729	\$ 133,344	\$ 136,011	\$ 138,731	\$ 141,506	\$ 144,336	\$ 2,525,500
DIA Tax	0.1986	\$ 2,998	\$ 3,058	\$ 3,119	\$ 3,182	\$ 3,245	\$ 3,310	\$ 3,376	\$ 3,444	\$ 3,513	\$ 3,583	\$ 62,696
Zoo Tax	0.0992	\$ 1,498	\$ 1,528	\$ 1,558	\$ 1,589	\$ 1,621	\$ 1,653	\$ 1,687	\$ 1,720	\$ 1,755	\$ 1,790	\$ 31,316
Total Non-Capturable Taxes	21.2978	\$ 321,527	\$ 327,958	\$ 334,517	\$ 341,207	\$ 348,031	\$ 354,992	\$ 362,092	\$ 369,334	\$ 376,720	\$ 384,255	\$ 6,723,450
Total Tax Increment Revenue (TIR) Available for Capture												
		\$ 970,013	\$ 989,413	\$ 1,009,202	\$ 1,029,386	\$ 1,049,973	\$ 1,070,973	\$ 1,092,392	\$ 1,114,240	\$ 1,136,525	\$ 1,159,256	\$ 22,696,853

Residential 2

TIF Table - Land Property Tax Detail

Estimated Taxable Value (TV) Increase Rate: **2.00%**

	Plan Year	1	2	3	4	5	6	7	8	9	10	11
		Capture Year	0	0	0	1	2	3	4	5	6	7
Abatement Year		0	0	0	0	0	0	0	0	0	0	0
Calendar Year		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
*Base Taxable Value		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Estimated New TV		\$ -	\$ 768,660	\$ 784,033	\$ 799,714	\$ 815,708	\$ 832,022	\$ 848,662	\$ 865,636	\$ 882,948	\$ 900,607	\$ 918,620
Incremental Difference (New TV - Base TV)		\$ -	\$ 768,660	\$ 784,033	\$ 799,714	\$ 815,708	\$ 832,022	\$ 848,662	\$ 865,636	\$ 882,948	\$ 900,607	\$ 918,620
School Capture	Millage Rate											
School Operating	17.0430	\$ -	\$ -	\$ -	\$ 13,630	\$ 13,902	\$ 14,180	\$ 14,464	\$ 14,753	\$ 15,048	\$ 15,349	\$ 15,656
State Education	6.0000	\$ -	\$ -	\$ -	\$ 4,798	\$ 4,894	\$ 4,992	\$ 5,092	\$ 5,194	\$ 5,298	\$ 5,404	\$ 5,512
School Total	23.0430	\$ -	\$ -	\$ -	\$ 18,428	\$ 18,796	\$ 19,172	\$ 19,556	\$ 19,947	\$ 20,346	\$ 20,753	\$ 21,168
Local Capture	Millage Rate											
Wayne County Operating - Winter	0.9829	\$ -	\$ -	\$ -	\$ 786	\$ 802	\$ 818	\$ 834	\$ 851	\$ 868	\$ 885	\$ 903
Wayne County Parks - Winter	0.2442	\$ -	\$ -	\$ -	\$ 195	\$ 199	\$ 203	\$ 207	\$ 211	\$ 216	\$ 220	\$ 224
Wayne County Jail - Winter	0.9358	\$ -	\$ -	\$ -	\$ 748	\$ 763	\$ 779	\$ 794	\$ 810	\$ 826	\$ 843	\$ 860
Wayne County RESA	0.0956	\$ -	\$ -	\$ -	\$ 76	\$ 78	\$ 80	\$ 81	\$ 83	\$ 84	\$ 86	\$ 88
Wayne County RESA SP ED	3.3443	\$ -	\$ -	\$ -	\$ 2,674	\$ 2,728	\$ 2,783	\$ 2,838	\$ 2,895	\$ 2,953	\$ 3,012	\$ 3,072
Wayne County Special RESA ENH	1.9876	\$ -	\$ -	\$ -	\$ 1,590	\$ 1,621	\$ 1,654	\$ 1,687	\$ 1,721	\$ 1,755	\$ 1,790	\$ 1,826
General City Operating	19.9520	\$ -	\$ -	\$ -	\$ 15,956	\$ 16,275	\$ 16,601	\$ 16,933	\$ 17,271	\$ 17,617	\$ 17,969	\$ 18,328
Library	4.6307	\$ -	\$ -	\$ -	\$ 3,703	\$ 3,777	\$ 3,853	\$ 3,930	\$ 4,008	\$ 4,089	\$ 4,170	\$ 4,254
Wayne County Operating - Summer	5.6099	\$ -	\$ -	\$ -	\$ 4,486	\$ 4,576	\$ 4,668	\$ 4,761	\$ 4,856	\$ 4,953	\$ 5,052	\$ 5,153
Huron Clinton Metropolitan Authority (HCMA)	0.2070	\$ -	\$ -	\$ -	\$ 166	\$ 169	\$ 172	\$ 176	\$ 179	\$ 183	\$ 186	\$ 190
Wayne County Community College	3.2202	\$ -	\$ -	\$ -	\$ 2,575	\$ 2,627	\$ 2,679	\$ 2,733	\$ 2,788	\$ 2,843	\$ 2,900	\$ 2,958
Local Total	41.2102	\$ -	\$ -	\$ -	\$ 32,956	\$ 33,615	\$ 34,288	\$ 34,974	\$ 35,673	\$ 36,386	\$ 37,114	\$ 37,856
Non-Capturable Millages	Millage Rate											
School Debt	13.0000	\$ -	\$ -	\$ -	\$ 10,396	\$ 10,604	\$ 10,816	\$ 11,033	\$ 11,253	\$ 11,478	\$ 11,708	\$ 11,942
Bond Debt	8.0000	\$ -	\$ -	\$ -	\$ 6,398	\$ 6,526	\$ 6,656	\$ 6,789	\$ 6,925	\$ 7,064	\$ 7,205	\$ 7,349
DIA Tax	0.1986	\$ -	\$ -	\$ -	\$ 159	\$ 162	\$ 165	\$ 169	\$ 172	\$ 175	\$ 179	\$ 182
Zoo Tax	0.0992	\$ -	\$ -	\$ -	\$ 79	\$ 81	\$ 83	\$ 84	\$ 86	\$ 88	\$ 89	\$ 91
Total Non-Capturable Taxes	21.2978	\$ -	\$ -	\$ -	\$ 17,032	\$ 17,373	\$ 17,720	\$ 18,075	\$ 18,436	\$ 18,805	\$ 19,181	\$ 19,565
Total Tax Increment Revenue (TIR) Available for Capture		\$ -	\$ -	\$ -	\$ 51,384	\$ 52,412	\$ 53,460	\$ 54,529	\$ 55,620	\$ 56,732	\$ 57,867	\$ 59,024

Residential 2

TIF Table - Land Property Tax Detail

Estimated Taxable Value (TV) Increase Rate: **2.00%**

	Plan Year	12	13	14	15	16	17	18	19	20	21	22
	Capture Year	9	10	11	12	13	14	15	16	17	18	19
	Abatement Year	0	0	0	0	0	0	0	0	0	0	0
Calendar Year		2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
*Base Taxable Value	\$	-	-	-	-	-	-	-	-	-	-	-
Estimated New TV	\$	936,992	955,732	974,846	994,343	1,014,230	1,034,515	1,055,205	1,076,309	1,097,835	1,119,792	1,142,188
Incremental Difference (New TV - Base TV)	\$	936,992	955,732	974,846	994,343	1,014,230	1,034,515	1,055,205	1,076,309	1,097,835	1,119,792	1,142,188
School Capture												
	Millage Rate											
School Operating	17.0430	\$ 15,969	\$ 16,289	\$ 16,614	\$ 16,947	\$ 17,286	\$ 17,631	\$ 17,984	\$ 18,344	\$ 18,710	\$ 19,085	\$ 19,466
State Education	6.0000	\$ 5,622	\$ 5,734	\$ 5,849	\$ 5,966	\$ 6,085	\$ 6,207	\$ 6,331	\$ 6,458	\$ 6,587	\$ 6,719	\$ 6,853
School Total	23.0430	\$ 21,591	\$ 22,023	\$ 22,463	\$ 22,913	\$ 23,371	\$ 23,838	\$ 24,315	\$ 24,801	\$ 25,297	\$ 25,803	\$ 26,319
Local Capture												
	Millage Rate											
Wayne County Operating - Winter	0.9829	\$ 921	\$ 939	\$ 958	\$ 977	\$ 997	\$ 1,017	\$ 1,037	\$ 1,058	\$ 1,079	\$ 1,101	\$ 1,123
Wayne County Parks - Winter	0.2442	\$ 229	\$ 233	\$ 238	\$ 243	\$ 248	\$ 253	\$ 258	\$ 263	\$ 268	\$ 273	\$ 279
Wayne County Jail - Winter	0.9358	\$ 877	\$ 894	\$ 912	\$ 931	\$ 949	\$ 968	\$ 987	\$ 1,007	\$ 1,027	\$ 1,048	\$ 1,069
Wayne County RESA	0.0956	\$ 90	\$ 91	\$ 93	\$ 95	\$ 97	\$ 99	\$ 101	\$ 103	\$ 105	\$ 107	\$ 109
Wayne County RESA SP ED	3.3443	\$ 3,134	\$ 3,196	\$ 3,260	\$ 3,325	\$ 3,392	\$ 3,460	\$ 3,529	\$ 3,600	\$ 3,671	\$ 3,745	\$ 3,820
Wayne County Special RESA ENH	1.9876	\$ 1,862	\$ 1,900	\$ 1,938	\$ 1,976	\$ 2,016	\$ 2,056	\$ 2,097	\$ 2,139	\$ 2,182	\$ 2,226	\$ 2,270
General City Operating	19.9520	\$ 18,695	\$ 19,069	\$ 19,450	\$ 19,839	\$ 20,236	\$ 20,641	\$ 21,053	\$ 21,475	\$ 21,904	\$ 22,342	\$ 22,789
Library	4.6307	\$ 4,339	\$ 4,426	\$ 4,514	\$ 4,605	\$ 4,697	\$ 4,791	\$ 4,886	\$ 4,984	\$ 5,084	\$ 5,185	\$ 5,289
Wayne County Operating - Summer	5.6099	\$ 5,256	\$ 5,362	\$ 5,469	\$ 5,578	\$ 5,690	\$ 5,804	\$ 5,920	\$ 6,038	\$ 6,159	\$ 6,282	\$ 6,408
Huron Clinton Metropolitan Authority (HCMA)	0.2070	\$ 194	\$ 198	\$ 202	\$ 206	\$ 210	\$ 214	\$ 218	\$ 223	\$ 227	\$ 232	\$ 236
Wayne County Community College	3.2202	\$ 3,017	\$ 3,078	\$ 3,139	\$ 3,202	\$ 3,266	\$ 3,331	\$ 3,398	\$ 3,466	\$ 3,535	\$ 3,606	\$ 3,678
Local Total	41.2102	\$ 38,614	\$ 39,386	\$ 40,174	\$ 40,977	\$ 41,797	\$ 42,633	\$ 43,485	\$ 44,355	\$ 45,242	\$ 46,147	\$ 47,070
Non-Capturable Millages												
	Millage Rate											
School Debt	13.0000	\$ 12,181	\$ 12,425	\$ 12,673	\$ 12,926	\$ 13,185	\$ 13,449	\$ 13,718	\$ 13,992	\$ 14,272	\$ 14,557	\$ 14,848
Bond Debt	8.0000	\$ 7,496	\$ 7,646	\$ 7,799	\$ 7,955	\$ 8,114	\$ 8,276	\$ 8,442	\$ 8,610	\$ 8,783	\$ 8,958	\$ 9,138
DIA Tax	0.1986	\$ 186	\$ 190	\$ 194	\$ 197	\$ 201	\$ 205	\$ 210	\$ 214	\$ 218	\$ 222	\$ 227
Zoo Tax	0.0992	\$ 93	\$ 95	\$ 97	\$ 99	\$ 101	\$ 103	\$ 105	\$ 107	\$ 109	\$ 111	\$ 113
Total Non-Capturable Taxes	21.2978	\$ 19,956	\$ 20,355	\$ 20,762	\$ 21,177	\$ 21,601	\$ 22,033	\$ 22,474	\$ 22,923	\$ 23,381	\$ 23,849	\$ 24,326
<hr/>												
Total Tax Increment Revenue (TIR) Available for Capture	\$	60,205	\$ 61,409	\$ 62,637	\$ 63,890	\$ 65,168	\$ 66,471	\$ 67,800	\$ 69,156	\$ 70,539	\$ 71,950	\$ 73,389

Residential 2

TIF Table - Land Property Tax Detail

Estimated Taxable Value (TV) Increase Rate: **2.00%**

Plan Year	23	24	25	26	27	28	29	30	31	32	TOTAL	
Capture Year	20	21	22	23	24	25	26	27	28	29	TOTAL	
Abatement Year	0	0	0	0	0	0	0	0	0	0	TOTAL	
Calendar Year	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056		
*Base Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Estimated New TV	\$ 1,165,032	\$ 1,188,332	\$ 1,212,099	\$ 1,236,341	\$ 1,261,068	\$ 1,286,289	\$ 1,312,015	\$ 1,338,255	\$ 1,365,020	\$ 1,392,321	\$ -	
Incremental Difference (New TV - Base TV)	\$ 1,165,032	\$ 1,188,332	\$ 1,212,099	\$ 1,236,341	\$ 1,261,068	\$ 1,286,289	\$ 1,312,015	\$ 1,338,255	\$ 1,365,020	\$ 1,392,321	\$ -	
School Capture												
Millage Rate												
School Operating	17.0430	\$ 19,856	\$ 20,253	\$ 20,658	\$ 21,071	\$ 21,492	\$ 21,922	\$ 22,361	\$ 22,808	\$ 23,264	\$ 23,729	\$ 552,923
State Education	6.0000	\$ 6,990	\$ 7,130	\$ 7,273	\$ 7,418	\$ 7,566	\$ 7,718	\$ 7,872	\$ 8,030	\$ 8,190	\$ 8,354	\$ 194,657
School Total	23.0430	\$ 26,846	\$ 27,383	\$ 27,930	\$ 28,489	\$ 29,059	\$ 29,640	\$ 30,233	\$ 30,837	\$ 31,454	\$ 32,083	\$ 747,580
Local Capture												
Millage Rate												
Wayne County Operating - Winter	0.9829	\$ 1,145	\$ 1,168	\$ 1,191	\$ 1,215	\$ 1,240	\$ 1,264	\$ 1,290	\$ 1,315	\$ 1,342	\$ 1,369	\$ 31,888
Wayne County Parks - Winter	0.2442	\$ 285	\$ 290	\$ 296	\$ 302	\$ 308	\$ 314	\$ 320	\$ 327	\$ 333	\$ 340	\$ 7,923
Wayne County Jail - Winter	0.9358	\$ 1,090	\$ 1,112	\$ 1,134	\$ 1,157	\$ 1,180	\$ 1,204	\$ 1,228	\$ 1,252	\$ 1,277	\$ 1,303	\$ 30,360
Wayne County RESA	0.0956	\$ 111	\$ 114	\$ 116	\$ 118	\$ 121	\$ 123	\$ 125	\$ 128	\$ 130	\$ 133	\$ 3,102
Wayne County RESA SP ED	3.3443	\$ 3,896	\$ 3,974	\$ 4,054	\$ 4,135	\$ 4,217	\$ 4,302	\$ 4,388	\$ 4,476	\$ 4,565	\$ 4,656	\$ 108,499
Wayne County Special RESA ENH	1.9876	\$ 2,316	\$ 2,362	\$ 2,409	\$ 2,457	\$ 2,506	\$ 2,557	\$ 2,608	\$ 2,660	\$ 2,713	\$ 2,767	\$ 64,483
General City Operating	19.9520	\$ 23,245	\$ 23,710	\$ 24,184	\$ 24,667	\$ 25,161	\$ 25,664	\$ 26,177	\$ 26,701	\$ 27,235	\$ 27,780	\$ 647,300
Library	4.6307	\$ 5,395	\$ 5,503	\$ 5,613	\$ 5,725	\$ 5,840	\$ 5,956	\$ 6,076	\$ 6,197	\$ 6,321	\$ 6,447	\$ 150,233
Wayne County Operating - Summer	5.6099	\$ 6,536	\$ 6,666	\$ 6,800	\$ 6,936	\$ 7,074	\$ 7,216	\$ 7,360	\$ 7,507	\$ 7,658	\$ 7,811	\$ 182,001
Huron Clinton Metropolitan Authority (HCMA)	0.2070	\$ 241	\$ 246	\$ 251	\$ 256	\$ 261	\$ 266	\$ 272	\$ 277	\$ 283	\$ 288	\$ 6,716
Wayne County Community College	3.2202	\$ 3,752	\$ 3,827	\$ 3,903	\$ 3,981	\$ 4,061	\$ 4,142	\$ 4,225	\$ 4,309	\$ 4,396	\$ 4,484	\$ 104,472
Local Total	41.2102	\$ 48,011	\$ 48,971	\$ 49,951	\$ 50,950	\$ 51,969	\$ 53,008	\$ 54,068	\$ 55,150	\$ 56,253	\$ 57,378	\$ 1,336,976
Non-Capturable Millages												
Millage Rate												
School Debt	13.0000	\$ 15,145	\$ 15,448	\$ 15,757	\$ 16,072	\$ 16,394	\$ 16,722	\$ 17,056	\$ 17,397	\$ 17,745	\$ 18,100	\$ 421,575
Bond Debt	8.0000	\$ 9,320	\$ 9,507	\$ 9,697	\$ 9,891	\$ 10,089	\$ 10,290	\$ 10,496	\$ 10,706	\$ 10,920	\$ 11,139	\$ 259,543
DIA Tax	0.1986	\$ 231	\$ 236	\$ 241	\$ 246	\$ 250	\$ 255	\$ 261	\$ 266	\$ 271	\$ 277	\$ 6,443
Zoo Tax	0.0992	\$ 116	\$ 118	\$ 120	\$ 123	\$ 125	\$ 128	\$ 130	\$ 133	\$ 135	\$ 138	\$ 3,218
Total Non-Capturable Taxes	21.2978	\$ 24,813	\$ 25,309	\$ 25,815	\$ 26,331	\$ 26,858	\$ 27,395	\$ 27,943	\$ 28,502	\$ 29,072	\$ 29,653	\$ 690,961
Total Tax Increment Revenue (TIR) Available for Capture	\$ 74,857	\$ 76,354	\$ 77,881	\$ 79,439	\$ 81,028	\$ 82,648	\$ 84,301	\$ 85,987	\$ 87,707	\$ 89,461	\$ 2,084,557	

Residential 2

TIF Table - Residential Property Tax Detail

Estimated Taxable Value (TV) Increase Rate: 2.00%		PA 210										
Plan Year		1	2	3	4	5	6	7	8	9	10	11
Capture Year		0	0	0	1	2	3	4	5	6	7	8
Abatement Year		0	1	2	3	4	5	6	7	8	9	10
Calendar Year		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
*Base Taxable Value	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Estimated New TV	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Incremental Difference (New TV - Base TV)	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
School Capture	Millage Rate											
School Operating	17.0430	\$	-	\$	-	\$	-	\$	-	\$	-	\$
State Education	6.0000	\$	-	\$	-	\$	-	\$	-	\$	-	\$
School Total	23.0430	\$	-	\$	-	\$	-	\$	-	\$	-	\$
Local Capture	Millage Rate											
Wayne County Operating - Winter	0.9829	\$	-	\$	-	\$	-	\$	-	\$	-	\$
Wayne County Parks - Winter	0.2442	\$	-	\$	-	\$	-	\$	-	\$	-	\$
Wayne County Jail - Winter	0.9358	\$	-	\$	-	\$	-	\$	-	\$	-	\$
Wayne County RESA	0.0956	\$	-	\$	-	\$	-	\$	-	\$	-	\$
Wayne County RESA SP ED	3.3443	\$	-	\$	-	\$	-	\$	-	\$	-	\$
Wayne County Special RESA ENH	1.9876	\$	-	\$	-	\$	-	\$	-	\$	-	\$
General City Operating	19.9520	\$	-	\$	-	\$	-	\$	-	\$	-	\$
Library	4.6307	\$	-	\$	-	\$	-	\$	-	\$	-	\$
Wayne County Operating - Summer	5.6099	\$	-	\$	-	\$	-	\$	-	\$	-	\$
Huron Clinton Metropolitan Authority (HCMA)	0.2070	\$	-	\$	-	\$	-	\$	-	\$	-	\$
Wayne County Community College	3.2202	\$	-	\$	-	\$	-	\$	-	\$	-	\$
Local Total	41.2102	\$	-	\$	-	\$	-	\$	-	\$	-	\$
Non-Capturable Millages	Millage Rate											
School Debt	13.0000	\$	-	\$	-	\$	-	\$	-	\$	-	\$
Bond Debt	8.0000	\$	-	\$	-	\$	-	\$	-	\$	-	\$
DIA Tax	0.1986	\$	-	\$	-	\$	-	\$	-	\$	-	\$
Zoo Tax	0.0992	\$	-	\$	-	\$	-	\$	-	\$	-	\$
Total Non-Capturable Taxes	21.2978	\$	-	\$	-	\$	-	\$	-	\$	-	\$
Total Tax Increment Revenue (TIR) Available for Capture	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-

Residential 2

TIF Table - Residential Property Tax Detail

Estimated Taxable Value (TV) Increase Rate: **2.00%**

	Plan Year	12	13	14	15	16	17	18	19	20	21	22
	Capture Year	9	10	11	12	13	14	15	16	17	18	19
	Abatement Year	11	12	0	0	0	0	0	0	0	0	0
Calendar Year		2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
*Base Taxable Value	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Estimated New TV	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Incremental Difference (New TV - Base TV)	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
School Capture												
	Millage Rate											
School Operating	17.0430	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Education	6.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
School Total	23.0430	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Capture												
	Millage Rate											
Wayne County Operating - Winter	0.9829	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County Parks - Winter	0.2442	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County Jail - Winter	0.9358	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County RESA	0.0956	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County RESA SP ED	3.3443	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County Special RESA ENH	1.9876	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General City Operating	19.9520	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Library	4.6307	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County Operating - Summer	5.6099	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Huron Clinton Metropolitan Authority (HCMA)	0.2070	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County Community College	3.2202	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Total	41.2102	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Capturable Millages												
	Millage Rate											
School Debt	13.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bond Debt	8.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DIA Tax	0.1986	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Zoo Tax	0.0992	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Non-Capturable Taxes	21.2978	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<hr/>												
Total Tax Increment Revenue (TIR) Available for Capture	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Residential 2

TIF Table - Residential Property Tax Detail

Estimated Taxable Value (TV) Increase Rate: **2.00%**

Plan Year	23	24	25	26	27	28	29	30	31	32	TOTAL
Capture Year	20	21	22	23	24	25	26	27	28	29	TOTAL
Abatement Year	0	0	0	0	0	0	0	0	0	0	TOTAL
Calendar Year	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	
*Base Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Estimated New TV	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Incremental Difference (New TV - Base TV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
School Capture											
Millage Rate											
School Operating	17.0430	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Education	6.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
School Total	23.0430	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Capture											
Millage Rate											
Wayne County Operating - Winter	0.9829	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County Parks - Winter	0.2442	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County Jail - Winter	0.9358	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County RESA	0.0956	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County RESA SP ED	3.3443	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County Special RESA ENH	1.9876	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General City Operating	19.9520	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Library	4.6307	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County Operating - Summer	5.6099	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Huron Clinton Metropolitan Authority (HCMA)	0.2070	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County Community College	3.2202	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Total	41.2102	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Capturable Millages											
Millage Rate											
School Debt	13.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bond Debt	8.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DIA Tax	0.1986	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Zoo Tax	0.0992	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Non-Capturable Taxes	21.2978	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Tax Increment Revenue (TIR) Available for Capture											
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Residential 2

TIF Table - Residential Improvements Property Tax Detail

Estimated Taxable Value (TV) Increase Rate: 2.00%		PA 210											
Plan Year		1	2	3	4	5	6	7	8	9	10	11	
Capture Year		0	0	0	1	2	3	4	5	6	7	8	
Abatement Year		0	1	2	3	4	5	6	7	8	9	10	
Calendar Year		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	
*Base Taxable Value	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Estimated New TV	\$	-	\$ -	\$ 7,692,927	\$ 8,967,755	\$ 9,147,110	\$ 9,330,052	\$ 9,516,653	\$ 9,706,986	\$ 9,901,126	\$ 10,099,149	\$ 10,301,132	
Incremental Difference (New TV - Base TV)	\$	-	\$ -	\$ 7,692,927	\$ 8,967,755	\$ 9,147,110	\$ 9,330,052	\$ 9,516,653	\$ 9,706,986	\$ 9,901,126	\$ 10,099,149	\$ 10,301,132	
School Capture	Millage Rate												
School Operating	17.0430	\$	-	\$ -	\$ -	\$ 152,837	\$ 155,894	\$ 159,012	\$ 162,192	\$ 165,436	\$ 168,745	\$ 172,120	\$ 175,562
State Education	6.0000	\$	-	\$ -	\$ -	\$ 53,807	\$ 54,883	\$ 55,980	\$ 57,100	\$ 58,242	\$ 59,407	\$ 60,595	\$ 61,807
School Total	23.0430	\$	-	\$ -	\$ -	\$ 206,644	\$ 210,777	\$ 214,992	\$ 219,292	\$ 223,678	\$ 228,152	\$ 232,715	\$ 237,369
Local Capture	Millage Rate												
Wayne County Operating - Winter	0.9829	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County Parks - Winter	0.2442	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County Jail - Winter	0.9358	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County RESA	0.0956	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County RESA SP ED	3.3443	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County Special RESA ENH	1.9876	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General City Operating	19.9520	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Library	4.6307	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County Operating - Summer	5.6099	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Huron Clinton Metropolitan Authority (HCMA)	0.2070	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County Community College	3.2202	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Total	41.2102	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Capturable Millages	Millage Rate												
School Debt	13.0000	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bond Debt	8.0000	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DIA Tax	0.1986	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Zoo Tax	0.0992	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Non-Capturable Taxes	21.2978	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Tax Increment Revenue (TIR) Available for Capture		\$	-	\$ -	\$ -	\$ 206,644	\$ 210,777	\$ 214,992	\$ 219,292	\$ 223,678	\$ 228,152	\$ 232,715	\$ 237,369

Residential 2

TIF Table - Residential Improvements Property Tax Detail

Estimated Taxable Value (TV) Increase Rate: **2.00%**

Plan Year	12	13	14	15	16	17	18	19	20	21	22
Capture Year	9	10	11	12	13	14	15	16	17	18	19
Abatement Year	11	12	0	0	0	0	0	0	0	0	0
Calendar Year	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
*Base Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Estimated New TV	\$ 10,507,154	\$ 10,717,297	\$ 10,931,643	\$ 11,150,276	\$ 11,373,282	\$ 11,600,747	\$ 11,832,762	\$ 12,069,418	\$ 12,310,806	\$ 12,557,022	\$ 12,808,163
Incremental Difference (New TV - Base TV)	\$ 10,507,154	\$ 10,717,297	\$ 10,931,643	\$ 11,150,276	\$ 11,373,282	\$ 11,600,747	\$ 11,832,762	\$ 12,069,418	\$ 12,310,806	\$ 12,557,022	\$ 12,808,163

School Capture	Millage Rate	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
School Operating	17.0430	\$ 179,073	\$ 182,655	\$ 186,308	\$ 190,034	\$ 193,835	\$ 197,712	\$ 201,666	\$ 205,699	\$ 209,813	\$ 214,009	\$ 218,290
State Education	6.0000	\$ 63,043	\$ 64,304	\$ 65,590	\$ 66,902	\$ 68,240	\$ 69,604	\$ 70,997	\$ 72,417	\$ 73,865	\$ 75,342	\$ 76,849
School Total	23.0430	\$ 242,116	\$ 246,959	\$ 251,898	\$ 256,936	\$ 262,075	\$ 267,316	\$ 272,662	\$ 278,116	\$ 283,678	\$ 289,351	\$ 295,138

Local Capture	Millage Rate	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Wayne County Operating - Winter	0.9829	\$ -	\$ -	\$ 10,745	\$ 10,960	\$ 11,179	\$ 11,402	\$ 11,630	\$ 11,863	\$ 12,100	\$ 12,342	\$ 12,589
Wayne County Parks - Winter	0.2442	\$ -	\$ -	\$ 2,670	\$ 2,723	\$ 2,777	\$ 2,833	\$ 2,890	\$ 2,947	\$ 3,006	\$ 3,066	\$ 3,128
Wayne County Jail - Winter	0.9358	\$ -	\$ -	\$ 10,230	\$ 10,434	\$ 10,643	\$ 10,856	\$ 11,073	\$ 11,295	\$ 11,520	\$ 11,751	\$ 11,986
Wayne County RESA	0.0956	\$ -	\$ -	\$ 1,045	\$ 1,066	\$ 1,087	\$ 1,109	\$ 1,131	\$ 1,154	\$ 1,177	\$ 1,200	\$ 1,224
Wayne County RESA SP ED	3.3443	\$ -	\$ -	\$ 36,559	\$ 37,290	\$ 38,036	\$ 38,796	\$ 39,572	\$ 40,364	\$ 41,171	\$ 41,994	\$ 42,834
Wayne County Special RESA ENH	1.9876	\$ -	\$ -	\$ 21,728	\$ 22,162	\$ 22,606	\$ 23,058	\$ 23,519	\$ 23,989	\$ 24,469	\$ 24,958	\$ 25,458
General City Operating	19.9520	\$ -	\$ -	\$ 218,108	\$ 222,470	\$ 226,920	\$ 231,458	\$ 236,087	\$ 240,809	\$ 245,625	\$ 250,538	\$ 255,548
Library	4.6307	\$ -	\$ -	\$ 50,621	\$ 51,634	\$ 52,666	\$ 53,720	\$ 54,794	\$ 55,890	\$ 57,008	\$ 58,148	\$ 59,311
Wayne County Operating - Summer	5.6099	\$ -	\$ -	\$ 61,325	\$ 62,552	\$ 63,803	\$ 65,079	\$ 66,381	\$ 67,708	\$ 69,062	\$ 70,444	\$ 71,853
Huron Clinton Metropolitan Authority (HCMA)	0.2070	\$ -	\$ -	\$ 2,263	\$ 2,308	\$ 2,354	\$ 2,401	\$ 2,449	\$ 2,498	\$ 2,548	\$ 2,599	\$ 2,651
Wayne County Community College	3.2202	\$ -	\$ -	\$ 35,202	\$ 35,906	\$ 36,624	\$ 37,357	\$ 38,104	\$ 38,866	\$ 39,643	\$ 40,436	\$ 41,245
Local Total	41.2102	\$ -	\$ -	\$ 450,495	\$ 459,505	\$ 468,695	\$ 478,069	\$ 487,631	\$ 497,383	\$ 507,331	\$ 517,477	\$ 527,827

Non-Capturable Millages	Millage Rate	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
School Debt	13.0000	\$ -	\$ -	\$ 142,111	\$ 144,954	\$ 147,853	\$ 150,810	\$ 153,826	\$ 156,902	\$ 160,040	\$ 163,241	\$ 166,506
Bond Debt	8.0000	\$ -	\$ -	\$ 87,453	\$ 89,202	\$ 90,986	\$ 92,806	\$ 94,662	\$ 96,555	\$ 98,486	\$ 100,456	\$ 102,465
DIA Tax	0.1986	\$ -	\$ -	\$ 2,171	\$ 2,214	\$ 2,259	\$ 2,304	\$ 2,350	\$ 2,397	\$ 2,445	\$ 2,494	\$ 2,544
Zoo Tax	0.0992	\$ -	\$ -	\$ 1,084	\$ 1,106	\$ 1,128	\$ 1,151	\$ 1,174	\$ 1,197	\$ 1,221	\$ 1,246	\$ 1,271
Total Non-Capturable Taxes	21.2978	\$ -	\$ -	\$ 232,820	\$ 237,476	\$ 242,226	\$ 247,070	\$ 252,012	\$ 257,052	\$ 262,193	\$ 267,437	\$ 272,786

Total Tax Increment Revenue (TIR) Available for Capture \$ 242,116 \$ 246,959 \$ 702,393 \$ 716,441 \$ 730,770 \$ 745,385 \$ 760,293 \$ 775,499 \$ 791,009 \$ 806,829 \$ 822,965

Residential 2

TIF Table - Residential Improvements Property Tax Detail

Estimated Taxable Value (TV) Increase Rate: **2.00%**

Plan Year	23	24	25	26	27	28	29	30	31	32	TOTAL	
Capture Year	20	21	22	23	24	25	26	27	28	29	TOTAL	
Abatement Year	0	0	0	0	0	0	0	0	0	0	TOTAL	
Calendar Year	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056		
*Base Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Estimated New TV	\$ 13,064,326	\$ 13,325,612	\$ 13,592,125	\$ 13,863,967	\$ 14,141,246	\$ 14,424,071	\$ 14,712,553	\$ 15,006,804	\$ 15,306,940	\$ 15,613,079	\$ -	
Incremental Difference (New TV - Base TV)	\$ 13,064,326	\$ 13,325,612	\$ 13,592,125	\$ 13,863,967	\$ 14,141,246	\$ 14,424,071	\$ 14,712,553	\$ 15,006,804	\$ 15,306,940	\$ 15,613,079	\$ -	
School Capture												
Millage Rate												
School Operating	17.0430	\$ 222,655	\$ 227,108	\$ 231,651	\$ 236,284	\$ 241,009	\$ 245,829	\$ 250,746	\$ 255,761	\$ 260,876	\$ 266,094	\$ 6,200,322
State Education	6.0000	\$ 78,386	\$ 79,954	\$ 81,553	\$ 83,184	\$ 84,847	\$ 86,544	\$ 88,275	\$ 90,041	\$ 91,842	\$ 93,678	\$ 2,182,828
School Total	23.0430	\$ 301,041	\$ 307,062	\$ 313,203	\$ 319,467	\$ 325,857	\$ 332,374	\$ 339,021	\$ 345,802	\$ 352,718	\$ 359,772	\$ 8,383,149
Local Capture												
Millage Rate												
Wayne County Operating - Winter	0.9829	\$ 12,841	\$ 13,098	\$ 13,360	\$ 13,627	\$ 13,899	\$ 14,177	\$ 14,461	\$ 14,750	\$ 15,045	\$ 15,346	\$ 261,068
Wayne County Parks - Winter	0.2442	\$ 3,190	\$ 3,254	\$ 3,319	\$ 3,386	\$ 3,453	\$ 3,522	\$ 3,593	\$ 3,665	\$ 3,738	\$ 3,813	\$ 64,862
Wayne County Jail - Winter	0.9358	\$ 12,226	\$ 12,470	\$ 12,720	\$ 12,974	\$ 13,233	\$ 13,498	\$ 13,768	\$ 14,043	\$ 14,324	\$ 14,611	\$ 248,558
Wayne County RESA	0.0956	\$ 1,249	\$ 1,274	\$ 1,299	\$ 1,325	\$ 1,352	\$ 1,379	\$ 1,407	\$ 1,435	\$ 1,463	\$ 1,493	\$ 25,392
Wayne County RESA SP ED	3.3443	\$ 43,691	\$ 44,565	\$ 45,456	\$ 46,365	\$ 47,293	\$ 48,238	\$ 49,203	\$ 50,187	\$ 51,191	\$ 52,215	\$ 888,280
Wayne County Special RESA ENH	1.9876	\$ 25,967	\$ 26,486	\$ 27,016	\$ 27,556	\$ 28,107	\$ 28,669	\$ 29,243	\$ 29,828	\$ 30,424	\$ 31,033	\$ 527,927
General City Operating	19.9520	\$ 260,659	\$ 265,873	\$ 271,190	\$ 276,614	\$ 282,146	\$ 287,789	\$ 293,545	\$ 299,416	\$ 305,404	\$ 311,512	\$ 5,299,454
Library	4.6307	\$ 60,497	\$ 61,707	\$ 62,941	\$ 64,200	\$ 65,484	\$ 66,794	\$ 68,129	\$ 69,492	\$ 70,882	\$ 72,299	\$ 1,229,961
Wayne County Operating - Summer	5.6099	\$ 73,290	\$ 74,755	\$ 76,250	\$ 77,775	\$ 79,331	\$ 80,918	\$ 82,536	\$ 84,187	\$ 85,870	\$ 87,588	\$ 1,490,047
Huron Clinton Metropolitan Authority (HCMA)	0.2070	\$ 2,704	\$ 2,758	\$ 2,814	\$ 2,870	\$ 2,927	\$ 2,986	\$ 3,045	\$ 3,106	\$ 3,169	\$ 3,232	\$ 54,981
Wayne County Community College	3.2202	\$ 42,070	\$ 42,911	\$ 43,769	\$ 44,645	\$ 45,538	\$ 46,448	\$ 47,377	\$ 48,325	\$ 49,291	\$ 50,277	\$ 855,318
Local Total	41.2102	\$ 538,383	\$ 549,151	\$ 560,134	\$ 571,337	\$ 582,764	\$ 594,419	\$ 606,307	\$ 618,433	\$ 630,802	\$ 643,418	\$ 10,945,849
Non-Capturable Millages												
Millage Rate												
School Debt	13.0000	\$ 169,836	\$ 173,233	\$ 176,698	\$ 180,232	\$ 183,836	\$ 187,513	\$ 191,263	\$ 195,088	\$ 198,990	\$ 202,970	\$ 3,452,932
Bond Debt	8.0000	\$ 104,515	\$ 106,605	\$ 108,737	\$ 110,912	\$ 113,130	\$ 115,393	\$ 117,700	\$ 120,054	\$ 122,456	\$ 124,905	\$ 2,124,881
DIA Tax	0.1986	\$ 2,595	\$ 2,646	\$ 2,699	\$ 2,753	\$ 2,808	\$ 2,865	\$ 2,922	\$ 2,980	\$ 3,040	\$ 3,101	\$ 52,750
Zoo Tax	0.0992	\$ 1,296	\$ 1,322	\$ 1,348	\$ 1,375	\$ 1,403	\$ 1,431	\$ 1,459	\$ 1,489	\$ 1,518	\$ 1,549	\$ 26,349
Total Non-Capturable Taxes	21.2978	\$ 278,241	\$ 283,806	\$ 289,482	\$ 295,272	\$ 301,177	\$ 307,201	\$ 313,345	\$ 319,612	\$ 326,004	\$ 332,524	\$ 5,656,913
Total Tax Increment Revenue (TIR) Available for Capture		\$ 839,425	\$ 856,213	\$ 873,337	\$ 890,804	\$ 908,620	\$ 926,793	\$ 945,329	\$ 964,235	\$ 983,520	\$ 1,003,190	\$ 19,328,998

Residential 2

TIF Table - Commercial Property Tax Detail

Estimated Taxable Value (TV) Increase Rate: 2.00%		PA 210										
Plan Year		1	2	3	4	5	6	7	8	9	10	11
Capture Year		0	0	0	1	2	3	4	5	6	7	8
Abatement Year		0	1	2	3	4	5	6	7	8	9	10
Calendar Year		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
*Base Taxable Value	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Estimated New TV	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Incremental Difference (New TV - Base TV)	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
School Capture	Millage Rate											
School Operating	17.0430	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Education	6.0000	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
School Total	23.0430	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Capture	Millage Rate											
Wayne County Operating - Winter	0.9829	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County Parks - Winter	0.2442	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County Jail - Winter	0.9358	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County RESA	0.0956	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County RESA SP ED	3.3443	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County Special RESA ENH	1.9876	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General City Operating	19.9520	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Library	4.6307	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County Operating - Summer	5.6099	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Huron Clinton Metropolitan Authority (HCMA)	0.2070	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County Community College	3.2202	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Total	41.2102	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Capturable Millages	Millage Rate											
School Debt	13.0000	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bond Debt	8.0000	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DIA Tax	0.1986	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Zoo Tax	0.0992	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Non-Capturable Taxes	21.2978	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Tax Increment Revenue (TIR) Available for Capture	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Residential 2

TIF Table - Commercial Property Tax Detail

Estimated Taxable Value (TV) Increase Rate: **2.00%**

		12	13	14	15	16	17	18	19	20	21	22
	Plan Year	12	13	14	15	16	17	18	19	20	21	22
	Capture Year	9	10	11	12	13	14	15	16	17	18	19
	Abatement Year	11	12	0	0	0	0	0	0	0	0	0
	Calendar Year	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
*Base Taxable Value	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Estimated New TV	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Incremental Difference (New TV - Base TV)	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
School Capture												
	Millage Rate											
School Operating	17.0430	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Education	6.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
School Total	23.0430	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Capture												
	Millage Rate											
Wayne County Operating - Winter	0.9829	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County Parks - Winter	0.2442	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County Jail - Winter	0.9358	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County RESA	0.0956	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County RESA SP ED	3.3443	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County Special RESA ENH	1.9876	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General City Operating	19.9520	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Library	4.6307	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County Operating - Summer	5.6099	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Huron Clinton Metropolitan Authority (HCMA)	0.2070	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County Community College	3.2202	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Total	41.2102	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Capturable Millages												
	Millage Rate											
School Debt	13.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bond Debt	8.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DIA Tax	0.1986	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Zoo Tax	0.0992	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Non-Capturable Taxes	21.2978	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<hr/>												
Total Tax Increment Revenue (TIR) Available for Capture	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Residential 2

TIF Table - Commercial Property Tax Detail

Estimated Taxable Value (TV) Increase Rate: 2.00%

Plan Year	23	24	25	26	27	28	29	30	31	32	TOTAL
Capture Year	20	21	22	23	24	25	26	27	28	29	TOTAL
Abatement Year	0	0	0	0	0	0	0	0	0	0	TOTAL
Calendar Year	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	
*Base Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Estimated New TV	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Incremental Difference (New TV - Base TV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
School Capture											
Millage Rate											
School Operating	17.0430	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Education	6.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
School Total	23.0430	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Capture											
Millage Rate											
Wayne County Operating - Winter	0.9829	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County Parks - Winter	0.2442	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County Jail - Winter	0.9358	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County RESA	0.0956	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County RESA SP ED	3.3443	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County Special RESA ENH	1.9876	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General City Operating	19.9520	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Library	4.6307	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County Operating - Summer	5.6099	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Huron Clinton Metropolitan Authority (HCMA)	0.2070	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County Community College	3.2202	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Total	41.2102	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Capturable Millages											
Millage Rate											
School Debt	13.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bond Debt	8.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DIA Tax	0.1986	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Zoo Tax	0.0992	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Non-Capturable Taxes	21.2978	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Tax Increment Revenue (TIR) Available for Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Residential 2

TIF Table - Commerical Improvements Property Tax Detail

Estimated Taxable Value (TV) Increase Rate: 2.00%		PA 210											
Plan Year		1	2	3	4	5	6	7	8	9	10	11	
Capture Year		0	0	0	1	2	3	4	5	6	7	8	
Abatement Year		0	1	2	3	4	5	6	7	8	9	10	
Calendar Year		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	
*Base Taxable Value	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Estimated New TV	\$	-	\$ -	\$ 510,752	\$ 595,391	\$ 607,299	\$ 619,445	\$ 631,833	\$ 644,470	\$ 657,359	\$ 670,507	\$ 683,917	
Incremental Difference (New TV - Base TV)	\$	-	\$ -	\$ 510,752	\$ 595,391	\$ 607,299	\$ 619,445	\$ 631,833	\$ 644,470	\$ 657,359	\$ 670,507	\$ 683,917	
School Capture	Millage Rate												
School Operating	17.0430	\$	-	\$ -	\$ -	\$ 10,147	\$ 10,350	\$ 10,557	\$ 10,768	\$ 10,984	\$ 11,203	\$ 11,427	\$ 11,656
State Education	6.0000	\$	-	\$ -	\$ -	\$ 3,572	\$ 3,644	\$ 3,717	\$ 3,791	\$ 3,867	\$ 3,944	\$ 4,023	\$ 4,104
School Total	23.0430	\$	-	\$ -	\$ -	\$ 13,720	\$ 13,994	\$ 14,274	\$ 14,559	\$ 14,851	\$ 15,148	\$ 15,450	\$ 15,759
Local Capture	Millage Rate												
Wayne County Operating - Winter	0.9829	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County Parks - Winter	0.2442	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County Jail - Winter	0.9358	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County RESA	0.0956	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County RESA SP ED	3.3443	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County Special RESA ENH	1.9876	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General City Operating	19.9520	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Library	4.6307	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County Operating - Summer	5.6099	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Huron Clinton Metropolitan Authority (HCMA)	0.2070	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County Community College	3.2202	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Total	41.2102	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Capturable Millages	Millage Rate												
School Debt	13.0000	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bond Debt	8.0000	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DIA Tax	0.1986	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Zoo Tax	0.0992	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Non-Capturable Taxes	21.2978	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Tax Increment Revenue (TIR) Available for Capture		\$	-	\$ -	\$ -	\$ 13,720	\$ 13,994	\$ 14,274	\$ 14,559	\$ 14,851	\$ 15,148	\$ 15,450	\$ 15,759

Residential 2

TIF Table - Commerical Improvements Property Tax Detail

Estimated Taxable Value (TV) Increase Rate: **2.00%**

	Plan Year	12	13	14	15	16	17	18	19	20	21	22
	Capture Year	9	10	11	12	13	14	15	16	17	18	19
	Abatement Year	11	12	0	0	0	0	0	0	0	0	0
Calendar Year		2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
*Base Taxable Value	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Estimated New TV	\$	697,595	711,547	725,778	740,294	755,099	770,201	785,605	801,318	817,344	833,691	850,365
Incremental Difference (New TV - Base TV)	\$	697,595	711,547	725,778	740,294	755,099	770,201	785,605	801,318	817,344	833,691	850,365
School Capture												
	Millage Rate											
School Operating	17.0430	\$ 11,889	\$ 12,127	\$ 12,369	\$ 12,617	\$ 12,869	\$ 13,127	\$ 13,389	\$ 13,657	\$ 13,930	\$ 14,209	\$ 14,493
State Education	6.0000	\$ 4,186	\$ 4,269	\$ 4,355	\$ 4,442	\$ 4,531	\$ 4,621	\$ 4,714	\$ 4,808	\$ 4,904	\$ 5,002	\$ 5,102
School Total	23.0430	\$ 16,075	\$ 16,396	\$ 16,724	\$ 17,059	\$ 17,400	\$ 17,748	\$ 18,103	\$ 18,465	\$ 18,834	\$ 19,211	\$ 19,595
Local Capture												
	Millage Rate											
Wayne County Operating - Winter	0.9829	\$ -	\$ -	\$ 713	\$ 728	\$ 742	\$ 757	\$ 772	\$ 788	\$ 803	\$ 819	\$ 836
Wayne County Parks - Winter	0.2442	\$ -	\$ -	\$ 177	\$ 181	\$ 184	\$ 188	\$ 192	\$ 196	\$ 200	\$ 204	\$ 208
Wayne County Jail - Winter	0.9358	\$ -	\$ -	\$ 679	\$ 693	\$ 707	\$ 721	\$ 735	\$ 750	\$ 765	\$ 780	\$ 796
Wayne County RESA	0.0956	\$ -	\$ -	\$ 69	\$ 71	\$ 72	\$ 74	\$ 75	\$ 77	\$ 78	\$ 80	\$ 81
Wayne County RESA SP ED	3.3443	\$ -	\$ -	\$ 2,427	\$ 2,476	\$ 2,525	\$ 2,576	\$ 2,627	\$ 2,680	\$ 2,733	\$ 2,788	\$ 2,844
Wayne County Special RESA ENH	1.9876	\$ -	\$ -	\$ 1,443	\$ 1,471	\$ 1,501	\$ 1,531	\$ 1,561	\$ 1,593	\$ 1,625	\$ 1,657	\$ 1,690
General City Operating	19.9520	\$ -	\$ -	\$ 14,481	\$ 14,770	\$ 15,066	\$ 15,367	\$ 15,674	\$ 15,988	\$ 16,308	\$ 16,634	\$ 16,966
Library	4.6307	\$ -	\$ -	\$ 3,361	\$ 3,428	\$ 3,497	\$ 3,567	\$ 3,638	\$ 3,711	\$ 3,785	\$ 3,861	\$ 3,938
Wayne County Operating - Summer	5.6099	\$ -	\$ -	\$ 4,072	\$ 4,153	\$ 4,236	\$ 4,321	\$ 4,407	\$ 4,495	\$ 4,585	\$ 4,677	\$ 4,770
Huron Clinton Metropolitan Authority (HCMA)	0.2070	\$ -	\$ -	\$ 150	\$ 153	\$ 156	\$ 159	\$ 163	\$ 166	\$ 169	\$ 173	\$ 176
Wayne County Community College	3.2202	\$ -	\$ -	\$ 2,337	\$ 2,384	\$ 2,432	\$ 2,480	\$ 2,530	\$ 2,580	\$ 2,632	\$ 2,685	\$ 2,738
Local Total	41.2102	\$ -	\$ -	\$ 29,909	\$ 30,508	\$ 31,118	\$ 31,740	\$ 32,375	\$ 33,022	\$ 33,683	\$ 34,357	\$ 35,044
Non-Capturable Millages												
	Millage Rate											
School Debt	13.0000	\$ -	\$ -	\$ 9,435	\$ 9,624	\$ 9,816	\$ 10,013	\$ 10,213	\$ 10,417	\$ 10,625	\$ 10,838	\$ 11,055
Bond Debt	8.0000	\$ -	\$ -	\$ 5,806	\$ 5,922	\$ 6,041	\$ 6,162	\$ 6,285	\$ 6,411	\$ 6,539	\$ 6,670	\$ 6,803
DIA Tax	0.1986	\$ -	\$ -	\$ 144	\$ 147	\$ 150	\$ 153	\$ 156	\$ 159	\$ 162	\$ 166	\$ 169
Zoo Tax	0.0992	\$ -	\$ -	\$ 72	\$ 73	\$ 75	\$ 76	\$ 78	\$ 79	\$ 81	\$ 83	\$ 84
Total Non-Capturable Taxes	21.2978	\$ -	\$ -	\$ 15,457	\$ 15,767	\$ 16,082	\$ 16,404	\$ 16,732	\$ 17,066	\$ 17,408	\$ 17,756	\$ 18,111
Total Tax Increment Revenue (TIR) Available for Capture												
	\$	16,075	16,396	46,634	47,566	48,518	49,488	50,478	51,487	52,517	53,567	54,639

Residential 2

TIF Table - Commerical Improvements Property Tax Detail

Estimated Taxable Value (TV) Increase Rate: **2.00%**

Plan Year	23	24	25	26	27	28	29	30	31	32	TOTAL	
Capture Year	20	21	22	23	24	25	26	27	28	29	TOTAL	
Abatement Year	0	0	0	0	0	0	0	0	0	0	TOTAL	
Calendar Year	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056		
*Base Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Estimated New TV	\$ 867,372	\$ 884,719	\$ 902,414	\$ 920,462	\$ 938,871	\$ 957,649	\$ 976,802	\$ 996,338	\$ 1,016,264	\$ 1,036,590	\$ -	
Incremental Difference (New TV - Base TV)	\$ 867,372	\$ 884,719	\$ 902,414	\$ 920,462	\$ 938,871	\$ 957,649	\$ 976,802	\$ 996,338	\$ 1,016,264	\$ 1,036,590	\$ -	
School Capture												
Millage Rate												
School Operating	17.0430	\$ 14,783	\$ 15,078	\$ 15,380	\$ 15,687	\$ 16,001	\$ 16,321	\$ 16,648	\$ 16,981	\$ 17,320	\$ 17,667	\$ 411,654
State Education	6.0000	\$ 5,204	\$ 5,308	\$ 5,414	\$ 5,523	\$ 5,633	\$ 5,746	\$ 5,861	\$ 5,978	\$ 6,098	\$ 6,220	\$ 144,923
School Total	23.0430	\$ 19,987	\$ 20,387	\$ 20,794	\$ 21,210	\$ 21,634	\$ 22,067	\$ 22,508	\$ 22,959	\$ 23,418	\$ 23,886	\$ 556,577
Local Capture												
Millage Rate												
Wayne County Operating - Winter	0.9829	\$ 853	\$ 870	\$ 887	\$ 905	\$ 923	\$ 941	\$ 960	\$ 979	\$ 999	\$ 1,019	\$ 17,333
Wayne County Parks - Winter	0.2442	\$ 212	\$ 216	\$ 220	\$ 225	\$ 229	\$ 234	\$ 239	\$ 243	\$ 248	\$ 253	\$ 4,306
Wayne County Jail - Winter	0.9358	\$ 812	\$ 828	\$ 844	\$ 861	\$ 879	\$ 896	\$ 914	\$ 932	\$ 951	\$ 970	\$ 16,502
Wayne County RESA	0.0956	\$ 83	\$ 85	\$ 86	\$ 88	\$ 90	\$ 92	\$ 93	\$ 95	\$ 97	\$ 99	\$ 1,686
Wayne County RESA SP ED	3.3443	\$ 2,901	\$ 2,959	\$ 3,018	\$ 3,078	\$ 3,140	\$ 3,203	\$ 3,267	\$ 3,332	\$ 3,399	\$ 3,467	\$ 58,975
Wayne County Special RESA ENH	1.9876	\$ 1,724	\$ 1,758	\$ 1,794	\$ 1,830	\$ 1,866	\$ 1,903	\$ 1,941	\$ 1,980	\$ 2,020	\$ 2,060	\$ 35,050
General City Operating	19.9520	\$ 17,306	\$ 17,652	\$ 18,005	\$ 18,365	\$ 18,732	\$ 19,107	\$ 19,489	\$ 19,879	\$ 20,277	\$ 20,682	\$ 351,843
Library	4.6307	\$ 4,017	\$ 4,097	\$ 4,179	\$ 4,262	\$ 4,348	\$ 4,435	\$ 4,523	\$ 4,614	\$ 4,706	\$ 4,800	\$ 81,660
Wayne County Operating - Summer	5.6099	\$ 4,866	\$ 4,963	\$ 5,062	\$ 5,164	\$ 5,267	\$ 5,372	\$ 5,480	\$ 5,589	\$ 5,701	\$ 5,815	\$ 98,928
Huron Clinton Metropolitan Authority (HCMA)	0.2070	\$ 180	\$ 183	\$ 187	\$ 191	\$ 194	\$ 198	\$ 202	\$ 206	\$ 210	\$ 215	\$ 3,650
Wayne County Community College	3.2202	\$ 2,793	\$ 2,849	\$ 2,906	\$ 2,964	\$ 3,023	\$ 3,084	\$ 3,145	\$ 3,208	\$ 3,273	\$ 3,338	\$ 56,787
Local Total	41.2102	\$ 35,745	\$ 36,459	\$ 37,189	\$ 37,932	\$ 38,691	\$ 39,465	\$ 40,254	\$ 41,059	\$ 41,880	\$ 42,718	\$ 726,721
Non-Capturable Millages												
Millage Rate												
School Debt	13.0000	\$ 11,276	\$ 11,501	\$ 11,731	\$ 11,966	\$ 12,205	\$ 12,449	\$ 12,698	\$ 12,952	\$ 13,211	\$ 13,476	\$ 229,248
Bond Debt	8.0000	\$ 6,939	\$ 7,078	\$ 7,219	\$ 7,364	\$ 7,511	\$ 7,661	\$ 7,814	\$ 7,971	\$ 8,130	\$ 8,293	\$ 141,076
DIA Tax	0.1986	\$ 172	\$ 176	\$ 179	\$ 183	\$ 186	\$ 190	\$ 194	\$ 198	\$ 202	\$ 206	\$ 3,502
Zoo Tax	0.0992	\$ 86	\$ 88	\$ 90	\$ 91	\$ 93	\$ 95	\$ 97	\$ 99	\$ 101	\$ 103	\$ 1,749
Total Non-Capturable Taxes	21.2978	\$ 18,473	\$ 18,843	\$ 19,219	\$ 19,604	\$ 19,996	\$ 20,396	\$ 20,804	\$ 21,220	\$ 21,644	\$ 22,077	\$ 375,576
Total Tax Increment Revenue (TIR) Available for Capture	\$ 55,731	\$ 56,846	\$ 57,983	\$ 59,143	\$ 60,325	\$ 61,532	\$ 62,763	\$ 64,018	\$ 65,298	\$ 66,604	\$ 1,283,298	

Table 1e Tax Capture Revenues on a per-Project basis - 675 Amsterdam Street -
(Residential 3)

Residential 3

Tax Projections

Total Project							
NPV @ 6%	1,281,981	384,182	5,525,153	307,590	2,528,988	2,607,005	11,134,462
Coverage Ratio	1.50	1.50	1.50	1.50	1.05	1.05	1.13
NPV after Coverage	854,654	256,121	3,683,435	205,060	2,408,560	2,482,862	9,890,692
COI @ 3%	(25,640)	(7,684)	(110,503)	(6,152)	(72,257)	(74,486)	(296,721)
D/S Reserv Fund @ 5%	(42,733)	(12,806)	(184,172)	(10,253)	(722,568)	(744,859)	(494,535)
NET BOND PROCEEDS	786,000	236,000	3,389,000	189,000	1,614,000	1,664,000	7,878,000

	Constr. Sales/Use Tax Exemption	Constr. PIT Capture	Income Tax Capture	Withholding Tax Capture	Incr. Property Tax Capture - SCHOOL	Incr. Property Tax Capture - LOCAL	Total
2027	533,562	159,897	-	-	-	-	693,459
2028	710,122	212,808	-	-	-	-	922,931
2029	174,620	52,330	-	-	129,898	22,916	379,765
2030	-	-	379,435	21,123	149,464	23,341	573,363
2031	-	-	390,818	21,757	152,454	23,773	588,802
2032	-	-	402,542	22,410	155,503	24,214	604,668
2033	-	-	414,619	23,082	158,613	24,662	620,976
2034	-	-	427,057	23,775	161,785	25,120	637,737
2035	-	-	439,869	24,488	165,021	25,586	654,963
2036	-	-	453,065	25,223	168,321	26,061	672,669
2037	-	-	466,657	25,979	171,687	26,545	690,868
2038	-	-	480,657	26,759	175,121	29,232	711,769
2039	-	-	495,076	27,561	178,624	29,802	731,063
2040	-	-	509,929	28,388	182,196	339,680	1,060,193
2041	-	-	525,227	29,240	185,840	346,365	1,086,671
2042	-	-	540,983	30,117	189,557	354,336	1,114,993
2043	-	-	557,213	31,021	193,348	376,220	1,157,802
2044	-	-	573,929	31,951	197,215	384,599	1,187,695
2045	-	-	591,147	32,910	201,159	393,097	1,218,313
2046	-	-	608,882	33,897	205,182	401,721	1,249,682
2047	-	-	627,148	34,914	209,286	409,755	1,281,103
2048	-	-	645,962	35,961	213,472	417,950	1,313,346
2049	-	-	665,341	37,040	217,741	426,310	1,346,432
2050	-	-	-	-	222,096	434,836	656,932
2051	-	-	-	-	226,538	443,532	670,070
2052	-	-	-	-	231,069	452,403	683,472
2053	-	-	-	-	235,690	461,451	697,141
2054	-	-	-	-	276,387	470,680	747,067
2055	-	-	-	-	281,915	480,094	762,009
2056	-	-	-	-	287,553	489,696	777,249
2057	-	-	-	-	293,304	499,490	792,794
2058	-	-	-	-	299,170	499,819	798,989
TOTAL PROJECT	1,418,305	425,035	10,195,556	567,596	6,115,208	8,363,285	27,084,984

Residential 3

Tax Projections

Soft Retail							
Wage Assumptions:		Vacancy Assumptions:					
Soft Retail SF -	1,255			Year 1 Absorption Vacancy			10.00%
SF per FTE -	288			Year 2 Absorption Vacancy			10.00%
# of Employees -	4 FTEs			Ongoing Vacancy			10.00%
Avg. Salary -	\$39,602 /employee						
Salary Incr. -	3.00% /year						
State Income Tax -	4.25% Yr 1-20						
% Captured (Inc/Wtihhold) -	41.98% 50% Capture						
% Captured (Constr. PIT) -	91.18% 100% Capture						
Sales/Use Tax -	6.00%						
Sales PSF	\$ -						
Property Management Payroll -	\$5,018 /year						
	Constr. Sales/Use Tax Exemption	Constr. PIT Capture	Income Tax Capture	Withholding Tax Capture	Incr. Property Tax Capture - SCHOOL	Incr. Property Tax Capture - LOCAL	Total
2027	9,998	2,996	-	-	-	-	12,994
2028	13,306	3,988	-	-	-	-	17,294
2029	3,272	981	-	-	1,788	315	6,356
2030	-	-	-	3,238	2,057	321	5,616
2031	-	-	-	3,336	2,098	327	5,761
2032	-	-	-	3,436	2,140	333	5,909
2033	-	-	-	3,539	2,183	339	6,061
2034	-	-	-	3,645	2,226	346	6,217
2035	-	-	-	3,754	2,271	352	6,377
2036	-	-	-	3,867	2,316	359	6,542
2037	-	-	-	3,983	2,363	365	6,711
2038	-	-	-	4,102	2,410	402	6,914
2039	-	-	-	4,225	2,458	410	7,094
2040	-	-	-	4,352	2,507	4,674	11,534
2041	-	-	-	4,483	2,557	4,766	11,806
2042	-	-	-	4,617	2,608	4,876	12,102
2043	-	-	-	4,756	2,661	5,177	12,594
2044	-	-	-	4,898	2,714	5,292	12,905
2045	-	-	-	5,045	2,768	5,409	13,223
2046	-	-	-	5,197	2,824	5,528	13,548
2047	-	-	-	5,353	2,880	5,639	13,871
2048	-	-	-	5,513	2,938	5,751	14,202
2049	-	-	-	5,679	2,996	5,866	14,541
2050	-	-	-	-	3,056	5,984	9,040
2051	-	-	-	-	3,117	6,103	9,221
2052	-	-	-	-	3,180	6,226	9,405
2053	-	-	-	-	3,243	6,350	9,593
2054	-	-	-	-	3,303	6,477	10,280
2055	-	-	-	-	3,379	6,607	10,486
2056	-	-	-	-	3,957	6,739	10,696
2057	-	-	-	-	4,036	6,873	10,910
2058	-	-	-	-	4,117	6,878	10,995
Total Retail	26,577	7,964	-	87,017	84,151	115,087	320,797

Construction Assumptions:

Materials (% of Hard Cost)	60.00%
Labor (% of Hard Cost)	27.84%

Start Date	4/1/2027
End Date	3/31/2029

Construction Costs:

Hard Costs	644,143
TI Allowance	94,095
Total Costs	738,238
Materials	442,943
Labor	205,526

# of Days	Materials	Labor
2024	-	-
2025	-	-
2026	-	-
2027	275	166,634
2028	366	221,774
2029	90	54,535
	731	442,943
		205,526

Residential 3

Tax Projections

Food & Beverage

Wage Assumptions:

Retail SF -	5,018
SF per FTE -	183
# of Employees -	27 FTEs
Avg. Salary -	\$24,849 /employee
Salary Incr. -	3.00% /year
State Income Tax -	4.25% Yr 1-20
% Captured (Inc/Wtihhold) -	40.47% 50% Capture
% Captured (Constr. PIT) -	91.18% 100% Capture
Sales/Use Tax -	6.00%
Sales PSF	\$ -
Property Management Payroll -	\$20,074 /year

Vacancy Assumptions:

Year 1 Absorption Vacancy	10.00%
Year 2 Absorption Vacancy	10.00%
Ongoing Vacancy	10.00%

	Constr. Sales/Use Tax Exemption	Constr. PIT Capture	Income Tax Capture	Withholding Tax Capture	Incr. Property Tax Capture - SCHOOL	Incr. Property Tax Capture - LOCAL	Total
2027	39,992	11,985	-	-	-	-	51,977
2028	53,226	15,951	-	-	-	-	69,177
2029	13,088	3,922	-	-	7,150	1,261	25,422
2030	-	-	-	13,198	8,227	1,285	22,710
2031	-	-	-	13,594	8,392	1,309	23,294
2032	-	-	-	14,002	8,559	1,333	23,894
2033	-	-	-	14,422	8,731	1,358	24,510
2034	-	-	-	14,854	8,905	1,383	25,142
2035	-	-	-	15,300	9,083	1,408	25,792
2036	-	-	-	15,759	9,265	1,434	26,459
2037	-	-	-	16,232	9,450	1,461	27,143
2038	-	-	-	16,719	9,639	1,609	27,967
2039	-	-	-	17,220	9,832	1,640	28,693
2040	-	-	-	17,737	10,029	18,697	46,463
2041	-	-	-	18,269	10,229	19,065	47,564
2042	-	-	-	18,817	10,434	19,504	48,755
2043	-	-	-	19,382	10,643	20,709	50,733
2044	-	-	-	19,963	10,856	21,170	51,989
2045	-	-	-	20,562	11,073	21,638	53,272
2046	-	-	-	21,179	11,294	22,112	54,585
2047	-	-	-	21,814	11,520	22,555	55,889
2048	-	-	-	22,469	11,750	23,006	57,225
2049	-	-	-	23,143	11,985	23,466	58,594
2050	-	-	-	-	12,225	23,935	36,160
2051	-	-	-	-	12,470	24,414	36,883
2052	-	-	-	-	12,719	24,902	37,621
2053	-	-	-	-	12,973	25,400	38,373
2054	-	-	-	-	15,213	25,908	41,122
2055	-	-	-	-	15,518	26,426	41,944
2056	-	-	-	-	15,828	26,955	42,783
2057	-	-	-	-	16,145	27,494	43,639
2058	-	-	-	-	16,468	27,512	43,980
Total Retail	106,306	31,858	-	354,634	336,606	460,349	1,289,754

Construction Assumptions:

Materials (% of Hard Cost)	60.00%
Labor (% of Hard Cost)	27.84%
Start Date	4/1/2027
End Date	3/31/2029

Construction Costs:

Hard Costs	2,576,573
TI Allowance	376,380
Total Costs	2,952,953
Materials	1,771,772
Labor	822,102

# of Days	Materials	Labor
2024	-	-
2025	-	-
2026	-	-
2027	275	666,535
2028	366	887,098
2029	90	218,139
	731	1,771,772

Residential 3

Tax Projections

Market-Rate							
Wage Assumptions:				Vacancy Assumptions:			
No. of Units -	84			Year 1 Absorption Vacancy			54.17%
Residential SF -	55,636			Year 2 Absorption Vacancy			10.00%
Avg. Monthly Rent PSF -	\$3.27			Ongoing Vacancy			10.00%
Total Annual Income -	\$10,706,588	All Residents					
Salary Incr. -	3.00%	/year					
State Income Tax -	4.25%	Yr 1-20					
% Captured (Inc/Wtihhold) -	80.10%	50% Capture					
% Captured (Constr. PIT) -	91.18%	100% Capture					
Sales/Use Tax -	6.00%						
Sales PSF	\$ -						
Property Management Payroll -	\$100,800	/year					

	Constr. Sales/Use Tax Exemption	Constr. PIT Capture	Income Tax Capture	Withholding Tax Capture	Incr. Property Tax Capture - SCHOOL	Incr. Property Tax Capture - LOCAL	Total
2027	386,857	115,933	-	-	-	-	502,790
2028	514,872	154,296	-	-	-	-	669,168
2029	126,608	37,942	-	-	120,961	21,340	306,850
2030	-	-	358,448	3,750	139,180	21,735	523,113
2031	-	-	369,202	3,862	141,964	22,137	537,165
2032	-	-	380,278	3,978	144,803	22,548	551,607
2033	-	-	391,686	4,097	147,699	22,966	566,449
2034	-	-	403,437	4,220	150,653	23,391	581,702
2035	-	-	415,540	4,347	153,666	23,825	597,379
2036	-	-	428,006	4,477	156,740	24,268	613,491
2037	-	-	440,846	4,612	159,874	24,718	630,051
2038	-	-	454,072	4,750	163,072	25,171	647,065
2039	-	-	467,694	4,892	166,333	25,627	664,546
2040	-	-	481,725	5,039	169,660	26,086	682,499
2041	-	-	496,177	5,190	173,053	26,548	700,377
2042	-	-	511,062	5,346	176,514	27,013	718,935
2043	-	-	526,394	5,507	180,045	27,481	738,026
2044	-	-	542,185	5,672	183,645	27,951	757,653
2045	-	-	558,451	5,842	187,318	28,423	777,432
2046	-	-	575,205	6,017	191,065	28,897	797,367
2047	-	-	592,461	6,198	194,886	29,373	817,468
2048	-	-	610,235	6,384	198,784	29,851	837,732
2049	-	-	628,542	6,575	202,759	30,331	858,159
2050	-	-	-	-	206,815	30,813	878,743
2051	-	-	-	-	210,951	31,297	899,471
2052	-	-	-	-	215,170	31,783	920,344
2053	-	-	-	-	219,473	32,271	941,367
2054	-	-	-	-	257,370	32,761	974,101
2055	-	-	-	-	262,518	33,253	997,289
2056	-	-	-	-	267,768	33,747	1,020,943
2057	-	-	-	-	273,123	34,243	1,045,166
2058	-	-	-	-	278,586	34,741	1,069,953
Total Residential	1,028,337	308,170	9,631,644	100,755	5,694,450	7,787,849	24,551,207

Construction Assumptions:

Materials (% of Hard Cost)	60.00%
Labor (% of Hard Cost)	27.84%

Construction Costs:

Hard Costs	28,564,927
TI Allowance	-
Total Costs	28,564,927
Materials	17,138,956
Labor	7,952,476

Start Date	4/1/2027
End Date	3/31/2029

# of Days	Materials	Labor
2024	-	-
2025	-	-
2026	-	-
2027	275	6,447,624
2028	366	8,581,201
2029	90	2,110,131
Total	731	17,138,956

Residential 3

Tax Projections

Affordable

Wage Assumptions:

No. of Units -	21	
Residential SF -	13,909	
Avg. Monthly Rent PSF -	\$ 1.15	
Total Annual Income -	\$626,847	All Residents
Salary Incr. -	3.00%	/year
State Income Tax -	4.25%	Yr 1-20
% Captured (Inc/Wtihhold) -	80.10%	50% Capture
% Captured (Constr. PIT) -	91.18%	100% Capture
Sales/Use Tax -	6.00%	
Sales PSF	\$ -	
Property Management Payroll -	\$25,200	/year

Vacancy Assumptions:

Year 1 Absorption Vacancy	54.17%
Year 2 Absorption Vacancy	10.00%
Ongoing Vacancy	10.00%

	Constr. Sales/Use Tax Exemption	Constr. PIT Capture	Income Tax Capture	Withholding Tax Capture	Incr. Property Tax Capture	Incr. Property Tax Capture - LOCAL	Total
2027	96,714	28,983	-	-	-	-	125,698
2028	128,718	38,574	-	-	-	-	167,292
2029	31,652	9,485	-	-	-	-	41,137
2030	-	-	20,986	937	-	-	21,924
2031	-	-	21,616	966	-	-	22,581
2032	-	-	22,264	995	-	-	23,259
2033	-	-	22,932	1,024	-	-	23,957
2034	-	-	23,620	1,055	-	-	24,675
2035	-	-	24,329	1,087	-	-	25,416
2036	-	-	25,059	1,119	-	-	26,178
2037	-	-	25,811	1,153	-	-	26,963
2038	-	-	26,585	1,187	-	-	27,772
2039	-	-	27,382	1,223	-	-	28,606
2040	-	-	28,204	1,260	-	-	29,464
2041	-	-	29,050	1,298	-	-	30,348
2042	-	-	29,922	1,337	-	-	31,258
2043	-	-	30,819	1,377	-	-	32,196
2044	-	-	31,744	1,418	-	-	33,162
2045	-	-	32,696	1,460	-	-	34,157
2046	-	-	33,677	1,504	-	-	35,181
2047	-	-	34,687	1,549	-	-	36,237
2048	-	-	35,728	1,596	-	-	37,324
2049	-	-	36,800	1,644	-	-	38,443
2050	-	-	-	-	-	-	-
2051	-	-	-	-	-	-	-
2052	-	-	-	-	-	-	-
2053	-	-	-	-	-	-	-
2054	-	-	-	-	-	-	-
2055	-	-	-	-	-	-	-
2056	-	-	-	-	-	-	-
2057	-	-	-	-	-	-	-
2058	-	-	-	-	-	-	-
Total Residential	257,084	77,043	563,911	25,189	-	-	923,227

Construction Assumptions:

Materials (% of Hard Cost)	60.00%
Labor (% of Hard Cost)	27.84%
Start Date	4/1/2027
End Date	3/31/2029

Construction Costs:

Hard Costs	7,141,232
TI Allowance	-
Total Costs	7,141,232
Materials	4,284,739
Labor	1,988,119

# of Days	Materials	Labor
2024	-	-
2025	-	-
2026	-	-
2027	275	1,611,906
2028	366	2,145,300
2029	90	527,533
	731	4,284,739

747,924
995,419
244,775
1,988,119

Residential 3
Reimbursement Schedule

Developer Maximum Reimbursement	Proportionality	School Taxes	Local Taxes	Total
State	42.2%	\$ 6,115,208	\$ -	\$ 6,115,208
Local	57.8%	\$ -	\$ 8,363,285	\$ 8,363,285
TOTAL	100.0%	\$ 6,115,208	\$ 8,363,285	\$ 14,478,493
EGLE	0.0%	\$ -	\$ -	\$ -
MSF	100.0%	\$ 6,115,208	\$ 8,363,285	\$ 14,478,493

Estimated Total Years of Plan:	30
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Estimated Capture	
Administrative Fees	\$ 529,631
State Brownfield Redevelopment Fund	\$ 700,027
Local Brownfield Revolving Fund	\$ -

	Plan Year	1	2	3	4	5	6	7	8	9	10	11
	Capture Year	0	0	1	2	3	4	5	6	7	8	9
	Abatement Year	0	1	2	3	4	5	6	7	8	9	10
		2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Total State Incremental Revenue		\$ -	\$ -	\$ 149,341	\$ 171,836	\$ 175,272	\$ 178,778	\$ 182,353	\$ 186,001	\$ 189,721	\$ 193,515	\$ 197,385
State Brownfield Redevelopment Fund (50% of SET)		\$ -	\$ -	\$ (19,443)	\$ (22,372)	\$ (22,819)	\$ (23,272)	\$ (23,741)	\$ (24,216)	\$ (24,700)	\$ (25,194)	\$ (25,698)
State TIR Available for Reimbursement		\$ -	\$ -	\$ 129,898	\$ 149,464	\$ 152,454	\$ 155,503	\$ 158,613	\$ 161,785	\$ 165,021	\$ 168,321	\$ 171,687
Total Local Incremental Revenue		\$ -	\$ -	\$ 27,660	\$ 28,213	\$ 28,777	\$ 29,353	\$ 29,940	\$ 30,539	\$ 31,149	\$ 31,772	\$ 32,408
DBRA Administrative Fee		\$ -	\$ -	\$ (4,743)	\$ (4,872)	\$ (5,004)	\$ (5,139)	\$ (5,277)	\$ (5,419)	\$ (5,563)	\$ (5,712)	\$ (5,863)
Local TIR Available for Reimbursement		\$ -	\$ -	\$ 22,916	\$ 23,341	\$ 23,773	\$ 24,214	\$ 24,662	\$ 25,120	\$ 25,586	\$ 26,061	\$ 26,545
Total State & Local TIR Available		\$ -	\$ -	\$ 152,815	\$ 172,805	\$ 176,227	\$ 179,716	\$ 183,275	\$ 186,905	\$ 190,606	\$ 194,382	\$ 198,232

DEVELOPER	Beginning Balance											
DEVELOPER Reimbursement Balance	\$ 14,478,493	\$ 14,478,493	\$ 14,478,493	\$ 14,325,678	\$ 14,152,873	\$ 13,976,647	\$ 13,796,930	\$ 13,613,655	\$ 13,426,751	\$ 13,236,144	\$ 13,041,762	\$ 12,843,530

MSF Non-Environmental Costs												
State Tax Reimbursement	\$ 6,115,208	\$ -	\$ -	\$ 129,898	\$ 149,464	\$ 152,454	\$ 155,503	\$ 158,613	\$ 161,785	\$ 165,021	\$ 168,321	\$ 171,687
Local Tax Reimbursement	\$ 8,363,285	\$ -	\$ -	\$ 22,916	\$ 23,341	\$ 23,773	\$ 24,214	\$ 24,662	\$ 25,120	\$ 25,586	\$ 26,061	\$ 26,545
Total MSF Reimbursement Balance	\$ 14,478,493	\$ 14,478,493	\$ 14,325,678	\$ 14,152,873	\$ 13,976,647	\$ 13,796,930	\$ 13,613,655	\$ 13,426,751	\$ 13,236,144	\$ 13,041,762	\$ 12,843,530	

EGLE Environmental Costs												
State Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total EGLE Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Local Only Costs												
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Local Only Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Total Annual Developer Reimbursement	\$ -	\$ -	\$ 152,815	\$ 172,805	\$ 176,227	\$ 179,716	\$ 183,275	\$ 186,905	\$ 190,606	\$ 194,382	\$ 198,232
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LOCAL BROWNFIELD REVOLVING FUND												
LBRF Deposits *	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total LBRF Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

* Up to five years of capture for LBRF Deposits after eligible activities are reimbursed. May be taken from EGLE & Local TIR only.

Residential 3
Reimbursement Schedule

	12	13	14	15	16	17	18	19	20	21	22
	10	11	12	13	14	15	16	17	18	19	20
	11	12	0	0	0	0	0	0	0	0	0
	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048
Total State Incremental Revenue	\$ 201,333	\$ 205,360	\$ 209,467	\$ 213,656	\$ 217,929	\$ 222,288	\$ 226,734	\$ 231,268	\$ 235,894	\$ 240,612	\$ 245,424
State Brownfield Redevelopment Fund (50% of SET)	\$ (26,212)	\$ (26,736)	\$ (27,271)	\$ (27,816)	\$ (28,373)	\$ (28,940)	\$ (29,519)	\$ (30,109)	\$ (30,711)	\$ (31,326)	\$ (31,952)
State TIR Available for Reimbursement	\$ 175,121	\$ 178,624	\$ 182,196	\$ 185,840	\$ 189,557	\$ 193,348	\$ 197,215	\$ 201,159	\$ 205,182	\$ 209,286	\$ 213,472
Total Local Incremental Revenue	\$ 33,056	\$ 33,717	\$ 374,611	\$ 382,104	\$ 389,746	\$ 397,541	\$ 405,491	\$ 413,601	\$ 421,873	\$ 430,311	\$ 438,917
DBRA Administrative Fee	\$ (3,823)	\$ (3,915)	\$ (34,931)	\$ (35,739)	\$ (35,410)	\$ (21,320)	\$ (20,892)	\$ (20,504)	\$ (20,152)	\$ (20,555)	\$ (20,966)
Local TIR Available for Reimbursement	\$ 29,232	\$ 29,802	\$ 339,680	\$ 346,365	\$ 354,336	\$ 376,220	\$ 384,599	\$ 393,097	\$ 401,721	\$ 409,755	\$ 417,950
Total State & Local TIR Available	\$ 204,354	\$ 208,425	\$ 521,876	\$ 532,205	\$ 543,893	\$ 569,568	\$ 581,814	\$ 594,256	\$ 606,903	\$ 619,041	\$ 631,422

DEVELOPER

DEVELOPER Reimbursement Balance	\$ 12,639,177	\$ 12,430,751	\$ 11,908,875	\$ 11,376,671	\$ 10,832,778	\$ 10,263,210	\$ 9,681,396	\$ 9,087,139	\$ 8,480,236	\$ 7,861,195	\$ 7,229,772
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MSF Non-Environmental Costs	\$ 12,843,530	\$ 12,639,177	\$ 12,430,751	\$ 11,908,875	\$ 11,376,671	\$ 10,832,778	\$ 10,263,210	\$ 9,681,396	\$ 9,087,139	\$ 8,480,236	\$ 7,861,195
State Tax Reimbursement	\$ 175,121	\$ 178,624	\$ 182,196	\$ 185,840	\$ 189,557	\$ 193,348	\$ 197,215	\$ 201,159	\$ 205,182	\$ 209,286	\$ 213,472
Local Tax Reimbursement	\$ 29,232	\$ 29,802	\$ 339,680	\$ 346,365	\$ 354,336	\$ 376,220	\$ 384,599	\$ 393,097	\$ 401,721	\$ 409,755	\$ 417,950
Total MSF Reimbursement Balance	\$ 12,639,177	\$ 12,430,751	\$ 11,908,875	\$ 11,376,671	\$ 10,832,778	\$ 10,263,210	\$ 9,681,396	\$ 9,087,139	\$ 8,480,236	\$ 7,861,195	\$ 7,229,772

EGLE Environmental Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Reimbursement											
Local Tax Reimbursement											
Total EGLE Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Local Only Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement											
Total Local Only Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Total Annual Developer Reimbursement	\$ 204,354	\$ 208,425	\$ 521,876	\$ 532,205	\$ 543,893	\$ 569,568	\$ 581,814	\$ 594,256	\$ 606,903	\$ 619,041	\$ 631,422
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LOCAL BROWNFIELD REVOLVING FUND

LBRF Deposits *	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total LBRF Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

* Up to five years of capture for LBRF Deposits after e

Residential 3
Reimbursement Schedule

	23	24	25	26	27	28	29	30	31	32	
	21	22	23	24	25	26	27	28	29	30	
	0	0	0	0	0	0	0	0	0	0	
	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	TOTAL
Total State Incremental Revenue	\$ 250,332	\$ 255,339	\$ 260,446	\$ 265,655	\$ 270,968	\$ 276,387	\$ 281,915	\$ 287,553	\$ 293,304	\$ 299,170	\$ 6,815,234
State Brownfield Redevelopment Fund (50% of SET)	\$ (32,591)	\$ (33,243)	\$ (33,908)	\$ (34,586)	\$ (35,278)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (700,027)
State TIR Available for Reimbursement	\$ 217,741	\$ 222,096	\$ 226,538	\$ 231,069	\$ 235,690	\$ 276,387	\$ 281,915	\$ 287,553	\$ 293,304	\$ 299,170	\$ 6,115,208
Total Local Incremental Revenue	\$ 447,695	\$ 456,649	\$ 465,782	\$ 475,098	\$ 484,600	\$ 494,292	\$ 504,178	\$ 514,261	\$ 524,546	\$ 535,037	\$ 8,892,917
DBRA Administrative Fee	\$ (21,386)	\$ (21,813)	\$ (22,250)	\$ (22,695)	\$ (23,149)	\$ (23,612)	\$ (24,084)	\$ (24,566)	\$ (25,057)	\$ (35,218)	\$ (529,631)
Local TIR Available for Reimbursement	\$ 426,310	\$ 434,836	\$ 443,532	\$ 452,403	\$ 461,451	\$ 470,680	\$ 480,094	\$ 489,696	\$ 499,490	\$ 499,819	\$ 8,363,285
Total State & Local TIR Available	\$ 644,051	\$ 656,932	\$ 670,070	\$ 683,472	\$ 697,141	\$ 747,067	\$ 762,009	\$ 777,249	\$ 792,794	\$ 798,989	\$ 14,478,493
DEVELOPER											
DEVELOPER Reimbursement Balance	\$ 6,585,722	\$ 5,928,790	\$ 5,258,720	\$ 4,575,248	\$ 3,878,107	\$ 3,131,040	\$ 2,369,031	\$ 1,591,783	\$ 798,989	\$ -	
<hr/>											
MSF Non-Environmental Costs	\$ 7,229,772	\$ 6,585,722	\$ 5,928,790	\$ 5,258,720	\$ 4,575,248	\$ 3,878,107	\$ 3,131,040	\$ 2,369,031	\$ 1,591,783	\$ 798,989	
State Tax Reimbursement	\$ 217,741	\$ 222,096	\$ 226,538	\$ 231,069	\$ 235,690	\$ 276,387	\$ 281,915	\$ 287,553	\$ 293,304	\$ 299,170	\$ 6,115,208
Local Tax Reimbursement	\$ 426,310	\$ 434,836	\$ 443,532	\$ 452,403	\$ 461,451	\$ 470,680	\$ 480,094	\$ 489,696	\$ 499,490	\$ 499,819	\$ 8,363,285
Total MSF Reimbursement Balance	\$ 6,585,722	\$ 5,928,790	\$ 5,258,720	\$ 4,575,248	\$ 3,878,107	\$ 3,131,040	\$ 2,369,031	\$ 1,591,783	\$ 798,989	\$ 0	
EGLE Environmental Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Reimbursement											
Local Tax Reimbursement											
Total EGLE Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Only Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement											
Total Local Only Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Annual Developer Reimbursement	\$ 644,051	\$ 656,932	\$ 670,070	\$ 683,472	\$ 697,141	\$ 747,067	\$ 762,009	\$ 777,249	\$ 792,794	\$ 798,989	\$ 14,478,493
LOCAL BROWNFIELD REVOLVING FUND											
LBRF Deposits *	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total LBRF Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

* Up to five years of capture for LBRF Deposits after e

Residential 3

TIF Tables - Total

Estimated Taxable Value (TV) Increase Rate: **2.00%**

		PA 210										
Plan Year		1	2	3	4	5	6	7	8	9	10	11
Capture Year		0	0	1	2	3	4	5	6	7	8	9
Abatement Year		0	1	2	3	4	5	6	7	8	9	10
Calendar Year		2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
*Base Taxable Value	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Estimated New TV	\$	-	\$ 658,026	\$ 6,480,987	\$ 7,457,178	\$ 7,606,322	\$ 7,758,448	\$ 7,913,617	\$ 8,071,890	\$ 8,233,327	\$ 8,397,994	\$ 8,565,954
Incremental Difference (New TV - Base TV)	\$	-	\$ 658,026	\$ 6,480,987	\$ 7,457,178	\$ 7,606,322	\$ 7,758,448	\$ 7,913,617	\$ 8,071,890	\$ 8,233,327	\$ 8,397,994	\$ 8,565,954
School Capture		Millage Rate										
School Operating	17.0430	\$ -	\$ -	\$ 110,455	\$ 127,093	\$ 129,635	\$ 132,227	\$ 134,872	\$ 137,569	\$ 140,321	\$ 143,127	\$ 145,990
State Education	6.0000	\$ -	\$ -	\$ 38,886	\$ 44,743	\$ 45,638	\$ 46,551	\$ 47,482	\$ 48,431	\$ 49,400	\$ 50,388	\$ 51,396
School Total	23.0430	\$ -	\$ -	\$ 149,341	\$ 171,836	\$ 175,272	\$ 178,778	\$ 182,353	\$ 186,001	\$ 189,721	\$ 193,515	\$ 197,385
Local Capture		Millage Rate										
Wayne County Operating - Winter	0.9829	\$ -	\$ -	\$ 660	\$ 673	\$ 686	\$ 700	\$ 714	\$ 728	\$ 743	\$ 758	\$ 773
Wayne County Parks - Winter	0.2442	\$ -	\$ -	\$ 164	\$ 167	\$ 171	\$ 174	\$ 177	\$ 181	\$ 185	\$ 188	\$ 192
Wayne County Jail - Winter	0.9358	\$ -	\$ -	\$ 628	\$ 641	\$ 653	\$ 667	\$ 680	\$ 693	\$ 707	\$ 721	\$ 736
Wayne County RESA	0.0956	\$ -	\$ -	\$ 64	\$ 65	\$ 67	\$ 68	\$ 69	\$ 71	\$ 72	\$ 74	\$ 75
Wayne County RESA SP ED	3.3443	\$ -	\$ -	\$ 2,245	\$ 2,290	\$ 2,335	\$ 2,382	\$ 2,430	\$ 2,478	\$ 2,528	\$ 2,578	\$ 2,630
Wayne County Special RESA ENH	1.9876	\$ -	\$ -	\$ 1,334	\$ 1,361	\$ 1,388	\$ 1,416	\$ 1,444	\$ 1,473	\$ 1,502	\$ 1,532	\$ 1,563
General City Operating	19.9520	\$ -	\$ -	\$ 13,392	\$ 13,659	\$ 13,933	\$ 14,211	\$ 14,495	\$ 14,785	\$ 15,081	\$ 15,383	\$ 15,690
Library	4.6307	\$ -	\$ -	\$ 3,108	\$ 3,170	\$ 3,234	\$ 3,298	\$ 3,364	\$ 3,432	\$ 3,500	\$ 3,570	\$ 3,642
Wayne County Operating - Summer	5.6099	\$ -	\$ -	\$ 3,765	\$ 3,841	\$ 3,917	\$ 3,996	\$ 4,076	\$ 4,157	\$ 4,240	\$ 4,325	\$ 4,412
Huron Clinton Metropolitan Authority (HCMA)	0.2070	\$ -	\$ -	\$ 139	\$ 142	\$ 145	\$ 147	\$ 150	\$ 153	\$ 156	\$ 160	\$ 163
Wayne County Community College	3.2202	\$ -	\$ -	\$ 2,161	\$ 2,205	\$ 2,249	\$ 2,294	\$ 2,340	\$ 2,386	\$ 2,434	\$ 2,483	\$ 2,532
Local Total	41.2102	\$ -	\$ -	\$ 27,660	\$ 28,213	\$ 28,777	\$ 29,353	\$ 29,940	\$ 30,539	\$ 31,149	\$ 31,772	\$ 32,408
Non-Capturable Millages		Millage Rate										
School Debt	13.0000	\$ -	\$ -	\$ 8,725	\$ 8,900	\$ 9,078	\$ 9,259	\$ 9,445	\$ 9,634	\$ 9,826	\$ 10,023	\$ 10,223
Bond Debt	8.0000	\$ -	\$ -	\$ 5,369	\$ 5,477	\$ 5,586	\$ 5,698	\$ 5,812	\$ 5,928	\$ 6,047	\$ 6,168	\$ 6,291
DIA Tax	0.1986	\$ -	\$ -	\$ 133	\$ 136	\$ 139	\$ 141	\$ 144	\$ 147	\$ 150	\$ 153	\$ 156
Zoo Tax	0.0992	\$ -	\$ -	\$ 67	\$ 68	\$ 69	\$ 71	\$ 72	\$ 74	\$ 75	\$ 76	\$ 78
Total Non-Capturable Taxes	21.2978	\$ -	\$ -	\$ 14,295	\$ 14,581	\$ 14,872	\$ 15,170	\$ 15,473	\$ 15,783	\$ 16,098	\$ 16,420	\$ 16,749
Total Tax Increment Revenue (TIR) Available for Capture		\$	\$ -	\$ 177,001	\$ 200,049	\$ 204,050	\$ 208,131	\$ 212,293	\$ 216,539	\$ 220,870	\$ 225,287	\$ 229,793

Residential 3

TIF Tables - Total

Estimated Taxable Value (TV) Increase Rate:	2.00%										
Plan Year	12	13	14	15	16	17	18	19	20	21	22
Capture Year	10	11	12	13	14	15	16	17	18	19	20
Abatement Year	11	12	0	0	0	0	0	0	0	0	0
Calendar Year	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048
*Base Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Estimated New TV	\$ 8,737,273	\$ 8,912,018	\$ 9,090,259	\$ 9,272,064	\$ 9,457,505	\$ 9,646,655	\$ 9,839,588	\$ 10,036,380	\$ 10,237,108	\$ 10,441,850	\$ 10,650,687
Incremental Difference (New TV - Base TV)	\$ 8,737,273	\$ 8,912,018	\$ 9,090,259	\$ 9,272,064	\$ 9,457,505	\$ 9,646,655	\$ 9,839,588	\$ 10,036,380	\$ 10,237,108	\$ 10,441,850	\$ 10,650,687

School Capture	Millage Rate												
School Operating	17.0430	\$ 148,909	\$ 151,888	\$ 154,925	\$ 158,024	\$ 161,184	\$ 164,408	\$ 167,696	\$ 171,050	\$ 174,471	\$ 177,960	\$ 181,520	
State Education	6.0000	\$ 52,424	\$ 53,472	\$ 54,542	\$ 55,632	\$ 56,745	\$ 57,880	\$ 59,038	\$ 60,218	\$ 61,423	\$ 62,651	\$ 63,904	
School Total	23.0430	\$ 201,333	\$ 205,360	\$ 209,467	\$ 213,656	\$ 217,929	\$ 222,288	\$ 226,734	\$ 231,268	\$ 235,894	\$ 240,612	\$ 245,424	

Local Capture	Millage Rate												
Wayne County Operating - Winter	0.9829	\$ 788	\$ 804	\$ 8,935	\$ 9,114	\$ 9,296	\$ 9,482	\$ 9,671	\$ 9,865	\$ 10,062	\$ 10,263	\$ 10,469	
Wayne County Parks - Winter	0.2442	\$ 196	\$ 200	\$ 2,220	\$ 2,264	\$ 2,310	\$ 2,356	\$ 2,403	\$ 2,451	\$ 2,500	\$ 2,550	\$ 2,601	
Wayne County Jail - Winter	0.9358	\$ 751	\$ 766	\$ 8,507	\$ 8,677	\$ 8,850	\$ 9,027	\$ 9,208	\$ 9,392	\$ 9,580	\$ 9,771	\$ 9,967	
Wayne County RESA	0.0956	\$ 77	\$ 78	\$ 869	\$ 886	\$ 904	\$ 922	\$ 941	\$ 959	\$ 979	\$ 998	\$ 1,018	
Wayne County RESA SP ED	3.3443	\$ 2,683	\$ 2,736	\$ 30,401	\$ 31,009	\$ 31,629	\$ 32,261	\$ 32,907	\$ 33,565	\$ 34,236	\$ 34,921	\$ 35,619	
Wayne County Special RESA ENH	1.9876	\$ 1,594	\$ 1,626	\$ 18,068	\$ 18,429	\$ 18,798	\$ 19,174	\$ 19,557	\$ 19,948	\$ 20,347	\$ 20,754	\$ 21,169	
General City Operating	19.9520	\$ 16,004	\$ 16,324	\$ 181,369	\$ 184,996	\$ 188,696	\$ 192,470	\$ 196,319	\$ 200,246	\$ 204,251	\$ 208,336	\$ 212,503	
Library	4.6307	\$ 3,714	\$ 3,789	\$ 42,094	\$ 42,936	\$ 43,795	\$ 44,671	\$ 45,564	\$ 46,475	\$ 47,405	\$ 48,353	\$ 49,320	
Wayne County Operating - Summer	5.6099	\$ 4,500	\$ 4,590	\$ 50,995	\$ 52,015	\$ 53,056	\$ 54,117	\$ 55,199	\$ 56,303	\$ 57,429	\$ 58,578	\$ 59,749	
Huron Clinton Metropolitan Authority (HCMA)	0.2070	\$ 166	\$ 169	\$ 1,882	\$ 1,919	\$ 1,958	\$ 1,997	\$ 2,037	\$ 2,078	\$ 2,119	\$ 2,161	\$ 2,205	
Wayne County Community College	3.2202	\$ 2,583	\$ 2,635	\$ 29,272	\$ 29,858	\$ 30,455	\$ 31,064	\$ 31,685	\$ 32,319	\$ 32,966	\$ 33,625	\$ 34,297	
Local Total	41.2102	\$ 33,056	\$ 33,717	\$ 374,611	\$ 382,104	\$ 389,746	\$ 397,541	\$ 405,491	\$ 413,601	\$ 421,873	\$ 430,311	\$ 438,917	

Non-Capturable Millages	Millage Rate												
School Debt	13.0000	\$ 10,428	\$ 10,636	\$ 118,173	\$ 120,537	\$ 122,948	\$ 125,407	\$ 127,915	\$ 130,473	\$ 133,082	\$ 135,744	\$ 138,459	
Bond Debt	8.0000	\$ 6,417	\$ 6,545	\$ 72,722	\$ 74,177	\$ 75,660	\$ 77,173	\$ 78,717	\$ 80,291	\$ 81,897	\$ 83,535	\$ 85,205	
DIA Tax	0.1986	\$ 159	\$ 162	\$ 1,805	\$ 1,841	\$ 1,878	\$ 1,916	\$ 1,954	\$ 1,993	\$ 2,033	\$ 2,074	\$ 2,115	
Zoo Tax	0.0992	\$ 80	\$ 81	\$ 902	\$ 920	\$ 938	\$ 957	\$ 976	\$ 996	\$ 1,016	\$ 1,036	\$ 1,057	
Total Non-Capturable Taxes	21.2978	\$ 17,084	\$ 17,425	\$ 193,603	\$ 197,475	\$ 201,424	\$ 205,453	\$ 209,562	\$ 213,753	\$ 218,028	\$ 222,388	\$ 226,836	

Total Tax Increment Revenue (TIR) Available for Capture \$ 234,389 \$ 239,077 \$ 584,078 \$ 595,760 \$ 607,675 \$ 619,828 \$ 632,225 \$ 644,870 \$ 657,767 \$ 670,922 \$ 684,341

Residential 3

TIF Tables - Total

Estimated Taxable Value (TV) Increase Rate: **2.00%**

Plan Year	23	24	25	26	27	28	29	30	31	32	TOTAL	
Capture Year	21	22	23	24	25	26	27	28	29	30	TOTAL	
Abatement Year	0	0	0	0	0	0	0	0	0	0	TOTAL	
Calendar Year	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058		
*Base Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Estimated New TV	\$ 10,863,701	\$ 11,080,975	\$ 11,302,594	\$ 11,528,646	\$ 11,759,219	\$ 11,994,403	\$ 12,234,291	\$ 12,478,977	\$ 12,728,557	\$ 12,983,128	\$ -	
Incremental Difference (New TV - Base TV)	\$ 10,863,701	\$ 11,080,975	\$ 11,302,594	\$ 11,528,646	\$ 11,759,219	\$ 11,994,403	\$ 12,234,291	\$ 12,478,977	\$ 12,728,557	\$ 12,983,128	\$ -	
School Capture												
Millage Rate												
School Operating	17.0430	\$ 185,150	\$ 188,853	\$ 192,630	\$ 196,483	\$ 200,412	\$ 204,421	\$ 208,509	\$ 212,679	\$ 216,933	\$ 221,271	\$ 5,040,665
State Education	6.0000	\$ 65,182	\$ 66,486	\$ 67,816	\$ 69,172	\$ 70,555	\$ 71,966	\$ 73,406	\$ 74,874	\$ 76,371	\$ 77,899	\$ 1,774,570
School Total	23.0430	\$ 250,332	\$ 255,339	\$ 260,446	\$ 265,655	\$ 270,968	\$ 276,387	\$ 281,915	\$ 287,553	\$ 293,304	\$ 299,170	\$ 6,815,234
Local Capture												
Millage Rate												
Wayne County Operating - Winter	0.9829	\$ 10,678	\$ 10,891	\$ 11,109	\$ 11,332	\$ 11,558	\$ 11,789	\$ 12,025	\$ 12,266	\$ 12,511	\$ 12,761	\$ 212,104
Wayne County Parks - Winter	0.2442	\$ 2,653	\$ 2,706	\$ 2,760	\$ 2,815	\$ 2,872	\$ 2,929	\$ 2,988	\$ 3,047	\$ 3,108	\$ 3,170	\$ 52,697
Wayne County Jail - Winter	0.9358	\$ 10,166	\$ 10,370	\$ 10,577	\$ 10,789	\$ 11,004	\$ 11,224	\$ 11,449	\$ 11,678	\$ 11,911	\$ 12,150	\$ 201,940
Wayne County RESA	0.0956	\$ 1,039	\$ 1,059	\$ 1,081	\$ 1,102	\$ 1,124	\$ 1,147	\$ 1,170	\$ 1,193	\$ 1,217	\$ 1,241	\$ 20,630
Wayne County RESA SP ED	3.3443	\$ 36,331	\$ 37,058	\$ 37,799	\$ 38,555	\$ 39,326	\$ 40,113	\$ 40,915	\$ 41,733	\$ 42,568	\$ 43,419	\$ 721,680
Wayne County Special RESA ENH	1.9876	\$ 21,593	\$ 22,025	\$ 22,465	\$ 22,914	\$ 23,373	\$ 23,840	\$ 24,317	\$ 24,803	\$ 25,299	\$ 25,805	\$ 428,912
General City Operating	19.9520	\$ 216,753	\$ 221,088	\$ 225,509	\$ 230,020	\$ 234,620	\$ 239,312	\$ 244,099	\$ 248,981	\$ 253,960	\$ 259,039	\$ 4,305,523
Library	4.6307	\$ 50,307	\$ 51,313	\$ 52,339	\$ 53,386	\$ 54,453	\$ 55,542	\$ 56,653	\$ 57,786	\$ 58,942	\$ 60,121	\$ 999,278
Wayne County Operating - Summer	5.6099	\$ 60,944	\$ 62,163	\$ 63,406	\$ 64,675	\$ 65,968	\$ 67,287	\$ 68,633	\$ 70,006	\$ 71,406	\$ 72,834	\$ 1,210,583
Huron Clinton Metropolitan Authority (HCMA)	0.2070	\$ 2,249	\$ 2,294	\$ 2,340	\$ 2,386	\$ 2,434	\$ 2,483	\$ 2,532	\$ 2,583	\$ 2,635	\$ 2,688	\$ 44,669
Wayne County Community College	3.2202	\$ 34,983	\$ 35,683	\$ 36,397	\$ 37,125	\$ 37,867	\$ 38,624	\$ 39,397	\$ 40,185	\$ 40,988	\$ 41,808	\$ 694,900
Local Total	41.2102	\$ 447,695	\$ 456,649	\$ 465,782	\$ 475,098	\$ 484,600	\$ 494,292	\$ 504,178	\$ 514,261	\$ 524,546	\$ 535,037	\$ 8,892,917
Non-Capturable Millages												
Millage Rate												
School Debt	13.0000	\$ 141,228	\$ 144,053	\$ 146,934	\$ 149,872	\$ 152,870	\$ 155,927	\$ 159,046	\$ 162,227	\$ 165,471	\$ 168,781	\$ 2,805,323
Bond Debt	8.0000	\$ 86,910	\$ 88,648	\$ 90,421	\$ 92,229	\$ 94,074	\$ 95,955	\$ 97,874	\$ 99,832	\$ 101,828	\$ 103,865	\$ 1,726,353
DIA Tax	0.1986	\$ 2,158	\$ 2,201	\$ 2,245	\$ 2,290	\$ 2,335	\$ 2,382	\$ 2,430	\$ 2,478	\$ 2,528	\$ 2,578	\$ 42,857
Zoo Tax	0.0992	\$ 1,078	\$ 1,099	\$ 1,121	\$ 1,144	\$ 1,167	\$ 1,190	\$ 1,214	\$ 1,238	\$ 1,263	\$ 1,288	\$ 21,407
Total Non-Capturable Taxes	21.2978	\$ 231,373	\$ 236,000	\$ 240,720	\$ 245,535	\$ 250,445	\$ 255,454	\$ 260,563	\$ 265,775	\$ 271,090	\$ 276,512	\$ 4,595,939
Total Tax Increment Revenue (TIR) Available for Capture												
		\$ 698,028	\$ 711,988	\$ 726,228	\$ 740,752	\$ 755,567	\$ 770,679	\$ 786,092	\$ 801,814	\$ 817,850	\$ 834,208	\$ 15,708,151

Residential 3

TIF Table - Land Property Tax Detail

Estimated Taxable Value (TV) Increase Rate: **2.00%**

Plan Year	1	2	3	4	5	6	7	8	9	10	11	
Capture Year	0	0	1	2	3	4	5	6	7	8	9	
Abatement Year	0	0	0	0	0	0	0	0	0	0	0	
Calendar Year	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	
*Base Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Estimated New TV	\$ -	\$ 658,026	\$ 671,187	\$ 684,610	\$ 698,303	\$ 712,269	\$ 726,514	\$ 741,044	\$ 755,865	\$ 770,982	\$ 786,402	
Incremental Difference (New TV - Base TV)	\$ -	\$ 658,026	\$ 671,187	\$ 684,610	\$ 698,303	\$ 712,269	\$ 726,514	\$ 741,044	\$ 755,865	\$ 770,982	\$ 786,402	
School Capture	Millage Rate											
School Operating	17.0430	\$ -	\$ -	\$ 11,439	\$ 11,668	\$ 11,901	\$ 12,139	\$ 12,382	\$ 12,630	\$ 12,882	\$ 13,140	\$ 13,403
State Education	6.0000	\$ -	\$ -	\$ 4,027	\$ 4,108	\$ 4,190	\$ 4,274	\$ 4,359	\$ 4,446	\$ 4,535	\$ 4,626	\$ 4,718
School Total	23.0430	\$ -	\$ -	\$ 15,466	\$ 15,775	\$ 16,091	\$ 16,413	\$ 16,741	\$ 17,076	\$ 17,417	\$ 17,766	\$ 18,121
Local Capture	Millage Rate											
Wayne County Operating - Winter	0.9829	\$ -	\$ -	\$ 660	\$ 673	\$ 686	\$ 700	\$ 714	\$ 728	\$ 743	\$ 758	\$ 773
Wayne County Parks - Winter	0.2442	\$ -	\$ -	\$ 164	\$ 167	\$ 171	\$ 174	\$ 177	\$ 181	\$ 185	\$ 188	\$ 192
Wayne County Jail - Winter	0.9358	\$ -	\$ -	\$ 628	\$ 641	\$ 653	\$ 667	\$ 680	\$ 693	\$ 707	\$ 721	\$ 736
Wayne County RESA	0.0956	\$ -	\$ -	\$ 64	\$ 65	\$ 67	\$ 68	\$ 69	\$ 71	\$ 72	\$ 74	\$ 75
Wayne County RESA SP ED	3.3443	\$ -	\$ -	\$ 2,245	\$ 2,290	\$ 2,335	\$ 2,382	\$ 2,430	\$ 2,478	\$ 2,528	\$ 2,578	\$ 2,630
Wayne County Special RESA ENH	1.9876	\$ -	\$ -	\$ 1,334	\$ 1,361	\$ 1,388	\$ 1,416	\$ 1,444	\$ 1,473	\$ 1,502	\$ 1,532	\$ 1,563
General City Operating	19.9520	\$ -	\$ -	\$ 13,392	\$ 13,659	\$ 13,933	\$ 14,211	\$ 14,495	\$ 14,785	\$ 15,081	\$ 15,383	\$ 15,690
Library	4.6307	\$ -	\$ -	\$ 3,108	\$ 3,170	\$ 3,234	\$ 3,298	\$ 3,364	\$ 3,432	\$ 3,500	\$ 3,570	\$ 3,642
Wayne County Operating - Summer	5.6099	\$ -	\$ -	\$ 3,765	\$ 3,841	\$ 3,917	\$ 3,996	\$ 4,076	\$ 4,157	\$ 4,240	\$ 4,325	\$ 4,412
Huron Clinton Metropolitan Authority (HCMA)	0.2070	\$ -	\$ -	\$ 139	\$ 142	\$ 145	\$ 147	\$ 150	\$ 153	\$ 156	\$ 160	\$ 163
Wayne County Community College	3.2202	\$ -	\$ -	\$ 2,161	\$ 2,205	\$ 2,249	\$ 2,294	\$ 2,340	\$ 2,386	\$ 2,434	\$ 2,483	\$ 2,532
Local Total	41.2102	\$ -	\$ -	\$ 27,660	\$ 28,213	\$ 28,777	\$ 29,353	\$ 29,940	\$ 30,539	\$ 31,149	\$ 31,772	\$ 32,408
Non-Capturable Millages	Millage Rate											
School Debt	13.0000	\$ -	\$ -	\$ 8,725	\$ 8,900	\$ 9,078	\$ 9,259	\$ 9,445	\$ 9,634	\$ 9,826	\$ 10,023	\$ 10,223
Bond Debt	8.0000	\$ -	\$ -	\$ 5,369	\$ 5,477	\$ 5,586	\$ 5,698	\$ 5,812	\$ 5,928	\$ 6,047	\$ 6,168	\$ 6,291
DIA Tax	0.1986	\$ -	\$ -	\$ 133	\$ 136	\$ 139	\$ 141	\$ 144	\$ 147	\$ 150	\$ 153	\$ 156
Zoo Tax	0.0992	\$ -	\$ -	\$ 67	\$ 68	\$ 69	\$ 71	\$ 72	\$ 74	\$ 75	\$ 76	\$ 78
Total Non-Capturable Taxes	21.2978	\$ -	\$ -	\$ 14,295	\$ 14,581	\$ 14,872	\$ 15,170	\$ 15,473	\$ 15,783	\$ 16,098	\$ 16,420	\$ 16,749
Total Tax Increment Revenue (TIR) Available for Capture		\$ -	\$ -	\$ 43,126	\$ 43,988	\$ 44,868	\$ 45,766	\$ 46,681	\$ 47,614	\$ 48,567	\$ 49,538	\$ 50,529

Residential 3

TIF Table - Land Property Tax Detail

Estimated Taxable Value (TV) Increase Rate: **2.00%**

Plan Year	12	13	14	15	16	17	18	19	20	21	22	
Capture Year	10	11	12	13	14	15	16	17	18	19	20	
Abatement Year	0	0	0	0	0	0	0	0	0	0	0	
Calendar Year	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	
*Base Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Estimated New TV	\$ 802,130	\$ 818,173	\$ 834,536	\$ 851,227	\$ 868,251	\$ 885,616	\$ 903,329	\$ 921,395	\$ 939,823	\$ 958,620	\$ 977,792	
Incremental Difference (New TV - Base TV)	\$ 802,130	\$ 818,173	\$ 834,536	\$ 851,227	\$ 868,251	\$ 885,616	\$ 903,329	\$ 921,395	\$ 939,823	\$ 958,620	\$ 977,792	
School Capture												
Millage Rate												
School Operating	17.0430	\$ 13,671	\$ 13,944	\$ 14,223	\$ 14,507	\$ 14,798	\$ 15,094	\$ 15,395	\$ 15,703	\$ 16,017	\$ 16,338	\$ 16,665
State Education	6.0000	\$ 4,813	\$ 4,909	\$ 5,007	\$ 5,107	\$ 5,210	\$ 5,314	\$ 5,420	\$ 5,528	\$ 5,639	\$ 5,752	\$ 5,867
School Total	23.0430	\$ 18,483	\$ 18,853	\$ 19,230	\$ 19,615	\$ 20,007	\$ 20,407	\$ 20,815	\$ 21,232	\$ 21,656	\$ 22,089	\$ 22,531
Local Capture												
Millage Rate												
Wayne County Operating - Winter	0.9829	\$ 788	\$ 804	\$ 820	\$ 837	\$ 853	\$ 870	\$ 888	\$ 906	\$ 924	\$ 942	\$ 961
Wayne County Parks - Winter	0.2442	\$ 196	\$ 200	\$ 204	\$ 208	\$ 212	\$ 216	\$ 221	\$ 225	\$ 230	\$ 234	\$ 239
Wayne County Jail - Winter	0.9358	\$ 751	\$ 766	\$ 781	\$ 797	\$ 813	\$ 829	\$ 845	\$ 862	\$ 879	\$ 897	\$ 915
Wayne County RESA	0.0956	\$ 77	\$ 78	\$ 80	\$ 81	\$ 83	\$ 85	\$ 86	\$ 88	\$ 90	\$ 92	\$ 93
Wayne County RESA SP ED	3.3443	\$ 2,683	\$ 2,736	\$ 2,791	\$ 2,847	\$ 2,904	\$ 2,962	\$ 3,021	\$ 3,081	\$ 3,143	\$ 3,206	\$ 3,270
Wayne County Special RESA ENH	1.9876	\$ 1,594	\$ 1,626	\$ 1,659	\$ 1,692	\$ 1,726	\$ 1,760	\$ 1,795	\$ 1,831	\$ 1,868	\$ 1,905	\$ 1,943
General City Operating	19.9520	\$ 16,004	\$ 16,324	\$ 16,651	\$ 16,984	\$ 17,323	\$ 17,670	\$ 18,023	\$ 18,384	\$ 18,751	\$ 19,126	\$ 19,509
Library	4.6307	\$ 3,714	\$ 3,789	\$ 3,864	\$ 3,942	\$ 4,021	\$ 4,101	\$ 4,183	\$ 4,267	\$ 4,352	\$ 4,439	\$ 4,528
Wayne County Operating - Summer	5.6099	\$ 4,500	\$ 4,590	\$ 4,682	\$ 4,775	\$ 4,871	\$ 4,968	\$ 5,068	\$ 5,169	\$ 5,272	\$ 5,378	\$ 5,485
Huron Clinton Metropolitan Authority (HCMA)	0.2070	\$ 166	\$ 169	\$ 173	\$ 176	\$ 180	\$ 183	\$ 187	\$ 191	\$ 195	\$ 198	\$ 202
Wayne County Community College	3.2202	\$ 2,583	\$ 2,635	\$ 2,687	\$ 2,741	\$ 2,796	\$ 2,852	\$ 2,909	\$ 2,967	\$ 3,026	\$ 3,087	\$ 3,149
Local Total	41.2102	\$ 33,056	\$ 33,717	\$ 34,391	\$ 35,079	\$ 35,781	\$ 36,496	\$ 37,226	\$ 37,971	\$ 38,730	\$ 39,505	\$ 40,295
Non-Capturable Millages												
Millage Rate												
School Debt	13.0000	\$ 10,428	\$ 10,636	\$ 10,849	\$ 11,066	\$ 11,287	\$ 11,513	\$ 11,743	\$ 11,978	\$ 12,218	\$ 12,462	\$ 12,711
Bond Debt	8.0000	\$ 6,417	\$ 6,545	\$ 6,676	\$ 6,810	\$ 6,946	\$ 7,085	\$ 7,227	\$ 7,371	\$ 7,519	\$ 7,669	\$ 7,822
DIA Tax	0.1986	\$ 159	\$ 162	\$ 166	\$ 169	\$ 172	\$ 176	\$ 179	\$ 183	\$ 187	\$ 190	\$ 194
Zoo Tax	0.0992	\$ 80	\$ 81	\$ 83	\$ 84	\$ 86	\$ 88	\$ 90	\$ 91	\$ 93	\$ 95	\$ 97
Total Non-Capturable Taxes	21.2978	\$ 17,084	\$ 17,425	\$ 17,774	\$ 18,129	\$ 18,492	\$ 18,862	\$ 19,239	\$ 19,624	\$ 20,016	\$ 20,416	\$ 20,825
Total Tax Increment Revenue (TIR) Available for Capture	\$ 51,539	\$ 52,570	\$ 53,622	\$ 54,694	\$ 55,788	\$ 56,904	\$ 58,042	\$ 59,203	\$ 60,387	\$ 61,594	\$ 62,826	

Residential 3

TIF Table - Land Property Tax Detail

Estimated Taxable Value (TV) Increase Rate: **2.00%**

Plan Year	23	24	25	26	27	28	29	30	31	32	TOTAL	
Capture Year	21	22	23	24	25	26	27	28	29	30	TOTAL	
Abatement Year	0	0	0	0	0	0	0	0	0	0	TOTAL	
Calendar Year	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058		
*Base Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Estimated New TV	\$ 997,348	\$ 1,017,295	\$ 1,037,641	\$ 1,058,394	\$ 1,079,562	\$ 1,101,153	\$ 1,123,176	\$ 1,145,639	\$ 1,168,552	\$ 1,191,923	\$ -	
Incremental Difference (New TV - Base TV)	\$ 997,348	\$ 1,017,295	\$ 1,037,641	\$ 1,058,394	\$ 1,079,562	\$ 1,101,153	\$ 1,123,176	\$ 1,145,639	\$ 1,168,552	\$ 1,191,923	\$ -	
School Capture												
Millage Rate												
School Operating	17.0430	\$ 16,998	\$ 17,338	\$ 17,685	\$ 18,038	\$ 18,399	\$ 18,767	\$ 19,142	\$ 19,525	\$ 19,916	\$ 20,314	\$ 464,060
State Education	6.0000	\$ 5,984	\$ 6,104	\$ 6,226	\$ 6,350	\$ 6,477	\$ 6,607	\$ 6,739	\$ 6,874	\$ 7,011	\$ 7,152	\$ 163,373
School Total	23.0430	\$ 22,982	\$ 23,442	\$ 23,910	\$ 24,389	\$ 24,876	\$ 25,374	\$ 25,881	\$ 26,399	\$ 26,927	\$ 27,465	\$ 627,432
Local Capture												
Millage Rate												
Wayne County Operating - Winter	0.9829	\$ 980	\$ 1,000	\$ 1,020	\$ 1,040	\$ 1,061	\$ 1,082	\$ 1,104	\$ 1,126	\$ 1,149	\$ 1,172	\$ 26,763
Wayne County Parks - Winter	0.2442	\$ 244	\$ 248	\$ 253	\$ 258	\$ 264	\$ 269	\$ 274	\$ 280	\$ 285	\$ 291	\$ 6,649
Wayne County Jail - Winter	0.9358	\$ 933	\$ 952	\$ 971	\$ 990	\$ 1,010	\$ 1,030	\$ 1,051	\$ 1,072	\$ 1,094	\$ 1,115	\$ 25,481
Wayne County RESA	0.0956	\$ 95	\$ 97	\$ 99	\$ 101	\$ 103	\$ 105	\$ 107	\$ 110	\$ 112	\$ 114	\$ 2,603
Wayne County RESA SP ED	3.3443	\$ 3,335	\$ 3,402	\$ 3,470	\$ 3,540	\$ 3,610	\$ 3,683	\$ 3,756	\$ 3,831	\$ 3,908	\$ 3,986	\$ 91,061
Wayne County Special RESA ENH	1.9876	\$ 1,982	\$ 2,022	\$ 2,062	\$ 2,104	\$ 2,146	\$ 2,189	\$ 2,232	\$ 2,277	\$ 2,323	\$ 2,369	\$ 54,120
General City Operating	19.9520	\$ 19,899	\$ 20,297	\$ 20,703	\$ 21,117	\$ 21,539	\$ 21,970	\$ 22,410	\$ 22,858	\$ 23,315	\$ 23,781	\$ 543,268
Library	4.6307	\$ 4,618	\$ 4,711	\$ 4,805	\$ 4,901	\$ 4,999	\$ 5,099	\$ 5,201	\$ 5,305	\$ 5,411	\$ 5,519	\$ 126,088
Wayne County Operating - Summer	5.6099	\$ 5,595	\$ 5,707	\$ 5,821	\$ 5,937	\$ 6,056	\$ 6,177	\$ 6,301	\$ 6,427	\$ 6,555	\$ 6,687	\$ 152,751
Huron Clinton Metropolitan Authority (HCMA)	0.2070	\$ 206	\$ 211	\$ 215	\$ 219	\$ 223	\$ 228	\$ 232	\$ 237	\$ 242	\$ 247	\$ 5,636
Wayne County Community College	3.2202	\$ 3,212	\$ 3,276	\$ 3,341	\$ 3,408	\$ 3,476	\$ 3,546	\$ 3,617	\$ 3,689	\$ 3,763	\$ 3,838	\$ 87,682
Local Total	41.2102	\$ 41,101	\$ 41,923	\$ 42,761	\$ 43,617	\$ 44,489	\$ 45,379	\$ 46,286	\$ 47,212	\$ 48,156	\$ 49,119	\$ 1,122,102
Non-Capturable Millages												
Millage Rate												
School Debt	13.0000	\$ 12,966	\$ 13,225	\$ 13,489	\$ 13,759	\$ 14,034	\$ 14,315	\$ 14,601	\$ 14,893	\$ 15,191	\$ 15,495	\$ 353,974
Bond Debt	8.0000	\$ 7,979	\$ 8,138	\$ 8,301	\$ 8,467	\$ 8,636	\$ 8,809	\$ 8,985	\$ 9,165	\$ 9,348	\$ 9,535	\$ 217,830
DIA Tax	0.1986	\$ 198	\$ 202	\$ 206	\$ 210	\$ 214	\$ 219	\$ 223	\$ 228	\$ 232	\$ 237	\$ 5,408
Zoo Tax	0.0992	\$ 99	\$ 101	\$ 103	\$ 105	\$ 107	\$ 109	\$ 111	\$ 114	\$ 116	\$ 118	\$ 2,701
Total Non-Capturable Taxes	21.2978	\$ 21,241	\$ 21,666	\$ 22,099	\$ 22,541	\$ 22,992	\$ 23,452	\$ 23,921	\$ 24,400	\$ 24,888	\$ 25,385	\$ 579,912
Total Tax Increment Revenue (TIR) Available for Capture	\$ 64,083	\$ 65,364	\$ 66,672	\$ 68,005	\$ 69,365	\$ 70,753	\$ 72,168	\$ 73,611	\$ 75,083	\$ 76,585	\$ 1,749,534	

Residential 3

TIF Table - Residential Property Tax Detail

Estimated Taxable Value (TV) Increase Rate: 2.00%		PA 210										
Plan Year		1	2	3	4	5	6	7	8	9	10	11
Capture Year		0	0	1	2	3	4	5	6	7	8	9
Abatement Year		0	1	2	3	4	5	6	7	8	9	10
Calendar Year		2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
*Base Taxable Value	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Estimated New TV	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Incremental Difference (New TV - Base TV)	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
School Capture	Millage Rate											
School Operating	17.0430	\$	-	\$	-	\$	-	\$	-	\$	-	\$
State Education	6.0000	\$	-	\$	-	\$	-	\$	-	\$	-	\$
School Total	23.0430	\$	-	\$	-	\$	-	\$	-	\$	-	\$
Local Capture	Millage Rate											
Wayne County Operating - Winter	0.9829	\$	-	\$	-	\$	-	\$	-	\$	-	\$
Wayne County Parks - Winter	0.2442	\$	-	\$	-	\$	-	\$	-	\$	-	\$
Wayne County Jail - Winter	0.9358	\$	-	\$	-	\$	-	\$	-	\$	-	\$
Wayne County RESA	0.0956	\$	-	\$	-	\$	-	\$	-	\$	-	\$
Wayne County RESA SP ED	3.3443	\$	-	\$	-	\$	-	\$	-	\$	-	\$
Wayne County Special RESA ENH	1.9876	\$	-	\$	-	\$	-	\$	-	\$	-	\$
General City Operating	19.9520	\$	-	\$	-	\$	-	\$	-	\$	-	\$
Library	4.6307	\$	-	\$	-	\$	-	\$	-	\$	-	\$
Wayne County Operating - Summer	5.6099	\$	-	\$	-	\$	-	\$	-	\$	-	\$
Huron Clinton Metropolitan Authority (HCMA)	0.2070	\$	-	\$	-	\$	-	\$	-	\$	-	\$
Wayne County Community College	3.2202	\$	-	\$	-	\$	-	\$	-	\$	-	\$
Local Total	41.2102	\$	-	\$	-	\$	-	\$	-	\$	-	\$
Non-Capturable Millages	Millage Rate											
School Debt	13.0000	\$	-	\$	-	\$	-	\$	-	\$	-	\$
Bond Debt	8.0000	\$	-	\$	-	\$	-	\$	-	\$	-	\$
DIA Tax	0.1986	\$	-	\$	-	\$	-	\$	-	\$	-	\$
Zoo Tax	0.0992	\$	-	\$	-	\$	-	\$	-	\$	-	\$
Total Non-Capturable Taxes	21.2978	\$	-	\$	-	\$	-	\$	-	\$	-	\$
Total Tax Increment Revenue (TIR) Available for Capture	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-

Residential 3

TIF Table - Residential Property Tax Detail

Estimated Taxable Value (TV) Increase Rate: **2.00%**

	Plan Year	12	13	14	15	16	17	18	19	20	21	22
	Capture Year	10	11	12	13	14	15	16	17	18	19	20
	Abatement Year	11	12	0	0	0	0	0	0	0	0	0
	Calendar Year	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048
*Base Taxable Value	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Estimated New TV	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Incremental Difference (New TV - Base TV)	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
School Capture												
	Millage Rate											
School Operating	17.0430	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Education	6.0000	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
School Total	23.0430	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Capture												
	Millage Rate											
Wayne County Operating - Winter	0.9829	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County Parks - Winter	0.2442	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County Jail - Winter	0.9358	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County RESA	0.0956	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County RESA SP ED	3.3443	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County Special RESA ENH	1.9876	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General City Operating	19.9520	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Library	4.6307	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County Operating - Summer	5.6099	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Huron Clinton Metropolitan Authority (HCMA)	0.2070	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County Community College	3.2202	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Total	41.2102	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Capturable Millages												
	Millage Rate											
School Debt	13.0000	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bond Debt	8.0000	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DIA Tax	0.1986	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Zoo Tax	0.0992	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Non-Capturable Taxes	21.2978	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Tax Increment Revenue (TIR) Available for Capture		\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Residential 3

TIF Table - Residential Property Tax Detail

Estimated Taxable Value (TV) Increase Rate: **2.00%**

Plan Year	23	24	25	26	27	28	29	30	31	32	TOTAL
Capture Year	21	22	23	24	25	26	27	28	29	30	TOTAL
Abatement Year	0	0	0	0	0	0	0	0	0	0	TOTAL
Calendar Year	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	
*Base Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Estimated New TV	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Incremental Difference (New TV - Base TV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
School Capture											
Millage Rate											
School Operating	17.0430	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Education	6.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
School Total	23.0430	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Capture											
Millage Rate											
Wayne County Operating - Winter	0.9829	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County Parks - Winter	0.2442	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County Jail - Winter	0.9358	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County RESA	0.0956	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County RESA SP ED	3.3443	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County Special RESA ENH	1.9876	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General City Operating	19.9520	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Library	4.6307	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County Operating - Summer	5.6099	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Huron Clinton Metropolitan Authority (HCMA)	0.2070	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County Community College	3.2202	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Total	41.2102	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Capturable Millages											
Millage Rate											
School Debt	13.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bond Debt	8.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DIA Tax	0.1986	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Zoo Tax	0.0992	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Non-Capturable Taxes	21.2978	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Tax Increment Revenue (TIR) Available for Capture											
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Residential 3

TIF Table - Residential Improvements Property Tax Detail

Estimated Taxable Value (TV) Increase Rate: 2.00%		PA 210										
Plan Year	1	2	3	4	5	6	7	8	9	10	11	
Capture Year	0	0	1	2	3	4	5	6	7	8	9	
Abatement Year	0	1	2	3	4	5	6	7	8	9	10	
Calendar Year	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	
*Base Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Estimated New TV	\$ -	\$ -	\$ 5,410,057	\$ 6,306,581	\$ 6,432,712	\$ 6,561,367	\$ 6,692,594	\$ 6,826,446	\$ 6,962,975	\$ 7,102,234	\$ 7,244,279	
Incremental Difference (New TV - Base TV)	\$ -	\$ -	\$ 5,410,057	\$ 6,306,581	\$ 6,432,712	\$ 6,561,367	\$ 6,692,594	\$ 6,826,446	\$ 6,962,975	\$ 7,102,234	\$ 7,244,279	
School Capture	Millage Rate											
School Operating	17.0430	\$ -	\$ -	\$ 92,204	\$ 107,483	\$ 109,633	\$ 111,825	\$ 114,062	\$ 116,343	\$ 118,670	\$ 121,043	\$ 123,464
State Education	6.0000	\$ -	\$ -	\$ 32,460	\$ 37,839	\$ 38,596	\$ 39,368	\$ 40,156	\$ 40,959	\$ 41,778	\$ 42,613	\$ 43,466
School Total	23.0430	\$ -	\$ -	\$ 124,664	\$ 145,323	\$ 148,229	\$ 151,194	\$ 154,217	\$ 157,302	\$ 160,448	\$ 163,657	\$ 166,930
Local Capture	Millage Rate											
Wayne County Operating - Winter	0.9829	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County Parks - Winter	0.2442	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County Jail - Winter	0.9358	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County RESA	0.0956	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County RESA SP ED	3.3443	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County Special RESA ENH	1.9876	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General City Operating	19.9520	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Library	4.6307	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County Operating - Summer	5.6099	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Huron Clinton Metropolitan Authority (HCMA)	0.2070	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County Community College	3.2202	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Total	41.2102	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Capturable Millages	Millage Rate											
School Debt	13.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bond Debt	8.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DIA Tax	0.1986	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Zoo Tax	0.0992	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Non-Capturable Taxes	21.2978	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Tax Increment Revenue (TIR) Available for Capture		\$ -	\$ -	\$ 124,664	\$ 145,323	\$ 148,229	\$ 151,194	\$ 154,217	\$ 157,302	\$ 160,448	\$ 163,657	\$ 166,930

Residential 3

TIF Table - Residential Improvements Property Tax Detail

Estimated Taxable Value (TV) Increase Rate:	2.00%											
Plan Year	12	13	14	15	16	17	18	19	20	21	22	
Capture Year	10	11	12	13	14	15	16	17	18	19	20	
Abatement Year	11	12	0	0	0	0	0	0	0	0	0	
Calendar Year	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	
*Base Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Estimated New TV	\$ 7,389,165	\$ 7,536,948	\$ 7,687,687	\$ 7,841,441	\$ 7,998,269	\$ 8,158,235	\$ 8,321,400	\$ 8,487,828	\$ 8,657,584	\$ 8,830,736	\$ 9,007,350	
Incremental Difference (New TV - Base TV)	\$ 7,389,165	\$ 7,536,948	\$ 7,687,687	\$ 7,841,441	\$ 7,998,269	\$ 8,158,235	\$ 8,321,400	\$ 8,487,828	\$ 8,657,584	\$ 8,830,736	\$ 9,007,350	
School Capture	Millage Rate											
School Operating	17.0430	\$ 125,934	\$ 128,452	\$ 131,021	\$ 133,642	\$ 136,315	\$ 139,041	\$ 141,822	\$ 144,658	\$ 147,551	\$ 150,502	\$ 153,512
State Education	6.0000	\$ 44,335	\$ 45,222	\$ 46,126	\$ 47,049	\$ 47,990	\$ 48,949	\$ 49,928	\$ 50,927	\$ 51,946	\$ 52,984	\$ 54,044
School Total	23.0430	\$ 170,269	\$ 173,674	\$ 177,147	\$ 180,690	\$ 184,304	\$ 187,990	\$ 191,750	\$ 195,585	\$ 199,497	\$ 203,487	\$ 207,556
Local Capture	Millage Rate											
Wayne County Operating - Winter	0.9829	\$ -	\$ -	\$ 7,556	\$ 7,707	\$ 7,861	\$ 8,019	\$ 8,179	\$ 8,343	\$ 8,510	\$ 8,680	\$ 8,853
Wayne County Parks - Winter	0.2442	\$ -	\$ -	\$ 1,877	\$ 1,915	\$ 1,953	\$ 1,992	\$ 2,032	\$ 2,073	\$ 2,114	\$ 2,156	\$ 2,200
Wayne County Jail - Winter	0.9358	\$ -	\$ -	\$ 7,194	\$ 7,338	\$ 7,485	\$ 7,634	\$ 7,787	\$ 7,943	\$ 8,102	\$ 8,264	\$ 8,429
Wayne County RESA	0.0956	\$ -	\$ -	\$ 735	\$ 750	\$ 765	\$ 780	\$ 796	\$ 811	\$ 828	\$ 844	\$ 861
Wayne County RESA SP ED	3.3443	\$ -	\$ -	\$ 25,710	\$ 26,224	\$ 26,749	\$ 27,284	\$ 27,829	\$ 28,386	\$ 28,954	\$ 29,533	\$ 30,123
Wayne County Special RESA ENH	1.9876	\$ -	\$ -	\$ 15,280	\$ 15,586	\$ 15,897	\$ 16,215	\$ 16,540	\$ 16,870	\$ 17,208	\$ 17,552	\$ 17,903
General City Operating	19.9520	\$ -	\$ -	\$ 153,385	\$ 156,452	\$ 159,581	\$ 162,773	\$ 166,029	\$ 169,349	\$ 172,736	\$ 176,191	\$ 179,715
Library	4.6307	\$ -	\$ -	\$ 35,599	\$ 36,311	\$ 37,038	\$ 37,778	\$ 38,534	\$ 39,305	\$ 40,091	\$ 40,892	\$ 41,710
Wayne County Operating - Summer	5.6099	\$ -	\$ -	\$ 43,127	\$ 43,990	\$ 44,869	\$ 45,767	\$ 46,682	\$ 47,616	\$ 48,568	\$ 49,540	\$ 50,530
Huron Clinton Metropolitan Authority (HCMA)	0.2070	\$ -	\$ -	\$ 1,591	\$ 1,623	\$ 1,656	\$ 1,689	\$ 1,723	\$ 1,757	\$ 1,792	\$ 1,828	\$ 1,865
Wayne County Community College	3.2202	\$ -	\$ -	\$ 24,756	\$ 25,251	\$ 25,756	\$ 26,271	\$ 26,797	\$ 27,333	\$ 27,879	\$ 28,437	\$ 29,005
Local Total	41.2102	\$ -	\$ -	\$ 316,811	\$ 323,147	\$ 329,610	\$ 336,202	\$ 342,927	\$ 349,785	\$ 356,781	\$ 363,916	\$ 371,195
Non-Capturable Millages	Millage Rate											
School Debt	13.0000	\$ -	\$ -	\$ 99,940	\$ 101,939	\$ 103,978	\$ 106,057	\$ 108,178	\$ 110,342	\$ 112,549	\$ 114,800	\$ 117,096
Bond Debt	8.0000	\$ -	\$ -	\$ 61,501	\$ 62,732	\$ 63,986	\$ 65,266	\$ 66,571	\$ 67,903	\$ 69,261	\$ 70,646	\$ 72,059
DIA Tax	0.1986	\$ -	\$ -	\$ 1,527	\$ 1,557	\$ 1,588	\$ 1,620	\$ 1,653	\$ 1,686	\$ 1,719	\$ 1,754	\$ 1,789
Zoo Tax	0.0992	\$ -	\$ -	\$ 763	\$ 778	\$ 793	\$ 809	\$ 825	\$ 842	\$ 859	\$ 876	\$ 894
Total Non-Capturable Taxes	21.2978	\$ -	\$ -	\$ 163,731	\$ 167,005	\$ 170,346	\$ 173,752	\$ 177,228	\$ 180,772	\$ 184,387	\$ 188,075	\$ 191,837
Total Tax Increment Revenue (TIR) Available for Capture		\$ 170,269	\$ 173,674	\$ 493,958	\$ 503,838	\$ 513,914	\$ 524,193	\$ 534,677	\$ 545,370	\$ 556,277	\$ 567,403	\$ 578,751

Residential 3

TIF Table - Residential Improvements Property Tax Detail

Estimated Taxable Value (TV) Increase Rate: **2.00%**

Plan Year	23	24	25	26	27	28	29	30	31	32	TOTAL	
Capture Year	21	22	23	24	25	26	27	28	29	30	TOTAL	
Abatement Year	0	0	0	0	0	0	0	0	0	0	TOTAL	
Calendar Year	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058		
*Base Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Estimated New TV	\$ 9,187,497	\$ 9,371,247	\$ 9,558,672	\$ 9,749,846	\$ 9,944,843	\$ 10,143,740	\$ 10,346,614	\$ 10,553,547	\$ 10,764,618	\$ 10,979,910	\$ -	
Incremental Difference (New TV - Base TV)	\$ 9,187,497	\$ 9,371,247	\$ 9,558,672	\$ 9,749,846	\$ 9,944,843	\$ 10,143,740	\$ 10,346,614	\$ 10,553,547	\$ 10,764,618	\$ 10,979,910	\$ -	
School Capture												
Millage Rate												
School Operating	17.0430	\$ 156,583	\$ 159,714	\$ 162,908	\$ 166,167	\$ 169,490	\$ 172,880	\$ 176,337	\$ 179,864	\$ 183,461	\$ 187,131	\$ 4,261,712
State Education	6.0000	\$ 55,125	\$ 56,227	\$ 57,352	\$ 58,499	\$ 59,669	\$ 60,862	\$ 62,080	\$ 63,321	\$ 64,588	\$ 65,879	\$ 1,500,339
School Total	23.0430	\$ 211,708	\$ 215,942	\$ 220,260	\$ 224,666	\$ 229,159	\$ 233,742	\$ 238,417	\$ 243,185	\$ 248,049	\$ 253,010	\$ 5,762,050
Local Capture												
Millage Rate												
Wayne County Operating - Winter	0.9829	\$ 9,030	\$ 9,211	\$ 9,395	\$ 9,583	\$ 9,775	\$ 9,970	\$ 10,170	\$ 10,373	\$ 10,581	\$ 10,792	\$ 172,588
Wayne County Parks - Winter	0.2442	\$ 2,244	\$ 2,288	\$ 2,334	\$ 2,381	\$ 2,429	\$ 2,477	\$ 2,527	\$ 2,577	\$ 2,629	\$ 2,681	\$ 42,879
Wayne County Jail - Winter	0.9358	\$ 8,598	\$ 8,770	\$ 8,945	\$ 9,124	\$ 9,306	\$ 9,493	\$ 9,682	\$ 9,876	\$ 10,074	\$ 10,275	\$ 164,318
Wayne County RESA	0.0956	\$ 878	\$ 896	\$ 914	\$ 932	\$ 951	\$ 970	\$ 989	\$ 1,009	\$ 1,029	\$ 1,050	\$ 16,787
Wayne County RESA SP ED	3.3443	\$ 30,726	\$ 31,340	\$ 31,967	\$ 32,606	\$ 33,259	\$ 33,924	\$ 34,602	\$ 35,294	\$ 36,000	\$ 36,720	\$ 587,229
Wayne County Special RESA ENH	1.9876	\$ 18,261	\$ 18,626	\$ 18,999	\$ 19,379	\$ 19,766	\$ 20,162	\$ 20,565	\$ 20,976	\$ 21,396	\$ 21,824	\$ 349,005
General City Operating	19.9520	\$ 183,309	\$ 186,975	\$ 190,715	\$ 194,529	\$ 198,420	\$ 202,388	\$ 206,436	\$ 210,564	\$ 214,776	\$ 219,071	\$ 3,503,393
Library	4.6307	\$ 42,545	\$ 43,395	\$ 44,263	\$ 45,149	\$ 46,052	\$ 46,973	\$ 47,912	\$ 48,870	\$ 49,848	\$ 50,845	\$ 813,110
Wayne County Operating - Summer	5.6099	\$ 51,541	\$ 52,572	\$ 53,623	\$ 54,696	\$ 55,790	\$ 56,905	\$ 58,043	\$ 59,204	\$ 60,388	\$ 61,596	\$ 985,048
Huron Clinton Metropolitan Authority (HCMA)	0.2070	\$ 1,902	\$ 1,940	\$ 1,979	\$ 2,018	\$ 2,059	\$ 2,100	\$ 2,142	\$ 2,185	\$ 2,228	\$ 2,273	\$ 36,347
Wayne County Community College	3.2202	\$ 29,586	\$ 30,177	\$ 30,781	\$ 31,396	\$ 32,024	\$ 32,665	\$ 33,318	\$ 33,985	\$ 34,664	\$ 35,358	\$ 565,438
Local Total	41.2102	\$ 378,619	\$ 386,191	\$ 393,915	\$ 401,793	\$ 409,829	\$ 418,026	\$ 426,386	\$ 434,914	\$ 443,612	\$ 452,484	\$ 7,236,143
Non-Capturable Millages												
Millage Rate												
School Debt	13.0000	\$ 119,437	\$ 121,826	\$ 124,263	\$ 126,748	\$ 129,283	\$ 131,869	\$ 134,506	\$ 137,196	\$ 139,940	\$ 142,739	\$ 2,282,684
Bond Debt	8.0000	\$ 73,500	\$ 74,970	\$ 76,469	\$ 77,999	\$ 79,559	\$ 81,150	\$ 82,773	\$ 84,428	\$ 86,117	\$ 87,839	\$ 1,404,729
DIA Tax	0.1986	\$ 1,825	\$ 1,861	\$ 1,898	\$ 1,936	\$ 1,975	\$ 2,015	\$ 2,055	\$ 2,096	\$ 2,138	\$ 2,181	\$ 34,872
Zoo Tax	0.0992	\$ 911	\$ 930	\$ 948	\$ 967	\$ 987	\$ 1,006	\$ 1,026	\$ 1,047	\$ 1,068	\$ 1,089	\$ 17,419
Total Non-Capturable Taxes	21.2978	\$ 195,673	\$ 199,587	\$ 203,579	\$ 207,650	\$ 211,803	\$ 216,039	\$ 220,360	\$ 224,767	\$ 229,263	\$ 233,848	\$ 3,739,703
Total Tax Increment Revenue (TIR) Available for Capture		\$ 590,326	\$ 602,133	\$ 614,175	\$ 626,459	\$ 638,988	\$ 651,768	\$ 664,803	\$ 678,099	\$ 691,661	\$ 705,494	\$ 12,998,193

Residential 3

TIF Table - Commercial Property Tax Detail

Estimated Taxable Value (TV) Increase Rate: 2.00%		PA 210										
Plan Year		1	2	3	4	5	6	7	8	9	10	11
Capture Year		0	0	1	2	3	4	5	6	7	8	9
Abatement Year		0	1	2	3	4	5	6	7	8	9	10
Calendar Year		2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
*Base Taxable Value	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Estimated New TV	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Incremental Difference (New TV - Base TV)	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
School Capture	Millage Rate											
School Operating	17.0430	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Education	6.0000	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
School Total	23.0430	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Capture	Millage Rate											
Wayne County Operating - Winter	0.9829	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County Parks - Winter	0.2442	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County Jail - Winter	0.9358	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County RESA	0.0956	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County RESA SP ED	3.3443	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County Special RESA ENH	1.9876	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General City Operating	19.9520	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Library	4.6307	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County Operating - Summer	5.6099	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Huron Clinton Metropolitan Authority (HCMA)	0.2070	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County Community College	3.2202	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Total	41.2102	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Capturable Millages	Millage Rate											
School Debt	13.0000	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bond Debt	8.0000	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DIA Tax	0.1986	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Zoo Tax	0.0992	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Non-Capturable Taxes	21.2978	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Tax Increment Revenue (TIR) Available for Capture	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Residential 3

TIF Table - Commercial Property Tax Detail

Estimated Taxable Value (TV) Increase Rate: **2.00%**

	Plan Year	12	13	14	15	16	17	18	19	20	21	22
	Capture Year	10	11	12	13	14	15	16	17	18	19	20
	Abatement Year	11	12	0	0	0	0	0	0	0	0	0
Calendar Year		2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048
*Base Taxable Value	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Estimated New TV	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Incremental Difference (New TV - Base TV)	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
School Capture												
	Millage Rate											
School Operating	17.0430	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Education	6.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
School Total	23.0430	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Capture												
	Millage Rate											
Wayne County Operating - Winter	0.9829	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County Parks - Winter	0.2442	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County Jail - Winter	0.9358	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County RESA	0.0956	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County RESA SP ED	3.3443	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County Special RESA ENH	1.9876	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General City Operating	19.9520	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Library	4.6307	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County Operating - Summer	5.6099	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Huron Clinton Metropolitan Authority (HCMA)	0.2070	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County Community College	3.2202	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Total	41.2102	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Capturable Millages												
	Millage Rate											
School Debt	13.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bond Debt	8.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DIA Tax	0.1986	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Zoo Tax	0.0992	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Non-Capturable Taxes	21.2978	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<hr/>												
Total Tax Increment Revenue (TIR) Available for Capture	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Residential 3

TIF Table - Commercial Property Tax Detail

Estimated Taxable Value (TV) Increase Rate: **2.00%**

Plan Year	23	24	25	26	27	28	29	30	31	32	TOTAL
Capture Year	21	22	23	24	25	26	27	28	29	30	TOTAL
Abatement Year	0	0	0	0	0	0	0	0	0	0	TOTAL
Calendar Year	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	
*Base Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Estimated New TV	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Incremental Difference (New TV - Base TV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
School Capture											
Millage Rate											
School Operating	17.0430	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Education	6.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
School Total	23.0430	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Capture											
Millage Rate											
Wayne County Operating - Winter	0.9829	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County Parks - Winter	0.2442	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County Jail - Winter	0.9358	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County RESA	0.0956	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County RESA SP ED	3.3443	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County Special RESA ENH	1.9876	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General City Operating	19.9520	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Library	4.6307	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County Operating - Summer	5.6099	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Huron Clinton Metropolitan Authority (HCMA)	0.2070	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County Community College	3.2202	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Total	41.2102	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Capturable Millages											
Millage Rate											
School Debt	13.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bond Debt	8.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DIA Tax	0.1986	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Zoo Tax	0.0992	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Non-Capturable Taxes	21.2978	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Tax Increment Revenue (TIR) Available for Capture		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Residential 3

TIF Table - Commerical Improvements Property Tax Detail

Estimated Taxable Value (TV) Increase Rate: 2.00%		PA 210										
Plan Year	1	2	3	4	5	6	7	8	9	10	11	
Capture Year	0	0	1	2	3	4	5	6	7	8	9	
Abatement Year	0	1	2	3	4	5	6	7	8	9	10	
Calendar Year	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	
*Base Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Estimated New TV	\$ -	\$ -	\$ 399,744	\$ 465,987	\$ 475,307	\$ 484,813	\$ 494,509	\$ 504,399	\$ 514,487	\$ 524,777	\$ 535,273	
Incremental Difference (New TV - Base TV)	\$ -	\$ -	\$ 399,744	\$ 465,987	\$ 475,307	\$ 484,813	\$ 494,509	\$ 504,399	\$ 514,487	\$ 524,777	\$ 535,273	
School Capture	Millage Rate											
School Operating	17.0430	\$ -	\$ -	\$ 6,813	\$ 7,942	\$ 8,101	\$ 8,263	\$ 8,428	\$ 8,596	\$ 8,768	\$ 8,944	\$ 9,123
State Education	6.0000	\$ -	\$ -	\$ 2,398	\$ 2,796	\$ 2,852	\$ 2,909	\$ 2,967	\$ 3,026	\$ 3,087	\$ 3,149	\$ 3,212
School Total	23.0430	\$ -	\$ -	\$ 9,211	\$ 10,738	\$ 10,952	\$ 11,172	\$ 11,395	\$ 11,623	\$ 11,855	\$ 12,092	\$ 12,334
Local Capture	Millage Rate											
Wayne County Operating - Winter	0.9829	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County Parks - Winter	0.2442	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County Jail - Winter	0.9358	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County RESA	0.0956	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County RESA SP ED	3.3443	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County Special RESA ENH	1.9876	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General City Operating	19.9520	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Library	4.6307	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County Operating - Summer	5.6099	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Huron Clinton Metropolitan Authority (HCMA)	0.2070	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County Community College	3.2202	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Total	41.2102	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Capturable Millages	Millage Rate											
School Debt	13.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bond Debt	8.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DIA Tax	0.1986	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Zoo Tax	0.0992	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Non-Capturable Taxes	21.2978	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Tax Increment Revenue (TIR) Available for Capture		\$ -	\$ -	\$ 9,211	\$ 10,738	\$ 10,952	\$ 11,172	\$ 11,395	\$ 11,623	\$ 11,855	\$ 12,092	\$ 12,334

Residential 3

TIF Table - Commerical Improvements Property Tax Detail

Estimated Taxable Value (TV) Increase Rate: **2.00%**

Plan Year	12	13	14	15	16	17	18	19	20	21	22	
Capture Year	10	11	12	13	14	15	16	17	18	19	20	
Abatement Year	11	12	0	0	0	0	0	0	0	0	0	
Calendar Year	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	
*Base Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Estimated New TV	\$ 545,978	\$ 556,898	\$ 568,036	\$ 579,396	\$ 590,984	\$ 602,804	\$ 614,860	\$ 627,157	\$ 639,700	\$ 652,494	\$ 665,544	
Incremental Difference (New TV - Base TV)	\$ 545,978	\$ 556,898	\$ 568,036	\$ 579,396	\$ 590,984	\$ 602,804	\$ 614,860	\$ 627,157	\$ 639,700	\$ 652,494	\$ 665,544	
School Capture	Millage Rate											
School Operating	17.0430	\$ 9,305	\$ 9,491	\$ 9,681	\$ 9,875	\$ 10,072	\$ 10,274	\$ 10,479	\$ 10,689	\$ 10,902	\$ 11,120	\$ 11,343
State Education	6.0000	\$ 3,276	\$ 3,341	\$ 3,408	\$ 3,476	\$ 3,546	\$ 3,617	\$ 3,689	\$ 3,763	\$ 3,838	\$ 3,915	\$ 3,993
School Total	23.0430	\$ 12,581	\$ 12,833	\$ 13,089	\$ 13,351	\$ 13,618	\$ 13,890	\$ 14,168	\$ 14,452	\$ 14,741	\$ 15,035	\$ 15,336
Local Capture	Millage Rate											
Wayne County Operating - Winter	0.9829	\$ -	\$ -	\$ 558	\$ 569	\$ 581	\$ 592	\$ 604	\$ 616	\$ 629	\$ 641	\$ 654
Wayne County Parks - Winter	0.2442	\$ -	\$ -	\$ 139	\$ 141	\$ 144	\$ 147	\$ 150	\$ 153	\$ 156	\$ 159	\$ 163
Wayne County Jail - Winter	0.9358	\$ -	\$ -	\$ 532	\$ 542	\$ 553	\$ 564	\$ 575	\$ 587	\$ 599	\$ 611	\$ 623
Wayne County RESA	0.0956	\$ -	\$ -	\$ 54	\$ 55	\$ 56	\$ 58	\$ 59	\$ 60	\$ 61	\$ 62	\$ 64
Wayne County RESA SP ED	3.3443	\$ -	\$ -	\$ 1,900	\$ 1,938	\$ 1,976	\$ 2,016	\$ 2,056	\$ 2,097	\$ 2,139	\$ 2,182	\$ 2,226
Wayne County Special RESA ENH	1.9876	\$ -	\$ -	\$ 1,129	\$ 1,152	\$ 1,175	\$ 1,198	\$ 1,222	\$ 1,247	\$ 1,271	\$ 1,297	\$ 1,323
General City Operating	19.9520	\$ -	\$ -	\$ 11,333	\$ 11,560	\$ 11,791	\$ 12,027	\$ 12,268	\$ 12,513	\$ 12,763	\$ 13,019	\$ 13,279
Library	4.6307	\$ -	\$ -	\$ 2,630	\$ 2,683	\$ 2,737	\$ 2,791	\$ 2,847	\$ 2,904	\$ 2,962	\$ 3,022	\$ 3,082
Wayne County Operating - Summer	5.6099	\$ -	\$ -	\$ 3,187	\$ 3,250	\$ 3,315	\$ 3,382	\$ 3,449	\$ 3,518	\$ 3,589	\$ 3,660	\$ 3,734
Huron Clinton Metropolitan Authority (HCMA)	0.2070	\$ -	\$ -	\$ 118	\$ 120	\$ 122	\$ 125	\$ 127	\$ 130	\$ 132	\$ 135	\$ 138
Wayne County Community College	3.2202	\$ -	\$ -	\$ 1,829	\$ 1,866	\$ 1,903	\$ 1,941	\$ 1,980	\$ 2,020	\$ 2,060	\$ 2,101	\$ 2,143
Local Total	41.2102	\$ -	\$ -	\$ 23,409	\$ 23,877	\$ 24,355	\$ 24,842	\$ 25,339	\$ 25,845	\$ 26,362	\$ 26,889	\$ 27,427
Non-Capturable Millages	Millage Rate											
School Debt	13.0000	\$ -	\$ -	\$ 7,384	\$ 7,532	\$ 7,683	\$ 7,836	\$ 7,993	\$ 8,153	\$ 8,316	\$ 8,482	\$ 8,652
Bond Debt	8.0000	\$ -	\$ -	\$ 4,544	\$ 4,635	\$ 4,728	\$ 4,822	\$ 4,919	\$ 5,017	\$ 5,118	\$ 5,220	\$ 5,324
DIA Tax	0.1986	\$ -	\$ -	\$ 113	\$ 115	\$ 117	\$ 120	\$ 122	\$ 125	\$ 127	\$ 130	\$ 132
Zoo Tax	0.0992	\$ -	\$ -	\$ 56	\$ 57	\$ 59	\$ 60	\$ 61	\$ 62	\$ 63	\$ 65	\$ 66
Total Non-Capturable Taxes	21.2978	\$ -	\$ -	\$ 12,098	\$ 12,340	\$ 12,587	\$ 12,838	\$ 13,095	\$ 13,357	\$ 13,624	\$ 13,897	\$ 14,175
Total Tax Increment Revenue (TIR) Available for Capture	\$ 12,581	\$ 12,833	\$ 36,498	\$ 37,228	\$ 37,973	\$ 38,732	\$ 39,507	\$ 40,297	\$ 41,103	\$ 41,925	\$ 42,763	

Residential 3

TIF Table - Commerical Improvements Property Tax Detail

Estimated Taxable Value (TV) Increase Rate: **2.00%**

Plan Year	23	24	25	26	27	28	29	30	31	32	TOTAL	
Capture Year	21	22	23	24	25	26	27	28	29	30	TOTAL	
Abatement Year	0	0	0	0	0	0	0	0	0	0	TOTAL	
Calendar Year	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058		
*Base Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Estimated New TV	\$ 678,855	\$ 692,432	\$ 706,281	\$ 720,406	\$ 734,815	\$ 749,511	\$ 764,501	\$ 779,791	\$ 795,387	\$ 811,295	\$ -	
Incremental Difference (New TV - Base TV)	\$ 678,855	\$ 692,432	\$ 706,281	\$ 720,406	\$ 734,815	\$ 749,511	\$ 764,501	\$ 779,791	\$ 795,387	\$ 811,295	\$ -	
School Capture												
Millage Rate												
School Operating	17.0430	\$ 11,570	\$ 11,801	\$ 12,037	\$ 12,278	\$ 12,523	\$ 12,774	\$ 13,029	\$ 13,290	\$ 13,556	\$ 13,827	\$ 314,894
State Education	6.0000	\$ 4,073	\$ 4,155	\$ 4,238	\$ 4,322	\$ 4,409	\$ 4,497	\$ 4,587	\$ 4,679	\$ 4,772	\$ 4,868	\$ 110,859
School Total	23.0430	\$ 15,643	\$ 15,956	\$ 16,275	\$ 16,600	\$ 16,932	\$ 17,271	\$ 17,616	\$ 17,969	\$ 18,328	\$ 18,695	\$ 425,752
Local Capture												
Millage Rate												
Wayne County Operating - Winter	0.9829	\$ 667	\$ 681	\$ 694	\$ 708	\$ 722	\$ 737	\$ 751	\$ 766	\$ 782	\$ 797	\$ 12,752
Wayne County Parks - Winter	0.2442	\$ 166	\$ 169	\$ 172	\$ 176	\$ 179	\$ 183	\$ 187	\$ 190	\$ 194	\$ 198	\$ 3,168
Wayne County Jail - Winter	0.9358	\$ 635	\$ 648	\$ 661	\$ 674	\$ 688	\$ 701	\$ 715	\$ 730	\$ 744	\$ 759	\$ 12,141
Wayne County RESA	0.0956	\$ 65	\$ 66	\$ 68	\$ 69	\$ 70	\$ 72	\$ 73	\$ 75	\$ 76	\$ 78	\$ 1,240
Wayne County RESA SP ED	3.3443	\$ 2,270	\$ 2,316	\$ 2,362	\$ 2,409	\$ 2,457	\$ 2,507	\$ 2,557	\$ 2,608	\$ 2,660	\$ 2,713	\$ 43,390
Wayne County Special RESA ENH	1.9876	\$ 1,349	\$ 1,376	\$ 1,404	\$ 1,432	\$ 1,461	\$ 1,490	\$ 1,520	\$ 1,550	\$ 1,581	\$ 1,613	\$ 25,788
General City Operating	19.9520	\$ 13,545	\$ 13,815	\$ 14,092	\$ 14,374	\$ 14,661	\$ 14,954	\$ 15,253	\$ 15,558	\$ 15,870	\$ 16,187	\$ 258,862
Library	4.6307	\$ 3,144	\$ 3,206	\$ 3,271	\$ 3,336	\$ 3,403	\$ 3,471	\$ 3,540	\$ 3,611	\$ 3,683	\$ 3,757	\$ 60,080
Wayne County Operating - Summer	5.6099	\$ 3,808	\$ 3,884	\$ 3,962	\$ 4,041	\$ 4,122	\$ 4,205	\$ 4,289	\$ 4,375	\$ 4,462	\$ 4,551	\$ 72,784
Huron Clinton Metropolitan Authority (HCMA)	0.2070	\$ 141	\$ 143	\$ 146	\$ 149	\$ 152	\$ 155	\$ 158	\$ 161	\$ 165	\$ 168	\$ 2,686
Wayne County Community College	3.2202	\$ 2,186	\$ 2,230	\$ 2,274	\$ 2,320	\$ 2,366	\$ 2,414	\$ 2,462	\$ 2,511	\$ 2,561	\$ 2,613	\$ 41,780
Local Total	41.2102	\$ 27,976	\$ 28,535	\$ 29,106	\$ 29,688	\$ 30,282	\$ 30,887	\$ 31,505	\$ 32,135	\$ 32,778	\$ 33,434	\$ 534,671
Non-Capturable Millages												
Millage Rate												
School Debt	13.0000	\$ 8,825	\$ 9,002	\$ 9,182	\$ 9,365	\$ 9,553	\$ 9,744	\$ 9,939	\$ 10,137	\$ 10,340	\$ 10,547	\$ 168,665
Bond Debt	8.0000	\$ 5,431	\$ 5,539	\$ 5,650	\$ 5,763	\$ 5,879	\$ 5,996	\$ 6,116	\$ 6,238	\$ 6,363	\$ 6,490	\$ 103,794
DIA Tax	0.1986	\$ 135	\$ 138	\$ 140	\$ 143	\$ 146	\$ 149	\$ 152	\$ 155	\$ 158	\$ 161	\$ 2,577
Zoo Tax	0.0992	\$ 67	\$ 69	\$ 70	\$ 71	\$ 73	\$ 74	\$ 76	\$ 77	\$ 79	\$ 80	\$ 1,287
Total Non-Capturable Taxes	21.2978	\$ 14,458	\$ 14,747	\$ 15,042	\$ 15,343	\$ 15,650	\$ 15,963	\$ 16,282	\$ 16,608	\$ 16,940	\$ 17,279	\$ 276,323
Total Tax Increment Revenue (TIR) Available for Capture	\$ 43,619	\$ 44,491	\$ 45,381	\$ 46,288	\$ 47,214	\$ 48,158	\$ 49,122	\$ 50,104	\$ 51,106	\$ 52,128	\$ 960,424	

Table 1f Tax Capture Revenues on a per-Project basis - 6205 Third Street -
(Parking Garage)

Parking Garage

Tax Projections

Total Project							
NPV @ 5%	-	312,161	-	-	2,683,204	4,817,541	6,791,586
Coverage Ratio	1.50	1.50	1.50	1.50	1.00	1.00	2.35
NPV after Coverage	-	208,107	-	-	2,683,204	4,817,541	2,891,311
COI @ 3%	-	(6,243)	-	-	(80,496)	(144,526)	(86,739)
D/S Reserv Fund @ 5%	-	(10,405)	-	-	(134,160)	(240,877)	(144,566)
NET BOND PROCEEDS	-	191,000	-	-	2,469,000	4,432,000	2,660,000

	Constr. Sales/Use Tax Exemption	Constr. PIT Capture	Income Tax Capture	Withholding Tax Capture	Incr. Property Tax Capture - SCHOOL	Incr. Property Tax Capture - LOCAL	Total
2025	-	57,851	-	-	-	-	57,851
2026	-	229,516	-	-	-	-	229,516
2027	-	56,593	-	-	-	-	56,593
2028	-	-	-	-	35,478	55,886	91,364
2029	-	-	-	-	144,230	245,694	389,924
2030	-	-	-	-	147,114	250,244	397,358
2031	-	-	-	-	150,056	254,879	404,935
2032	-	-	-	-	153,058	259,602	412,660
2033	-	-	-	-	156,119	264,415	420,533
2034	-	-	-	-	159,241	269,318	428,559
2035	-	-	-	-	162,426	274,315	436,741
2036	-	-	-	-	165,674	279,406	445,080
2037	-	-	-	-	168,988	284,594	453,582
2038	-	-	-	-	172,368	313,411	485,778
2039	-	-	-	-	175,815	319,514	495,329
2040	-	-	-	-	179,331	334,339	513,671
2041	-	-	-	-	182,918	340,919	523,837
2042	-	-	-	-	186,576	348,765	535,341
2043	-	-	-	-	190,308	370,305	560,613
2044	-	-	-	-	194,114	378,552	572,666
2045	-	-	-	-	197,996	386,916	584,913
2046	-	-	-	-	201,956	395,405	597,361
2047	-	-	-	-	205,995	403,313	609,308
2048	-	-	-	-	210,115	411,379	621,494
2049	-	-	-	-	214,318	419,607	633,924
2050	-	-	-	-	218,604	427,999	646,603
2051	-	-	-	-	222,976	436,559	659,535
2052	-	-	-	-	227,436	445,290	672,725
2053	-	-	-	-	266,707	454,196	720,903
2054	-	-	-	-	272,041	463,280	735,321
2055	-	-	-	-	277,482	472,545	750,027
2056	-	-	-	-	283,032	481,996	765,028
2057	-	-	-	-	288,693	491,636	780,329
2058	-	-	-	-	-	-	-
TOTAL PROJECT	-	343,960	-	-	5,811,167	10,534,276	16,689,402

Parking Garage

Tax Projections

Parking							
Wage Assumptions:		Vacancy Assumptions:					
Parking SF -	320,000			Year 1 Absorption Vacancy			10.00%
SF per FTE -	-			Year 2 Absorption Vacancy			10.00%
# of Employees -	-	FTEs		Ongoing Vacancy			10.00%
Avg. Salary -	-	/employee					
Salary Incr. -	3.00%	/year					
State Income Tax -	4.25%	Yr 1-20					
% Captured (Inc/Wtihhold) -	0.00%	50% Capture					
% Captured (Constr. PIT) -	91.18%	100% Capture					
Sales/Use Tax -	0.00%						
Sales PSF	\$ -						
Property Management Payroll -	\$1,280,000	/year					
	Constr. Sales/Use Tax Exemption	Constr. PIT Capture	Income Tax Capture	Withholding Tax Capture	Incr. Property Tax Capture - SCHOOL	Incr. Property Tax Capture - LOCAL	Total
2025	-	57,851	-	-	-	-	57,851
2026	-	229,516	-	-	-	-	229,516
2027	-	56,593	-	-	-	-	56,593
2028	-	-	-	-	35,478	55,886	91,364
2029	-	-	-	-	144,230	245,694	389,924
2030	-	-	-	-	147,114	250,244	397,358
2031	-	-	-	-	150,056	254,879	404,935
2032	-	-	-	-	153,058	259,602	412,660
2033	-	-	-	-	156,119	264,415	420,533
2034	-	-	-	-	159,241	269,318	428,559
2035	-	-	-	-	162,426	274,315	436,741
2036	-	-	-	-	165,674	279,406	445,080
2037	-	-	-	-	168,988	284,594	453,582
2038	-	-	-	-	172,368	313,411	485,778
2039	-	-	-	-	175,815	319,514	495,329
2040	-	-	-	-	179,331	334,339	513,671
2041	-	-	-	-	182,918	340,919	523,837
2042	-	-	-	-	186,576	348,765	535,341
2043	-	-	-	-	190,308	370,305	560,613
2044	-	-	-	-	194,114	378,552	572,666
2045	-	-	-	-	197,996	386,916	584,913
2046	-	-	-	-	201,956	395,405	597,361
2047	-	-	-	-	205,995	403,313	609,308
2048	-	-	-	-	210,115	411,379	621,494
2049	-	-	-	-	214,318	419,607	633,924
2050	-	-	-	-	218,604	427,999	646,603
2051	-	-	-	-	222,976	436,559	659,535
2052	-	-	-	-	227,436	445,290	672,725
2053	-	-	-	-	266,707	454,196	720,903
2054	-	-	-	-	272,041	463,280	735,321
2055	-	-	-	-	277,482	472,545	750,027
2056	-	-	-	-	283,032	481,996	765,028
2057	-	-	-	-	288,693	491,636	780,329
2058	-	-	-	-	-	-	-
Total Parking	-	343,960	-	-	5,811,167	10,534,276	16,689,402

Construction Assumptions:

Materials (% of Hard Cost)	60.00%
Labor (% of Hard Cost)	27.84%
Start Date	10/1/2025
End Date	3/31/2027

Construction Costs:

Hard Costs	31,882,348
TI Allowance	-
Total Costs	31,882,348
Materials	19,129,409
Labor	8,876,046

	# of Days	Materials	Labor
2024	-	-	-
2025	92	3,217,378	1,492,863
2026	365	12,764,596	5,922,773
2027	90	3,147,435	1,460,410
2028	-	-	-
2029	-	-	-
	547	19,129,409	8,876,046

Parking Garage
Reimbursement Schedule

Developer Maximum Reimbursement	Proportionality	School Taxes	Local Taxes	Total
State	35.6%	\$ 5,811,167	\$ -	\$ 5,811,167
Local	64.4%	\$ -	\$ 10,534,276	\$ 10,534,276
TOTAL	100.0%	\$ 5,811,167	\$ 10,534,276	\$ 16,345,442
EGLE	0.0%	\$ -	\$ -	\$ -
MSF	100.0%	\$ 5,811,167	\$ 10,534,276	\$ 16,345,442

Estimated Total Years of Plan:	30
--------------------------------	----

Estimated Capture	
Administrative Fees	\$ 1,042,468
State Brownfield Redevelopment Fund	\$ 662,058
Local Brownfield Revolving Fund	\$ -

	Plan Year	1	2	3	4	5	6	7	8	9	10	11
	Capture Year	0	0	0	1	2	3	4	5	6	7	8
	Abatement Year	0	0	0	0	0	0	0	0	0	0	0
		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Total State Incremental Revenue		\$ -	\$ -	\$ -	\$ 40,788	\$ 165,818	\$ 169,134	\$ 172,517	\$ 175,967	\$ 179,486	\$ 183,076	\$ 186,738
State Brownfield Redevelopment Fund (50% of SET)		\$ -	\$ -	\$ -	\$ (5,310)	\$ (21,588)	\$ (22,020)	\$ (22,909)	\$ (23,909)	\$ (23,368)	\$ (23,835)	\$ (24,312)
State TIR Available for Reimbursement		\$ -	\$ -	\$ -	\$ 35,478	\$ 144,230	\$ 147,114	\$ 150,056	\$ 153,058	\$ 156,119	\$ 159,241	\$ 162,426
Total Local Incremental Revenue		\$ -	\$ -	\$ -	\$ 72,946	\$ 296,549	\$ 302,480	\$ 308,530	\$ 314,700	\$ 320,994	\$ 327,414	\$ 333,962
DBRA Administrative Fee		\$ -	\$ -	\$ -	\$ (17,060)	\$ (50,855)	\$ (52,236)	\$ (53,651)	\$ (55,098)	\$ (56,580)	\$ (58,096)	\$ (59,648)
Local TIR Available for Reimbursement		\$ -	\$ -	\$ -	\$ 55,886	\$ 245,694	\$ 250,244	\$ 254,879	\$ 259,602	\$ 264,415	\$ 269,318	\$ 274,315
Total State & Local TIR Available		\$ -	\$ -	\$ -	\$ 91,364	\$ 389,924	\$ 397,358	\$ 404,935	\$ 412,660	\$ 420,533	\$ 428,559	\$ 436,741

DEVELOPER	Beginning Balance											
DEVELOPER Reimbursement Balance	\$ 16,345,442	\$ 16,345,442	\$ 16,345,442	\$ 16,345,442	\$ 16,254,078	\$ 15,864,155	\$ 15,466,797	\$ 15,061,862	\$ 14,649,202	\$ 14,228,669	\$ 13,800,109	\$ 13,363,369

MSF Non-Environmental Costs												
State Tax Reimbursement	\$ 5,811,167	\$ -	\$ -	\$ -	\$ 35,478	\$ 144,230	\$ 147,114	\$ 150,056	\$ 153,058	\$ 156,119	\$ 159,241	\$ 162,426
Local Tax Reimbursement	\$ 10,534,276	\$ -	\$ -	\$ -	\$ 55,886	\$ 245,694	\$ 250,244	\$ 254,879	\$ 259,602	\$ 264,415	\$ 269,318	\$ 274,315
Total MSF Reimbursement Balance	\$ 16,345,442	\$ 16,345,442	\$ 16,345,442	\$ 16,254,078	\$ 15,864,155	\$ 15,466,797	\$ 15,061,862	\$ 14,649,202	\$ 14,228,669	\$ 13,800,109	\$ 13,363,369	

EGLE Environmental Costs												
State Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total EGLE Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Local Only Costs												
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Local Only Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Total Annual Developer Reimbursement	\$ -	\$ -	\$ -	\$ 91,364	\$ 389,924	\$ 397,358	\$ 404,935	\$ 412,660	\$ 420,533	\$ 428,559	\$ 436,741
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LOCAL BROWNFIELD REVOLVING FUND

LBRF Deposits *	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total LBRF Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

* Up to five years of capture for LBRF Deposits after eligible activities are reimbursed. May be taken from EGLE & Local TIR only.

** This TBP assumes that a portion of the property will generate taxes subject to capture under this TBP due to use of a portion of the Parking Garage in connection with the operation of Residential 1, Residential 2 and Residential 3.

Parking Garage
Reimbursement Schedule

	12	13	14	15	16	17	18	19	20	21	22
	9	10	11	12	13	14	15	16	17	18	19
	0	0	0	0	0	0	0	0	0	0	0
	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Total State Incremental Revenue	\$ 190,472	\$ 194,282	\$ 198,167	\$ 202,131	\$ 206,173	\$ 210,297	\$ 214,503	\$ 218,793	\$ 223,169	\$ 227,632	\$ 232,185
State Brownfield Redevelopment Fund (50% of SET)	\$ (24,798)	\$ (25,294)	\$ (25,800)	\$ (26,316)	\$ (26,842)	\$ (27,379)	\$ (27,926)	\$ (28,485)	\$ (29,055)	\$ (29,636)	\$ (30,228)
State TIR Available for Reimbursement	\$ 165,674	\$ 168,988	\$ 172,368	\$ 175,815	\$ 179,331	\$ 182,918	\$ 186,576	\$ 190,308	\$ 194,114	\$ 197,996	\$ 201,956
Total Local Incremental Revenue	\$ 340,642	\$ 347,454	\$ 354,403	\$ 361,492	\$ 368,721	\$ 376,096	\$ 383,618	\$ 391,290	\$ 399,116	\$ 407,098	\$ 415,240
DBRA Administrative Fee	\$ (61,236)	\$ (62,860)	\$ (40,993)	\$ (41,978)	\$ (34,382)	\$ (35,177)	\$ (34,853)	\$ (20,985)	\$ (20,564)	\$ (20,182)	\$ (19,835)
Local TIR Available for Reimbursement	\$ 279,406	\$ 284,594	\$ 313,411	\$ 319,514	\$ 334,339	\$ 340,919	\$ 348,765	\$ 370,305	\$ 378,552	\$ 386,916	\$ 395,405
Total State & Local TIR Available	\$ 445,080	\$ 453,582	\$ 485,778	\$ 495,329	\$ 513,671	\$ 523,837	\$ 535,341	\$ 560,613	\$ 572,666	\$ 584,913	\$ 597,361

DEVELOPER

DEVELOPER Reimbursement Balance	\$ 12,918,288	\$ 12,464,706	\$ 11,978,928	\$ 11,483,599	\$ 10,969,929	\$ 10,446,092	\$ 9,910,751	\$ 9,350,138	\$ 8,777,472	\$ 8,192,559	\$ 7,595,198
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MSF Non-Environmental Costs	\$ 13,363,369	\$ 12,918,288	\$ 12,464,706	\$ 11,978,928	\$ 11,483,599	\$ 10,969,929	\$ 10,446,092	\$ 9,910,751	\$ 9,350,138	\$ 8,777,472	\$ 8,192,559
State Tax Reimbursement	\$ 165,674	\$ 168,988	\$ 172,368	\$ 175,815	\$ 179,331	\$ 182,918	\$ 186,576	\$ 190,308	\$ 194,114	\$ 197,996	\$ 201,956
Local Tax Reimbursement	\$ 279,406	\$ 284,594	\$ 313,411	\$ 319,514	\$ 334,339	\$ 340,919	\$ 348,765	\$ 370,305	\$ 378,552	\$ 386,916	\$ 395,405
Total MSF Reimbursement Balance	\$ 12,918,288	\$ 12,464,706	\$ 11,978,928	\$ 11,483,599	\$ 10,969,929	\$ 10,446,092	\$ 9,910,751	\$ 9,350,138	\$ 8,777,472	\$ 8,192,559	\$ 7,595,198

EGLE Environmental Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Reimbursement											
Local Tax Reimbursement											
Total EGLE Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Local Only Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement											
Total Local Only Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Total Annual Developer Reimbursement	\$ 445,080	\$ 453,582	\$ 485,778	\$ 495,329	\$ 513,671	\$ 523,837	\$ 535,341	\$ 560,613	\$ 572,666	\$ 584,913	\$ 597,361
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LOCAL BROWNFIELD REVOLVING FUND

LBRF Deposits *	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total LBRF Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

* Up to five years of capture for LBRF Deposits after eligible activities are reimbursed. May be taken from EGLE & Local TIR only.

** This TBP assumes that a portion of the property will generate taxes subject to capture under this TBP due to use of a portion of the Parking Garage in connection with the operation of Residential 1, Residential 2 and Residential 3.

Parking Garage
Reimbursement Schedule

	23	24	25	26	27	28	29	30	31	32	
	20	21	22	23	24	25	26	27	28	29	
	0	0	0	0	0	0	0	0	0	0	
	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	TOTAL
Total State Incremental Revenue	\$ 236,828	\$ 241,565	\$ 246,396	\$ 251,324	\$ 256,351	\$ 261,478	\$ 266,707	\$ 272,041	\$ 277,482	\$ 283,032	\$ 6,473,225
State Brownfield Redevelopment Fund (50% of SET)	\$ (30,833)	\$ (31,450)	\$ (32,079)	\$ (32,720)	\$ (33,375)	\$ (34,042)	\$ -	\$ -	\$ -	\$ -	\$ (662,058)
State TIR Available for Reimbursement	\$ 205,995	\$ 210,115	\$ 214,318	\$ 218,604	\$ 222,976	\$ 227,436	\$ 266,707	\$ 272,041	\$ 277,482	\$ 283,032	\$ 5,811,167
Total Local Incremental Revenue	\$ 423,545	\$ 432,016	\$ 440,656	\$ 449,469	\$ 458,459	\$ 467,628	\$ 476,980	\$ 486,520	\$ 496,250	\$ 506,175	\$ 11,576,743
DBRA Administrative Fee	\$ (20,232)	\$ (20,637)	\$ (21,050)	\$ (21,471)	\$ (21,900)	\$ (22,338)	\$ (22,785)	\$ (23,240)	\$ (23,705)	\$ (24,179)	\$ (1,042,468)
Local TIR Available for Reimbursement	\$ 403,313	\$ 411,379	\$ 419,607	\$ 427,999	\$ 436,559	\$ 445,290	\$ 454,196	\$ 463,280	\$ 472,545	\$ 481,996	\$ 10,534,276
Total State & Local TIR Available	\$ 609,308	\$ 621,494	\$ 633,924	\$ 646,603	\$ 659,535	\$ 672,725	\$ 720,903	\$ 735,321	\$ 750,027	\$ 765,028	\$ 16,345,442
DEVELOPER											
DEVELOPER Reimbursement Balance	\$ 6,985,890	\$ 6,364,395	\$ 5,730,471	\$ 5,083,868	\$ 4,424,334	\$ 3,751,608	\$ 3,030,705	\$ 2,295,384	\$ 1,545,357	\$ 780,329	
<hr/>											
MSF Non-Environmental Costs	\$ 7,595,198	\$ 6,985,890	\$ 6,364,395	\$ 5,730,471	\$ 5,083,868	\$ 4,424,334	\$ 3,751,608	\$ 3,030,705	\$ 2,295,384	\$ 1,545,357	
State Tax Reimbursement	\$ 205,995	\$ 210,115	\$ 214,318	\$ 218,604	\$ 222,976	\$ 227,436	\$ 266,707	\$ 272,041	\$ 277,482	\$ 283,032	\$ 5,811,167
Local Tax Reimbursement	\$ 403,313	\$ 411,379	\$ 419,607	\$ 427,999	\$ 436,559	\$ 445,290	\$ 454,196	\$ 463,280	\$ 472,545	\$ 481,996	\$ 10,534,276
Total MSF Reimbursement Balance	\$ 6,985,890	\$ 6,364,395	\$ 5,730,471	\$ 5,083,868	\$ 4,424,334	\$ 3,751,608	\$ 3,030,705	\$ 2,295,384	\$ 1,545,357	\$ 780,329	
EGLE Environmental Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Reimbursement											
Local Tax Reimbursement											
Total EGLE Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Only Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement											
Total Local Only Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Annual Developer Reimbursement	\$ 609,308	\$ 621,494	\$ 633,924	\$ 646,603	\$ 659,535	\$ 672,725	\$ 720,903	\$ 735,321	\$ 750,027	\$ 765,028	\$ 16,345,442
LOCAL BROWNFIELD REVOLVING FUND											
LBRF Deposits *	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total LBRF Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

* Up to five years of capture for LBRF Deposits after eligible activities are reimbursed. May be taken from EGLE & Local TIR only.

** This TBP assumes that a portion of the property will generate taxes subject to capture under this TBP due to use of a portion of the Parking Garage in connection with the operation of Residential 1, Residential 2 and Residential 3.

Parking Garage

TIF Tables - Total

Estimated Taxable Value (TV) Increase Rate: **2.00%**

Plan Year	1	2	3	4	5	6	7	8	9	10	11	
	0	0	0	1	2	3	4	5	6	7	8	
Abatement Year	0	0	0	0	0	0	0	0	0	0	0	
Calendar Year	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	
*Base Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Estimated New TV	\$ -	\$ -	\$ 1,446,156	\$ 1,770,095	\$ 7,196,009	\$ 7,339,929	\$ 7,486,728	\$ 7,636,462	\$ 7,789,192	\$ 7,944,975	\$ 8,103,875	
Incremental Difference (New TV - Base TV)	\$ -	\$ -	\$ 1,446,156	\$ 1,770,095	\$ 7,196,009	\$ 7,339,929	\$ 7,486,728	\$ 7,636,462	\$ 7,789,192	\$ 7,944,975	\$ 8,103,875	
School Capture	Millage Rate											
School Operating	17.0430	\$ -	\$ -	\$ -	\$ 30,168	\$ 122,642	\$ 125,094	\$ 127,596	\$ 130,148	\$ 132,751	\$ 135,406	\$ 138,114
State Education	6.0000	\$ -	\$ -	\$ -	\$ 10,621	\$ 43,176	\$ 44,040	\$ 44,920	\$ 45,819	\$ 46,735	\$ 47,670	\$ 48,623
School Total	23.0430	\$ -	\$ -	\$ -	\$ 40,788	\$ 165,818	\$ 169,134	\$ 172,517	\$ 175,967	\$ 179,486	\$ 183,076	\$ 186,738
Local Capture	Millage Rate											
Wayne County Operating - Winter	0.9829	\$ -	\$ -	\$ -	\$ 1,740	\$ 7,073	\$ 7,214	\$ 7,359	\$ 7,506	\$ 7,656	\$ 7,809	\$ 7,965
Wayne County Parks - Winter	0.2442	\$ -	\$ -	\$ -	\$ 432	\$ 1,757	\$ 1,792	\$ 1,828	\$ 1,865	\$ 1,902	\$ 1,940	\$ 1,979
Wayne County Jail - Winter	0.9358	\$ -	\$ -	\$ -	\$ 1,656	\$ 6,734	\$ 6,869	\$ 7,006	\$ 7,146	\$ 7,289	\$ 7,435	\$ 7,584
Wayne County RESA	0.0956	\$ -	\$ -	\$ -	\$ 169	\$ 688	\$ 702	\$ 716	\$ 730	\$ 745	\$ 760	\$ 775
Wayne County RESA SP ED	3.3443	\$ -	\$ -	\$ -	\$ 5,920	\$ 24,066	\$ 24,547	\$ 25,038	\$ 25,539	\$ 26,049	\$ 26,570	\$ 27,102
Wayne County Special RESA ENH	1.9876	\$ -	\$ -	\$ -	\$ 3,518	\$ 14,303	\$ 14,589	\$ 14,881	\$ 15,178	\$ 15,482	\$ 15,791	\$ 16,107
General City Operating	19.9520	\$ -	\$ -	\$ -	\$ 35,317	\$ 143,575	\$ 146,446	\$ 149,375	\$ 152,363	\$ 155,410	\$ 158,518	\$ 161,689
Library	4.6307	\$ -	\$ -	\$ -	\$ 8,197	\$ 33,323	\$ 33,989	\$ 34,669	\$ 35,362	\$ 36,069	\$ 36,791	\$ 37,527
Wayne County Operating - Summer	5.6099	\$ -	\$ -	\$ -	\$ 9,930	\$ 40,369	\$ 41,176	\$ 42,000	\$ 42,840	\$ 43,697	\$ 44,571	\$ 45,462
Huron Clinton Metropolitan Authority (HCMA)	0.2070	\$ -	\$ -	\$ -	\$ 366	\$ 1,490	\$ 1,519	\$ 1,550	\$ 1,581	\$ 1,612	\$ 1,645	\$ 1,678
Wayne County Community College	3.2202	\$ -	\$ -	\$ -	\$ 5,700	\$ 23,173	\$ 23,636	\$ 24,109	\$ 24,591	\$ 25,083	\$ 25,584	\$ 26,096
Local Total	41.2102	\$ -	\$ -	\$ -	\$ 72,946	\$ 296,549	\$ 302,480	\$ 308,530	\$ 314,700	\$ 320,994	\$ 327,414	\$ 333,962
Non-Capturable Millages	Millage Rate											
School Debt	13.0000	\$ -	\$ -	\$ -	\$ 23,011	\$ 93,548	\$ 95,419	\$ 97,327	\$ 99,274	\$ 101,259	\$ 103,285	\$ 105,350
Bond Debt	8.0000	\$ -	\$ -	\$ -	\$ 14,161	\$ 57,568	\$ 58,719	\$ 59,894	\$ 61,092	\$ 62,314	\$ 63,560	\$ 64,831
DIA Tax	0.1986	\$ -	\$ -	\$ -	\$ 352	\$ 1,429	\$ 1,458	\$ 1,487	\$ 1,517	\$ 1,547	\$ 1,578	\$ 1,609
Zoo Tax	0.0992	\$ -	\$ -	\$ -	\$ 176	\$ 714	\$ 728	\$ 743	\$ 758	\$ 773	\$ 788	\$ 804
Total Non-Capturable Taxes	21.2978	\$ -	\$ -	\$ -	\$ 37,699	\$ 153,259	\$ 156,324	\$ 159,451	\$ 162,640	\$ 165,893	\$ 169,210	\$ 172,595
Total Tax Increment Revenue (TIR) Available for Capture	\$ -	\$ -	\$ -	\$ 113,734	\$ 462,367	\$ 471,614	\$ 481,046	\$ 490,667	\$ 500,480	\$ 510,490	\$ 520,700	

Parking Garage

TIF Tables - Total

Estimated Taxable Value (TV) Increase Rate: **2.00%**

Plan Year	12	13	14	15	16	17	18	19	20	21	22	
Capture Year	9	10	11	12	13	14	15	16	17	18	19	
Abatement Year	0	0	0	0	0	0	0	0	0	0	0	
Calendar Year	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	
*Base Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Estimated New TV	\$ 8,265,952	\$ 8,431,271	\$ 8,599,897	\$ 8,771,895	\$ 8,947,333	\$ 9,126,279	\$ 9,308,805	\$ 9,494,981	\$ 9,684,881	\$ 9,878,578	\$ 10,076,150	
Incremental Difference (New TV - Base TV)	\$ 8,265,952	\$ 8,431,271	\$ 8,599,897	\$ 8,771,895	\$ 8,947,333	\$ 9,126,279	\$ 9,308,805	\$ 9,494,981	\$ 9,684,881	\$ 9,878,578	\$ 10,076,150	
School Capture												
Millage Rate												
School Operating	17.0430	\$ 140,877	\$ 143,694	\$ 146,568	\$ 149,499	\$ 152,489	\$ 155,539	\$ 158,650	\$ 161,823	\$ 165,059	\$ 168,361	\$ 171,728
State Education	6.0000	\$ 49,596	\$ 50,588	\$ 51,599	\$ 52,631	\$ 53,684	\$ 54,758	\$ 55,853	\$ 56,970	\$ 58,109	\$ 59,271	\$ 60,457
School Total	23.0430	\$ 190,472	\$ 194,282	\$ 198,167	\$ 202,131	\$ 206,173	\$ 210,297	\$ 214,503	\$ 218,793	\$ 223,169	\$ 227,632	\$ 232,185
Local Capture												
Millage Rate												
Wayne County Operating - Winter	0.9829	\$ 8,125	\$ 8,287	\$ 8,453	\$ 8,622	\$ 8,794	\$ 8,970	\$ 9,150	\$ 9,333	\$ 9,519	\$ 9,710	\$ 9,904
Wayne County Parks - Winter	0.2442	\$ 2,019	\$ 2,059	\$ 2,100	\$ 2,142	\$ 2,185	\$ 2,229	\$ 2,273	\$ 2,319	\$ 2,365	\$ 2,412	\$ 2,461
Wayne County Jail - Winter	0.9358	\$ 7,735	\$ 7,890	\$ 8,048	\$ 8,209	\$ 8,373	\$ 8,540	\$ 8,711	\$ 8,885	\$ 9,063	\$ 9,244	\$ 9,429
Wayne County RESA	0.0956	\$ 790	\$ 806	\$ 822	\$ 839	\$ 855	\$ 872	\$ 890	\$ 908	\$ 926	\$ 944	\$ 963
Wayne County RESA SP ED	3.3443	\$ 27,644	\$ 28,197	\$ 28,761	\$ 29,336	\$ 29,923	\$ 30,521	\$ 31,131	\$ 31,754	\$ 32,389	\$ 33,037	\$ 33,698
Wayne County Special RESA ENH	1.9876	\$ 16,429	\$ 16,758	\$ 17,093	\$ 17,435	\$ 17,784	\$ 18,139	\$ 18,502	\$ 18,872	\$ 19,250	\$ 19,635	\$ 20,027
General City Operating	19.9520	\$ 164,922	\$ 168,221	\$ 171,585	\$ 175,017	\$ 178,517	\$ 182,088	\$ 185,729	\$ 189,444	\$ 193,233	\$ 197,097	\$ 201,039
Library	4.6307	\$ 38,277	\$ 39,043	\$ 39,824	\$ 40,620	\$ 41,432	\$ 42,261	\$ 43,106	\$ 43,968	\$ 44,848	\$ 45,745	\$ 46,660
Wayne County Operating - Summer	5.6099	\$ 46,371	\$ 47,299	\$ 48,245	\$ 49,209	\$ 50,194	\$ 51,198	\$ 52,221	\$ 53,266	\$ 54,331	\$ 55,418	\$ 56,526
Huron Clinton Metropolitan Authority (HCMA)	0.2070	\$ 1,711	\$ 1,745	\$ 1,780	\$ 1,816	\$ 1,852	\$ 1,889	\$ 1,927	\$ 1,965	\$ 2,005	\$ 2,045	\$ 2,086
Wayne County Community College	3.2202	\$ 26,618	\$ 27,150	\$ 27,693	\$ 28,247	\$ 28,812	\$ 29,388	\$ 29,976	\$ 30,576	\$ 31,187	\$ 31,811	\$ 32,447
Local Total	41.2102	\$ 340,642	\$ 347,454	\$ 354,403	\$ 361,492	\$ 368,721	\$ 376,096	\$ 383,618	\$ 391,290	\$ 399,116	\$ 407,098	\$ 415,240
Non-Capturable Millages												
Millage Rate												
School Debt	13.0000	\$ 107,457	\$ 109,607	\$ 111,799	\$ 114,035	\$ 116,315	\$ 118,642	\$ 121,014	\$ 123,435	\$ 125,903	\$ 128,422	\$ 130,990
Bond Debt	8.0000	\$ 66,128	\$ 67,450	\$ 68,799	\$ 70,175	\$ 71,579	\$ 73,010	\$ 74,470	\$ 75,960	\$ 77,479	\$ 79,029	\$ 80,609
DIA Tax	0.1986	\$ 1,642	\$ 1,674	\$ 1,708	\$ 1,742	\$ 1,777	\$ 1,812	\$ 1,849	\$ 1,886	\$ 1,923	\$ 1,962	\$ 2,001
Zoo Tax	0.0992	\$ 820	\$ 836	\$ 853	\$ 870	\$ 888	\$ 905	\$ 923	\$ 942	\$ 961	\$ 980	\$ 1,000
Total Non-Capturable Taxes	21.2978	\$ 176,047	\$ 179,568	\$ 183,159	\$ 186,822	\$ 190,559	\$ 194,370	\$ 198,257	\$ 202,222	\$ 206,267	\$ 210,392	\$ 214,600
Total Tax Increment Revenue (TIR) Available for Capture												
		\$ 531,114	\$ 541,736	\$ 552,571	\$ 563,622	\$ 574,895	\$ 586,393	\$ 598,121	\$ 610,083	\$ 622,285	\$ 634,730	\$ 647,425

Parking Garage

TIF Tables - Total

Estimated Taxable Value (TV) Increase Rate: **2.00%**

Plan Year	23	24	25	26	27	28	29	30	31	32	TOTAL	
Capture Year	20	21	22	23	24	25	26	27	28	29	TOTAL	
Abatement Year	0	0	0	0	0	0	0	0	0	0	TOTAL	
Calendar Year	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056		
*Base Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Estimated New TV	\$ 10,277,673	\$ 10,483,226	\$ 10,692,891	\$ 10,906,749	\$ 11,124,884	\$ 11,347,381	\$ 11,574,329	\$ 11,805,816	\$ 12,041,932	\$ 12,282,770	\$ -	
Incremental Difference (New TV - Base TV)	\$ 10,277,673	\$ 10,483,226	\$ 10,692,891	\$ 10,906,749	\$ 11,124,884	\$ 11,347,381	\$ 11,574,329	\$ 11,805,816	\$ 12,041,932	\$ 12,282,770	\$ -	
School Capture												
Millage Rate												
School Operating	17.0430	\$ 175,162	\$ 178,666	\$ 182,239	\$ 185,884	\$ 189,601	\$ 193,393	\$ 197,261	\$ 201,207	\$ 205,231	\$ 209,335	\$ 4,787,709
State Education	6.0000	\$ 61,666	\$ 62,899	\$ 64,157	\$ 65,440	\$ 66,749	\$ 68,084	\$ 69,446	\$ 70,835	\$ 72,252	\$ 73,697	\$ 1,685,516
School Total	23.0430	\$ 236,828	\$ 241,565	\$ 246,396	\$ 251,324	\$ 256,351	\$ 261,478	\$ 266,707	\$ 272,041	\$ 277,482	\$ 283,032	\$ 6,473,225
Local Capture												
Millage Rate												
Wayne County Operating - Winter	0.9829	\$ 10,102	\$ 10,304	\$ 10,510	\$ 10,720	\$ 10,935	\$ 11,153	\$ 11,376	\$ 11,604	\$ 11,836	\$ 12,073	\$ 276,116
Wayne County Parks - Winter	0.2442	\$ 2,510	\$ 2,560	\$ 2,611	\$ 2,663	\$ 2,717	\$ 2,771	\$ 2,826	\$ 2,883	\$ 2,941	\$ 2,999	\$ 68,601
Wayne County Jail - Winter	0.9358	\$ 9,618	\$ 9,810	\$ 10,006	\$ 10,207	\$ 10,411	\$ 10,619	\$ 10,831	\$ 11,048	\$ 11,269	\$ 11,494	\$ 262,884
Wayne County RESA	0.0956	\$ 983	\$ 1,002	\$ 1,022	\$ 1,043	\$ 1,064	\$ 1,085	\$ 1,107	\$ 1,129	\$ 1,151	\$ 1,174	\$ 26,856
Wayne County RESA SP ED	3.3443	\$ 34,372	\$ 35,059	\$ 35,760	\$ 36,475	\$ 37,205	\$ 37,949	\$ 38,708	\$ 39,482	\$ 40,272	\$ 41,077	\$ 939,479
Wayne County Special RESA ENH	1.9876	\$ 20,428	\$ 20,836	\$ 21,253	\$ 21,678	\$ 22,112	\$ 22,554	\$ 23,005	\$ 23,465	\$ 23,935	\$ 24,413	\$ 558,355
General City Operating	19.9520	\$ 205,060	\$ 209,161	\$ 213,345	\$ 217,611	\$ 221,964	\$ 226,403	\$ 230,931	\$ 235,550	\$ 240,261	\$ 245,066	\$ 5,604,903
Library	4.6307	\$ 47,593	\$ 48,545	\$ 49,516	\$ 50,506	\$ 51,516	\$ 52,546	\$ 53,597	\$ 54,669	\$ 55,763	\$ 56,878	\$ 1,300,853
Wayne County Operating - Summer	5.6099	\$ 57,657	\$ 58,810	\$ 59,986	\$ 61,186	\$ 62,409	\$ 63,658	\$ 64,931	\$ 66,229	\$ 67,554	\$ 68,905	\$ 1,575,930
Huron Clinton Metropolitan Authority (HCMA)	0.2070	\$ 2,127	\$ 2,170	\$ 2,213	\$ 2,258	\$ 2,303	\$ 2,349	\$ 2,396	\$ 2,444	\$ 2,493	\$ 2,543	\$ 58,150
Wayne County Community College	3.2202	\$ 33,096	\$ 33,758	\$ 34,433	\$ 35,122	\$ 35,824	\$ 36,541	\$ 37,272	\$ 38,017	\$ 38,777	\$ 39,553	\$ 904,617
Local Total	41.2102	\$ 423,545	\$ 432,016	\$ 440,656	\$ 449,469	\$ 458,459	\$ 467,628	\$ 476,980	\$ 486,520	\$ 496,250	\$ 506,175	\$ 11,576,743
Non-Capturable Millages												
Millage Rate												
School Debt	13.0000	\$ 133,610	\$ 136,282	\$ 139,008	\$ 141,788	\$ 144,623	\$ 147,516	\$ 150,466	\$ 153,476	\$ 156,545	\$ 159,676	\$ 3,651,952
Bond Debt	8.0000	\$ 82,221	\$ 83,866	\$ 85,543	\$ 87,254	\$ 88,999	\$ 90,779	\$ 92,595	\$ 94,447	\$ 96,335	\$ 98,262	\$ 2,247,355
DIA Tax	0.1986	\$ 2,041	\$ 2,082	\$ 2,124	\$ 2,166	\$ 2,209	\$ 2,254	\$ 2,299	\$ 2,345	\$ 2,392	\$ 2,439	\$ 55,791
Zoo Tax	0.0992	\$ 1,020	\$ 1,040	\$ 1,061	\$ 1,082	\$ 1,104	\$ 1,126	\$ 1,148	\$ 1,171	\$ 1,195	\$ 1,218	\$ 27,867
Total Non-Capturable Taxes	21.2978	\$ 218,892	\$ 223,270	\$ 227,735	\$ 232,290	\$ 236,936	\$ 241,674	\$ 246,508	\$ 251,438	\$ 256,467	\$ 261,596	\$ 5,982,964
Total Tax Increment Revenue (TIR) Available for Capture												
		\$ 660,373	\$ 673,581	\$ 687,052	\$ 700,794	\$ 714,809	\$ 729,106	\$ 743,688	\$ 758,561	\$ 773,733	\$ 789,207	\$ 18,049,968

Parking Garage

TIF Table - Commerical Improvements Property Tax Detail

Estimated Taxable Value (TV) Increase Rate: **2.00%**

	Plan Year	1	2	3	4	5	6	7	8	9	10	11
		Capture Year	0	0	0	1	2	3	4	5	6	7
Abatement Year		0	0	0	0	0	0	0	0	0	0	0
Calendar Year		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
*Base Taxable Value		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Estimated New TV		\$ -	\$ -	\$ 1,446,156	\$ 1,770,095	\$ 7,196,009	\$ 7,339,929	\$ 7,486,728	\$ 7,636,462	\$ 7,789,192	\$ 7,944,975	\$ 8,103,875
Incremental Difference (New TV - Base TV)		\$ -	\$ -	\$ 1,446,156	\$ 1,770,095	\$ 7,196,009	\$ 7,339,929	\$ 7,486,728	\$ 7,636,462	\$ 7,789,192	\$ 7,944,975	\$ 8,103,875
School Capture	Millage Rate											
School Operating	17.0430	\$ -	\$ -	\$ -	\$ 30,168	\$ 122,642	\$ 125,094	\$ 127,596	\$ 130,148	\$ 132,751	\$ 135,406	\$ 138,114
State Education	6.0000	\$ -	\$ -	\$ -	\$ 10,621	\$ 43,176	\$ 44,040	\$ 44,920	\$ 45,819	\$ 46,735	\$ 47,670	\$ 48,623
School Total	23.0430	\$ -	\$ -	\$ -	\$ 40,788	\$ 165,818	\$ 169,134	\$ 172,517	\$ 175,967	\$ 179,486	\$ 183,076	\$ 186,738
Local Capture	Millage Rate											
Wayne County Operating - Winter	0.9829	\$ -	\$ -	\$ -	\$ 1,740	\$ 7,073	\$ 7,214	\$ 7,359	\$ 7,506	\$ 7,656	\$ 7,809	\$ 7,965
Wayne County Parks - Winter	0.2442	\$ -	\$ -	\$ -	\$ 432	\$ 1,757	\$ 1,792	\$ 1,828	\$ 1,865	\$ 1,902	\$ 1,940	\$ 1,979
Wayne County Jail - Winter	0.9358	\$ -	\$ -	\$ -	\$ 1,656	\$ 6,734	\$ 6,869	\$ 7,006	\$ 7,146	\$ 7,289	\$ 7,435	\$ 7,584
Wayne County RESA	0.0956	\$ -	\$ -	\$ -	\$ 169	\$ 688	\$ 702	\$ 716	\$ 730	\$ 745	\$ 760	\$ 775
Wayne County RESA SP ED	3.3443	\$ -	\$ -	\$ -	\$ 5,920	\$ 24,066	\$ 24,547	\$ 25,038	\$ 25,539	\$ 26,049	\$ 26,570	\$ 27,102
Wayne County Special RESA ENH	1.9876	\$ -	\$ -	\$ -	\$ 3,518	\$ 14,303	\$ 14,589	\$ 14,881	\$ 15,178	\$ 15,482	\$ 15,791	\$ 16,107
General City Operating	19.9520	\$ -	\$ -	\$ -	\$ 35,317	\$ 143,575	\$ 146,446	\$ 149,375	\$ 152,363	\$ 155,410	\$ 158,518	\$ 161,689
Library	4.6307	\$ -	\$ -	\$ -	\$ 8,197	\$ 33,323	\$ 33,989	\$ 34,669	\$ 35,362	\$ 36,069	\$ 36,791	\$ 37,527
Wayne County Operating - Summer	5.6099	\$ -	\$ -	\$ -	\$ 9,930	\$ 40,369	\$ 41,176	\$ 42,000	\$ 42,840	\$ 43,697	\$ 44,571	\$ 45,462
Huron Clinton Metropolitan Authority (HCMA)	0.2070	\$ -	\$ -	\$ -	\$ 366	\$ 1,490	\$ 1,519	\$ 1,550	\$ 1,581	\$ 1,612	\$ 1,645	\$ 1,678
Wayne County Community College	3.2202	\$ -	\$ -	\$ -	\$ 5,700	\$ 23,173	\$ 23,636	\$ 24,109	\$ 24,591	\$ 25,083	\$ 25,584	\$ 26,096
Local Total	41.2102	\$ -	\$ -	\$ -	\$ 72,946	\$ 296,549	\$ 302,480	\$ 308,530	\$ 314,700	\$ 320,994	\$ 327,414	\$ 333,962
Non-Capturable Millages	Millage Rate											
School Debt	13.0000	\$ -	\$ -	\$ -	\$ 23,011	\$ 93,548	\$ 95,419	\$ 97,327	\$ 99,274	\$ 101,259	\$ 103,285	\$ 105,350
Bond Debt	8.0000	\$ -	\$ -	\$ -	\$ 14,161	\$ 57,568	\$ 58,719	\$ 59,894	\$ 61,092	\$ 62,314	\$ 63,560	\$ 64,831
DIA Tax	0.1986	\$ -	\$ -	\$ -	\$ 352	\$ 1,429	\$ 1,458	\$ 1,487	\$ 1,517	\$ 1,547	\$ 1,578	\$ 1,609
Zoo Tax	0.0992	\$ -	\$ -	\$ -	\$ 176	\$ 714	\$ 728	\$ 743	\$ 758	\$ 773	\$ 788	\$ 804
Total Non-Capturable Taxes	21.2978	\$ -	\$ -	\$ -	\$ 37,699	\$ 153,259	\$ 156,324	\$ 159,451	\$ 162,640	\$ 165,893	\$ 169,210	\$ 172,595
Total Tax Increment Revenue (TIR) Available for Capture		\$ -	\$ -	\$ -	\$ 113,734	\$ 462,367	\$ 471,614	\$ 481,046	\$ 490,667	\$ 500,480	\$ 510,490	\$ 520,700

Parking Garage

TIF Table - Commerical Improvements Property Tax Detail

Estimated Taxable Value (TV) Increase Rate: **2.00%**

Plan Year	12	13	14	15	16	17	18	19	20	21	22	
Capture Year	9	10	11	12	13	14	15	16	17	18	19	
Abatement Year	0	0	0	0	0	0	0	0	0	0	0	
Calendar Year	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	
*Base Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Estimated New TV	\$ 8,265,952	\$ 8,431,271	\$ 8,599,897	\$ 8,771,895	\$ 8,947,333	\$ 9,126,279	\$ 9,308,805	\$ 9,494,981	\$ 9,684,881	\$ 9,878,578	\$ 10,076,150	
Incremental Difference (New TV - Base TV)	\$ 8,265,952	\$ 8,431,271	\$ 8,599,897	\$ 8,771,895	\$ 8,947,333	\$ 9,126,279	\$ 9,308,805	\$ 9,494,981	\$ 9,684,881	\$ 9,878,578	\$ 10,076,150	
School Capture												
Millage Rate												
School Operating	17.0430	\$ 140,877	\$ 143,694	\$ 146,568	\$ 149,499	\$ 152,489	\$ 155,539	\$ 158,650	\$ 161,823	\$ 165,059	\$ 168,361	\$ 171,728
State Education	6.0000	\$ 49,596	\$ 50,588	\$ 51,599	\$ 52,631	\$ 53,684	\$ 54,758	\$ 55,853	\$ 56,970	\$ 58,109	\$ 59,271	\$ 60,457
School Total	23.0430	\$ 190,472	\$ 194,282	\$ 198,167	\$ 202,131	\$ 206,173	\$ 210,297	\$ 214,503	\$ 218,793	\$ 223,169	\$ 227,632	\$ 232,185
Local Capture												
Millage Rate												
Wayne County Operating - Winter	0.9829	\$ 8,125	\$ 8,287	\$ 8,453	\$ 8,622	\$ 8,794	\$ 8,970	\$ 9,150	\$ 9,333	\$ 9,519	\$ 9,710	\$ 9,904
Wayne County Parks - Winter	0.2442	\$ 2,019	\$ 2,059	\$ 2,100	\$ 2,142	\$ 2,185	\$ 2,229	\$ 2,273	\$ 2,319	\$ 2,365	\$ 2,412	\$ 2,461
Wayne County Jail - Winter	0.9358	\$ 7,735	\$ 7,890	\$ 8,048	\$ 8,209	\$ 8,373	\$ 8,540	\$ 8,711	\$ 8,885	\$ 9,063	\$ 9,244	\$ 9,429
Wayne County RESA	0.0956	\$ 790	\$ 806	\$ 822	\$ 839	\$ 855	\$ 872	\$ 890	\$ 908	\$ 926	\$ 944	\$ 963
Wayne County RESA SP ED	3.3443	\$ 27,644	\$ 28,197	\$ 28,761	\$ 29,336	\$ 29,923	\$ 30,521	\$ 31,131	\$ 31,754	\$ 32,389	\$ 33,037	\$ 33,698
Wayne County Special RESA ENH	1.9876	\$ 16,429	\$ 16,758	\$ 17,093	\$ 17,435	\$ 17,784	\$ 18,139	\$ 18,502	\$ 18,872	\$ 19,250	\$ 19,635	\$ 20,027
General City Operating	19.9520	\$ 164,922	\$ 168,221	\$ 171,585	\$ 175,017	\$ 178,517	\$ 182,088	\$ 185,729	\$ 189,444	\$ 193,233	\$ 197,097	\$ 201,039
Library	4.6307	\$ 38,277	\$ 39,043	\$ 39,824	\$ 40,620	\$ 41,432	\$ 42,261	\$ 43,106	\$ 43,968	\$ 44,848	\$ 45,745	\$ 46,660
Wayne County Operating - Summer	5.6099	\$ 46,371	\$ 47,299	\$ 48,245	\$ 49,209	\$ 50,194	\$ 51,198	\$ 52,221	\$ 53,266	\$ 54,331	\$ 55,418	\$ 56,526
Huron Clinton Metropolitan Authority (HCMA)	0.2070	\$ 1,711	\$ 1,745	\$ 1,780	\$ 1,816	\$ 1,852	\$ 1,889	\$ 1,927	\$ 1,965	\$ 2,005	\$ 2,045	\$ 2,086
Wayne County Community College	3.2202	\$ 26,618	\$ 27,150	\$ 27,693	\$ 28,247	\$ 28,812	\$ 29,388	\$ 29,976	\$ 30,576	\$ 31,187	\$ 31,811	\$ 32,447
Local Total	41.2102	\$ 340,642	\$ 347,454	\$ 354,403	\$ 361,492	\$ 368,721	\$ 376,096	\$ 383,618	\$ 391,290	\$ 399,116	\$ 407,098	\$ 415,240
Non-Capturable Millages												
Millage Rate												
School Debt	13.0000	\$ 107,457	\$ 109,607	\$ 111,799	\$ 114,035	\$ 116,315	\$ 118,642	\$ 121,014	\$ 123,435	\$ 125,903	\$ 128,422	\$ 130,990
Bond Debt	8.0000	\$ 66,128	\$ 67,450	\$ 68,799	\$ 70,175	\$ 71,579	\$ 73,010	\$ 74,470	\$ 75,960	\$ 77,479	\$ 79,029	\$ 80,609
DIA Tax	0.1986	\$ 1,642	\$ 1,674	\$ 1,708	\$ 1,742	\$ 1,777	\$ 1,812	\$ 1,849	\$ 1,886	\$ 1,923	\$ 1,962	\$ 2,001
Zoo Tax	0.0992	\$ 820	\$ 836	\$ 853	\$ 870	\$ 888	\$ 905	\$ 923	\$ 942	\$ 961	\$ 980	\$ 1,000
Total Non-Capturable Taxes	21.2978	\$ 176,047	\$ 179,568	\$ 183,159	\$ 186,822	\$ 190,559	\$ 194,370	\$ 198,257	\$ 202,222	\$ 206,267	\$ 210,392	\$ 214,600
Total Tax Increment Revenue (TIR) Available for Capture	\$ 531,114	\$ 541,736	\$ 552,571	\$ 563,622	\$ 574,895	\$ 586,393	\$ 598,121	\$ 610,083	\$ 622,285	\$ 634,730	\$ 647,425	

Parking Garage

TIF Table - Commerical Improvements Property Tax Detail

Estimated Taxable Value (TV) Increase Rate: **2.00%**

Plan Year	23	24	25	26	27	28	29	30	31	32	TOTAL	
Capture Year	20	21	22	23	24	25	26	27	28	29	TOTAL	
Abatement Year	0	0	0	0	0	0	0	0	0	0	TOTAL	
Calendar Year	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056		
*Base Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Estimated New TV	\$ 10,277,673	\$ 10,483,226	\$ 10,692,891	\$ 10,906,749	\$ 11,124,884	\$ 11,347,381	\$ 11,574,329	\$ 11,805,816	\$ 12,041,932	\$ 12,282,770	\$ -	
Incremental Difference (New TV - Base TV)	\$ 10,277,673	\$ 10,483,226	\$ 10,692,891	\$ 10,906,749	\$ 11,124,884	\$ 11,347,381	\$ 11,574,329	\$ 11,805,816	\$ 12,041,932	\$ 12,282,770	\$ -	
School Capture												
Millage Rate												
School Operating	17.0430	\$ 175,162	\$ 178,666	\$ 182,239	\$ 185,884	\$ 189,601	\$ 193,393	\$ 197,261	\$ 201,207	\$ 205,231	\$ 209,335	\$ 4,787,709
State Education	6.0000	\$ 61,666	\$ 62,899	\$ 64,157	\$ 65,440	\$ 66,749	\$ 68,084	\$ 69,446	\$ 70,835	\$ 72,252	\$ 73,697	\$ 1,685,516
School Total	23.0430	\$ 236,828	\$ 241,565	\$ 246,396	\$ 251,324	\$ 256,351	\$ 261,478	\$ 266,707	\$ 272,041	\$ 277,482	\$ 283,032	\$ 6,473,225
Local Capture												
Millage Rate												
Wayne County Operating - Winter	0.9829	\$ 10,102	\$ 10,304	\$ 10,510	\$ 10,720	\$ 10,935	\$ 11,153	\$ 11,376	\$ 11,604	\$ 11,836	\$ 12,073	\$ 276,116
Wayne County Parks - Winter	0.2442	\$ 2,510	\$ 2,560	\$ 2,611	\$ 2,663	\$ 2,717	\$ 2,771	\$ 2,826	\$ 2,883	\$ 2,941	\$ 2,999	\$ 68,601
Wayne County Jail - Winter	0.9358	\$ 9,618	\$ 9,810	\$ 10,006	\$ 10,207	\$ 10,411	\$ 10,619	\$ 10,831	\$ 11,048	\$ 11,269	\$ 11,494	\$ 262,884
Wayne County RESA	0.0956	\$ 983	\$ 1,002	\$ 1,022	\$ 1,043	\$ 1,064	\$ 1,085	\$ 1,107	\$ 1,129	\$ 1,151	\$ 1,174	\$ 26,856
Wayne County RESA SP ED	3.3443	\$ 34,372	\$ 35,059	\$ 35,760	\$ 36,475	\$ 37,205	\$ 37,949	\$ 38,708	\$ 39,482	\$ 40,272	\$ 41,077	\$ 939,479
Wayne County Special RESA ENH	1.9876	\$ 20,428	\$ 20,836	\$ 21,253	\$ 21,678	\$ 22,112	\$ 22,554	\$ 23,005	\$ 23,465	\$ 23,935	\$ 24,413	\$ 558,355
General City Operating	19.9520	\$ 205,060	\$ 209,161	\$ 213,345	\$ 217,611	\$ 221,964	\$ 226,403	\$ 230,931	\$ 235,550	\$ 240,261	\$ 245,066	\$ 5,604,903
Library	4.6307	\$ 47,593	\$ 48,545	\$ 49,516	\$ 50,506	\$ 51,516	\$ 52,546	\$ 53,597	\$ 54,669	\$ 55,763	\$ 56,878	\$ 1,300,853
Wayne County Operating - Summer	5.6099	\$ 57,657	\$ 58,810	\$ 59,986	\$ 61,186	\$ 62,409	\$ 63,658	\$ 64,931	\$ 66,229	\$ 67,554	\$ 68,905	\$ 1,575,930
Huron Clinton Metropolitan Authority (HCMA)	0.2070	\$ 2,127	\$ 2,170	\$ 2,213	\$ 2,258	\$ 2,303	\$ 2,349	\$ 2,396	\$ 2,444	\$ 2,493	\$ 2,543	\$ 58,150
Wayne County Community College	3.2202	\$ 33,096	\$ 33,758	\$ 34,433	\$ 35,122	\$ 35,824	\$ 36,541	\$ 37,272	\$ 38,017	\$ 38,777	\$ 39,553	\$ 904,617
Local Total	41.2102	\$ 423,545	\$ 432,016	\$ 440,656	\$ 449,469	\$ 458,459	\$ 467,628	\$ 476,980	\$ 486,520	\$ 496,250	\$ 506,175	\$ 11,576,743
Non-Capturable Millages												
Millage Rate												
School Debt	13.0000	\$ 133,610	\$ 136,282	\$ 139,008	\$ 141,788	\$ 144,623	\$ 147,516	\$ 150,466	\$ 153,476	\$ 156,545	\$ 159,676	\$ 3,651,952
Bond Debt	8.0000	\$ 82,221	\$ 83,866	\$ 85,543	\$ 87,254	\$ 88,999	\$ 90,779	\$ 92,595	\$ 94,447	\$ 96,335	\$ 98,262	\$ 2,247,355
DIA Tax	0.1986	\$ 2,041	\$ 2,082	\$ 2,124	\$ 2,166	\$ 2,209	\$ 2,254	\$ 2,299	\$ 2,345	\$ 2,392	\$ 2,439	\$ 55,791
Zoo Tax	0.0992	\$ 1,020	\$ 1,040	\$ 1,061	\$ 1,082	\$ 1,104	\$ 1,126	\$ 1,148	\$ 1,171	\$ 1,195	\$ 1,218	\$ 27,867
Total Non-Capturable Taxes	21.2978	\$ 218,892	\$ 223,270	\$ 227,735	\$ 232,290	\$ 236,936	\$ 241,674	\$ 246,508	\$ 251,438	\$ 256,467	\$ 261,596	\$ 5,982,964
Total Tax Increment Revenue (TIR) Available for Capture	\$ 660,373	\$ 673,581	\$ 687,052	\$ 700,794	\$ 714,809	\$ 729,106	\$ 743,688	\$ 758,561	\$ 773,733	\$ 789,207	\$ 804,968	\$ 18,049,968

TABLE 2

Construction Period Sales and Use Tax Exemption Schedule

Future of Health TBP

Construction Period Sales and Use Tax Exemption Schedule

Year	Research Center	Parking Garage	Residential 1	Residential 2	Residential 3	Total TBP Benefit
	Constr. Sales/Use Tax Exemption	Constr. Sales/Use Tax Exemption	Constr. Sales/Use Tax Exemption	Constr. Sales/Use Tax Exemption	Constr. Sales/Use Tax Exemption	
2024	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2025	\$ -	\$ -	\$ -	\$ 787,515	\$ -	\$ 787,515
2026	\$ -	\$ -	\$ -	\$ 1,045,247	\$ -	\$ 1,045,247
2027	\$ -	\$ -	\$ 1,775,892	\$ 257,732	\$ 533,562	\$ 2,567,187
2028	\$ -	\$ -	\$ 2,363,551	\$ -	\$ 710,122	\$ 3,073,674
2029	\$ -	\$ -	\$ 581,201	\$ -	\$ 174,620	\$ 755,821
2030	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2031	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2032	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2033	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2034	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2035	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2036	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2037	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2038	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2039	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2040	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2041	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2042	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2043	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2044	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2045	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2046	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2047	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2048	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2049	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2050	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2051	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2052	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2053	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2054	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2055	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2056	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2057	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2058	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL (35 Yrs)	\$ -	\$ -	\$ 4,720,645	\$ 2,090,495	\$ 1,418,305	\$ 8,229,444

TABLE 3

Construction Period Tax Capture Revenue and Withholding Schedule

Future of Health TBP

Construction Period Tax Capture Revenue and Withholding Schedule

Year	Research Center	Parking Garage	Residential 1	Residential 2	Residential 3	
	Constr. PIT Capture	Constr. PIT Capture	Constr. PIT Capture	Constr. PIT Capture	Constr. PIT Capture	Total TBP Benefit
2024	\$ 639,682	\$ -	\$ -	\$ -	\$ -	\$ 639,682
2025	\$ 952,995	\$ 57,851	\$ -	\$ 236,001	\$ -	\$ 1,246,847
2026	\$ 952,995	\$ 229,516	\$ -	\$ 313,238	\$ -	\$ 1,495,749
2027	\$ 234,985	\$ 56,593	\$ 532,196	\$ 77,237	\$ 159,897	\$ 1,060,908
2028	\$ -	\$ -	\$ 708,305	\$ -	\$ 212,808	\$ 921,113
2029	\$ -	\$ -	\$ 174,173	\$ -	\$ 52,330	\$ 226,503
2030	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2031	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2032	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2033	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2034	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2035	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2036	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2037	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2038	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2039	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2040	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2041	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2042	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2043	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2044	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2045	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2046	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2047	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2048	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2049	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2050	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2051	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2052	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2053	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2054	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2055	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2056	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2057	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2058	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL (35 Yrs)	\$ 2,780,656	\$ 343,960	\$ 1,414,674	\$ 626,475	\$ 425,035	\$ 5,590,801

TABLE 4

Withholding Tax Capture Revenue Schedule (Post-Construction)

Future of Health TBP

Withholding Tax Capture Revenue Schedule (Post-Construction)

Year	Research Center	Parking Garage	Residential 1	Residential 2	Residential 3	Total TBP Benefit
	Withholding Tax Capture	Withholding Tax Capture	Withholding Tax Capture	Withholding Tax Capture	Withholding Tax Capture	
2024	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2025	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2026	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2027	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2028	\$ 1,374,693	\$ -	\$ -	\$ 27,549	\$ -	\$ 1,402,242
2029	\$ 1,415,934	\$ -	\$ -	\$ 28,376	\$ -	\$ 1,444,310
2030	\$ 1,458,412	\$ -	\$ 64,310	\$ 29,227	\$ 21,123	\$ 1,573,073
2031	\$ 1,502,165	\$ -	\$ 66,239	\$ 30,104	\$ 21,757	\$ 1,620,265
2032	\$ 1,547,230	\$ -	\$ 68,227	\$ 31,007	\$ 22,410	\$ 1,668,873
2033	\$ 1,593,646	\$ -	\$ 70,273	\$ 31,937	\$ 23,082	\$ 1,718,939
2034	\$ 1,641,456	\$ -	\$ 72,382	\$ 32,895	\$ 23,775	\$ 1,770,507
2035	\$ 1,690,699	\$ -	\$ 74,553	\$ 33,882	\$ 24,488	\$ 1,823,622
2036	\$ 1,741,420	\$ -	\$ 76,790	\$ 34,898	\$ 25,223	\$ 1,878,331
2037	\$ 1,793,663	\$ -	\$ 79,093	\$ 35,945	\$ 25,979	\$ 1,934,681
2038	\$ 1,847,473	\$ -	\$ 81,466	\$ 37,024	\$ 26,759	\$ 1,992,721
2039	\$ 1,902,897	\$ -	\$ 83,910	\$ 38,134	\$ 27,561	\$ 2,052,503
2040	\$ 1,959,984	\$ -	\$ 86,428	\$ 39,278	\$ 28,388	\$ 2,114,078
2041	\$ 2,018,784	\$ -	\$ 89,020	\$ 40,457	\$ 29,240	\$ 2,177,500
2042	\$ 2,079,347	\$ -	\$ 91,691	\$ 41,670	\$ 30,117	\$ 2,242,825
2043	\$ 2,141,727	\$ -	\$ 94,442	\$ 42,920	\$ 31,021	\$ 2,310,110
2044	\$ 2,205,979	\$ -	\$ 97,275	\$ 44,208	\$ 31,951	\$ 2,379,413
2045	\$ 2,272,159	\$ -	\$ 100,193	\$ 45,534	\$ 32,910	\$ 2,450,796
2046	\$ 2,272,159	\$ -	\$ 103,199	\$ 46,900	\$ 33,897	\$ 2,456,155
2047	\$ 2,340,323	\$ -	\$ 106,295	\$ 48,307	\$ 34,914	\$ 2,529,840
2048	\$ -	\$ -	\$ 109,484	\$ -	\$ 35,961	\$ 145,445
2049	\$ -	\$ -	\$ 112,768	\$ -	\$ 37,040	\$ 149,808
2050	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2051	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2052	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2053	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2054	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2055	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2056	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2057	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2058	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL (35 Yrs)	\$ 36,800,151	\$ -	\$ 1,728,039	\$ 740,253	\$ 567,596	\$ 39,836,038

TABLE 5

Income Tax Capture Revenue Schedule (Post-Construction)

Future of Health TBP

Income Tax Capture Revenue Schedule (Post-Construction)

Year	Research Center	Parking Garage	Residential 1	Residential 2	Residential 3	Total TBP Benefit
	Income Tax Capture	Income Tax Capture	Income Tax Capture	Income Tax Capture	Income Tax Capture	
2024	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2025	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2026	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2027	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2028	\$ -	\$ -	\$ -	\$ 570,290	\$ -	\$ 570,290
2029	\$ -	\$ -	\$ -	\$ 587,399	\$ -	\$ 587,399
2030	\$ -	\$ -	\$ 1,311,040	\$ 605,021	\$ 379,435	\$ 2,295,495
2031	\$ -	\$ -	\$ 1,350,371	\$ 623,171	\$ 390,818	\$ 2,364,360
2032	\$ -	\$ -	\$ 1,390,882	\$ 641,867	\$ 402,542	\$ 2,435,291
2033	\$ -	\$ -	\$ 1,432,608	\$ 661,123	\$ 414,619	\$ 2,508,350
2034	\$ -	\$ -	\$ 1,475,587	\$ 680,956	\$ 427,057	\$ 2,583,600
2035	\$ -	\$ -	\$ 1,519,854	\$ 701,385	\$ 439,869	\$ 2,661,108
2036	\$ -	\$ -	\$ 1,565,450	\$ 722,426	\$ 453,065	\$ 2,740,941
2037	\$ -	\$ -	\$ 1,612,413	\$ 744,099	\$ 466,657	\$ 2,823,170
2038	\$ -	\$ -	\$ 1,660,786	\$ 766,422	\$ 480,657	\$ 2,907,865
2039	\$ -	\$ -	\$ 1,710,609	\$ 789,415	\$ 495,076	\$ 2,995,101
2040	\$ -	\$ -	\$ 1,761,928	\$ 813,097	\$ 509,929	\$ 3,084,954
2041	\$ -	\$ -	\$ 1,814,785	\$ 837,490	\$ 525,227	\$ 3,177,502
2042	\$ -	\$ -	\$ 1,869,229	\$ 862,615	\$ 540,983	\$ 3,272,827
2043	\$ -	\$ -	\$ 1,925,306	\$ 888,493	\$ 557,213	\$ 3,371,012
2044	\$ -	\$ -	\$ 1,983,065	\$ 915,148	\$ 573,929	\$ 3,472,142
2045	\$ -	\$ -	\$ 2,042,557	\$ 942,603	\$ 591,147	\$ 3,576,307
2046	\$ -	\$ -	\$ 2,103,834	\$ 970,881	\$ 608,882	\$ 3,683,596
2047	\$ -	\$ -	\$ 2,166,949	\$ 1,000,007	\$ 627,148	\$ 3,794,104
2048	\$ -	\$ -	\$ 2,231,957	\$ -	\$ 645,962	\$ 2,877,920
2049	\$ -	\$ -	\$ 2,298,916	\$ -	\$ 665,341	\$ 2,964,257
2050	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2051	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2052	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2053	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2054	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2055	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2056	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2057	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2058	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL (35 Yrs)	\$ -	\$ -	\$ 35,228,127	\$ 15,323,908	\$ 10,195,556	\$ 60,747,590

TABLE 6

Sales and Use Tax Capture Revenue Schedule (Post-Construction)

Future of Health TBP

Sales and Use Tax Capture Revenue Schedule (Post-Construction)

Year	Research Center	Parking Garage	Residential 1	Residential 2	Residential 3	Total TBP Benefit
	Ongoing Sales/Use Tax Capture	Ongoing Sales/Use Tax Capture	Ongoing Sales/Use Tax Capture	Ongoing Sales/Use Tax Capture	Ongoing Sales/Use Tax Capture	
2024	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2025	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2026	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2027	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2028	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2029	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2030	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2031	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2032	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2033	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2034	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2035	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2036	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2037	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2038	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2039	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2040	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2041	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2042	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2043	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2044	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2045	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2046	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2047	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2048	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2049	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2050	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2051	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2052	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2053	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2054	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2055	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2056	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2057	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2058	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL (35 Yrs)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

TABLE 7

Safe Harbor Projections and Calculations

Future of Health TBP

Safe Harbor Tables

Year	A	B	C	D = (A+B)*C	E	F = D/E
	Income Tax Capture	Withholding Tax Capture	Reduction for Safe Harbor	Safe Harbor Inc/Wth Capture	Occupied SF @ 90% Occupancy	Safe Harbor Inc/Wth Capture Per Occupied SF
2024	\$ -	\$ -	90%	\$ -	-	\$ 5.28
2025	\$ -	\$ -	90%	\$ -	-	\$ 5.44
2026	\$ -	\$ -	90%	\$ -	-	\$ 5.60
2027	\$ -	\$ -	90%	\$ -	-	\$ 5.77
2028	\$ -	\$ 1,374,693	90%	\$ 1,237,224	208,263	\$ 5.94
2029	\$ -	\$ 1,415,934	90%	\$ 1,274,341	208,263	\$ 6.12
2030	\$ -	\$ 1,458,412	90%	\$ 1,312,571	208,263	\$ 6.30
2031	\$ -	\$ 1,502,165	90%	\$ 1,351,948	208,263	\$ 6.49
2032	\$ -	\$ 1,547,230	90%	\$ 1,392,507	208,263	\$ 6.69
2033	\$ -	\$ 1,593,646	90%	\$ 1,434,282	208,263	\$ 6.89
2034	\$ -	\$ 1,641,456	90%	\$ 1,477,310	208,263	\$ 7.09
2035	\$ -	\$ 1,690,699	90%	\$ 1,521,630	208,263	\$ 7.31
2036	\$ -	\$ 1,741,420	90%	\$ 1,567,278	208,263	\$ 7.53
2037	\$ -	\$ 1,793,663	90%	\$ 1,614,297	208,263	\$ 7.75
2038	\$ -	\$ 1,847,473	90%	\$ 1,662,726	208,263	\$ 7.98
2039	\$ -	\$ 1,902,897	90%	\$ 1,712,607	208,263	\$ 8.22
2040	\$ -	\$ 1,959,984	90%	\$ 1,763,986	208,263	\$ 8.47
2041	\$ -	\$ 2,018,784	90%	\$ 1,816,905	208,263	\$ 8.72
2042	\$ -	\$ 2,079,347	90%	\$ 1,871,412	208,263	\$ 8.99
2043	\$ -	\$ 2,141,727	90%	\$ 1,927,555	208,263	\$ 9.26
2044	\$ -	\$ 2,205,979	90%	\$ 1,985,381	208,263	\$ 9.53
2045	\$ -	\$ 2,272,159	90%	\$ 2,044,943	208,263	\$ 9.82
2046	\$ -	\$ 2,272,159	90%	\$ 2,044,943	208,263	\$ 9.82
2047	\$ -	\$ 2,340,323	90%	\$ 2,106,291	208,263	\$ 10.11
2048	\$ -	\$ -	90%	\$ -	-	\$ 10.42
2049	\$ -	\$ -	90%	\$ -	-	\$ 10.73
2050	\$ -	\$ -	90%	\$ -	-	\$ 11.05
2051	\$ -	\$ -	90%	\$ -	-	\$ 11.38
2052	\$ -	\$ -	90%	\$ -	-	\$ 11.72
2053	\$ -	\$ -	90%	\$ -	-	\$ 12.08
2054	\$ -	\$ -	90%	\$ -	-	\$ 12.44
2055	\$ -	\$ -	90%	\$ -	-	\$ 12.81
2056	\$ -	\$ -	90%	\$ -	-	\$ 13.20
2057	\$ -	\$ -	90%	\$ -	-	\$ 13.59
2058	\$ -	\$ -	90%	\$ -	-	\$ 14.00
TOTAL (35 Yrs)	\$ -	\$ 36,800,151		\$ 33,120,136		

Future of Health TBP

Safe Harbor Tables

Year	A	B	C	D = (A+B)*C	E	F = D/E
	Parking Garage		Reduction for Safe Harbor	Safe Harbor Inc/Wth Capture	Occupied SF @ 90% Occupancy	Safe Harbor Inc/Wth Capture Per Occupied SF
Income Tax Capture	Withholding Tax Capture					
2024	\$ -	\$ -	90%	\$ -	-	\$ -
2025	\$ -	\$ -	90%	\$ -	-	\$ -
2026	\$ -	\$ -	90%	\$ -	-	\$ -
2027	\$ -	\$ -	90%	\$ -	-	\$ -
2028	\$ -	\$ -	90%	\$ -	-	\$ -
2029	\$ -	\$ -	90%	\$ -	-	\$ -
2030	\$ -	\$ -	90%	\$ -	-	\$ -
2031	\$ -	\$ -	90%	\$ -	-	\$ -
2032	\$ -	\$ -	90%	\$ -	-	\$ -
2033	\$ -	\$ -	90%	\$ -	-	\$ -
2034	\$ -	\$ -	90%	\$ -	-	\$ -
2035	\$ -	\$ -	90%	\$ -	-	\$ -
2036	\$ -	\$ -	90%	\$ -	-	\$ -
2037	\$ -	\$ -	90%	\$ -	-	\$ -
2038	\$ -	\$ -	90%	\$ -	-	\$ -
2039	\$ -	\$ -	90%	\$ -	-	\$ -
2040	\$ -	\$ -	90%	\$ -	-	\$ -
2041	\$ -	\$ -	90%	\$ -	-	\$ -
2042	\$ -	\$ -	90%	\$ -	-	\$ -
2043	\$ -	\$ -	90%	\$ -	-	\$ -
2044	\$ -	\$ -	90%	\$ -	-	\$ -
2045	\$ -	\$ -	90%	\$ -	-	\$ -
2046	\$ -	\$ -	90%	\$ -	-	\$ -
2047	\$ -	\$ -	90%	\$ -	-	\$ -
2048	\$ -	\$ -	90%	\$ -	-	\$ -
2049	\$ -	\$ -	90%	\$ -	-	\$ -
2050	\$ -	\$ -	90%	\$ -	-	\$ -
2051	\$ -	\$ -	90%	\$ -	-	\$ -
2052	\$ -	\$ -	90%	\$ -	-	\$ -
2053	\$ -	\$ -	90%	\$ -	-	\$ -
2054	\$ -	\$ -	90%	\$ -	-	\$ -
2055	\$ -	\$ -	90%	\$ -	-	\$ -
2056	\$ -	\$ -	90%	\$ -	-	\$ -
2057	\$ -	\$ -	90%	\$ -	-	\$ -
2058	\$ -	\$ -	90%	\$ -	-	\$ -
TOTAL (35 Yrs)	\$ -	\$ -		\$ -		

Future of Health TBP

Safe Harbor Tables

Year	A	B	C	D = (A+B)*C	E	F = D/E
	Residential 1 Income Tax Capture	Withholding Tax Capture	Reduction for Safe Harbor	Safe Harbor Inc/Wth Capture	Occupied SF @ 90% Occupancy	Safe Harbor Inc/Wth Capture Per Occupied SF
2024	\$ -	\$ -	90%	\$ -	-	\$ 3.91
2025	\$ -	\$ -	90%	\$ -	-	\$ 4.03
2026	\$ -	\$ -	90%	\$ -	-	\$ 4.15
2027	\$ -	\$ -	90%	\$ -	-	\$ 4.27
2028	\$ -	\$ -	90%	\$ -	-	\$ 4.40
2029	\$ -	\$ -	90%	\$ -	-	\$ 4.53
2030	\$ 1,311,040	\$ 64,310	90%	\$ 1,237,815	265,004	\$ 4.67
2031	\$ 1,350,371	\$ 66,239	90%	\$ 1,274,949	265,004	\$ 4.81
2032	\$ 1,390,882	\$ 68,227	90%	\$ 1,313,198	265,004	\$ 4.96
2033	\$ 1,432,608	\$ 70,273	90%	\$ 1,352,594	265,004	\$ 5.10
2034	\$ 1,475,587	\$ 72,382	90%	\$ 1,393,172	265,004	\$ 5.26
2035	\$ 1,519,854	\$ 74,553	90%	\$ 1,434,967	265,004	\$ 5.41
2036	\$ 1,565,450	\$ 76,790	90%	\$ 1,478,016	265,004	\$ 5.58
2037	\$ 1,612,413	\$ 79,093	90%	\$ 1,522,356	265,004	\$ 5.74
2038	\$ 1,660,786	\$ 81,466	90%	\$ 1,568,027	265,004	\$ 5.92
2039	\$ 1,710,609	\$ 83,910	90%	\$ 1,615,068	265,004	\$ 6.09
2040	\$ 1,761,928	\$ 86,428	90%	\$ 1,663,520	265,004	\$ 6.28
2041	\$ 1,814,785	\$ 89,020	90%	\$ 1,713,425	265,004	\$ 6.47
2042	\$ 1,869,229	\$ 91,691	90%	\$ 1,764,828	265,004	\$ 6.66
2043	\$ 1,925,306	\$ 94,442	90%	\$ 1,817,773	265,004	\$ 6.86
2044	\$ 1,983,065	\$ 97,275	90%	\$ 1,872,306	265,004	\$ 7.07
2045	\$ 2,042,557	\$ 100,193	90%	\$ 1,928,475	265,004	\$ 7.28
2046	\$ 2,103,834	\$ 103,199	90%	\$ 1,986,329	265,004	\$ 7.50
2047	\$ 2,166,949	\$ 106,295	90%	\$ 2,045,919	265,004	\$ 7.72
2048	\$ 2,231,957	\$ 109,484	90%	\$ 2,107,297	265,004	\$ 7.95
2049	\$ 2,298,916	\$ 112,768	90%	\$ 2,170,516	265,004	\$ 8.19
2050	\$ -	\$ -	90%	\$ -	-	\$ 8.44
2051	\$ -	\$ -	90%	\$ -	-	\$ 8.69
2052	\$ -	\$ -	90%	\$ -	-	\$ 8.95
2053	\$ -	\$ -	90%	\$ -	-	\$ 9.22
2054	\$ -	\$ -	90%	\$ -	-	\$ 9.50
2055	\$ -	\$ -	90%	\$ -	-	\$ 9.78
2056	\$ -	\$ -	90%	\$ -	-	\$ 10.07
2057	\$ -	\$ -	90%	\$ -	-	\$ 10.38
2058	\$ -	\$ -	90%	\$ -	-	\$ 10.69
TOTAL (35 Yrs)	\$ 35,228,127	\$ 1,728,039		\$ 33,260,549		

Future of Health TBP

Safe Harbor Tables

Year	A	B	C	D = (A+B)*C	E	F = D/E
	Residential 2 Income Tax Capture	Withholding Tax Capture	Reduction for Safe Harbor	Safe Harbor Inc/Wth Capture	Occupied SF @ 90% Occupancy	Safe Harbor Inc/Wth Capture Per Occupied SF
2024	\$ -	\$ -	90%	\$ -	-	\$ 4.72
2025	\$ -	\$ -	90%	\$ -	-	\$ 4.87
2026	\$ -	\$ -	90%	\$ -	-	\$ 5.01
2027	\$ -	\$ -	90%	\$ -	-	\$ 5.16
2028	\$ 570,290	\$ 27,549	90%	\$ 538,055	101,201	\$ 5.32
2029	\$ 587,399	\$ 28,376	90%	\$ 554,197	101,201	\$ 5.48
2030	\$ 605,021	\$ 29,227	90%	\$ 570,823	101,201	\$ 5.64
2031	\$ 623,171	\$ 30,104	90%	\$ 587,947	101,201	\$ 5.81
2032	\$ 641,867	\$ 31,007	90%	\$ 605,586	101,201	\$ 5.98
2033	\$ 661,123	\$ 31,937	90%	\$ 623,753	101,201	\$ 6.16
2034	\$ 680,956	\$ 32,895	90%	\$ 642,466	101,201	\$ 6.35
2035	\$ 701,385	\$ 33,882	90%	\$ 661,740	101,201	\$ 6.54
2036	\$ 722,426	\$ 34,898	90%	\$ 681,592	101,201	\$ 6.74
2037	\$ 744,099	\$ 35,945	90%	\$ 702,040	101,201	\$ 6.94
2038	\$ 766,422	\$ 37,024	90%	\$ 723,101	101,201	\$ 7.15
2039	\$ 789,415	\$ 38,134	90%	\$ 744,794	101,201	\$ 7.36
2040	\$ 813,097	\$ 39,278	90%	\$ 767,138	101,201	\$ 7.58
2041	\$ 837,490	\$ 40,457	90%	\$ 790,152	101,201	\$ 7.81
2042	\$ 862,615	\$ 41,670	90%	\$ 813,857	101,201	\$ 8.04
2043	\$ 888,493	\$ 42,920	90%	\$ 838,272	101,201	\$ 8.28
2044	\$ 915,148	\$ 44,208	90%	\$ 863,421	101,201	\$ 8.53
2045	\$ 942,603	\$ 45,534	90%	\$ 889,323	101,201	\$ 8.79
2046	\$ 970,881	\$ 46,900	90%	\$ 916,003	101,201	\$ 9.05
2047	\$ 1,000,007	\$ 48,307	90%	\$ 943,483	101,201	\$ 9.32
2048	\$ -	\$ -	90%	\$ -	-	\$ 9.60
2049	\$ -	\$ -	90%	\$ -	-	\$ 9.89
2050	\$ -	\$ -	90%	\$ -	-	\$ 10.19
2051	\$ -	\$ -	90%	\$ -	-	\$ 10.49
2052	\$ -	\$ -	90%	\$ -	-	\$ 10.81
2053	\$ -	\$ -	90%	\$ -	-	\$ 11.13
2054	\$ -	\$ -	90%	\$ -	-	\$ 11.47
2055	\$ -	\$ -	90%	\$ -	-	\$ 11.81
2056	\$ -	\$ -	90%	\$ -	-	\$ 12.16
2057	\$ -	\$ -	90%	\$ -	-	\$ 12.53
2058	\$ -	\$ -	90%	\$ -	-	\$ 12.90
TOTAL (35 Yrs)	\$ 15,323,908	\$ 740,253		\$ 14,457,745		

Future of Health TBP

Safe Harbor Tables

	A	B	C	D = (A+B)*C	E	F = D/E
Year	Residential 3					
	Income Tax Capture	Withholding Tax Capture	Reduction for Safe Harbor	Safe Harbor Inc/Wth Capture	Occupied SF @ 90% Occupancy	Safe Harbor Inc/Wth Capture Per Occupied SF
2024	\$ -	\$ -	90%	\$ -	-	\$ 4.42
2025	\$ -	\$ -	90%	\$ -	-	\$ 4.56
2026	\$ -	\$ -	90%	\$ -	-	\$ 4.69
2027	\$ -	\$ -	90%	\$ -	-	\$ 4.83
2028	\$ -	\$ -	90%	\$ -	-	\$ 4.98
2029	\$ -	\$ -	90%	\$ -	-	\$ 5.13
2030	\$ 379,435	\$ 21,123	90%	\$ 360,502	68,236	\$ 5.28
2031	\$ 390,818	\$ 21,757	90%	\$ 371,318	68,236	\$ 5.44
2032	\$ 402,542	\$ 22,410	90%	\$ 382,457	68,236	\$ 5.60
2033	\$ 414,619	\$ 23,082	90%	\$ 393,931	68,236	\$ 5.77
2034	\$ 427,057	\$ 23,775	90%	\$ 405,749	68,236	\$ 5.95
2035	\$ 439,869	\$ 24,488	90%	\$ 417,921	68,236	\$ 6.12
2036	\$ 453,065	\$ 25,223	90%	\$ 430,459	68,236	\$ 6.31
2037	\$ 466,657	\$ 25,979	90%	\$ 443,373	68,236	\$ 6.50
2038	\$ 480,657	\$ 26,759	90%	\$ 456,674	68,236	\$ 6.69
2039	\$ 495,076	\$ 27,561	90%	\$ 470,374	68,236	\$ 6.89
2040	\$ 509,929	\$ 28,388	90%	\$ 484,485	68,236	\$ 7.10
2041	\$ 525,227	\$ 29,240	90%	\$ 499,020	68,236	\$ 7.31
2042	\$ 540,983	\$ 30,117	90%	\$ 513,990	68,236	\$ 7.53
2043	\$ 557,213	\$ 31,021	90%	\$ 529,410	68,236	\$ 7.76
2044	\$ 573,929	\$ 31,951	90%	\$ 545,292	68,236	\$ 7.99
2045	\$ 591,147	\$ 32,910	90%	\$ 561,651	68,236	\$ 8.23
2046	\$ 608,882	\$ 33,897	90%	\$ 578,501	68,236	\$ 8.48
2047	\$ 627,148	\$ 34,914	90%	\$ 595,856	68,236	\$ 8.73
2048	\$ 645,962	\$ 35,961	90%	\$ 613,731	68,236	\$ 8.99
2049	\$ 665,341	\$ 37,040	90%	\$ 632,143	68,236	\$ 9.26
2050	\$ -	\$ -	90%	\$ -	-	\$ 9.54
2051	\$ -	\$ -	90%	\$ -	-	\$ 9.83
2052	\$ -	\$ -	90%	\$ -	-	\$ 10.12
2053	\$ -	\$ -	90%	\$ -	-	\$ 10.43
2054	\$ -	\$ -	90%	\$ -	-	\$ 10.74
2055	\$ -	\$ -	90%	\$ -	-	\$ 11.06
2056	\$ -	\$ -	90%	\$ -	-	\$ 11.39
2057	\$ -	\$ -	90%	\$ -	-	\$ 11.74
2058	\$ -	\$ -	90%	\$ -	-	\$ 12.09
TOTAL (35 Yrs)	\$ 10,195,556	\$ 567,596		\$ 9,686,836		

Future of Health TBP

Safe Harbor Tables

Year	Future of Health Portfolio - Safe Harbor Income/Withholding Reconciliation Table				
	Eligible Reimb. Account BOP	Total Potential Inc/Wth Capture	Reduction for Safe Harbor	Safe Harbor Inc/Wth Capture	Eligible Reimb. Account EOP
2024	\$ -	\$ -	90%	\$ -	\$ -
2025	\$ -	\$ -	90%	\$ -	\$ -
2026	\$ -	\$ -	90%	\$ -	\$ -
2027	\$ -	\$ -	90%	\$ -	\$ -
2028	\$ -	\$ 1,972,532	90%	\$ 1,775,279	\$ (1,775,279)
2029	\$ (1,775,279)	\$ 2,031,708	90%	\$ 1,828,538	\$ (3,603,817)
2030	\$ (3,603,817)	\$ 3,868,568	90%	\$ 3,481,711	\$ (7,085,528)
2031	\$ (7,085,528)	\$ 3,984,625	90%	\$ 3,586,162	\$ (10,671,690)
2032	\$ (10,671,690)	\$ 4,104,164	90%	\$ 3,693,747	\$ (14,365,438)
2033	\$ (14,365,438)	\$ 4,227,289	90%	\$ 3,804,560	\$ (18,169,997)
2034	\$ (18,169,997)	\$ 4,354,107	90%	\$ 3,918,696	\$ (22,088,694)
2035	\$ (22,088,694)	\$ 4,484,730	90%	\$ 4,036,257	\$ (26,124,951)
2036	\$ (26,124,951)	\$ 4,619,272	90%	\$ 4,157,345	\$ (30,282,296)
2037	\$ (30,282,296)	\$ 4,757,850	90%	\$ 4,282,065	\$ (34,564,362)
2038	\$ (34,564,362)	\$ 4,900,586	90%	\$ 4,410,527	\$ (38,974,889)
2039	\$ (38,974,889)	\$ 5,047,604	90%	\$ 4,542,843	\$ (43,517,732)
2040	\$ (43,517,732)	\$ 5,199,032	90%	\$ 4,679,129	\$ (48,196,861)
2041	\$ (48,196,861)	\$ 5,355,003	90%	\$ 4,819,502	\$ (53,016,363)
2042	\$ (53,016,363)	\$ 5,515,653	90%	\$ 4,964,087	\$ (57,980,451)
2043	\$ (57,980,451)	\$ 5,681,122	90%	\$ 5,113,010	\$ (63,093,461)
2044	\$ (63,093,461)	\$ 5,851,556	90%	\$ 5,266,400	\$ (68,359,861)
2045	\$ (68,359,861)	\$ 6,027,103	90%	\$ 5,424,392	\$ (73,784,254)
2046	\$ (73,784,254)	\$ 6,139,751	90%	\$ 5,525,776	\$ (79,310,029)
2047	\$ (79,310,029)	\$ 6,323,944	90%	\$ 5,691,549	\$ (85,001,579)
2048	\$ (85,001,579)	\$ 3,023,365	90%	\$ 2,721,028	\$ (87,722,607)
2049	\$ (87,722,607)	\$ 3,114,066	90%	\$ 2,802,659	\$ (90,525,266)
2050	\$ -	\$ -	90%	\$ -	\$ -
2051	\$ -	\$ -	90%	\$ -	\$ -
2052	\$ -	\$ -	90%	\$ -	\$ -
2053	\$ -	\$ -	90%	\$ -	\$ -
2054	\$ -	\$ -	90%	\$ -	\$ -
2055	\$ -	\$ -	90%	\$ -	\$ -
2056	\$ -	\$ -	90%	\$ -	\$ -
2057	\$ -	\$ -	90%	\$ -	\$ -
2058	\$ -	\$ -	90%	\$ -	\$ -
TOTAL (35 Yrs)		\$ 100,583,629		\$ 90,525,266	

TABLE 8**Site Specific Eligible Property Information**

Project	Parcel Address/Ownership	Tax ID and Legal Description	Basis of Eligibility/Additional Information
6175 Third Street (Henry Ford + MSU Research Center)	Part of current 6141 Third Street Current Owner: Henry Ford Health System	Part of 04001350 See legal description on Figure 2a.	Facility Status
6005 Second Avenue (One Ford Place Adaptive Reuse) (Residential 1)	Part of current 6005 Second Avenue; parcel split pending Current Owner: Henry Ford Health System	Part of 04003440.003 See legal description on Figure 2b.	Facility Status Historic Resource (application pending)
725 Amsterdam Street (Mixed-Use, 154 Apartments and Retail/Commercial) (Residential 2)	Part of current 6005 Second Avenue; parcel split pending Current Owner: Henry Ford Health System	Part of 04003440.003 See legal description on Figure 2c.	Facility Status
675 Amsterdam Street (Mixed-Use, 105 Apartments and Retail/Commercial) (Residential 3)	Part of current 6005 Second Avenue; parcel split pending Current Owner: Henry Ford Health System	Part of 04003440.003 See legal description on Figure 2d.	Facility Status
6205 Third Street (Parking Garage)	Part of current 6141 Third Street Current Owner: Henry Ford Health System	Part of 04001350 See legal description on Figure 2e.	Facility Status

TABLE 9

Site Specific Zoning Information

Project	Existing Zoning	Proposed Zoning
6175 Third Street (Henry Ford + MSU Research Center)	SD2 ³⁷	SD2
6005 Second Avenue (One Ford Place Adaptive Reuse) (Residential 1)	SD2	SD2
725 Amsterdam Street (Mixed-Use, 154 Apartments and Retail/Commercial) (Residential 2)	SD2	SD2
675 Amsterdam Street (Mixed-Use, 105 Apartments and Retail/Commercial) (Residential 3)	SD2	SD2
6205 Third Street (Parking Garage)	SD2	SD2

³⁷ The City of Detroit’s zoning ordinance provides an SD2 zoning category “to encourage a complementary mixture of more intensive pedestrian and transit-oriented uses that may be compatible with a neighborhood center or with a location along major or secondary thoroughfares.” Sec. 50-11-231 of the 2019 Detroit City Code.

TABLE 10

Prior Ownership Information

Title to all of the Eligible Property was acquired in 1991 by Henry Ford Health System.

Project	Current / Former Parcel Address	Tax Parcel ID	Owners Prior to 1991
6175 Third Street (Henry Ford + MSU Research Center)	6141 Third Avenue	Part of 04001350	Henry Ford Health Unisys Corporation
6005 Second Avenue (One Ford Place Adaptive Reuse) (Residential 1)	6005 Second Avenue	Part of 04003440.003	Henry Ford Health Unisys Corporation
725 Amsterdam Street (Mixed-Use, 154 Apartments and Retail/Commercial) (Residential 2)	6005 Second Avenue	Part of 04003440.003	Henry Ford Health Unisys Corporation
675 Amsterdam Street (Mixed-Use, 105 Apartments and Retail/Commercial) (Residential 3)	6005 Second Avenue	Part of 04003440.003	Henry Ford Health Unisys Corporation
6205 Third Street (Parking Garage)	6141 Third Avenue	Part of 04001350	Henry Ford Health Unisys Corporation

TABLE 11**Job Creation Data**

Project	New Direct Ongoing Jobs FTE	Direct Construction Jobs	Types of Jobs Expected
6175 Third Street (Henry Ford + MSU Research Center)	558	1,096	Professors, Graduates, Researchers, Scientists, Administrative
6005 Second Avenue (One Ford Place Adaptive Reuse) (Residential 1)	98	539	Retail; Apartment management, maintenance, and housekeeping
725 Amsterdam Street (Mixed-Use, 154 Apartments and Retail/Commercial) (Residential 2)	45	248	Retail; Apartment management, maintenance, and housekeeping
675 Amsterdam Street (Mixed-Use, 105 Apartments and Retail/Commercial) (Residential 3)	34	158	Retail; Apartment management, maintenance, and housekeeping
6205 Third Street (Parking Garage)	-	104	-
Total Job Creation	735	2,145	2,880

TABLE 12

New Construction Cost Summary

(see attached)

TABLE 12 - New Construction Cost Summary

Project Name	Core & Shell Constr. Cost	Building Height	# of Stories	Residential Units	Gross SF	Square Footage by Use			
						Residential	Retail	Office	Parking
6175 Third Street (Henry Ford + MSU Research Center)	\$231.24 M	119' - 9"	7	-	326,362	-	-	326,362	-
725 Amsterdam Street (Mixed-Use, 154 Apartments and Retail/Commercial) (Residential 2)	\$29.33 M	72' - 10"	5	-	320,000	-	-	-	804
675 Amsterdam Street (Mixed-Use, 105 Apartments and Retail/Commercial) (Residential 3)	\$48.79 M	74' - 8"	6	154	159,204	151,189	8,015	-	-
6205 Third Street (Parking Garage)	\$32.73 M	74' - 8"	6	105	112,395	106,122	6,273	-	-
Total	\$342.08 M			259	917,961	257,311	14,288	326,362	804

TABLE 13

Restoration, Alteration, Renovation, or Improvements Cost Summary

(see attached)

TABLE 13 - Restoration, Alteration, Renovation, or Improvement Cost Summary

Project Name	Core & Shell Rehab. Cost	Bldg Ht	# of Stories	Residential Units	Gross SF	Square Footage by Use				
						Residential	Retail	Office	Hotel	Parking
6005 Second Avenue (One Ford Place Adaptive Reuse) (Residential 1)	\$113.89 M	68' - 4"	5	403	626,953	609,893	17,060	-	-	-
Total	\$113.89 M			403	626,953	609,893	17,060	-	-	-

TABLE 14

Estimate of Property Taxes Generated but Not Captured

Property Tax Jurisdiction	Net Tax Revenue Increase
School Debt	\$25,808,359
Bond Debt	\$15,882,067
DIA Tax	\$394,272
Zoo Tax	\$196,938
Total	\$42,281,636

TABLE 15

Anticipated Completion Date Timeline

Project Name	Construction Commencement	Project Completion
6175 Third Street (Henry Ford + MSU Research Center)	Third Quarter 2024	Second Quarter 2027
6005 Second Avenue (One Ford Place Adaptive Reuse) (Residential 1)	Second Quarter 2027	Second Quarter 2029
725 Amsterdam Street (Mixed-Use, 154 Apartments and Retail/Commercial) (Residential 2)	Second Quarter 2025	Second Quarter 2027
675 Amsterdam Street (Mixed-Use, 105 Apartments and Retail/Commercial) (Residential 3)	Second Quarter 2027	Second Quarter 2029
6205 Third Street (Parking Garage)	Fourth Quarter 2025	Second Quarter 2027

TABLE 16

Summary of Other State and/or Local Incentives by Project

(see attached)

TABLE 16 - Summary of Other State and/or Local Incentives by Project

Project	Market-Rate Residential Abatement	Commercial Abatement	Total Property Tax Abatement Savings	Abatement Types		
				NEZ-R	PA 255-R	PA 210
6175 Third Street (Henry Ford + MSU Research Center)	N/A	N/A	\$0	\$0	\$0	\$0
6005 Second Avenue (One Ford Place Adaptive Reuse) (Residential 1)	NEZ-R	PA 255-R	\$42,873,002	\$41,564,830	\$1,308,171	\$0
725 Amsterdam Street (Mixed-Use, 154 Apartments and Retail/Commercial) (Residential 2)	PA 210	PA 210	\$7,058,244	\$0	\$0	\$7,058,244
675 Amsterdam Street (Mixed-Use, 105 Apartments and Retail/Commercial) (Residential 3)	PA 210	PA 210	\$4,998,610	\$0	\$0	\$4,998,610
6205 Third Street (Parking Garage)	N/A	N/A	\$0	\$0	\$0	\$0
Total			\$54,929,856	\$41,564,830	\$1,308,171	\$12,056,855

TABLE 17**Eligible Activities Table**

Property Tax and Transformational Brownfield Activities		
Eligible Activities Costs and Schedule		
Eligible Activities	Cost	Completion Season/Year
New Construction		
6175 Third Street (Henry Ford + MSU Research Center) (Research Center)	\$39,580,808	Second Quarter 2027
725 Amsterdam Street (Mixed-Use, 154 Apartments and Retail/Commercial) (Residential 2)	\$39,634,717	Second Quarter 2027
675 Amsterdam Street (Mixed-Use, 105 Apartments and Retail/Commercial) (Residential 3)	\$27,084,984	Second Quarter 2029
6205 Third Street (Parking Garage)	\$16,689,402	Second Quarter 2027
New Construction Sub-Total	\$122,989,911	
Restoration, Alteration, Renovation, or Improvement of Buildings		
6005 Second Avenue (One Ford Place Adaptive Reuse) (Residential 1)	\$108,784,891	Second Quarter 2029
Restoration, Alteration, Renovation, or Improvement of Buildings Sub-Total	\$108,784,891	
Eligible Activities Total Costs	\$231,774,802	

TABLE 17 - Eligible Activities Table

Property Tax and Transformational Brownfield Activities								
Eligible Activities	Cost	Completion Season / Year	Eligible Activities Sub-Total	Contingency (15%)	DBRA Administrative Cost	State Brownfield Redevelopment Fund	Local Brownfield Revolving Fund	Eligible Activities Total Costs
<u>New Construction</u>								
6175 Third Street (Henry Ford + MSU Research Center)	\$33,643,686	Spring 2027	\$33,643,686	\$5,937,121	-	-	-	\$39,580,808
725 Amsterdam Street (Mixed-Use, 154 Apartments and Retail/Commercial) (Residential 2)	\$35,256,287	Spring 2027	\$35,256,287	\$6,221,698	\$847,491	\$995,776	-	\$39,634,717
675 Amsterdam Street (Mixed-Use, 105 Apartments and Retail/Commercial) (Residential 3)	\$24,067,446	Spring 2029	\$24,067,446	\$4,247,196	\$529,631	\$700,027	-	\$27,084,984
6205 Third Street (Parking Garage)	\$15,634,839	Spring 2027	\$15,634,839	\$2,759,089	\$1,042,468	\$662,058	-	\$16,689,402
New Construction Sub-Total	\$108,602,258		\$108,602,258	\$19,165,104	\$2,419,590	\$2,357,861	-	\$122,989,911
<u>Restoration, Alteration, Renovation, or Improvement of Buildings</u>								
6005 Second Avenue (One Ford Place Adaptive Reuse) (Residential 1)	\$96,827,143	Spring 2029	\$96,827,143	\$17,087,143	\$2,802,857	\$2,326,537	-	\$108,784,891
Restoration, Alteration, Renovation, or Improvement of Buildings Sub-Total	\$96,827,143		\$96,827,143	\$17,087,143	\$2,802,857	\$2,326,537	-	\$108,784,891
Eligible Activities Sub-Total	\$205,429,400							
Contingency (15%)	\$36,252,247							
Combined DBRA Administrative Cost	(\$5,222,447)							
Combined State Brownfield Redevelopment Fund	(\$4,684,399)							
Total	\$231,774,802		\$205,429,400	\$36,252,247	\$5,222,447	\$4,684,399	-	\$231,774,802

TABLE 18

Estimated Tax Capture Revenue

TABLE 18 - Estimated Tax Capture Revenue

<u>Tax Capture Revenue</u>	<u>Captured Taxes</u>	<u>DBRA Admin Costs</u>	<u>MSF Admin Costs</u>	<u>State Brownfield Fund</u>	<u>Local Revolving Fund</u>	<u>Reimbursement</u>
School Operating	\$35,985,787	-	-	-	-	\$35,985,787
State Education	\$12,668,821	-	-	\$4,684,399	-	\$7,984,423
Wayne County Operating - Summer	\$10,644,210	\$707,861	-	-	-	\$9,936,348
Wayne County Operating - Winter	\$1,864,952	\$124,023	-	-	-	\$1,740,929
Wayne County Parks - Winter	\$470,522	\$31,188	-	-	-	\$439,334
Wayne County Jail - Winter	\$1,803,089	\$119,516	-	-	-	\$1,683,573
Wayne County RESA	\$184,201	\$12,210	-	-	-	\$171,991
Wayne County RESA SP ED	\$6,443,760	\$427,120	-	-	-	\$6,016,640
Wayne County Special RESA ENH	\$3,829,686	\$253,848	-	-	-	\$3,575,838
Library ^[1]	\$8,922,381	\$591,414	-	-	-	\$8,330,968
General City Operating	\$37,856,873	\$2,517,558	-	-	-	\$35,339,315
Huron Clinton Metropolitan Authority (HCMA)	\$398,845	\$26,437	-	-	-	\$372,408
Wayne County Community College	\$6,204,646	\$411,271	-	-	-	\$5,793,375
Property Tax Subtotal	\$127,277,774	\$5,222,447	-	\$4,684,399	-	\$117,370,929
Construction Income Tax Revenues	\$5,590,801	-	-	-	-	\$5,590,801
Construction Sales / Use Exemptions	\$8,229,444	-	-	-	-	\$8,229,444
Income Tax Capture Revenues	\$60,747,590	-	-	-	-	\$60,747,590
Withholding Tax Capture Revenues	\$39,836,038	-	-	-	-	\$39,836,038
Total	\$241,681,648	\$5,222,447	-	\$4,684,399	-	\$231,774,802

ATTACHMENTS

Attachment A

Combined Transformational Brownfield Plan Resolution(s)

(to be attached after approval)

Attachment B

Interlocal or Other Agreements, if applicable

None.

Attachment C

Declaration of Dangerous Building, if applicable

Not applicable.

Attachment D

Declaration/Resolution of Blighted Condition, if applicable

Not applicable.

Attachment E

Signed Affidavit for Functional Obsolescence, if applicable

Not applicable.

Attachment F

Documentation of Historic Resource, if applicable

Not applicable (as of expected date of TBP approval).

Attachment G

BEA Acknowledgement Letter, if applicable

Not applicable (as of expected date of TBP approval).

Attachment H

Local Resolution Abolishing Prior Brownfield Plan(s) (if applicable)

Not applicable.

Attachment I

Letter from the City of Detroit Planning and Development Department



**PLANNING AND
DEVELOPMENT DEPARTMENT**

Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

Phone 313•224•1339
www.detroitmi.gov

December 5, 2023

Ms. Jennifer Kanalos
Authorized Agent
Detroit Brownfield Redevelopment Authority
500 Griswold, Suite 2200
Detroit, Michigan 48226

RE: The Future of Health Transformational Brownfield Redevelopment Plan

Dear Ms. Kanalos,

The Detroit Brownfield Redevelopment Authority (DBRA) has asked the Planning and Development Department to review and comment on the Future of Health Transformational Brownfield Redevelopment Plan (the "Plan").

Palace Sports & Entertainment, LLC and DP Amsterdam, LLC, Henry Ford Health System, and Michigan State University are the project developers ("Developer"). The property in the Plan consists of 5 separate projects sites, with project sites bounded by Amsterdam Street to the north, Second Avenue to the east, York Street on the south, and the John C Lodge Freeway to the west, in the New Center neighborhood of Detroit.

The project consists of the following 5 proposed projects:

1. **Henry Ford + MSU Medical Research Center, 6175 Third Avenue** – The new construction 326,362 square foot building will be the location of advanced health science and medical research to be conducted pursuant to a collaboration agreement between Henry Ford Health and Michigan State University. The research conducted at the facility will include activities currently conducted at the One Ford Place HFH headquarters as well as advance research in areas including cancer, neurosciences, immunology, hypertension, and dermatology pursuant to programs funded by the National Institutes of Health and other sources. In addition, a portion of the building will be used by the Nick Gilbert Neurofibromatosis Research Institute in partnership with the Gilbert Family Foundation to conduct research into neurofibromatosis.
2. **Mixed-Use Adaptive Reuse of One Ford Place (Residential 1), 6005 Second** – The adaptive reuse of the current Henry Ford Health corporate headquarters building into approximately 403 mixed-income apartments and 17,060 square feet of retail/commercial space.
3. **New Residential (Residential 2), 725 Amsterdam Street** – New construction of approximately 154 mixed-income apartments and 8,015 square feet of retail/commercial space on what is currently a surface parking lot.
4. **New Residential (Residential 3), 675 Amsterdam Street** – New construction of approximately 105 mixed-income apartments and 6,273 square feet of retail/commercial space on what is currently a surface parking lot.

5. **East Campus Parking Garage (Parking Garage), 6205 Third Street**– New construction of an approximately 804 space parking garage for use by occupants and visitors of the four other projects included in the TBP.

The residential units will be studio, one and two-bedroom units with 20% of the units designated as affordable. Tenant amenities are expected to include in-unit washer and dryer, walk-in linen closet, large windows, HVAC, tenant storage lockers, bike storage, a community lounge and kitchen area, as well as co-working and meeting space. The site development also entails infrastructure improvements, including sidewalks, curbs, asphalt paving, and landscaping in the public right-of-way.

Total investment for all projects is estimated to be \$773 million.

The review for this transformational brownfield plan is complete and all comments have been forwarded to the developer. No adverse comments were received. The Planning and Development Department recommends approval of the transformational brownfield plan as submitted.

Sincerely,

A handwritten signature in black ink, appearing to read "Russell Baltimore", with a long horizontal line extending to the right.

Russell Baltimore
Assistant Director Design Review
Planning and Development Department

c: B. Vosburg
C. Capler

Attachment J

Letter from the City of Detroit Buildings, Safety Engineering and Environmental Department and Hazardous Substances Table



**BUILDINGS, SAFETY ENGINEERING
AND ENVIRONMENTAL DEPARTMENT**

Coleman A. Young Municipal Center
2 Woodward Avenue, Fourth Floor
Detroit, Michigan 48226

Phone 313-224-2733 TTY:711
Fax 313-224-1467
www.detroitmi.gov/BSEED

ATTACHMENT B

MEMORANDUM

TO: HENRY FORD HEALTH SYSTEM – ONE FORD PLACE BROWNFIELD REDEVELOPMENT

FROM: CITY OF DETROIT BUILDINGS, SAFETY ENGINEERING, AND ENVIRONMENTAL DEPARTMENT

PROJECT: ONE FORD PLACE PARCELS BROWNFIELD PROJECT
6005, 6105 & 6155 SECOND AVENUE AND 6141 THIRD AVENUE
DETROIT, MI (collectively referred to as “Site”)
(PARCEL IDs; 04003440.003, 04003440.002, 04001350 & 04003440.001)

DATE: November 30, 2023

The undersigned, from the City of Detroit, Buildings, Safety Engineering, and Environmental Department (BSEED) acknowledges receiving electronic copies of the environmental due diligence documents listed below, which have been prepared by PM Environmental, on behalf of Henry Ford Health System, as part of its Brownfield Plan submittal to the Detroit Brownfield Redevelopment Authority (DBRA), for the above referenced project Site.

- Phase I Environmental Site Assessment (dated April 25, 2022), pursuant to: (1) USEPA Standards and Practices for All Appropriate Inquiries (AAI), 40 CFR Part 312; and (2) ASTM Standard Practice E 1527-13
- Phase II Environmental Site Assessment (dated May 25, 2022), in general accordance with ASTM Standard Practice E 1903-19

Based upon its review of the above environmental documents and the representations of the intended property redevelopment plan, the City BSEED-Environmental Affairs agrees with the environmental consultant that the Site, which consists of 4 parcels, is considered a “facility” as defined in the Michigan Natural Resources and Environmental Protection Act (NREPA) P.A. 451 of 1994, Part 201, Environmental Remediation, and Part 213, Leaking Underground Storage Tanks, as amended, and has determined that the environmental due diligence documents prepared for the subject property satisfy the applicable DBRA guidelines.

City of Detroit, Buildings, Safety Engineering, and Environmental Department

By: Hosam N. Hassanien, PG, CPG

Its: Environmental Specialist III

Michael E. Duggan, MAYOR

Hazardous Substances Table

Project	Current Parcel Address	Basis of Eligibility/Additional Information
6175 Third Street (Henry Ford + MSU Research Center)	6141 Third Street	Part of 04001350 – Facility status due to exceedances of the Part 201 generic residential cleanup criteria for perfluorooctanesulfonic acid
6005 Second Avenue (One Ford Place Adaptive Reuse) (Residential 1)	6005 Second Avenue	Part of 04003440.003 – Facility status due to exceedances of the Part 201 generic residential cleanup criteria for cis-1,2-Dichloroethene, trichloroethene, tetrachloroethylene, and selenium
725 Amsterdam Street (Mixed-Use, 154 Apartments and Retail/Commercial) (Residential 2)	6005 Second Avenue	Part of 04003440.003 – Facility status due to exceedances of the Part 201 generic residential cleanup criteria for cis-1,2-Dichloroethene, trichloroethene, vinyl chloride, benzo(a)pyrene, fluoranthene, phenanthrene, copper, and zinc. (Expected to have new tax parcel ID as of January, 2024)
675 Amsterdam Street (Mixed-Use, 105 Apartments and Retail/Commercial) (Residential 3)	6005 Second Avenue	Part of 04003440.003 – Facility status due to exceedances of the Part 201 generic residential cleanup criteria for cis-1,2-Dichloroethene, trichloroethene, vinyl chloride, benzo(a)pyrene, fluoranthene, phenanthrene, copper, and zinc. (Expected to have new tax parcel ID as of January, 2024)
6205 Third Street (Parking Garage)	6141 Third Street	Part of 04001350 – Facility status due to exceedances of the Part 201 generic residential cleanup criteria for benzo(a)pyrene, benzo(b)fluoranthene, fluoranthene, naphthalene, and phenanthrene

Attachment K
Support Letters



STATE OF MICHIGAN

December 12, 2023

Detroit City Council
2 Woodward, Suite 1340
Detroit, Michigan 48226

Dear Honorable Detroit City Council:

As the elected officials serving the City of Detroit's New Center community and surrounding areas, we want to express our strong support for Henry Ford Health's new proposed state-of-the-art hospital development and campus expansion.

Henry Ford Health has always been committed to providing patient and family-centered care. With this new expansion, this tradition will continue, and our communities will have access to the highest-quality healthcare in a new hospital and reimagined campus.

This hospital expansion, with an emergency department planned to double the size of the existing one, affordable housing, and a brand-new research building in conjunction with Michigan State University, will not only be a community asset to Detroit but will serve as a destination for residents throughout our State and beyond.

The new development will fill a critical public health and safety need and will bring a multi-billion dollar construction project, permanent jobs and significant economic benefits to the City. It will cement the reputation of the Henry Ford Health's Detroit campus as a world-class academic medical center that will be strongly positioned to meet the growing healthcare needs of our Detroit residents.

We support this project and ask that the Detroit City Council do as well.

Sincerely,

Handwritten signature of Erika Geiss in blue ink.

Senator Erika Geiss
Senate District 1
Assistant President Pro Tempore

Handwritten signature of Mike McFall in blue ink.

Representative Mike McFall
House District 8



December 4, 2023

Detroit City Council
2 Woodward, Suite 1340
Detroit, Michigan 48226

Dear Honorable Detroit City Council:

The proposed Henry Ford Health hospital campus expansion – including an emergency department twice the current size, a research center dedicated to addressing health disparities, and deeply affordable housing – are all community assets that will help advance the health, and wellness of the community.

From an engagement perspective, the project team has been boots on the ground, ensuring that community members have access to updated project information, and creating opportunities for the community to share input.

As a longtime resident, I know firsthand the invaluable role that hospitals play in ensuring quality healthcare services to our community. The proposed expansion represents an investment in our future, with a focus on community well-being. With an expanded campus Henry Ford Health will be better positioned to address the health concerns of residents, and will improve access to care, reduce wait times, and uncover life saving research.

Looking towards the future, this project will ensure that Henry Ford Health is positioned to meet the growing healthcare needs of the community; further establishing its commitment and service to people in Detroit and the surrounding region.

For those reasons, I stand in support of the project.

Yours for Community,

A handwritten signature in black ink, appearing to read "Jeff Jones", written over a light blue horizontal line.

Jeff Jones
Executive Director
Hope Village Revitalization



OPERATING ENGINEERS 324
Douglas W. Stockwell - Business Manager

December 1, 2023
Detroit City Council
2 Woodward Ave., #1340
Detroit, Michigan 48226

Subject: Support for the proposed Future of Health East Campus development:

Operating Engineers 324 strongly supports the Future of Health: East Campus development project, including a transformational brownfield plan, in Detroit, Michigan. For more than a century, Operating Engineers 324 has provided the safest, best trained, and most professional workforce to businesses throughout Michigan. Today, we represent 15,000 members across the state, including thousands working to develop and restore infrastructure projects in Detroit and the surrounding region, as well as maintain dozens of Detroit institutions as Stationary Engineers. We stand ready to do our part to make the proposed Future of Health East Campus development a reality, supporting the potential creation of hundreds of jobs, and helping to develop the New Center into a more inclusive, connected, and vibrant community and providing housing, jobs and commercial/recreational opportunities that don't exist there today.

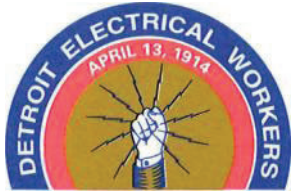
Forward thinking plans like this include unique challenges and require creative solutions. We recognize the development team's necessary pursuit of a transformative Brownfield Plan and Tax Abatements crucial for the project's financial viability. These tax abatements are a creative solution that will empower the developer to effectively rejuvenate this significant neighborhood segment while ensuring housing availability across various rent brackets, including affordable rental options. We also applaud the developer's commendable track record of consistently engaging Union Labor on their prior projects, underscoring their commitment to fostering robust partnerships with our skilled workforce for the betterment of our community.

The two criteria we weigh most heavily when offering support for a project like this are how it offers opportunities for unionized skilled trades professionals to earn a living and foster the next generation of careers in our field, and how it positively impacts the community it is proposed in. The developer's record makes us believe in the opportunity inherent in the first part, and the new residential units -including deeply affordable units to provide housing for all Detroiters and the commercial/retail and green space to help transform the community into an inclusive community with opportunities for residents to "live, work and play"- speak to the second.

For these reasons, we extend our support for the Future of Health project and commend this endeavor's potential contribution to neighborhood development.

Sincerely,

Douglas W. Stockwell
Operating Engineers 324 Business Manager and General Vice-President



Electrical Workers Local 58

**1358 ABBOTT ST DETROIT MI 48226-2411 PHONE:
313.963.2130 FAX: 313.963.9348**

MAILING ADDRESS: PO BOX 32756, DETROIT MI 48232-0756
www.ibewlocal58.org

November 30, 2023

Detroit City Council
2 Woodward Ave., #1340
Detroit, Michigan 48226

RE: Future of Health East Campus Project

To Whom It May Concern:

Please accept this letter as my support for the proposed Future of Health, East Campus development, which is expected to include more than 600 new residential units, commercial/retail space and green space. The new residential units will include deeply affordable units to provide housing for all Detroiters and the commercial/retail and green space with help transform the community into an inclusive community with opportunities for residents to "live, work and play". I understand the development team is seeking approval of a transformational brownfield plan and tax abatements in order for the project to be financially feasible.

I appreciate the developer's community outreach during this process and I have had the chance to meet with members of the development team on multiple occasions. We have discussed the project and are currently exploring ways to recruit city residents. We are excited to be part of these construction workforce development efforts and look forward to our Detroit based contractors.

I am pleased to support the Future of Health project's requests and this development in the neighborhood.

Sincerely,

Byron Osbern, Business Agent
IBEW Local 58

BO/sc-opeiu42afl-cio





November 29, 2023
Detroit City Council
2 Woodward Ave., #1340
Detroit, Michigan 48226

Re: Future of Health East Campus Project

To Whom It May Concern:

I am writing this letter to show my support for the Future of Health: East Campus development project, including a transformational brownfield plan. I am President and CEO of Vanguard Community Development. Vanguard serves Detroit's North End; immediately east of the Future of Health development site. I am excited about the Future of Health development project and what it means for Detroit. The development project will help develop New Center into a more inclusive, connected, and vibrant community and will provide housing, jobs and commercial/recreational opportunities that do not exist there today.

Vanguard appreciates the good corporate citizenship of the Detroit Pistons. The Detroit Pistons investment in Detroit, exhibited by their move to the city and the development of the Pistons Performance Center, has been critically important for Detroit. I believe that the new development, the Future of Health, will be a valuable community asset and will catalyze additional positive development in the area.

I look forward to continuing to work with the Detroit Pistons and the entire development team as they continue to engage with the community through this development project.

Best,

Pamela Martin Turner

Pamela Martin Turner
President and Chief Executive Officer



Detroit Wayne Integrated Health Network

707 W. Milwaukee St.
Detroit, MI 48202-2943
Phone: (313) 833-2500
www.dwihn.org

FAX: (313) 833-2156
TDD: (800) 630-1044 RR/TDD: (888) 339-5588

December 5, 2023
Detroit City Council
2 Woodward, Suite 1340
Detroit, Michigan 48226

Re: The Future of Health Project

Dear Honorable City Council Members:

As CEO/President of the Detroit Wayne Integrated Health Network (DWIHN), I am pleased to endorse the Future of Health development project proposed by Henry Ford Health, along with its partners at Michigan State University (MSU) and the Detroit Pistons. Since 1968, DWIHN has served Wayne County residents as a healthcare safety net organization that provides access to a full array of integrated behavioral health services that help people receive exceptional services and supports for mental health, substance use or disability-related concerns. Whether it is our expansion of a Crisis Care Center in the heart of the New Center area, our commitment to uplifting children and families through community engagement, and innovation, or our dedication to teach law enforcement Crisis Intervention Training, we are deeply rooted in our mission of advancing quality of life in the community.

Addressing priorities from a community mental health perspective requires a holistic approach that involves many people and organizations. We recognize that Henry Ford Health and its partners are fully committed to improving access to behavioral and physical healthcare services to improve community mental health and well-being. The expansion of Henry Ford Hospital in Detroit, including an expanded emergency department (ED), with dedicated space for behavioral health services, is an opportunity to improve the quality of life for Detroiters, and is a significant step towards addressing the ongoing mental health needs of our community.

The Healthy Future development project represents a pathway towards improving outcomes and reducing health disparities by offering an opportunity for additional investment in youth programming, mentorship opportunities, and research and educational programs.

As a neighbor in the New Center community, DWIHN is pleased to support Henry Ford Health's development project.

Thank you,
Eric Doeh
CEO/President
Detroit Wayne Integrated Health Network

Board of Directors

Kenya Ruth, Chairperson
Karima Bentounsi
Angelo Glenn

Dr. Cynthia Tauog, Vice Chairperson
Angela Bullock
Jonathan C. Kinloch

Dora Brown, Treasurer
Lynne F. Carter, MD
Kevin McNamara

William Phillips, Secretary
Eva Garza Dewaelsche
Bernard Parker

Eric W. Doeh, President and CEO





www.pacesemi.org

Corporate Office
21700 Northwestern Highway, Suite 900
Southfield, MI 48075

855-445-4554

Clinton Township Center
19700 Hall Road
Clinton Township, MI 48038

Dearborn Center
15401 N. Commerce Drive
Dearborn, MI 48120

Detroit Center
17330 Greydale Avenue
Detroit, MI 48219

Eastpointe Center
17401 E. Ten Mile Road
Eastpointe, MI 48021

Pontiac Center
823 Golf Drive
Pontiac, MI 48341

Southfield Center
24463 W. Ten Mile Road
Southfield, MI 48033

Sterling Heights Center
35501 Mound Road
Sterling Heights, MI 48310

Thome Rivertown Center
250 McDougall Street
Detroit, MI 48207

December 5, 2023

Detroit City Council
2 Woodward, Suite 1340
Detroit, MI 48226

Dear Detroit City Council members:

As President and CEO of PACE Southeast Michigan, I am pleased to endorse the Future of Health development project proposed by Henry Ford Health, along with its partners at Michigan State University (MSU) and the Detroit Pistons. PACE Southeast Michigan is a Program of All-Inclusive Care for the Elderly (PACE) and has been caring for older adults for almost 30 years. PACE Southeast Michigan provides preventive care and comprehensive support for eligible seniors and uses Medicare, Medicaid and private funds to cover all medically necessary services. We are an award-winning non-profit organization jointly sponsored by Henry Ford Health and Presbyterian Villages of Michigan.

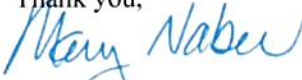
PACE Southeast Michigan serves eligible seniors in Wayne, Oakland, and Macomb Counties at our eight centers located in Clinton Township, Detroit (2), Dearborn, Eastpointe, Pontiac, Southfield, and Sterling Heights. PACE Southeast Michigan provides a nursing home alternative to seniors age 55 and older who want to remain independent and can safely live in the community. It does this by providing access to the full continuum of preventive, primary, prescription, acute, and long-term care services 24 hours a day, seven days a week, 365 days a year in our health centers and in the home. We even provide transportation to the health center. By aging in place, seniors have more hope, vitality, joy, and an overall higher quality of life.

The need for PACE in our community is vast. We currently have a census of over 1,700 participants. Our growth has ranked us as the largest, fastest-growing PACE program in Michigan and among the fastest-growing in the nation.

The proposed Henry Ford Health campus expansion, which includes a new state-of-the-art hospital and emergency department and a new academic research center, along with affordable housing, will provide improved access to healthcare services and housing to help meet the needs of seniors throughout Detroit and neighboring communities. In addition, we expect the development project to spur economic growth in the neighborhood, through the creation of new jobs and job training opportunities, which will improve the skills of residents and others interested in pursuing these opportunities.

As an organization, we are steadfast in our mission to advance, and support the wellness of older adults in the City of Detroit and throughout Southeast Michigan. We fully support the Future of Health project and look forward to the positive impacts this project will have on the community.

Thank you,


Mary Naber
President and CEO



12/4/23
Detroit City Council
2 Woodward Ave., #1340
Detroit, Michigan 48226

Re: Future of Health East Campus Project

To Whom It May Concern:

Please accept this letter as my support for the proposed Future of Health: East Campus development, which is expected to include more than 600 new residential units, commercial/retail space and green space. As neighbors to this project, we are excited to see it come to fruition and the leadership of the Detroit Pistons who we hold in high regard.

I understand the development team is seeking approval of a transformational brownfield plan and tax abatements in order for the project to be financially feasible. As a developer in Detroit and in the Northwest Goldberg area, I know the difficulty in getting projects off the ground, and want the Pistons to have as much support as possible in our neighborhood to succeed in their vision. We are very excited about the connectivity this project will create in our neighborhood that has seen so much disinvestment.

I am pleased to support the Future of Health project's requests and this development in the neighborhood. Bad Boys 4 Ever.

Sincerely,

A handwritten signature in black ink, appearing to read "Oren Goldenberg".

Oren Goldenberg
CFO
Dreamtrot Neighborhood, LLC

11/29/2023

Detroit City Council
2 Woodward Ave., #1340
Detroit, Michigan 48226

Re: Future of Health East Campus Project

To Whom It May Concern:

Please accept this letter as my support for the proposed Future of Health: East Campus development, which is expected to include more than 600 new residential units, commercial/retail space and green space. The new residential units will include deeply affordable units to provide housing for all Detroiters and the commercial/retail and green space will help transform the community into an inclusive community with opportunities for residents to "live, work and play".

I understand the development team is seeking approval of a transformational brownfield plan and tax abatements in order for the project to be financially feasible. By receiving tax abatements, the developer will be able to successfully revitalize this important portion of our neighborhood and provide housing with a variety of rents, including affordable rental opportunities.

I appreciate the developer's community outreach during this process, and I have had the chance to meet with members of the development team on multiple occasions. As a small business located in the Fisher Building and heart of New Center, this development project will continue to lift the community for years to come. We are most excited about the potential impact for children, seniors, health patients, and residents. The local small business community should also benefit from the increase in traffic, local and national attention, and overall investment in the area. The Pistons organization and the development team have demonstrated that Detroit is very important to them and their intentionality about elevating the quality of life of its surrounding community.

I am pleased to support the Future of Health project's requests and this development in the neighborhood.

Sincerely,

A handwritten signature in black ink that reads "Darryl Humes Jr." with a stylized flourish at the end.

Darryl Humes Jr.
CEO / Co-Founder
Mature I Lifestyle Clothier

November 28, 2023
Detroit City Council
2 Woodward Ave., #1340
Detroit, Michigan 48226

Re: Future of Health East Campus Project

To Whom It May Concern:

Please accept this letter as my support for the proposed Future of Health: East Campus development, which is expected to include more than 600 new residential units, commercial/retail space and green space. The new residential units will include deeply affordable units to provide housing for all Detroiters and the commercial/retail and green space with help transform the community into an inclusive community with opportunities for residents to "live, work and play".

I am a lifelong resident of the city of Detroit and I am an owner at the Lofts at New Center. I believe this development will create generational wealth for my daughter by the investment it will make in our neighborhood.

I understand the development team is seeking approval of a transformational brownfield plan and tax abatements in order for the project to be financially feasible. By receiving tax abatements, the developer will be able to successfully revitalize this important portion of our neighborhood and provide housing with a variety of rents, including affordable rental opportunities.

I appreciate the developer's community outreach during this process and I have had the chance to meet with members of the development team on multiple occasions. The development will provide housing, jobs and commercial/recreational opportunities that do not exist there today.

I am pleased to support the Future of Health project's requests and this development in the neighborhood.

Sincerely,

Jamila Albert

Jamila Albert



November 29, 2023

Detroit Brownfield Redevelopment Authority
500 Griswold, Suite 2200
Detroit, Michigan 48226

Re: Support for the Future of Health Project

To Whom it May Concern:

I am writing to express my support for the Future of Health Project. The three organizations represented through this project have undertaken an enormous task of ensuring the community's voice is heard during this engagement process, and beyond. Their efforts achieved in community engagement thus far have been outstanding and has helped inform dialogue during the CBO process. I am confident that this project will have a profound impact on the City of Detroit, and greater region.

Since February, The Future of Health Outreach team has been actively engaging community members through a variety of channels including, block club outreach, townhall meetings, door to door canvassing, and engagement surveys. In addition, Henry Ford Health developed a Community Advisory Council, consisting of block club leaders, businesses, and senior citizens. The committee is another opportunity to ensure ongoing engagement related to the project, and beyond.

The positive effect of the Future of Health project on the City of Detroit, and region cannot be overstated. This project will bring new economic benefits, such as job creation, increased opportunities for housing, education offerings, and advanced research dedicated to health disparities.

Midtown Detroit, Inc. is pleased to support this project wholeheartedly and believe that it reflects an opportunity for "The Future of Health" team to deepen and expand existing relationships with community partners, thus having an additional impact on the community long into the future.

Should you have any questions please feel free to reach out.

Thank you,

A handwritten signature in black ink that reads "Sue Mosey".

Sue Mosey
Executive Director
Midtown Detroit, Inc.



November 29, 2023

Detroit City Council
2 Woodward, Suite 1340
Detroit, Michigan 48226

Re: Community engagement efforts for The Future of Health Project

Dear Honorable City Council:

Community engagement is a crucial element in ensuring that the community's voice is not only heard but also valued and respected, particularly in the context of proposals such as "The Future of Health" Project." Since the project's announcement, residents throughout the Virginia Park area have actively participated in substantive discussions regarding the project's benefits, potential impacts, and provided general feedback.

The benefits of an expanded hospital campus, and research center, are well suited to support, and advance the health priorities of the community. It is for that reason, that I write to support their transformational brownfield plan related to the project's east campus development.

I am grateful to be able to collaborate with three organizations that are dedicated to ensuring residents have viable channels to contribute their input to this process. Specifically in the Virginia Park neighborhood, the project team has actively participated in and facilitated numerous community meetings, organized project site bus tours, and consistently provided updates to our community.

Moreover, they maintain ongoing communication with the community, responding to questions, collecting additional feedback, and addressing any concerns that may arise. I am delighted to offer this letter of support for the project's engagement efforts and anticipate continued collaboration with the project partners to further enhance their outreach and impact within the community.

Thank you,

Jody Wise

130 Virginia Park Street
Detroit, MI 48202



January 8, 2024

Detroit Brownfield Redevelopment Authority
500 Griswold, Suite 2200
Detroit, Michigan 48226

Re: Future of Health Project

To Whom it May Concern:

The Historic Boston-Edison Association is pleased to provide this letter of support for “The Future of Health” project. The organizations involved have formed a partnership dedicated to amplifying the community’s voice throughout this process. This mission -driven project is poised to deliver world-class healthcare, research, deeply affordable housing, and enhanced greenspace for the community.

From an engagement standpoint, the project team has undertaken extensive outreach that has been thoughtfully guided by community feedback. Their robust community engagement has not only ensured that community is involved but has actively shaped the pillars for this project. These pillars (career pathways, education, healthcare, housing, and community building) represent the voices and the lived experiences of legacy residents, students, seniors, business owners, and more!

Their engagement resonates with the community, and reflects community needs, including access to career opportunities, education, and enhanced greenspace opportunities. We are confident that this collaborative effort will move the needle on issues impacting the community.

We are in full support of the Future of Health Project.

Thank you,

Pierre Haden
President
Historic Boston-Edison Association



December 4, 2023

Detroit City Council
2 Woodward Ave., #1340
Detroit, Michigan 48226

Re: Support for the Future of Health East Campus Project
Council Members,

On behalf of our 15,000 members, I am writing to express our support for the proposed Future of Health: East Campus development. This transformative initiative stands to introduce over 600 new residential units alongside commercial/retail spaces and green areas. Notably, the inclusion of affordable housing units underscores its commitment to providing housing accessibility for all Detroit residents. Furthermore, the integration of commercial/retail and green spaces promises to foster an inclusive community environment, offering residents diverse opportunities to "live, work, and play."

We are cognizant of the development team's pursuit of a transformative Brownfield Plan and Tax Abatements crucial for the project's financial viability. Granting these tax abatements will empower the developer to effectively rejuvenate this significant neighborhood segment while ensuring housing availability across various rent brackets, including affordable rental options.

Critically, we also applaud the developer's commendable track record of consistently engaging Union Labor on their prior projects, underscoring their commitment to fostering robust partnerships with our skilled workforce for the betterment of our community. The MRCC made a significant investment in Detroit when we located our largest apprenticeship training center in the City, and supporting projects like this that use union skilled is the best way to support our efforts to help Detroit residents pursue and succeed in skilled trades careers.

We extend our support for the Future of Health project and commend this endeavor's potential contribution to neighborhood development.

Sincerely,

Tom Lutz
Executive Secretary-Treasurer
Michigan Regional Council of Carpenters and Millwrights



Detroit Office
1640 Porter Street • Detroit, MI 48216
Telephone (313) 965-5080 • Fax (313) 965-3232
Patrick J. Devlin Financial Secretary Treasurer
Steve Claywell President

November 30, 2023

Detroit City Council
2 Woodward Ave., #1340
Detroit, Michigan 48226

Re: Endorsement of Future of Health East Campus Project

To Whom It May Concern:

On behalf of the various Building Trades Unions in Detroit, I am writing to express our collective support for the proposed Future of Health: East Campus development. This transformative initiative stands to introduce over 600 new residential units alongside commercial/retail spaces and green areas. Notably, the inclusion of affordable housing units underscores its commitment to providing housing accessibility for all Detroit residents. Furthermore, the integration of commercial/retail and green spaces promises to foster an inclusive community environment, offering residents diverse opportunities to "live, work, and play."

We are cognizant of the development team's pursuit of a transformative Brownfield Plan and Tax Abatements crucial for the project's financial viability. Granting these tax abatements will empower the developer to effectively rejuvenate this significant neighborhood segment while ensuring housing availability across various rent brackets, including affordable rental options. We also applaud the developer's commendable track record of consistently engaging Union Labor on their prior projects, underscoring their commitment to fostering robust partnerships with our skilled workforce for the betterment of our community.

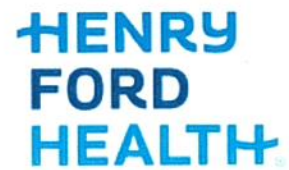
We extend our support for the Future of Health project and commend this endeavor's potential contribution to neighborhood development.

Sincerely,

A handwritten signature in black ink that reads "Patrick Devlin".

Patrick Devlin
Secretary-Treasurer





December 5, 2023

Detroit City Council Office
2 Woodward Avenue, Suite 1340
Detroit, MI 48226

Dear Honorable Detroit City Council members:

As the Medical Director of Diversity and Inclusion at Henry Ford Health, I am pleased to endorse the Future of Health development project proposed by Henry Ford Health, along with its partners at Michigan State University (MSU) and the Detroit Pistons. Henry Ford Health's historic investment in its Midtown hospital campus—featuring an expanded emergency department (ED), state-of-the-art research center dedicated to advancing health discoveries, and commitment to improving the health and well-being of Detroiters and advancing health equity—reflects our mission and will have tremendous impact on the future health of the people living and working in Detroit and the surrounding region.

Henry Ford Health is a large, not-for-profit, integrated healthcare system with over 33,000 employees. The health system is headquartered in Detroit, where we have served the community since the establishment of Henry Ford Hospital in 1915—108 years. Since that time, Henry Ford Health has grown and we now offer healthcare services across the healthcare continuum through a diverse network of facilities in Southeast Michigan (Metro Detroit) and South Central Michigan (Jackson).

At Henry Ford Health, our mission-driven culture connects us to one another, our patients, and the communities we serve. We are known at a national level for leading innovative efforts in mitigating healthcare disparities and creating a diverse workforce with an inclusive culture. In September 2021, our Board of Directors and executive leadership team made a commitment to expand our diversity, equity and inclusion plan to include anti-racism and social justice to do our part in helping to address societies most pressing challenges to health and wellness. We are committed to a diverse and inclusive workforce where staff feels welcomed, valued, and respected. One of our commitments is to achieve equity in clinical outcomes and healthcare experiences to empower patients to achieve optimal health and well-being.

In my role as Medical Director of Diversity and Inclusion, I lead efforts to enhance opportunities for underrepresented groups to pursue and succeed in medical and scientific professions. My research primarily focuses on developing and implementing equitable innovations and models of care using justice frameworks, community engaged research, mixed methods, and implementation science. Part of my work includes the Reaching Youth Scientists for Excellence in Medicine, Health Equity and Discovery (RYSE MED) career pathways program. This program includes a six-week summer intensive experience at Henry Ford Health for underrepresented and under-resourced high school, undergraduate, and graduate students. As part of this program, students interested in healthcare careers participate in clinician shadowing, exploring healthcare

careers through simulations like suturing and taking care of patients in virtual reality, developing college success skills, and fostering long-term mentoring relationships with current college students, researchers, physicians and other clinicians.

The new campus development will help Henry Ford Health magnify its impact on these issues by:

- Providing a premier medical and research campus to recruit the next generation of healthcare workers in and representative of the city of Detroit
- Building a \$90 million academic research partnership with Henry Ford Health and MSU that will offer many new opportunities for academic and medical professionals to advance the science of health and equitable health outcomes
- Implementing and expanding apprenticeship and training programs in healthcare careers, including high school academic and mentorship programs and earlier.

Overall, this development project will have wide-reaching impacts across the many priorities our patients, the community, the Neighborhood Advisory Council and the Detroit City Council have shared. With our partners at MSU, the Detroit Pistons, and the Shirley Ryan AbilityLab, this project will increase the stock of affordable housing in the city, provide new opportunities for education and well-paying jobs in the City, and give Detroiters access to state-of-art rehabilitation and research facilities. These are some of the critical areas that have been affected by the legacy of racism and I am confident that our collective investment in these areas will catalyze an even greater impact on community health and wellbeing. The new hospital will be a destination site for cutting-edge healthcare in the region, providing Detroiters and other Michiganders with access to the high quality and comprehensive care that they deserve. New walkways, traffic rerouting, green spaces, and communal spaces will make the community more walkable and connected, and provide opportunities for recreation and community events. All of these elements are not just healthy, they are healing.

Importantly, the results of this collaboration reflect the needs and voices of our community, including those whose voices and needs are historically excluded.

Thank you for the opportunity to share my support for this mission-drive development project.

Sincerely,



Martina T. Caldwell, MD, MS, FACEP

Senior Staff Physician | Department of Emergency Medicine | Henry Ford Hospital
Medical Director of Diversity & Inclusion | Henry Ford Medical Group
Principle Investigator | The SHE Rises Lab (Transgenerational Social and Health Equity Research)
Clinical Assistant Professor | Department of Emergency Medicine | Wayne State University



December 5, 2023

Detroit City Council Office
2 Woodward Avenue, Suite 1340
Detroit, MI 48226

Dear Honorable Detroit City Council members:

As the Chief Human Resource Officer and Director of Talent Solutions and Strategies at Henry Ford Health, respectively, we are pleased to endorse the Future of Health development project proposed by Henry Ford Health, along with its partners at Michigan State University (MSU) and the Detroit Pistons. Henry Ford Health's historic investment in its Midtown hospital campus—featuring an expanded emergency department (ED), state-of-the-art research center dedicated to advancing health discoveries, and commitment to improving the health and well-being of Detroiters and advancing health equity—reflects our mission and will have tremendous impact on the future health of the people living and working in Detroit and the surrounding region.

Henry Ford Health is a large, not-for-profit, integrated healthcare system with over 33,000 employees. The health system is headquartered in Detroit, where we have served the community since the establishment of Henry Ford Hospital in 1915—108 years. Since that time, Henry Ford Health has grown and we now offer healthcare services across the healthcare continuum through a diverse network of facilities in Southeast Michigan (Metro Detroit) and South Central Michigan (Jackson).

At Henry Ford Health, our mission-driven culture connects us to one another, our patients, and the communities we serve. We are known at a national level for leading innovative efforts in mitigating healthcare disparities and creating a diverse workforce with an inclusive culture. In September 2021, our Board of Directors and executive leadership team made a commitment to expand our diversity, equity and inclusion plan to include anti-racism and social justice. We are committed to a diverse and inclusive workforce where staff feels involved, valued, and respected. We are proud to support and advocate for social justice in an effort to enhance our ability to meaningfully impact everyone that interacts with Henry Ford Health. One of our commitments is to achieve equity in clinical outcomes and experience to empower patients to achieve optimal health and well-being.

In our roles as human resources leaders, we are responsible for executing hiring strategies to attract and hire diverse talent for our organization. As part of our work, Henry Ford Health has developed the system's first Diversity, Equity, Inclusion, and Social Justice Strategic Plan, which is our guiding document to ensure that our staff, patients, and our community are able to participate in all aspects of economic, social, and civil life. We have also deployed workforce development strategies across the system to remove barriers to employment and promote job opportunities. This includes collaborating with government officials, community organizations, and religious institutions to meet people where they are and connect them to opportunities.

Detroit Development LOS
Henry Ford Health
December 2023

The new campus development will help the system magnify its impact on these issues by:

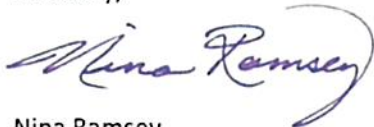
- Providing a premier location for Detroiters to live and work, including opportunities in healthcare, administration, research, construction, and retail.
- Expanding partnerships with the local community and organizations to provide opportunities for education and employment.

Overall, this development project will have wide-reaching impacts across the many priorities of our patients, the community, the Neighborhood Advisory Council and the Detroit City Council. With our partners at MSU, the Detroit Pistons, and the Shirley Ryan AbilityLab, this project will increase the stock of affordable housing in the city, provide new opportunities for education and well-paying jobs in the city, and give Detroiters access to state-of-art rehabilitation and research facilities. The new hospital will be a destination site for cutting-edge healthcare in the region, providing Detroiters and other Michiganders with access to the high quality and comprehensive care that they deserve. New walkways, traffic rerouting, green spaces, and communal spaces will make the community more walkable and connected, and provide opportunities for recreation and community events.

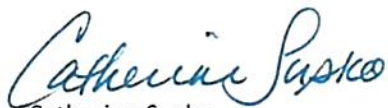
Importantly, the results of this collaboration reflect the needs and voices of our community.

Thank you for the opportunity to share our support for this mission-drive development project.

Sincerely,



Nina Ramsey
Executive Vice President
Chief Human Resource Officer



Catherine Susko
Director of Talent Solutions and Strategy



December 5, 2023

Detroit City Council Office
2 Woodward Avenue, Suite 1340
Detroit, MI 48226

Dear Honorable Detroit City Council Members:

As the President of Care Delivery System and Chief Clinical Officer at Henry Ford Health, I am pleased to endorse the Future of Health development project proposed by Henry Ford Health, along with its partners at Michigan State University (MSU) and the Detroit Pistons. Henry Ford Health's historic investment in its Midtown hospital campus—featuring an expanded emergency department (ED), state-of-the-art research center dedicated to advancing health discoveries, and commitment to improving the health and well-being of Detroiters and advancing health equity—reflects our mission and will have tremendous impact on the future health of the people living and working in Detroit and the surrounding region.

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In my roles as President of Care Delivery System and Chief Clinical Officer, I oversee both the clinical and operational sides of Henry Ford Health, including hospitals, ambulatory, and other service lines—driving growth and clinical excellence, championing quality and safety, enabling new levels of innovation and research, and forging strong partnerships with physician groups and other healthcare teams. In my time at Henry Ford Health, I have overseen significant growth in clinical volumes including by restructuring our cancer services and launching cardiovascular and orthopedics services; improved our quality metrics, including driving down hospital acquired infections at all of our hospitals; reorganized our care model aligning primary care and population health services to improve patients' outcomes and financial savings; overseen development and implementation of clinical guidelines during the COVID-19 pandemic; and helped engineer the 30-year partnership between Henry Ford Health and Michigan State

University to redesign our academic mission with innovative and transformational healthcare delivery and improvement in mind.

The new campus development will help the system magnify its impact on these issues by:

- Modernizing and revolutionizing the health system's care and healing environments to ensure Henry Ford Health can serve a growing number of patient's and continue to provide state of the art and personalized healthcare—including by outfitting an expanded ED with universal rooms and specialized space for trauma and behavioral healthcare; improving acute and intensive care units; advancing technology in operating suites, cardiac catheterization, and electrophysiology labs; and more
- Partnering with the Shirley Ryan AbilityLab to establish a 72-bed state-of-the-art physical medicine and rehabilitation facility to Detroit, as well as a revolutionary neurofibromatosis research institute in collaboration with the Gilbert Family Foundation—to support patients recovering from a stroke, traumatic brain injury, spinal cord injury, and other conditions
- Establishing a new, cutting-edge medical research facility in collaboration with Michigan State University to enhance Henry Ford Health's already robust research program—which currently includes more than 2,000 research projects over \$120 million in research funding annually
- Supporting the health system in attracting top talent to the region, to provide world class healthcare to Detroiters

Overall, this development project will have wide-reaching impacts across the many priorities of our patients, the community, the Neighborhood Advisory Council (NAC), and the Detroit City Council. With our partners at Michigan State University, the Detroit Pistons, and the Shirley Ryan AbilityLab, this project will increase the stock of affordable housing in the city, provide new opportunities for education and well-paying jobs in the City, and give Detroiters access to state-of-art rehabilitation and research facilities. The new hospital will be a destination site for cutting-edge healthcare in the region, providing Detroiters and other Michiganders with access to the high quality and comprehensive care that they deserve. New walkways, traffic rerouting, green spaces, and communal spaces will make the community more walkable and connected, and provide opportunities for recreation and community events.

Importantly, the results of this collaboration reflect the needs and voices of our community.

Thank you for the opportunity to share my support for this mission-driven development project.

Sincerely,



Adnan Munkarah, MD
President, Care Delivery System
Chief Clinical Officer
Henry Ford Health



Kimberlydawn Wisdom, MD, MS, FACEP
1 Ford Place
Suite 5B
Detroit, MI 48202
O 313.876.8408
M 313.574.7814

Sr. EA: Kirstie Korzetz
Kkorzet1@hfhs.org

December 5, 2023

Detroit City Council Office
2 Woodward Avenue, Suite 1340
Detroit, MI 48226

Dear Honorable Detroit City Council Members:

As the Senior Vice President of Community Health and Equity and Chief Wellness and Diversity Officer at Henry Ford Health, I am pleased to endorse the Future of Health development project proposed by Henry Ford Health, along with its partners at Michigan State University (MSU) and the Detroit Pistons. Henry Ford Health's historic investment in its Midtown hospital campus—featuring an expanded emergency department (ED), state-of-the-art research center dedicated to advancing health discoveries, and commitment to improving the health and well-being of Detroiters and advancing health equity—reflects our mission and will have tremendous impact on the future health of the people living and working in Detroit and the surrounding region.

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In my roles as Senior Vice President of Community Health and Equity and Chief Wellness and Diversity Officer, I provide leadership in the areas of community benefit, population health, and health equity, with a particular focus on improving maternal and infant health, chronic disease management, and healthy lifestyles including exercise, nutrition, and tobacco use. Among many initiatives, I have founded the award-winning African American Initiative for Male Health Improvement (AIM-HI) to provide culturally appropriate health education, support groups, and screenings; the Women Inspired Neighborhood Network (WIN) to improve access to healthcare and reduce infant mortality in Detroit neighborhoods; and Generation with Promise to empower young people, their families, faith-based organizations, and communities to create healthy lifestyle choices. I also oversee Henry Ford Health's community health needs assessment, community health worker hub, center for health promotion and

disease prevention, community health fairs and screenings, faith-based community health services, and other programs, services, and efforts to improve the health of the communities we serve.

The new campus development will help the system magnify its impact on these issues by:

- Building a state-of-the-art research building in collaboration with Michigan State University, with a focus on discovering measures and treatment solutions to address the health disparities that exist in the City of Detroit
- Expanding upon the health system's existing programs to provide additional community health, education, and resource awareness fairs each year in Detroit and the surrounding region
- Helping to address the social determinants of health, for example, by establishing affordable housing, walkable green spaces, and more
- Helping to address the social determinants of health, for example, by establishing affordable housing, walkable green spaces, addressing food security and more

Overall, this development project will have wide-reaching impacts across the many priorities of our patients, the community, the Neighborhood Advisory Council (NAC), and the Detroit City Council. With our partners at MSU, the Detroit Pistons, and the Shirley Ryan AbilityLab, this project will increase the stock of affordable housing in the city, provide new opportunities for education and well-paying jobs in the City, and give Detroiters access to state-of-art rehabilitation and research facilities. The new hospital will be a destination site for cutting-edge healthcare in the region, providing Detroiters and other Michiganders with access to the high quality and comprehensive care that they deserve. New walkways, traffic rerouting, green spaces, and communal spaces will make the community more walkable and connected, and provide opportunities for recreation and community events.

Importantly, the results of this collaboration reflect the needs and voices of our community.

Thank you for the opportunity to share my support for this mission-driven development project.

Sincerely,



Kimberllydawn Wisdom, MD, MS, FACEP
Senior Vice President of Community Health & Equity
Chief Wellness and Diversity Officer
Henry Ford Health

December 5, 2023

Detroit City Council Office
2 Woodward Avenue, Suite 1340
Detroit, MI 48226

Dear Honorable Detroit City Council members:

In my joint administrative, clinical and academic leadership roles at Henry Ford Health, I am pleased to endorse the Future of Health development project proposed by the healthcare system, along with our partners at Michigan State University (MSU) and the Detroit Pistons. Henry Ford Health's historic investment in its Midtown hospital campus—featuring an expanded emergency department (ED), state-of-the-art research center dedicated to advancing health discoveries, and commitment to improving the health and well-being of Detroiters and advancing health equity—reflects our mission and will have tremendous impact on the future health of the people living and working in Detroit and the surrounding region.

Henry Ford Health is a large, not-for-profit, integrated healthcare system with over 33,000 employees. The health system is headquartered in Detroit, where we have served the community since the establishment of Henry Ford Hospital in 1915—108 years. Since that time, Henry Ford Health has grown and we now offer healthcare services across the healthcare continuum through a diverse network of facilities in Southeast Michigan (Metro Detroit) and South Central Michigan (Jackson). The HFMG, founded in the same year as the Henry Ford Hospital, is one of the premier physician group practices in the nation. During this time, the HFMG has fostered innovation and advancement in patient care, education, and research, while encouraging improvement in technology and patient care processes.

At Henry Ford Health, our mission-driven culture connects us to one another, our patients, and the communities we serve. We are known at a national level for leading innovative efforts in mitigating healthcare disparities and creating a diverse workforce with an inclusive culture. In September 2021, our Board of Directors and executive leadership team made a commitment to expand our diversity, equity and inclusion plan to include anti-racism and social justice. We are committed to a diverse and inclusive workforce where staff feels involved, valued, and respected. We are proud to support and advocate for social justice in an effort to enhance our ability to meaningfully impact everyone that interacts with Henry Ford Health. One of our commitments is to achieve equity in clinical outcomes and experience to empower patients to achieve optimal health and well-being.

In my role at Henry Ford Health, I provide strategic leadership and direction to the over 1,900 HFMG physicians and researchers responsible for all aspects of clinical performance across 40 specialties. One powerful tool we currently use is our Population Health Management strategic initiative, which seeks to improve the overall health outcomes of specific populations. Through accumulation and analysis of population data, we can implement programs that keep patients as healthy as possible, reducing the need for hospitalizations, ED visits, and medical procedures. Ultimately, this initiative seeks to create value through:

- Improved clinical outcomes
- Improved patient experience
- Lower cost

The new hospital will support the HFMG and our other team members in providing the very

Steven N. Kalkanis, MD

Chief Executive Officer,
Henry Ford Medical Group

Chief Academic Officer,
Henry Ford II Chair

Senior Vice President,
Henry Ford Health

One Ford Place, Suite 5B
Detroit, MI 48202
313.876.8456

skalkan1@hfhs.org
henryford.com/kalkanis



best healthcare right in the heart of Detroit, with state-of-the-art medical facilities and technology, all single-patient rooms, shorter wait times in the ED, and less disruption to the neighborhood with the helipad and ambulances relocated from the neighborhood.

I also work to advance the health system's academic mission including the growth and development of all research and medical education programs. One of my proudest achievements at Henry Ford Health was helping to bring about the Henry Ford Health and Michigan State University Health Sciences partnership. Through a joint research enterprise, a premier cancer center, and a focus on academic, medical, and health education of the future, this partnership is working to fight the health disparities that plague our most vulnerable communities. Together, we are fueled by passion, curiosity, and a little bit of grit—tirelessly developing solutions, treatments, and programs to make life collectively better. We know that by working together on education and research, we will help create better health outcomes for our patients and the communities we serve and provide a pathway to eliminating health disparities. Establishing a joint research enterprise with Michigan State University is a key aspect of our new development in Detroit that will continue to build upon this work.

The Future of Health: Detroit will have wide-reaching impacts across the many priorities of our patients, the community, the Neighborhood Advisory Council (NAC), and Detroit City Council. With our partners at Michigan State University, the Detroit Pistons, and the Shirley Ryan AbilityLab, this development project will increase the stock of affordable housing in the city, provide new opportunities for education and well-paying jobs in the City, and give Detroiters access to state-of-art rehabilitation and research facilities. The new hospital will be a destination site for cutting-edge healthcare in the region, providing Detroiters and other Michiganders with access to the high quality and comprehensive care that they deserve. New walkways, traffic rerouting, green spaces, and communal spaces will make the community more walkable and connected, and provide opportunities for recreation and community events.

Importantly, the results of this collaboration reflect the needs and voices of our community.

Thank you for the opportunity to share my support for this mission-drive development project.
Sincerely,



Steven Kalkanis, MD
Executive Vice President, Henry Ford Health
Chief Academic Officer, Henry Ford Health
CEO, Henry Ford Medical Group
CEO, Henry Ford Hospital

November 29, 2023

Detroit City Council
2 Woodward, Ave.
Detroit, MI

RE: Honorable City Council

To whom it may concern:

I'm writing this letter in support of the Future of Health development with Henry Ford Health, Michigan State University, and the Detroit Pistons. As a legacy Detroiter, I have lived and experienced a variety of challenges Detroiters have faced.

I have a true dedication to support Projects that help revitalize the community, specifically District 5 in Detroit. I've attended multiple community presentation on the Project and each update has helped me further understand the Developers commitment to Detroit.

Anytime there are conversations and actions that support a healthier and vibrant Detroit, I'm in favor. As this project moves forward, I'm thrilled to see inclusion with residents and the career pathways because of this Development. I've grown to build a great repour with the community engagement leaders from each respective organization and they've truly heard my concerns. I see myself in the Future of Health, holistically.

Thank you,

A handwritten signature in black ink that reads "Gabrielle Parker". The signature is written in a cursive, flowing style.

Gabrielle Parker

November 30, 2023

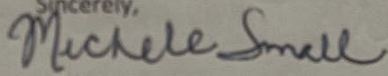
Detroit Brownfield Redevelopment Authority
500 Griswold, Suite 2200
Detroit, MI 48226

Re: Support of Future of Health Project

To whom it May Concern,

As retired schoolteacher, but forever an educator, I am elated that the Future of Health project will help provide additional educational pathways to the youths of Detroit. Often, Detroit schools must make the most with limited resources and students suffer because of it. Initially, I was not sure if the Development would truly be impactful, but the community engagement has helped me to fully understand what and how the Future of Health will help build a stronger and resilient Detroit in health, education, and housing.

For the past year, I've learned about 100+ Michigan State University programs have been existence in Detroit. I now have a deeper understanding of what is available for my parent network as well. The educational opportunities can help with a variety of age groups and background which supports inclusivity. With this Project, I trust the Future of Health will continue to have a long-lasting commitment to Detroit and will help benefit my community directly. I'm honored I can benefit from their dedication. We deserve a resilient Detroit.

Sincerely,

Michele Small

11/30/2023

Detroit City Council
2 Woodward Ave., #1340
Detroit, Michigan 48226

Re: Future of Health East Campus Project

To Whom It May Concern:

Please accept this letter as my support for the proposed Future of Health: East Campus development, which is expected to include more than 600 new residential units, commercial/retail space and green space. The new residential units will include deeply affordable units to provide housing for all Detroiters and the commercial/retail and green space with help transform the community into an inclusive community with opportunities for residents to “live, work and play”.

I understand the development team is seeking approval of a transformational brownfield plan and tax abatements in order for the project to be financially feasible. By receiving tax abatements, the developer will be able to successfully revitalize this important portion of our neighborhood and provide housing with a variety of rents, including affordable rental opportunities. I appreciate the developer’s community outreach during this process and I have had the chance to meet with members of the development team on multiple occasions. I have been a supporter of this project since inception. I believe it will bring local jobs to the community and it will be another way to build the North End area up.

I am pleased to support the Future of Health project’s requests and this development in the neighborhood.

Sincerely,



Quiana Brodeh
Owner, CEO



December 13, 2023

The Honorable City Council
City of Detroit
Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 1340
Detroit, Michigan 48226

City of Detroit Brownfield Redevelopment Authority
Board of Directors
500 Griswold Street, Suite 2200
Detroit, Michigan 48226

Re: Recommendation for Approval of the Future of Health Transformational Brownfield
Redevelopment Plan

Honorable Members of the Detroit City Council and the City of Detroit Brownfield Redevelopment
Authority Board of Directors:

In accordance with the resolution of the Detroit City Council creating the City of Detroit Brownfield
Redevelopment Authority (the "Authority"), the Community Advisory Committee, at its meeting of
December 13, 2023, adopted a resolution approving the proposed Transformational Brownfield
Plan for Future of Health and recommending adoption of this Transformational Brownfield Plan
by the Authority and City Council.

Please accept this letter of recommendation for approval from the Community Advisory
Committee on the Transformational Brownfield Plan for Future of Health.

Very truly yours,

By: _____


Rico Razo, Chairperson
Community Advisory Committee to the City of Detroit
Brownfield Redevelopment Authority



**DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
MINUTES OF THE
REGULAR COMMUNITY ADVISORY COMMITTEE MEETING
WEDNESDAY, DECEMBER 13, 2023, 5:00 PM**

COMMITTEE MEMBERS PRESENT: Omar Hasan
Abir Ali
Byron Osbern
George Etheridge
Jeffrey Evans
Dr. Regina Randall
Rico Razo
Ponce Clay
Marloshawn Franklin

COMMITTEE MEMBERS ABSENT: None

OTHERS PRESENT:

Brian Vosburg (DEGC/DBRA)	Ruth Johnson
Jennifer Kanalos (DEGC/DBRA)	Theo Pride
Cora Capler (DEGC/DBRA)	Russ Bellant
Sierra Spencer (DEGC/DBRA)	Alise Dixon
Rebecca Navin (DEGC/DBRA)	Tonya Myers-Phillips
Aryllynn Dailey (Michigan State University)	William M. Davis
Bill Lichwalla (Plante Moran)	Elizabeth Rogers
Jake Austermann (Plante Moran)	Jerry Williams
Richard Haddad (Detroit Pistons)	Kevin Grigg
Richard Barr (Honigman)	Scena Webb
Jerry Darby (Henry Ford Health)	Sheena Saffold
Norman Hubbard (Michigan State University)	Sherisse M. Butler
Stefan Welch (Detroit Pistons)	Stephanie Gilmore
Barry Blackwell (Henry Ford Health)	Tamela
Aaron Goodman (City of Detroit)	Cassy
Brittney Hoszkiw (Mayor's Office, City of Detroit)	DPP
Maria Mastej (Plante Moran)	Phone Number Ending in 7510
Venita Thompkins (Virginia Park Community)	Phone Number Ending in 9905
Daniel Kennedy	
Darryl Humes	



Call to Order

Chairperson, Mr. Razo, called the meeting to order at 5:18 p.m.

Ms. Kanalos took a roll call of the CAC Members present.

Projects

Future of Health Transformational Brownfield Redevelopment Plan

Ms. Capler presented the Future of Health Transformational Brownfield Redevelopment Plan.

Transformational Brownfield Plan Introduction

Transformational Brownfield Plans (“TBP”) are defined as plans that will have a “transformational impact on local economic development and community revitalization based on the extent of brownfield redevelopment and growth in population, commercial activity, and employment that will result from the Plan.”

Per Michigan Public Act 381 of 1996, as amended (“Act 381”), TBP’s must be a mixed-use development and, with respect to TBP’s in Detroit, with certain exceptions, must have a minimum level of capital investment of \$500 million or more. This investment can be one project or a series of developments on eligible property that are a “related program of investment.” In addition to the capture of property tax increment revenues by the brownfield authority (“TIR”), TBP’s allow for the capture by the State of Michigan of construction period tax revenues, state income tax revenues, and withholding tax revenues (“TR” and together with TIR, “TCR”) as well as certain sales tax exemptions. Eligible activities under TBP’s are expanded to include the “construction, restoration, alteration, renovation or improvement of buildings.”

A proposed TBP for the Future of Health Transformation Brownfield Plan Redevelopment Projects (the “Plan”) is being submitted for review and consideration and will be described by project.

Palace Sports & Entertainment, LLC (“PSE”) and/or its affiliate DP Amsterdam, LLC, Henry Ford Health System (“HFH”), and Michigan State University (“MSU”) will be the developers of the projects (collectively the “Developer”).

6175 THIRD AVENUE – RESEARCH CENTER

Project Introduction

The new-construction 326,362 square foot building will be the location of advanced health science and medical research to be conducted pursuant to a collaboration agreement between HFH and MSU. The research conducted at the facility will include activities currently conducted at the One Ford Place HFH headquarters as well as advance research in areas including cancer, neurosciences, immunology, hypertension, and dermatology pursuant to programs funded by the National Institutes of Health and other sources. In addition, a portion of the building will be used by the Nick Gilbert Neurofibromatosis Research Institute in partnership with the Gilbert Family Foundation to conduct research into neurofibromatosis.

It is currently estimated that this project will create 1,096 direct onsite construction jobs and 558 direct permanent jobs with an average wage of \$66.25 per hour and 3,020 indirect and induced jobs. Three hundred sixty-three (363) of the direct permanent jobs are anticipated to be “net new”



to the City and State, with 195 of the permanent jobs relocating from the existing One Ford Place.

Total investment is estimated at \$393 million. The Developer is requesting approximately \$39.6M in TCR reimbursement for this component of the Plan.

Property Subject to the Plan

The eligible property (the “6175 Third Street Site”) will consist of a single parcel bounded by railroad tracks to the north, Third Avenue to the east, Holden Street to the south and the John C. Lodge Freeway to the west in Detroit’s New Center neighborhood.

Basis of Eligibility

The 6175 Third Street Site is considered “eligible property” as defined by Act 381, Section 2 because (a) the property was previously used for a commercial purpose; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) the 6175 Third Street Site is determined to be facility.

Eligible Activities and Projected Costs

The “eligible activity” that is intended to be carried out at the 6175 Third Street Site is considered an “eligible activity” as defined by Sec 2 of Act 381, because it includes new construction. The eligible activity and budgeted costs are intended as part of the development of the 2200 Woodward Avenue Site and will be financed solely by the Developer. The City of Detroit Brownfield Redevelopment Authority (the “DBRA”) is not responsible for any costs of the eligible activity and will incur no debt. Construction is estimated to begin in the second quarter of 2024 and be complete within six (6) years of the Michigan Strategic Fund’s (“MSF”) approval of this Plan.

TBP Capture

The 6175 Third Street Developer desires to be reimbursed for the costs of eligible activities. TCR generated by the 6175 Third Street Site will be captured by the DBRA and the State of Michigan, as applicable, and used to reimburse the cost of the eligible activities. The reimbursement for eligible activities completed on the 6175 Third Street Site and each of the eligible properties referenced hereinafter and contained in the Plan after approval of this Plan will be governed by the terms of a Reimbursement Agreement with the DBRA, the MSF and the Michigan Department of Treasury (the “Reimbursement Agreement”).

COSTS TO BE REIMBURSED WITH TCR

1. Eligible Construction Costs	\$39,580,808.00
Total Reimbursement to Developer	\$39,580,808.00
2. Authority Administrative Costs	\$0.00
3. State Brownfield Redevelopment Fund	\$0.00
4. Local Brownfield Revolving Fund	\$0.00
TOTAL Estimated Costs	\$39,580,808.00

The actual cost of those eligible activities encompassed by this component of the Plan that will qualify for reimbursement from TCR from the 6175 Third Street Site shall be governed by the terms of the Reimbursement Agreement.



Other Incentives

The Developer is not seeking additional incentives for the 6175 Third Street Site.

6005 SECOND AVENUE – ONE FORD PLACE (RESIDENTIAL 1)

Project Introduction

This component of the Plan entails the planned adaptive reuse and renovation of the historic One Ford Place building located at 6005 Second Avenue, which is currently the HFH corporate headquarters building. The adaptive reuse will convert the building into the mixed-use residential building consisting of approximately 403 mixed-income residential apartments, including 20% (81) units with rents affordable to occupants with average incomes of 50% of AMI and 17,060 GSF of retail/commercial. Current plans indicate the residential portion of the Residential 1 building will include 181 studio apartments each with an average of 565 square feet of interior space, 168 one-bedroom apartments each with an average of 718 square feet of interior space, and 43 two-bedroom apartments each with an average of 1,070 square feet of interior space. The historic designation is anticipated to be approved in 2024.

It is currently estimated that this project will create 539 direct onsite construction jobs. Ongoing economic impacts of the commercial activity following completion of the project are expected to create 11 permanent property management jobs by the owner and 87 permanent jobs by tenants operating businesses which will be identified during and after the building's construction phase. The projected 98 direct permanent jobs are anticipated to earn upon completion an average wage of approximately \$17 per hour.

Total investment is estimated at \$189 million. The Developer is requesting approximately \$103.3M in TCR reimbursement for this component of the Plan.

Property Subject to the Plan

The eligible property (the "6005 Second Avenue Site") will consist of a single parcel bounded by Ford Place to the north, Second Avenue to the east, York Street to the south, and Third Avenue to the west in Detroit's New Center neighborhood.

Basis of Eligibility

The 6005 Second Avenue Site is considered "eligible property" as defined by Act 381, Section 2 because (a) the 6005 Second Avenue Site was previously used for commercial purposes; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) the 6005 Second Avenue Site is determined to be a facility.

Eligible Activities and Projected Costs

The "eligible activity" that is intended to be carried out at the 6005 Second Avenue Site is considered an "eligible activity" as defined by Sec 2 of Act 381, because it includes new construction. The eligible activity and budgeted costs are intended as part of the development of the 6005 Second Avenue Site and will be financed solely by the Developer. The DBRA is not responsible for any costs of the eligible activity and will incur no debt. Construction is estimated to begin in the second quarter of 2027 and be complete within six (6) years of the MSF's approval of this Plan.

TBP Capture



The Developer desires to be reimbursed for the costs of eligible activities. TCR generated by the 6005 Second Avenue Site will be captured by the DBRA and the State of Michigan, as applicable, and used to reimburse the cost of the eligible activities completed on eligible property under the Plan after approval of this Plan pursuant to the terms of the Reimbursement Agreement.

COSTS TO BE REIMBURSED WITH TIF

1. Eligible Construction Costs	\$108,784,891.00
Total Reimbursement to Developer	\$108,784,891.00
2. Authority Administrative Costs	\$2,802,857.00
3. State Brownfield Redevelopment Fund	\$2,326,537.00
4. Local Brownfield Revolving Fund	\$0.00
TOTAL Estimated Costs	\$113,914,286.00

The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from TCR from the 6005 Second Avenue Site shall be governed by the terms of the Reimbursement Agreement.

Other Incentives

The Developer is seeking additional incentives through a Commercial Rehabilitation Act (PA 210) and Neighborhood Enterprise Zone (NEZ) abatements.

725 AMSTERDAM – RESIDENTIAL 2

Project Introduction

This component of the Plan entails the planned new construction of approximately 154 mixed-income apartments in five stories above first floor retail/commercial.

The newly constructed mixed-use Residential 2 building is projected to contain approximately 159,204 GSF with 151,189 GSF for 154 apartments, 20% (31) of which will be affordable at an average of 50% AMI, as well as 8,015 GSF for retail/commercial. Current plans indicate the residential portion of the Residential 2 building will include 75 studio apartments each with an average of 514 square feet of interior space, 69 one-bedroom apartments each with an average of 793 square feet of interior space, and 10 two-bedroom apartments each with an average of 1,117 square feet of interior space.

It is currently estimated that this project will create 248 direct onsite construction jobs. Ongoing economic impacts of the commercial activity following completion of the project are expected to create 4 permanent property management jobs by the owner and 41 permanent jobs by tenants operating businesses which will be identified during and after the building’s construction phase. The projected 45 direct permanent jobs are anticipated to earn upon completion an average wage of approximately \$16 per hour.

Total investment is estimated at \$79 million. The Developer is requesting approximately \$36.6M in TCR reimbursement for this component of the Plan.



Property Subject to the Plan

The eligible property (the “725 Amsterdam Site”) will consist of a one parcel bounded by Amsterdam Street to the north, Second Avenue to the east, Ford Place to the south, and Third Avenue to the west in Detroit’s New Center neighborhood.

Basis of Eligibility

The 725 Amsterdam Site is considered “eligible property” as defined by Act 381, Section 2 because (a) the 725 Amsterdam Site was previously used for a commercial purpose; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) the 725 Amsterdam Site is determined to be a facility.

Eligible Activities and Projected Costs

The “eligible activity” that is intended to be carried out at the 725 Amsterdam Site is considered an “eligible activity” as defined by Sec 2 of Act 381, because it includes eligible construction costs. The eligible activity and budgeted costs are intended as part of the development of the 725 Amsterdam Site and will be financed solely by the 725 Amsterdam Developer. The DBRA is not responsible for any costs of the eligible activity and will incur no debt. Construction is estimated to begin in the second quarter of 2025 and be complete within six (6) years of the MSF’s approval of this Plan.

TBP Capture

The 725 Amsterdam Developer desires to be reimbursed for the costs of eligible activities. TCR generated by the 725 Amsterdam Site will be captured by the DBRA and the State of Michigan, as applicable, and used to reimburse the cost of the eligible activities completed on eligible property under the Plan after approval of this Plan pursuant to the terms of the Reimbursement Agreement.

COSTS TO BE REIMBURSED WITH TCR

1. Eligible Construction Costs	\$39,634,717.00
Total Reimbursement to Developer	\$39,634,717.00
2. Authority Administrative Costs	\$847,491.00
3. State Brownfield Redevelopment Fund	\$995,776.00
4. Local Brownfield Revolving Fund	\$0.00
TOTAL Estimated Costs	\$41,477,984.00

The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from TCR from the 725 Amsterdam Site shall be governed by the terms of the Reimbursement Agreement.

Other Incentives

The Developer is seeking additional incentives through a Commercial Rehabilitation Act (PA 210) abatement.

675 AMSTERDAM – RESIDENTIAL 3

Project Introduction

This component of the Plan entails the new construction of approximately 105 mixed-income apartments in five stories above first floor retail/commercial.



The newly constructed mixed-use Residential 3 building is projected to contain approximately 112,395 GSF with 106,122 GSF for 105 apartments, 20% (21) of which will be affordable at an average of 50% AMI, as well as 6,273 NRSF/GSF of retail/commercial space. Current plans indicate the residential portion of the Residential 3 building will include 55 studio apartments each with an average of 493 square feet of interior space, 40 one-bedroom apartments each with an average of 796 square feet of interior space, and 10 two-bedroom apartments each with an average of 1,060 square feet of interior space.

It is currently estimated that this project will create 158 direct onsite construction jobs. Ongoing economic impacts of the commercial activity following completion of the project are expected to create 3 permanent property management jobs by the owner and 31 permanent jobs by tenants operating businesses which will be identified during and after the building's construction phase. The projected 34 direct permanent jobs are anticipated to earn upon completion an average wage of approximately \$17 per hour.

Total investment is estimated at \$54 million. The Developer is requesting approximately \$25.7M in TCR reimbursement for this component of the Plan.

Property Subject to the TBP

The eligible property (the "675 Amsterdam Site") will consist of a single parcel bounded by Amsterdam Street to the north, Second Avenue to the east, Ford Place to the south and Third Avenue to the west in Detroit's New Center neighborhood.

Basis of Eligibility

The 675 Amsterdam Site is considered "eligible property" as defined by Act 381, Section 2 because (a) the 675 Amsterdam Site was previously used for a commercial purpose; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) the 675 Amsterdam Site is determined to be a facility.

Eligible Activities and Projected Costs

The "eligible activity" that is intended to be carried out at the 675 Amsterdam Site is considered an "eligible activity" as defined by Sec 2 of Act 381, because it includes new construction. The eligible activity and budgeted costs are intended as part of the development of the 675 Amsterdam Site and will be financed solely by the 675 Amsterdam Developer. The DBRA is not responsible for any costs of the eligible activity and will incur no debt. Construction is estimated to begin in the second quarter of 2027 and be complete within six (6) years of MSF approval of this Plan.

TBP Capture

The 675 Amsterdam Developer desires to be reimbursed for the costs of eligible activities. TCR generated by the 675 Amsterdam Site will be captured by the DBRA and the State of Michigan, as applicable, and used to reimburse the cost of the eligible activities completed on the eligible property under the Plan after approval of this Plan pursuant to the terms of the Reimbursement Agreement.

COSTS TO BE REIMBURSED WITH TCR

1. Eligible Construction Costs	\$27,084,984.00
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Total Reimbursement to Developer	\$27,084,984.00
2. Authority Administrative Costs	\$529,631.00
3. State Brownfield Redevelopment Fund	\$700,027.00
4. Local Brownfield Revolving Fund	\$0.00
TOTAL Estimated Costs	\$28,314,642.00

The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from TCR from the 675 Amsterdam Site shall be governed by the terms of the Reimbursement Agreement.

Other Incentives

The Developer is seeking additional incentives through a Commercial Rehabilitation Act (PA 210) abatement.

6205 THIRD STREET – PARKING GARAGE

Project Introduction

This component of the Plan entails the new construction of an 804-space, six story parking garage to provide parking for the Research Center and the Residential 1, Residential 2 and Residential 3, mixed-use buildings.

It is currently estimated that this project will create 104 direct onsite construction jobs. No permanent jobs are expected to be created by the Parking Garage.

Total investment is estimated at \$58 million. The Developer is requesting approximately \$14.4M in TCR reimbursement for this component of the Plan.

Property Subject to the TBP

The eligible properties (the “6205 Third Street Site”) will consist of a single parcel bounded by railroad tracks to the north, Third Avenue to the east, Holden Street to the south, and John C. Lodge Freeway to the west in Detroit’s New Center neighborhood.

Basis of Eligibility

The 6205 Third Street Site is considered “eligible property” as defined by Act 381, Section 2 because (a) the 6205 Third Street Sites was previously used for a commercial purpose; (b) is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) the 6205 Third Street Site are determined to be a facility.

Eligible Activities and Projected Costs

The “eligible activity” that is intended to be carried out at the 6205 Third Street Site is considered an “eligible activity” as defined by Sec 2 of Act 381, because it includes new construction. The eligible activity and budgeted costs are intended as part of the development of the 6205 Third Street Site and will be financed solely by the 6205 Third Street Developer. The DBRA is not responsible for any costs of the eligible activity and will incur no debt. Renovation is estimated to begin in the fourth quarter of 2025 and be complete within six (6) years of MSF approval of this Plan.

TBP Capture



The 6205 Third Street Developer desires to be reimbursed for the costs of eligible activities. TCR generated by the 6205 Third Street Site will be captured by the DBRA and the State of Michigan, as applicable, and used to reimburse the cost of the eligible activities completed on the eligible property under the Plan after approval of this Plan pursuant to the terms of the Reimbursement Agreement.

COSTS TO BE REIMBURSED WITH TCR

1. Eligible Construction Costs	\$16,689,402.00
Total Reimbursement to Developer	\$16,689,402.00
2. Authority Administrative Costs	\$1,042,468.00
3. State Brownfield Redevelopment Fund	\$662,058.00
4. Local Brownfield Revolving Fund	\$0.00
TOTAL Estimated Costs	\$18,393,928.00

The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from TCR from the 6205 Third Street Site shall be governed by the terms of the Reimbursement Agreement.

Other Incentives

The Developer is not seeking additional incentives for the 6205 Third Street Site.

OVERALL TRANSFORMATIONAL IMPACTS

- \$773 million in capital investment, significantly exceeding the \$500 million statutory threshold.
- A total of 4 new construction development projects exceeding 917,961 total square feet of redevelopment on current surface parking lots in addition to the adaptive reuse of a 626,953 SF historic structure in Detroit’s New Center neighborhood.
- Net fiscal benefit to the City’s General Fund of \$700 million over the 35-year life of the Plan and abatements.
- Constructing approximately 662 new residential units, of which 132 units will be reserved for residents making an average of 50% of the Area Median Income to grow the City’s population and tax base.
- Creating or supporting approximately 2,145 direct construction jobs with total wages expected to exceed \$133 Million throughout the construction period (an annual average wage of \$61,921 per job), and a total economic output of \$474 Million.
- Creating or supporting approximately 735 direct permanent jobs in the City to expand economic opportunity and grow the City’s tax base.

TOTAL TBP COSTS TO BE REIMBURSED WITH TCR

1. Eligible Construction Costs	\$231,774,802.00
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Total Reimbursement to Developer		\$231,774,802.00
2. Authority Administrative Costs		\$5,222,447.00
3. State Brownfield Redevelopment Fund		\$4,684,399.00
4. Local Brownfield Revolving Fund		\$0.00
TOTAL Estimated Costs		\$241,681,648.00

Attached for the CAC's review and approval were three (3) resolutions: 1.) a resolution supporting the Plan in the event the Committee does not deem it necessary to conduct a CAC public hearing and 2.) a resolution authorizing a public hearing in the project area and 3.) a resolution authorizing a public hearing in the project area and to appoint up to two special CAC members. The public hearing may be held jointly with any public hearing conducted by the Detroit Brownfield Redevelopment Authority.

Public Comment

Mr. Razo called for public comment and stated that each speaker would be given one minute.

Mr. Bellant stated that by giving the public one minute to speak, it minimizes the voice of the community considering billions of dollars are being discussed. Mr. Bellant stated that \$292 million that is meant to go to schools, libraries, special needs children, parks, city debt, and school debt is being redirected. Mr. Bellant continued that although this is happening over time, it is a part of a many yearlong pattern occurring in the City. Mr. Bellant stated that it is disturbing that tax captures are so secretive and that many residents are unaware of the tax captures, therefore they don't realize everything being done is debilitating to the schools and libraries. Mr. Bellant added that Dr. Vitti has asked for years to stop tax abatements.

Ms. Johnson introduced herself as the Public Policy Director for Community Development Advocates of Detroit (CDAD) and asked the CAC to vote no or postpone their vote until the public hearing. Ms. Johnson stated that there has not been sufficient time for community members such as members in the impact area, CDAD members, Central Detroit Christian Community Development Corporation, 360 Detroit, and NW Goldberg Cares because the draft had been presented the night prior. Ms. Johnson added that it is important to hear and understand what the community needs, noting that Detroit City Council has not had sufficient time to deliberate. Ms. Johnson stated that this consideration is premature, especially during the holiday season, adding that the deeply affordable rates proposed for some of the residential units is not deeply affordable, the housing is not attainable, and the benefits are not beneficial when considering the public investment in a private project of luxury.

Mr. Pride introduced himself in association with the Detroit People's Platform and stated that the Legislative Policy Division (LPD) has released a report that says Detroit overuses tax incentives and must find a way to complete development without tax incentives to be healthy fiscally. Mr. Pride stated that the Future of Health project is asking for \$300 million in tax incentives but about 81% is going to luxury housing and this deal is not about research and hospitals but about luxury apartments. Mr. Pride rhetorically asked if building small luxury apartments was the best use for public resources stating that it is clearly not as it takes \$60 million from Detroit schools and provides very few jobs. Mr. Pride stated that the community wants direct benefits for seniors, reimbursements for the schools, and the affordable housing trust fund. Mr. Pride asked the CAC to not support the Future of Health project because it is a luxury housing project that takes too much from the public without giving anything back.

Mr. Humes introduced himself as a small business owner inside the Fisher Building and explained that he has been a part of the process and while there are pros and cons to the Future of Health project, he feels that the project will be very good for the New Center area. Mr. Humes stated that the project not only helps with health care and medical research but also the economic growth in the area which is obviously needed.



Mr. Humes added that as value is found for the local community and residents this is important. Mr. Humes stated that he believes the project will be a part of the advancement of the New Center area which is in dire need.

Mr. Davis introduced himself as the President of the Detroit Chapter National Action Network and President of the Detroit Active Retirement Employee Association and posed a few questions. Mr. Davis asked if residents would have to pay a parking fee to park in the parking structure, how the project will impact drainage in the area, what's going into the sewage system, and if it would increase the probability of flooding. Mr. Davis asked if the system could hold an additional volume of people. Mr. Davis asked how the project would affect the City's general fund, specifically if it adversely affects it, and if fewer people are paying State income tax. Mr. Davis asked if this would affect his revenue sharing and how it would benefit him as a City of Detroit retiree who worked 34 years for the water department. Mr. Davis asked how this would benefit people outside a select group of people who continue to receive money because the vast majority of people in the City of Detroit do not seem to be getting much benefit from it.

Mr. Kennedy stated that his grandfather and his father both served as Detroit police officers and that he grew up on the lower east side of Detroit and played basketball for the University of Detroit and currently works for a tier one automotive supplier that built a big plant in Detroit and does a lot of work within the region. Mr. Kennedy stated that he has seen so much positive energy coming from within Detroit from the various developments and he believes that a collaboration between academia, healthcare, and sports entertainment coming together to create jobs and provide taxable land that is not being utilized will cause many ripple effects that will be extremely positive. Mr. Kennedy stated it would be another pocket like the University District, Midtown, Corktown, Greektown, and the new bridge. Mr. Kennedy stated this project is a hugely positive and transformative project that he looks forward to coming to fruition.

Mr. Williams introduced himself as president of the Northwestern High School Alumni Association and is speaking on behalf of the students of Northwestern to take into consideration the proposed idea of a partnership with the school to create a state of the art healthcare center within the building. Mr. Williams stated this is to partner with their students and create Future of Health careers as they are learning the basics and the academic requirements of what it takes to be in the healthcare field. Mr. Williams stated that with the community benefit, he would like to see this merge and connect with the Northwestern students so that they can indeed be the future of health with careers for themselves.

Ms. Myers-Phillips from the Sugar Law Center stated that she had the displeasure of being at the Neighborhood Advisory Committee meeting the night prior and stated that after monitoring many CBO deals this is not the largest community benefits package ever but rather it is the worst ever. Ms. Myers-Phillips stated that the agreement is riddled with obligations that Henry Ford is already required to provide because of their federal tax-exempt status which is double dipping in the community benefit pot. Ms. Myers-Phillips stated that one egregious example is that Michigan State University is offering scholarships, but the university has already committed to offering free tuition for low-income families which will probably be what happens with the housing component in the area with no concessions. Ms. Myers-Phillips stated that the deeply affordable units are offset by raising affordability on the other units. Ms. Myers-Phillips stated she needed to pull the entities apart and asked to be shown how it is reasonable in the statute to award this amount of tax abatements.

Ms. Dixon introduced herself to represent the Boys and Girls Club of Southeast Michigan and has had the pleasure of being a part of many of the CBO conversations to date. Ms. Dixon stated she is in support of this project as there are transformational benefits that the project will bring to not just the New Center area, but the whole of Detroit. Ms. Dixon stated that their experience working with the Detroit Pistons as an organization, seeing their agility, and seeing the way they have supported community projects in the future just further allows it to be seen that this is going to be a dynamic project that will bring a lot of benefits.



Ms. Tompkins stated she had just left the conference room and had watched the presentation twice. Ms. Tompkins stated that in consideration for the Neighborhood Advisory Committee vote on the Community Benefits Agreement that happened the previous night which was a seven to two vote and out consideration of some of the other members who opposed due to some other questions concerning the Virginia Park Community joint venture with Henry Ford Hospital Housing corporation, and information that was not shared such as finances. Ms. Tompkins stated this was her main question as to where the funding goes since it was mentioned the night prior that the corporation was dissolved in 2015.

Projects Cont.

Future of Health Transformational Brownfield Redevelopment Plan Cont.

Mr. Razo asked the CAC Members if they had any questions for the development team.

Dr. Randall stated that she was concerned about the support letters as there was an extensive list of groups that their team has met with included in the presentation, but there are no letters from those groups. Dr. Randall stated that the majority of their letters have been provided by individuals written to the Detroit City Council and that she is looking for letters from community-based organizations such as block clubs instead of letters from trade unions or business-orientated collaborations. Mr. Darby stated that the development team has have met with several groups and received support from many of the groups that they've met with some being listed and some unlisted. Mr. Haddad continued that the team feels good about the level of communication and that each group that their team met with was not asked to provide a letter of support but remains proud of the support they have been able to provide.

Mr. Osbern noted that there was a conversation concerning the number of construction jobs that will be created by the project and asked what type of workforce development plan has been set in place for the the permanent jobs to be created to make those opportunities available to Detroit residents and specifically residents of the impact area. Mr. Darby stated that the opportunities are significant through many facets, first being the specific healthcare and STEM opportunities for local high school and middle school students which include programs, training internships and opportunities to learn while getting paying jobs. The program for the construction aspect is their boot camp program and multiple other programs that are specific for local Detroiters.

Mr. Osbern stated since the project uses no federal funds to invoke a Davis Bacon prevailing wage, he wants to ensure that Detroiters are receiving careers and not jobs and asked the development team to see this all the way through considering the serious concerns brought forward through public comment.

Mr. Franklin stated that he hopes that the permanent jobs are kept in mind as well. Mr. Darby stated that this is their goal both on the research and healthcare sides to develop a pipeline of locals to have technical jobs all the way up to doctors. Mr. Franklin explained he was not attempting to knock Henry Ford but that as an advocate for working people in the union, Henry Ford does not have the best reputation of being backed and stated he'd like to have further conversations later.

Mr. Etheridge asked, as it relates to the rehabilitation of One Ford Place, he noticed there was a historic designation being sought for the property if a hearing has been set. Mr. Austermann stated that the hearing has not been set but that preliminary application materials are associated with the process of submitting their national historic designation.

Mr. Etheridge stated that it had been indicated that \$28 million of federal historic tax credit was being captured and asked what vehicle this was being captured through. Mr. Austermann stated it is tax credit equity or a federal incentive resource that is meant to provide tax credits to investors. Mr. Etheridge asked if any state historic tax credits are being sought. Mr. Austermann responded there was not.



Mr. Etheridge stated there were a few questions that were raised in public comment he would like answers to such as if Northwestern High School has been identified as one of their partners. Mr. Darby stated that Northwestern High School has been identified and is a part of the new scholarship program, in-school programs, and internship programs.

Mr. Etheridge asked if there would be a parking fee for the residents to use the new parking structure. Mr. Haddad responded that there would be parking available. Mr. Etheridge asked if the fee would be at a reduced rate for residents or if it would be a standard rate. Mr. Haddad responded that this is something that is still being looked into as partners are being finalized.

Mr. Etheridge noted that there is a price spending of \$24 million identified for infrastructure improvements and asked about stormwater management. Mr. Darby stated that the development team is extensively involved in stormwater management in multiple ways, including tank storage, green roofs, and bioswals

Ms. Ali stated that the development team stated one of their pillars is housing for Detroiters and the inclusion of families, therefore is curious as to how the inclusion of families could be a principle stood on by the development team when the biggest unit offered is a two bedroom. Mr. Haddad responded that by looking at the market the demand is in studio, one and two-bedroom units. Mr. Haddad further stated that the concern is that the market would not support larger units, but it is something that will continue to be revisited until groundbreaking. Ms. Ali advised that as the unit mix evolves, their narrative including families evolves as well.

Ms. Ali asked for more information about the five acres of green space and the relationship with the new hospital, research facility, residential programs, the general public, and existing public spaces. Mr. Darby explained that the five acres is directly surrounding the hospital, and a major square which has public amenities and public spaces. There will also be green space that will go from the new hospital down along the west side of the John C. Lodge Freeway to the research building. There is additional green space along Lincoln Avenue, between the Cancer Center and behind the new hospital making the total amount of green space more than five acres.

Ms. Ali asked if there would be community engagement around the design and programming of the green spaces. Mr. Haddad responded that they have already engaged with the public to receive ideas about the proposed green spaces and the development team will continue to work with the public throughout the planning process.

Mr. Haddad stated that the Detroit Pistons have made the commitment through the last CBO to work with the City to refurbish over 60 basketball courts around the City of Detroit in parks and neighborhoods and have made a point to program those areas with various fitness programs and have seen success with that effort.

Ms. Ali asked what percent of the development team's investment is committed to public art. Mr. Darby stated there will be art in front of the new hospital but is unsure of the exact percentage of the total investment noting that public art is significant to the overall development. The team is looking to work with local artists, which is something they have done previously in the Cancer Center and expect those efforts to continue.

Mr. Haddad stated this is also the practice for the Pistons noting that the performance center has significant local art displayed in the facility.



Ms. Ali asked how many architects are involved with the development of the campus. Mr. Darby explained that the new hospital requires many specialists therefore they are working with three architects right now, one being local, and minority based.

Mr. Osbern asked if the team could speak to green technology that is planned for the projects. Mr. Darby stated that Henry Ford has a national commitment to be carbon neutral by 2050 but the team is looking to achieve that status earlier than 2050. The central energy facility for the new hospital campus will be fully electric.

Mr. Evans stated that he has had prior experience with Henry Ford when Nancy Schlichting was President of the organization and they had discussed black participation in business development in a big way. Mr. Evans explained that his main goal was to replace the opportunities that were leaving the automotive industry in the black college ecosystem. Mr. Evans stated that everyone is interested in community development, but that he does not see representation of Detroit residents and that he would like to see the Community Benefits Agreement to have serious commitments to provide opportunities to Detroit residents for economic growth.

Mr. Evans asked who the general contractor is for the projects. Mr. Darby stated that the general contractor for the new hospital project is a partnership of three contractors because of the scale of the project, and those companies are Barton Mallow, Dixon, and Turner and that the general contractor for the residential projects have not yet been determined since they will not begin construction for a few years. Mr. Darby added that there is a plan for recruitment and hiring of Detroit residents to work on the project which involves engagement with Detroit Public Schools to create programs and job opportunities for students. Mr. Hubbard added that Michigan State University has been engaged with Northwestern High School and that MSU is committed to working with Detroit Public Schools to provide pathways to opportunities for students. Mr. Evans stated that he is excited about the Future of Health projects and the partnership between Henry Ford Health, Michigan State University, and the Detroit Pistons and the opportunities that will come from the projects.

Mr. Vosburg stated that the Community Benefits Agreement is a legally enforceable agreement, and that he wanted to make sure the question that was raised during public comment regarding contributions to the City's general fund was answered and asked Mr. Howell to provide more information. Mr. Howell stated that the net fiscal benefit for the City of Detroit over the life of the TBp, or 35 years, is approximately \$118 million.

Mr. Etheridge asked if there is a plan to attract local businesses and entrepreneurs to occupy the new commercial spaces. Mr. Darby stated that there is a plan included in the Community Benefits Agreement to attract local businesses and entrepreneurs to occupy the new commercial spaces.

Mr. Osbern asked to call the question. Mr. Etheridge asked Mr. Vosburg to review the options for the CAC to take action.

Mr. Razo called for a motion regarding the Future of Health Transformational Brownfield Redevelopment Plan.

Mr. Franklin made a motion to recommend approval of the Future of Health Transformational Brownfield Redevelopment Plan to the DBRA Board. Mr. Etheridge seconded the motion. A roll call vote was conducted with the following result:
Aye: Mr. Osbern, Mr. Razo, Mr. Etheridge, Mr. Hasan and Mr. Franklin
Nay: Dr. Randall, Mr. Evans, Mr. Clay, and Ms. Ali
DBRA-CAC Resolution Code 23-12-324-01 was approved.



**MINUTES OF THE
DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
PUBLIC HEARING FOR THE
FUTURE OF HEALTH TRANSFORMATIONAL BROWNFIELD REDEVELOPMENT PLAN**

**Thursday, January 4, 2024
Pistons Performance Center
6201 Second Avenue
Detroit, MI 48202
5:30 PM**

In attendance were*:

Cora Capler (DEGC/DBRA)	Darrian Dorrrough
Brian Vosburg (DEGC/DBRA)	Uche White-Thorpe
Sierra Spencer (DEGC/DBRA)	Nick Kendon
Eric Dueweke (DBRA Board)	Sterling Littlejohn
Richard Barr (Honigman)	Patrick Duggan
Denise Brooks-Williams (Henry Ford Health)	Justine Drake
Jerry Darby (Henry Ford Health)	Dana Jaix (Henry Ford Health)
Marc Corriveau (Henry Ford Health)	Jamaine Dickens
Barry Blackwell (Michigan State University)	Linda Campbell (Detroit People's Platform)
Arlynn Dailey (Michigan State University)	Ingrid Macon (West Grand Blvd Collaborative)
Norman Hubbard (Michigan State University)	Toyia Watts (Charlevoix Villages Association)
Stefen Welch (Detroit Pistons)	Miguel Pope (MEBCA, Detroit People's Platform)
Richard Haddad (Detroit Pistons)	Olga Philips (SCC)
Brittney Hoszkiw (Mayor's Office, City of Detroit)	JC Reindl (Detroit Free Press)
Joshua Roberson (City of Detroit)	Tina Walker
Edwina King (City of Detroit)	Theo Pride (Detroit People's Platform)
Dr. Sharon Blockshire-Tubie, FNP	Rev. Roslyn Murray Bouier (Trinity-St. Marks)
Delores Flagg (Urban League)	Diane Bostick Robinson
Earl Cureton	Venita Thompkins
Mr. and Mrs. Fred Robinson	Tonya Myers-Phillips (Sugar Law Center)
Misha McGlown	Pierre Haden (Historic Boston-Edison Association)
LaTanya Pitts (Columbus Block Club)	Miguel
Nicole Medvitz	Karen
Corresa Morgan	Ingrid

Ms. Capler called the meeting to order at 5:41 PM.

Ms. Capler gave an overview of the structure of the public hearing. Ms. Capler informed the hearing of the way tax increment financing works, the structure of the Detroit Brownfield Redevelopment Authority, the differences between traditional brownfield plans and Transformational Brownfield Plans, and the tax increment financing request per the Brownfield Plan.

*There were members of the public in attendance that did not complete the sign-in sheet. Attendees listed above either completed the sign-in sheet or identified themselves during the Q&A and/or Public Comment portions of the Hearing.



Mr. Barr introduced the members of the development team and gave an overview on why the Transformational Brownfield Plan is being requested.

Ms. Brooks-Williams, Mr. Blackwell, Ms. Dailey, Mr. Welch, Mr. Darby, and Mr. Haddad provided additional details regarding the redevelopment plans for the project locations as well as the separate projects included in the new Henry Ford Hospital campus, the community engagement efforts conducted by the development team to date, the outcomes of the Community Benefits Ordinance process for the projects, the partnerships and collaborations between Henry Ford Health, Michigan State University, and the Detroit Pistons, and additional details on the new residential units to be included in the projects.

Ms. Capler opened the Question-and-Answer segment of the public hearing and stated that questions will be limited to one minute per person.

Mr. Theo Pride asked why the residential developments are necessary for the development plans, including the new hospital campus and medical research center, and asked if the amount of the Low-Income Housing Tax Credits (LIHTC) for the residential developments has been determined. Mr. Haddad stated that the amount of the LIHTC awards for the residential developments has not yet been determined. Mr. Darby stated that the residential developments are necessary for the overall development plans to provide more residential options for new and existing Detroit residents, including those who will take advantage of the new employment opportunities to be created by the new hospital campus and the medical research center, to increase the supply of residential options in the area to meet the expected new demand, and to create a new hub for economic activity. Ms. Brooks-Williams added that the current headquarters for Henry Ford Health at One Ford Place will undergo an adaptive reuse into residential units and commercial space which will prevent the property from being vacant and underutilized and that the overall development plans for both the new hospital campus and the developments on the new East Campus are in line with similar medical campus developments across the country.

Rev. Roslyn Murray Bouier asked for a working definition of “mixed-income housing,” how the development team plans to assist the large number of black mothers who are housing-insecure in the area when there is a small number of residential units included in the project that have two-bedrooms, and asked how Henry Ford Health will work to share information with community about social determinants and their impacts. Mr. Barr stated that “mixed-income housing” means that the residential units are available at varying levels of affordability. Ms. Brooks-Williams stated that Henry Ford Health has learned a lot about the concerns of the community throughout the community engagement process for these projects and is open to continuing that dialogue into the future and to learn how they can use their leverage and resources to address those social determinants in the community.

Ms. LaTanya Pitts asked if the members of the development teams would themselves live in the affordable residential units and why the development team is not planning to build affordable single-family homes as opposed to multi-family rental housing. Mr. Haddad stated that the plans for the residential developments came from feedback from the community and what the current demand is for multi-family residential in the area. Mr. Blackwell stated that he if he were personally faced with the decision to live in a one-bedroom residential unit with children as opposed to living in his vehicle he would absolutely choose to live in the one-bedroom unit particularly if that residential unit were in such close proximity to a multitude of employment opportunities.

Ms. Diane Bostick Robinson stated that she believes the projects will serve as a stimulus for the area to encourage further investment and development and stated that she would like to see infill housing with single-family homes developed in the area to serve families and is hopeful that the infill housing developments will occur in the area as a result of this investment.



A participant stated that he is pleased to see these projects proposed in the City along with other developments that have been completed and applauded the development team's efforts to make this investment happen in the community, and added that she has lived in a one-bedroom apartment with her children and would absolutely choose that option over living in her vehicle.

A participant stated that he has concerns with projects that request this level of public subsidies that include market rate residential units and has concerns about the demand for the new residential units included in the projects. Mr. Haddad stated based on the research that the development team has done, there is significantly more demand for multi-family housing than there is supply in this area and that projects of this nature and scope require a certain level of support to make the projects economically viable.

Mr. Pierre Haden stated that he is the President of Historic Boston-Edison Association and that the community is facing a lot of challenges as far as having a large aging population and young population, that Henry Ford Health has been a great partner to the community, and he is supportive of the projects which will bring world-class medical research and services to his own backyard and will give his child and other children in the area something to stay in Detroit for when they get older and have to decide where they would like to live, and that he commends the development team for their interest in placing a development such as this one in the City of Detroit.

Miguel stated that he believes that the public process is an opportunity for the community to negotiate the things they would like to see included in the projects to meet the needs of the community and asked if the new employees who receive the job opportunities that have a pay rate of \$16 per hour would be able to afford to live in the affordable units when you take into account the other large expenses they may have. Mr. Haddad stated that AMI levels are determined by the Michigan State Housing Development Authority (MSHDA) along with the corresponding rental rates at certain AMI levels, and that the development team initially proposed providing affordable units at a lower rate than what is commonly seen or required for similar projects in the City and in response to requests from the community, are providing an even deeper level of affordability than originally proposed.

Ms. Toyia Watts stated that there is a significant need for urgent care option in the City so that residents do not need to travel outside of the City for urgent care services and that her granddaughter will be graduating from Martin Luther King Jr. High School this year and has the intention to pursue a career in nursing and asked which educational institution the development team would recommend her attend, and stated that she would like for her granddaughter to remain in Michigan after she obtains her degree but that she is looking to move out of state. Ms. Brooks-Williams stated that Henry Ford Health has heard the need for urgent care services from the community and that there will be urgent care services available at the new hospital campus adjacent to the new, larger emergency room, and that Henry Ford Health would like to hear more from the community about what areas in the City are in need for urgent care services and continue to invest in the City of Detroit. Ms. Dailey stated that she is of course going to encourage Ms. Watts' daughter to consider attending Michigan State University because it is a community-based educational institution that has a mission of keeping their students in the State of Michigan post-graduation to encourage their students to give back to the community, and has a mission to diversify their student population, and that MSU is active at Martin Luther King Jr. High School for admissions and she would like to make a connection between MSU's admission department and Ms. Watts. Mr. Blackwell stated that he believes Wayne State University is another great educational institution and that trying to attract and retain young talent in the City is one of the main goals of the proposed projects through the pathway programs that will be established for the employment opportunities to be created. Mr. Welch added that he is a Detroit resident first and an employee of the Detroit Pistons organization second, and what attracted him to the Detroit Pistons as an organization was its commitment to the community and the work that they have done



in the City such as event surrounding youth mental health, and that every Detroit Pistons employee has an obligation to perform work in the community.

Karen asked what types of jobs will be created by the projects including the anticipated salaries and asked why there is a 30-year term for the brownfield plan, and if that term could be reduced to a shorter period. Ms. Brooks-Williams stated that the types of jobs to be created by the projects will include everything from entry-level positions to nursing and physician positions and that the starting rate for entry-level positions is currently above \$15 per hour but that once the new hospital campus is completed in a few years, that rate will have increased and that those employees would be able to afford to live in the affordable residential units included in the proposed projects. Ms. Capler stated that the 30-year term for brownfield plans is a maximum term and was established under Michigan Act 381, that the proposed brownfield plan has a term of a maximum of 35 years because under Michigan Act 381 a developer is able to delay the start of tax captures for a period of up to 5 years from the date of the brownfield plan approval, and that the tax abatements that are being pursued for the proposed projects have shorter terms between 10-15 years, and that those terms are also established according to their respective statutes. Ms. Capler added that the amount of tax capture that is being requested under the brownfield plan is a “not to exceed” amount and the amount of tax capture that is received by the development team under the brownfield plan is contingent upon both the actual costs incurred for the projects and the amount of property taxes (or income taxes) generated by the projects which means that the benefits under the brownfield plan are performance-based.

Ms. Tonya Myers-Philips asked if the development team is relying on a housing study that has been conducted by the City or if they conducted their own housing study to determine that number of residential units needed and the types of units that are in demand in the area. Mr. Haddad stated that the development team has gathered data from a variety of sources on the demand for the new residential units and has been able to confirm that there is a demand for multifamily housing at all levels in the area and that there isn't one study that the development team used in the planning process for the residential developments.

Ms. Delores Flagg stated that the Detroit Pistons have done a lot of work in the community and have been very generous and open to the community and asked if there is a more definitive, visible way that the Detroit Pistons can perform outreach to the community to communicate their efforts and capacity. Mr. Welch stated that the Detroit Pistons has a Community and Social Responsibility team to address and coordinate the Detroit Pistons' efforts in the community to address the needs of the community and that they are trying to consistently improve the communication of those efforts and opportunities to the community.

Ms. Toyia Watts asked for clarification on what qualifies a property to be included in a Brownfield Plan. Ms. Capler stated that the properties included in this Brownfield Plan qualify due to the environmental contamination present on the properties making them “facilities” under Act 381, and that the other ways a property can qualify to be included in a Brownfield Plan is if the property has been found to be functionally obsolete by the Assessor's Office, blighted, or is part of a local, state, or national historic district.

Ingrid asked for more information on the scholarships for Michigan State University that are included in the Community Benefits Agreement, including if those scholarships are in addition to the Detroit Promise scholarships, how those scholarships will be publicized, and how the community will be able to verify if the scholarships have been administered. Ms. Dailey stated that the scholarships for MSU that are included in the Community Benefits Agreement are in addition to the Detroit Promise Scholarships and that MSU will be performing outreach to the high schools in the City to raise awareness of the scholarships opportunities as well as to communicate what some career pathways are that can be obtained through the educational opportunities at MSU. Mr. Barr stated that the development team's compliance with the Community Benefits Agreement will be monitored by the Civil Rights Inclusion and Opportunity (CRIO) Department of the City



and that CRIO releases periodic compliance reports on the various Community Benefits Agreements that are made available on the City's website.

Ms. Venita Thompkins asked why the public hearing was being held at the Pistons Performance Center without the option for online participation by the public, and how the DBRA performs outreach to the community for awareness of the public hearings. Ms. Capler stated that according to the DBRA's Bylaws, the DBRA is required to hold local public hearings near where the proposed projects will be located in order to increase access to the hearings to the residents who will be the most impacted by the projects, that under the emergency orders related to the Covid-19 pandemic the DBRA held the local public hearings online via Zoom but that once those emergency orders were lifted had to revert back to in-person public hearings. Ms. Capler added that because the DBRA's local public hearings are held in a variety of locations which all have varying levels of technology and connectivity, the DBRA cannot be consistent in offering an online participation option to the public. Mr. Barr added that there will be an opportunity to provide public comment online throughout the Detroit City Council approval process. Ms. King added that the Planning and Development Department sends out notice of the local public hearings through the City's ListServe distribution and that PDD will make a better effort to communicate if the meetings will be held in-person, virtually, or a hybrid of both.

Mr. Eric Dueweke asked if the Detroit Pistons have reached out to potential partners for the development of the mixed-use projects, particularly a non-profit that has experience with affordable housing projects. Mr. Haddad stated that the development team has been in contact with other developers about potential partnerships for the residential developments however, there haven't been any decisions made about any potential partnerships, and that they believe they have the capacity and ability to complete the residential developments including the affordable housing units just as they were able to successfully develop the Pistons Performance Center. Ms. Brooks-Williams added that the partnerships for the proposed developments have enlisted the assistance of consultants who are well-versed in commercial and residential developments and will continue to rely on their expertise throughout the development process for the projects. Mr. Welch added that the development team will also be consulting with organizations that have a wealth of knowledge and resources about accessibility in residential developments. Mr. Dueweke stated that it would be helpful to encourage confidence in the community to share the names of those potential partners that the development team may be working with on the developments.

A participant asked if the Detroit Pistons would be willing to accept Section 8 housing vouchers for the market rate residential units. Mr. Haddad stated that the development team has agreed to accept Section 8 Housing Vouchers for the affordable residential units and would be interested in potentially accepting Section 8 Housing Vouchers for the market rate residential units as well and are doing more research on that idea.

Citing no additional questions, Ms. Capler closed out the Question-and-Answer segment and opened the floor for public comment stating that public comments would be limited to one minute per person. Ms. Capler restated that written public comments can be submitted to Cora Capler via email at ccapler@degc.org until 5:00pm on Tuesday, January 9, 2024 to be included in the minutes of the public hearing.

A participant recited a statement from Joanne Adams which was submitted in writing to the DBRA and is attached to these minutes.

Rev. Roslyn Murray Bouier stated that while the Detroit Pistons has agreed to accept Section 8 housing vouchers for the affordable residential units and has stated that they would be open to accepting them for the market rate residential units, there is not any funding for the Section 8 housing vouchers program so it wouldn't make a difference if they are willing to accept them or not.



A participant stated that he did not understand the justification for the projects to be requested the level of tax incentives for the project that would be providing the majority of the residential units at market rate rental rates.

Ms. Linda Campbell stated that she was disappointed that the development team was unwilling to use a racial equity tool to evaluate the projects during the Community Benefits Ordinance process, that she has concerns about the transformational projects that have been proposed in the City and the tax incentives that are being requested by wealthy developers.

Ms. Tonya Myers-Philips stated that she is concerned that only the Detroit Pistons are requesting the tax incentives for the residential developments included in the projects and that the affordability rates proposed in the project are not the deepest affordability rates for projects that have completed the CBO process, and that residential units that were proposed to be at rental rates of 50% of the Area Median Income (AMI) were changed to some at 30% AMI with others at 70% AMI which doesn't change the overall average rental rate for the affordable residential units.

A participant asked if Michigan State University has evaluated the proposed projects by students and faculty in their Social Justice Program. Ms. Dailey stated that she was unsure if Michigan State University has evaluated the proposed projects by students and faculty in their Social Justice Program.

Ms. Toyia Watts asked if the current employees of Henry Ford Health have been made aware of the proposed projects and how they may be affected and if they are aware of what potential opportunities for them may be.

Mr. Theo Pride stated that he believes the proposed projects will contribute to gentrification as other large-scale developments, particularly large hospital expansions, have contributed to gentrification in cities around the country, that he believes the projects will lead to the displacement of black people in the area and that the projects will not benefit legacy Detroit residents, and that he doesn't see any equity included in the projects especially since the development team will not be contributing any funding to the Affordable Housing Trust Fund through the Community Benefits Agreement. Mr. Haddad stated that the proposed projects include a significant number of new residential units to increase the supply of residential options in the area to meet the expected new demand and to decrease the risk of displacement in the area due to rising rents as a result of the increased demand generated by the employment opportunities to be created by the projects.

Mr. Vosburg closed the public hearing at 7:55 PM.

In addition to the minutes above, fifteen (15) attendees indicated their support of the project on the hearing's sign-in sheet; five (5) attendees indicated that they do not support the project on the hearing's sign-in sheet.

Cora Capler

From: Rumi Weaver <mxrumikweaver@gmx.co.uk>
Sent: Monday, January 8, 2024 9:17 AM
To: Cora Capler
Subject: Future of Health Comments

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Brownfield Redevelopment Authority Board,

i am writing to express concerns regarding the proposed Future of Health (FOH) development project. This is a 3.5 billion dollar project and includes the development team of Henry Ford Hospital, Tom Gores and the Detroit Pistons and Michigan State University. Most of the tax capture subsidies requested will subsidize the construction of three (3) luxury apartment buildings including mostly studio and one bedroom apartments. Tax captures for this project may last for the next 35 years.

I am strongly opposed to awarding nearly \$200 million dollars in tax captures to Tom Gores and the Pistons for the following reasons:

Precious tax resources are used to subsidize housing for a Billionaire company that is able to finance their own private development project.

The Project Developers have failed to acknowledge the harm caused by high rent development projects that ultimately reshape both the rents and the economics on the impacted community. The FOH impact area largely includes elders and vulnerable low income renters who will likely face future displacement.

Under the real estate tag of "Live, Work and Play", the FOH project intentionally seeks to create a community segregated by race, class and occupation. Who exactly is supposed to be able to 'Live, Work and Play' because it doesn't look like most of the people within the city or even within the impact area.

There is not enough economic benefit for the every day Detroiter. After the temporary construction jobs, the luxury apartments will provide permanent jobs to less than 100 individuals. These are mostly low wage maintenance and service jobs.

Those kinds of jobs can not even support people trying to live in such apartments. And the apartments themselves don't do anything but contribute to remaking the image of the city in ways that displaces and removes all those who have been here for years beforehand. The utter lack of room for families within this development is also incredibly wrong and I can not support the sheer about of subsidies this project is trying to get.

R. Weaver
pronouns: they/them

Cora Capler

From: M <mcanispeak@aol.com>
Sent: Sunday, January 7, 2024 10:16 PM
To: Cora Capler
Subject: Future of Health Comments

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Brownfield Redevelopment Authority Board, I am writing to express objection to the proposed Future of Health (FOH) development project. The future of Health project is expected to exceed a colossal 3 billion dollars; and is one of the largest projects to date in the city of Detroit, and also has the distinction of being a project that is providing the lowest dollar amount for community benefits compared. other projects and their requested support.

The development project team is comprised of multiple financially strong partners: Henry Ford Hospital, Tom Gores and the Detroit Pistons and Michigan State University.

When looking at and discussing the project, it is very clear that the preponderance tax capture subsidies being requested are intended to subsidize/fund the development of a rental community comprised of mostly high-end units. The project plans indicate mostly studio and one-bedroom apartments that are not suitable for low-income families and or any families that need space to thrive and raise children. Tax captures for this project may last for the next 35 years.

I am opposed to awarding nearly \$200 million dollars in tax captures to Tom Gores and the Pistons for the following reasons:

- Precious tax resources are used to subsidize housing for a Billionaire company that has the wherewithal to finance and take a risk with their own dollars. they can easily support their project vision for an ostensibly private project.
- It is disheartening and disappointing that the Project Developers have publicly acknowledged an understanding of the harm that will result from developing their proposed high end rental community in a community characterized by low household incomes. Their projects will ultimately reshape both the rents and the economics on the impacted community. The FOH impact area largely includes elders and vulnerable low-income renters who will likely face future displacement unless the project makes units much more affordable than their current proposal.

- Under the real estate tag of "**Live, Work and Play**", the FOH project intentionally seeks to create a community segregated by race, class and occupation.
- There is not enough economic benefit for the every day Detroiter. After the temporary construction jobs, the luxury apartments will provide permanent jobs to less than 100 individuals. These are mostly low wage maintenance and service jobs.

Miguel Pope

Mt. Elliott Business and Community Association

A District 5 organization

&

Detroit Peoples Platform

&

Equitable Detroit Coalition

Cora Capler

From: Joyce Moore <1208moorej@gmail.com>
Sent: Friday, January 5, 2024 3:36 PM
To: Cora Capler
Subject: Joyce Moore - Resident of the Virginia Park Community
Attachments: 24 Comments on DBRA Meeting Held 1- 4.docx

Follow Up Flag: Follow up
Flag Status: Flagged

Hi!

I was unable to attend the hearing/meeting on January 4, 2024 of the DBRA regarding the Brownfield Plan.

Attached is documentation of my concerns which I am requesting be added to the official minutes of January 4, 2024. I am also requesting that ZOOM be considered for any future public meetings/hearings of the DBRA.

Sincerely,

Joyce Moore

COMMENTS:

DBRA Meeting Held 5:00 P.M. to 7:00 P.M. on Thursday, January 4, 2024

Subject: Future of Health Transformational Brownfield Plan Local Public Hearing

ZOOM meetings become mandatory when the temperature is 26 degrees and should be included in preparation for any future meetings/hearings. Any upcoming meetings/hearings such as on January 10th 4:00 P.M. to 5:00 P.M., DBRA should also include ZOOM as a means of communication and making this a more informative Public Meeting in regard to the issue of the Brownfield Plan.

Further, I am writing to express my concern about various development projects using our taxes from the general funds. Billionaires are using our tax money for their development projects. The Brownfield uses Tax Increment Financing (TIF). The diversion of these TIF taxes takes money from our library funds, schools, various departments, etc.

1.) This is TAXATION WITHOUT REPRESENTATION:

We did not go to the election polls and VOTE for any of our property taxes to be used for the monetary benefit/gain for developers.

2.) STARVES THE LOCAL BUDGET:

TIF takes any increase of the property value and uses it for development, instead of going into the general fund for city services such as education through the school systems; policing, through the police departments; firefighting, through the fire department light in addition to our libraries, etc.

3.) RAISES PROPERTY TAXES:

TIF projects can last 20 to 30 years as a debt. As TIF developments INCREASE: 1.) property values increase and 2.) property owners pay more property taxes. The cost of living remains basically the same which leads to more foreclosures. There is no generational wealth as this tax puts a burden on our children, grand children and other family members if the home is passed on. Simply that debt of the TIF is passed on with the house and property taxes to whoever inherits the house.

4.) RISK WITH NO BENEFITS:

If the project is no longer profitable to the developer and the developer drops the project – Property tax-payers are still obligated to pay the incremental tax amount for the period created by the contract. Again this contract could be 10, 20 or 30 years. This provides no financial compensation to the local homeowner, yet provides a 0% loan to the developer. Developers should pay back the money as they will make a substantial amount (usually millions) upon completion of the project.

Cora Capler

From: kea mathis <2live.write@gmail.com>
Sent: Monday, January 8, 2024 2:06 PM
To: Cora Capler
Subject: Future Of Health Comments. 1.8.23

Follow Up Flag: Follow up
Flag Status: Flagged

Brownfield Redevelopment Authority Board:

I am writing to express concerns regarding the proposed Future of Health (FOH) development project. I am a new home owner raising a 7yr old child being educated in Detroit public schools. I am grieved because they are seeking to extract massive amounts of community resources for a private multi development project. Actually, in this \$3.5 billion most of the tax capture subsidies requested will subsidize the construction of three (3) luxury apartment buildings including mostly studio and one bedroom apartments.

I am especially opposed because most of the present renter community in the area can not live in the buildings and was not thought of when developing the building. Developers said the housing is "workforce". What will happen to the seniors, renters, and low income homeowners who have populated the area over the next several years? This development is how displacement is perpetuated and should be of the utmost importance because the tax captures for this project may last for the next 35 years. Below are some additional points:

- Our tax resources are used to subsidize housing for a Billionaire company that is able to finance their own private development project.
- There is not enough economic benefit for the everyday Detroiter. After the temporary construction jobs, the luxury apartments will provide permanent jobs to less than 100 individuals. These are mostly low wage maintenance and service jobs.

See You On The Front Lines,

Kea Mathis

Cora Capler

From: martharenee h <martharenee789@gmail.com>
Sent: Monday, January 8, 2024 1:09 PM
To: Cora Capler
Subject: Future of Health Comments

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Brownfield Redevelopment Authority Board, i am writing to express concerns regarding the proposed Future of Health (FOH) development project. This is a 3.5 billion dollar project and includes the development team of Henry Ford Hospital, Tom Gores and the Detroit Pistons and Michigan State University. Most of the tax capture subsidies requested will subsidize the construction of three (3) luxury apartment buildings including mostly studio and one bedroom apartments. Tax captures for this project may last for the next 35 years.

I am opposed to awarding nearly \$200 million dollars in tax captures to Tom Gores and the Pistons for the following reasons:

- Precious tax resources are used to subsidize housing for a Billionaire company that is able to finance their own private development project.
- The Project Developers have failed to acknowledge the harm caused by high rent development projects that ultimately reshape both the rents and the economics on the impacted community. The FOH impact area largely includes elders and vulnerable low income renters who will likely face future displacement.
- Under the real estate tag of "**Live, Work and Play**", the FOH project intentionally seeks to create a community segregated by race, class and occupation.
- There is not enough economic benefit for the every day Detroit. After the temporary construction jobs, the luxury apartments will provide permanent jobs to less than 100 individuals. These are mostly low wage maintenance and service jobs.

Respectfully,
mRenee Hayward
LifeTime Resident
Member
FerryParkKings and Queens

Cora Capler

From: lindagordon3@netzero.net
Sent: Sunday, January 7, 2024 7:02 PM
To: Cora Capler
Cc: JoeTate@house.mi.gov; senschang@senate.michigan.gov
Subject: Future of Health Comments

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Brownfield Redevelopment Authority Board,

I am writing to express concerns regarding the proposed Future of Health (FOH) development project. This is a 3.5 billion dollar project and includes the development team of Henry Ford Hospital, Tom Gores and the Detroit Pistons, and Michigan State University. Most of the tax capture subsidies requested will subsidize the construction of three (3) luxury apartment buildings including mostly studio and one bedroom apartments. Tax captures for this project may last for the next 35 years.

I am opposed to awarding nearly \$200 million dollars in tax captures to Tom Gores and the Pistons for the following reasons:

- Precious tax resources are used to subsidize housing for a Billionaire company that is able to finance their own private development project.
- The Project Developers have failed to acknowledge the harm caused by high rent development projects that ultimately reshape both the rents and the economics on the impacted community. The FOH impact area largely includes elders and vulnerable low income renters who will likely face future displacement.
- Under the real estate tag of "*Live, Work and Play*", the FOH project intentionally seeks to create a community segregated by race, class and occupation.
- There is not enough economic benefit for the every day Detroiter. After the temporary construction jobs, the luxury apartments will provide permanent jobs to less than 100 individuals. These are mostly low wage maintenance and service jobs.

Please consider the health and welfare, both economic and physical, of the Detroit residents who have been loyal to this City in the worst of times, by protecting us from displacement. Thank you!

Linda Bowie
A life long Detroit Resident with a 100/% voting record
(313) 824-9126 land line



West Grand Boulevard Collaborative

P.O. Box 02247 Detroit, Michigan 48202 (313) 870-9244

January 4, 2024

Ccapler@degc.org

The West Grand Boulevard Collaborative has held four community engagements with residents & seniors in the impact area. In our engagements they were able to voice their concerns about what is needed most in the community. Their major concerns centered on affordable housing. With much deliberation we were able to reach a consensus of benefits that would sustain the community. The West Grand Boulevard Collaborative Community Benefits Demands was submitted to the NAC on November 12, 2023. The Community Affordable Housing Demands are as follows:

- An annual contribution of 1.5 million for the duration of the tax abatement period be made into the Community Land Trust to provide permanent affordable rental and homeownership opportunities
- Contribute an annual contribution of 1.5 million to the Detroit Affordable Housing Trust Fund for the duration of the tax abatement
- Provide affordable housing within the development by increasing affordable units set aside by 25% reserved additionally for senior residents only. Reserve for seniors with income between 30%-50% AMI by providing a restricted annual contribution of \$1,000,000.00 for the duration of the tax abatement to one more 501(c)(3) nonprofit community development corporations based in the City of Detroit to increase the amount of available, affordable housing units.
- Make a restricted annual contribution of \$10,000,000.00 for the duration of the tax abatement to one more 501(c)(3) nonprofit community development corporations in the impact area to administer home repair grants to the City of Detroit residents who reside in their property as their primary residence. At least 50% of the fund must be reserved for residents earning less than 50% AMI
- Fund a 10 year rental assistance program and downpayment assistance for long-term Detroiters to remain in the impact area by subsidizing rent or purchasing a new home. The program can be modeled after the "Live Midtown" and "Stay Midtown" initiative. The program was successful but produced inequitable and disparate racial outcomes. We are demanding 13 million in rental subsidies and 11 million in downpayment assistance centered on the values of inclusion.
- Make an annual contribution of \$1,000,000.00 for the duration of the tax abatement to a housing displacement fund to provide financial assistance with moving expenses and security deposits for displaced residents to locate new housing if they are no longer able to afford rent within the impact area.



West Grand Boulevard Collaborative

P.O. Box 02247 Detroit, Michigan 48202 (313) 870-9244

These demands were strategically and carefully calculated among an interdisciplinary group of professionals to determine a fair and equitable summation to the development profits, as well as the community that will be directly impacted by the Future of Health Development Project. Our demands are in no uncertain terms irrational or extreme, but are in alignment to the taxes that will be captured throughout a 35 year span.

It is unfortunate that the NAC voted to approve a very weak CBA that do not meet the community demands in exchange for the \$273 million dollar tax break that the Pistons billionaire Tom Gores & Henry Ford Hospital will be receiving. We are asking for fair exchange to sustain our community that is already facing unaffordable housing and displacement of long-term residents.

As a public servant, it is your duty to support the community in receiving a fair and equitable CBA in exchange for our Brownfield tax dollars. This development team has sent a clear message to the City of Detroit residents through their counteroffer to the NAC that they have no intentions on providing a fair exchange for our tax dollars that is being extracted from our schools and libraries.

Thank you for your time and service.

In Community Service,

Cassandra Floyd
Executive Director
West Grand Boulevard Collaborative
wgbcdetroitprojects@gmail.com
313.715.4829

Cora Capler

From: Alicia Renee Farris <alicia@rocunited.org>
Sent: Monday, January 8, 2024 10:40 AM
To: Cora Capler
Subject: FUTURE OF HEALTH PROJECT FEEDBACK

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Brownfield Redevelopment Authority Board,

As a Detroit resident and on behalf of our constituency (6,000 low wage restaurant workers in Michigan), please allow this communication to convey our concerns regarding the proposed Future of Health (FOH) development project. As we understand it this is a 3.5 billion dollar project and includes the development team of Henry Ford Hospital, the Detroit Pistons, and Michigan State University. Most of the tax capture subsidies requested will subsidize the construction of three (3) luxury apartment buildings including mostly studio and one-bedroom apartments. Tax captures for this project may last for the next 35 years.

We are opposed to awarding nearly 200 million dollars in tax captures to Tom Gores and the Pistons for the following reasons:

- Many low-wage restaurant workers living in Detroit need safe and affordable housing but very few, if any, will be able to benefit from this venture
- The tax dollars of low-wage Detroit residents will be used to subsidize housing for a Billionaire company that is capable of financing this private development project.
- The Project Developers have failed to acknowledge the long term economic impacts that projects of this type typically have on the community - such as increased rents in the area.
- The FOH impact area largely includes elders and vulnerable low-income renters who will likely face future displacement.
- Under the real estate tag of "*Live, Work, and Play*", the FOH project intentionally seeks to create a community segregated by race, class, and occupation.
- There is not enough economic benefit for the everyday Detroiter. After the temporary construction jobs, the luxury apartments will provide permanent jobs to less than 100 individuals. These are mostly low-wage maintenance and service jobs.

You may feel free to contact me at (313) 657-5636 with questions.

Sincerely,

Dr. Alicia Renee Farris
She/Her/Hers
Chief Operations Officer
Restaurant Opportunities Centers United
275 Seventh Avenue, Suite 1504
New York, NY 10001
Cell (313) 657-5636
Email: alicia@rocunited.org

Cora Capler

From: Roslyn Bouier <bouierr@yahoo.com>
Sent: Sunday, January 7, 2024 4:20 PM
To: Cora Capler
Subject: COMMENTS

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Brownfield Redevelopment Authority Board, i am writing to express concerns regarding the proposed Future of Health (FOH) development project. This is a 3.5 billion dollar project and includes the development team of Henry Ford Hospital, Tom Gores and the Detroit Pistons and Michigan State University. Most of the tax capture subsidies requested will subsidize the construction of three (3) luxury apartment buildings including mostly studio and one bedroom apartments. Tax captures for this project may last for the next 35 years.

I am opposed to awarding nearly \$200 million dollars in tax captures to Tom Gores and the Pistons for the following reasons:

- Precious tax resources are used to subsidize housing for a Billionaire company that is able to finance their own private development project.
- The Project Developers have failed to acknowledge the harm caused by high rent development projects that ultimately reshape both the rents and the economics on the impacted community. The FOH impact area largely includes elders and vulnerable low income renters who will likely face future displacement.
- Under the real estate tag of "**Live, Work and Play**", the FOH project intentionally seeks to create a community segregated by race, class and occupation.
- There is not enough economic benefit for the every day Detroiter. After the temporary construction jobs, the luxury apartments will provide permanent jobs to less than 100 individuals. These are mostly low wage maintenance and service jobs.

Rev. Roslyn Bouier, M. Div.
Brightmoor Connection
Executive Director
www.brightmoorconnection.org

Trinity-St. Mark's, UCC
Pastor
www.trinitysaintmarks.org
trinitysaintmarks@gmail.com

The Beloved Community
New Church Start,
Founder and Pastor

Cora Capler

From: marcusburrowes <marcusburrowes@protonmail.com>
Sent: Thursday, January 4, 2024 7:10 AM
To: Cora Capler
Subject: Public Comment; Future of Health transformational brownfield plan presentation

Follow Up Flag: Follow up
Flag Status: Flagged

As a taxpayer I oppose the subsidies going to billionaire Tom Gores for luxury condos. According to the chart on page 32 of DBRA's "Future of Health Transformational Brownfield Plan," \$36 million will be taken from our schools millage, \$8.9M from the library millage, \$12.6M from the State Education millage, \$6.4M from the special education millage, and \$38M from the City General Fund. How can this project possibly justify these losses to our educational systems?

Gores alone could not get a transformational brownfield on this by himself; that's why he partnered with this project. He is a billionaire who not only owns the Pistons, but also holds some *very lucrative* prison telephone contracts, which is an extremely unethical industry he has been scrutinized for in the past. Basketball fans recently chanted, "SELL THE TEAM." He is not a beloved Detroiter.

Gores' piece of the project looks to be merely workforce housing for the Future of Health, NOT affordable housing: mostly >\$1000/mo studios for single, affluent professionals...nothing for the working class families who live in the area being taken over for this development. The community is being asked to subsidize something that is NOT FOR the community; it's extractive, and it's colonial.

Everyone wants more healthcare, everyone wants more development, everyone wants more jobs, but why does it have to come with the catch of giving away our tax money to billionaires? Go get a loan from the bank, not the taxpayer.

Adam Barrett,
Detroiters For Tax Justice
District 6 resident

Cora Capler

From: Joanne Adams <josarahadams@gmail.com>
Sent: Thursday, January 4, 2024 6:32 PM
To: Cora Capler
Subject: Future of health brownfield comments

Follow Up Flag: Follow up
Flag Status: Flagged

Please add this statement to the record.

Statement on behalf of Joanne Adams, Impact area resident and 'community elected' NAC member.

I voted NO to the CBA for the Future of Health on December 12th.

The outcome of the CBA was not based on the reality of the majority of the Impact Area residents who are 84% renters and have a median income of about \$34k per year.

Most of the benefits offered are :-

- city, i.e. taxpayer, funded,
- already existing community engagements and,
- \$390 million in intangible benefits described as payment for uncompensated care.

All of this was despite numerous public comments asking for protections from gentrification and housing displacement. We need and want significant funding for the Affordable Housing Trust Fund, significant funding for rental assistance and significant funding for home repairs. We need and want a major contribution to a Community Investment Fund that supports community ownership and resident economic opportunity. We need and want services for our vulnerable seniors including transportation and neighborhood recreational services.

As a reminder the tax breaks being requested are \$273 million. 80% of this is to fund the housing being built by the Pistons group and Tom Gores, a multi billionaire.

So in exchange and on behalf of our community – renters, families and seniors – I ask that our Public Servants support us in achieving fair protections and, opportunities for our community to determine for ourselves what we need and want.

Regards
Joanne Adams

Sent from my iPhone

Cora Capler

From: Beatrice Thompson <b.thompson40@yahoo.com>
Sent: Tuesday, January 9, 2024 12:04 AM
To: Cora Capler
Subject: FOH

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Henry Ford Healthcare. Tax concerns and affordable housing. Concerns about our Neighborhood and Average Citizens

Sent from Yahoo Mail on Android

Cora Capler

From: Allyson Putt <allyson.putt@gmail.com>
Sent: Tuesday, January 9, 2024 1:33 PM
To: Cora Capler
Subject: Future of Health development

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

I am writing to express my deep concerns as a Detroit homeowner and taxpayer about the DBRA authorizing tax benefits for the proposed Future of Health development. From the first, the developer was disingenuous, dismissive, and disrespectful of community members and community concerns. Questions at community meetings weren't candidly answered and NAC members weren't given adequate time to evaluate developer documents or claims. It has been clear that the goal was to push the deal through as fast as possible and to push as much cost as possible onto Detroit taxpayers.

The community benefits package proposed is underwhelming, to put it kindly. The developer listed several items that are a part of their *duty* as a community health institution all the while claiming that it is a gift to the people of Detroit. For example, The Shirly Ann Ryan ability lab is part of the project being proposed and should not be considered as a part of the community benefits deal. By doing so, they dramatically overvalue the total community benefits while underdelivering. This so-called historic benefits deal contains just 20% of housing at affordability levels- essentially just above meeting the legal minimum according to city ordinances. They also make no commitment to units that are big enough for families. Finally, these developers pledge to accept Section 8 vouchers and maintain ADA compliance- accepting vouchers doesn't cost the developer anything because the housing agency pays for those and ADA compliance is best practice.

I do not want my taxpayer dollars used in a project that is inequitably constructed. I am also uninterested in arguments about some of the brownfield money coming from the state- my taxes also go to the state and I don't want either city or state taxes to go toward a project that is not designed with authentic community input, not designed to benefit the *average* Black Detroiter, and does not live into the spirit of a community benefits package.

This project must increase the number of housing units at extremely affordable levels, commit to creating units that are large enough for families, and embrace universal design. They must also pledge to provide services for seniors, including adequate housing and accessible services, such as improved public transportation. Finally, they must contribute *at least* \$1.5 million into the Affordable Housing Trust Fund so that Detroiters who will use the facility but not live in the impact area have access to accessible, affordable housing.

Thank you.

--

Allyson Putt

"Mistakes are almost always of a sacred nature. Never try to correct them. On the contrary: rationalize them, understand them thoroughly. After that, it will be possible for you to sublimate them." - Salvador Dali

Cora Capler

From: Kaci Pellar <kaci@detroitdisabilitypower.org>
Sent: Tuesday, January 9, 2024 4:55 PM
To: Cora Capler
Subject: Future of Health Comment

Follow Up Flag: Follow up
Flag Status: Flagged

To the Brownfield Redevelopment Authority Board of Directors,

Re: The Future of Health

My name is Kaci Pellar, and I'm the Policy Manager at Detroit Disability Power. Today, I'm reaching out on behalf of our organization and our more than 270 disabled members, caregivers, and our family of allies. As disabled Detroiters, we are consistently left out of rooms where discussions are held about our lives and wellbeing in our City, not to mention being left out of the conversation itself. This has led to more and more disabled Detroiters (a) living in homes that are inaccessible to them, (b) moving out of the city to find housing that supports our needs, or (3) becoming houseless. **We have many concerns about the Future of Health development and the lack of commitment from Henry Ford Health, MSU, and the Pistons to provide *tangible, impactful* benefits to the community, especially the disabled community.** We encourage the Board to analyze the intended and unintended impacts of the proposed development with great care and through the lens of those who are most vulnerable -- those of us at the nexus of multiple housing and health crises, racial discrimination, and economic and political disenfranchisement. We need and demand new developments in our City to be accessible and inclusive to all who live here, as well as those who visit. This means including:

- accessible information and engagement
- accessible and mixed income housing that meets the needs of our current population (at least 1 in 5 Detroiters have a disability)
- meaningful contributions to programs and services that ensure we who already live in and support this city can remain in our homes and neighborhoods
- meaningful contributions to programs and services that protect and make accessible our land, water, and air

Please reach out to us with any questions you may have; we're always here to support an accessible Detroit for everyone.

Calling hearts to action,

Kaci Pellar (She/They)
Detroit Disability Power, Policy Manager
www.DetroitDisabilityPower.org
Cell: (434) 770-5510

Cora Capler

From: Solomon Medintz <solomonmedintz@gmail.com>
Sent: Tuesday, January 9, 2024 2:31 PM
To: Cora Capler
Subject: Comment on Brownsfield Development

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

My name is Solomon Medintz, and I'm a Detroit resident. I'm emailing you to express my concern that the city is giving too much in property tax breaks to billionaire developers. I hope you'll make sure that Tom Gores and his development company contribute to the Affordable Housing Trust Fund, and other public goods. Make the billionaires pay for their developments!

Thanks,
Solomon

Solomon Medintz

Cora Capler

From: Samara Hill <samara.hill18@gmail.com>
Sent: Tuesday, January 9, 2024 9:53 AM
To: Cora Capler
Subject: Future of Health Comments

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Brownfield Redevelopment Authority Board,

I am writing to express my concerns in regards to the proposed \$3.5B dollar Future of Health (FOH) development project spearheaded by Tom Gores (owner of the Pistons), MSU and Henry Ford. Most of the tax capture subsidies requested will subsidize the construction of three (3) luxury apartment buildings which will be made up mainly by studios and one bedrooms which the average Detroiter will not be able to afford! Tax captures for this project may last for the next 35 years.

I am opposed to awarding nearly \$200 million dollars in tax captures to Tom Gores and the Pistons for the following reasons:

- Precious tax resources are used to subsidize housing for a Billionaire company that is able to finance their own private development project.
- The Project Developers have failed to acknowledge the harm caused by high rent development projects that ultimately reshape both the rents and the economics on the impacted community. The FOH impact area largely includes elders and vulnerable low income renters who will likely face future displacement.
- Under the real estate tag of "*Live, Work and Play*", the FOH project intentionally seeks to create a community segregated by race, class and occupation.
- There is not enough economic benefit for the everyday Detroiter. After the temporary construction jobs, the luxury apartments will provide permanent jobs to less than 100 individuals. These are mostly low wage maintenance and service jobs.

Best,

Samara Hill
samara.hill18@gmail.com
(313) 407-8601

Cora Capler

From: Bill Hickey <whickey623@gmail.com>
Sent: Tuesday, January 9, 2024 1:29 PM
To: Cora Capler
Subject: Brownfield Development Tax Credit for "Future of Health Development" Project

Follow Up Flag: Follow up
Flag Status: Flagged

I stand in solidarity with the Detroit impact area residents and allies who believe that the proposed Community Benefit Agreement for the Future of Health 35 year development deal with Henry Ford Health Systems, Tom Gores and the Pistons and Michigan State University (MSU), FAILS to address the HARMS the project will cause.

These include the displacement of seniors and families; loss of existing small minority owned businesses in the area; and increased private spaces and gentrification.

I urge the DBRA to deny approvals for the Future of Health Project until the following amendments to the Community Benefits Agreement are made:

- An annual \$1.5 million contribution to the Affordable Housing Trust Fund for the life of the tax incentives received by the Future of Health project. The Trust Fund supports housing opportunities for low income Detroiters impacted by the city's housing crisis.
- Reimbursement of school and library taxes that are captured mostly for the luxury housing development.
- A major contribution by the developers to a community investment fund that supports community ownership and resident economic opportunity.
- Services for vulnerable seniors including transportation and neighborhood recreational services.
- Henry Ford transfers Fairbanks School into a community-controlled land trust.

Thank you.

William Hickey

14910 Lamphere St., Detroit, MI 48223

Cora Capler

From: Aaron Handelsman <aaron8008@gmail.com>
Sent: Tuesday, January 9, 2024 12:49 PM
To: Cora Capler
Subject: Re: Future of Health Development Project

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

I am writing to express my concerns regarding this proposed development project.

Ideally, I would like to have a dialogue with you and others involved in the project. My number is [REDACTED] and my schedule is [here](#) if you are open to it.

For the purpose of public comment and based on the research and information I presently have access to, I would like for my opposition to this project as presently opposed to be officially reflected in the public record, as a Detroit resident, Detroit-based business owner, tax payer, and voter.

Thank you.

Sincerely,

Aaron Handelsman

--
He / Him / His
ADH Coaching & Consulting
Connect with me on [LinkedIn](#)

"Don't ask what the world needs. Ask what makes you come alive and go do it. Because what the world needs is people who have come alive." - Howard Thurman

"We must transform ourselves to transform the world." - Grace Lee Boggs

Cora Capler

From: Dessa Cosma <dessa@detroitdisabilitypower.org>
Sent: Tuesday, January 9, 2024 2:00 PM
To: Cora Capler
Subject: concerns about Future of Health development

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

I am writing with concerns about the massive tax incentive for this project. Low income Detroiters, particularly those with disabilities, need support in terms of affordable, accessible housing far more than millionaires need city funds for projects like these that create luxury lofts. There are more than 129,000 disabled residents of our city. Community Benefits must benefit us!

Thank you,

Dessa Cosma
Detroit Disability Power, Executive Director
4731 Grand River Ave, Suite 307
Detroit, MI 48208
www.DetroitDisabilityPower.org

Cora Capler

From: Linda Campbell <linda@detroitpeoplesplatform.org>
Sent: Monday, January 8, 2024 9:50 PM
To: Cora Capler
Cc: Linda Campbell
Subject: Comments for Future of Health Development Project

Follow Up Flag: Flag for follow up
Flag Status: Flagged

To the Brownfield Redevelopment Authority Board of Direct

i am writing to register my opposition to the awarding of tax incentives including planned tax captures to Tom Gores and the Pistons as codevelopers in the planned Future of Health development.

My objections are based on the following:

I am opposed to development projects which intentionally segregate Detroit neighborhoods by race, class and occupation as characterized by the Future of Health (FOH) *Live, Work, and Play urban development model*. The Gores/Pistons housing development in my opinion facilitates that segregation.

There is a housing crisis in the city of Detroit and that crisis is fueled in part by the continued production of tax payor supported high end, luxury housing. This model creates churn in the existing and nearby housing market resulting in rent increases beyond the affordability of existing residents. Displacement of long time low income Detroiters is the result.

Presentations by Tom Gores/Pistons development group have offered the 50% set aside in the development as **deeply affordable housing** - that is not the definition of deeply affordable and this correction has been brought to the attention of the developers on multiple occasions. Yet, the representatives continue to present this disinformation in public meetings.

The Future of Health development team overall has failed to negotiate in good faith a CBA agreement that offers to mitigate the harm created by the luxury housing project. The majority of residents in the impact area are low income renters including the elderly. A set aside of 13 apartments at 30% AMI is insufficient.

Henry Ford and MSU have said the construction of the hospital and research center is not dependent on the tax incentives/tax captures since most of the incentives will be awarded to Tom Gores/Pistons housing project. I do not see the value therefore of the proposed near 80% investment of public subsidy to Tom Gores and the Piston's luxury housing project.

Submitted by
linda campbell
Detroit Resident District 2
Work location in FOH impact area

Cora Capler

From: eden@eschatonlife.com
Sent: Tuesday, January 9, 2024 2:26 PM
To: Cora Capler; info@detroitpeoplesplatform.org
Subject: Public Comment: Future of Health, residents need more

Follow Up Flag: Follow up
Flag Status: Flagged

My name is Eden Bloom, I'm a resident of District 5, I also work in the impact area, but this is a personal comment.

I'm requesting that the Detroit Brownfield Redevelopment Authority Board of Directors NOT move the Future of Health project forward without demanding the developers do better for the residents who will be negatively impacted.

Most of the tax incentives, resources and captures requested will subsidize the construction of three (3) luxury apartment buildings including mostly studio and one-bedroom apartments. These will predominantly benefit Tom Gores and the Detroit Pistons. While they are losing this season, I don't think our tax resources will help them on the court. Tax captures for this project may last for the next 35 years.

This is a majority renter community and most of the people who live in the impact area are low-income.

I am fundamentally opposed to any project or development model that accesses resources for education and/or other needed public services. I also recognize that this board is appointed to move these projects and this model forward. However, I implore you to use whatever tools and resources you all have to alter the trajectory of this project and our city toward justice and equity.

These projects are not working for our majority Black city, and you all have an opportunity - I would argue a responsibility - to intervene for better outcomes. Most recently a Detroit Future City report detailed the difference in life expectancy between white Detroiters at 76 years and Black Detroiters only living, on average, 68 years. The most recent census reports a decline in the Black population of Detroit by 100,000 the past 10 years. I often wonder how the decisions made at this table have influenced those outcomes.

The economic impact of the Future of Health project will further segregate the city by class, race and occupation contributing to neighborhood inequality. As the cost of living in the impact area increases, the economics of the neighborhood will change driving many long time Detroiters and small businesses out of the area. We've seen it over and over again.

Please take up your power on behalf of those whose voices have been unwelcome in these discussions because they do not fit into the developers plans. The Planning and Development Department has again been extremely heavy handed in this process and influenced the outcomes away from racial equity and community return on investment. The process has failed again to do what it is supposed to do. If it was working, residents who were not heard (again) would not be coming to you (again).

Please intervene and change it this time.

Thank you for entering my comment into the record.

Eden Bloom
District 5 Resident

Cora Capler

From: Linda Bain <lindabain83@yahoo.com>
Sent: Tuesday, January 9, 2024 8:58 AM
To: Cora Capler
Subject: Future of Health (FOH) development project

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Brownfield Redevelopment Authority Board

I am writing to express concerns regarding the proposed Future of Health (FOH) development project. This is a 3.5 billion dollar project and includes the development team of Henry Ford Hospital, Tom Gores and the Detroit Pistons and Michigan State University. Most of the tax capture subsidies requested will subsidize the construction of three (3) luxury apartment buildings including mostly studio and one bedroom apartments. Tax captures for this project may last for the next 35 years.

I am opposed to awarding nearly \$200 million dollars in tax captures to Tom Gores and the Pistons for the following reasons:

- Precious tax resources are used to subsidize housing for a Billionaire company that is able to finance their own private development project.
- The Project Developers have failed to acknowledge the harm caused by high rent development projects that ultimately reshape both the rents and the economics on the impacted community. The FOH impact area largely includes elders and vulnerable low income renters who will likely face future displacement.
- Under the real estate tag of "**Live, Work and Play Talent**", the FOH project is continuing with the unfair treatment of this 15 years old program toward Young Detroiter talent whereas it continue today to invite only NON Detroiters/International young people to come to Detroit to be a part of the State and City Tax Incentive Live Work Play program. This intentional exclusion of our Detroit Youth talents from participating in the LIVE WORK PLAY program has only assisted in maintaining a Detroit community segregated by race, class and occupation.
- There is not enough economic benefit for the every day Detroiter. After the temporary construction jobs, the luxury apartments will provide permanent jobs to less than 100 individuals. These are mostly low wage maintenance and service jobs.

Linda Bain



CODE DBRA 24-01-324-02

TRANSFORMATIONAL BROWNFIELD PLAN FOR THE FUTURE OF HEALTH REDEVELOPMENT PROJECTS

WHEREAS, pursuant to 381 PA 1996, as amended (“Act 381”), the City of Detroit Brownfield Redevelopment Authority (the “DBRA”) has been established by resolution of the City Council of the City of Detroit (the “City Council”) for the purpose of promoting the revitalization of certain properties in the City of Detroit; and

WHEREAS, under Act 381 the DBRA is authorized to develop and propose for adoption by City Council a brownfield plan for one or more parcels of eligible property; and

WHEREAS, in accordance with the policies, procedures and bylaws governing the DBRA, the DBRA has submitted a proposed transformational brownfield plan for the Future of Health (the “Plan”) to the Community Advisory Committee for its consideration and comment and has solicited comments from the public by publication of notice stating that the proposed Plan has been submitted to the Community Advisory Committee and by conducting a public hearing in the area to which the proposed Plan applies; and

WHEREAS, the Community Advisory Committee has considered the proposed Plan and approved a resolution recommending the approval of the proposed Plan by the DBRA and the City Council as presented by the DBRA; and

WHEREAS, in accordance with the provisions of Act 381, the Board of Directors of the DBRA has considered the proposed Plan and desires to approve the proposed Plan and to request that City Council call a public hearing in accordance with Sections 14 and 14a of Act 381 to consider and adopt a resolution approving the proposed Plan.

NOW, THEREFORE, BE IT RESOLVED:

1. The Board of Directors of the DBRA has determined that the adoption of the transformational brownfield plan for the Future of Health is consistent with the purposes and requirements of Act 381 and recommends submittal of the Plan to City Council for approval.

2. The Board of Directors of the DBRA approves the Plan substantially in the form attached hereto and on file with the Secretary of the DBRA.

3. Any Authorized Agent of the DBRA is hereby authorized and directed by the Board of the Directors of the DBRA to submit a certified copy of this Resolution and the Plan, substantially in the form attached hereto, to the City Clerk, together with a request that the City Council call a public hearing concerning the Plan and take all other actions required to approve the Plan in accordance with Act 381.

4. That any one of the officers and any one of the Authorized Agents of the DBRA or any two of the Authorized Agents of the DBRA shall hereafter have the authority to negotiate and execute all

documents, contracts, or other papers, and take such other actions, necessary or appropriate to implement the provisions and intent of this Resolution on behalf of the DBRA.

5. That all of the acts and transactions of any officer or authorized agent of the DBRA, in the name and on behalf of the DBRA, relating to matters contemplated by the foregoing resolutions, which acts would have been approved by the foregoing resolutions except that such acts were taken prior to execution of these resolutions, are hereby in all respects confirmed, approved and ratified.

6. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution are rescinded.

January 10, 2024

EXHIBIT D

**RESOLUTION CALLING A PUBLIC HEARING REGARDING
APPROVAL OF THE TRANSFORMATIONAL BROWNFIELD PLAN OF THE
CITY OF DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
FOR THE FUTURE OF HEALTH REDEVELOPMENT**

The following preamble and resolution were offered by Member _____ and supported by Member _____:

WHEREAS, the City of Detroit, County of Wayne, Michigan (the “City”) is authorized by the provisions of Act 381, Public Acts of Michigan, 1996 (“Act 381”), to create a brownfield redevelopment authority; and

WHEREAS, pursuant to Act 381, the City Council of the City duly established the City of Detroit Brownfield Redevelopment Authority (the “Authority”): and

WHEREAS, in accordance with the provisions of Act 381, the Authority has prepared a Transformational Brownfield Plan for the Future of Health Redevelopment (the “Plan”) and submitted the Plan to the Community Advisory Committee for review and comment; and

WHEREAS, after receipt of the recommendation of the Community Advisory Committee to approve the, the Authority has approved the Plan and forwarded it to City Council with a request for its approval; and

WHEREAS, prior to approval of the Plan, the City Council is required to hold a public hearing in connection with consideration of the Plan pursuant to Act 381.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The City Council hereby acknowledges receipt of the Plan from the Authority.
2. A public hearing is hereby called on Thursday, the 8th day of February, 2024 at a requested time of 10:10 AM, prevailing Eastern Time, to be held via the Zoom teleconferencing platform, to consider adoption by the City Council of a resolution approving the Plan.
3. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution are rescinded.

4. The City Clerk is requested to submit three (3) certified copies of this resolution to the DBRA, 500 Griswold Street, Suite 2200, Detroit, MI 48226.

AYES: Members _____

NAYS: Members _____

RESOLUTION DECLARED ADOPTED.

WAIVER OF RECONSIDERATION

Janice Winfrey, City Clerk
City of Detroit
County of Wayne, Michigan

**RESOLUTION APPROVING TRANSFORMATIONAL BROWNFIELD PLAN
OF THE CITY OF DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
FOR THE FUTURE OF HEALTH REDEVELOPMENT PROJECTS**

City of Detroit
County of Wayne, Michigan

WHEREAS, pursuant to 381 PA 1996, as amended (“Act 381”), the City of Detroit Brownfield Redevelopment Authority (“Authority”) has been established by resolution of the City Council of the City of Detroit (the “City Council”) for the purpose of promoting the revitalization of eligible properties in the City of Detroit; and

WHEREAS, under Act 381, the Authority is authorized to develop and propose for adoption by City Council a brownfield plan for one (1) or more parcels of eligible property; and

WHEREAS, pursuant to the resolution establishing the Authority and the bylaws of the Authority, the Authority has prepared a proposed transformational brownfield plan for the Future of Health Redevelopment Projects (the “Plan”); and

WHEREAS, in accordance with the resolution establishing the Authority, the Authority submitted the Plan to the Community Advisory Committee for consideration on December 13, 2023 and a public hearing was conducted by the Authority on January 4, 2024 to solicit comments on the proposed Plan; and

WHEREAS, the Community Advisory Committee recommended approval of the Plan on December 13, 2023; and

WHEREAS, the Authority approved the Plan on January 10, 2024 and forwarded it to the City Council with a request for City Council’s approval of the Plan; and

WHEREAS, the required notice of the public hearing on the Plan by the City Council was given in accordance with Sections 13c(5), 14 and 14(a) of Act 381, including not less than thirty (30) days’ notice to the Michigan Strategic Fund; and

WHEREAS, the City Council held a public hearing on the proposed Plan on February 8, 2024.

NOW, THEREFORE, BE IT RESOLVED, THAT:

1. Definitions. Where used in this Resolution the terms set forth below shall have the following meaning unless the context clearly requires otherwise:

“Captured Taxable Value” shall have the meaning ascribed to such term in Act 381.

“Construction Period Tax Capture Revenues” shall have the meaning ascribed to such term in Act 381.

“Eligible Activities” or “eligible activity” shall have the meaning ascribed to such term in Act 381.

“Eligible Property” shall have the meaning ascribed to such term in Act 381.

“Income Tax Capture Revenues” shall have the meaning ascribed to such term in Act 381.

“Plan” means the Plan prepared by the Authority, as transmitted to the City Council by the Authority for approval, copies of which Plan are on file in the office of the City Clerk.

“Tax Increment Revenues” shall have the meaning ascribed to such term in Act 381.

“Taxing Jurisdiction” shall mean each unit of government levying an ad valorem property tax on the Eligible Property.

“Withholding Tax Capture Revenues” shall have the meaning ascribed to such term in Act 381.

2. Public Purpose. The City Council hereby determines that the Plan constitutes a public purpose in accordance with Section 14(5) of Act 381.

3. Best Interest of the Public. The City Council hereby determines that it is in the best interests of the public to promote the revitalization of certain properties in the City and to proceed with the Plan.

4. Review Considerations. As required by Act 381, the City Council has in reviewing the Plan taken into account the following considerations:

(a) The Plan meets the requirements of Section 2(wv) of Act 381¹, and that the Plan is calculated to, and has the reasonable likelihood to, have a transformational impact on the local economic development and community revitalization based on the extent of brownfield redevelopment and growth in population, commercial activity, and employment that will result from the Plan;

¹ Please note that Section 2(wv) of Act 381 sets forth the definition of “Transformational Brownfield Plan”; however, references to this Section throughout Act 381 are incorrectly listed as Section 2(vv), including but not limited to Section 14a(3)(a) and Section 14a(10).

(b) The Plan meets the requirements set forth in Section 13, 13(b), and 13(c) of Act 381;

(c) The costs of the proposed Eligible Activities identified in the Plan are reasonable and necessary to carry out the purposes of Act 381;

(d) The amounts of Captured Taxable Value, Construction Period Tax Capture Revenues, Withholding Tax Capture Revenues and Income Tax Capture Revenues estimated to result from adoption of the Plan are reasonable;

(e) Based on an economic and fiscal impact analysis, the Plan will result in an overall positive fiscal impact to the State of Michigan;

(f) The Plan takes into account the criteria described in Section 90b(4) of the Michigan strategic fund act, 1984 PA 270, MCL 125.2090b;

(g) The Plan includes the appropriate provisions regarding affordable housing;

(h) The proposed method of financing the costs of eligible activities is feasible and the Authority has the ability to arrange the financing; and

(i) The Plan will have a positive impact on existing investment and development conditions in the project area and act as a catalyst for additional revitalization of the area in which it is located.

5. Approval and Adoption of Plan. The Plan as submitted by the Authority is hereby approved and adopted. A copy of the Plan and all amendments thereto shall be maintained on file in the City Clerk's office.

6. Preparation of Base Year Assessment Roll for the Eligible Property.

(a) Within 60 days of the adoption of this Resolution, the City Assessor shall prepare the initial Base Year Assessment Roll for the Eligible Property in the Plan. The initial Base Year Assessment Roll shall list each Taxing Jurisdiction levying taxes on the Eligible Property on the effective date of this Resolution and the amount of tax revenue derived by each Taxing Jurisdiction from ad valorem taxes on the Eligible Property, excluding millage specifically levied for the payment of principal and interest of obligations approved by the electors or obligations pledging the unlimited taxing power of the local governmental unit.

(b) The City Assessor shall transmit copies of the initial Base Year Assessment Roll to the City Treasurer, County Treasurer, Authority and each Taxing Jurisdiction which will have Tax Increment Revenues captured by the Authority, together with a notice that the Base Year Assessment Roll has been prepared in accordance with this Resolution and the Plan approved by this Resolution.

7. Preparation of Annual Base Year Assessment Roll. Each year within 15 days following the final equalization of the Eligible Property, the City Assessor shall prepare an updated Base Year Assessment Roll. The updated Base Year Assessment Roll shall show the information required in the initial Base Year Assessment Roll and, in addition, the Tax Increment Revenues for each Eligible Property for that year. Copies of the annual Base Year Assessment Roll shall be transmitted by the Assessor to the same persons as the initial Base Year Assessment Roll, together with a notice that it has been prepared in accordance with the Plan. Following the election under Section 1.1 of the Plan of the project at 2305 Woodward [Project 5A] or 2300 Cass Avenue [Project 5B], the City Assessor shall ensure that the Base Year Assessment Roll is updated to remove the aforementioned information with respect to the project and its associated Eligible Property that is not elected.

8. Establishment of Project Fund; Approval of Depository. The Authority shall establish a separate fund for the Eligible Property ("Project Fund") subject to this Plan, which shall be kept in a depository bank account or accounts in a bank or banks approved by the Treasurer of the City. All moneys received by the Authority pursuant to the Plan shall be deposited in the Project Fund. All moneys in the Project Fund and earnings thereon shall be used only in accordance with the Plan and Act 381.

9. Use of Moneys in the Project Fund. The moneys credited to the Project Fund and on hand therein from time to time shall be used to first make those payments authorized by and in accordance with Act 381, the Plan and any reimbursement agreement governing such payments.

10. Return of Surplus Funds to Taxing Jurisdictions. The Authority shall return all surplus funds attributable to Tax Increment Revenues not deposited in the Local Brownfield Revolving Fund proportionately to the Taxing Jurisdictions.

11. Payment of Tax Increment Revenues to Authority. The municipal and county treasurers shall, as ad valorem and specific local taxes are collected on the Eligible Property, pay the Tax Increment Revenues to the Authority for deposit in the Project Fund. The payments shall be made not more than 30 days after the Tax Increment Revenues are collected.

12. Payment of Construction Period Tax Capture Revenues, Withholding Tax Capture Revenues, and Income Tax Capture Revenues to Authority. Any funds equal to the amount of Construction Period Tax Capture Revenues, Withholding Tax Capture Revenues, and Income Tax Capture Revenues received by the Authority from the State treasurer in connection with the Plan shall be deposited in the Project Fund.

13. Disclaimer. By adoption of this Resolution and approval of the Plan, the City assumes no obligation or liability to the owner, developer, lessee or lessor of the Eligible Property for any loss or damage that may result to such persons from the adoption of this Resolution and Plan. The City makes no guarantees or representations as to the

approvals and/or determinations of the Michigan Strategic Fund with respect to the Plan, determinations of the appropriate state officials regarding the ability of the owner, developer or lessor to qualify for a Michigan Business Tax Act credit (or assignment thereof) pursuant to Act 36, Public Acts of Michigan, 2007, as amended, or as to the ability of the Authority to capture Tax Increment Revenues from the State and local school district taxes for the Plan.

14. Repealer. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same hereby are rescinded.

15. The City Clerk is requested to submit four (4) certified copies of this Resolution to the DBRA, 500 Griswold Street, Suite 2200, Detroit, MI 48226

AYES: Members

NAYS: Members

RESOLUTION DECLARED ADOPTED.

Janice Winfrey, City Clerk
City of Detroit
County of Wayne, Michigan

WAIVER OF RECONSIDERATION IS REQUESTED

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Council of the City of Detroit, County of Wayne, State of Michigan, at a regular meeting held on _____, 2024, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, as amended, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

Janice Winfrey, City Clerk
City of Detroit
County of Wayne, Michigan