

**City of Plymouth  
Brownfield Redevelopment Authority  
Meeting Minutes  
Wednesday, February 10, 2016  
City Commission Conference Room**

*S:\MANAGER\Sincock Files\Brownfield Board\Meeting Minutes - 02-10-16 - WORD ONLY.docx*

**CALL TO ORDER:** Chairperson Colleen Pobur called the meeting to order at 8:32 a.m.

**PRESENT:** Colleen Pobur, Paul Sincock, Evan Matthew Chall, Dan Dalton, Jennifer Kehoe and Scott Silvers.

**OTHERS PRESENT:** City Finance Director Mark Christiansen and City Resident Michael Vaz as well as representatives of the Starkweather School Development.

**APPROVAL OF MEETING MINUTES:** It was moved by Member Sincock and seconded by Member Dalton to approve the Meeting Minutes of May 27, 2015 as presented.

**MOTION PASSED 6 - 0**

**PROPOSED STARKWEATHER SCHOOL BROWNFIELD PLAN** – The plan is to turn the old abandoned school, which is functionally obsolete into 24 apartments. The plan calls for the reimbursement of \$1,648,463. This is a 15 year Plan for Reimbursement. It was moved by Member Sincock and seconded by Member Dalton:

# PLYMOUTH BROWNFIELD REDEVELOPMENT AUTHORITY

# BROWNFIELD PLAN

550 N Holbrook Street, Plymouth, MI 48170

**PREPARED BY**

Plymouth Brownfield Redevelopment Authority  
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Plymouth, Michigan 48170  
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Phone: (248) 302-3038

**PROJECT #**

9303B

**REVISION DATE**

January 13, 2016

**BRA APPROVAL  
CITY APPROVAL**

BRAApprovalDate  
CityApprovalDate

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# PROJECT SUMMARY

<b>PROJECT NAME</b>	Starkweather School - Redevelopment and Reuse of Properties Located at 550 N Holbrook Street, Plymouth, Michigan
<b>DEVELOPER</b>	Curtis-Plymouth LLC 990 Pierce Street Birmingham, Michigan 48009 Mark Menuck (248) 730-0300
<b>ELIGIBLE PROPERTY LOCATION</b>	The Eligible Property is located at 550 N Holbrook Street, Plymouth, Michigan. Parcel ID Number 004-01-0429-309.
<b>TYPE OF ELIGIBLE PROPERTY</b>	Functionally Obsolete
<b>SUBJECT PROJECT DESCRIPTION</b>	<p>The Starkweather School Redevelopment Project (Project) consists of the redevelopment of the subject property, which is located at 550 N Holbrook Street in Plymouth, Michigan. The final plans for the redevelopment have not been completed. However, this Project will include the rehabilitation of the former two-story Starkweather School and construction of approximately 24 multi-family apartments and 23 single-family homes. This Project will ultimately put an obsolete school, with cultural significance, back to productive use and improve Plymouth's Old Village neighborhood.</p> <p>The Project is seeking approval of Tax Increment Financing (TIF). Construction is expected to begin in Spring of 2016.</p>
<b>ELIGIBLE ACTIVITIES</b>	Baseline Environmental Assessment (BEA) Activities {Phase I Environmental Site Assessment (ESA) and Phase II ESA}, Preparation of a Brownfield Plan, Demolition, and Lead and Asbestos Survey and Abatement.
<b>REIMBURSABLE COSTS</b>	\$1,071,125 (Est. Eligible Activities, Contingency, Interest) \$ 164,846 (BRA Administrative Fees) <u>\$ 412,492</u> (Local Site Remediation Revolving Fund) \$1,648,463

<b>MAXIMUM DURATION OF CAPTURE</b>	15 years
<b>ESTIMATED TOTAL CAPITAL INVESTMENT</b>	\$6.5 million
<b>INITIAL TAXABLE VALUE</b>	\$0

# LIST OF ACRONYMS AND DEFINITIONS

<b>BEA</b>	Baseline Environmental Assessment
<b>DEVELOPER</b>	Curtis-Plymouth LLC
<b>ELIGIBLE PROPERTY</b>	Property for which eligible activities are identified under a Brownfield Plan, referred to herein as “the subject property”.
<b>ESA</b>	Environmental Site Assessment
<b>LSRRF</b>	Local Site Remediation Revolving Fund
<b>MDEQ</b>	Michigan Department of Environmental Quality
<b>MEDC</b>	Michigan Economic Development Corporation
<b>PBRA or Authority</b>	Plymouth Brownfield Redevelopment Authority
<b>PHASE I ESA</b>	An environmental historical review and site inspection (no soil and/or groundwater sampling and analysis)
<b>PHASE II ESA</b>	Environmental subsurface investigation (includes soil, soil gas, and/or groundwater sampling and analysis)
<b>PLAN</b>	Brownfield Plan
<b>SUBJECT PROPERTY</b>	The Eligible Property, located at 550 N Holbrook Street, Plymouth, MI. It comprises one parcel.
<b>TIF</b>	Tax Increment Financing (TIF describes the process of using TIR—i.e., TIF is the use of TIR to provide financial support to a project)
<b>TIR</b>	Tax Increment Revenue (new property tax revenue, usually due to redevelopment and improvement that is generated by a property after approval of a Brownfield Plan)

# BROWNFIELD PLAN

550 N Holbrook Street, Plymouth, MI 48170

## 1.0 Introduction

The City of Plymouth, Michigan (the “City”), established the Plymouth Brownfield Redevelopment Authority (the “Authority”) on December 16, 1996, pursuant to Michigan Public Act 381 of 1996, as amended (“Act 381”). The primary purpose of Act 381 is to encourage the redevelopment of eligible property by providing economic incentives through tax increment financing for certain eligible activities.

The main purpose of this Brownfield Plan is to promote the redevelopment of and investment in certain “Brownfield” properties within the City. Inclusion of subject property within Brownfield plans will facilitate financing of environmental response and other eligible activities at eligible properties, and will also provide tax incentives to eligible taxpayers willing to invest in revitalization of eligible sites, commonly referred to as “Brownfields.” By facilitating redevelopment of Brownfield properties, Brownfield plans are intended to promote economic growth for the benefit of the residents of the City and all taxing units located within and benefited by the Authority.

The identification or designation of a developer or proposed use for the Eligible Property that is the subject of this Brownfield Plan (the “subject property”) shall not be integral to the effectiveness or validity of this Brownfield Plan. This Brownfield Plan is intended to apply to the subject property identified in this Brownfield Plan and, if tax increment revenues are proposed to be captured from that subject property, to identify and authorize the eligible activities to be funded by such tax increment revenues. Any change in the proposed developer or proposed use of the subject property shall not necessitate an amendment to this Brownfield Plan, affect the application of this Brownfield Plan to the subject property, or impair the rights available to the Authority under this Brownfield Plan.

This Brownfield Plan is intended to be a living document, which may be modified or amended in accordance with the requirements of Act 381, as necessary to achieve the purposes of Act 381. The applicable sections of Act 381 are noted throughout the Brownfield Plan for reference purposes.

This Brownfield Plan contains information required by Section 13(1) of Act 381.

## 2.0 General Provisions

The following sections detail information required by Act 381.

### 2.1 Description of Eligible Property (Section 13 (l)(h))

The Eligible Property (the “subject property”) is located at 550 N Holbrook Street, in Plymouth, MI. The subject property is situated southeast of the intersection of West Spring Street and North Holbrook Street. The subject property consists of one irregular-shaped parcel that contains approximately 5.57 acres. The subject property is located in an area of Plymouth (the “City”) that is characterized by commercial and residential properties. Behind the subject property, to the east, is Hines Park.

The following table describes the parcel which comprises the subject property. See Attachment A, Figure 2 – Eligible Property Boundary Map.

### Eligible Property Information

Address	Tax Identification Number	Basis of Brownfield Eligibility	Approximate Acreage
550 N Holbrook Street	004-01-0429-309	Functionally Obsolete	5.57

The subject property is currently zoned two-family residential (RT-1), one family residential (R-1) and office (O-1). It is anticipated the subject property will be re-zoned to a Planned Unit Development (PUD). It currently contains a vacant two-story building (a former Canton-Plymouth Public School building). Exterior portions of the subject property include landscaped areas and paved surface parking.

The Starkweather School Redevelopment (Project) consists of the redevelopment of the subject property, which is located at 550 N Holbrook Street in Plymouth. The final plans for the redevelopment have not been completed. However, this Project will include the rehabilitation of the existing two-story Starkweather School for reuse as multi-family residential apartments and construction of approximately 23 single-family homes to the east of the former school. This Project will ultimately re-purpose an obsolete school, with cultural and historic significance, and improve Plymouth’s Old Village neighborhood.

The Project is seeking approval of Tax Increment Financing (TIF). The rehabilitation of the former school is expected to begin in spring of 2016. Construction of the single-family homes will occur after the school is substantially completed.

Attachment A includes site maps of the Eligible Property, refer to: Figure 1, Scaled Property Location Map and Figure 2, Eligible Property Boundary Map (which includes lot dimensions). The legal description of the parcel included in the Eligible Property is presented in Attachment B.

The parcel and all tangible real and personal property located thereon will comprise the Eligible Property, which is referred to herein as the “subject property.”

## 2.2 Basis of Eligibility (Section 13 (1)(h) , Section 2 (m)), Section 2(r)

The subject property is considered “Eligible Property” as defined by Act 381, Section 2 because: (a) the subject property was previously utilized as a public property (public school building); (b) it is located within the City of Plymouth, a non-qualified local governmental unit, or “Non-Core Community” under Act 381; and (c) the parcel which comprises the subject property has been determined to be functionally obsolete.

Since 1927, the subject property has been developed with a two-story public school building. In 2013, operations ceased at the subject property and it has since remained vacant.

The subject property is considered to be functionally obsolete which means the property is unable to be used to adequately perform the function for which it was intended due to a substantial loss in value resulting from factors such as overcapacity, changes in technology, deficiencies or superadequacies in design, or other similar factors that affect the property itself or the property’s relationship with other

surrounding property. Please see Attachment D for an Affidavit of City of City of Plymouth Assessor which has determined the subject property to be functionally obsolete.

### 2.3 Summary of Eligible Activities and Description of Costs (Section 13 (1)(a),(b))

The “eligible activities” that are intended to be carried out at the subject property are considered “eligible activities” as defined by Sec 2 of Act 381, because they include BEA Activities (Phase I ESA and Phase II ESA), preparation of a Brownfield Plan, lead and asbestos survey and abatement and demolition (see Table 1).

A summary of the eligible activities and the estimated cost of each eligible activity intended to be paid for with tax increment revenues from the subject property is shown in the table below.

#### Estimated Cost of Reimbursable Eligible Activities

Description of Eligible Activity		Estimated Cost*	
1.	BEA Activities	\$	23,000
2.	Demolition	\$	690,000
3.	Lead and Asbestos Activities	\$	190,000
<b>Total Environmental and Non-Environmental Eligible Activities</b>		\$	903,000
4.	15% Contingency on Eligible Activities**	\$	132,000
5.	Brownfield Plan	\$	10,000
<b>Total Eligible Activities Cost with 15% Contingency</b>		\$	1,045,000
6.	Interest (calculated at 2.5%, simple)***	\$	26,125
7.	Authority Administration Fees	\$	164,846
8.	Local Site Remediation Revolving Fund (LSRRF)****	\$	412,492
<b>Total Eligible Costs for Reimbursement</b>		\$	<b>1,648,463</b>

\*Estimated costs are local only costs paid out of captured tax increment revenues from locally levied millages (to the extent available).

\*\*The contingency is applied to the Subtotal, excepting BEA Activities, which have already been completed.

\*\*\*Interest is calculated annually at 2.5% simple interest on unreimbursed eligible activities, in accordance with PBRA policy.

\*\*\*\*LSRRF deposits will be made in accordance with Act 381.

A detailed breakout of the eligible activities and the estimated cost of each eligible activity intended to be paid for with tax increment revenues from the subject property is shown in Attachment C, Table 1. The Developer desires to be reimbursed for the costs of eligible activities. Tax increment revenue generated by the subject property will be captured by the Authority and used to reimburse the cost of the eligible activities completed on the subject property after approval of this Brownfield Plan and an associated Reimbursement Agreement.

The costs listed in the table above are estimated costs and may increase or decrease depending on the nature of any unknown conditions encountered on the subject property. The actual cost of those eligible activities encompassed by this Brownfield Plan that will qualify for reimbursement from tax increment revenues of the Authority from the subject property shall be governed by the terms of a Reimbursement Agreement with the Authority (the “Reimbursement Agreement”). No costs of eligible activities will be

qualified for reimbursement except to the extent permitted in accordance with the terms and conditions of the Reimbursement Agreement and/or the Development Agreement.

In accordance with this Brownfield Plan, and the associated Reimbursement Agreement, the amount advanced by the Developer will be repaid by the Authority with interest at the rate set at 2.5% simple interest, solely from the tax increment revenues realized from the Eligible Property. Payments will be made to the full extent incremental property tax revenues are or become available for such purpose under the Act. Based on the projected cost of eligible activities, interest reimbursement in this Brownfield Plan is estimated at \$26,125. However, if the actual cost of eligible activities turns out to be lower than the above estimates, interest reimbursement may be lower, subject to the 2.5% simple interest calculation.

Tax increment revenues will first be used to pay or reimburse administrative expenses described in the table above. Administrative Fees are estimated at 10% of total annual TIR.

#### **2.4 Estimate of Captured Taxable Value and Tax Increment Revenues (Section 13(1)(c)); Impact of Tax Increment Financing On Taxing Jurisdictions (Section 13(1)(g), Section 2(ee))**

This Brownfield Plan anticipates the capture of tax increment revenues to reimburse the Developer for the costs of eligible activities under this Brownfield Plan in accordance with the Reimbursement Agreement. A table of estimated tax increment revenues to be captured is attached to this Brownfield Plan as Attachment C, Table 2. Tax increment revenue capture is expected to begin in 2016.

All reimbursement will be in accordance with the Reimbursement Agreement and the Development Agreement.

The total estimated cost of the eligible activities and other eligible costs (including administrative fees, contingency, interest and LSRRF deposits) to be reimbursed through the capture of tax increment revenue is projected to be \$1,503,683. The estimated effective initial taxable value for this Brownfield Plan is \$0, and is based on land and real property tax only in year 2015 (the “base year”).

Redevelopment of the subject property is expected to initially generate incremental taxable value in 2016 with the first significant increase in taxable value of approximately \$200,000 beginning in 2016.

It is estimated that the Authority will capture the 2016 through 2026 tax increment revenues to reimburse the cost of the eligible activities and interest. An estimated schedule of tax increment revenue reimbursement is provided as Attachment C, Table 3.

The captured incremental taxable value and associated tax increment revenue will be based on the actual increased taxable value from all taxable improvements on the subject property and the actual millage rates levied by the various taxing jurisdictions during each year of the plan, as shown in Attachment C, Tables 2 and 3. The actual tax increment captured will be based on taxable value set through the property assessment process by the local unit of government and equalized by the County and the millage rates set each year by the taxing jurisdictions.

#### **2.5 Plan of Financing (Section 13(1)(d)); Maximum Amount of Indebtedness (Section 13(1)(e))**

Eligible activities are to be financed by the Developer. The Authority will reimburse the Developer for the cost of approved eligible activities, but only from tax increment revenues generated from the subject property as available, and subject to the Reimbursement Agreement and Development Agreement.

All reimbursements authorized under this Brownfield Plan shall be governed by the Reimbursement Agreement. The Authority shall not incur any note or bonded indebtedness to finance the purposes of this Brownfield Plan. The inclusion of eligible activities and estimates of costs to be reimbursed in this Brownfield Plan is intended to: (1) authorize the Authority to fund such reimbursements; and (2) does not obligate the Authority to fund any reimbursement or to enter into the Reimbursement Agreement providing for the reimbursement of any costs for which tax increment revenues may be captured under this Brownfield Plan, or which are permitted to be reimbursed under this Brownfield Plan. The amount and source of any tax increment revenues that will be used for purposes authorized by this Brownfield Plan, and the terms and conditions for such use and upon any reimbursement of the expenses permitted by the Brownfield Plan, will be provided solely under the Reimbursement Agreement contemplated by this Brownfield Plan.

## **2.6 Duration of Brownfield Plan (Section 13(1)(f))**

In no event shall the duration of the Brownfield Plan exceed 35 years following the date of the resolution approving the Brownfield Plan, nor shall the duration of the tax capture exceed the lesser of the period authorized under subsection (4) and (5) of Section 13 of Act 381 or 30 years. Further, in no event shall the beginning date of the capture of tax increment revenues be later than five years after the date of the resolution approving the Brownfield Plan.

## **2.7 Effective Date of Inclusion in Brownfield Plan**

The subject property will become a part of this Brownfield Plan on the date this Brownfield Plan is approved by the City of Plymouth. The date of tax capture shall commence during the year construction begins or the immediate following year—as increment revenue becomes available— but the beginning date of tax capture shall not exceed five years beyond the date of the governing body resolution approving the Brownfield Plan amendment.

## **2.8 Displacement/Relocation of Individuals on Eligible Property (Section 13(1)(i-l))**

There are no persons or businesses residing on the Eligible Property, and no occupied residences will be acquired or cleared; therefore there will be no displacement or relocation of persons or businesses under this Brownfield Plan.

## **2.9 Local Site Remediation Revolving Fund (“LSRRF”) (Section 8, Section 13(1)(m))**

The Authority has plans to establish a Local Site Remediation Revolving Fund (LSRRF). The Authority will capture incremental local taxes to fund the LSRRF, for three full years following full developer reimbursement for eligible activities and interest. The amount of tax increment revenue authorized for capture and deposit in the LSRRF is estimated at \$374,833.

## **2.10 Other Information**

The tax capture breakdown of tax increment revenues anticipated to become available for use in this Brownfield Plan is summarized below.

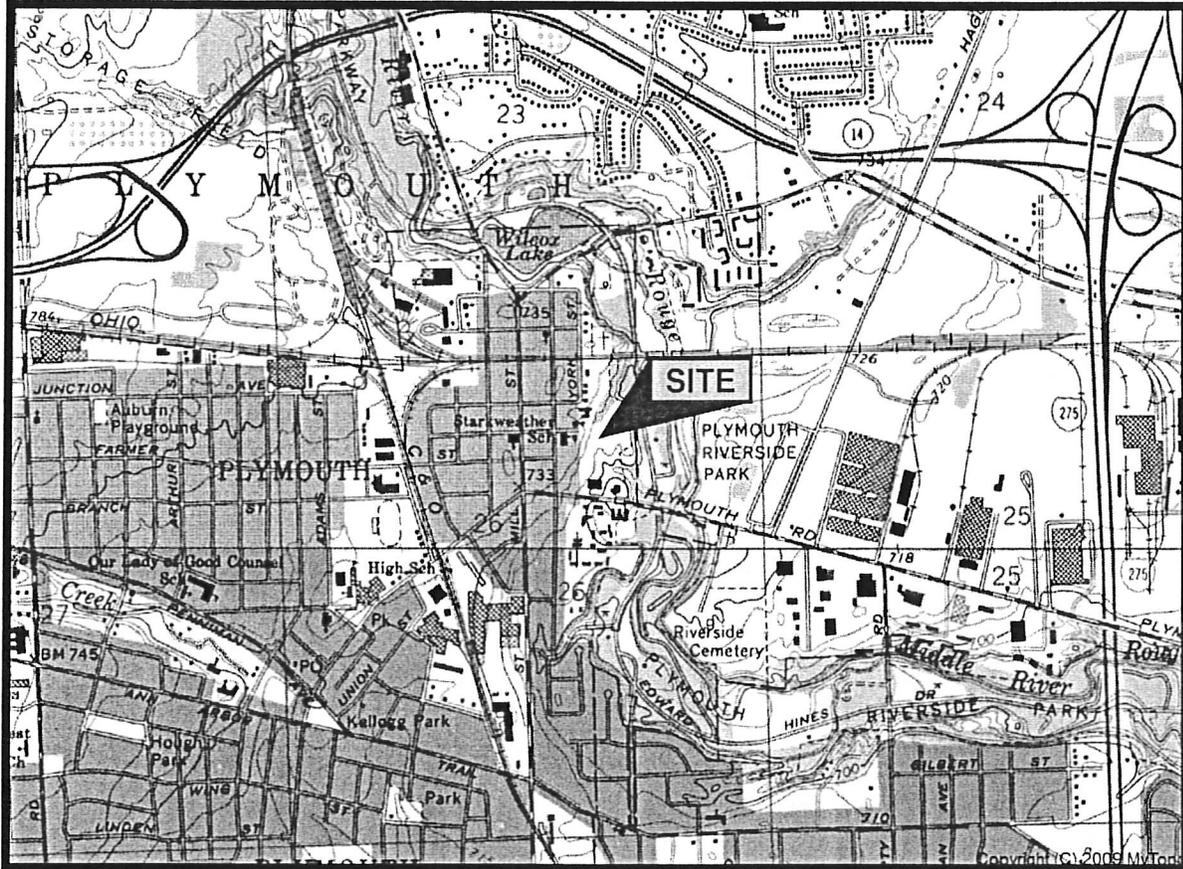
There are 27.9960 local-only mills available for capture. The Project is not seeking MDEQ or MSF approval to allow for capture of school taxes and will be utilizing only local tax increment revenues and the period of actual tax capture shall not exceed 15 years.



## **Attachments**

**Attachment A**  
**Site Maps and Photographs**

NORTHVILLE QUADRANGLE  
 MICHIGAN - WAYNE COUNTY  
 7.5 MINUTE SERIES (TOPOGRAPHIC)



T. 1S.-R.8 E.

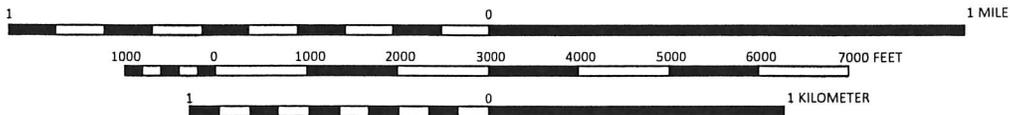


IMAGE TAKEN FROM 1969 U.S.G.S. TOPOGRAPHIC MAP  
 PHOTOREVISED 1980



**AKT** PEERLESS

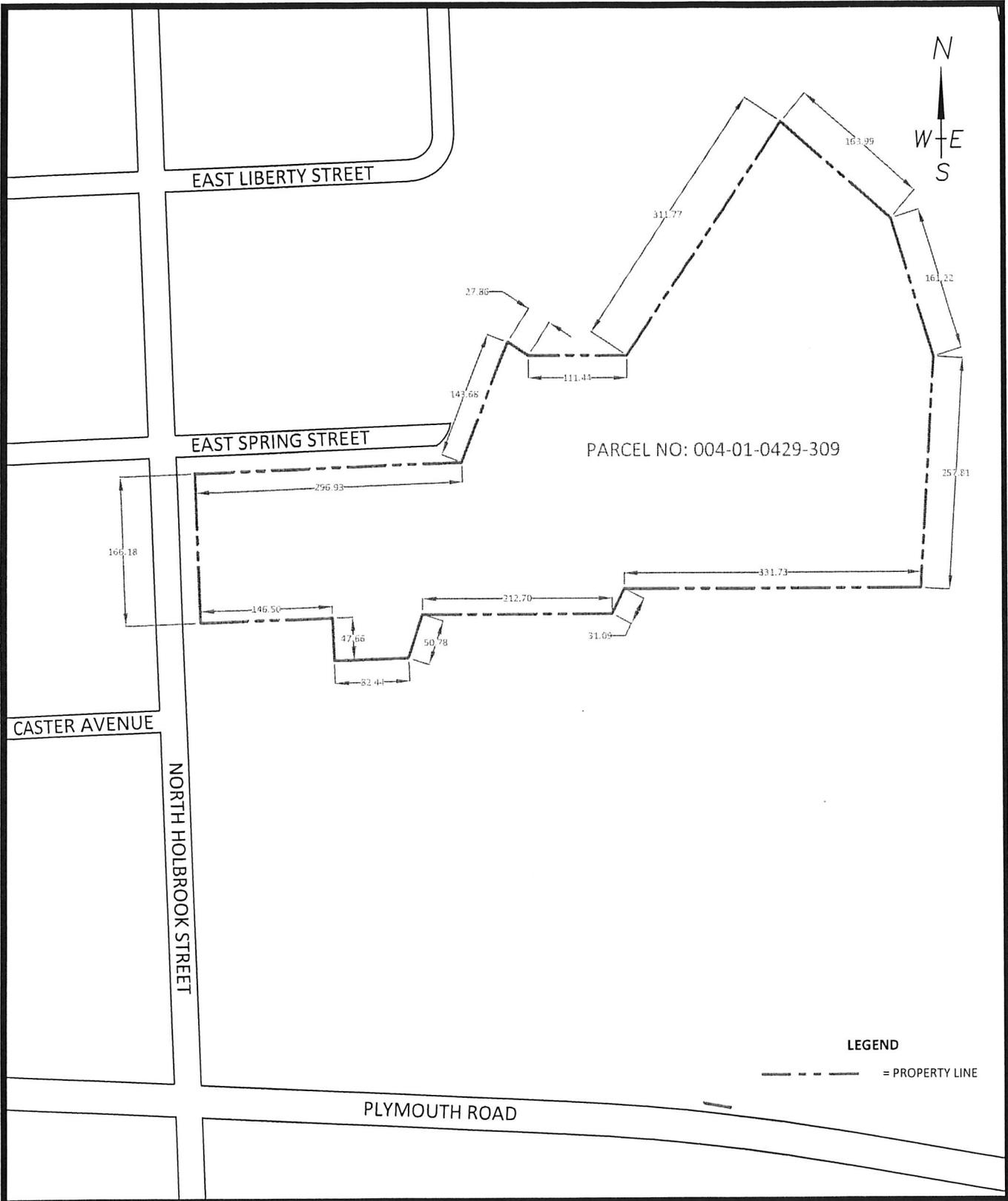
ILLINOIS MICHIGAN OHIO GEORGIA  
 www.aktpeerless.com

SCALED PROPERTY LOCATION MAP

550 NORTH HOLBROOK STREET  
 PLYMOUTH, MICHIGAN  
 PROJECT NUMBER : 9303B-2-25

DRAWN BY: DDB  
 DATE: 06/18/2015

FIGURE 1



**AKTPEERLESS**

ILLINOIS MICHIGAN OHIO GEORGIA  
[www.aktpeerless.com](http://www.aktpeerless.com)

**ELIGIBLE PROPERTY BOUNDARY MAP**

550 NORTH HOLBROOK STREET  
 PLYMOUTH, MICHIGAN  
 PROJECT NUMBER : 9303B-2-25

DRAWN BY: DDB  
 DATE: 06/18/2015

0 75 150  
 SCALE: 1" = 150'

**FIGURE 2**

**Attachment B**  
**Legal Description(s)**

**550 N HOLBROOK** PLYMOUTH, MI 48170 (Property Address)

Parcel Number: 004-01-0429-309



Item 1 of 1 1 Image / 0 Sketches

**Property Owner:** PLYMOUTH CANTON SCHOOL

**Summary Information**

- > Assessed Value: \$0 | Taxable Value: \$0
- > Property Tax Information found
- > 3 Building Department records found across 2 properties

**Owner and Taxpayer Information**

**Owner** PLYMOUTH CANTON SCHOOL **Taxpayer** SEE OWNER INFORMATION  
 454 S HARVEY  
 PLYMOUTH, MI 48170

**General Information for Tax Year 2015**

<b>Property Class</b>	RES-REAL	<b>Unit</b>	49 CITY OF PLYMOUTH
<b>School District</b>	PLYMOUTH-CANTON	<b>Assessed Value</b>	\$0
<b>MAP #</b>	Not Available	<b>Taxable Value</b>	\$0
<b>TEMP CODES</b>	Not Available	<b>State Equalized Value</b>	\$0
<b>PROP USE CODES</b>	Not Available	<b>Date of Last Name Change</b>	04/18/2000
<b>CITY AREA</b>	Not Available	<b>Notes</b>	Not Available
<b>Historical District</b>	No	<b>Census Block Group</b>	Not Available
<b>PP STMT STATUS</b>	Not Available		

**Principal Residence Exemption Information**

**Homestead Date** 05/01/1994

Principal Residence Exemption	June 1st	Final
2014	0.0000 %	0.0000 %

**Previous Year Information**

Year	MBOR Assessed	Final SEV	Final Taxable
2014	\$0	\$0	\$0
2013	\$0	\$0	\$0
2012	\$0	\$0	\$0

**Land Information**

<b>Zoning Code</b>	RT-1	<b>Total Acres</b>	5.570
<b>Land Value</b>	\$0	<b>Land Improvements</b>	\$0
<b>Renaissance Zone</b>	No	<b>Renaissance Zone Expiration Date</b>	Not Available
<b>ECF Neighborhood</b>	LOWER TOWN/OLD VILLAGE	<b>Mortgage Code</b>	Not Available
<b>Lot Dimensions/Comments</b>	Not Available	<b>Neighborhood Enterprise Zone</b>	Not Available

Lot(s)	Frontage	Depth
No lots found.		
<b>Total Frontage: 0.00 ft</b>		<b>Average Depth: 0.00 ft</b>

**Legal Description**

26A429A3,B2,436B,437,438A LOT 436 EXC W 146.50 FT THEREOF ALSO LOT 437 ALSO LOT 438 EXC SE TRI PT THEREOF MEAS 47.54 FT ON ELY LINE OF LOT 438 AND 206.91 FT ALONG SLY LINE OF LOT 438 ALSO PT OF LOT 429 DESC AS BEG N 87D 31M 50S E 8.01 FT AND S 48D 52M 55S E 111.11 FT FROM NE COR OF LOT 445 TH S 48D 52M 55S E 163.99 FT TH S 17D 19M 35S E 161.22 FT TH S 03D 30M 50S W 257.81 FT TH DUE W 331.73 FT TH N 12D 54M E 49.27 FT TH NWLY ALONG A CURVE CONC TO SW RAD 172.03 FT ARC 209.72 FT CH N 22D 01M 35S W 196.97 FT TH N 56D 57M W 53.39 FT TH S 89D 41M 40S E 111.44 FT TH N 33. 31M 05S E 311.77 FT TO POB 5.57AC ASSESSORS PLYMOUTH PLAT NO 15 TIS R8E L66 P81 WCR

Land Division Act Information

<b>Date of Last Split/Combine</b>	<i>Not Available</i>	<b>Number of Splits Left</b>	<i>Not Available</i>
<b>Date Form Filed</b>	<i>Not Available</i>	<b>Unallocated Div.s of Parent</b>	0
<b>Date Created</b>	<i>Not Available</i>	<b>Unallocated Div.s Transferred</b>	0
<b>Acreage of Parent</b>	0.00	<b>Rights Were Transferred</b>	<i>Not Available</i>
<b>Split Number</b>	0	<b>Courtesy Split</b>	<i>Not Available</i>
<b>Parent Parcel</b>	<i>Not Available</i>		

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
No sales history found.						

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# Attachment C

## Tables

**Table 1. Eligible Activities**

Starkweather School  
550 N Holbrook Street  
Plymouth, MI  
AKT Peerless Project No. 9303B  
*As of January 22, 2016*

<b>ELIGIBLE ACTIVITIES COST SUMMARY</b>	
	<b>Estimated Cost of Eligible Activity</b>
BEA Activities	\$ 23,000
<b>TOTAL ENVIRONMENTAL ELIGIBLE ACTIVITIES</b>	<b>\$ 23,000</b>
Demolition	\$ 690,000
Lead and Asbestos Activities	\$ 190,000
<b>TOTAL NON-ENVIRONMENTAL ELIGIBLE ACTIVITIES</b>	<b>\$ 880,000</b>
	<b>\$ 903,000</b>
15% Contingency on Eligible Activities	\$ 132,000
Brownfield Plan	\$ 10,000
<b>Subtotal</b>	<b>\$ 1,045,000</b>
Interest (2.5%, simple)	\$ 26,125
<b>Subtotal</b>	<b>\$ 1,071,125</b>
BRA Administration Fee	\$ 164,846
Local Site Remediation Revolving Fund (LSRRF)	\$ 412,492
<b>Total</b>	<b>\$ 1,648,463</b>

**Table 2. Tax Increment Revenue Estimates**  
**Starkweather School**  
 550 N Holbrook Street  
 Plymouth, MI  
 AKT Peerless Project No. 9303B  
 As of January 22, 2016

Estimated TV Increase rate: 1.01																
Plan Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
Calendar Year	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	
Initial Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Post-Dev TV (Developer Estimated)	\$ 200,000	\$ 3,922,500	\$ 3,961,725	\$ 4,001,342	\$ 4,041,356	\$ 4,081,769	\$ 4,122,587	\$ 4,163,813	\$ 4,205,451	\$ 4,247,505	\$ 4,289,980	\$ 4,332,880	\$ 4,376,209	\$ 4,419,971	\$ 4,464,171	
New TV (Homestead)	\$ -	\$ 3,450,000	\$ 3,484,500	\$ 3,519,345	\$ 3,554,538	\$ 3,590,084	\$ 3,625,985	\$ 3,662,245	\$ 3,698,867	\$ 3,735,856	\$ 3,773,214	\$ 3,810,946	\$ 3,849,056	\$ 3,887,546	\$ 3,926,422	
<b>Incremental Difference (New TV - Initial TV)</b>	<b>\$ 200,000</b>	<b>\$ 3,922,500</b>	<b>\$ 3,961,725</b>	<b>\$ 4,001,342</b>	<b>\$ 4,041,356</b>	<b>\$ 4,081,769</b>	<b>\$ 4,122,587</b>	<b>\$ 4,163,813</b>	<b>\$ 4,205,451</b>	<b>\$ 4,247,505</b>	<b>\$ 4,289,980</b>	<b>\$ 4,332,880</b>	<b>\$ 4,376,209</b>	<b>\$ 4,419,971</b>	<b>\$ 4,464,171</b>	
<b>Local Capturable Millage Rates</b>																
JAIL	0.9382	\$ 188	\$ 3,680	\$ 3,718	\$ 3,755	\$ 3,793	\$ 3,831	\$ 3,870	\$ 3,909	\$ 3,949	\$ 3,989	\$ 4,029	\$ 4,070	\$ 4,111	\$ 4,152	\$ 4,194
HCMA	0.2146	\$ 43	\$ 842	\$ 850	\$ 859	\$ 868	\$ 876	\$ 885	\$ 894	\$ 903	\$ 912	\$ 922	\$ 931	\$ 940	\$ 950	\$ 959
PARKS	0.2459	\$ 49	\$ 965	\$ 974	\$ 984	\$ 994	\$ 1,004	\$ 1,014	\$ 1,025	\$ 1,035	\$ 1,046	\$ 1,056	\$ 1,067	\$ 1,078	\$ 1,088	\$ 1,099
LIBRARY	1.4657	\$ 293	\$ 5,750	\$ 5,808	\$ 5,867	\$ 5,926	\$ 5,986	\$ 6,046	\$ 6,107	\$ 6,169	\$ 6,231	\$ 6,294	\$ 6,358	\$ 6,422	\$ 6,487	\$ 6,553
CITY OPERATING	11.3139	\$ 2,263	\$ 44,383	\$ 44,832	\$ 45,284	\$ 45,742	\$ 46,204	\$ 46,671	\$ 47,142	\$ 47,618	\$ 48,099	\$ 48,585	\$ 49,076	\$ 49,572	\$ 50,072	\$ 50,578
CITY - REFUSE	1.9202	\$ 384	\$ 7,533	\$ 7,609	\$ 7,686	\$ 7,763	\$ 7,842	\$ 7,921	\$ 8,001	\$ 8,082	\$ 8,163	\$ 8,246	\$ 8,329	\$ 8,413	\$ 8,498	\$ 8,584
SCC	1.7969	\$ 359	\$ 7,049	\$ 7,120	\$ 7,192	\$ 7,265	\$ 7,338	\$ 7,412	\$ 7,487	\$ 7,563	\$ 7,639	\$ 7,716	\$ 7,794	\$ 7,873	\$ 7,952	\$ 8,033
RESA	3.4646	\$ 693	\$ 13,591	\$ 13,729	\$ 13,867	\$ 14,007	\$ 14,149	\$ 14,292	\$ 14,436	\$ 14,582	\$ 14,729	\$ 14,878	\$ 15,028	\$ 15,180	\$ 15,334	\$ 15,488
COUNTY OPERATING	6.6387	\$ 1,328	\$ 26,043	\$ 26,306	\$ 26,572	\$ 26,840	\$ 27,111	\$ 27,385	\$ 27,662	\$ 27,941	\$ 28,223	\$ 28,508	\$ 28,796	\$ 29,087	\$ 29,381	\$ 29,678
<b>Local Total</b>	<b>27.9988</b>															
<b>Non-Capturable Millage Rates</b>																
ZOO	0.1000	\$ 20	\$ 392	\$ 396	\$ 400	\$ 404	\$ 408	\$ 412	\$ 416	\$ 421	\$ 425	\$ 429	\$ 433	\$ 438	\$ 442	\$ 446
DIA	0.2000	\$ 40	\$ 785	\$ 792	\$ 800	\$ 808	\$ 816	\$ 825	\$ 833	\$ 841	\$ 850	\$ 858	\$ 867	\$ 875	\$ 884	\$ 893
SCHOOL - DEBT	4.1000	\$ 820	\$ 16,082	\$ 16,243	\$ 16,406	\$ 16,570	\$ 16,735	\$ 16,903	\$ 17,072	\$ 17,242	\$ 17,415	\$ 17,589	\$ 17,765	\$ 17,942	\$ 18,122	\$ 18,303
<b>Total Non-Capturable Taxes</b>	<b>4.4000</b>															

**Table 3. Reimbursement Allocation Schedule**

Starkweather School  
550 N Holbrook Street  
Plymouth, MI  
AKT Peerless Project No. 9303B  
As of January 22, 2016

Developer Maximum Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	0.0%	\$ -	\$ -	\$ -
Local	100.0%	\$ -	\$ 1,071,125	\$ 1,071,125
<b>TOTAL</b>		\$ -	\$ 1,071,125	\$ 1,071,125

Estimated Total Years  
of Plan: 15

Estimated Capture  
Administrative Fees \$ 164,846  
LSRRF \$ 412,492

	Plan Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	End Plan
Total Local Incremental Revenue		\$ 5,600	\$ 109,836	\$ 110,946	\$ 112,066	\$ 113,198	\$ 114,342	\$ 115,497	\$ 116,663	\$ 117,842	\$ 119,032	\$ 120,234	\$ 121,449	\$ 122,676	\$ 123,915	\$ 125,167	
BRA Administrative Fee		\$ 560	\$ 10,984	\$ 11,095	\$ 11,207	\$ 11,320	\$ 11,434	\$ 11,550	\$ 11,666	\$ 11,784	\$ 11,903	\$ 12,023	\$ 12,145	\$ 12,268	\$ 12,391	\$ 12,517	
Local TIR Available for Reimbursement		\$ 5,040	\$ 98,853	\$ 99,851	\$ 100,860	\$ 101,879	\$ 102,908	\$ 103,947	\$ 104,997	\$ 106,058	\$ 107,129	\$ 108,211	\$ 109,304	\$ 110,408	\$ 111,523	\$ 112,650	
<b>DEVELOPER</b>	Beginning Balance	\$ 1,071,125	\$ 1,066,085	\$ 967,233	\$ 867,381	\$ 766,522	\$ 664,643	\$ 561,736	\$ 457,788	\$ 352,791	\$ 246,734	\$ 139,605	\$ 31,394	\$ (0)	\$ (0)	\$ (0)	\$ (0)
<b>LOCAL-ONLY</b>	Reimbursement Balance	\$ 1,071,125	\$ 1,066,085	\$ 967,233	\$ 867,381	\$ 766,522	\$ 664,643	\$ 561,736	\$ 457,788	\$ 352,791	\$ 246,734	\$ 139,605	\$ 31,394	\$ (0)	\$ (0)	\$ (0)	\$ (0)
Eligible Activities Reimbursement		\$ 1,045,000	\$ 5,040	\$ 98,853	\$ 99,851	\$ 100,860	\$ 101,879	\$ 102,908	\$ 103,947	\$ 104,997	\$ 106,058	\$ 107,129	\$ 108,211	\$ 5,269	\$ -	\$ -	\$ -
Interest Reimbursement		\$ 26,125	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 26,125	\$ -	\$ -	\$ -
Total Local-Only TIR Reimbursement		\$ 5,040	\$ 98,853	\$ 99,851	\$ 100,860	\$ 101,879	\$ 102,908	\$ 103,947	\$ 104,997	\$ 106,058	\$ 107,129	\$ 108,211	\$ 31,394	\$ -	\$ -	\$ -	\$ -
<b>Total Annual Developer Reimbursement</b>		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>LOCAL SITE REMEDIATION FUND</b>	LSRRF Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
LSRRF Deposits		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 77,910	\$ 110,408	\$ 111,523	\$ 112,650
STATE		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
LOCAL	no maximum	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 77,910	\$ 110,408	\$ 111,523	\$ 112,650

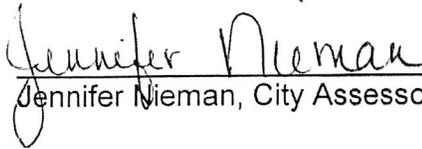
**Attachment D**

**Affidavit of City of City of Plymouth Assessor**

AFFIDAVIT OF CITY OF CITY OF PLYMOUTH ASSESSOR

I, Jennifer Nieman, being duly sworn, states that if called upon will testify to the following facts:

1. I am employed by the City of Plymouth in the Management Services Department as the City Assessor.
2. I am a certified Michigan Advanced Assessing Officer (3).
3. I am familiar with the property located at 550 N Holbrook, in the City of Plymouth
4. This affidavit is given in accordance with MCL 125.2663(1) (h) and is made to confirm this property qualifies as 'Functionally Obsolete Property' as that term is defined under MCL 125.2652(r). The following facts, without limitation, form the basis for my expert opinion:
5. The property is unable to be used to adequately perform the function for which it was intended due to a substantial loss in value resulting from factors such as overcapacity, changes in technology, deficiencies or super adequacies in design, or other similar factors that affect the property itself or the property's relationship with other surrounding property.

  
Jennifer Nieman, City Assessor

Subscribed and sworn to before me by Jennifer Nieman on August 18, 2015.

  
Linda Langmesser, Notary Public  
Wayne County, Michigan  
Commission Expires:  
Acting in Wayne County



Prepared by:  
Jennifer Nieman (R-7929)  
City Assessor  
201 S Main  
Plymouth, Michigan 48170  
(734) 453-1234 ext 252

**RESOLUTION**  
**Brownfield Plan**  
**Starkweather School Site, Plymouth, Michigan**

At a regular meeting of the City of Plymouth Brownfield Redevelopment Authority, held at the Plymouth City Hall, 201 South main Street, Plymouth, Wayne County, Michigan on February 10, 2016, at 8:30 AM, the following resolution was offered by

Authority Member     SENCOCK     and supported by  
Authority Member     DALTON    .

**Whereas**, The Michigan Brownfield Redevelopment Financing Act, Act 381, P.A. 1996 as amended, authorizes municipalities to create a brownfield redevelopment authority to promote the revitalization, redevelopment, and reuse of contaminated, blighted, functionally obsolete, or historic property through tax increment financing of eligible activities approved in a Brownfield Plan; and

**Whereas**, the City Commission of the City of Plymouth (the "City") established the City of Plymouth Brownfield Redevelopment Authority (BRA) under the procedures under Act 381 to facilitate the cleanup and redevelopment of Brownfields within the City of Plymouth; and,

**Whereas**, an Act 381 Work Plan has been prepared and submitted for the Starkweather School Site Facility that describes the qualifications, costs, impacts, and incentives for the project developed by Curtis-Plymouth LLC in collaboration with the City of Plymouth for reimbursement from Brownfield Tax Increment Financing revenues with the adoption of the Brownfield/Act 381 Work Plan; and

**Whereas**, the City of Plymouth Brownfield Redevelopment Authority has reviewed the Brownfield/Act 381 Work Plan and finds that it meets the requirements of Act 381 and constitutes a public purpose of increased private investment and economic development, and increased property tax value; and

**Whereas**, a public hearing on the Brownfield Plan is anticipated to be held on the regular meeting of the City of Plymouth City Commission on March 7, 2016 and notice of the public hearing and notice to taxing jurisdictions will provided in compliance with the requirements of Act 381;

**Now, Therefore, be it Resolved** that the City of Plymouth Brownfield Redevelopment Authority hereby approves the Brownfield/Act 381 Work Plan for the Starkweather School Site and recommends approval by the City of Plymouth City Commission; and

**Be it Further Resolved** that should any section, clause or phrase of this Resolution be declared by the courts to be invalid, the same shall not affect the validity of this Resolution as a whole nor any part thereof, other than the part so declared to be invalid; and,

**Be it Further Resolved** that any prior resolution, or any part thereof, in conflict with any of the provisions of this Resolution are hereby repealed.

AYES: *Pokun, SINCOLK, E. Matthew Chall, DALTON, Kehoe, SILVENS*

NAYES: *—*

ABSTAINED: *—*

RESOLUTION DECLARED ADOPTED.

STATE OF MICHIGAN        )

)ss.

COUNTY OF WAYNE        )

I, the undersigned, the duly qualified and acting Clerk of the City of Plymouth, County of Wayne, State of Michigan, do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Commission of the City of Plymouth at a regular meeting held on the 7th day of March, 2016, the original of which resolution is on file in my office.

IT WITNESS WHEREOF, I have here unto set my official signature, this 7th day of March, 2016.

\_\_\_\_\_  
Linda J. Langmesser  
CITY CLERK

City of Plymouth, Michigan

**PROPOSED STARKWEATHER SCHOOL REIMBURSEMENT AGREEMENT:** Based on the adoption of the Brownfield Plan there is a need to adopt a Reimbursement Agreement in order to allow the Developer to be reimbursed for authorized expenses. Without the agreement there can be no payments to the Developer. The following Resolution was offered by Member Sincock and seconded by Member Silvers:

WHEREAS The City of Plymouth Brownfield Redevelopment Authority Board has reviewed The proposed Starkweather School Site Brownfield Plan at a meeting held on February 10, 2016, and

WHEREAS The City of Plymouth Brownfield Redevelopment Board has accepted the Starkweather School Site Brownfield Plan and recommended to the City Commission that the Plan be adopted after the conduct of a public hearing Before the City Commission, and

WHEREAS The Office of the City Attorney of the City of Plymouth has reviewed and Accepted the language of the attached Reimbursement Agreement for the Starkweather School Site Brownfield Plan as being consistent with the Requirements of Act 381 of 1996.

NOW THEREFORE BE IT RESOLVED THAT the City of Plymouth Brownfield Redevelopment Authority hereby conditionally approves the Brownfield Reimbursement Agreement for the Starkweather School Site pending adoption of the Starkweather School Brownfield Plan by the City Commission.

**RESOLUTION**  
**Reimbursement Agreement**  
**Starkweather School Site, Plymouth, Michigan**

At a regular meeting of the City of Plymouth Brownfield Redevelopment Authority, held at the Plymouth City Hall, 201 South main Street, Plymouth, Wayne County, Michigan on February 10, 2016, at 8:30 AM, the following resolution was offered by

Authority Member \_\_\_\_\_ and supported by  
Authority Member \_\_\_\_\_.

**Whereas**, The City of Plymouth Brownfield Redevelopment Authority Board has reviewed the proposed Starkweather School Site Brownfield Plan at a regular meeting held on February 10, 2016, and; and

**Whereas**, the City of Plymouth Brownfield Redevelopment Board has accepted the Starkweather School Site Brownfield Plan and recommended to the City Commission that the Plan be adopted after the conduct of a public hearing before the City Commission at a meeting to be held on March 7, 2016, and

**Whereas**, the Office of the City Attorney of the City of Plymouth has reviewed and accepted the language of the attached Reimbursement Agreement for the Starkweather School Site Brownfield Plan as being consistent with the requirements of Act 381 of 1996.

**Now, Therefore, be it Resolved** that the City of Plymouth Brownfield Redevelopment Authority hereby conditionally approves the Brownfield Reimbursement Agreement for the Starkweather School Site pending adoption of the Starkweather School Brownfield Plan by the Plymouth City Commission at their meeting to be held on March 7, 2016.

AYES:

NAYES:

ABSTAINED:

RESOLUTION \_\_\_\_\_ ADOPTED.

**ACTION TABLED**

During discussion of the Motion related to the Reimbursement Agreement the Developer on behalf of Curtis – Plymouth, LLC indicated that he wanted more time to review the documents that the City Attorney had reviewed related to the reimbursement. Member Sincock indicated that since the Developer wanted more time to review the agreement he moved to TABLE THE ACTION ON THIS ITEM TO A FUTURE MEETING. The MOTION TO TABLE was seconded by Member Silvers. Chairperson Pobur indicated that there is no discussion on a tabling motion.

**TO TABLE ACTION THE REIMBURSEMENT AGREEMENT  
PASSED 6 – 0**

**BROWNFIELD REDEVELOPMENT AUTHORITY BUDGET** – City Finance Director Mark Christiansen presented the Board with a copy of the proposed budget for Fiscal Year 16 – 17 along with some other financial information. There was no action on this matter at this time.

**ADJOURNMENT:** There being no further business to come before the Board it was moved by Member Bila and seconded by Member Dalton to adjourn the meeting of the Brownfield Board.

MOTION PASSED 6 – 0

Respectfully Submitted,

Paul J. Sincock  
Secretary  
Brownfield Redevelopment Authority