

Dexter Downtown Development Authority

August 18, 2016 <> 7:30 AM

Dexter Senior Center
7720 Ann Arbor Street
Dexter, MI 48130

MINUTES

1. Call to Order: Called to order at 7:30 AM on August 18, 2016 by Chairman Steve Brouwer.

2. Roll Call

Becker, Patrick-ab	Bellas, Rich-ab	Brouwer, Steve
Darnell, Don-ab	Finn, Doug	Fitzpatrick-Mike
Jones, Carol	Keough, Shawn	Model, Fred
O'Haver, Dan-ab	Schmid, Fred	Willis, Randy

Also in attendance: Michelle Aniol, Community Development Manager.

3. Approval of Minutes from the Regular Meeting on July 21, 2016.

Motion Model; support Willis to approve the minutes of the Regular Meeting on July 21, 2016 as presented.

Unanimous voice vote approval with Becker, Bellas, Darnell and O'Haver absent.

4. Approval of Agenda:

Motion Finn; support Willis to approve the agenda with the Underground Trash Receptacle as New Business Item 9b under Action Items along with an estimate of costs for the trash receptacle provided by Patrick Droze from OHM.

Unanimous voice vote approval with Becker, Bellas, Darnell and O'Haver absent.

5. Pre-arranged Audience Participation:

None

6. Non-Arranged Citizen Participation:

None

7. Treasurer's Report:

a) August Invoices: Invoice from Scott Munzel for Dexter Wellness Attorney Fees in the amount of \$3,281.00 and an invoice for Redevelopment Attorney Fees in the amount of \$85.00 for a total amount of invoices of \$3,366.00; and an invoice from OHM for stairs behind The Pub and Underground Trash Engineer Fees in the amount of \$610.25 for a combined total of \$3,976.25.

Motion Willis; support Schmid to pay the August invoices in an amount of \$3,976.25.

Unanimous voice vote approval with Becker, Bellas, Darnell and O'Haver absent.

b) Approval of August 2016 Treasurer's Report: *Mr. Fitzpatrick reported on the finances and noted the addition of one business with delinquent Personal Property Taxes.*

Motion Schmid; support Model to approve the August Treasurer's Report as presented.

Unanimous voice vote approval with Becker, Bellas, Darnell and O'Haver absent.

8. Correspondence / Communications:

None

9. Action Items:

a) Old Business – *None*

b) New Business – *Underground Trash Receptacle - Discussion*

Discussion was held on the cost estimates and location of the Underground Trash Receptacle proposed to replace the above ground unit near the Encore Theatre.

10. Discussion Updates: *None*

11. City Mayor and Staff Reports

a) Mayor – Shawn Keough

Mayor Keough left the meeting at 7:54 AM

- b) Staff – Michelle Aniol
- *Ms. Aniol reported for Mayor Keough that the Broad Street Redevelopment Committee will meet with Foremost Development on Wednesday, August 24. They have revised the concept and addressed the previous issues. If all is OK with the plan, there will be a public meeting in September before moving forward.*

12. Chairman's Report: September 15, 2016 Agenda

- a) Underground Trash Receptacles - Estimates
- b) Maintenance of Public Stair behind Dexter Pub - Bids
- c) Security Cameras in Parking Lot

13. Non-Arranged Citizen Participation:

None

14. Adjournment

Motion Willis; support Model to adjourn at 7:59 AM.

Unanimous voice vote approval with Becker, Bellas, Darnell, Keough and O'Haver absent.

Respectfully submitted,

Carol Jones, Secretary

Memo

To: Dexter DDA
From: Marie Sherry, City Treasurer
Date: September 9, 2016
Re: Treasurer's Report

Invoice Approval Notes

- Scott Munzel, P.C.; Dexter Wellness Center Attorney Fees: \$1,113.50
- Scott Munzel, P.C.; Broad Street Redevelopment Attorney Fees: \$238.00
- Combined total due for all invoices is \$1,351.50

Cash Status

DDA Cash Balances Report			
8/31/2016			
Fund	Account Name	General Ledger Balance	Notes
248 - DDA General	TCF Pooled Account	\$ -	
394 - DDA Debt	TCF Pooled Account	\$ -	
	Total DDA Pooled Checking	\$ -	
248 - DDA General	TCF Money Market Account	\$ 76,178.72	
394 - DDA Debt	TCF Money Market Account	\$ -	
	Total DDA Pooled Savings	\$ 76,178.72	
248 - DDA General	ONB Money Market Account	\$ 202,614.55	August Statement not available at time of report preparation
394 - DDA Debt	ONB Money Market Account	\$ -	
	Total DDA Pooled Savings	\$ 202,614.55	
248 - DDA General	Flagstar Bank CD	\$ 200,000.00	.70%, matures 1-27-2017
	Total Non-Pooled	\$ 200,000.00	
Total General Cash		\$ 478,793.27	
Total Debt Cash		\$ -	
		\$ 478,793.27	
Month End Cash		\$ 478,793.27	
Projected FY 16/17 Revenue All Funds		\$ 556,478.80	
Projected FY 16/17 Expenditures All Funds		\$ (681,500.00)	
Wellness Center Set Aside		\$ (226,275.09)	Through FY 15/16 year end
Projected Year End Cash		\$ 127,496.98	

Fiscal Year 2016-2017 Revenue Expenditure Report

09/09/2016 REVENUE AND EXPENDITURE REPORT FOR CITY OF DEXTER						
PERIOD ENDING 08/31/2016						
% Fiscal Year Completed: 16.99						
		2016-17	YTD BALANCE		AVAILABLE	
		ORIGINAL	2016-17	08/31/2016	BALANCE	% BDGT
GL NUMBER	DESCRIPTION	BUDGET	AMENDED BUDGET	NORMAL (ABNORMAL)	NORMAL (ABNORMAL)	USED
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY						
Revenues						
Dept 000-ASSETS, LIABILITIES & REVENUE						
248-000-405.000	TAX CAPTURE REVENUE	303,600.00	303,600.00	42,809.68	260,790.32	14.10
248-000-574.001	PERSONAL PROPERTY TAX REIMBURSEMENT	7,800.00	7,800.00	0.00	7,800.00	0.00
248-000-665.000	INTEREST EARNED	500.00	500.00	11.52	488.48	2.30
Total Dept 000-ASSETS, LIABILITIES & REVENUE		311,900.00	311,900.00	42,821.20	269,078.80	13.73
TOTAL Revenues		311,900.00	311,900.00	42,821.20	269,078.80	13.73
Expenditures						
Dept 248-ADMINISTRATION						
248-248-802.000	PROFESSIONAL SERVICES	5,000.00	5,000.00	0.00	5,000.00	0.00
248-248-803.000	CONTRACTED SERVICES	1,700.00	1,700.00	0.00	1,700.00	0.00
248-248-810.000	ATTORNEY FEES	20,000.00	20,000.00	0.00	20,000.00	0.00
248-248-957.002	DDA CAPTURE REFUNDS	5,000.00	5,000.00	0.00	5,000.00	0.00
Total Dept 248-ADMINISTRATION		31,700.00	31,700.00	0.00	31,700.00	0.00
Dept 442-DOWNTOWN PUBLIC WORKS						
248-442-803.015	CITY MAINTENANCE	5,000.00	5,000.00	0.00	5,000.00	0.00
Total Dept 442-DOWNTOWN PUBLIC WORKS		5,000.00	5,000.00	0.00	5,000.00	0.00
Dept 901-CAPITAL IMPROVEMENTS						
248-901-972.001	PURCHASE OF HOUSE	20,000.00	20,000.00	0.00	20,000.00	0.00
248-901-972.002	DTE SUBSTATION MOVE	50,000.00	50,000.00	0.00	50,000.00	0.00
Total Dept 901-CAPITAL IMPROVEMENTS		70,000.00	70,000.00	0.00	70,000.00	0.00
Dept 965-TRANSFERS OUT - CONTROL						
248-965-999.394	TR OUT FOR BOND PAYMENTS - 394	287,400.00	287,400.00	0.00	287,400.00	0.00
Total Dept 965-TRANSFERS OUT - CONTROL		287,400.00	287,400.00	0.00	287,400.00	0.00
TOTAL Expenditures		394,100.00	394,100.00	0.00	394,100.00	0.00
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY:						
TOTAL REVENUES		311,900.00	311,900.00	42,821.20	269,078.80	13.73
TOTAL EXPENDITURES		394,100.00	394,100.00	0.00	394,100.00	0.00
NET OF REVENUES & EXPENDITURES		(82,200.00)	(82,200.00)	42,821.20	(125,021.20)	52.09

Fund 394 - DDA DEBT FUND						
Revenues						
Dept 000-ASSETS, LIABILITIES & REVENUE						
394-000-695.248	TRANSFER IN FROM DDA FUND 248	287,400.00	287,400.00	0.00	287,400.00	0.00
Total Dept 000-ASSETS, LIABILITIES & REVENUE		287,400.00	287,400.00	0.00	287,400.00	0.00
TOTAL Revenues		287,400.00	287,400.00	0.00	287,400.00	0.00
Expenditures						
Dept 850-LONG-TERM DEBT						
394-850-992.000	BOND FEES	1,000.00	1,000.00	0.00	1,000.00	0.00
394-850-997.003	DDA 2008 TAXABLE BOND (\$1.6M)	90,000.00	90,000.00	0.00	90,000.00	0.00
394-850-997.004	DDA 2008 BOND (\$2+M)	116,500.00	116,500.00	0.00	116,500.00	0.00
394-850-997.005	2011 REFUNDING BOND (\$620K)	79,900.00	79,900.00	0.00	79,900.00	0.00
Total Dept 850-LONG-TERM DEBT		287,400.00	287,400.00	0.00	287,400.00	0.00
TOTAL Expenditures		287,400.00	287,400.00	0.00	287,400.00	0.00
Fund 394 - DDA DEBT FUND:						
TOTAL REVENUES		287,400.00	287,400.00	0.00	287,400.00	0.00
TOTAL EXPENDITURES		287,400.00	287,400.00	0.00	287,400.00	0.00
NET OF REVENUES & EXPENDITURES		0.00	0.00	0.00	0.00	0.00
TOTAL REVENUES - ALL FUNDS		599,300.00	599,300.00	42,821.20	556,478.80	0.00
TOTAL EXPENDITURES - ALL FUNDS		681,500.00	681,500.00	0.00	681,500.00	0.00
NET OF REVENUES & EXPENDITURES		(82,200.00)	(82,200.00)	42,821.20	(125,021.20)	52.09

Delinquent Personal Property Taxes

- All personal property taxes within the DDA have been paid.

Jeopardy Tax Assessments

- A Jeopardy Tax Assessment is a tool that allows a municipality to place a lien on personal property of a business that may be in financial distress, closed and/or sold, such that the property cannot be removed or transferred without the taxes being first paid. It allows a Treasurer to accelerate taxes not yet levied – so in the cases below, the 2016 summer and estimated 2016 winter taxes were included. Jeopardy Tax Assessments for 2016 have been filed with the Washtenaw County Register of Deeds on the following businesses:
 - Katie's Food & Spirits, filed August 9th, with a copy to the real estate agent. This business is closed.
 - Red Brick Kitchen & Bar, filed September 7th, with a copy to the owner. While the 2015 delinquent taxes have been paid, this assessment will remain in place until the 2016 taxes have been paid.
 - The Beer Grotto, to be filed soon. The Treasurer was informed that this business recently became for sale, and it has a history of personal property tax delinquencies.

Outstanding Accounts Receivable for Site Improvements

- The following invoices from 2009 are outstanding:
 - Mary O'Neil: \$1,300. No payments were ever made.
 - Dexter's Pub: \$3,000. Partial payments made in 2010 and 2011 on an original balance of \$7,000.
- An internal error caused the invoices to not be sent. Staff will rectify this after September 15th.

Fiscal Year 2015-2016 Audit

- Year-end close is almost complete and the audit should start shortly.

DDA Financial Forecast – *Nothing new at this time*

Required Reporting

- Form 5176 – Request for State Reimbursement of Tax Increment Finance Authority. Deadline to file for 2016 is June 15th.
- Form 2604 – Tax Increment Financing Plan Report for Capture of Property Taxes (deadline to file is July 31st of each year).
- Qualifying Statement – File the Fiscal Year 2015-2016 Statement by December 31, 2016
- Audit – File the 2015-2016 Audit by December 31, 2016.
- Publish the Fiscal Year 2014-2015 Annual Report by February 2017.

◆◆ SCOTT E. MUNZEL, P.C.
ATTORNEY AT LAW

603 W. HURON STREET
ANN ARBOR, MI 48103
P: 734-994-6610 Fx: 734-769-9055
E: SEM@MUNZELLAW.COM

8/22/2016

Invoice
1927

Ms. Courtney Nicholls
Manager
City of Dexter
8140 Main Street
Dexter, MI 48130

Re: Invoice for Legal Services - Broad Street Redevelopment

Dear Ms. Nicholls:

The invoice for legal services provided in June and July is below. Please contact me if you have any questions.

6/30/2016	Review email re DTE would like to investigate Dan Hoey property; TC Courtney Nicholls re should obtain indemnification agreement to be conservative, use language from draft purchase agreement	0.5
7/8/2016	TC Courtney re current status, design proposal, street	0.2
7/13/2016	TC Shawn Keough re his discussion with Terry Bailey re pro forma, design, numbers, return to investors	0.7

	Total Time	1.4 at \$170/hr
	Current Invoice	\$ 238.00
	Expenses- none	
	Total Balance Due	\$ 238.00
	Outstanding balance	\$459.00
	Payment received- thank you	\$0.00
	Outstanding balance due	\$459.00
	Total amount due	\$ 697.00

Sincerely,

Scott E. Munzel
Scott E. Munzel

EIN 38-3120196

248-748-802.000 DDA

◆◆ SCOTT E. MUNZEL, P.C.
ATTORNEY AT LAW

603 W. HURON STREET
ANN ARBOR, MI 48103
P: 734-994-6610 Fx: 734-769-9055
E: SEM@MUNZELLAW.COM

8/22/2016

DDA

Invoice
1930

Ms. Courtney Nicholls
City of Dexter
8140 Main Street
Dexter, MI 48130

Re: Invoice for Legal Services - Dexter Wellness Center

Dear Ms. Nicholls:

The invoice for legal services provided in July is below. Please contact me if you have any questions. Please note I have divided this invoice between the City and DDA.

7/2/2016	Email to Laura Genovich, amicus counsel, CWF's Motion for amicus in Baruch, comments	0.3
7/8/2016	TC Courtney Nicholls re status, Baruch appeal; update pleading files, index	0.4
7/11/2016	TC Michigan Supreme Court re status of Baruch appeal, warning it could resolve case in October and not later; attend City Council meeting re update on Court of Appeals, Baruch, 2016 tax appeal	1.8
7/14/2016	TC Laura Genovich re Dexter amicus brief in Baruch, timing, issues, she will file one on behalf of MML, MTA, PCS; email Keough, Nicholls re update	0.4
7/15/2016	Research Decennial Digest re possible approaches by other states to issues; review CWF motion to extend time to respond to Dexter Cross Appellant Brief; TC Courtney	1.5
7/18/2016	File CWF Proof of Service; email Keough, Nicholls re CWF request for extension, how to proceed; research discrimination issue at Law Library	3.8
7/19/2016	TC Justin Breyer re CWF request for digital media of Dexter Walking Map, direction of no Prepare Response to CWF request for more time to file Cross Appellee Brief; efile with Tax Tribunal; serve	1.0
7/26/2016	Review cases and language; prepare draft outline for Brief; review Baruch Brief	3.4

Total Time 13.1 at \$170/hr

Current Invoice \$ 2,227.00

Expenses- none \$ -

Total Balance Due \$ 2,227.00

Divided between DDA and Village \$1,113.50

Outstanding balance \$4,303.06

Total amount due \$5,416.56

EIN 38-3120196

Sincerely,
Scott E. Munzel
Scott E. Munzel

248.248.802.000 DDA



OFFICE OF COMMUNITY DEVELOPMENT

8140 Main Street • Dexter, Michigan 48130-1092 • (734) 426-8303 • Fax (734) 426-5614

STAFF REPORT

To: Chairman Steve Brouwer and DDA Board of Directors
Courtney Nicholls, City Manager

From: Michelle Aniol, Community Development Manager

Date: September 15, 2016

Enclosed with this memo you will find a copy of the draft Brownfield Plan for 7931 Grand Street, a/k/a Grandview Commons, a Planned Unit Development proposed by MMB Equities, LLC (i.e. A. R. Brouwer), along with a memo from Nathan Voght, Washtenaw County Brownfield Authority (WBRA) Coordinator. Mr. Brouwer has requested the draft plan be presented to the DDA at its meeting on September 15th, for discussion only. Mr. Voght will attend the meeting and aid in the discussion.

The Plan has been sent to our environmental consultant, Tom Wackerman, ASTI for review and comment. However, Mr. Wackerman is on vacation, and will provide review comments when he returns.

Staff attended a meeting, at the County, on Wednesday, September 7th for the purpose of reviewing and discussing the plan, with a sub-committee of the County BRA Board.

The draft plan outlines the following:

1. The environmental challenges (Page 6);
2. The eligible activities to be undertaken by the developer to "clean up the site" (Attachment C, Table 1);
3. The costs associate with the eligible clean-up activities (Attachment C, Table 1);
4. The anticipated tax increment revenue (Attachment C, Table 2);
5. The reimbursement the developer is seeking through the use of a Brownfield Tax Increment Financing (TIF) tool (Attachment C, Table 3).

Mr. Voght and the developer's environmental consultant, Jeremy McCallion (AKT Peerless), will present the details regarding the above referenced estimated costs, anticipated revenues, and proposed reimbursement at the DDA's September 15, 2016 meeting.

A couple of things staff would like to highlight for the DDA:

1. **"Local Only"**. The developer is asking for "local-only" reimbursement on two activities regarding the basements of the proposed duplex units and the stormwater detention basin:
 - a. Excavation, and
 - b. Backfill and Compaction.

The costs associated with the two activities total \$195,029, which includes a 15% contingency, and 5% interest on top. The two activities are due to unstable soils, not environmental contamination. The Michigan Strategic Fund (MSF) and Michigan Department of Environmental Quality (MDEQ) will not reimburse the costs of the two activities because they are viewed as activities any developer would have to do, as part of a development project.

It must be noted, that the Michigan Economic Development Corporation (MEDC) can reimburse the costs for the two activities, but only in "Core Communities." A "Core Community" is a designation bestowed on select communities in Michigan, in an effort to spur private development in urban communities and traditional centers of commerce. Core communities have the ability to use a Brownfield TIF, not only on contaminated property, but blighted and

functionally obsolete sites, as well. For Core Communities, MEDC may pay the costs associated with demolition, site preparation, public infrastructure and lead and asbestos abatement, as well as environmental remediation.

Dexter is a NOT a core community. As such, MEDC will not cover the cost of the two activities. The developer can, however, request that the Dexter DDA cover the cost of the excavation and backfill and compaction for four (4) basements and the detention pond; hence the term "local only."

2. **Duration of Brownfield Plan.** The developer is proposing 100% tax increment capture for 10 years, with no capture by the DDA until after the developer has recouped his costs. The developer is aware of the DDA's financial condition and merely proposed the 100% tax increment capture as a starting point for negotiations.
3. **Additional Tools.** There are some additional tools the DDA and/or the developer can use:
 - a. Staff has requested the developer complete a financial pro forma, as a way to demonstrate need for the requested "local only" reimbursement. A copy of the financial pro forma accompanies this memo.
 - b. Additionally, MEDC has a program called the Michigan Community Revitalization Program (CRP), which is designed to provide grants, loans or other economic assistance for eligible investment project in Michigan downtowns. In essence, CRP is gap financing. A fact sheet on CRP accompanies this memo. The developer is aware of this program, and met with the MEDC Community Assistance Team (CAT) representative earlier this year.

As a reminder, the draft Brownfield Plan is on the DDA's agenda for discussion only. Staff looks forward to reviewing the proposed Plan with the DDA, at its Thursday, September 15, 2016 meeting. In the meantime, please let me know if you have any questions or comments.



Washtenaw County Brownfield Redevelopment Authority

Memo

To: City of Dexter Downtown Development Authority
From: Nathan Voght, Washtenaw County Brownfield Coordinator
Re: Grand View Commons Brownfield Redevelopment, 7931 Grand Street, City of Dexter
Date: September 9, 2016

A draft Brownfield Plan has been proposed by the developer of the above redevelopment project, located within the City of Dexter. The DDA is first in line to capture any increases in Taxable Value within the boundaries of the DDA, including any incremental revenues that would otherwise be available to be captured for brownfield reimbursement.

In order to dedicate the maximum incremental tax revenue towards the reimbursement of eligible brownfield costs, the developer is expected to request that the DDA enter into an Interlocal Agreement with the County Brownfield Authority to forego any increase in tax capture, and allow it to be pledged to reimburse the developer for eligible brownfield costs. Interlocal agreements were approved for both LaFontaine and the Dexter Wellness Center in the past.

Key Plan Components:

- Total of all activities proposed to be reimbursed through Tax Increment Financing:
 - Developer Reimbursable Costs: Up to \$2,178,354
 - Brownfield Authority Administrative Fees: Up to \$188,840
 - State of Michigan Revolving Loan Fund: Up to \$288,620
 - Local Site Revolving Remediation Fund: \$357,615
 - TOTAL ELIGIBLE COSTS: **Up to \$3,013,428**
- Proposed Duration of Capture: 10 years
- Estimated Total Capital Investment: \$25 million

There are two noteworthy requests included with the proposed plan: 1) The developer is asking for 5% simple interest calculated annually on any unreimbursed brownfield expenses; 2) There are two activities that are being requested as “local-only” reimbursement, which includes \$195,029 (includes 15% contingency, and 5% interest on top) for Excavation and Backfill and Compaction of four basements and the detention pond. The interest request and/or local-only requests could trigger a need for the developer to show a “demonstrated need” for the additional reimbursement. One way for the developer to demonstrate the need for these additional costs would be through the submittal of a financial Pro Forma for the development, showing that without these additional costs, the development does not produce an adequate or reasonable rate of return.

The process for the Brownfield Plan would be as follows:

1. City of Dexter DD A Approval
2. City of Dexter City Council Approval
3. Washtenaw County Brownfield Authority Approval
4. Washtenaw County Board of Commissioners FINAL Approval

I will be in attendance at the Sept. 15th DDA Meeting to discuss this project further

WASHTENAW COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

BROWNFIELD PLAN

7931 Grand Street, Dexter, Michigan 48130

PREPARED BY

Washtenaw County Brownfield Redevelopment
Authority
415 W. Michigan Avenue
Ypsilanti, Michigan 48197
Contact Person: Nathan Voght
Email: voghtn@ewashtenaw.org
Phone: (734) 544-3055

AKT Peerless
22725 Orchard Lake Road
Farmington, Michigan 48336
Contact Person: Jeremy McCallion
Email: mccallionj@aktpeerless.com
Phone: (248) 302-3038

PROJECT

7510f

REVISION DATE

September 9, 2016

BRA APPROVAL
CITY CONCURRENCE
COUNTY APPROVAL

BRAApprovalDate
CityConcurrenceDate
CountyApprovalDate

Table of Contents

1.0 INTRODUCTION.....	4
2.0 GENERAL PROVISIONS	5
2.1 DESCRIPTION OF ELIGIBLE PROPERTY (SECTION 13 (L)(H).....	5
2.2 BASIS OF ELIGIBILITY (SECTION 13 (1)(H) , SECTION 2 (M)), SECTION 2(R).....	5
2.3 SUMMARY OF ELIGIBLE ACTIVITIES AND DESCRIPTION OF COSTS (SECTION 13 (1)(A),(B)) ...	7
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(E))	9
2.5 PLAN OF FINANCING (SECTION 13(1)(D)); MAXIMUM AMOUNT OF INDEBTEDNESS (SECTION 13(1)(E))	9
2.6 DURATION OF BROWNFIELD PLAN (SECTION 13(1)(F))	10
2.7 EFFECTIVE DATE OF INCLUSION IN BROWNFIELD PLAN	10
2.8 DISPLACEMENT/RELOCATION OF INDIVIDUALS ON ELIGIBLE PROPERTY (SECTION 13(1)(I-L))	10
2.9 LOCAL SITE REMEDIATION REVOLVING FUND (“LSRRF”) (SECTION 8, SECTION 13(1)(M))... 10	
2.10 OTHER INFORMATION.....	10

ATTACHMENTS

Attachment A	Site Maps
• Figure 1 – Scaled Property Location Map	
• Figure 2 – Eligible Property Boundary Map	
Attachment B	Legal Descriptions
Attachment C	Tables
• Table 1 – Eligible Activities	
• Table 2 – Tax Increment Revenue Estimates	
• Table 3 – Reimbursement Allocation Schedule	
Attachment D.....	Layout Plan and Environmental Information

PROJECT SUMMARY

PROJECT NAME	Grandview Commons - Redevelopment and Reuse of Properties Located at 7931 Grand Street, Dexter, Michigan
DEVELOPER	A.R. Brouwer Company 7444 Dexter Ann Arbor Road Dexter, Michigan 48130 Steve Brouwer (734) 426-9980
ELIGIBLE PROPERTY LOCATION	The Eligible Property is located at 7931 Grand Street, 7905 Grand Street, Baker Road and 7961 Grand Street, Dexter, Michigan. Parcel ID Numbers 08-06-155-001, 08-06-427-001, 08-06-427-002 & 08-06-285-004, respectively.
TYPE OF ELIGIBLE PROPERTY	Facility and Adjacent & Contiguous
SUBJECT PROJECT DESCRIPTION	<p>The Grandview Commons Redevelopment Project (Project) consists of the redevelopment of the subject property, which is located at 7931 Grand Street in the City of Dexter. The redevelopment includes the demolition of an industrial building and other existing development and construction of a mix of residential housing.</p> <p>In addition to the economic benefits of this development to Dexter, environmental activities are anticipated that would provide a safer and healthier environment.</p> <p>The Project is seeking approval of Tax Increment Financing (TIF). Construction is expected to begin in fall 2016.</p>
ELIGIBLE ACTIVITIES	Baseline Environmental Assessment (BEA) Activities {Phase I Environmental Site Assessment (ESA), Phase II ESAs, and BEA}, Due Care Activities, Additional Response Activities, Demolition, Lead and Asbestos Survey and Abatement and the preparation of a Brownfield Plan and Act 381 Work Plan(s).

TOTAL ELIGIBLE COSTS FOR REIMBURSEMENT	\$1,788,073 (Est. Eligible Activities & Contingency) \$ 390,281 (Interest) \$ 188,840 (WCBRA Administration Fee) \$ 288,620 (State Revolving Fund) <u>\$ 357,615 (LSRRF)</u> \$3,013,428 (Total Eligible Costs)
PROPOSED DURATION OF CAPTURE FOR TOTAL ELIGIBLE COSTS IDENTIFIED ABOVE	10 years
MAXIMUM DURATION OF CAPTURE	30 years
ESTIMATED TOTAL CAPITAL INVESTMENT	\$25 million
INITIAL TAXABLE VALUE	\$668,543

DRAFT

LIST OF ACRONYMS AND DEFINITIONS

BEA	Baseline Environmental Assessment (Michigan process to provide new property owners and/or operators with exemptions from environmental liability)
BFP OR PLAN	Brownfield Plan
DDA	Downtown Development Authority
DEVELOPER	A.R. Brouwer Company
ELIGIBLE PROPERTY	Property for which eligible activities are identified under a Brownfield Plan, referred to herein as “the subject property”.
ESA	Environmental Site Assessment
LSRRF	Local Site Remediation Revolving Fund
MDEQ	Michigan Department of Environmental Quality
MEDC	Michigan Economic Development Corporation
MSF	Michigan Strategic Fund
PHASE I ESA	An environmental historical review and site inspection (no soil and/or groundwater sampling and analysis)
PHASE II ESA	Environmental subsurface investigation (includes soil, soil gas, and/or groundwater sampling and analysis)
RCC	Residential Cleanup Criteria
TIF	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)
TIR	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)
WCBRA	Washtenaw County Brownfield Redevelopment Authority

BROWNFIELD PLAN

7931 Grand Street, Dexter, Michigan 48130

1.0 Introduction

The County of Washtenaw, Michigan (the “City”), established the Washtenaw County Brownfield Redevelopment Authority (the “Authority”) on May 27, 1999, 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.

The Grandview Commons Redevelopment Project (Project) will be a three-phase project which will include the demolition of all existing development on the subject property and the construction of approximately 76 housing units. The Project will remove an 82,000 square foot industrial facility and construct a mix of condominium townhomes, brownstones and 4- and 8-unit buildings on the subject property. A portion of the condominiums will be owner-occupied, as a principal residence (homestead) and a portion as a secondary residence (non-homestead) and/or rental housing in an ideal location in the City of Dexter. The timing of the phases will be dependent upon project financing, but it is anticipated that all phases will be completed within two to five years.

In addition to the economic benefits of this development to the City, environmental activities are anticipated that would provide a safer and healthier environment.

The Project is seeking approval of Tax Increment Financing (TIF). Construction is expected to begin in spring of 2017.

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 (“subject property”) is located at 7931 Grand Street, in the center of Section 6 (Township 2 South /Range 5 East) in Dexter, Michigan. The subject property is situated southwest of the intersection of Grand Street and Baker Road. The subject property consists of four parcels that contain approximately 7.96 acres. The subject property is located in an area of Dexter (“City”) that is characterized by commercial and residential properties. Mill Creek and associated wetlands are located to the west and southwest.

The following table describes each 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
7931 Grand Street	08-06-155-001	Facility	5.42
7905 Grand Street	08-06-427-001	Adjacent & Contiguous	0.22
Baker Road	08-06-427-002	Adjacent & Contiguous	1.00
7961 Grand Street	08-06-285-004	Adjacent & Contiguous	1.32

The subject property is zoned Limited Industrial (I-1) and Village Residential (VR). It currently contains an approximately 800 square foot single-family home with a garage, an approximately 82,000 square foot industrial manufacturing building and two small out buildings, approximately 5,000 and 4,000 square feet. A large parking lot is located on the southern portion of the subject property. All existing development will be demolished to prepare the site for new construction.

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 descriptions of the parcels included in the Eligible Property are presented in Attachment B.

The parcels and all tangible real 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 an industrial or residential property; (b) it is located within the City of Dexter, a “Non-Core Community” under Act 381; (c) the parcel with address 7931 Grand Street has been identified to be a “facility”; and (d) the other three parcels are adjacent and contiguous to the “facility” parcel.

Historical use of the property consists of the following:

- At least 1937 – 1940s: the subject property was developed for residential use
- 1940s - 2007: The southern portion of the subject property was redeveloped for industrial use
- 2007 – present: Vacant (industrial parcels only)

The following is a summary of relevant previous environmental reports, which are intended to provide an overview of environmental conditions at the subject property on the parcel with the address 7931 Grand Street. Additionally, Attachment D provides several figures identifying the location of previous investigations and results of laboratory analysis.

Subsurface Investigation, October 30, 2001, Clayton Group Services, Inc. (Clayton)

Based on a review of the laboratory analytical results of Clayton's soil sampling activities, metals including arsenic (SB-3, SB-6, and SB-7), chromium (SB-1 through SB-8), and silver (SB-7) were detected above MDEQ Generic Residential Cleanup Criteria (GRCC). Semivolatile organic compounds (SVOCs) including benzo(a)pyrene, benzo(b)fluoranthene, fluoranthene, and phenanthrene were detected above MDEQ GRCC at the SB-6 location. Various volatile organic compounds (VOCs) were detected above laboratory method detection limits and below MDEQ GRCC at the SB-1, SB-3, SB-5, SB-6, and SB-8 soil boring locations. Polychlorinated biphenyls (PCBs) were also detected above laboratory method detection limits at the SB-1, SB-2, SB-6, and SB-7 soil boring locations. Further, the above mentioned PCBs were detected above 1,000 parts per billion (ppb) at the SB-1, SB-2, and SB-7 soil boring locations, which exceeds the federal Toxic Substances Control Act (TSCA), subpart D Cleanup Standards. Additionally, PCBs were detected at the SB-1 soil boring location MDEQ GRCC (4,000 ppb).

The groundwater analytical results of Clayton's subsurface investigation identified the metal chromium (SB-3), the SVOCs bis(2-Ethylhexyl)phthalate (SB-2), and phenanthrene (SB-5), and the VOC methyl tertiary butyl ether (MTBE) at concentrations exceeding MDEQ GRCC at the SB-6 groundwater sample location.

Phase II Environmental Site Assessment (ESA), April 1, 2002, GiaTech Incorporated (GiaTech)

Based on a review of GaiaTech's soil sampling laboratory analytical results, VOCs, polynuclear aromatic hydrocarbons (PNAs), PCBs, and/or glycols were not detected above laboratory method detection limits. In addition, the metals arsenic (DB-11 and DB-12), chromium (DB-11 and DB-12), and mercury (DB-11) were detected at concentrations above MDEQ GRCC.

The laboratory analytical results of GaiaTech's groundwater sampling activities also identified chromium, lead, and mercury above MDEQ GRCC at the DB-4 temporary groundwater monitor well location. VOCs, PNAs, and/or glycols were not detected above laboratory method detection limits.

Soil Gas Assessment, May 26, 2015 and June 22, 2016, AKT Peerless

On May 26, 2015, AKT Peerless installed six temporary soil gas sampling points near the location of the former 12,000-gallon heating oil UST that was formerly located to the south of the existing building. Soil gas sampling was completed within a 100 foot radius of an area of known subsurface contamination where soil and/or groundwater contaminants exceed the MDEQ Soil and/or Groundwater Vapor Intrusion Screening Values, and in close proximity to one of the proposed building locations.

Based on a review of the laboratory analytical report, several VOCs were identified in soil gas samples at concentrations that exceed laboratory analytical method detection limits. None of the VOCs detected exceed the MDEQ Non-Residential Vapor Intrusion Shallow Soil Gas (sub-slab) Screening Levels or 10% of

the Non-Residential Screening Levels. However, benzene was detected at a concentration that exceeds the Residential Vapor Intrusion Shallow Soil Gas (sub-slab) Screening Levels. In addition, trichloroethylene was detected in soil gas at a concentration below the MDEQ Residential Vapor Intrusion Shallow Soil Gas (sub-slab) Screening Level but greater than 10% of the Residential screening level.

On June 22, 2016 AKT Peerless installed 21 temporary soil gas sampling points (VS-1 through VS-21) at locations where proposed buildings will be located. Based on a review of the laboratory analytical report, benzene was detected at concentrations that exceed the Residential Vapor Intrusion Shallow Soil Gas (sub-slab) Screening Levels. Additionally, several VOCs were detected at concentrations greater than 10% of the Residential screening level. Please refer to Figure 4 for more detailed information.

Previous environmental investigations identified metals, SVOCs and PCBs in soil and/or VOCs in groundwater at concentrations exceeding Michigan Department Environmental Quality (MDEQ) Residential Cleanup Criteria on the parcel with address 7931 Grand Street. Therefore, the parcel meets the definition of a “facility” as defined in the Natural Resource and Environmental Protection Act (NREPA) of 1994, as amended.

Parcels with addresses 7905 Grand Street, 7961 Grand Street and Baker Road are adjacent and contiguous to the “facility” parcel.

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, Phase II ESAs, and BEA), due care activities, additional response activities, lead and asbestos survey and abatement, demolition and the preparation of Brownfield and Act 381 Work Plan(s) (see Table 1).

A summary of the eligible activities and the estimated cost of each eligible activity intended to be paid for with Tax Incremental Revenues from the subject property are shown in the table below.

Estimated Cost of Reimbursable Eligible Activities

Description of Eligible Activity		Estimated Cost*	
1.	BEA Activities	\$	57,355
2.	Due Care Activities	\$	746,230
3.	Additional Response Activities	\$	396,015
4.	Demolition	\$	320,075
5.	Lead and Asbestos Activities	\$	17,870
Subtotal Environmental & Non-Environmental Eligible Activities		\$	1,537,545
6.	15% Contingency on Eligible Activities**	\$	220,528
7.	Brownfield Plan & Act 381 WP Preparation Activities	\$	30,000
Total Eligible Activities Cost with 15% Contingency		\$	1,788,073
8.	BRA Administration Fee	\$	188,840
9.	State Revolving Fund	\$	288,620
10.	Local Site Remediation Revolving Fund (LSRRF)***	\$	357,615
11.	Interest (calculated at 5%, simple)****	\$	390,281
Total Eligible Costs for Reimbursement		\$	3,013,428

*Estimated costs are subject to approval by MSF and MDEQ. If either the MSF or MDEQ decide not to approve any of the activities described in the table, the eligible activity costs will be reimbursed with local-only tax increment revenues in the proportion that locals would support if the State were to approve the activity costs.

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

***LSRRF deposits will be made in accordance with Act 381 at the above specified amount and Section 2.9 of the Brownfield Plan.

****Interest is calculated annually at 5% simple interest on unreimbursed eligible activities, in accordance with WCBRA and MSF policy.

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.

It is currently anticipated that construction will begin in spring of 2017 and that all phases of redevelopment would be completed within two to five years.

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 and extent of environmental contamination and other 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 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 \$390,281. 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 5% simple interest calculation

Tax increment revenues will first be used to pay or reimburse the Authority's administrative expenses described in the table above. The Authority will be reimbursed annually in an amount equal to 5% of the total incremental taxes captured, not to exceed 10% of the *actual* eligible activity amount completed by the Developer and approved by the WCBRA. The amount of school tax revenues captured, which will be used to reimburse the costs of implementing eligible activities at this site, will be limited to the cost of eligible activities approved by the MDEQ and the MSF. If either the MSF or MDEQ decide not to approve any of the activities, the eligible activity costs will be reimbursed with local-only tax increment revenues in the proportion that locals would support if the State were to approve the activity costs.

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 2018.

The subject property is located within the City of Dexter's Downtown Development District, managed by the Downtown Development Authority (DDA). The DDA has the authority to capture all tax increment revenues other than the state education tax and local or intermediate school district taxes. However, it is anticipated that an interlocal agreement will be executed between the DDA and the WCBRA to allow all incremental revenue to be captured by the WCBRA and used for the purposes identified in this Brownfield Plan.

The total estimated cost of the eligible activities and other costs (including administrative fees, contingency, interest, state brownfield revolving fund deposits and LSRRF deposits) to be reimbursed through the capture of tax increment revenue is projected to be \$3,013,428. The estimated effective initial taxable value for this Brownfield Plan is \$668,543, and is based on land and real property tax only. The initial taxable value is set in 2016, the year in which the eligible property was included in this plan. Redevelopment of the subject property is expected to initially generate incremental taxable value in 2018 with the first significant increase in incremental taxable value of approximately \$4,948,537 beginning in 2018.

It is estimated that the Authority will capture the 2018 through 2027 tax increment revenues to reimburse the cost of the eligible activities, reimburse interest, make deposits to the State Brownfield Redevelopment Fund and LSRRF and pay Authority administrative fees. 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 the 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.

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; (2) provide the DDA with relevant information necessary to form and execute an interlocal agreement to fund such reimbursements; and (3) does not obligate the Authority or the County 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))

Current tax capture projections indicate the tax increment capture will continue for 10 years. 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 Washtenaw County Board of Commissioners. 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 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 established a Local Site Remediation Revolving Fund (LSRRF). The Authority will capture incremental local and state school taxes to fund the LSRRF, to the extent allowed by law. The rate and schedule of incremental tax capture for the LSRRF will be determined on a case-by-case basis. Considerations may include, but not be limited to the following: total capture duration, total annual capture, project economic factors, level of existing LSRRF funding, projected need for LSRRF funds, and amount of school tax capture available in accordance with Act 381.

The WCBRA will capture and deposit \$357,615 in the LSRRF after the Developer has been reimbursed for eligible costs.

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 52.2951 non-homestead mills available for capture, with school millage equaling 24.0000 mills (54%) and local millage equaling 28.2951 mills (46%). Approximately 75% of the project will include homestead residential property, which impacts the proportion of school and local tax capture. There are 34.2951 homestead mills available for capture, with school millage equaling 6.000 mills (17%) and local millage equaling 28.2951 (83%). The requested tax capture for environmental and non-environmental eligible activities breaks down as follows:

Tax Capture

State to Local Tax Capture	Eligible Activities, Interest, Contingency
MSF/MDEQ School tax capture (25.6%)	\$488,448
MSF/MDEQ Local tax capture (74.4%)	\$1,494,876
Local-Only tax capture	\$195,029
Total	\$2,178,354

DRAFT

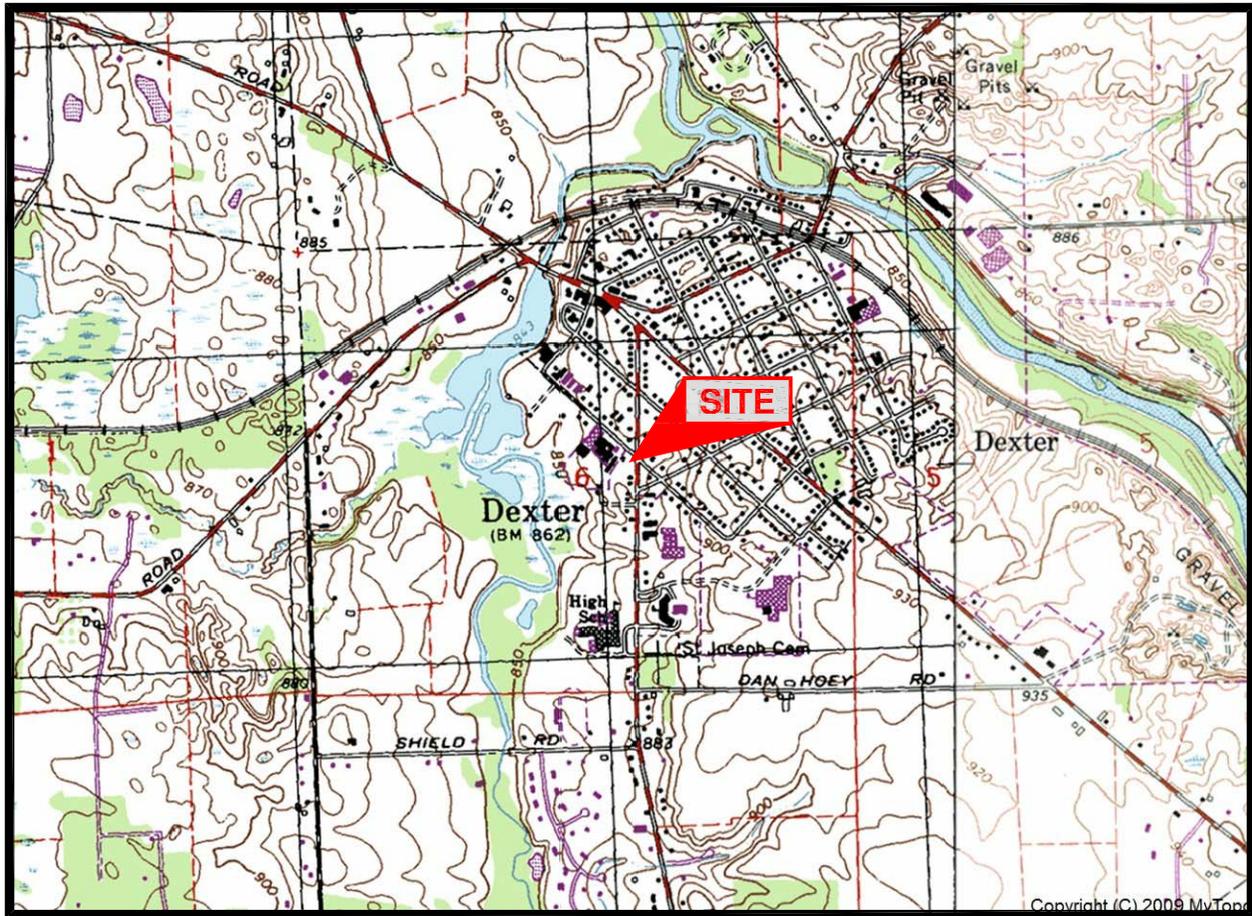
Attachments

DRAFT

Attachment A
Site Maps

DRAFT

DEXTER QUADRANGLE
MICHIGAN - WASHTENAW COUNTY
7.5 MINUTE SERIES (TOPOGRAPHIC)



T. 2 S. - R. 5 E.



IMAGE TAKEN FROM 1996 U.S.G.S. TOPOGRAPHIC MAP

MICHIGAN
QUADRANGLE LOCATION



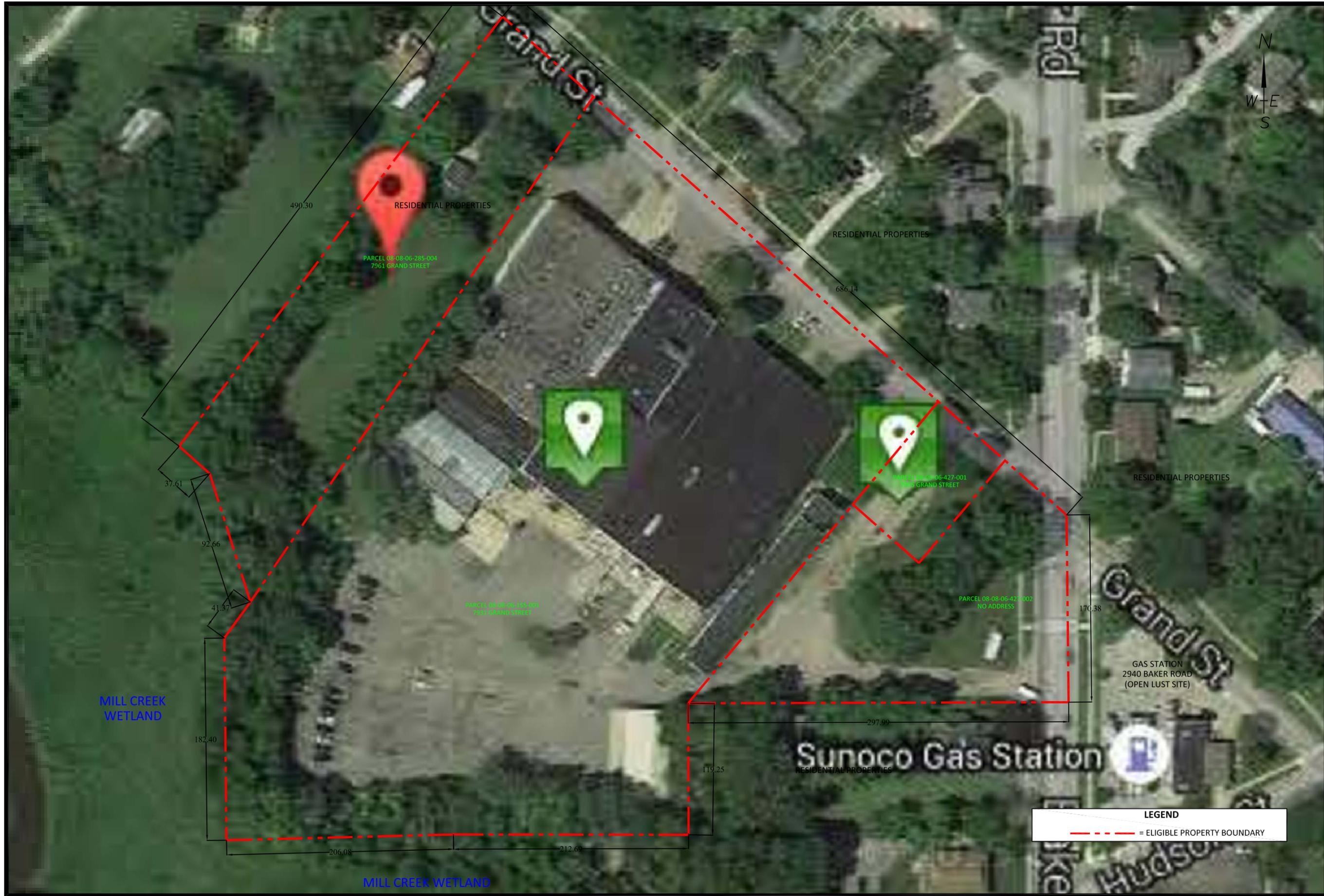
ILLINOIS MICHIGAN OHIO GEORGIA
www.aktpeerless.com

SCALED PROPERTY LOCATION MAP

7931 GRAND STREET
DEXTER, MICHIGAN
PROJECT NUMBER : 7510F-7-25

DRAWN BY: ARR
DATE: 05/10/2016

FIGURE 1



DRAWN BY: ARR
DATE: 05/10/2016

0 40 80
SCALE: 1" = 80'

FIGURE 2

ELIGIBLE PROPERTY BOUNDARY MAP

7931 AND 7961 GRAND STREET
DEXTER, MICHIGAN
PROJECT NUMBER : 7510F-7-25

AKTPEERLESS

ILLINOIS MICHIGAN OHIO GEORGIA
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LEGEND
- - - = ELIGIBLE PROPERTY BOUNDARY

Attachment B
Legal Description(s)

DRAFT

Detailed Tax Information

Village of Dexter

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Parcel: HD-08-06-155-001 **Data Current As Of:** 3/1/2012 2:44:43 PM

Property Address [collapse]
7931 GRAND ST DEXTER, MI 48130

Owner Information [collapse]	
D.W. PROPERTIES INC PO BOX 98 DEXTER, MI 48130	Unit: 1

Taxpayer Information [collapse]
SEE OWNER INFORMATION

Legal Information for HD-08-06-155-001 [collapse]
COM AT INTERSECTION OF C/L OF BAKER ST AND GRAND ST, TH N 47-59-00 W 161.02 FT FOR A POB, TH S 39-32-30 W 357.64 FT, TH S 00-19-30 W 119.25 FT, TH N 89-19-30 W 334.02 FT, TH N 15-41-00 W 223.47 FT, TH N 37-30-00 E 541.38 FT, TH S 47-59-00 E 414.36 FT TO POB. PT NE, NW, SW, & SE 1/4'S SEC 6, T2S-R5E, 5.42 AC.

Enter Future Interest Date:

3/23/2012



Re-Calculate

Use the +/- button to expand and collapse the Tax Detail Information.

Year / Season	Total Amt	Total Paid	Last Paid	Total Due
+ 2011, Village	\$9,581.51	\$9,581.51	09/01/2011	\$0.00
+ 2010, Village	\$10,759.54	\$10,759.54	09/07/2010	\$0.00
+ 2009, Village	\$10,844.96	\$10,844.96	09/02/2009	\$0.00
+ 2008, Village	\$12,539.47	\$12,539.47	08/26/2008	\$0.00
+ 2007, Village	\$13,215.86	\$13,215.86	09/10/2007	\$0.00
+ 2006, Village	\$12,744.32	\$12,744.32	09/08/2006	\$0.00
+ 2005, Village	\$12,473.80	\$12,473.80	09/09/2005	\$0.00
+ 2004, Village	\$12,473.85	\$12,473.85	09/14/2004	\$0.00
+ 2003, Village	\$12,387.68	\$12,387.68	09/12/2003	\$0.00
+ 2002, Village	\$12,380.08	\$12,380.08	09/06/2002	\$0.00

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Detailed Tax Information

Village of Dexter

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Parcel: HD-08-06-427-001 **Data Current As Of:** 3/1/2012 2:44:43 PM

Property Address [collapse]
7905 GRAND ST DEXTER, MI 48130

Owner Information [collapse]	
D.W. PROPERTIES INC PO BOX 98 DEXTER, MI 48130	Unit: 1

Taxpayer Information [collapse]
SEE OWNER INFORMATION

Legal Information for HD-08-06-427-001 [collapse]
COM AT S 1/4 POST OF SEC, TH E 285.1 FT IN S LINE OF SEC, TH N 0 DEG 13' 15" W 2437.08 FT IN W LINE OF BAKER ROAD, TH N 48 DEG 06' W 55.65 FT IN SLY LINE OF G STREET FOR PL OF BEG, TH N 48 DEG 06' W 80 FT, TH SOUTH 39 DEG 31' 50" W 120 FT TH S 48 DEG 06' E 80 FT, TH N 39 DEG 31' 50" E 120 FT TO PL OF BEG, BEING PART OF SE 1/4 SEC 6 T2S-R5E 0.22 AC.

Enter Future Interest Date:



Use the +/- button to expand and collapse the Tax Detail Information.

Year / Season	Total Amt	Total Paid	Last Paid	Total Due
+ 2011, Village	\$230.44	\$230.44	09/01/2011	\$0.00
+ 2010, Village	\$288.73	\$288.73	09/07/2010	\$0.00
+ 2009, Village	\$338.89	\$338.89	09/02/2009	\$0.00
+ 2008, Village	\$338.89	\$338.89	08/26/2008	\$0.00
+ 2007, Village	\$674.90	\$674.90	09/10/2007	\$0.00
+ 2006, Village	\$650.82	\$650.82	09/08/2006	\$0.00
+ 2005, Village	\$637.01	\$637.01	09/09/2005	\$0.00
+ 2004, Village	\$637.02	\$637.02	09/14/2004	\$0.00
+ 2003, Village	\$632.64	\$632.64	09/12/2003	\$0.00
+ 2002, Village	\$632.25	\$632.25	09/06/2002	\$0.00

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BAKER RD DEXTER, MI 48130 (Property Address)

Parcel Number: 08-08-06-427-002



Item 1 of 3 2 Images / 1 Sketch

Property Owner: MMB EQUITIES LLC

Summary Information

> Assessed Value: \$54,000 | Taxable Value: \$54,000 > Property Tax Information found

Parcel is Vacant

Owner and Taxpayer Information

Owner	MMB EQUITIES LLC 7444 DEXTER-ANN ARBOR RD STE F DEXTER, MI 48130	Taxpayer	SEE OWNER INFORMATION
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General Information for Tax Year 2015

Property Class	INDUSTRIAL	Unit	08 DEXTER CITY
School District	DEXTER	Assessed Value	\$54,000
MAP #	BOOK 1, MAP 06-4	Taxable Value	\$54,000
XSTATUS	0	State Equalized Value	\$54,000
USER ALPHA 1	Not Available	Date of Last Name Change	04/12/2012
USER ALPHA 3	Not Available	Notes	Not Available
Historical District	No	Census Block Group	Not Available
USER ALPHA 2	Not Available		

Principal Residence Exemption Information

Homestead Date Not Available

Principal Residence Exemption	June 1st	Final
2016	0.0000 %	-
2015	0.0000 %	0.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2014	\$54,000	\$54,000	\$54,000
2013	\$54,000	\$54,000	\$54,000
2012	\$60,000	\$60,000	\$16,436

Land Information

Zoning Code	VILLAGE	Total Acres	1.000
Land Value	\$108,000	Land Improvements	\$0
Renaissance Zone	No	Renaissance Zone Expiration Date	Not Available
ECF Neighborhood	INDUSTRIAL PARCELS	Mortgage Code	Not Available
Lot Dimensions/Comments	Not Available	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
No lots found.		
Total Frontage: 0.00 ft		Average Depth: 0.00 ft

Legal Description

COM AT S 1/4 POST OF SEC, TH E 285.1 FT, TH N 0 DEG 13' 15" WEST 2289.08 FT IN W LINE OF BAKER ROAD FOR PL OF BEG, TH N 89 DEG 41' 32" W 298.41 FT,

TH N 39 DEG 31' 50" E 188.13 FT, TH S 48 DEG 06' E 80 FT, TH N 39 DEG 31' 50" E 120 FT, TH S 48 DEG 06' E 55.65 FT IN SLY LINE OF G STREET, TH S 0 DEG 15" E 148 FT TO PL OF BEG, BEING PART OF SE 1/4, SEC 6 T2S-R5E 1 AC. Page 34

Land Division Act Information

Date of Last Split/Combine	Not Available	Number of Splits Left	Not Available
Date Form Filed	Not Available	Unallocated Div.s of Parent	0
Date Created	Not Available	Unallocated Div.s Transferred	0
Acreage of Parent	0.00	Rights Were Transferred	Yes
Split Number	0	Courtesy Split	No
Parent Parcel	Not Available		

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page	Comments
04/05/2012	\$88,000.00		PILOT INDUSTRIES INC	MMB EQUITIES LLC			
12/29/1987	\$0.00	WD			SP:\$0, \$1, OR < \$100	2130:0882	FIRST MORTGAGE \$ 1,628,000 SEC
12/23/1986	\$0.00	QD				2106:0243	

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7961 GRAND ST DEXTER, MI 48130 (Property Address)

Parcel Number: 08-08-06-285-004



Item 1 of 2 1 Image / 1 Sketch

Property Owner: DUNHAM, CHERYL

Summary Information

- > Residential Building Summary
 - Year Built: N/A
 - Full Baths: 1
 - Sq. Feet: 774
 - Bedrooms: 0
 - Half Baths: 0
 - Acres: 1.324
- > Assessed Value: \$33,200 | Taxable Value: \$33,200
- > Property Tax Information found

Owner and Taxpayer Information

Owner	DUNHAM, CHERYL 3115 MOCCASIN DR DEWITT, MI 48820	Taxpayer	SEE OWNER INFORMATION
--------------	--	-----------------	-----------------------

General Information for Tax Year 2016

Property Class	RESIDENTIAL	Unit	08 DEXTER CITY
School District	DEXTER	Assessed Value	\$33,200
MAP #	BOOK 1, MAP 06-2	Taxable Value	\$33,200
XSTATUS	0	State Equalized Value	\$33,200
USER ALPHA 1	<i>Not Available</i>	Date of Last Name Change	10/12/2011
USER ALPHA 3	<i>Not Available</i>	Notes	<i>Not Available</i>
Historical District	No	Census Block Group	<i>Not Available</i>
USER ALPHA 2	<i>Not Available</i>		

Principal Residence Exemption Information

Homestead Date *Not Available*

Principal Residence Exemption	June 1st	Final
2016	0.0000 %	-
2015	0.0000 %	0.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2015	\$33,200	\$33,200	\$33,200
2014	\$33,200	\$33,200	\$33,200
2013	\$33,200	\$33,200	\$33,200

Land Information

Zoning Code	VILLAGE	Total Acres	1.324
Land Value	\$66,300	Land Improvements	\$0
Renaissance Zone	No	Renaissance Zone Expiration Date	<i>Not Available</i>
ECF Neighborhood	DEXTER ORIGINAL 401	Mortgage Code	<i>Not Available</i>
Lot Dimensions/Comments	<i>Not Available</i>	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
Lot 1	112.00 ft	515.00 ft
Total Frontage: 112.00 ft		Average Depth: 515.00 ft

Legal Description

COM AT INTERSECTION OF CENTERS OF GRAND & BAKER STS, TH N 48-11-00 W 573.77 FT FOR A POB, TH N 48-11-00 W 111.85 FT, TH S 37-25-00 W 490.30 FT, TH S 49-06-00 E 37.09 FT, TH S 15-41-00 E 92.66 FT, TH N 37-30-00 E 541.38 FT TO THE POB, DEXTER VILLAGE. PT NW FRL 1/4 SEC 6, T2S-R5E 1.16 AC.

Land Division Act Information

DRAFT

Attachment C

Tables

Table 1. Eligible Activities

Grandview Commons
7931 Grand Street, Dexter
AKT Peerless Project No. 7510f
As of September 9, 2016

ELIGIBLE ACTIVITIES COST SUMMARY				
				Estimated Cost of Eligible Activity
BEA Activities				\$ 57,355
Due Care Activities				\$ 746,230
Additional Response Activities				\$ 396,015
TOTAL ENVIRONMENTAL ELIGIBLE ACTIVITIES				\$ 1,199,600
Demolition				\$ 320,075
Lead and Asbestos Activities				\$ 17,870
TOTAL NON-ENVIRONMENTAL ELIGIBLE ACTIVITIES				\$ 337,945
Total Environmental and Non-Environmental Eligible Activities				\$ 1,537,545
15% Contingency on Eligible Activities				\$ 220,528
Brownfield Plan & Act 381 WP Preparation Activities				\$ 30,000
Total Eligible Activities Cost with 15% Contingency				\$ 1,788,073
Interest (calculated at 5%, simple)				\$ 390,281
Total Eligible Activities Cost, with Contingency & Interest				\$ 2,178,354
BRA Administration Fee				\$ 188,840
State Revolving Fund				\$ 288,620
Local Site Remediation Revolving Fund (LSRRF)				\$ 357,615
Total Eligible Costs for Reimbursement				\$ 3,013,428
ELIGIBLE ACTIVITIES COST DETAIL				
	# of Units	Unit Type	Cost/ Unit	Est. Total Cost
Baseline Environmental Assessment Activities				
Phase I ESA	1	LS	\$ 2,350	\$ 2,350
Phase II ESA	1	LS	\$ 31,005	\$ 31,005
BEA	1	LS	\$ 4,000	\$ 4,000
Soil Gas Investigation	1	LS	\$ 20,000	\$ 20,000
			Subtotal	\$ 57,355
Due Care Activities				
Site-Specific Health and Safety Plan	1	EA	\$ 5,000	\$ 5,000
Additional Subsurface Investigation - (PCB and Other Areas)	1	LS	\$ 40,000	\$ 40,000
Documentation of Due Care Compliance (DDCC)	1	LS	\$ 20,000	\$ 20,000
Due Care Planning	1	LS	\$ 9,000	\$ 9,000
PCB Removal EPA Work Plan	1	LS	\$ 10,000	\$ 10,000
Quarterly Soil Gas Testing (Buildings B, G, L, M, N & O)	1	LS	\$ 30,000	\$ 30,000
Characterization for Landfill (if necessary)	1	LS	\$ 15,000	\$ 15,000
Soil Management (Building Footings for N,O,P & Q) - Transportation & Disposal	10,700	T	\$ 30	\$ 321,000
PCB-Impacted Soil Management (E, T, D & B) (Areas A, B & C)	2,075	T	\$ 40	\$ 83,000
Soil Management (T & D) (Large Pond)	2,970	T	\$ 30	\$ 89,100
Vapor Mitigation Systems (Bldg H)				
VMS: vapor barriers and sub slab depressurization	7,700	SF	\$ 5	\$ 38,500
VMS: vent riser installations	1	EA	\$ 3,000	\$ 3,000
VMS: mobilization	1	LS	\$ 2,500	\$ 2,500
On-Site Due Care Oversight	45	DAYS	\$ 900	\$ 40,500
On-Site Planning, Evaluation & Supervision During Due Care Activities	1	LS	\$ 20,000	\$ 20,000
Documentation and Reporting	1	LS	\$ 15,000	\$ 15,000
Due Care - Administrative Project Management	1	LS	\$ 4,630	\$ 4,630
			Subtotal	\$ 746,230
Additional Response Activities				
Vapor Mitigation Systems (Bld G, B, L, M, N and O)				
VMS: vapor barriers and sub slab depressurization	29,200	SF	\$ 5	\$ 146,000
VMS: vent riser installations	6	EA	\$ 3,000	\$ 18,000
VMS: mobilization	6	LS	\$ 2,500	\$ 15,000
Excavation (Basements & Large Pond) {local-only}	13,670	T	\$ 4.5	\$ 61,515
Backfill & Compaction {local-only}	5,000	T	\$ 20	\$ 100,000
Field Oversight during Additional Response Activities	45	DAYS	\$ 900	\$ 40,500
Documentation and Reporting	1	LS	\$ 15,000	\$ 15,000
			Subtotal	\$ 396,015
Demolition				
Building and Site Demolition	1	LS	\$ 295,000	\$ 295,000
On-Site Demolition Oversight	1	LS	\$ 14,750	\$ 14,750
Planning, Evaluation & Supervision During Demolition	1	LS	\$ 7,375	\$ 7,375
Demolition - Administrative Project Management	1	LS	\$ 2,950	\$ 2,950
			Subtotal	\$ 320,075
Lead & Asbestos Abatement				
Asbestos & Haz Mat Survey	1	LS	\$ 10,000	\$ 10,000
Lead & Asbestos Abatement	1,260	SF	\$ 4	\$ 5,620
On-Site Lead & Asbestos Abatement Oversight	1	LS	\$ 1,000	\$ 1,000
Planning, Evaluation & Supervision During Lead & Asbestos Abatement	1	LS	\$ 900	\$ 900
Lead & Asbestos Abatement - Administrative Project Management	1	LS	\$ 350	\$ 350
			Subtotal	\$ 17,870
Brownfield Plan & Act 381 Work Plan Preparation				
BRA Application Fee and Administration Fee				\$ -
Brownfield Plan	1	LS	\$ 15,000	\$ 15,000
Act 381 Work Plan	1	LS	\$ 15,000	\$ 15,000
Consulting & Support				\$ -
			Subtotal	\$ 30,000

Table 2. Tax Increment Revenue Estimates

Grandview Commons
7931 Grand Street, Dexter
AKT Peerless Project No. 7510f
As of September 9, 2016

Estimated TV Increase rate: 1.01		1	2	3	4	5	6	7	8	9	10	
Capture Year		2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	
Initial Taxable Value	\$	668,543	668,543	668,543	668,543	668,543	668,543	668,543	668,543	668,543	668,543	
Estimated New TV	\$	5,617,080	7,385,405	9,153,731	10,301,369	11,449,008	11,563,498	11,679,133	11,795,925	11,913,884	12,033,023	
New TV (Homestead)	\$	4,515,210	6,869,509	8,081,775	8,162,593	8,244,219	8,326,661	8,409,927	8,494,027	8,578,967	8,664,757	
Incremental Difference (New TV - Initial TV)	\$	4,948,537	6,716,862	8,485,188	9,632,826	10,780,465	10,894,955	11,010,590	11,127,382	11,245,341	11,364,480	
School Capture												
	Millage Rate											
State Education Tax (SET)	6.0000	Incremental	\$ 29,691	\$ 40,301	\$ 50,911	\$ 57,797	\$ 64,683	\$ 65,370	\$ 66,064	\$ 66,764	\$ 67,472	\$ 68,187
School Operating Tax	18.0000	Incremental	\$ 7,800	\$ (2,748)	\$ 7,261	\$ 26,464	\$ 45,652	\$ 46,229	\$ 46,812	\$ 47,400	\$ 47,995	\$ 48,595
School Total	24.0000											
DDA Capture (school taxes)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Capture												
	Millage Rate											
Wash Comm College	3.4860	Incremental	\$ 17,251	\$ 23,415	\$ 29,579	\$ 33,580	\$ 37,581	\$ 37,980	\$ 38,383	\$ 38,790	\$ 39,201	\$ 39,617
Wash ISD	5.4745	Incremental	\$ 27,091	\$ 36,771	\$ 46,452	\$ 52,735	\$ 59,018	\$ 59,644	\$ 60,277	\$ 60,917	\$ 61,563	\$ 62,215
Library Oper	1.5786	Incremental	\$ 7,812	\$ 10,603	\$ 13,395	\$ 15,206	\$ 17,018	\$ 17,199	\$ 17,381	\$ 17,566	\$ 17,752	\$ 17,940
County Parks	0.4690	Incremental	\$ 2,321	\$ 3,150	\$ 3,980	\$ 4,518	\$ 5,056	\$ 5,110	\$ 5,164	\$ 5,219	\$ 5,274	\$ 5,330
Cnty Nat Areas	0.2394	Incremental	\$ 1,185	\$ 1,608	\$ 2,031	\$ 2,306	\$ 2,581	\$ 2,608	\$ 2,636	\$ 2,664	\$ 2,692	\$ 2,721
County EECS	0.1987	Incremental	\$ 983	\$ 1,335	\$ 1,686	\$ 1,914	\$ 2,142	\$ 2,165	\$ 2,188	\$ 2,211	\$ 2,234	\$ 2,258
Cnty Vet Relief	0.0370	Incremental	\$ 183	\$ 249	\$ 314	\$ 356	\$ 399	\$ 403	\$ 407	\$ 412	\$ 416	\$ 420
County Econ Dev	0.0920	Incremental	\$ 455	\$ 618	\$ 781	\$ 886	\$ 992	\$ 1,002	\$ 1,013	\$ 1,024	\$ 1,035	\$ 1,046
HCMA	0.2146	Incremental	\$ 1,062	\$ 1,441	\$ 1,821	\$ 2,067	\$ 2,313	\$ 2,338	\$ 2,363	\$ 2,388	\$ 2,413	\$ 2,439
City Operating	10.2060	Incremental	\$ 50,505	\$ 68,552	\$ 86,600	\$ 98,313	\$ 110,025	\$ 111,194	\$ 112,374	\$ 113,566	\$ 114,770	\$ 115,986
City Streets	3.4075	Incremental	\$ 16,862	\$ 22,888	\$ 28,913	\$ 32,824	\$ 36,734	\$ 37,125	\$ 37,519	\$ 37,917	\$ 38,318	\$ 38,724
Washtenaw County	4.5125	Incremental	\$ 22,330	\$ 30,310	\$ 38,289	\$ 43,468	\$ 48,647	\$ 49,163	\$ 49,685	\$ 50,212	\$ 50,745	\$ 51,282
Local Total	29.9158											
DDA Capture (local taxes)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Accumulated DDA Capture		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Capturable Millages												
	Millage Rate											
Library Debt	0.4500	New TV	\$ 2,528	\$ 4,119	\$ 5,152	\$ 4,636	#REF!	\$ 5,204	\$ 5,256	\$ 5,308	\$ 5,361	\$ 5,415
City Go Bond	0.6581	New TV	\$ 3,697	\$ 6,024	\$ 7,535	\$ 6,779	#REF!	\$ 7,610	\$ 7,686	\$ 7,763	\$ 7,841	\$ 7,919
School Debt	8.5000	New TV	\$ 47,745	\$ 77,807	\$ 97,317	\$ 87,562	#REF!	\$ 98,290	\$ 99,273	\$ 100,265	\$ 101,268	\$ 102,281
County Roads	0.5000	New TV	\$ 2,809	\$ 4,577	\$ 5,725	\$ 5,151	#REF!	\$ 5,782	\$ 5,840	\$ 5,898	\$ 5,957	\$ 6,017
Total Non-Capturable Taxes	10.1081											

Table 3. Reimbursement Allocation Schedule

Grandview Commons
7931 Grand Street, Dexter
AKT Peerless Project No. 7510f
As of September 9, 2016

Developer Projected Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	24.6%	\$ 488,448		\$ 488,448
Local	75.4%	\$ 1,494,876	\$ 195,029	\$ 1,689,906
TOTAL		\$ 1,983,324	\$ 195,029	\$ 2,178,354
MDEQ	74.9%	\$ 1,485,570		
MSF	25.1%	\$ 497,754		

Estimated Capture	
Administrative Fees	\$ 188,840
State Revolving Fund	\$ 288,620
LSRRF	\$ 357,615
Estimated Total Years of Plan:	10

Capture Year	End Plan									
	1	2	3	4	5	6	7	8	9	10
Total State Incremental Revenue (BRA)	\$ 37,491	\$ 37,554	\$ 58,173	\$ 84,261	\$ 110,335	\$ 111,599	\$ 112,875	\$ 114,165	\$ 115,467	\$ 116,782
State Brownfield Revolving Fund (3 mills of SET)	\$ 14,846	\$ 20,151	\$ 25,456	\$ 28,898	\$ 32,341	\$ 32,685	\$ 33,032	\$ 33,382	\$ 33,736	\$ 34,093
State TIR Available for Reimbursement	\$ 22,645	\$ 17,403	\$ 32,717	\$ 55,363	\$ 77,994	\$ 78,914	\$ 79,844	\$ 80,783	\$ 81,731	\$ 82,688
Total Local Incremental Revenue (BRA)	\$ 148,039	\$ 200,940	\$ 253,841	\$ 288,174	\$ 322,506	\$ 325,931	\$ 329,391	\$ 332,885	\$ 336,413	\$ 339,977
BRA Administrative Fee	\$ 9,277	\$ 11,925	\$ 15,601	\$ 18,622	\$ 21,642	\$ 21,877	\$ 22,113	\$ 22,352	\$ 22,594	\$ 22,838
Local TIR Available for Reimbursement	\$ 138,763	\$ 189,016	\$ 238,240	\$ 269,552	\$ 300,864	\$ 304,055	\$ 307,277	\$ 310,532	\$ 313,819	\$ 317,140
Total State & Local TIR Available	\$ 161,408	\$ 206,419	\$ 270,957	\$ 324,915	\$ 378,858	\$ 382,969	\$ 387,121	\$ 391,315	\$ 395,550	\$ 399,828

DEVELOPER	Beginning Balance	End Plan									
		1	2	3	4	5	6	7	8	9	10
DEVELOPER Reimbursement Balance	\$ 2,178,354	\$ 2,016,945	\$ 1,810,527	\$ 1,539,569	\$ 1,214,654	\$ 835,796	\$ 452,827	\$ 123,568	\$ 42,786	\$ -	\$ -
<u>STATE Reimbursement Balance</u>	\$ 488,448	\$ 465,802	\$ 448,400	\$ 415,683	\$ 360,320	\$ 282,326	\$ 203,412	\$ 123,568	\$ 42,786	\$ -	\$ -
Eligible Activities Reimbursement	\$ 394,618	\$ 22,645	\$ 17,403	\$ 32,717	\$ 55,363	\$ 77,994	\$ 78,914	\$ 79,844	\$ 29,738	\$ -	\$ -
Environmental Eligible Activities	\$ 295,581	\$ 16,962	\$ 13,035	\$ 24,506	\$ 41,468	\$ 58,420	\$ 59,109	\$ 59,805	\$ 22,275	\$ -	\$ -
Non-Environmental Eligible Activities	\$ 99,037	\$ 5,683	\$ 4,368	\$ 8,211	\$ 13,894	\$ 19,574	\$ 19,805	\$ 20,038	\$ 7,463	\$ -	\$ -
Interest Reimbursement	\$ 93,830	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 51,044	\$ 42,786	\$ -
Environmental Portion	\$ 70,282	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 38,234	\$ 32,048	\$ -
Non-Environmental Portion	\$ 23,548	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,811	\$ 10,738	\$ -
Total STATE TIR Reimbursement	\$ 22,645	\$ 17,403	\$ 32,717	\$ 55,363	\$ 77,994	\$ 78,914	\$ 79,844	\$ 80,783	\$ 42,786	\$ -	\$ -
<u>LOCAL Reimbursement Balance</u>	\$ 1,494,876	\$ 1,356,113	\$ 1,167,098	\$ 928,857	\$ 659,305	\$ 358,441	\$ 54,386	\$ -	\$ -	\$ -	\$ -
Eligible Activities Reimbursement	\$ 1,207,713	\$ 138,763	\$ 189,016	\$ 238,240	\$ 269,552	\$ 300,864	\$ 71,278	\$ -	\$ -	\$ -	\$ -
Environmental Eligible Activities	\$ 904,614	\$ 103,938	\$ 141,578	\$ 178,449	\$ 201,903	\$ 225,356	\$ 53,389	\$ -	\$ -	\$ -	\$ -
Non-Environmental Eligible Activities	\$ 303,099	\$ 34,825	\$ 47,437	\$ 59,791	\$ 67,649	\$ 75,508	\$ 17,889	\$ -	\$ -	\$ -	\$ -
Interest Reimbursement	\$ 287,163	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 232,777	\$ 54,386	\$ -	\$ -	\$ -
Environmental Portion	\$ 215,094	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 174,357	\$ 40,737	\$ -	\$ -	\$ -
Non-Environmental Portion	\$ 72,069	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 58,420	\$ 13,649	\$ -	\$ -	\$ -
Total LOCAL TIR Reimbursement	\$ 138,763	\$ 189,016	\$ 238,240	\$ 269,552	\$ 300,864	\$ 304,055	\$ 54,386	\$ -	\$ -	\$ -	\$ -
<u>LOCAL-ONLY Reimbursement Balance</u>	\$ 195,029	\$ 195,029	\$ 195,029	\$ 195,029	\$ 195,029	\$ 195,029	\$ 195,029	\$ -	\$ -	\$ -	\$ -
Eligible Activities Reimbursement	\$ 185,742	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 185,742	\$ -	\$ -	\$ -
Interest Reimbursement	\$ 9,287	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,287	\$ -	\$ -	\$ -
Total Local-Only TIR Reimbursement	\$ -	\$ -	\$ -	\$ 195,029	\$ -	\$ -	\$ -				
Total Annual Developer Reimbursement	\$ 161,408	\$ 206,419	\$ 270,957	\$ 324,915	\$ 378,858	\$ 382,969	\$ 329,259	\$ 80,783	\$ 42,786	\$ -	\$ -

LOCAL SITE REMEDIATION FUND	LSRRF Year	0	0	0	0	0	0	0	1	2	3
LSRRF Deposits		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 57,862	\$ 211,681	\$ 38,945	\$ 49,127
STATE	\$ 88,072	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 38,945	\$ 49,127
LOCAL	\$ 269,542	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 57,862	\$ 211,681	\$ -	\$ -

Attachment D
Environmental Information

DRAFT

LEGEND

---	EX. R.O.W.
---	EX. EASEMENT LINE
---	EX. CURB/PAVEMENT
---	PR. EASEMENT LINE
---	PR. SETBACK LINE
---	PR. CURB/PAVEMENT
---	PR. SIDEWALK RAMP
---	PR. ASPHALT PAVEMENT
---	PR. CONCRETE

- LAYOUT NOTES**
- ALL DIMENSIONS ARE MEASURED TO FACE OF CURB/EDGE OF METAL UNLESS OTHERWISE NOTED.
 - WORK TO BE PERFORMED SHALL COMPLY WITH ALL MUNICIPAL CODES AND ORDINANCES.
 - ALL PARKING LOT STRIPING SHALL BE IN ACCORDANCE WITH THE "MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES."
 - ALL ACCESSIBLE PARKING, SIGNAGE, AND STRIPING SHALL BE IN ACCORDANCE WITH THE STATE OF MICHIGAN BARRIER FREE STANDARDS.
 - CONTRACTOR IS RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE REMAINS IN POST CONSTRUCTION CONDITIONS.
 - PRIOR TO COMMENCING WORK, CONTRACTOR SHALL CONTACT THE OWNER AND/OR ENGINEER SHOULD THERE BE ANY FIELD CONFLICTS WITH THE DESIGN INTENT.
 - REFER TO THE ARCHITECTURAL PLANS FOR COORDINATING THE SCOPE OF WORK RELATING TO THE BUILDING ELEVATIONS, INTERIOR, AND APPURTENANCES.
 - EASEMENT DOCUMENTATION TO BE CREATED AND RECORDED PRIOR TO FINAL CERTIFICATES OF OCCUPANCY.

SITE DATA

GROSS LOT AREA	8.58 AC		
EXISTING LAND USE	INDUSTRIAL		
PROPOSED LAND USE	MULTI-FAMILY RESIDENTIAL		

SITE DEVELOPMENT DATA	REQUIRED	REQUIRED	PROPOSED
	R-3	VR	PLD
FRONT SETBACKS	50 (MIN)	15 (MIN)	4'
SIDE SETBACKS	25 (MIN)	10 (MIN)	3'-30'
REAR SETBACKS	80 (MIN)	25 (MIN)	25'-20'
HEIGHT	35' (MAX)	35' (MAX)	35' (MAX)
STORIES	2.5 (MAX)	2.5 (MAX)	2.5 (MAX)
UNITS	N/A	N/A	76
BUILDINGS	N/A	N/A	17
BEDROOMS / UNIT	N/A	N/A	2-3
BUILDING	30% (MAX)	60% (MAX)	22.9%
IMPERVIOUS	N/A	N/A	5.04 AC
OPEN SPACE	N/A	N/A	1.54 AC
TOTAL SPACES	165 (MIN)**	165 (MIN)**	239
ON-STREET SPACES			18
LENGTH	23' (MIN)	23' (MIN)	23'
WIDTH	8' (MIN)	8' (MIN)	8'
ON-SITE SPACES (INCLUDING GARAGE & DRIVEWAY SPACES)			221
LENGTH	18' (MIN)	18' (MIN)	18'
WIDTH	9' (MIN)	9' (MIN)	9'
aisle / DRIVE	26' (MIN)	26' (MIN)	26'

* A FRONT SETBACK DEVIATION OF 11' IS REQUESTED FROM THE REQUIRED MINIMUM FRONT SETBACK OF 15' TO ALLOW A MINIMUM FRONT SETBACK OF 4'.
 ** REQUIRED PARKING CALCULATIONS ARE BASED ON THE REQUIREMENTS FOR MULTIPLE-FAMILY DWELLINGS (2.0 SPACES PER DWELLING UNIT + 0.5 GUEST SPACE PER EVERY 3 DWELLING UNITS).

BEDROOM MATRIX

Building Type	Building Count	Bedroom Count
Townhouse	5	40
8-Unit Bldg	4	48
4-Unit Bldg	4	40
Duplex Bldg	4	16
Totals	17	144

GARAGE PARKING MATRIX

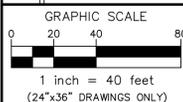
Building Type	Garage Spaces	Driveway Spaces
Townhouse	2	2
8-Unit Bldg	1	1
4-Unit Bldg	1	1
Duplex Bldg	2	2

BUILDING/UNIT MATRIX

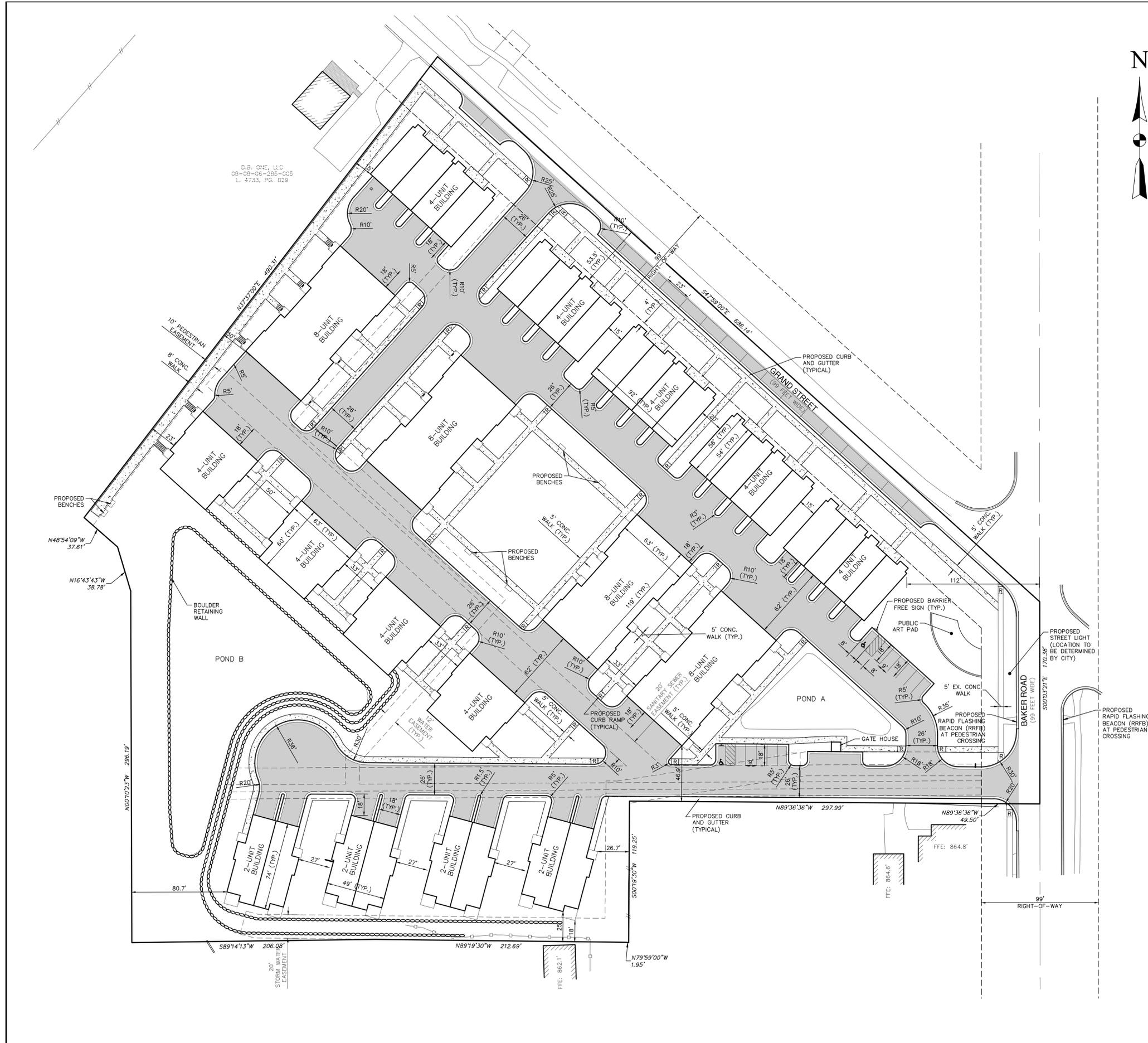
Building Type	Building Height	Number of Floors	Floor Area Per Unit
Townhouse	30' 5 1/2"	2	2,331 - 2,413 SF
8-Unit Bldg	29' 5 1/2"	2	1,480 - 1,824 SF
4-Unit Bldg	29' 5 1/2"	2	1,480 - 1,824 SF
Duplex Bldg	17' 6 1/2"	2	1,685 SF

METRO CONSULTING ASSOCIATES
 Relationships | Reputation | Results
 800.525.6016 www.metroca.net

CLIENT NAME: MMB EQUITIES, LLC
GRANDVIEW COMMONS
 AREA PLAN
 LAYOUT PLAN



MCA JOB #: 1051-16-7340
 DATE: 07/11/2016
 DRAWN BY: RML2/CMB/CAR
 CHECK BY: CMB/AW
 PM: D. GARRETT
 BOOK/CREW: BC
 SECTION: 6
 TOWNSHIP: T2S
 RANGE: R5E
 COMMUNITY: CITY OF DEXTER
 COUNTY: WASHTENAW
 SHEET: 04



K:\2016\1051 JOB FOLDERS\1051-16-7340\Drawings\Plan_Sat\Site Plan\7340-SP-LA.dwg: 7/12/2016 1:45 PM, shire

CONSTRUCTION SITE SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.
 THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



NOT FOR CONSTRUCTION

CLAYTON	
SB-1 10-12'	
10/30/2001	
Chromium	7,300 ug/kg
PCBs	6,100 ug/kg

CLAYTON	
SB-2 0-2'	
10/30/2001	
Chromium	17,000 ug/kg
PCBs	1,800 ug/kg

CLAYTON	
SB-3 0-2'	
10/30/2001	
Arsenic	5,600 ug/kg
Chromium	13,000 ug/kg

CLAYTON	
SB-4 2-4'	
10/30/2001	
Chromium	11,000 ug/kg

CLAYTON	
SB-5 6-8'	
10/30/2001	
Chromium	6,900 ug/kg

CLAYTON	
SB-6 0-2'	
10/30/2001	
Arsenic	6,700 ug/kg
Chromium	68,000 ug/kg
Benzo(a)pyrene	20,000 ug/kg
Benzo(b)fluoranthene	29,000 ug/kg
Fluoranthene	25,000 ug/kg
Phenanthrene	4,400 ug/kg

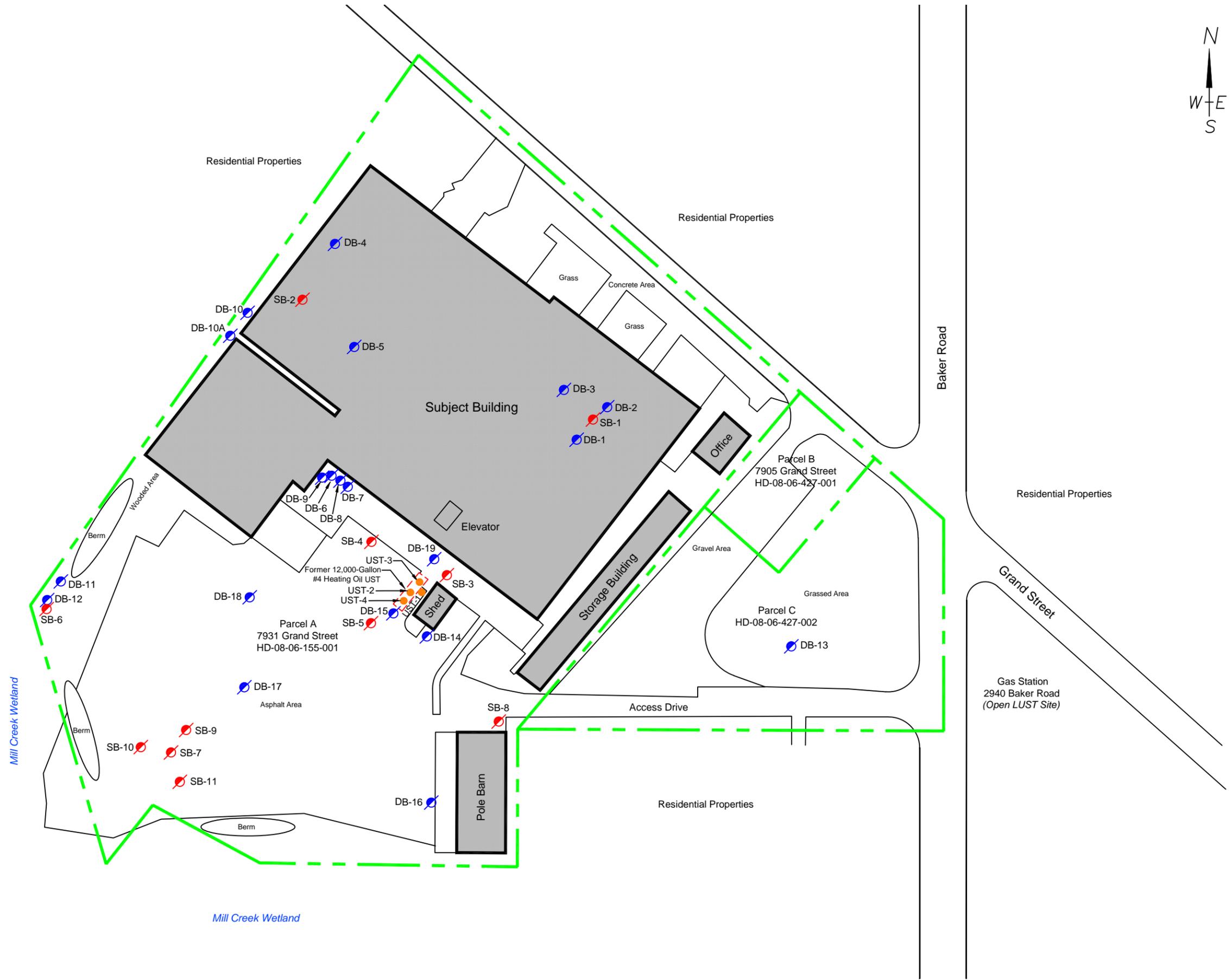
CLAYTON	
SB-7 2-4'	
10/30/2001	
Arsenic	14,000 ug/kg
Chromium	25,000 ug/kg
Silver	2,000 ug/kg
PCBs	1,030 ug/kg

GAIATECH	
DB-11 2-4'	
3/7/2002	
Arsenic	6,300 ug/kg
Chromium	9,400 ug/kg
Mercury	204 ug/kg

GAIATECH	
DB-12 4-6'	
3/7/2002	
Arsenic	5,900 ug/kg
Chromium	9,000 ug/kg

AKT	
UST-1 6'	
3/9/2012	
Fluoranthene	6,600 ug/kg
Phenanthrene	25,000 ug/kg
2-Methylnaphthalene	53,000 ug/kg
Naphthalene	1,000 ug/kg

AKT	
UST-2 Backfill	
3/9/2012	
Phenanthrene	7,900 ug/kg
2-Methylnaphthalene	25,000 ug/kg
Naphthalene	2,000 ug/kg



DRAWN BY: JWB
DATE: 3/23/2012
SCALE: 1" = 80'-0"

LEGEND
 - - - - - = PROPERTY LINE
 [Red circle with slash] = CLAYTON ENV. SOIL BORING
 [Blue circle with slash] = GAIATECH SOIL BORING
 [Orange circle] = AKT PEERLESS SOIL SAMPLE LOCATION

SITE MAP WITH SOIL ANALYTICAL RESULTS ABOVE MDEQ GRCC
 7905-7931 GRAND STREET
 DEXTER, MICHIGAN
 PROJECT NUMBER : 7510F-2-26

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CLAYTON	
SB-2 6.5-11.5'	
10/30/2001	
bis(2-Ethylhexyl)phthalate	220 ug/L
CLAYTON	
SB-3 10-15'	
10/30/2001	
Chromium	56 ug/L
CLAYTON	
SB-5 7-12'	
10/30/2001	
Phenanthrene	5.2 ug/L
CLAYTON	
SB-6 3-8'	
10/30/2001	
MTBE	210 ug/L
GAIATECH	
DB-4 7-12'	
3/6/2002	
Chromium	21 ug/L
Lead	13 ug/L
Mercury	0.5 ug/L

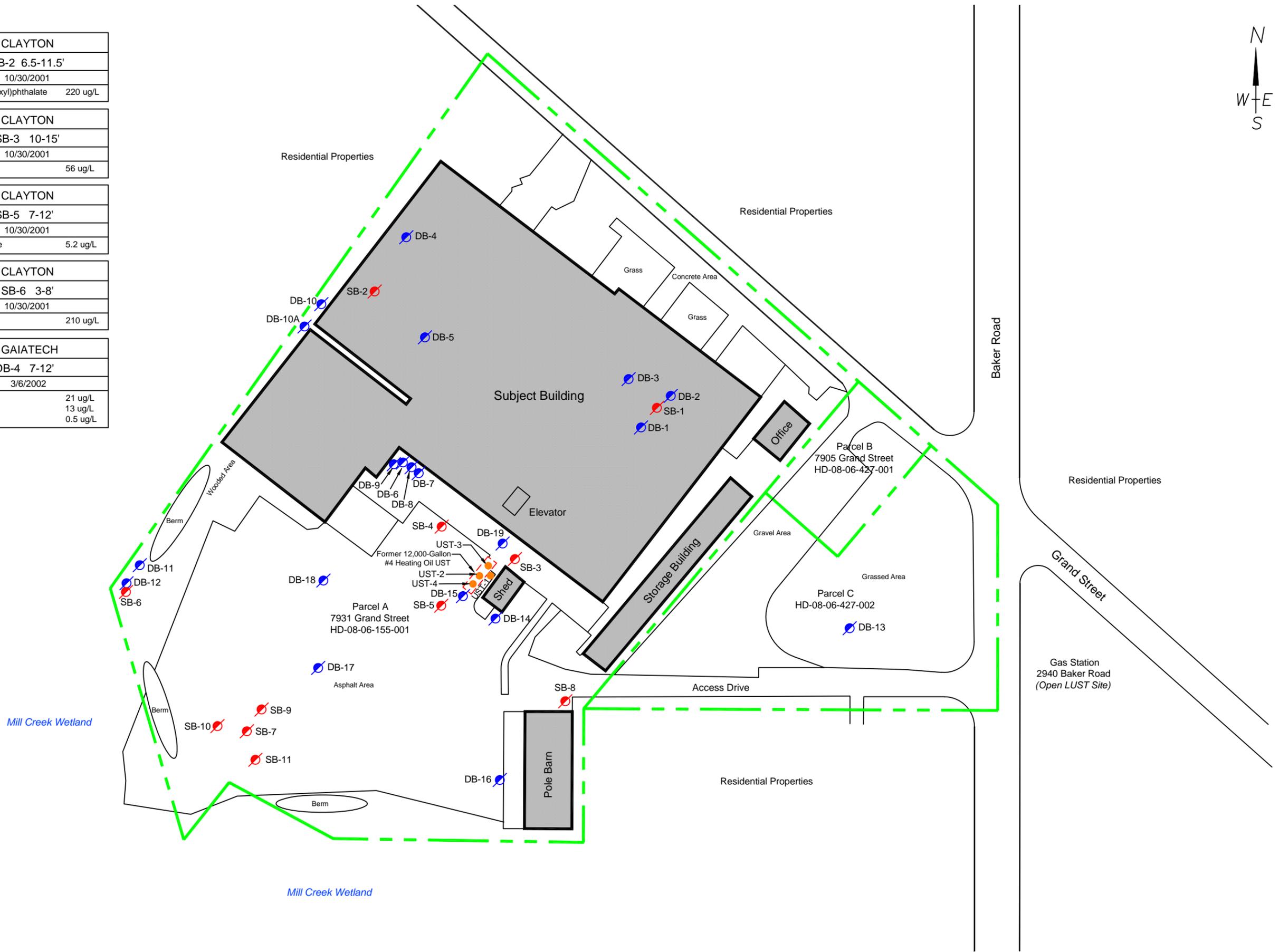


DRAWN BY: JWB
DATE: 3/21/2012
SCALE: 1" = 80'-0"

LEGEND
 - PROPERTY LINE
 - CLAYTON ENV. SOIL BORING
 - GAIATECH SOIL BORING
 - AKT PEERLESS SOIL SAMPLE LOCATION

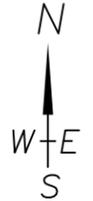
SITE MAP WITH GROUNDWATER ANALYTICAL RESULTS ABOVE MDEQ GRCC
 7905-7931 GRAND STREET
 DEXTER, MICHIGAN
 PROJECT NUMBER : 7510F-2-26

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LEGEND

-  = PROPERTY LINE
-  = CLAYTON ENVIRONMENTAL SOIL BORING LOCATION
-  = GIA TECH SOIL BORING LOCATION
-  = AKT PEERLESS SOIL SAMPLE LOCATION
-  = AKT PEERLESS SOIL BORING LOCATION
-  = AKT PEERLESS SOIL GAS SAMPLE LOCATION
-  = AKT PEERLESS VAPOR SAMPLE LOCATIONS
-  = BUILDING LETTER
-  = BENZENE VAPOR INTRUSION ISSUE
-  = EXCEEDANCE OF 10% RULE = ADDITIONAL MONITORING
-  = NO INDICATIONS OF VAPOR INTRUSION
-  = APPROXIMATE PCB EXCAVATION AREA



DRAWN BY: ARR
DATE: 08/17/2016



FIGURE 5



SITE MAP WITH HISTORIC SOIL SAMPLE AND SOIL BORING LOCATIONS

7931 GRAND STREET
DEXTER, MICHIGAN
PROJECT NUMBER : 7510F-5-20



ILLINOIS MICHIGAN OHIO GEORGIA
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OFFICE OF COMMUNITY DEVELOPMENT

8140 Main Street • Dexter, Michigan 48130-1092 • (734) 426-8303 • Fax (734) 426-5614

STAFF REPORT

To: Chairman Steve Brouwer and DDA Board of Directors
Courtney Nicholls, City Manager

From: Michelle Aniol, Community Development Manager

Date: September 15, 2016

CITY COUNCIL UPDATES

- City Council granted conditional approval of the Area Plan for Grandview Commons, a 76 unit mixed residential development, located at the southwest corner of Grand Street and Baker Road. See attached Decision. The development proposal involves four parcels, which total 8.21 gross acres, plus .36 acres of city owned property, which the applicant is proposing to swap with the city in exchange for a public stormwater easement. Once the conditions of approval are satisfied, the applicant can move to Final Site Plan review with the Planning Commission.

ZBA UPDATES

- The ZBA, in a 3-2 vote, denied a variance request from Section 7.03(1) to allow a 0-foot setback from the Dan Hoey Road right-of-way and property line and a 7-foot setback from the Lexington Road right-of-way and property line. The request was submitted by Dexter Commerce Center Association on behalf of the owners of the property owners. The ZBA determined there was not a practical difficulty or extraordinary circumstances, based on the finding that a ground sign could meet the setback requirements if it was located elsewhere on the property.
- The ZBA will consider two cases on September 19, 2016. The first case calls for a 1.3-foot variance from Section 3.02, sub-section E of the City of Dexter Zoning Ordinance, to allow a detached accessory structure to be 8.7 feet from a principal structure (i.e. the house). The second case, calls for a 2% increase variance from the 30% maximum lot coverage in the R-1B One Family Zoning District.

MISCELLANEOUS UPDATES

- The new owners of the Mill Creek Sports property have submitted written correspondence requesting to be annexed into the City. The request was prompted by the need for public sanitary sewer. They will request relief from the requirement for public water, as the cost to run water to the sight is at least \$250,000. The General Code does allow the Council to consider waiving connection to public water is unique circumstances. The new owners have plans to redevelop the site for commercial recreation uses, including a launch for canoes, kayaks and tubes, and potentially paddle boards.
- The City hired a couple of new interns. The first is Zach Burgess. He will be helping out in the office. Zack is working on his Masters of Public Administration from Wayne State. The second and third interns are working as a team to develop a plan for First Street Park. They are Sarah Pizzo and Yuchen Ding. Both are graduate students at UM.
- Groundbreaking for the new sanitary sewer pretreatment system at NUBC is scheduled for Sept 12th. The company anticipates the Cambrian EcoVolt system will be installed on or around Oct 4th.
- At the beginning of the 3045 Broad Street Pre-Development Agreement process staff set up a special webpage for the project <http://dextermi.gov/3045-broad-street-redevelopment>. There you will find the comments from each meeting and the different iterations of the concept plan. Since the last public meeting (#3), the developer and the RFQ Committee have met twice to continue the concept plan refinement process. Attached to this report you will find the latest

revision of the concept plan. As you can see, significant progress has been made; however, there are still some issues the RFQ Committee wants the developer to address, for example:

- o The Committee would like the developer to consider removing existing utility poles along Broad Street, and install the power lines underground. These costs may be recoverable as an eligible brownfield improvement.
 - o Because the intersection of Broad and Forest Streets provides such an important connection to the downtown, the connectivity Broad Street provides to and from the downtown cannot be underestimated and must be maintained. So, the Committee would like the developer to prepare a concept site plan that maximizes on-site parking at one car per unit for the residential. The proposed retail would use the existing parking along Forest Street. Streetscape improvements to Broad Street could then include on-street public parking only on the east side of the street. Additional on-street public parking could be added on the east side of Broad Street approaching Forest, and on the south side of Forest, east of the Broad/Forest intersection. Funding of improvements to Broad Street would be open for discussion.
- You will find an article regarding parking in the latest edition of Downtown Idea Exchange. It deals with some issues that contribute to parking shortages in downtowns.

SITE DATA

SITE AREA (GROSS)
EXISTING (1,500 S.F. OF LAND/RED) ± 79,983 S.F. OR ± 1.83 AC

ZONING (CURRENT)
EXISTING CBD (CENTRAL BUSINESS DISTRICT) & VC (VILLAGE COMMERCIAL)
PROPOSED P.U.D. W/ CBD BASE ZONING STANDARDS

TOTAL BUILDING FOOTPRINT AREA
PROPOSED 31,855 S.F.
LOT COVERAGE - MULTI-FAMILY ± 39.8%

BUILDING HEIGHT
ALLOWABLE 45 FEET - 3 STORY
PROPOSED 59 FEET - 4 STORY

BUILDING AREA (GROSS)
APARTMENTS 98,822 S.F.
COMMERCIAL OFFICE 4,480 S.F.
TOTAL 103,302 S.F.

DENSITY - APARTMENTS ± 47
PROPOSED - DWELLINGS/ACRE
UNIT COUNT
STUDIO UNITS 10 D.U. (11.6%)
1 BR UNITS 48 D.U. (55.8%)
2 BR UNITS 28 D.U. (32.6%)
TOTAL 86 D.U.

PARKING
REQUIRED
APARTMENTS UNITS (1 SPACE/UNIT) 86 SPACES
OFFICE (3 CARS/1000 S.F.) 14 SPACES
TOTAL 100 SPACES

PROPOSED
APARTMENTS (INCLUDING ANGLE STREET PARKING) 86 SPACES
BIKE PARKING 12 SPACES
SCOOTER PARKING 4 SPACES
FUTURE CITY PARKING 18 SPACES

NOTE:
ALL INTENSITY AND DIMENSIONAL DATA NOTES AS "REQUIRED OR "ALLOWABLE" IS BASED ON THE CBD BASE ZONING STANDARDS.

LEGEND

-  COMMERCIAL OFFICE FIRST FLOOR / UNITS ABOVE
-  UNITS
-  FIRST FLOOR COVERED PARKING W/ UNITS ABOVE

**FOREMOST DEVELOPMENT COMPANY
PROPOSED MIXED USE**
DEXTER MICHIGAN

FSP FUSCO, SHAFFER & PAPPAS, INC.
ARCHITECTS & PLANNERS
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FERNDALE, MICHIGAN 48220
PHONE 248.543.4100 FAX 248.543.4141
www.fsparchitects.com

OWNER REVIEW
JULY 29, 2016

SHEET 1 OF 1



**CONCEPTUAL
SITE PLAN**



0 30' 60' 120'

SCALE: 1" = 30'-0"



Downtown Idea Exchange

Essential Information for Downtown Revitalization

Vol. 63, No. 9
September 2016

Inside this issue

New program aims to reduce homelessness. Broad partnerships and outreach have a huge impact 2

Panhandling and homelessness are two different issues. Addressing panhandling concerns is simply a matter of education 3

Grant funds create a more attractive outdoor dining scene. Outdoor seating and more attractive facades help restaurants thrive 5

Attracting infill development. Thirty strategies to fill vacant or under-used land 7

Gap funding drives new-home construction in historic city center. Grant dollars aim to create a more diverse housing stock and attract residents with disposable income 9

Idea Exchange. Food halls increase in popularity, Historic theaters find new uses, Pokémon attracts crowds, and more..... 11

Economic Impact

Creating a density of like businesses attracts more customers

Groupings of related businesses and services can give those business owners, and your downtown as a whole, a competitive edge, says N. David Milder, author of *Niche Strategies for Downtown Revitalization*. Customers drawn to a particular type of business, whether thrift stores, antiques, art galleries, or pubs, will find a variety to choose from more attractive.

Developing a niche, or cluster, of similar businesses can also focus promotion and recruitment efforts, says Milder. That's been the case in Phoenix, AZ (est. pop. 1,445,632),

where a 12-block stretch of downtown is being marketed as a desirable location for bar owners, as well as patrons. Downtown Phoenix, Inc. has created a distinctive brochure to market available commercial properties and to inform the types of businesses attracted to these spaces.

The brochure touts "conditions that support a bar cluster," including significant public demand for diverse eating and dining concepts, the successful track record of six bars already operating in the cluster, and a downtown that sees seven

(Continued on page 3)

Parking

Inaccurate perceptions, and a lack of education and enforcement mask plentiful parking

A recent parking study in Turlock, CA (est. pop. 68,549), reveals that even though 50 percent of the 3,872 available parking spaces are underutilized, 72 percent of residents believe there is a parking shortage downtown. While there is plenty of parking, a lack of turnover in some busy areas, combined with a lack of motorist knowledge of municipal parking options, gives the impression

that downtown parking is scarce. A lack of willingness on the part of downtown visitors and employees to park more than a block or two from their destination also contributes to the perception of scarcity.

To meet demand now and over the next few years, more efficient parking management, including enforcement, wayfinding, and

(Continued on page 8)

difficulty securing financing because lenders see these projects as risky. Finally, if existing infrastructure in an infill site requires substantial improvements, developers might not be willing to develop there.”

Infill in existing neighborhoods can bring environmental and economic benefits, but it can also disrupt life for existing residents and businesses, and potentially lead to the displacement of some, cautions the EPA. “It is important for local governments to listen to and consider the concerns of people living in priority infill areas as they develop policies and programs to attract new development and investment into these areas. This means giving careful consideration to strategies that can help longtime residents and businesses stay in these neighborhoods, actively participate in planning for infill, and ultimately benefit from new growth.”

The report organizes the 30 strategies

into two main categories: foundation and funding. Foundation strategies are the critical steps downtown leaders can take to make infill development more feasible, such as establishing priorities, policies, and partnerships, as well as changing public perception. Downtown leaders are provided with eight policy strategies; six aimed at developing partnerships, and five strategies to help shift public perception. There are also six strategies for securing funding for infill, and four to raise funding for infrastructure.

Appendix A includes self-assessment questions for each strategy that will help downtown leaders decide which strategies best fit their individual communities, and whether they are ready to move forward with the strategies and tools provided in the report. The 81-page report is packed with case studies exemplifying communities successfully using each strategy to attract infill development. **DIX**

Inaccurate perceptions, and a lack of education and enforcement mask plentiful parking — *Continued from page 1*

education are more essential than the creation of more parking spaces, says TJKM Transportation Consultants, which was hired in 2015 to develop a Downtown Parking Plan.

As part of that process, TJKM surveyed downtown stakeholders. Of the 157 respondents, 65 percent were residents, 14 percent visitors, and 10 percent were business owners. An inventory of available parking spaces, as well as occupancy studies at various times of the day during the week and on weekends were also conducted.

While new parking will be necessary to meet long-term growth, for now, the city needs to focus on changing parking time limits, allocating staff to enforce parking regulations, educating the public about available parking, and creation of an employee parking permit program.

According to survey results, only 19.6 percent of respondents were familiar with all of the downtown parking lots, while 50.3 percent knew about some, and 30.1 percent were not at all aware of available parking in the city center. Better promotion of available parking is required, say the consultants, who recommended a stronger parking message on the city website, wayfinding signage, window stickers for downtown businesses, and perhaps even a parking app for mobile devices.

Changes in parking regulations, and enforcement of those regulations, will be required to address a lack of turnover on some downtown streets, says TJKM. On the busiest downtown streets, for example, 138 of 800 spaces were occupied for as long as six hours, despite most of that area being posted for two-hour parking. These changes may not come



DowntownDevelopment.com

To view the full Downtown Parking Study presentation made to the Turlock City Council and Planning Commission in June, visit our website and click on Web Extras.

easy. Most survey respondents indicated an unwillingness to park more than a block or two from their destination, with 38.7 percent stating that they would continue to circle their desired block until a space opened, and only 23.7 percent indicating they were willing to use a public parking lot.

Potential reasons people might be unwilling to walk included poor sidewalk and street lighting conditions, a lack of interest or physical ability to walk, and concerns about personal and property safety.

To make the city center more walkable, consultants recommended improved crosswalks and sidewalks, improvements to storefronts and lighting along side streets, and that the city explore funding and planning for beautification and lighting projects for municipal parking lots.

City officials were also encouraged to reduce any four-hour parking zones downtown to two-hour, and to then enforce those two-hour time limits. This alone would increase the available parking supply in high-demand areas at a minimal cost, says the study. Additional staff would need to be allo-

Taking the long view regarding future parking needs

While a recent parking study in Turlock, CA, finds a need for better parking management, rather than more parking spaces, TJKM Transportation Consultants has also made numerous infrastructure recommendations to meet parking needs over the next four to 10 years. These include:

- Reducing parking demand by enhancing pedestrian and bicycle infrastructure and promoting other modes of transportation, including public transit and car pooling.
- Installation of smart parking meters and real-time availability signage.
- Smartphone apps and pay-by-phone options.
- Seeking funding and space to increase surface parking lots and parking garages downtown within the next 10 to 20 years.

cated for enforcement, but costs could be offset by citation revenues.

Issuance of employee parking permits would accommodate those all-day parking needs, save employees having to move their vehicles multiple times per day, and direct those vehicles to areas with lower parking demand, says TJKM, making the initiative worth any resulting pushback and program management costs. **DIX**

Residential Development

Gap funding drives new-home construction in historic city center

A new Downtown Residential Development Program approved in June in Henderson, NV (est. pop. 257,729), aims to create more density in the historic city center while also adding diversity to the types of homes available. Developers can apply for up to \$24,500 in grant funding per residential unit, up to a six-plex project, on new construction only.

“Our focus is just the Water Street District, which is the core of our historic downtown,” says Mark Hobaica, city architect/redevelopment manager. “We need to increase our density, our critical mass of people calling downtown home.” Homes in the Water Street District were constructed as temporary dwellings during WWII, “so there’s a lot of his-