



**BROWNFIELD REDEVELOPMENT AUTHORITY**

**BOARD MEMBERS**

**James Yarema**

**Gary Kiesgen**

**Michael Smith**

**Zenon Kwik**

**Glenn Eckert**

**A REGULAR MEETING OF THE  
BROWNFIELD REDEVELOPMENT AUTHORITY**

**May 17, 2023 at 10:00 A.M.**

**Township Conference Room, 2<sup>nd</sup> Floor**

**City of Warren**

**One City Square**

**Warren, MI 48093**

**AGENDA**

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **ADOPTION OF AGENDA**
4. **APPROVAL OF MINUTES (February 16, 2023)**
5. **FINANCIAL REPORT**
6. **NEW BUSINESS**
  - A. Proposed assignment of Brownfield Reimbursement Agreement from Star Warren Property, LLC to Penske Truck Leasing Co., LP (Tom Bommarito/Mary Michaels)
7. **OLD BUSINESS**
  - A. Environmental clean-up at the former Burnette Library - Meridian Contracting Group (Tom Bommarito)
    - Motion to hire Meridian Contracting Group to perform environmental cleanup at 22005 Van Dyke Ave (former Maybelle Burnette Library) in the amount of \$23,770.00
  - B. Northpoint Brownfield Plan Amendment (Tom Bommarito)
  - C. Approval: Cole Street Reimbursement Plan (Tom Bommarito)
  - D. Approval: Warren 10 Mile Reimbursement Plan (Tom Bommarito)
8. **LIST OF BILLS (ATTACHED)**
9. **AUDIENCE PARTICIPATION/ GOOD OF THE ORDER**
10. **ADJOURNMENT**

**Tom Bommarito, Director  
Economic and Community Development  
EDC, DDA, TIFA, CDBG**

**MEETING MINUTES  
BROWNFIELD REDEVELOPMENT AUTHORITY  
CITY OF WARREN**

**MEETING HELD ON Thursday, February 16, 2023**

A regular meeting of the Brownfield Redevelopment Authority of the City of Warren was called to order at 10:07 a.m. on Thursday, February 16, 2023, in the Township Meeting Room located on the 2<sup>nd</sup> floor of Warren City Hall.

**BOARD MEMBERS PRESENT**

James Yarema  
Gary Kiesgen  
Zenon Kwik  
Glenn Eckert

**BOARD MEMBERS ABSENT**

Mike Smith

**ALSO PRESENT**

Tom Bommarito, Economic Development Director  
Dylan Clark, Economic Development  
Tiffany Nawrocki, DDA/TIFA Assistant  
Mary Michaels, Chief Assistant City Attorney  
Mary Michaels, Attorney's Office  
Ron Wuerth, Planning Director  
Amy Moore, Accounting Supervisor  
Mark Knapp, Assistant City Controller

*This was the first meeting for Mr. Glenn Eckert, new member of the Brownfield Authority Board.*

## **1. CALL TO ORDER**

The meeting was called to order at 10:07 a.m.

## **2. ROLL CALL**

### **Motion:**

A motion was made by Mr. Keisgan and supported by Mr. Eckert to excuse the absent members of the board.

**No opposition, motion passed.**

## **3. ADOPTION OF AGENDA**

Tom Bommarito requested that an agenda item, 6B: Request to add Glen Eckert and mark Knapp as check signers, be added to the agenda.

### **Motion:**

A motion was made by Mr. Keisgan and supported by Mr. Kwik to adopt the February 16, 2023 agenda with the addition of item 7B.

**No opposition, motion passed**

## **4. APPROVAL OF THE MINUTES (June 30, 2022)**

### **Motion:**

A motion was made by Mr. Yarema, supported by Mr. Kiesgen, to approve the minutes from the June 30, 2022, Brownfield meeting.

**No opposition, motion passed**

## **5. FINANCIAL REPORT**

Amy Moore stated that the board has about \$450,000 in available funds as of 12/31/2022. As taxes are collected on brownfield tif properties, the BRA collects some of that in a revolving fund.

## 6. NEW BUSINESS

- A. Request to use Brownfield Authority funds to perform any necessary clean up needed at the former Burnett library and the former Louie's Bar

Mr. Bommarito stated that the former Burnette Library is being traded with the current Habitat for Humanity Restore building. This will allow Warren to build a fire station next to the new library/police station. The goal is to clean up and renovate the old Burnette Library so Habitat has a nice building to move into.

Additionally, the building formerly known as Louie's Bar is a building with historical value and the TIFA purchased it to preserve that value and clean it up for a restaurateur to open up a place to eat in South Warren.

The hope will be that the Brownfield Authority will aid in financing some future cleanup efforts at these locations.

- B. Request to add two additional check signers

Mr. Bommarito stated that Rick Fox has been out of the office and Mr. Pasque has unfortunately passed away. Adding Assistant City Controller Mark Knap and board member Glenn Eckert as signers will aid in obtaining signatures for the release of checks.

**Motion:**

A motion was made by Mr. Yarema, supported by Mr. Kwik, to approve the removal of Rick Fox and Daniel Pasque, and addition of Mark Knapp and Glenn Eckert, as check signers.

**No opposition, motion passed**

## 7. OLD BUSINESS

None



## 8. LIST OF BILLS

### Motion:

A motion was made by Mr. Kwik, supported by Mr. Kiesgen, to approve paying the February 16, 2023 List of Bills.

### ROLL CALL:

The motion carried unanimously as follows:

Mr. Yarema	Yes
Mr. Kiesgen	Yes
Mr. Kwik	Yes
Mr. Eckert	Yes

*No opposition, Motion passed*

## 9. AUDIENCE PARTICIPATION/ GOOD OF THE ORDER

Mr. Eckert stated that as a board related to environmental cleanup, it is important to mention the Ohio train derailment. It should be looked into whether Warren is aware of what potential hazardous materials are transported through the City.

Tom Bommarito stated that he believes Fire Commissioner McAdams is on top of it, but that he will look into it.

Mary Michaels informed the board that the first Brownfield TIF project, DKM Warrior Sports some 20 years ago, contained an agreement that requires their reimbursement check be released right after taxes are paid. These checks and invoices will be presented to the board at subsequent meetings.

Tom Bommarito stated that the staff will provide members with orientation packets and a spreadsheet of current Brownfield TIF projects.

## 10. ADJOURNMENT

**Motion:**

A motion was made by Mr. Kiesgen, supported by Mr. Eckert, to adjourn the meeting at 10:30 a.m.

**No opposition, Motion passed**

A handwritten signature in black ink, appearing to read 'Thomas Bommarito', is written over a horizontal line.

Thomas Bommarito  
Brownfield Director

## **ASSIGNMENT OF DEVELOPMENT AND REIMBURSEMENT AGREEMENT**

This Assignment of Development and Reimbursement Agreement ("Assignment") is made between Star Warren Property, LLC, a Michigan limited liability company with offices at 3940 Eastern Avenue SE, Grand Rapids, Michigan 49508, ("Assignor"), Penske Truck Leasing Co. L.P., with offices at 2675 Morgantown Road, Reading, PA 19607 (Assignee), and the City of Warren Brownfield Redevelopment Authority (the Authority).

### **STIPULATION.**

1. The Assignor and the Authority are parties to a certain Development and Reimbursement Agreement dated May 17, 2016, ("Agreement") under which the Authority would capture and pay to "Developer" tax increment revenues ("TIF") pursuant to Michigan's Brownfield Redevelopment Financing Act, PA No. 381 of 1996, as amended. The Agreement is acknowledged by the parties, is incorporated by reference into this Assignment and is attached hereto as Exhibit A.
2. The parties with to effectuate an assignment of Assignor's interest in the Agreement, including the right to receive TIF payments from the Authority, which is authorized pursuant to section 13 of the Agreement.
3. The Authority agrees to the Assignment of the Assignor's right, title and interest in the Agreement to the Assignee.
4. The Authority has determined that the Assignee is qualified to undertake any of Assignor's obligations under the Agreement upon assignment.

THEREORE, in consideration of the mutual promises of the parties and other valuable consideration, receipt of which is acknowledged, the Assignee, Assignor and the Authority agree as follows:

1. Assignor irrevocably assigns to Assignee all of its right, title, interest and obligations under the Agreement, including receipt of all future TIF payments from the Authority.
2. Assignee assumes and agrees to be bound by, and perform, all of Assignor's obligations, terms, warranties and conditions of, under and to the Agreement, as though Assignee itself had entered into said Agreement.
3. Assignor and Assignee agree that the contact for Developer in the "notice" section shall be changed to: Penske Truck Leasing, Co. L.P, 2675 Morgantown Road, Reading, PA 19607, Attn: David Battisti; Scott Cebul.

4. Assignor and Assignee agree that all future TIF payments shall be paid to Assignee, and delivered to the address set forth in section 3 above.
5. Assignor shall be forever and irrevocably released from the future performance of any obligation of Developer under the Agreement.

STAR WARREN PROPERTY, LLC, a  
Michigan limited liability company

By: \_\_\_\_\_  
Name: Thomas L. Bylenga  
Its: Manager

Acknowledged and Agreed by Assignee:

Dated: \_\_\_\_\_, 2023

PENSKE TRUCK LEASING CO., L.P. a  
Delaware limited partnership

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Its: \_\_\_\_\_

Acknowledged and Agreed by the Authority:

Dated: \_\_\_\_\_, 2023

THE CITY OF WARREN BROWNFIELD  
REDEVELOPMENT AUTHORITY

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Its: Chair

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Its: Director

EXHIBIT A

DEVELOPMENT AND REIMBURSEMENT  
AGREEMENT

**Meridian Contracting Group, LLC**

6149 Trailside Dr  
Washington, MI 48094  
pete@meridiangroup1.com

**INVOICE**

BILL TO  
City of Warren Brownfield Authority  
One City Square  
Warren, MI 48093

INVOICE 10212  
DATE 04/06/2023  
TERMS Net 30  
DUE DATE 05/06/2023

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	22 Specialty	Specialties. Specific Scope: Meridian Contracting Group will remove the following asbestos containing materials as identified and quantified in the PSI Asbestos Survey dated February 9, 2023, which includes: • 15 Pipe joint insulation. • 150 Square feet of HVAC insulation. • 400 Square feet of 9"x 9" floor tile. • 50 Linear feet of interior gray sealant. • 1 Window frame with white frame sealant. • 2 Door frames with white sealant.	1	12,980.00	12,980.00
	22 Specialty	Specialties- skim coat approximately 5920 square feet of carpet area slab in order to encapsulate slab over carpet adhesive found to be positive for asbestos.	1	6,990.00	6,990.00
	22 Specialty	Specialties-Remove additional asbestos fittings located in block walls and hard ceiling discovered during demolition	1	3,800.00	3,800.00

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BALANCE DUE

**\$23,770.00**



One City Square, Suite 215  
Warren, MI 48093-6726  
(586) 574-4529  
[www.cityofwarren.org](http://www.cityofwarren.org)  
[www.filmwarren.org](http://www.filmwarren.org)

April 14, 2022

Mr. Rob Garza  
Manager, Statutory Analysis  
Michigan Economic Development Corporation  
300 N. Washington Square  
Lansing, Michigan 48913

RE: ***City of Warren Brownfield Redevelopment Authority – NP Mound  
Road Industrial, LLC – Act 381 Work Plan Request for 23500 Mound  
Road***

Dear Rob,

Enclosed for your review is one (1) copy of the Act 381 Work Plan for the NP Mound Road Industrial, LLC Redevelopment Project (the "Work Plan"). The Work Plan is being submitted in order to gain approval of the capture and use of taxes levied for school operating purposes in accordance with Public Act 381, as amended.

If you have questions with respect, please do not hesitate to me at (586) 419-0330.

Sincerely,

A handwritten signature in black ink, appearing to read "Tom Bommarito". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Tom Bommarito  
Authorized Agent

cc: Mr. Johnny Sweeney via e-mail  
Mr. Jared T. Belka via e-mail

**ACT 381 WORK PLAN  
TO CONDUCT ELIGIBLE  
EGLE ENVIRONMENTAL AND  
MSF NON-ENVIRONMENTAL  
ACTIVITIES**

**Warren Transmission Redevelopment Project  
23500 Mound Road,  
Macomb County, City of Warren  
City of Warren Brownfield Redevelopment Authority**

**March 10, 2022**

Prepared by:

Jared T. Belka  
Warner Norcross + Judd LLP  
1500 Warner Building  
150 Ottawa Avenue NW  
Grand Rapids, Michigan 49503



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## EXHIBITS

### FIGURES

Figure 1	Property Location Map
Figure 2	Eligible Property Map(s)
Figure 3	Known Extent of Contamination
Figure 4	Color Site Photographs
Figure 5	Renderings/Improvements Map

### TABLE

Table 1	TIF Table (Tax Capture/Reimbursement Schedule)
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### ATTACHMENTS

Attachment A	Brownfield Plan and Resolution(s)
Attachment B	Development and/or Reimbursement Agreement

# **WARREN TRANSMISSION REDEVELOPMENT PROJECT ACT 381 WORK PLAN**

## **1. INTRODUCTION**

NP Mound Road Industrial, LLC ("Developer"), an affiliate of NorthPoint Development, LLC, intends to redevelop the former General Motors Warren Transmission Plant located at 23500 Mound Road, Warren, Macomb County, containing approximately 117 acres of land (collectively, the "Property"). Developer intends to redevelop the Property by demolishing the existing building and constructing three new buildings containing approximately 1.4 million square feet of industrial space that will house multiple tenants (the "Project"). The Project will include site improvements associated with parking, green space and storm water management.

The Project will include department specific activities, demolition, lead and asbestos abatement, site preparation, and infrastructure improvements.

### **1.1 Proposed Redevelopment and Future Use for Each Eligible Property**

The purpose of this Act 381 Work Plan (the "Work Plan") is to provide for reimbursement of eligible activity expenses incurred and to be incurred by Developer on the Property and infrastructure improvements (5,000 SF) that will directly benefit the Property. The Project includes the construction of three new buildings that will contain approximately 1.4 million square feet of industrial space. The expected level of private investment in the Project is approximately \$180+ million and the Project is expected to create approximately 600+ full-time jobs with an average wage of \$15/hour. It is currently anticipated that demolition work will begin in the winter of 2022 with construction beginning in fall of 2022. Construction of the Project and eligible activities will be completed within the following thirty-six (36) months.

### **1.2 Eligible Property Information**

#### **1.2.1 Property Eligibility – Location/Legal Description**

Subsurface investigation results of the Property identified various contaminants in the soil and groundwater at concentrations exceeding the EGLE Part 201 Generic Residential Cleanup Criteria ("GRCC") and EGLE VIAP screening levels. Therefore, the Property is considered an "eligible property" as defined in Act 381 of 1996, as amended, because the Property is classified as a "facility" under Part 201 of the Natural Resources and Environmental Protection Act, Act 451 P.A. 1994, as amended ("NREPA"). Figure 3 includes a summary of identified contamination.

**Address:** 23500 Mound Road  
Warren, Michigan 48091

**Parcel ID:** 12-13-28-300-018 (includes current IDD parcel 12-98-72-011-190)

**Legal Description:** T1N, R12E, SEC 28; COMM AT SW 1/4 COR SEC 28; TH N89°36'30"E 102.0 FT; TH N 60.0 FT TO POB; TH N 2591.73 FT; TH N00°14'E 19.63 FT; TH S62°28'E 45.22 FT; TH S89°50'52"E 499.55 FT; TH N73°45'E 32.22 FT; TH N00°14'E 570.23 FT; TH S89°50'E 1199.91 FT; TH S00°11'E 3152.82 FT; TH S89°36'30"W 1783.39 FT TO POB; EXC. LOTS 12,13 & 14 OF A.P. NO 8 IN CITY OF CENTERLINE; 116.856 AC

A Property Location Map is attached to this Work Plan as Figure 1 and an Eligible Property Map is attached as Figure 2.

### **1.2.2 Current Ownership**

<b>Address</b>	<b>Parcel ID</b>	<b>Owner</b>
23500 Mound Road	12-13-28-300-018 (includes current IDD parcel 12-98-72-011-190)	NP Mound Road Industrial, LLC

The contact for Developer is Christina Hubacek at 4825 NW 41st St., Ste. 500, Riverside, MO 64150.

### **1.2.3 Proposed Future Ownership**

Developer will retain ownership of the Property after completion of the Project and lease the space to tenants.

### **1.2.4 Delinquent Taxes, Interest, and Penalties**

There are no current delinquent taxes, interest, or penalties.

### **1.2.5 Existing and Proposed Future Zoning**

The current zoning for the Property is Medium Heavy Industrial District and will remain the same after the completion of the Project.

## **1.3 Historical Use and Previous Ownership of Each Eligible Property**

### **1.3.1 Historical Use**

The Property opened in 1941 as a Navy ordnance plant operated by the Hudson Motor Car Co. The building was originally constructed as a single building and several additions were added over the years. Manufacturing operations continued over the years as the GM Warren Transmission Plant until it closed in 2019. The facility reopened temporarily over the last year in order to manufacture facemasks during the COVID-19 pandemic.

Photographs of the Property are attached as Figure 4.

### **1.3.2 Previous Ownership**

The Property has been owned by several different entities, with General Motors having an ownership interest for the majority of time.

### **1.4 Current Use of Each Eligible Property**

The Property currently contains the defunct GM Warren Transmission Plant and existing site improvements that will be demolished and removed prior to redevelopment.

### **1.5 Site Conditions and Known Environmental Contamination Summary**

PM Environmental a Phase I Environmental Site Assessment on December 1, 2021 as well as a Baseline Environmental Assessment on December 3, 2021 for the Property located at 23500 Mound Road.

The Property is a “facility” as defined by Act 381, Section 2 and Part 201 of the Natural Resources and Environmental Protection Act, 451 P.A. 1994, as amended (“Act 451”) due to the presence of various contaminants in the soil and groundwater above the EGLE Part 201 Generic Residential Cleanup Criteria (GRCC) and EGLE VIAP screening levels.

A map of the Known Extent of Contamination is attached as Figure 3. See Figures 3 for confirmation of “facility” status.

Department specific activities will be undertaken during the construction process, including additional site investigations, due care activities, including installation of a vapor mitigation system and oversight/prove-out; installation of chemical resistant utility gaskets and utility corridor migration barriers; installation of chemical resistant storm water pond liners, and contaminated soil and groundwater transport and disposal will be completed during the construction process. The cost of due care activities are outlined below.

### **1.6 Functionally Obsolete, Blighted and/or Historic Conditions**

The Property is qualifying as a “facility” as described above and it is not considered a historic resource.

### **1.7 Information Required by Section 15(12) of the Statute**

#### **1.7.1 How are the individual activities included in the work plan sufficient to complete the eligible activity?**

Work Plan activities include department specific activities, lead and asbestos abatement, demolition, site preparation and infrastructure improvements to prepare the Property for its new use. The itemized costs are included in Section 2.4 below and were determined with assistance by contractors and consultants familiar with the site characteristics. As such, the costs included in this Work Plan are sufficient to complete the proposed eligible activities.

**1.7.2 How is each individual activity included in the work plan required to complete the eligible activity?**

The Property includes several old buildings that were assembled together over the years. Therefore, significant demolition, lead and asbestos abatement, site preparation and infrastructure activities are required to prepare the Property for the new buildings to be constructed. The itemized costs for the eligible activities are included in Section 2.4 below. The cost estimates were developed with the assistance from contractors and consultants familiar with the site characteristics. As such, the individual costs detailed below are required in order to complete the proposed eligible activities.

**1.7.3 How were the costs for each individual activity determined to be reasonable?**

Eligible activity costs are based on project cost estimates developed by consultants and contractors for the Project. As such, they were determined to be reasonable based on current market prices.

**1.7.4 What is the overall benefit to the public?**

The public will benefit from new property taxes, capital investment in the City, job creation, and reuse of a contaminated and currently vacant property.

**1.7.5 The extent of reuse of vacant buildings and redevelopment of blighted property?**

The Project does not involve the reuse of vacant buildings but does include revitalization of contaminated and underutilized property.

**1.7.6 How many jobs will be created by the project and the type of jobs; a) fulltime, parttime, managerial, professional?**

The Project is expected to create approximately six hundred (600+) new full-time commercial/light and/or heavy industrial, manufacturing, professional and/or commercial jobs with an average wage of \$15/hour.

**1.7.7 Is the eligible property in an area of high unemployment?**

The unadjusted unemployment rate for the City of Warren as of December 2021 was 5.0%. This compares to an unadjusted unemployment rate of 4.4% for the State of Michigan and 3.7% nationally for the same period.

**1.7.8 What is the level and extent of contamination alleviated by or in connection with the eligible activities?**

The Property has the presence of various contaminants in the soil and ground water

(see Figure 3). The Developer will undertake various department specific activities totaling approximately \$10.6 million in order to properly redevelop the Property.

**1.7.9 The level of private sector contribution?**

Development of the Project is expected to result in \$180+ million of private investment. A portion of the costs associated with the Project will be reimbursed through tax increment financing from the Brownfield Authority.

**1.7.10 If the developer or projected occupant of the new development is moving from another location in this state, will the move create a brownfield?**

No, the Project includes new construction for new tenants.

**1.7.11 Is the Project financially and economically sound? Describe and demonstrate with a project proforma, financial statements or other acceptable documentation.**

Yes, with the requested assistance, the Project is financially sound.

**1.7.12 Identify the amount of all other anticipated state or local incentives that directly or indirectly benefit this project.**

The Project will be seeking support for a 12yr PA 198 Industrial Facilities property tax abatement with projected savings of \$12,646,232 over the full abatement period.

**1.7.13 Any other criteria that MSF may consider.**

The Project provides significant investment in the City and will revitalize a property that was shuttered.

**2. SCOPE OF WORK AND COSTS**

**2.1 EGLE Eligible Activities**

**2.1.1 Phase I, II and Baseline Environmental Assessments**

Phase I, II and a Baseline Environmental Assessment were completed for the Project at a cost of \$175,000. The costs are not included as part of this work plan request as it does not require EGLE approval for reimbursement.

**2.1.2 Department Specific Activities**

Additional site investigations and due care activities will be conducted including installation of a vapor mitigation system and oversight/prove-out; installation of chemical resistant utility gaskets and utility corridor migration barriers; installation of chemical resistant stormwater pond liners, and contaminated soil and groundwater

transport and disposal will be completed during the construction process. The estimated cost is \$6,240,000 and the activities will be included in a subsequent work plan to be reviewed and approved by EGLE at a later date.

### **2.1.3 Contingency**

A 15% contingency is included to cover unexpected cost overruns encountered during construction. The contingency is \$962,250.

### **2.1.4 Preparation, Development and Implementation of Brownfield Plan and Work Plan**

Reasonable costs associated with the preparation and development of a brownfield plan and this Work Plan are included in the eligible activities. The estimated cost of preparation and development is \$15,000 with the other half (\$15,000) split with the EGLE approval. Implementation cost is estimated at \$7,500

## **2.2 MSF Eligible Activities**

### **2.2.1 Demolition**

Demolition activities include removal of the existing buildings and site improvements, utilities, concrete and backfilling the demolition void. The estimated cost is \$9,368,000.

### **2.2.2 Lead and Asbestos Abatement**

Due to the age of the buildings and based on initial assessments, lead and asbestos materials will likely be encountered during the demolition process. Therefore, the proposed abatement costs will include proper assessment/survey, removal and disposal of any materials encountered during the rehabilitation process. The estimated cost is \$3,153,500.

### **2.2.3 Site Preparation**

Site preparation activities will include the following:

- mass grading and land balancing
- dewatering associated excavation of unstable material
- temporary sheeting and shoring
- temporary erosion control
- temporary traffic control
- temporary site control
- excavation for unstable material
- backfill material for demo voids
- compaction & sub-base
- foundation work to address special soil concerns (cost above and beyond greenfield cost)

- geotechnical engineering
- active utility relocation

The estimated cost of site preparation activities is \$1,315,000.

#### 2.2.4 Infrastructure Improvements

Public Infrastructure improvements will be made in the public right-of-way in connection with the Project, including curb and gutter, street/road repair, traffic lane improvements and publicly owned utility improvements. The estimated cost of infrastructure improvement activities is \$1,860,000.

#### 2.2.5 Contingency

A 15% contingency is included to cover unexpected cost overruns encountered during construction. The contingency is \$2,354,475.

#### 2.2.6 Preparation, Development and Implementation of Brownfield Plan and Work Plan

Reasonable costs associated with the preparation and development of a brownfield plan and this Work Plan are included in the eligible activities. The estimated cost of preparation and development is \$15,000 with the other half (\$15,000) split with the EGLE approval. Implementation cost is estimated at \$7,500

### 2.3 Local Only Eligible Activities

The Project includes \$3,220,000 of local only capture to support vapor barrier installation that is being conducted as a presumptive remedy.

### 2.4 Eligible Activities Costs and Schedule

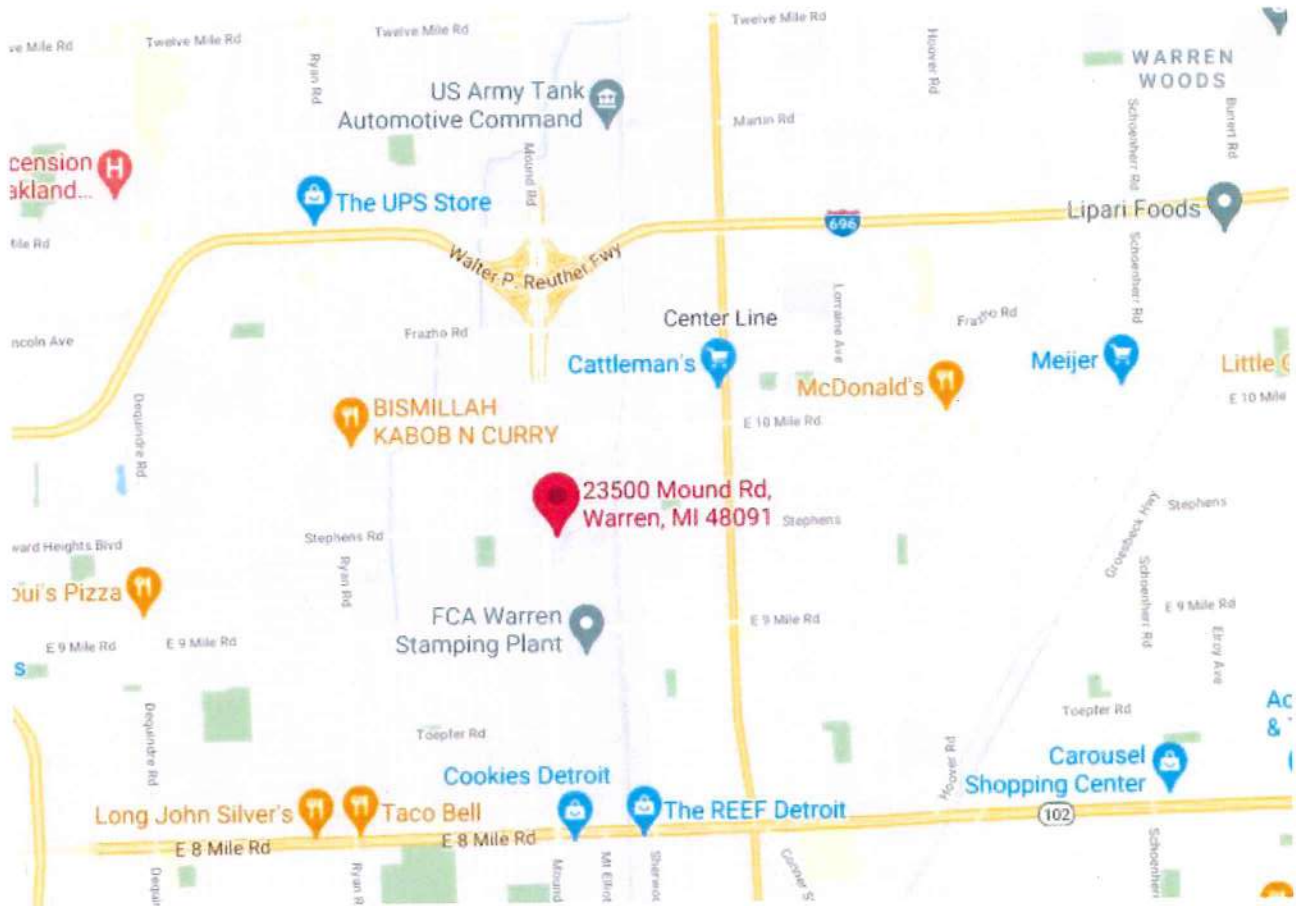
MSF Eligible Activities Costs and Schedule		
MSF Eligible Activities	Cost	Completion Season/Year
<b>Demolition Subtotal</b>	<b>\$9,368,000</b>	
– Demolition of buildings and backfill	\$9,368,000	Fall 2022
<b>Lead and Asbestos Abatement Subtotal</b>	<b>\$3,153,500</b>	
– Survey	\$80,000	Winter 2022
– Abatement	\$3,073,500	Fall 2022
<b>Site Preparation Subtotal</b>	<b>\$1,315,000</b>	
– Dewatering	\$25,000	Spring 2023
– Sheet piling and Shoring	\$30,000	Spring 2023
– Temporary Erosion Control	\$50,000	Summer 2023
– Temporary Traffic Control	\$10,000	Summer 2023

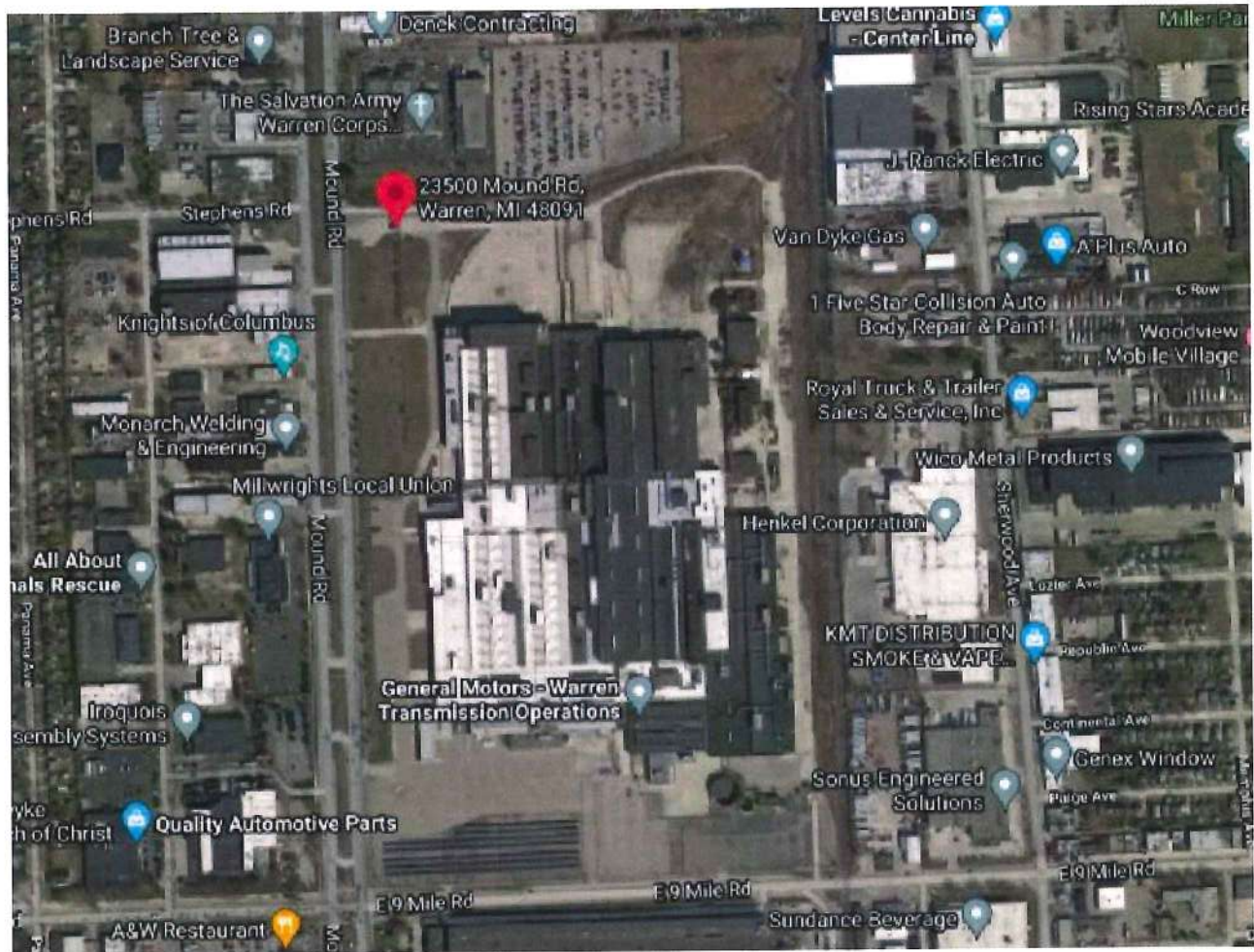


- Temporary Site Control	\$15,000	Summer 2023
- Excavation of Unstable Material/Backfill	\$185,000	Summer 2023
- Mass Grading/Land Balancing/Compaction and Sub-base	\$585,000	Summer 2023
- Special Foundations	\$250,000	Summer 2023
- Utility Relocation	\$100,000	Summer 2023
- Geotechnical Engineering	\$65,000	Fall 2022
<b>Infrastructure Improvements Subtotal</b>	<b>\$1,860,000</b>	
- Curb and gutter (2,000 SF @ \$35)	\$70,000	Spring 2024
- Utility Improvements	\$600,000	Spring 2024
- Street Repair (3,000 SF @ \$75)	\$225,000	Spring 2024
- Traffic Lane Improvements (lump sum)	\$475,000	Spring 2024
- Street and Road Improvements	\$240,000	Spring 2024
- Signage and Landscaping	\$250,000	Spring 2024
<b>MSF Eligible Activities Subtotal</b>	<b>\$15,696,500</b>	
Contingency (15%)	\$2,354,475	
Brownfield/Work Plan Preparation and Development	\$15,000	
Brownfield/Work Plan Implementation	\$7,500	
<b>MSF Eligible Activities Total Costs</b>	<b>\$18,073,475</b>	

<b>EGLE Eligible Activities Costs and Schedule</b>		
<b>EGLE Eligible Activities</b>	<b>Cost</b>	<b>Completion Season/Year</b>
<b>Department Specific Activities Subtotal</b>	<b>\$9,215,000</b>	
- Site Investigations, Phase I, II and BEA	\$ 175,000	Summer/Fall 2022
- Vapor Mitigation Systems	\$ 5,690,000	
- Pond Liners	\$450,000	
- Contaminated Soil Management	\$250,000	
- Contaminated Groundwater and Storm Water Management	\$250,000	
- Gasketing	\$750,000	
- Surface Barrier Installation	\$1,150,000	
- Oversight/Sampling	\$500,000	
<b>EGLE Eligible Activities Subtotal</b>	<b>\$9,215,000</b>	
Contingency (15%)	\$1,382,250	
Brownfield/Work Plan Preparation and Development	\$15,000	
Brownfield/Work Plan Implementation	\$7,500	
<b>EGLE Eligible Activities Total Costs</b>	<b>\$10,604,750</b>	

**Figure 1**  
**Property Location Map**





**Figure 2**

**Eligible Property Map**

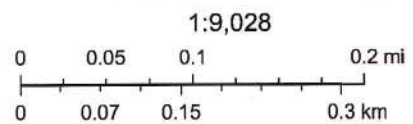


# ArcGIS Web Map



4/9/2021 7:23:56 AM

 Property Area Boundaries







**Figure 3**

**Known Extent of Contamination**

**Summary of Soil Analytical Results (1992)**

Sample Location	Date of Sample Collection	Sample Depth (feet bgs)	Analysis	Compounds Exceeding the Parts 201/213 Cleanup Criteria/RBSLs and Screening Levels
SB1	1-6-1992	7.0	BTEX, PNAs, PCBs, cadmium, chromium, and lead	GSIP: cadmium, chromium
		9.0		GSIP: cadmium, chromium
		25.0		GSIP: cadmium, chromium
SB2		7.0		GSIP: cadmium, chromium
		11.0		GSIP: cadmium, chromium
SB3		9.0		GSIP: cadmium, chromium
		13.0		GSIP: cadmium, chromium
		25.0		GSIP: cadmium
SB4		13.0		GSIP: cadmium, chromium
		17.0		GSIP: cadmium, chromium
		25.0		DWP (R/NR): chromium GSIP: cadmium, chromium
SB5		7.0		GSIP: cadmium, chromium
		19.0		GSIP: cadmium, chromium
		25.0		DWP (R/NR): chromium GSIP: cadmium, chromium
SB6		11.0		DWP (R/NR): chromium GSIP: cadmium, chromium
		13.0		DWP (R/NR): chromium GSIP: cadmium, chromium
		25.0		DWP (R/NR): cadmium GSIP: chromium
SB7		9.0		DWP (R/NR): chromium GSIP: cadmium, chromium
		11.0		GSIP: cadmium, chromium
		25.0		DWP (R/NR): chromium GSIP: cadmium, chromium
SB8		7.0		GSIP: cadmium, chromium
		11.0		GSIP: cadmium, chromium
		25.0		DWP (R/NR): chromium GSIP: cadmium, chromium
SB9		10.0		GSIP: cadmium
		11.5		GSIP: cadmium
		13.0		GSIP: naphthalene, cadmium, chromium VIAP (R/NR): naphthalene
SB10		5.5		GSIP: cadmium, chromium
		7.0		GSIP: cadmium, chromium
		25.0		GSIP: cadmium
SB11		13.0		DWP (R/NR): chromium GSIP: cadmium, chromium
SB12		7.0		GSIP: cadmium, chromium
		10.0		GSIP: cadmium, chromium
		25.0		GSIP: cadmium, chromium
SB13		11.0		GSIP: cadmium
		25.0		GSIP: cadmium
SB14		11.0		GSIP: cadmium

Sample Location	Date of Sample Collection	Sample Depth (feet bgs)	Analysis	Compounds Exceeding the Parts 201/213 Cleanup Criteria/RBSLs and Screening Levels
		15.0		GSIP: cadmium, chromium
		25.0		GSIP: cadmium, chromium
SB18	10-23-1992	7.0-9.0		DWP (R/NR): ethylbenzene GSIP: ethylbenzene DC (R): aroclor 1260 (PCB) TSCA Subpart D (R): aroclor 1260 (PCB) VIAP (R/NR): ethylbenzene
SB20	12-31-1992	5.0-7.0		GSIP: cadmium
		7.0-9.0		GSIP: cadmium
SB21		4.0-6.0		GSIP: cadmium
SB22		3.0-5.0		DWP (R/NR): chromium GSIP: cadmium, chromium,
SB23		2.0-4.0		GSIP: xylenes, cadmium
		3.0-5.0		GSIP: cadmium
SB24		9.0-11.0		GSIP: cadmium

R: Residential

GSIP: Groundwater Surface Water Interface Protection

VIAP: Volatilization to Indoor Air Pathway

TSCA: Toxic Substances Control Act

NR: Nonresidential

DWP: Drinking Water Protection

DC: Direct Contact

BTEX: benzene, toluene, ethylbenzene, xylenes

#### Summary of Soil Analytical Results (2005-2006)

Sample Location	Date of Sample Collection	Sample Depth (feet bgs)	Analysis	Compounds Exceeding the Parts 201/213 Cleanup Criteria/RBSLs and Screening Levels
GP-1	3-17-2005	12.0-14.0	cis-1,2-DCE, trans-1,2-DCE, TCE, VC	DWP (R/NR): cis-1,2-DCE, TCE GSIP: TCE SVII (R/NR): TCE VSI (R/NR): TCE VIAP (R/NR): cis-1,2-DCE, TCE
		18.0-20.0		DWP (R/NR): TCE GSIP: TCE SVII (R/NR): TCE VSI (R/NR): TCE DC (R): TCE Csat: TCE VIAP (R/NR): TCE
		24.0-26.0		DWP (R/NR): TCE VIAP (R/NR): cis-1,2-DCE, TCE
GP-2		8.0-10.0		DWP (R/NR): TCE SVII (R/NR): TCE VSI (R/NR): TCE VIAP (R/NR): cis-1,2-DCE, TCE
		14.0-16.0		DWP (R/NR): cis-1,2-DCE, TCE GSIP: TCE SVII (R/NR): TCE VSI (R/NR): TCE VIAP (R/NR): cis-1,2-DCE, TCE
		20.0-22.0		DWP (R/NR): cis-1,2-DCE, TCE GSIP: TCE SVII (R/NR): TCE VSI (R/NR): TCE VIAP (R/NR): cis-1,2-DCE, TCE



Sample Location	Date of Sample Collection	Sample Depth (feet bgs)	Analysis	Compounds Exceeding the Parts 201/213 Cleanup Criteria/RBSLs and Screening Levels
GP-2 (duplicate)		14.0-16.0		DWP (R/NR): cis-1,2-DCE, TCE GSIP: TCE SVII (R/NR): TCE VSI (R/NR): TCE VIAP (R/NR): cis-1,2-DCE, TCE
GP-3		2.0-4.0		DWP (R/NR): TCE VIAP (R/NR): cis-1,2-DCE, TCE
		10.0-12.0		DWP (R/NR): cis-1,2-DCE, TCE, VC GSIP: cis-1,2-DCE SVII (R): TCE VIAP (R/NR): cis-1,2-DCE, TCE, VC
		12.0-14.0		DWP (R/NR): cis-11,-DCE, TCE, VC GSIP: cis-1,2-DCE, TCE SVII (R/NR): TCE VSI (R): TCE VIAP (R/NR): cis-1,2-DCE, TCE, VC
GP-4	3-18-2005	2.0-4.0		DWP (R/NR): TCE VIAP (R/NR): cis-1,2-DCE, TCE
		8.0-10.0		DWP (R/NR): VC VIAP (R/NR): cis-1,2-DCE, VC
12.0-14.0		DWP (R/NR): cis-1,2-DCE, TCE GSIP: TCE SVII (R/NR): TCE VSI (R/NR): TCE VIAP (R/NR): cis-1,2-DCE, TCE		
GP-5		10.0-12.0		DWP (R/NR): VC VIAP (R/NR): cis-1,2-DCE, VC
GP-6		12.0-14.0		DWP (R/NR): cis-1,2-DCE, TCE GSIP: cis-1,2-DCE SVII (R): cis-1,2-DCE SVII (R/NR): TCE VIAP (R/NR): cis-1,2-DCE, TCE
		14.0-16.0		DWP (R/NR): cis-1,2-DCE, VC GSIP: VC VIAP (R/NR): cis-1,2-DCE, VC
GP-7	4-18-2005	8.0-10.0		DWP (R/NR): TCE, VC SVII (R): TCE VIAP (R/NR): cis-1,2-DCE, TCE, VC
		12.0-14.0		DWP (R/NR): cis-1,2-DCE, TCE, VC SVII (R): TCE VIAP (R/NR): cis-1,2-DCE, TCE, VC
		18.0-20.0	DWP (R/NR): cis-1,2-DCE, VC GSIP: VC SVII (R): VC VIAP (R/NR): cis-1,2-DCE, TCE, VC	
GP-8		10.0-12.0	DWP (R/NR): cis-1,2-DCE, TCE GSIP: TCE SVII (R/NR): TCE VSI (R/NR): TCE VIAP (R/NR): cis-1,2-DCE, TCE	
		12.0-14.0	DWP (R/NR): cis-1,2-DCE, TCE GSIP: TCE SVII (R/NR): TCE VSI (R/NR): TCE VIAP (R/NR): cis-1,2-DCE, TCE	

Sample Location	Date of Sample Collection	Sample Depth (feet bgs)	Analysis	Compounds Exceeding the Parts 201/213 Cleanup Criteria/RBSLs and Screening Levels
		14.0-16.0		DWP (R/NR): TCE, VC GSIP: TCE, VC SVII (R): VC SVII (R/NR): TCE VIAP (R/NR): cis-1,2-DCE, TCE, VC
GP-8 (duplicate)		10.0-12.0		DWP (R/NR): cis-1,2-DCE, TCE GSIP: TCE SVII (R/NR): TCE VSI (R/NR): TCE VIAP (R/NR): cis-1,2-DCE, TCE
		8.0-10.0		DWP (R/NR): TCE GSIP: TCE SVII (R/NR): TCE VIAP (R/NR): cis-1,2-DCE, TCE
		10.0-12.0		DWP (R/NR): cis-1,2-DCE, TCE GSIP: TCE SVII (R/NR): TCE VIAP (R/NR): cis-1,2-DCE, TCE
		12.0-14.0		DWP (R/NR): VC GSIP: VC SVII (R): VC VIAP (R/NR): cis-1,2-DCE, VC
		14.0-16.0		DWP (R/NR): VC VIAP (R/NR): cis-1,2-DCE, VC
GP-9				DWP (R/NR): VC SVII (R): VC VIAP (R/NR): cis-1,2-DCE, VC
GP-10		12.0-14.0		DWP (R/NR): cis-1,2-DCE, TCE SVII (R): TCE VIAP (R/NR): cis-1,2-DCE, TCE
		8.0-10.0		DWP (R/NR): cis-1,2-DCE, TCE SVII (R): TCE VIAP (R/NR): cis-1,2-DCE, TCE
		10.0-12.0		DWP (R/NR): VC VIAP (R/NR): VC
		16.0-18.0		DWP (R/NR): cis-1,2-DCE, TCE, VC GSIP: TCE SVII (R/NR): TCE VIAP (R/NR): cis-1,2-DCE, TCE, VC
		10.0-12.0		DWP (R/NR): cis-1,2-DCE, TCE, VC GSIP: VC SVII (R): VC VIAP (R/NR): cis-1,2-DCE, TCE, VC
		12.0-14.0		DWP (R/NR): VC VIAP (R/NR): cis-1,2-DCE, VC
		14.0-16.0		DWP (R/NR): cis-1,2-DCE, TCE, VC GSIP: TCE SVII (R/NR): TCE VIAP (R/NR): cis-1,2-DCE, TCE, VC
		10.0-12.0		DWP (R/NR): cis-1,2-DCE, TCE, VC GSIP: TCE SVII (R/NR): TCE VIAP (R/NR): cis-1,2-DCE, TCE, VC
		12.0-14.0		DWP (R/NR): cis-1,2-DCE, TCE, VC GSIP: TCE SVII (R/NR): TCE VIAP (R/NR): cis-1,2-DCE, TCE, VC
		14.0-16.0		DWP (R/NR): cis-1,2-DCE, TCE, VC GSIP: TCE SVII (R/NR): TCE VIAP (R/NR): cis-1,2-DCE, TCE, VC
		10.0-12.0		DWP (R/NR): cis-1,2-DCE, TCE, VC GSIP: TCE SVII (R/NR): TCE VIAP (R/NR): cis-1,2-DCE, TCE, VC
GP-12 (duplicate)		10.0-12.0		DWP (R/NR): cis-1,2-DCE, TCE, VC GSIP: TCE SVII (R/NR): TCE VIAP (R/NR): cis-1,2-DCE, TCE, VC
GP-17-06	1-26-2006	10.0-12.5	VOCs	DWP (R/NR): cis-1,2-DCE, TCE, VC SVII (R/NR): TCE VIAP (R/NR): cis-1,2-DCE, TCE, VC
GP-18-06		10.0-12.5		DWP (R/NR): TCE VIAP (R/NR): TCE

Sample Location	Date of Sample Collection	Sample Depth (feet bgs)	Analysis	Compounds Exceeding the Parts 201/213 Cleanup Criteria/RBSLs and Screening Levels
GP19-06		12.5-15.0		DWP (R/NR): cis-1,2-DCE, TCE, VC SVII (R/NR): TCE VIAP (R/NR): cis-1,2-DCE, trans-1,2-DCE, TCE, VC
GP20-06		10.0-12.5		DWP (R/NR): VC VIAP (R/NR): cis-1,2-DCE, VC
GP22-06		10.0-12.5		DWP (R/NR): cis-1,2-DCE, TCE, VC VIAP (R/NR): cis-1,2-DCE, trans-1,2-DCE, TCE, VC
GP23-06	1-27-2006	12.5-15.0		VIAP (R/NR): cis-1,2-DCE
GP26-06	1-28-2006	12.5-15.0		DWP (R/NR): cis-1,2-DCE, TCE, VC VIAP (R/NR): cis-1,2-DCE, TCE, VC
GP26-06 (duplicate)		12.5-15.0		DWP (R/NR): cis-1,2-DCE, TCE, VC VIAP (R/NR): cis-1,2-DCE, TCE, VC
GP30-06		5.0-7.5		DWP (R/NR): TCE VIAP (R/NR): TCE

R: Residential

GSIP: Groundwater Surface Water Interface Protection

SVII: Soil Volatilization to Indoor Air Inhalation

VIAP: Volatilization to Indoor Air Pathway

DC: Direct Contact

TCE: Trichloroethylene

NR: Nonresidential

DWP: Drinking Water Protection

VSI: Ambient Air Volatile Soil Inhalation

Csat: Soil Saturation Concentration

DCE: Dichloroethylene

VC: Vinyl chloride

### Summary of Soil Gas Analytical Results (2006-2009)

Sample Location	Date of Sample Collection	Sample Depth (feet bgs)	Analysis	Compounds Exceeding the Screening Levels
VP-1S	10-17-2006	0.5-1.0	VOCs	VIAP (R/NR): cis-1,2-DCE, TCE
	1-27-2009			VIAP (R/NR): cis-1,2-DCE, TCE
VP-1D	10-17-2006	4.5-5.0		VIAP (R/NR): cis-1,2-DCE, TCE
	1-27-2009			VIAP (R/NR): cis-1,2-DCE, TCE
VP-2S	7-13-2006	0.5-1.0		VIAP (R/NR): cis-1,2-DCE, TCE
	10-17-2006			VIAP (R/NR): benzene, cis-1,2-DCE, PCE, TCE
VP-2D	7-13-2006	4.5-5.0		VIAP (R/NR): cis-1,2-DCE, TCE
	10-17-2006			VIAP (R/NR): cis-1,2-DCE, TCE
	1-27-2009			VIAP (R/NR): cis-1,2-DCE, TCE
VP-3S	10-17-2006	0.5-1.0		VIAP (R/NR): cis-1,2-DCE, TCE
VP-3D	10-17-2006	4.5-5.0		VIAP (R/NR): cis-1,2-DCE, TCE
	1-27-2009			VIAP (R/NR): cis-1,2-DCE, TCE
VP-4S	10-17-2006	0.5-1.0		VIAP (R/NR): chloroform, cis-1,2-DCE, TCE
	1-27-2009			VIAP (R/NR): cis-1,2-DCE, TCE
VP-4D	10-17-2006	4.5-5.0		VIAP (R/NR): cis-1,2-DCE, TCE
VP-5D	11-1-2006	0.5-1.0		VIAP (R/NR): TCE
VP-8D	7-10-2008	0.5-1.0		VIAP (R/NR): cis-1,2-DCE, TCE
MW-1	7-10-2008	6.0-16.0		VIAP (R/NR): TCE
	1-27-2009			VIAP (R/NR): cis-1,2-DCE, TCE, VC
			VIAP (R/NR): cis-1,2-DCE, TCE	

R: Residential

VIAP: Volatilization to Indoor Air Pathway

TCE: Trichloroethylene

NR: Nonresidential

DCE: dichloroethylene

PCE: Tetrachloroethylene



DRAFTER: LEE

APPROVED:

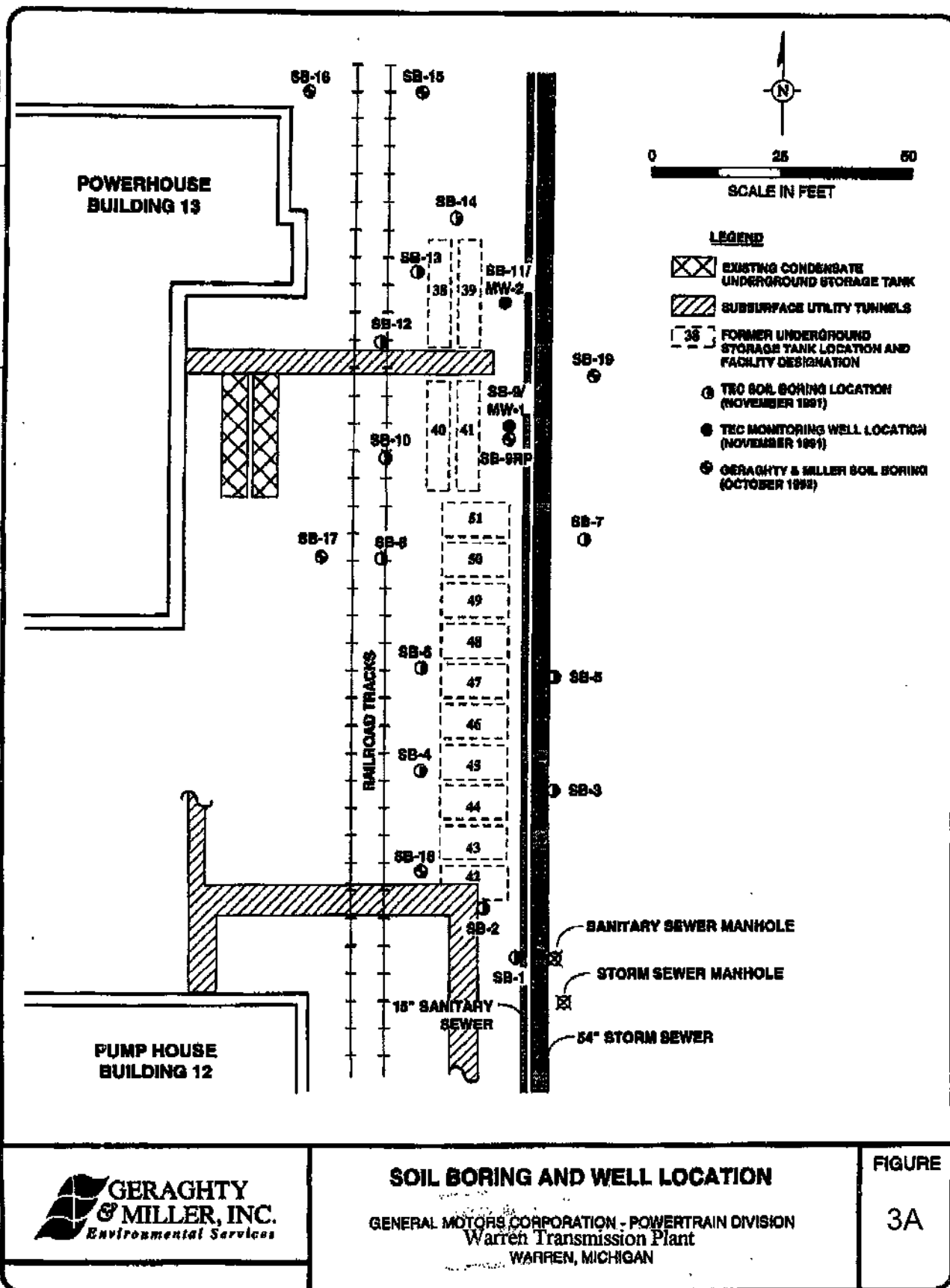
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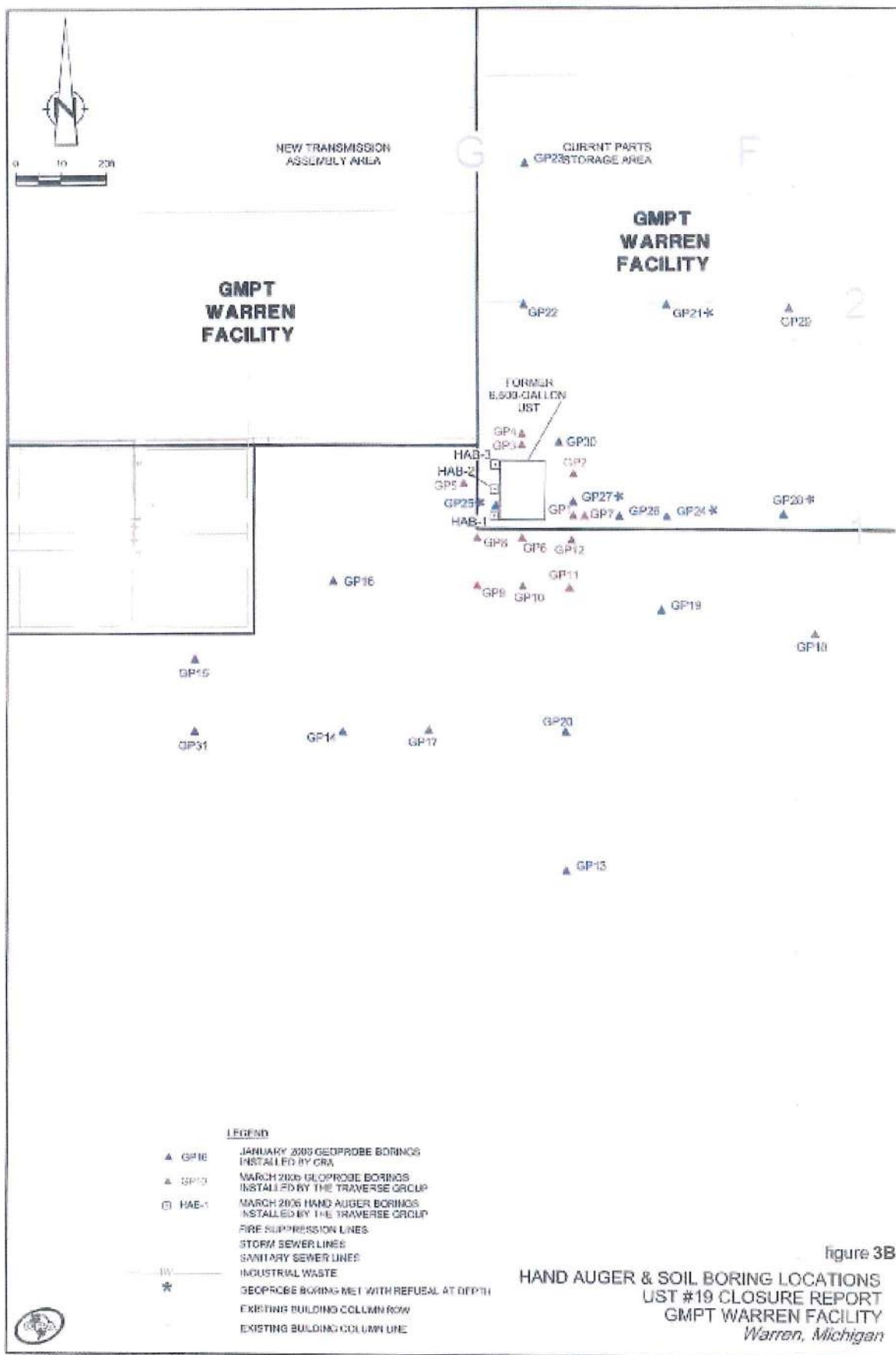
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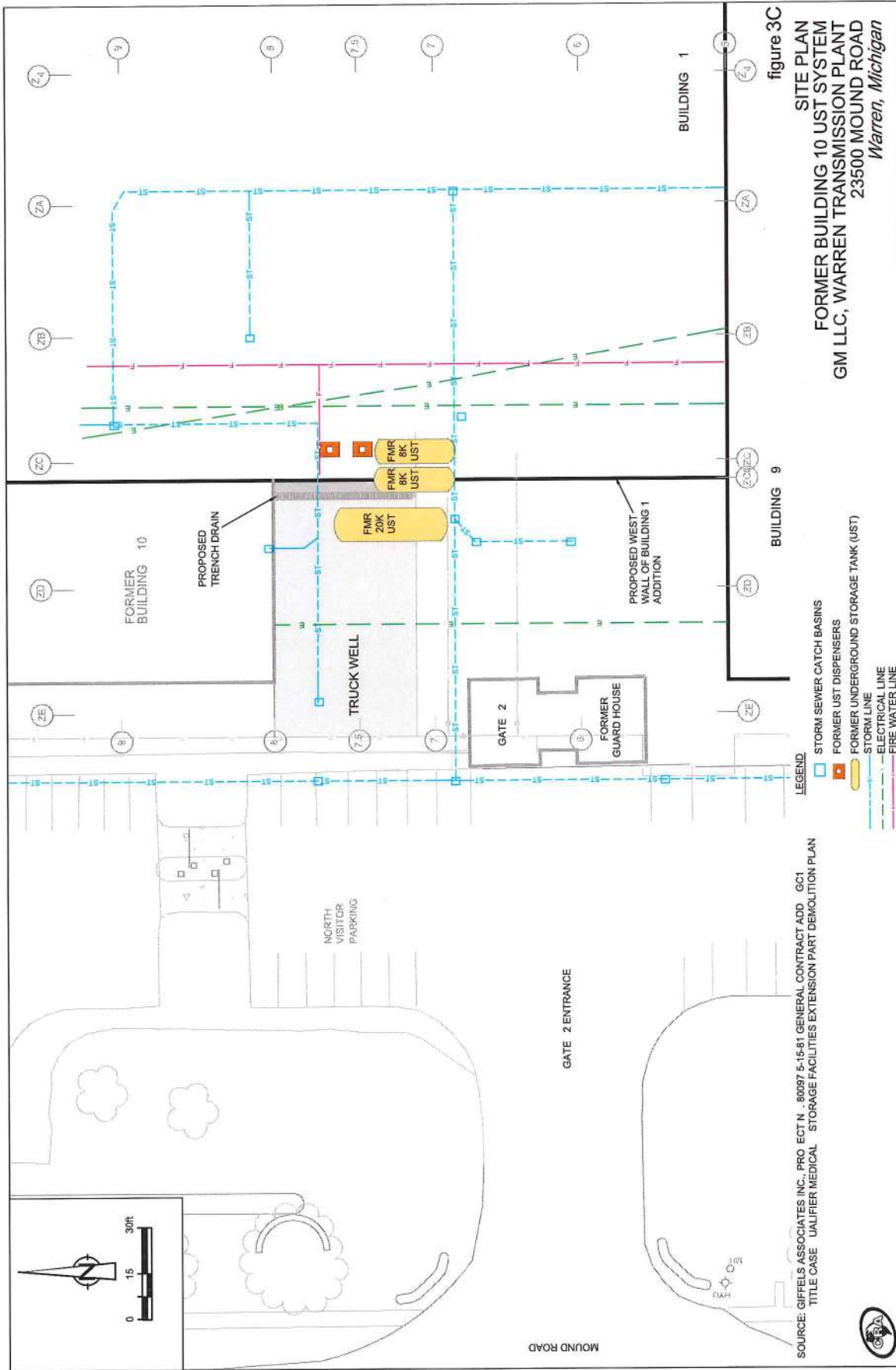
FILE NO.: 319PHICS

PN: 319PHICS

DWG DATE: 28APR97







SOURCE: GIFFELS ASSOCIATES INC., PRO ECT N - 80097 5-15-81 GENERAL CONTRACT ADD GC1  
 TITLE CASE UALIFIER MEDICAL STORAGE FACILITIES EXTENSION PART DEMOLITION PLAN



017308-00012(JN-DE002 APR 10/2013

**Figure 4**

**Color Site Photographs**





Photographs From Site Reconnaissance  
PM Project No. 01-13077-0-0001  
Location: 23500 Mound Road, Warren, Michigan

### Photograph 1



General view of the subject property – Looking southeast towards Main Plant and Buildings #14 and #13

### Photograph 2



View of the Main Plant (north face, looking southwest)



Photographs From Site Reconnaissance  
PM Project No. 01-13077-0-0001  
Location: 23500 Mound Road, Warren, Michigan

### Photograph 3



General interior view of the Main Plant  
Boxes are of PPE

### Photograph 4



General interior view of the Main Plant  
Equipment remaining on-site from former  
manufacturing operations



Photographs From Site Reconnaissance  
PM Project No. 01-13077-0-0001  
Location: 23500 Mound Road, Warren, Michigan

### Photograph 5



General view of the WWTP (Building #14)

### Photograph 6



General interior view of the WWTP (old portion  
no longer in operation)





Photographs From Site Reconnaissance  
PM Project No. 01-13077-0-0001  
Location: 23500 Mound Road, Warren, Michigan

### Photograph 7



General interior view of the WWTP (old portion  
no longer in operation)

### Photograph 8



View of the powerhouse (Building #13)



Photographs From Site Reconnaissance  
PM Project No. 01-13077-0-0001  
Location: 23500 Mound Road, Warren, Michigan

**Photograph 9**



General interior view of the powerhouse

**Photograph 10**



General interior view of the powerhouse



Photographs From Site Reconnaissance  
PM Project No. 01-13077-0-0001  
Location: 23500 Mound Road, Warren, Michigan

### Photograph 11



View of the storage building (Building #12)

### Photograph 12



General interior view of the storage building





Photographs From Site Reconnaissance  
PM Project No. 01-13077-0-0001  
Location: 23500 Mound Road, Warren, Michigan

### Photograph 13



General interior view of the storage building

### Photograph 14

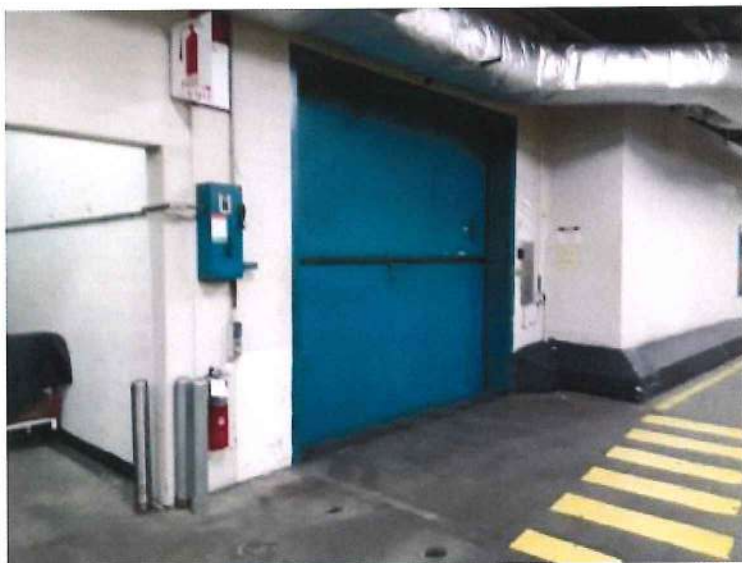


General view of the stormwater pumping station



Photographs From Site Reconnaissance  
PM Project No. 01-13077-0-0001  
Location: 23500 Mound Road, Warren, Michigan

### Photograph 15



General interior view of a typical elevator within  
the Main Plant

### Photograph 16



General interior view of an air compressor  
within the Main Plant





Photographs From Site Reconnaissance  
PM Project No. 01-13077-0-0001  
Location: 23500 Mound Road, Warren, Michigan

**Photograph 17**



General interior view of former press pits inside the Main Plant

**Photograph 18**



General interior view of in-ground hydraulic hoists inside the Main Plant



Photographs From Site Reconnaissance  
PM Project No. 01-13077-0-0001  
Location: 23500 Mound Road, Warren, Michigan

### Photograph 19



General interior view of AST storage

### Photograph 20



General view of AST storage



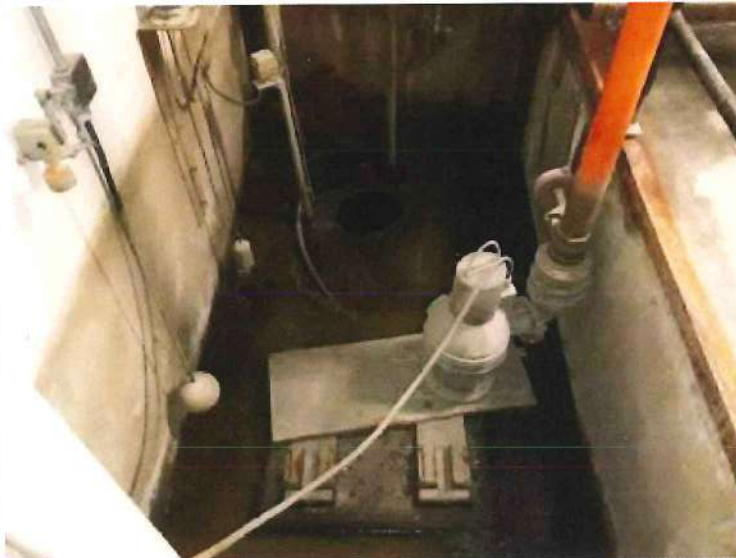
Photographs From Site Reconnaissance  
PM Project No. 01-13077-0-0001  
Location: 23500 Mound Road, Warren, Michigan

**Photograph 21**



General view of tote/drum storage

**Photograph 22**



General interior view of a sump





Photographs From Site Reconnaissance  
PM Project No. 01-13077-0-0001  
Location: 23500 Mound Road, Warren, Michigan

### Photograph 23



General interior view of a trench drain

### Photograph 24



General view of staining associated with long term exterior storage

**Figure 5**

**Redevelopment Project Renderings/Improvements Map**



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www.peagroup.com

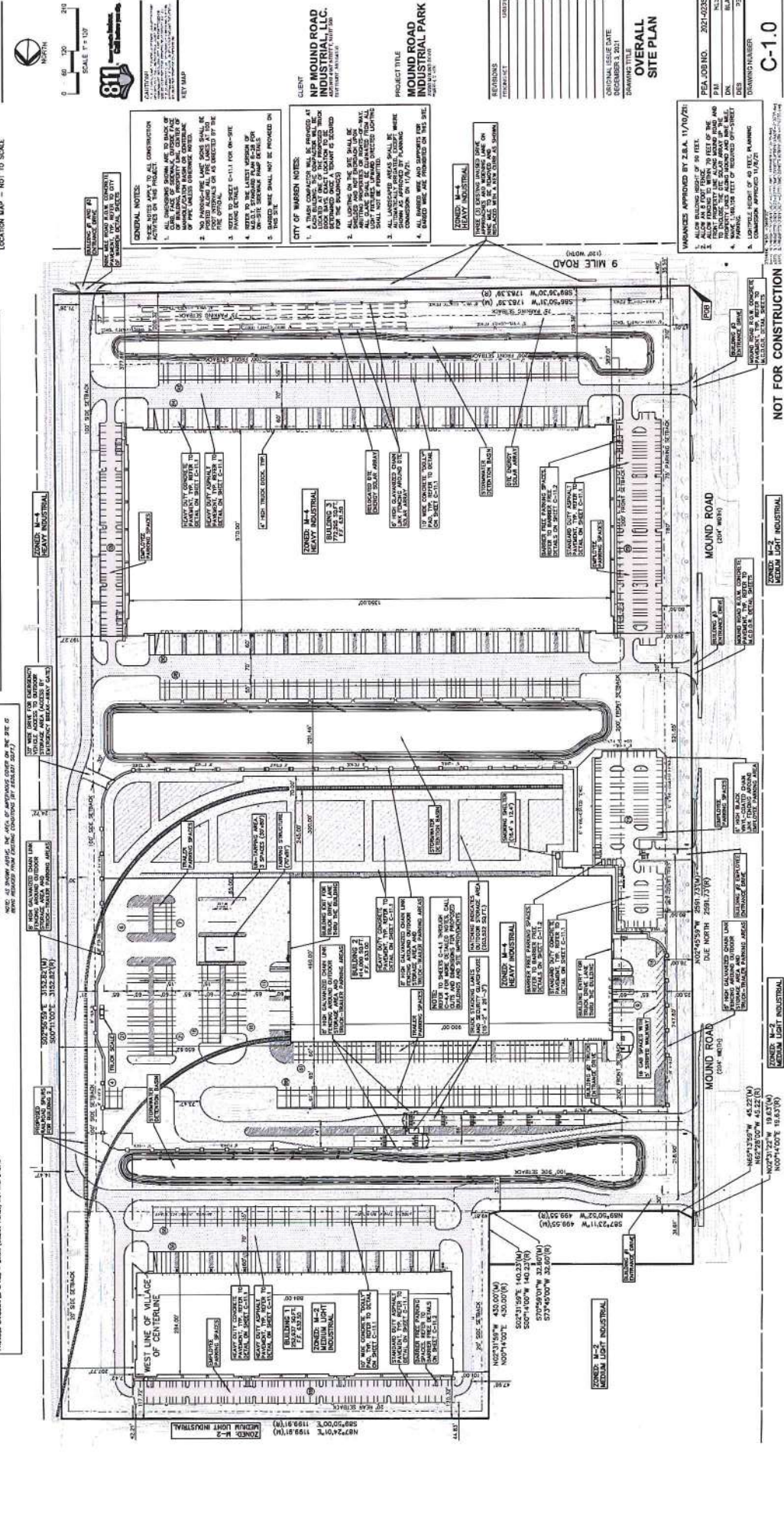
LOCATION MAP - NOT TO SCALE

**PEA GROUP**  
1.641310.240  
www.peagroup.com

**GENERAL NOTES:**  
1. THIS PROJECT IS A DEVELOPMENT OF THE CITY OF WARREN, COUNTY OF WARREN, STATE OF MICHIGAN.  
2. THE CITY OF WARREN, COUNTY OF WARREN, STATE OF MICHIGAN, IS THE OWNER OF THE PROJECT.  
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CLIENT  
NP MOUND ROAD  
ADDRESS: 11111 N. MOUND ROAD  
WARREN, MI 48090

PROJECT TITLE  
MOUND ROAD  
ADDRESS: 11111 N. MOUND ROAD  
WARREN, MI 48090

DESIGNER  
PEA GROUP

DATE  
11/11/2021

ORIGINAL ISSUE DATE  
11/11/2021

DRAWING TITLE  
OVERALL SITE PLAN

PEA JOB NO.  
201-4033

DATE  
11/11/2021

SCALE  
1"=100'

DRAWING NUMBER  
C-1.0

VARIANCES APPROVED BY ZBA 11/11/2021

ALLOW BUILDING HEIGHT OF 30 FEET.

ALLOW BUILDING TO BE 10 FEET OF THE 30 FEET HEIGHT.

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NOT FOR CONSTRUCTION

**Table 1**

**TIF Table**

**Tax Capture/Reimbursement Schedule**



Tax Increment Revenue Capture Estimates for Former Warren Transmission Plant  
Warren, Michigan  
March 10, 2022

Estimated Taxable Value (TV) Increase Rate: 1.00%

Estimated Taxable Value (TV) Increase Rate: 1.00%	PA 198 Abatement Period																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
Plan Year	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Calendar Year																			
Base Taxable Value	\$ 9,577,543	\$ 9,577,543	\$ 9,577,543	\$ 9,577,543	\$ 9,577,543	\$ 9,577,543	\$ 9,577,543	\$ 9,577,543	\$ 9,577,543	\$ 9,577,543	\$ 9,577,543	\$ 9,577,543	\$ 9,577,543	\$ 9,577,543	\$ 9,577,543	\$ 9,577,543	\$ 9,577,543	\$ 9,577,543	\$ 9,577,543
Estimated New TV	\$ 9,577,543	\$ 9,577,543	\$ 9,577,543	\$ 9,577,543	\$ 9,577,543	\$ 9,577,543	\$ 9,577,543	\$ 9,577,543	\$ 9,577,543	\$ 9,577,543	\$ 9,577,543	\$ 9,577,543	\$ 9,577,543	\$ 9,577,543	\$ 9,577,543	\$ 9,577,543	\$ 9,577,543	\$ 9,577,543	\$ 9,577,543
Incremental Difference (New TV - Base TV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

State Education Tax (SET)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
School Operating Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
School Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Capturable Millages	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Zoo Authority	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Art Institute	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
School Debt	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Non-Capturable Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Tax Increment Revenue (TR) Available for Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Footnotes:  
Assumes new taxable value based on proposed build out,  
plus 1% annual inflation increase thereafter  
Assumes 12.5% annual increase in the two  
Assumes 12.5% PA 198 Abatement without 6 mill SET



**Tax Increment Revenue Capture Estimates for Former Warren Transmission Plant**  
Warren, Michigan  
March 10, 2022

Estimated Taxable Value (TV) Increase Rate:

	Plan Year												TOTAL
	20	21	22	23	24	25	26	27	28	29	30	31	2022
<b>School Capture</b>													
State Education Tax (SET)	\$ 209,761	\$ 210,028	\$ 210,296	\$ 210,564	\$ 210,832	\$ 211,100	\$ 211,368	\$ 211,637	\$ 211,906	\$ 212,176	\$ 212,445	\$ 212,715	\$ 212,986
School Operating Tax	\$ 595,774	\$ 596,533	\$ 597,293	\$ 598,053	\$ 598,815	\$ 599,577	\$ 600,339	\$ 601,103	\$ 601,867	\$ 602,632	\$ 603,398	\$ 604,165	\$ 604,932
School Total	\$ 805,535	\$ 806,561	\$ 807,589	\$ 808,617	\$ 809,646	\$ 810,677	\$ 811,708	\$ 812,740	\$ 813,774	\$ 814,808	\$ 815,844	\$ 816,880	\$ 817,918
<b>Local Capture</b>													
Warren Operating	\$ 206,735	\$ 206,112	\$ 205,489	\$ 204,867	\$ 204,244	\$ 203,623	\$ 203,001	\$ 202,380	\$ 201,760	\$ 201,140	\$ 200,520	\$ 199,900	\$ 199,281
City Road Improvement	\$ 71,140	\$ 71,322	\$ 71,504	\$ 71,686	\$ 71,868	\$ 72,050	\$ 72,232	\$ 72,414	\$ 72,596	\$ 72,778	\$ 72,960	\$ 73,142	\$ 73,324
DMS	\$ 9,041	\$ 9,054	\$ 9,068	\$ 9,082	\$ 9,096	\$ 9,110	\$ 9,124	\$ 9,138	\$ 9,152	\$ 9,166	\$ 9,180	\$ 9,194	\$ 9,208
Library	\$ 37,442	\$ 37,588	\$ 37,734	\$ 37,880	\$ 38,026	\$ 38,172	\$ 38,318	\$ 38,464	\$ 38,610	\$ 38,756	\$ 38,902	\$ 39,048	\$ 39,194
Sanitation	\$ 98,563	\$ 98,689	\$ 98,815	\$ 98,941	\$ 99,067	\$ 99,193	\$ 99,319	\$ 99,445	\$ 99,571	\$ 99,697	\$ 99,823	\$ 99,949	\$ 100,075
Police Operating	\$ 32,095	\$ 32,037	\$ 31,979	\$ 31,921	\$ 31,863	\$ 31,805	\$ 31,747	\$ 31,689	\$ 31,631	\$ 31,573	\$ 31,515	\$ 31,457	\$ 31,399
Fire Operating	\$ 166,015	\$ 166,227	\$ 166,439	\$ 166,651	\$ 166,863	\$ 167,075	\$ 167,287	\$ 167,499	\$ 167,711	\$ 167,923	\$ 168,135	\$ 168,347	\$ 168,559
Police & Fire Operating	\$ 32,895	\$ 32,887	\$ 32,879	\$ 32,871	\$ 32,863	\$ 32,855	\$ 32,847	\$ 32,839	\$ 32,831	\$ 32,823	\$ 32,815	\$ 32,807	\$ 32,799
Recreation	\$ 132,849	\$ 133,044	\$ 133,239	\$ 133,434	\$ 133,629	\$ 133,824	\$ 134,019	\$ 134,214	\$ 134,409	\$ 134,604	\$ 134,799	\$ 134,994	\$ 135,189
Macomb County Operating	\$ 49,808	\$ 49,871	\$ 49,935	\$ 49,998	\$ 50,062	\$ 50,126	\$ 50,189	\$ 50,253	\$ 50,317	\$ 50,381	\$ 50,445	\$ 50,509	\$ 50,573
MCC Operating	\$ 103,771	\$ 103,880	\$ 103,989	\$ 104,098	\$ 104,207	\$ 104,316	\$ 104,425	\$ 104,534	\$ 104,643	\$ 104,752	\$ 104,861	\$ 104,970	\$ 105,079
Macomb Veterans	\$ 174,270	\$ 174,492	\$ 174,714	\$ 174,936	\$ 175,158	\$ 175,380	\$ 175,602	\$ 175,824	\$ 176,046	\$ 176,268	\$ 176,490	\$ 176,712	\$ 176,934
Act 340 Pol/Fire	\$ 2,307	\$ 2,310	\$ 2,313	\$ 2,316	\$ 2,319	\$ 2,322	\$ 2,325	\$ 2,328	\$ 2,331	\$ 2,334	\$ 2,337	\$ 2,340	\$ 2,343
Macomb Veterans	\$ 7,003	\$ 7,012	\$ 7,021	\$ 7,030	\$ 7,039	\$ 7,048	\$ 7,057	\$ 7,066	\$ 7,075	\$ 7,084	\$ 7,093	\$ 7,102	\$ 7,111
Huron-Clinton Park	\$ 34,020	\$ 34,063	\$ 34,106	\$ 34,149	\$ 34,193	\$ 34,237	\$ 34,280	\$ 34,324	\$ 34,368	\$ 34,411	\$ 34,455	\$ 34,499	\$ 34,543
SMART	\$ 1,361,002	\$ 1,362,637	\$ 1,364,272	\$ 1,365,907	\$ 1,367,542	\$ 1,369,177	\$ 1,370,812	\$ 1,372,447	\$ 1,374,082	\$ 1,375,717	\$ 1,377,352	\$ 1,378,987	\$ 1,380,622
Local Total	\$ 3,656,374	\$ 3,660,374	\$ 3,664,374	\$ 3,668,374	\$ 3,672,374	\$ 3,676,374	\$ 3,680,374	\$ 3,684,374	\$ 3,688,374	\$ 3,692,374	\$ 3,696,374	\$ 3,700,374	\$ 3,704,374
<b>Non-Capturable Millages</b>													
Zoo Authority	\$ 3,346	\$ 3,350	\$ 3,354	\$ 3,358	\$ 3,363	\$ 3,367	\$ 3,371	\$ 3,376	\$ 3,380	\$ 3,384	\$ 3,389	\$ 3,393	\$ 3,397
Art Institute	\$ 6,081	\$ 6,089	\$ 6,097	\$ 6,105	\$ 6,113	\$ 6,121	\$ 6,129	\$ 6,137	\$ 6,145	\$ 6,153	\$ 6,161	\$ 6,169	\$ 6,177
School Debt	\$ 258,905	\$ 259,035	\$ 259,165	\$ 259,295	\$ 259,425	\$ 259,555	\$ 259,685	\$ 259,815	\$ 259,945	\$ 260,075	\$ 260,205	\$ 260,335	\$ 260,465
Total Non-Capturable Taxes	\$ 268,332	\$ 268,474	\$ 268,617	\$ 268,760	\$ 268,903	\$ 269,046	\$ 269,189	\$ 269,332	\$ 269,475	\$ 269,618	\$ 269,761	\$ 269,904	\$ 270,047
<b>Total Tax Increment Revenue (TIR) Available for Capture</b>	\$ 2,157,437	\$ 2,170,198	\$ 2,172,962	\$ 2,175,729	\$ 2,178,499	\$ 2,181,271	\$ 2,184,046	\$ 2,186,824	\$ 2,189,604	\$ 2,192,388	\$ 2,195,174	\$ 2,197,963	\$ 2,200,755
<b>Estimates:</b>													
Assumes new taxable value based on proposed build out,													
plus 1% annual inflation increases thereafter													
Assumes millage rate remains the same													
Assumes 12/1/18 100% Abatement w/out 6 mill SET													

Estimates:  
Assumes new taxable value based on proposed build out,  
plus 1% annual inflation increases thereafter  
Assumes millage rate remains the same  
Assumes 12/1/18 100% Abatement w/out 6 mill SET

Tax Increment Financing Reimbursement Table  
Former Warren Transmission Plant  
Warren, Michigan  
March 10, 2022

Developer Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
Maximum	40.2%	\$ 7,341,788	-	\$ 7,341,788
State	59.8%	\$ 10,906,687	\$ 7,540,401	\$ 18,447,088
Local		\$ 18,248,475	\$ 7,540,401	\$ 25,788,876
<b>TOTAL</b>		\$ 18,248,475	\$ 7,540,401	\$ 25,788,876
EGLE		\$ 175,000	-	\$ 175,000
MSF		\$ 18,073,475	-	\$ 18,073,475

Estimated Capture	\$ 37,995,905
Administrative Fees	\$ 3,799,591
State Revolving Fund	\$ 1,713,869
LBRF	\$ 6,253,791

Estimated Total  
Years of Plan: 30

PA 198 Abatement Period												
	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Total State Incremental Revenue	\$ -	\$ -	\$ -	\$ 260,611	\$ 497,388	\$ 498,024	\$ 498,662	\$ 499,299	\$ 499,938	\$ 500,577	\$ 501,216	\$ 501,857
State Brownfield Revolving Fund (50% of SET)	\$ -	\$ -	\$ -	\$ (53,842)	\$ (102,761)	\$ (102,761)	\$ (102,761)	\$ (102,761)	\$ (102,761)	\$ (102,761)	\$ (102,761)	\$ (102,761)
State TIR Available for Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ 394,627	\$ 395,263	\$ 395,901	\$ 396,538	\$ 397,177	\$ 397,815	\$ 398,454	\$ 399,093
Total Local Incremental Revenue	\$ -	\$ -	\$ -	\$ 349,579	\$ 667,188	\$ 668,042	\$ 668,907	\$ 669,752	\$ 670,597	\$ 671,442	\$ 672,287	\$ 673,132
BRA Administrative Fee (10%)	\$ -	\$ -	\$ -	\$ (61,019)	\$ (116,458)	\$ (116,607)	\$ (116,756)	\$ (116,905)	\$ (117,054)	\$ (117,203)	\$ (117,352)	\$ (117,501)
Local TIR Available for Reimbursement	\$ -	\$ -	\$ -	\$ 288,560	\$ 550,731	\$ 551,435	\$ 552,141	\$ 552,847	\$ 553,554	\$ 554,261	\$ 554,967	\$ 555,674
Total State & Local TIR Available	\$ -	\$ -	\$ -	\$ 495,328	\$ 945,358	\$ 945,568	\$ 945,778	\$ 945,989	\$ 950,204	\$ 951,418	\$ 952,634	\$ 953,851

Beginning Balance	\$ 25,788,876	\$ 18,248,475	\$ 18,248,475	\$ 18,248,475	\$ 17,753,147	\$ 16,807,789	\$ 15,861,222	\$ 14,913,443	\$ 13,964,453	\$ 13,014,249	\$ 12,062,830	\$ 11,110,196
DEVELOPER												
DEVELOPER Reimbursement Balance	\$ 25,788,876	\$ 18,248,475	\$ 18,248,475	\$ 18,248,475	\$ 17,753,147	\$ 16,807,789	\$ 15,861,222	\$ 14,913,443	\$ 13,964,453	\$ 13,014,249	\$ 12,062,830	\$ 11,110,196

MSF Non-Environmental Costs	\$ 18,073,475	\$ 18,073,475	\$ 18,073,475	\$ 18,073,475	\$ 17,582,897	\$ 16,646,605	\$ 15,709,115	\$ 14,770,426	\$ 13,830,536	\$ 12,889,444	\$ 11,947,150	\$ 11,003,651
State Tax Reimbursement	\$ -	\$ -	\$ -	\$ 204,785	\$ 390,843	\$ 391,343	\$ 391,844	\$ 392,345	\$ 392,846	\$ 393,347	\$ 393,848	\$ 394,349
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ 285,793	\$ 545,449	\$ 546,147	\$ 546,846	\$ 547,545	\$ 548,245	\$ 548,946	\$ 549,647	\$ 550,348
Total MSF Reimbursement Balance	\$ 18,073,475	\$ 18,073,475	\$ 18,073,475	\$ 18,073,475	\$ 17,582,897	\$ 16,646,605	\$ 15,709,115	\$ 14,770,426	\$ 13,830,536	\$ 12,889,444	\$ 11,947,150	\$ 11,003,651

EGLE Environmental Costs	\$ 175,000	\$ 175,000	\$ 175,000	\$ 175,000	\$ 170,350	\$ 161,184	\$ 152,107	\$ 143,018	\$ 133,917	\$ 124,805	\$ 115,681	\$ 106,545
State Tax Reimbursement	\$ -	\$ -	\$ -	\$ 1,983	\$ 3,784	\$ 3,789	\$ 3,794	\$ 3,799	\$ 3,804	\$ 3,809	\$ 3,814	\$ 3,819
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ 2,767	\$ 5,281	\$ 5,288	\$ 5,295	\$ 5,302	\$ 5,309	\$ 5,315	\$ 5,322	\$ 5,329
Total EGLE Reimbursement Balance	\$ 175,000	\$ 175,000	\$ 175,000	\$ 170,250	\$ 161,184	\$ 152,107	\$ 143,018	\$ 133,917	\$ 124,805	\$ 115,681	\$ 106,545	\$ 97,398

Local Only Costs	\$ 7,540,401	\$ 7,540,401	\$ 7,540,401	\$ 7,540,401	\$ 7,540,401	\$ 7,540,401	\$ 7,540,401	\$ 7,540,401	\$ 7,540,401	\$ 7,540,401	\$ 7,540,401	\$ 7,540,401
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Local Only Reimbursement Balance	\$ 7,540,401	\$ 7,540,401	\$ 7,540,401	\$ 7,540,401	\$ 7,540,401	\$ 7,540,401	\$ 7,540,401	\$ 7,540,401	\$ 7,540,401	\$ 7,540,401	\$ 7,540,401	\$ 7,540,401
Total Annual Developer Reimbursement	\$ -	\$ -	\$ -	\$ 495,328	\$ 945,358	\$ 945,568	\$ 945,778	\$ 945,989	\$ 950,204	\$ 951,418	\$ 952,634	\$ 953,851

LOCAL BROWNFIELD REVOLVING FUN

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

Up to nine years of capture for LBRF deposits after engine activities are reimbursed. May be taken from EGLE & Local TIR only.

Footnotes:

- (1) Assumes taxable value increases based on proposed build out, plus 1% annual increases for inflation thereafter. 2022 is the first year of TIF Capture and reimbursements are shown with year delay to reflect true cash flow.
- (2) Assumes Millage Rates remain constant.
- (3) Assumes 12yr PA 198 w/out 6 mill SET abatement.



Tax Increment Financing Reimbursement Table  
Former Warren Transmission Plant  
Warren, Michigan  
March 10, 2022

	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	TOTAL
Total State Incremental Revenue	\$ 801,441	\$ 802,463	\$ 803,486	\$ 804,510	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,779,308
State Brownfield Revolving Fund (50% of SET)	\$ (104,347)	\$ (104,481)	\$ (104,614)	\$ (104,747)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (1,715,869)
State TIR Available for Reimbursement	\$ 697,093	\$ 697,982	\$ 698,872	\$ 699,763	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,063,439
Total Local Incremental Revenue	\$ 1,354,979	\$ 1,356,707	\$ 1,358,437	\$ 1,360,169	\$ 1,361,902	\$ 1,363,637	\$ 1,365,374	\$ 1,367,112	\$ 1,368,853	\$ 1,370,594	\$ 1,372,338	\$ 1,374,084	\$ 1,375,831	\$ 1,377,580	\$28,216,597
BRA Administrative Fee (10%)	\$ (215,642)	\$ (215,917)	\$ (216,192)	\$ (216,468)	\$ (136,190)	\$ (136,364)	\$ (136,537)	\$ (136,711)	\$ (136,885)	\$ (137,059)	\$ (137,234)	\$ (137,408)	\$ (137,583)	\$ (137,758)	\$ (3,799,591)
Local TIR Available for Reimbursement	\$ 1,139,337	\$ 1,140,790	\$ 1,142,245	\$ 1,143,701	\$ 1,225,712	\$ 1,227,273	\$ 1,228,836	\$ 1,230,401	\$ 1,231,967	\$ 1,233,535	\$ 1,235,104	\$ 1,236,675	\$ 1,238,248	\$ 1,239,822	\$24,417,007
Total State & Local TIR Available	\$ 1,836,430	\$ 1,838,773	\$ 1,841,117	\$ 1,843,464	\$ 1,225,712	\$ 1,227,273	\$ 1,228,836	\$ 1,230,401	\$ 1,231,967	\$ 1,233,535	\$ 1,235,104	\$ 1,236,675	\$ 1,238,248	\$ 1,239,822	\$32,482,416
<b>DEVELOPER</b>															
DEVELOPER Reimbursement Balance	\$ 5,453,387	\$ 3,616,956	\$ 1,778,184	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>MSF Non-Environmental Costs</b>															
State Tax Reimbursement	\$ 5,401,090	\$ 3,582,270	\$ 1,761,131	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,271,381
Local Tax Reimbursement	\$ 690,408	\$ 691,289	\$ 692,170	\$ 693,051	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,802,094
Total MSF Reimbursement Balance	\$ 1,128,411	\$ 1,129,850	\$ 1,092,621	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>EGLE Environmental Costs</b>															
State Tax Reimbursement	\$ 52,297	\$ 34,686	\$ 17,053	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 70,407
Local Tax Reimbursement	\$ 6,685	\$ 6,694	\$ 6,473	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 104,593
Total EGLE Reimbursement Balance	\$ 34,686	\$ 17,053	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Only Costs	\$ 7,540,401	\$ 7,540,401	\$ 7,540,401	\$ 7,501,356	\$ 6,357,655	\$ 5,131,943	\$ 3,904,670	\$ 2,675,834	\$ 1,445,432	\$ 213,465	\$ -	\$ -	\$ -	\$ -	\$ 7,540,401
Local Tax Reimbursement	\$ -	\$ -	\$ 39,044	\$ 1,143,701	\$ 1,225,712	\$ 1,227,273	\$ 1,228,836	\$ 1,230,401	\$ 1,231,967	\$ 213,465	\$ -	\$ -	\$ -	\$ -	\$ -
Total Local Only Reimbursement Balance	\$ 7,540,401	\$ 7,540,401	\$ 7,540,401	\$ 7,501,356	\$ 6,357,655	\$ 5,131,943	\$ 3,904,670	\$ 2,675,834	\$ 1,445,432	\$ 213,465	\$ -	\$ -	\$ -	\$ -	\$ -
Total Annual Developer Reimbursement	\$ 1,836,430	\$ 1,838,773	\$ 1,841,117	\$ 1,843,701	\$ 1,225,712	\$ 1,227,273	\$ 1,228,836	\$ 1,230,401	\$ 1,231,967	\$ 213,465	\$ -	\$ -	\$ -	\$ -	\$ -
<b>LOCAL BROWNFIELD REVOLVING FUN</b>															
LBRR Deposits *	\$ -	\$ -	\$ 23,889	\$ 46,518	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,233,535	\$ 1,235,104	\$ 1,236,675	\$ 1,238,248	\$ 1,239,822	\$ 6,253,791
State Tax Capture	\$ -	\$ -	\$ 23,889	\$ 46,518	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 70,407
Local Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,233,535	\$ 1,235,104	\$ 1,236,675	\$ 1,238,248	\$ 1,239,822	\$ 6,183,384
Total LBRR Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,233,535	\$ 1,235,104	\$ 1,236,675	\$ 1,238,248	\$ 1,239,822	\$ 6,183,384

\*Up to five years of capture for LBRF deposit activities are reimbursed. May be taken from LBRF only.

Footnotes:

- (1) Assumes taxable value increases based on plus 1% annual increases for inflation thereafter year of TIF Capture and reimbursements are delayed to reflect true cash flow.
- (2) Assumes Millage Rates remain constant.
- (3) Assumes 12yr PA 198 w/out 6 mill SET abat

**Attachment A**

**Brownfield Plan and Resolution**

**RESOLUTION APPROVING**  
**BROWNFIELD PLAN – NP MOUND ROAD INDUSTRIAL, LLC**

At a regular meeting of the City Council of the City of Warren, County of Macomb, Michigan held on January 25, 2022 at 7 p.m. Eastern Standard Time in the Council Chambers of the Warren Community Center, 5460 Arden, Warren, Michigan.

PRESENT: Councilperson: Green, Kabacinski, Lafferty, Moore, Papandrea, Rogensues, Watts

ABSENT: Councilperson None

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The following resolution was offered by Councilperson Moore and supported by Councilperson Lafferty.

The Brownfield Redevelopment Authority (the "Authority") of the City of Warren, pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, being Act 381 of the Public Acts of the State of Michigan of 1996, as amended (the "Act"), recommended approval of a Brownfield Redevelopment Plan – Warren Transmission Redevelopment Project; 23500 Mound Road, Parcel Nos. 13-28-300-018, for NP Mound Road Industrial, LLC c/o NorthPoint Development, LLC ("NP"), pursuant to Section 13 of the Act.

NP intends to redevelop the site by abating subsurface contamination, demolishing old structures, constructing new industrial buildings, with associated parking, green space and infrastructure improvements. It is seeking tax increment financing from available local taxes, school operating taxes and state education tax millage for eligible activities up to \$28,693,225.00.

The Warren City Council has, at least ten (10) days before the meeting of the City of Warren City Council at which this resolution has been considered, provided notice of and fully informed all taxing jurisdictions (the Taxing Jurisdictions) which are affected by the Plan, and the City Council has provided

to the Taxing Jurisdictions a reasonable opportunity to express their views and recommendations regarding the proposed Plan and in accordance with Sections 13 and 14 (1) of the Act.

The City Council of the City of Warren has made the following determinations and findings:

- A. The Plan constitutes a public purpose under the Act;
- B. The Plan meets all of the requirements for a Brownfield Plan Set forth in Section 13 of the Act;
- C. The proposed method of financing the costs of the eligible activities, as described in the Plan, is feasible and the Authority has the ability to arrange the financing;
- D. The costs of the eligible activities proposed in the Plan are reasonable and necessary to carry out the purposes of the Act; and
- E. The amount of the captured taxable value estimated to result from the adoption of the Plan is reasonable.

As a result, of its review of the Plan and upon consideration of the views and recommendations of the Taxing Jurisdictions, the City Council of the City of Warren desires to proceed with approval of the Plan.

THEREFORE, IT IS RESOLVED that:

1. **Plan Approved.** Pursuant to the authority of the City Council by the Act, and pursuant to and in accordance with the provisions of Section 14 of the Act, in the form of the attached Plan, including corresponding exhibits of record, and in accordance with and subject to a Development and Reimbursement Agreement to be approved by the City of Warren Brownfield Redevelopment Authority, in such form consistent with the Plan and which meets with the satisfaction of the City Attorney.
2. **Severability.** Should any section, clause or phrase of this Resolution be declared by the Courts to be invalid, the same shall not affect the validity of this Resolution as a whole nor any part thereof other than the part so declared to be invalid.
3. **Repeals.** All resolutions or parts of resolutions in conflict with

any of the provisions of this Resolution are repealed.

AYES: Councilperson Moore, Lafferty, Watts, Papandrea, Green

NAYS: Councilperson Rogensues, Kabacinski

RESOLUTION DECLARED ADOPTED THIS 25th day of January, 2022.

Mindy Moore  
MINDY MOORE  
Secretary of the Council

**CERTIFICATION**

STATE OF MICHIGAN     )  
                                  )SS.  
COUNTY OF MACOMB    )

I, SONJA BUFFA, duly elected City Clerk for the City of Warren, Macomb County, Michigan, certify that the foregoing is a correct copy of the resolution adopted by the Warren City Council at its meeting held on January, 25, 2022.

Sonja Buffa  
SONJA BUFFA  
City Clerk

**CITY OF WARREN BROWNFIELD REDEVELOPMENT AUTHORITY**

**BROWNFIELD REDEVELOPMENT PLAN  
WARREN TRANSMISSION REDEVELOPMENT PROJECT  
23500 Mound Road**

**NP MOUND ROAD INDUSTRIAL, LLC  
c/o NorthPoint Development, LLC  
Attn: Christina Hubacek  
Email: [chubacek@northpointkc.com](mailto:chubacek@northpointkc.com)  
4825 NW 41st Street, Suite 500  
Riverside, MO 64150**

**December 17, 2021**

**Prepared by:**

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**CITY OF WARREN BROWNFIELD REDEVELOPMENT AUTHORITY  
BROWNFIELD PLAN FOR THE NP MOUND ROAD INDUSTRIAL, LLC  
WARREN TRANSMISSION PLANT REDEVELOPMENT PROJECT**

**December 17, 2021**

**I. PROJECT SUMMARY**

The proposed project involves the redevelopment of the former General Motors Warren Transmission Plant located at 23500 Mound Road (the "Property") into approximately 1.4 million square feet of industrial space that will house multiple tenants (the "Project") by NP Mound Road Industrial, LLC (the "Developer"). The Project will include site improvements associated with parking, green space and storm water management. The Property encompasses approximately 117 acres.

The Project will include department specific activities, demolition, lead and asbestos abatement, site preparation, and infrastructure improvements. Demolition will begin in the fall of 2021 with construction beginning in fall 2022 and is estimated to be completed within approximately thirty-six (36) months. The Project's tenants are expected to create approximately 600+ full-time employees with average wages of approximately \$15/hr. Total capital investment in the Project is estimated to be approximately \$180+ million.

**II. BASIS OF ELIGIBILITY**

Subsurface investigation results of the Property identified various contaminants in the soil and groundwater at concentrations exceeding the EGLE Part 201 Generic Residential Cleanup Criteria ("GRCC") and EGLE VIAP screening levels. Therefore, the Property is considered an "eligible property" as defined in Act 381 of 1996, as amended, because the Property is classified as a "facility" under Part 201 of the Natural Resources and Environmental Protection Act, Act 451 P.A. 1994, as amended ("NREPA"). See Figure 3 for a summary of contamination.

The Property consists of one parcel of property located at 23500 Mound Road (Tax Parcel No. 12-13-28-300-018 (includes current IDD parcel 12-98-72-011-190). See Figure 1&2 for legal description, parcel size, and maps of the Property.

**III. REQUIRED ELEMENTS OF A BROWNFIELD PLAN**

**1. A description of costs intended to be paid for with the tax increment revenues. (MCLA 125.2663(2)(a))**

The Developer will seek tax increment financing ("TIF") from available local taxes, school operating taxes and state education tax millage for eligible activities at the Property, including department specific activities, demolition, lead and asbestos abatement, infrastructure improvements, brownfield/work plan preparation and development, and a 15% contingency totaling \$28,693,225.

Table 1 and 1a below presents estimated costs of the eligible activities for this Project that qualify for reimbursement from tax increment financing. Totals listed in the tables below may be allocated amongst the different categories without requiring an amendment to the Plan, subject to the maximum outlined in the Plan.

Table 1 – EGLE Eligible Activities	
Task	Cost Estimate
1. Department Specific Activities	
- Site Investigations, Phase I, II and BEA	\$ 175,000
- Vapor Mitigation Systems	\$ 5,690,000
- Pond Liners	\$450,000
- Contaminated Soil Management	\$250,000
- Contaminated Groundwater and Storm Water Management	\$250,000
- Gasketing	\$750,000
- Surface Barrier Installation	\$1,150,000
- Oversight/Sampling	\$500,000
<b>Sub-total</b>	<b>\$ 9,215,000</b>
2. Contingency (15%)	\$ 1,382,250
3. Brownfield Plan/Work Plan Preparation, Development and Implementation	\$ 22,500
<b>TOTAL</b>	<b>\$ 10,619,750</b>

Table 1a – MSF Eligible Activities	
Task	Cost Estimate
1. Lead & Asbestos Abatement	\$ 3,153,500
2. Demolition	\$ 9,368,000
3. Site Preparation	
- Geotechnical Engineering	\$ 65,000
- Mass Grading/Land Balancing	\$ 585,000
- Erosion Control	\$ 50,000
- Dewatering	\$ 25,000
- Sheet piling and Shoring	\$ 30,000

Table 1a – MSF Eligible Activities	
Task	Cost Estimate
- Temporary Traffic Control	\$ 10,000
- Temporary Site Control	\$ 15,000
- Excavation for Unstable Material	\$ 125,000
- Backfill & Compaction	\$ 60,000
- Special Foundations	\$ 250,000
- Utility Relocation	\$ 100,000
<b><i>Site Preparation Total</i></b>	<b>\$ 1,315,000</b>
<b>4. Infrastructure Improvements</b>	
- Street and Road Repair	\$ 225,000
- Striping	\$ 15,000
- Paving	\$ 225,000
- Curb and Gutter	\$ 70,000
- Utility Improvements	\$ 600,000
- Traffic Lane Improvements	\$ 475,000
- Signage and Landscaping	\$ 250,000
<b><i>Infrastructure Improvements Total</i></b>	<b>\$ 1,860,000</b>
<b><i>Sub-total</i></b>	<b>\$ 15,696,500</b>
<b>5. Contingency (15%)</b>	<b>\$ 2,354,475</b>
<b>6. Brownfield Plan/Work Plan Preparation, Development and Implementation</b>	<b>\$ 22,500</b>
<b>TOTAL</b>	<b>\$ 18,073,475</b>

**2. A brief summary of the eligible activities that are proposed for each eligible property. (MCLA 125.2663(2)(b))**

“Eligible activities” are defined in the Act as meaning one or more of the following: (i) department specific activities; (ii) relocation of public buildings or operations for economic development purposes; (iii) reasonable cost of environmental insurance; (iv) reasonable cost of developing, preparing and implementing brownfield plans, combined brownfield plans, and work plans; (v) demolition of structures that is not a response activity under Part 201 of NREPA; and (vi) lead, asbestos, or mold abatement. In addition, in qualified local governmental units such as the City of Warren, the Act includes the following additional activities under the definition of “eligible activities”: (A) infrastructure improvements that directly benefit eligible property; and (B) site preparation that is not a response activity under Part 201 of NREPA.

The cost of eligible activities are estimated in Table 1 above and include the following:

1. Department Specific Activities. Phase I and II Environmental Site Assessments and a Baseline Environmental Assessment will be completed on behalf of Developer. Additional site investigations and due care activities will be conducted, including vapor mitigation systems, chemical resistant storm water pond liners, contaminated soil management, contaminated groundwater and storm water treatment and management, chemical-resistant utility piping and gasketing, surface barrier installation, and oversight will be completed during the construction process.
  2. Lead and Asbestos Abatement. Due to the age of the buildings, it is expected that lead and asbestos materials may be encountered during the demolition process. Therefore, the proposed abatement costs will include proper assessment, removal and disposal of any materials encountered during the rehabilitation process. The cost includes the cost of the initial survey to determine the presence of materials required for abatement.
  3. Demolition. The Property contains existing buildings with a total of approximately 2.1 million square feet, foundations, site improvements, utilities, etc. that will need to be demolished and removed from the site to prepare it for construction.
  4. Site Preparation. Site preparation activities include mass grading and land balancing, dewatering, sheeting and shoring, staking, temporary erosion control, temporary traffic control, temporary site control, excavation for unstable material, fill material, compaction & sub-base, special foundations, geotechnical engineering, and utility relocation.
  5. Infrastructure Improvements. Infrastructure improvements include street and road repair, striping, paving, curb and gutter, utility improvements, traffic lane improvements, signage and landscaping improvements in the public right of way.
  6. Contingency. A 15% contingency factor is included to accommodate unexpected conditions during the course of the Project.
  7. Brownfield Plan/Work Plan Preparation, Development and Implementation. Costs incurred to prepare and develop this brownfield plan and proposed work plan, as required per Act 381 of 1996, as amended.
- 3. An estimate of the captured taxable value and tax increment revenues for each year of the Plan from each parcel of eligible property and in the aggregate. (MCLA 125.2663(2)(c))**

- An estimate of real property tax capture for tax increment financing is attached as Table 2. The Plan assumes a 12yr PA 198 for the tenants and the impact is outlined in Table 2.

**4. The method by which the costs of the Plan will be financed, including a description of any advances made or anticipated to be made for the costs of the Plan from the City. (MCLA 125.2663(2)(d))**

The cost of the eligible activities included in the Plan will initially be paid for by Developer and they will seek reimbursement through available tax increment revenue during the term of the Plan.

**5. The maximum amount of the note or bonded indebtedness to be incurred, if any. (MCLA 125.2663(2)(e))**

No bonds or notes will be issued by the Authority for the Project.

**6. The duration of the Plan, which shall not exceed the lesser of (1) the period required to pay for the eligible activities from tax increment revenues plus the period of capture authorized for the local brownfield revolving fund or (2) 30 years. (MCLA 125.2663(2)(f)).**

The duration of the Plan for the Project is estimated to be 30 years. It is estimated that redevelopment of the Property will be completed within thirty-six (36) months and that it will take up to 23 years of available capture to reimburse the eligible activities costs through tax increment revenues, plus up to five years of capture for the Local Brownfield Revolving Fund (the "LBRF"), if available. Therefore, the first year of tax increment capture will be 2022 (to the extent capture is available – current projections assume 1<sup>st</sup> year of capture is 2023 with 2024 reimbursement) and the Plan will remain in place until the Developer is fully reimbursed and the Authority has completed capture for the LBRF capture, if available, subject to the maximum duration provided for in MCL 125.2663. The Authority intends to capture funds for the LBRF with tax increment revenue capture, if available.

**7. An estimate of the impact of tax increment financing on the revenues of all taxing jurisdictions in which the Property is located. (MCLA 125.2663(2)(g))**

An estimate of real property tax capture is attached as Table 2.

**8. A legal description of each parcel of eligible property to which the Plan applies, a map showing the location and dimensions of each eligible property, a statement of the characteristics that qualify the property as eligible property, and a statement of whether personal property is included as a part of the eligible property. (MCLA 125.2663(2)(h))**

- a. See legal description and site map in Figure 1.
- b. The Property is a "facility". See the summary of contamination in Figure 3 for documentation of the Property's "facility" status.
- c. Characteristics of Property: The Property opened in 1941 as a Navy ordnance plant operated by the Hudson Motor Car Co. Manufacturing operations

continued over the years as the GM Warren Transmission Plant until it closed in 2019. The facility reopened temporarily over the last year in order to manufacture facemasks during the COVID-19 pandemic.

d. Personal property: New personal property added to the Property is included as part of the “eligible property” to the extent that it is taxable.

**9. An estimate of the number of persons residing on each eligible property to which the Plan applies and the number of families or individuals to be displaced, if any. (MCL 125.2663(2)(i))**

There are no persons currently residing on this Property and, therefore, no families or individuals will be displaced.

**10. A plan for establishing priority for the relocation of persons displaced by implementation of the Plan, if applicable. (MCLA 125.2663(2)(j))**

This section is inapplicable to this site as there are no persons residing on this Property.

**11. Provision for the costs of relocating persons displaced by implementation of the Plan, and financial assistance and reimbursement of expenses, if any. (MCLA 125.2663(2)(k))**

This section is inapplicable to this site as there are no persons residing on this Property.

**12. A strategy for compliance with the Michigan Relocation Assistance Act, if applicable (MCLA 125.2663(2)(l))**

This section is inapplicable to this site as there are no persons residing on this Property.

**13. Other material that the Authority or the City Council considers pertinent. (MCLA 125.2663(2)(m))**

The community will benefit from the redevelopment and reactivation of the Property that will bring increased property taxes and job opportunities for area residents. The Project represents a significant investment in the City of Warren.

## **Figure 1**

### **Property Description**

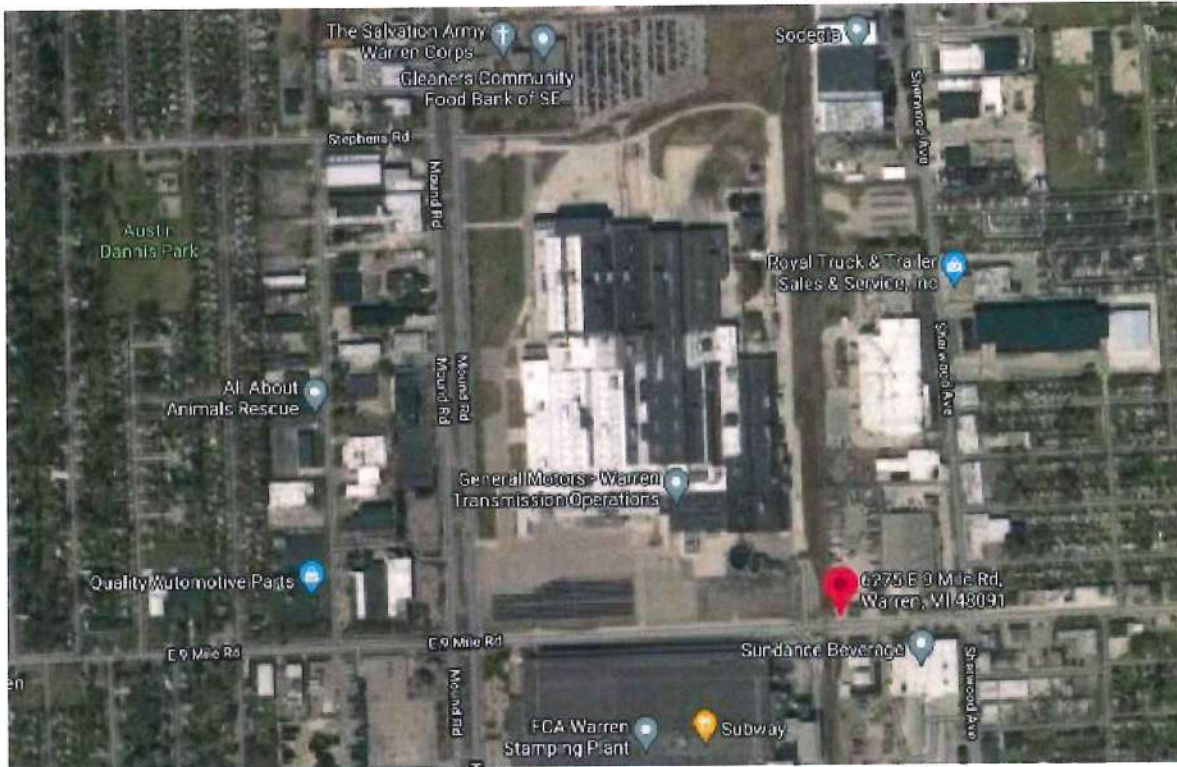
**Property Address:** 23500 Mound Road, Warren, MI 48091

**Tax Parcel No.:** 12-13-28-300-018 (includes current IDD parcel 12-98-72-011-190)

**Legal Description:** T1N, R12E, SEC 28; COMM AT SW 1/4 COR SEC 28; TH N89°36'30"E 102.0 FT; TH N 60.0 FT TO POB; TH N 2591.73 FT; TH N00°14'E 19.63 FT; TH S62°28'E 45.22 FT; TH S89°50'52"E 499.55 FT; TH N73°45'E 32.22 FT; TH N00°14'E 570.23 FT; TH S89°50'E 1199.91 FT; TH S00°11'E 3152.82 FT; TH S89°36'30"W 1783.39 FT TO POB; EXC. LOTS 12,13 & 14 OF A.P. NO 8 IN CITY OF CENTERLINE; 116.856 AC

**Figure 2**

**Eligible Property Map**



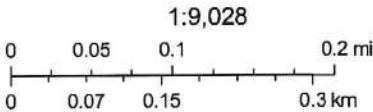


ArcGIS Web Map



4/9/2021 7:23:56 AM

 Property Area Boundaries



**Figure 3**

**Summary of Contamination**

**Summary of Soil Analytical Results (1992)**

Sample Location	Date of Sample Collection	Sample Depth (feet bgs)	Analysis	Compounds Exceeding the Parts 201/213 Cleanup Criteria/RBSLs and Screening Levels
SB1	1-6-1992	7.0	BTEX, PNAs, PCBs, cadmium, chromium, and lead	GSIP: cadmium, chromium
		9.0		GSIP: cadmium, chromium
		25.0		GSIP: cadmium, chromium
SB2		7.0		GSIP: cadmium, chromium
		11.0		GSIP: cadmium, chromium
SB3		9.0		GSIP: cadmium, chromium
		13.0		GSIP: cadmium, chromium
		25.0		GSIP: cadmium
SB4		13.0		GSIP: cadmium, chromium
		17.0		GSIP: cadmium, chromium
		25.0		DWP (R/NR): chromium GSIP: cadmium, chromium
SB5		7.0		GSIP: cadmium, chromium
		19.0		GSIP: cadmium, chromium
		25.0		DWP (R/NR): chromium GSIP: cadmium, chromium
SB6		11.0		DWP (R/NR): chromium GSIP: cadmium, chromium
		13.0		DWP (R/NR): chromium GSIP: cadmium, chromium
		25.0		DWP (R/NR): cadmium GSIP: chromium
SB7		9.0		DWP (R/NR): chromium GSIP: cadmium, chromium
		11.0		GSIP: cadmium, chromium
		25.0		DWP (R/NR): chromium GSIP: cadmium, chromium
SB8		7.0		GSIP: cadmium, chromium
		11.0		GSIP: cadmium, chromium
		25.0		DWP (R/NR): chromium GSIP: cadmium, chromium
SB9		10.0		GSIP: cadmium
		11.5		GSIP: cadmium
		13.0		GSIP: naphthalene, cadmium, chromium VIAP (R/NR): naphthalene
SB10		5.5		GSIP: cadmium, chromium
		7.0		GSIP: cadmium, chromium
		25.0		GSIP: cadmium
SB11		13.0		DWP (R/NR): chromium GSIP: cadmium, chromium
SB12		7.0		GSIP: cadmium, chromium
		10.0		GSIP: cadmium, chromium
		25.0		GSIP: cadmium, chromium
SB13		11.0		GSIP: cadmium
		25.0		GSIP: cadmium
SB14		11.0		GSIP: cadmium

Sample Location	Date of Sample Collection	Sample Depth (feet bgs)	Analysis	Compounds Exceeding the Parts 201/213 Cleanup Criteria/RBSLs and Screening Levels
		15.0		GSIP: cadmium, chromium
		25.0		GSIP: cadmium, chromium
SB18	10-23-1992	7.0-9.0		DWP (R/NR): ethylbenzene GSIP: ethylbenzene DC (R): aroclor 1260 (PCB) TSCA Subpart D (R): aoclor 1260 (PCB) VIAP (R/NR): ethylbenzene
SB20	12-31-1992	5.0-7.0		GSIP: cadmium
		7.0-9.0		GSIP: cadmium
SB21		4.0-6.0		GSIP: cadmium
SB22		3.0-5.0		DWP (R/NR): chromium GSIP: cadmium, chromium,
SB23		2.0-4.0		GSIP: xylenes, cadmium
SB24		3.0-5.0		GSIP: cadmium
	9.0-11.0	GSIP: cadmium		

R: Residential

GSIP: Groundwater Surface Water Interface Protection

VIAP: Volatilization to Indoor Air Pathway

TSCA: Toxic Substances Control Act

NR: Nonresidential

DWP: Drinking Water Protection

DC: Direct Contact

BTEX: benzene, toluene, ethylbenzene, xylenes

#### Summary of Soil Analytical Results (2005-2006)

Sample Location	Date of Sample Collection	Sample Depth (feet bgs)	Analysis	Compounds Exceeding the Parts 201/213 Cleanup Criteria/RBSLs and Screening Levels
GP-1	3-17-2005	12.0-14.0	cis-1,2-DCE, trans-1,2-DCE, TCE, VC	DWP (R/NR): cis-1,2-DCE, TCE GSIP: TCE SVII (R/NR): TCE VSI (R/NR): TCE VIAP (R/NR): cis-1,2-DCE, TCE
		18.0-20.0		DWP (R/NR): TCE GSIP: TCE SVII (R/NR): TCE VSI (R/NR): TCE DC (R): TCE Csat: TCE VIAP (R/NR): TCE
		24.0-26.0		DWP (R/NR): TCE VIAP (R/NR): cis-1,2-DCE, TCE
GP-2		8.0-10.0		DWP (R/NR): TCE SVII (R/NR): TCE VSI (R/NR): TCE VIAP (R/NR): cis-1,2-DCE, TCE
		14.0-16.0		DWP (R/NR): cis-1,2-DCE, TCE GSIP: TCE SVII (R/NR): TCE VSI (R/NR): TCE VIAP (R/NR): cis-1,2-DCE, TCE
		20.0-22.0		DWP (R/NR): cis-1,2-DCE, TCE GSIP: TCE SVII (R/NR): TCE VSI (R/NR): TCE VIAP (R/NR): cis-1,2-DCE, TCE

Sample Location	Date of Sample Collection	Sample Depth (feet bgs)	Analysis	Compounds Exceeding the Parts 201/213 Cleanup Criteria/RBSLs and Screening Levels
GP-2 (duplicate)		14.0-16.0		DWP (R/NR): cis-1,2-DCE, TCE GSIP: TCE SVII (R/NR): TCE VSI (R/NR): TCE VIAP (R/NR): cis-1,2-DCE, TCE
GP-3		2.0-4.0		DWP (R/NR): TCE VIAP (R/NR): cis-1,2-DCE, TCE
		10.0-12.0		DWP (R/NR): cis-1,2-DCE, TCE, VC GSIP: cis-1,2-DCE SVII (R): TCE VIAP (R/NR): cis-1,2-DCE, TCE, VC
		12.0-14.0		DWP (R/NR): cis-1,2-DCE, TCE, VC GSIP: cis-1,2-DCE, TCE SVII (R/NR): TCE VSI (R): TCE VIAP (R/NR): cis-1,2-DCE, TCE, VC
GP-4	3-18-2005	2.0-4.0		DWP (R/NR): TCE VIAP (R/NR): cis-1,2-DCE, TCE
		8.0-10.0		DWP (R/NR): VC VIAP (R/NR): cis-1,2-DCE, VC
		12.0-14.0		DWP (R/NR): cis-1,2-DCE, TCE GSIP: TCE SVII (R/NR): TCE VSI (R/NR): TCE VIAP (R/NR): cis-1,2-DCE, TCE
GP-5		10.0-12.0		DWP (R/NR): VC VIAP (R/NR): cis-1,2-DCE, VC
GP-6		12.0-14.0		DWP (R/NR): cis-1,2-DCE, TCE GSIP: cis-1,2-DCE SVII (R): cis-1,2-DCE SVII (R/NR): TCE VIAP (R/NR): cis-1,2-DCE, TCE
		14.0-16.0		DWP (R/NR): cis-1,2-DCE, VC GSIP: VC VIAP (R/NR): cis-1,2-DCE, VC
GP-7	4-18-2005	8.0-10.0		DWP (R/NR): TCE, VC SVII (R): TCE VIAP (R/NR): cis-1,2-DCE, TCE, VC
		12.0-14.0		DWP (R/NR): cis-1,2-DCE, TCE, VC SVII (R): TCE VIAP (R/NR): cis-1,2-DCE, TCE, VC
		18.0-20.0		DWP (R/NR): cis-1,2-DCE, VC GSIP: VC SVII (R): VC VIAP (R/NR): cis-1,2-DCE, TCE, VC
GP-8		10.0-12.0		DWP (R/NR): cis-1,2-DCE, TCE GSIP: TCE SVII (R/NR): TCE VSI (R/NR): TCE VIAP (R/NR): cis-1,2-DCE, TCE
		12.0-14.0		DWP (R/NR): cis-1,2-DCE, TCE GSIP: TCE SVII (R/NR): TCE VSI (R/NR): TCE VIAP (R/NR): cis-1,2-DCE, TCE

Sample Location	Date of Sample Collection	Sample Depth (feet bgs)	Analysis	Compounds Exceeding the Parts 201/213 Cleanup Criteria/RBSLs and Screening Levels
GP-2 (duplicate)	3-18-2005	14.0-16.0		DWP (R/NR): cis-1,2-DCE, TCE GSIP: TCE SVII (R/NR): TCE VSI (R/NR): TCE VIAP (R/NR): cis-1,2-DCE, TCE
GP-3		2.0-4.0		DWP (R/NR): TCE VIAP (R/NR): cis-1,2-DCE, TCE
		10.0-12.0		DWP (R/NR): cis-1,2-DCE, TCE, VC GSIP: cis-1,2-DCE SVII (R): TCE VIAP (R/NR): cis-1,2-DCE, TCE, VC
		12.0-14.0		DWP (R/NR): cis-1,2-DCE, TCE, VC GSIP: cis-1,2-DCE, TCE SVII (R/NR): TCE VSI (R): TCE VIAP (R/NR): cis-1,2-DCE, TCE, VC
		GP-4		2.0-4.0
8.0-10.0				DWP (R/NR): VC VIAP (R/NR): cis-1,2-DCE, VC
12.0-14.0				DWP (R/NR): cis-1,2-DCE, TCE GSIP: TCE SVII (R/NR): TCE VSI (R/NR): TCE VIAP (R/NR): cis-1,2-DCE, TCE
GP-5		10.0-12.0		DWP (R/NR): VC VIAP (R/NR): cis-1,2-DCE, VC
GP-6	12.0-14.0	DWP (R/NR): cis-1,2-DCE, TCE GSIP: cis-1,2-DCE SVII (R): cis-1,2-DCE SVII (R/NR): TCE VIAP (R/NR): cis-1,2-DCE, TCE		
	14.0-16.0	DWP (R/NR): cis-1,2-DCE, VC GSIP: VC VIAP (R/NR): cis-1,2-DCE, VC		
GP-7	4-18-2005	8.0-10.0		DWP (R/NR): TCE, VC SVII (R): TCE VIAP (R/NR): cis-1,2-DCE, TCE, VC
		12.0-14.0		DWP (R/NR): cis-1,2-DCE, TCE, VC SVII (R): TCE VIAP (R/NR): cis-1,2-DCE, TCE, VC
		18.0-20.0		DWP (R/NR): cis-1,2-DCE, VC GSIP: VC SVII (R): VC VIAP (R/NR): cis-1,2-DCE, TCE, VC
GP-8		10.0-12.0		DWP (R/NR): cis-1,2-DCE, TCE GSIP: TCE SVII (R/NR): TCE VSI (R/NR): TCE VIAP (R/NR): cis-1,2-DCE, TCE
		12.0-14.0		DWP (R/NR): cis-1,2-DCE, TCE GSIP: TCE SVII (R/NR): TCE VSI (R/NR): TCE VIAP (R/NR): cis-1,2-DCE, TCE

Sample Location	Date of Sample Collection	Sample Depth (feet bgs)	Analysis	Compounds Exceeding the Parts 201/213 Cleanup Criteria/RBSLs and Screening Levels
GP20-06		10.0-12.5		DWP (R/NR): VC VIAP (R/NR): cis-1,2-DCE, VC
GP22-06		10.0-12.5		DWP (R/NR): cis-1,2-DCE, TCE, VC VIAP (R/NR): cis-1,2-DCE, trans-1,2-DCE, TCE, VC
GP23-06	1-27-2006	12.5-15.0		VIAP (R/NR): cis-1,2-DCE
GP26-06	1-28-2006	12.5-15.0		DWP (R/NR): cis-1,2-DCE, TCE, VC VIAP (R/NR): cis-1,2-DCE, TCE, VC
GP26-06 (duplicate)		12.5-15.0		DWP (R/NR): cis-1,2-DCE, TCE, VC VIAP (R/NR): cis-1,2-DCE, TCE, VC
GP30-06		5.0-7.5		DWP (R/NR): TCE VIAP (R/NR): TCE

R: Residential

GSIP: Groundwater Surface Water Interface Protection DWP:

SVII: Soil Volatilization to Indoor Air Inhalation

VIAP: Volatilization to Indoor Air Pathway

DC: Direct Contact

TCE: Trichloroethylene

NR: Nonresidential

Drinking Water Protection

VSI: Ambient Air Volatile Soil Inhalation

Csat: Soil Saturation Concentration

DCE: Dichloroethylene

VC: Vinyl chloride

### Summary of Soil Gas Analytical Results (2006-2009)

Sample Location	Date of Sample Collection	Sample Depth (feet bgs)	Analysis	Compounds Exceeding the Screening Levels
VP-1S	10-17-2006	0.5-1.0	VOCs	VIAP (R/NR): cis-1,2-DCE, TCE
	1-27-2009			VIAP (R/NR): cis-1,2-DCE, TCE
VP-1D	10-17-2006	4.5-5.0		VIAP (R/NR): cis-1,2-DCE, TCE
	1-27-2009			VIAP (R/NR): cis-1,2-DCE, TCE
VP-2S	7-13-2006	0.5-1.0		VIAP (R/NR): cis-1,2-DCE, TCE
	10-17-2006			VIAP (R/NR): benzene, cis-1,2-DCE, PCE, TCE
VP-2D	7-13-2006	4.5-5.0		VIAP (R/NR): cis-1,2-DCE, TCE
	10-17-2006			VIAP (R/NR): cis-1,2-DCE, TCE
	1-27-2009			VIAP (R/NR): cis-1,2-DCE, TCE
				VIAP (R/NR): cis-1,2-DCE, TCE
VP-3S	10-17-2006	0.5-1.0		VIAP (R/NR): cis-1,2-DCE, TCE
VP-3D	10-17-2006	4.5-5.0		VIAP (R/NR): cis-1,2-DCE, TCE
	1-27-2009			VIAP (R/NR): cis-1,2-DCE, TCE
VP-4S	10-17-2006	0.5-1.0		VIAP (R/NR): chloroform, cis-1,2-DCE, TCE
	1-27-2009			VIAP (R/NR): cis-1,2-DCE, TCE
VP-4D	10-17-2006	4.5-5.0		VIAP (R/NR): cis-1,2-DCE, TCE
VP-5D	11-1-2006	0.5-1.0		VIAP (R/NR): TCE
VP-8D	7-10-2008	0.5-1.0		VIAP (R/NR): cis-1,2-DCE, TCE
MW-1	7-10-2008	6.0-16.0		VIAP (R/NR): TCE
				VIAP (R/NR): cis-1,2-DCE, TCE, VC
	1-27-2009		VIAP (R/NR): cis-1,2-DCE, TCE	

R: Residential

VIAP: Volatilization to Indoor Air Pathway

TCE: Trichloroethylene

NR: Nonresidential

DCE: dichloroethylene

PCE: Tetrachloroethylene





DRAFTER: LEE

APPROVED:

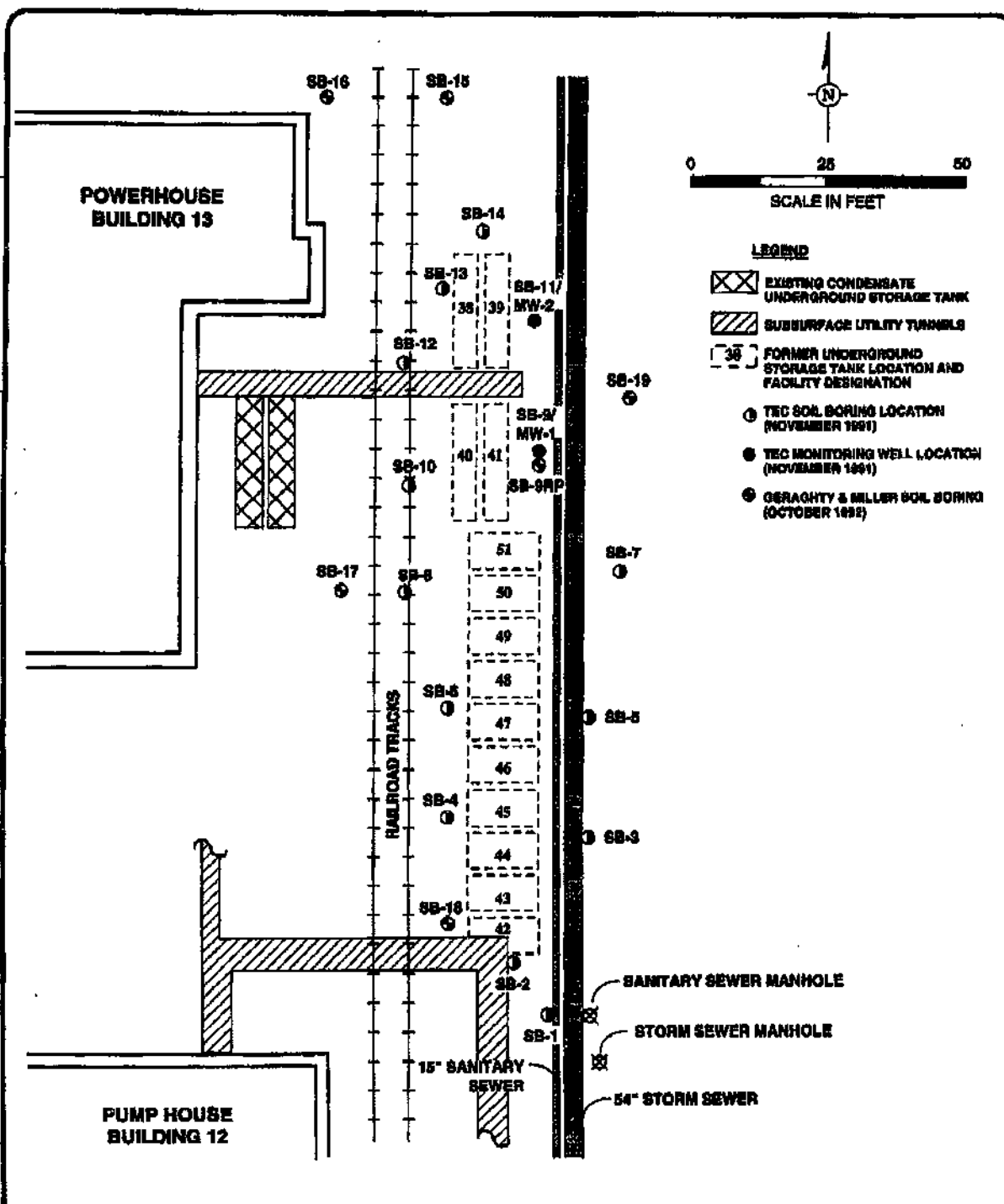
CHECKED: RP

DRAWING FIG. 2A

FILE NO.: 08APHICS

PN-GMPWERTINW0583

DWG DATE 25APR87



**SOIL BORING AND WELL LOCATION**

GENERAL MOTORS CORPORATION - POWERTRAIN DIVISION  
Warren Transmission Plant  
WARREN, MICHIGAN

**FIGURE**  
**3A**

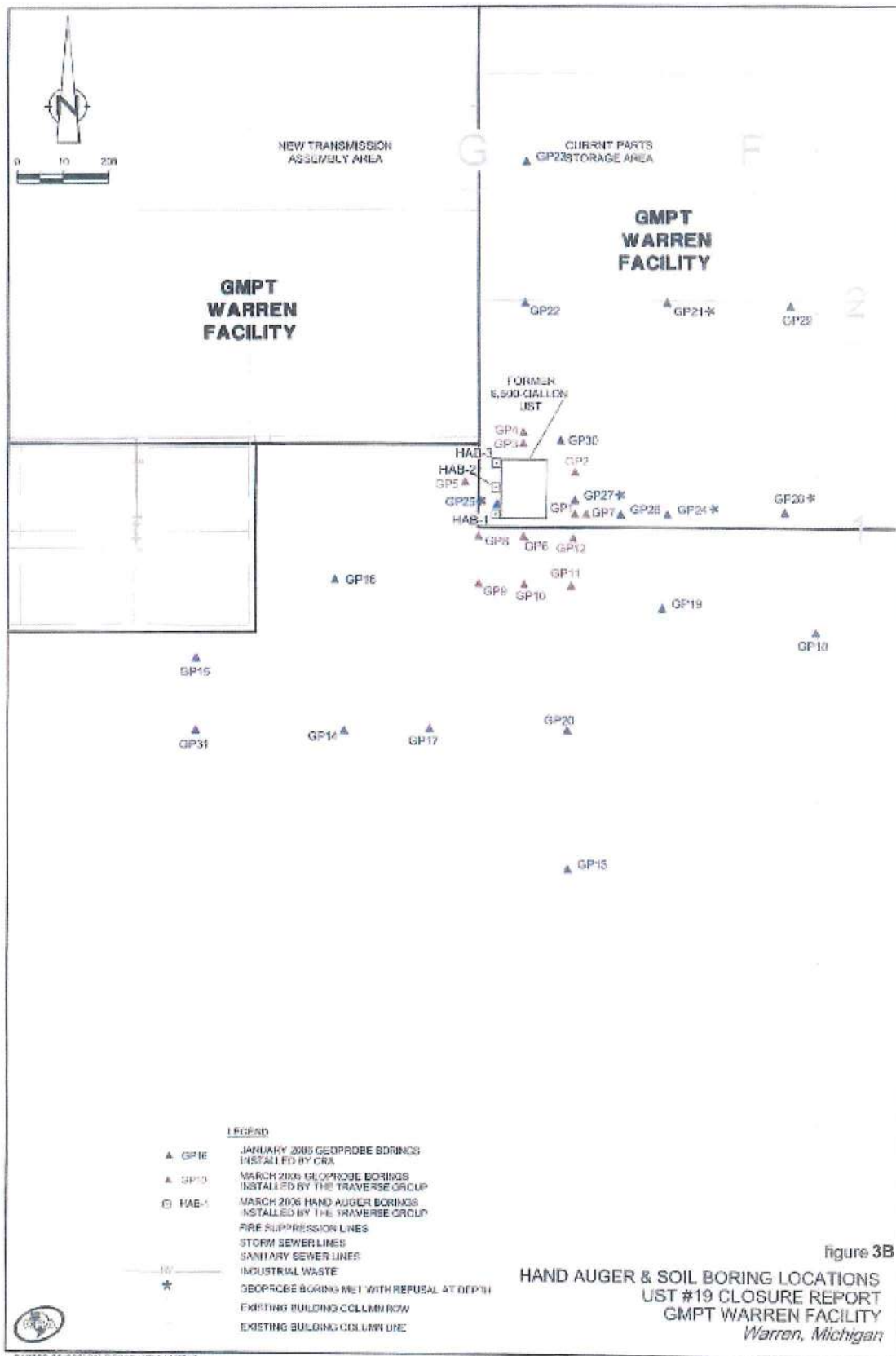
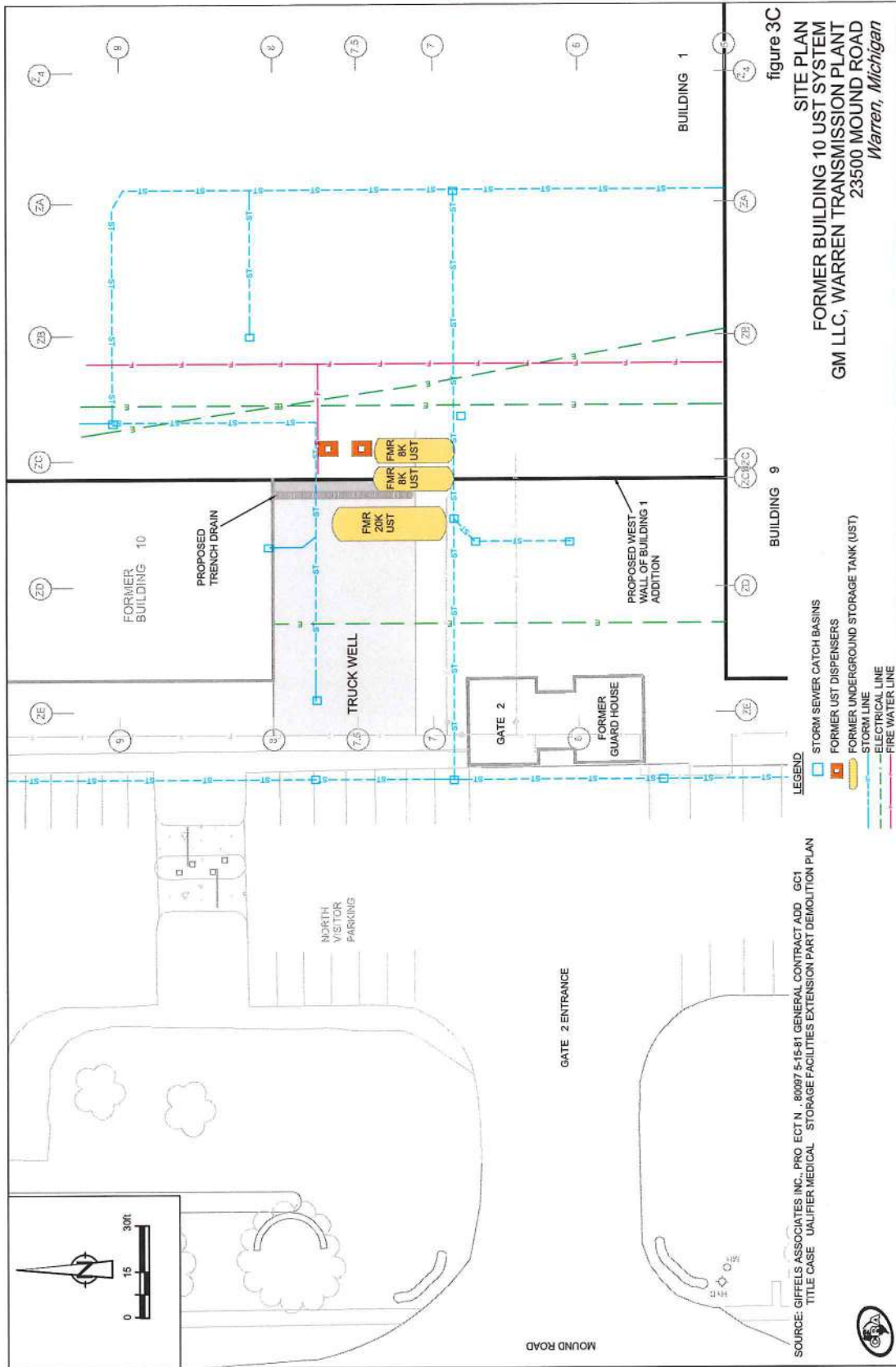


figure 3B



**Table 2**

**TIF Table**



Tax Incremental Revenue Capture Estimates for Former Warren Transmission Plant  
Warren, Michigan  
December 17, 2021

Plan Year	PA 198 Abatement Period																		
	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Estimated Taxable Value (TV) Increase Rate: 1.00%																			
Calendar Year	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Blue Taxable Value	\$ 9,577,543	\$ 9,577,543	\$ 9,577,543	\$ 9,577,543	\$ 9,577,543	\$ 9,577,543	\$ 9,577,543	\$ 9,577,543	\$ 9,577,543	\$ 9,577,543	\$ 9,577,543	\$ 9,577,543	\$ 9,577,543	\$ 9,577,543	\$ 9,577,543	\$ 9,577,543	\$ 9,577,543	\$ 9,577,543	\$ 9,577,543
Blue Taxable Value	\$ 9,577,543	\$ 9,577,543	\$ 9,577,543	\$ 9,577,543	\$ 9,577,543	\$ 9,577,543	\$ 9,577,543	\$ 9,577,543	\$ 9,577,543	\$ 9,577,543	\$ 9,577,543	\$ 9,577,543	\$ 9,577,543	\$ 9,577,543	\$ 9,577,543	\$ 9,577,543	\$ 9,577,543	\$ 9,577,543	\$ 9,577,543
Estimated New TV - Blue TV	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Incremental Difference (New TV - Blue TV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Capture																			
Warren Operating	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City Road Improvement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
EMS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Library	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sanitation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Police Operating	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fire Operating	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Police & Fire Operating	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Recreation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Macomb County Operating	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
MAC Int'l Sch Dist	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
MAC Operating	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Act 342 Pol/Fire	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Macomb Veterans	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Huron-Clinton Park	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SMART	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Captable Millage																			
Zoo Authority	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Art Institute	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
School Debt	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Non-Captable Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Tax Incremental Revenue (TR) Available for Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Footnotes:  
Assumes new taxable value based on proposed build out  
plus 1% annual inflation increases thereafter  
Assumes millage rate remains the same  
Assumes 2019 PA 198 Abatement without 6 mill SET



**Tax Incremental Revenue Estimates for Former Warren Transmission Plant**  
Warren, Michigan  
December 17, 2021

Estimated Taxable Value (TV) Increase Rate														TOTAL
Rate Year														
Calendar Year														
	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	
	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	
Base Taxable Value	\$ 9,577,543	\$ 9,577,543	\$ 9,577,543	\$ 9,577,543	\$ 9,577,543	\$ 9,577,543	\$ 9,577,543	\$ 9,577,543	\$ 9,577,543	\$ 9,577,543	\$ 9,577,543	\$ 9,577,543	\$ 9,577,543	
Estimated New TV	\$ 44,537,731	\$ 44,582,268	\$ 44,626,851	\$ 44,671,435	\$ 44,716,018	\$ 44,760,602	\$ 44,805,186	\$ 44,850,432	\$ 44,895,262	\$ 44,940,177	\$ 44,985,118	\$ 45,030,103	\$ 45,075,133	
Incremental Difference (New TV - Base TV)	\$ 34,960,188	\$ 35,004,725	\$ 35,049,308	\$ 35,093,895	\$ 35,138,466	\$ 35,183,022	\$ 35,227,639	\$ 35,272,889	\$ 35,317,758	\$ 35,362,634	\$ 35,407,575	\$ 35,452,500	\$ 35,497,530	
Millage Rate														
School Capture	6.0000													
State Education Tax (SET)	\$ 209,761	\$ 210,028	\$ 210,295	\$ 210,564	\$ 210,832	\$ 211,100	\$ 211,368	\$ 211,637	\$ 211,897	\$ 212,166	\$ 212,435	\$ 212,696	\$ 212,956	
School Operating Tax	\$ 555,774	\$ 556,533	\$ 557,293	\$ 558,053	\$ 558,813	\$ 559,572	\$ 560,339	\$ 561,103	\$ 561,867	\$ 562,632	\$ 563,398	\$ 564,165	\$ 564,932	
School Total	\$ 805,535	\$ 806,561	\$ 807,589	\$ 808,617	\$ 809,646	\$ 810,677	\$ 811,706	\$ 812,740	\$ 813,774	\$ 814,808	\$ 815,844	\$ 816,880	\$ 817,918	
Local Capture														
Warren Operating	\$ 250,735	\$ 250,735	\$ 250,735	\$ 250,735	\$ 250,735	\$ 250,735	\$ 250,735	\$ 250,735	\$ 250,735	\$ 250,735	\$ 250,735	\$ 250,735	\$ 250,735	
City Road Improvement	\$ 71,140	\$ 71,140	\$ 71,140	\$ 71,140	\$ 71,140	\$ 71,140	\$ 71,140	\$ 71,140	\$ 71,140	\$ 71,140	\$ 71,140	\$ 71,140	\$ 71,140	
EMS	\$ 9,841	\$ 9,841	\$ 9,841	\$ 9,841	\$ 9,841	\$ 9,841	\$ 9,841	\$ 9,841	\$ 9,841	\$ 9,841	\$ 9,841	\$ 9,841	\$ 9,841	
Library	\$ 37,442	\$ 37,442	\$ 37,442	\$ 37,442	\$ 37,442	\$ 37,442	\$ 37,442	\$ 37,442	\$ 37,442	\$ 37,442	\$ 37,442	\$ 37,442	\$ 37,442	
Sanitation	\$ 98,563	\$ 98,563	\$ 98,563	\$ 98,563	\$ 98,563	\$ 98,563	\$ 98,563	\$ 98,563	\$ 98,563	\$ 98,563	\$ 98,563	\$ 98,563	\$ 98,563	
Police Operating	\$ 32,995	\$ 32,995	\$ 32,995	\$ 32,995	\$ 32,995	\$ 32,995	\$ 32,995	\$ 32,995	\$ 32,995	\$ 32,995	\$ 32,995	\$ 32,995	\$ 32,995	
Fire Operating	\$ 32,995	\$ 32,995	\$ 32,995	\$ 32,995	\$ 32,995	\$ 32,995	\$ 32,995	\$ 32,995	\$ 32,995	\$ 32,995	\$ 32,995	\$ 32,995	\$ 32,995	
Police & Fire Operating	\$ 165,915	\$ 165,915	\$ 165,915	\$ 165,915	\$ 165,915	\$ 165,915	\$ 165,915	\$ 165,915	\$ 165,915	\$ 165,915	\$ 165,915	\$ 165,915	\$ 165,915	
Recreation	\$ 32,845	\$ 32,845	\$ 32,845	\$ 32,845	\$ 32,845	\$ 32,845	\$ 32,845	\$ 32,845	\$ 32,845	\$ 32,845	\$ 32,845	\$ 32,845	\$ 32,845	
Macomb County Operating	\$ 152,849	\$ 152,849	\$ 152,849	\$ 152,849	\$ 152,849	\$ 152,849	\$ 152,849	\$ 152,849	\$ 152,849	\$ 152,849	\$ 152,849	\$ 152,849	\$ 152,849	
MCC Operating	\$ 49,808	\$ 49,808	\$ 49,808	\$ 49,808	\$ 49,808	\$ 49,808	\$ 49,808	\$ 49,808	\$ 49,808	\$ 49,808	\$ 49,808	\$ 49,808	\$ 49,808	
MAC Int Sch Dist	\$ 183,771	\$ 183,771	\$ 183,771	\$ 183,771	\$ 183,771	\$ 183,771	\$ 183,771	\$ 183,771	\$ 183,771	\$ 183,771	\$ 183,771	\$ 183,771	\$ 183,771	
Act 485 Pol/Fire	\$ 174,270	\$ 174,270	\$ 174,270	\$ 174,270	\$ 174,270	\$ 174,270	\$ 174,270	\$ 174,270	\$ 174,270	\$ 174,270	\$ 174,270	\$ 174,270	\$ 174,270	
Macomb Veterans	\$ 2,907	\$ 2,907	\$ 2,907	\$ 2,907	\$ 2,907	\$ 2,907	\$ 2,907	\$ 2,907	\$ 2,907	\$ 2,907	\$ 2,907	\$ 2,907	\$ 2,907	
Huron-Clinton Park	\$ 7,343	\$ 7,343	\$ 7,343	\$ 7,343	\$ 7,343	\$ 7,343	\$ 7,343	\$ 7,343	\$ 7,343	\$ 7,343	\$ 7,343	\$ 7,343	\$ 7,343	
SMART	\$ 34,000	\$ 34,000	\$ 34,000	\$ 34,000	\$ 34,000	\$ 34,000	\$ 34,000	\$ 34,000	\$ 34,000	\$ 34,000	\$ 34,000	\$ 34,000	\$ 34,000	
Local Total	\$ 1,864,902	\$ 1,865,637	\$ 1,866,374	\$ 1,867,112	\$ 1,867,853	\$ 1,868,594	\$ 1,869,338	\$ 1,870,084	\$ 1,870,831	\$ 1,871,580	\$ 1,872,330	\$ 1,873,083	\$ 1,873,837	
Non-Capturable Millages														
Zoo Authority	\$ 3,346	\$ 3,346	\$ 3,346	\$ 3,346	\$ 3,346	\$ 3,346	\$ 3,346	\$ 3,346	\$ 3,346	\$ 3,346	\$ 3,346	\$ 3,346	\$ 3,346	
Art Institute	\$ 6,081	\$ 6,081	\$ 6,081	\$ 6,081	\$ 6,081	\$ 6,081	\$ 6,081	\$ 6,081	\$ 6,081	\$ 6,081	\$ 6,081	\$ 6,081	\$ 6,081	
School Debt	\$ 258,705	\$ 259,035	\$ 259,365	\$ 259,695	\$ 260,025	\$ 260,355	\$ 260,685	\$ 261,015	\$ 261,345	\$ 261,675	\$ 262,005	\$ 262,335	\$ 262,665	
Total Non-Capturable Taxes	\$ 268,732	\$ 269,474	\$ 269,817	\$ 270,160	\$ 270,499	\$ 270,838	\$ 271,177	\$ 271,516	\$ 271,855	\$ 272,194	\$ 272,533	\$ 272,872	\$ 273,203	

**Footnotes:**  
Assumes new taxable value based on proposed build out  
plus 1% annual inflation increases thereafter  
Assumes millage rate remains the same  
Assumes 1.5% PA 198 Amendment w/out 6 mill SET

**Tax Increment Financing Reimbursement Table**  
Former Warren Transmission Plant  
Warren, Michigan  
December 17, 2021

Developer Maximum Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	39.6%	\$ 10,084,240	\$ -	\$ 10,084,240
Local	60.4%	\$ 15,388,985	\$ 3,220,000	\$ 18,608,985
<b>TOTAL</b>		<b>\$ 25,473,225</b>	<b>\$ 3,220,000</b>	<b>\$ 28,693,225</b>
EGLE		\$ 7,399,750	\$ -	\$ 7,399,750
MSF		\$ 18,073,475	\$ -	\$ 18,073,475

Estimated Capture	\$ 46,097,560
Administrative Fees	\$ 4,609,756
State Revolving Fund	\$ 2,556,662
LBRF	\$ 9,305,023

Estimated Total  
Years of Plan: 30

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Total State Incremental Revenue	\$ -	\$ -	\$ -	\$ -	\$ 260,611	\$ 498,024	\$ 498,024	\$ 498,024	\$ 498,024	\$ 500,577	\$ 501,216	\$ 501,857	\$ 502,498	\$ 503,139	\$ 503,781	\$ 800,419
State Brownfield Revolving Fund (50% of SET)	\$ -	\$ -	\$ -	\$ -	\$ (53,842)	\$ (102,892)	\$ (103,024)	\$ (103,156)	\$ (103,288)	\$ (103,420)	\$ (103,552)	\$ (103,684)	\$ (103,816)	\$ (103,948)	\$ (104,080)	\$ (104,214)
State TIR Available for Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ 206,768	\$ 395,132	\$ 395,000	\$ 394,868	\$ 394,736	\$ 397,157	\$ 397,665	\$ 398,173	\$ 398,681	\$ 399,190	\$ 399,700	\$ 696,205
Total Local Incremental Revenue	\$ -	\$ -	\$ -	\$ -	\$ 340,579	\$ 668,042	\$ 668,042	\$ 668,042	\$ 668,042	\$ 671,466	\$ 672,394	\$ 673,322	\$ 674,250	\$ 675,178	\$ 676,106	\$ 1,353,253
BRA Administrative Fee (10%)	\$ -	\$ -	\$ -	\$ -	\$ (61,019)	\$ (116,458)	\$ (116,607)	\$ (116,756)	\$ (116,905)	\$ (117,055)	\$ (117,204)	\$ (117,354)	\$ (117,504)	\$ (117,654)	\$ (117,804)	\$ (215,367)
Local TIR Available for Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ 288,560	\$ 551,485	\$ 551,435	\$ 551,286	\$ 551,137	\$ 554,411	\$ 555,190	\$ 555,978	\$ 556,766	\$ 557,554	\$ 558,342	\$ 1,137,886
Total State & Local TIR Available	\$ -	\$ -	\$ -	\$ -	\$ 495,328	\$ 946,568	\$ 946,568	\$ 946,568	\$ 946,568	\$ 951,418	\$ 952,634	\$ 953,851	\$ 955,069	\$ 956,289	\$ 957,509	\$ 1,834,091

<b>DEVELOPER</b>																
DEVELOPER Reimbursement Balance	\$ 28,693,225	\$ 25,473,225	\$ 25,473,225	\$ 25,473,225	\$ 25,473,225	\$ 25,473,225	\$ 25,473,225	\$ 25,473,225	\$ 25,473,225	\$ 25,473,225	\$ 25,473,225	\$ 25,473,225	\$ 25,473,225	\$ 25,473,225	\$ 25,473,225	\$ 25,473,225
MSF Non-Environmental Costs	\$ 18,073,475	\$ 18,073,475	\$ 18,073,475	\$ 18,073,475	\$ 18,073,475	\$ 18,073,475	\$ 18,073,475	\$ 18,073,475	\$ 18,073,475	\$ 18,073,475	\$ 18,073,475	\$ 18,073,475	\$ 18,073,475	\$ 18,073,475	\$ 18,073,475	\$ 18,073,475
State Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total MSF Reimbursement Balance	\$ 18,073,475	\$ 18,073,475	\$ 18,073,475	\$ 18,073,475	\$ 18,073,475	\$ 18,073,475	\$ 18,073,475	\$ 18,073,475	\$ 18,073,475	\$ 18,073,475	\$ 18,073,475	\$ 18,073,475	\$ 18,073,475	\$ 18,073,475	\$ 18,073,475	\$ 18,073,475
EGLE Environmental Costs	\$ 7,399,750	\$ 7,399,750	\$ 7,399,750	\$ 7,399,750	\$ 7,399,750	\$ 7,399,750	\$ 7,399,750	\$ 7,399,750	\$ 7,399,750	\$ 7,399,750	\$ 7,399,750	\$ 7,399,750	\$ 7,399,750	\$ 7,399,750	\$ 7,399,750	\$ 7,399,750
State Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total EGLE Reimbursement Balance	\$ 7,399,750	\$ 7,399,750	\$ 7,399,750	\$ 7,399,750	\$ 7,399,750	\$ 7,399,750	\$ 7,399,750	\$ 7,399,750	\$ 7,399,750	\$ 7,399,750	\$ 7,399,750	\$ 7,399,750	\$ 7,399,750	\$ 7,399,750	\$ 7,399,750	\$ 7,399,750
Local Only Costs	\$ 3,220,000	\$ 3,220,000	\$ 3,220,000	\$ 3,220,000	\$ 3,220,000	\$ 3,220,000	\$ 3,220,000	\$ 3,220,000	\$ 3,220,000	\$ 3,220,000	\$ 3,220,000	\$ 3,220,000	\$ 3,220,000	\$ 3,220,000	\$ 3,220,000	\$ 3,220,000
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Local Only Reimbursement Balance	\$ 3,220,000	\$ 3,220,000	\$ 3,220,000	\$ 3,220,000	\$ 3,220,000	\$ 3,220,000	\$ 3,220,000	\$ 3,220,000	\$ 3,220,000	\$ 3,220,000	\$ 3,220,000	\$ 3,220,000	\$ 3,220,000	\$ 3,220,000	\$ 3,220,000	\$ 3,220,000
Total Annual Developer Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ 495,328	\$ 946,568	\$ 946,568	\$ 946,568	\$ 946,568	\$ 951,418	\$ 952,634	\$ 953,851	\$ 955,069	\$ 956,289	\$ 957,509	\$ 1,834,091

<b>LOCAL BROWNFIELD REVOLVING FUND</b>																
LBRF Deposits *	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total LBRF Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

\* up to two years of capture for LBRF deposits are eligible activities are reimbursed. May be taken from EGLE & Local TIR only.

**Footnotes:**  
(1) Assumes taxable value increases based on proposed build out, plus 1% annual increases for inflation thereafter. 2022 is the first year of TIF Capture and reimbursements are shown with year delay to reflect true cash flow.  
(2) Assumes Village Rates remain constant.  
(3) Assumes 12yr PA 198 w/out 6 mill SET abatement.



Tax Increment Financing Reimbursement Table  
Former Warren Transmission Plant  
Warren, Michigan  
December 17, 2021

	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	TOTAL
Total State Incremental Revenue	\$ 801,441	\$ 802,463	\$ 803,486	\$ 804,510	\$ 805,535	\$ 806,561	\$ 807,589	\$ 808,617	\$ 809,646	\$ 810,677	\$ 811,708	\$ 812,740	\$ 813,774	\$ 814,808	\$ 17,880,963
State Brownfield Revolving Fund (50% of SET)	\$ (104,347)	\$ (104,481)	\$ (104,614)	\$ (104,747)	\$ (104,881)	\$ (105,014)	\$ (105,148)	\$ (105,282)	\$ (105,416)	\$ (105,550)	\$ (105,684)	\$ (105,819)	\$ (105,954)	\$ (106,088)	\$ (2,556,662)
State TIR Available for Reimbursement	\$ 697,093	\$ 697,982	\$ 698,872	\$ 699,763	\$ 700,655	\$ 701,547	\$ 702,441	\$ 703,335	\$ 704,230	\$ 705,127	\$ 706,024	\$ 706,922	\$ 707,820	\$ 708,718	\$ 15,324,301
Total Local Incremental Revenue	\$ 1,354,979	\$ 1,356,707	\$ 1,358,437	\$ 1,360,169	\$ 1,361,902	\$ 1,363,637	\$ 1,365,374	\$ 1,367,112	\$ 1,368,853	\$ 1,370,594	\$ 1,372,338	\$ 1,374,084	\$ 1,375,831	\$ 1,377,580	\$ 28,216,597
BGA Administrative Fee (30%)	\$ (215,642)	\$ (215,917)	\$ (216,192)	\$ (216,468)	\$ (216,744)	\$ (217,020)	\$ (217,296)	\$ (217,573)	\$ (217,850)	\$ (218,127)	\$ (218,405)	\$ (218,682)	\$ (218,960)	\$ (219,239)	\$ (4,699,756)
Local TIR Available for Reimbursement	\$ 1,139,337	\$ 1,140,790	\$ 1,142,245	\$ 1,143,701	\$ 1,145,158	\$ 1,146,617	\$ 1,148,078	\$ 1,149,539	\$ 1,151,003	\$ 1,152,467	\$ 1,153,934	\$ 1,155,401	\$ 1,156,870	\$ 1,158,341	\$ 23,606,841
Total State & Local TIR Available	\$ 1,836,430	\$ 1,838,773	\$ 1,841,117	\$ 1,843,464	\$ 1,845,813	\$ 1,848,164	\$ 1,850,518	\$ 1,852,874	\$ 1,855,233	\$ 1,857,594	\$ 1,859,957	\$ 1,862,323	\$ 1,864,684	\$ 1,867,044	\$ 38,931,142
<b>DEVELOPER</b>															
DEVELOPER Reimbursement Balance	\$ 12,678,137	\$ 10,841,706	\$ 9,002,934	\$ 7,161,817	\$ 5,316,353	\$ 3,472,540	\$ 1,624,375	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>MSF</b>															
MSF Non-Environmental Costs	\$ 8,995,249	\$ 7,692,285	\$ 6,387,660	\$ 5,081,371	\$ 3,773,418	\$ 2,463,797	\$ 1,152,509	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Reimbursement	\$ 494,594	\$ 495,224	\$ 495,856	\$ 496,488	\$ 497,121	\$ 497,754	\$ 498,387	\$ 499,020	\$ 499,653	\$ 500,286	\$ 500,919	\$ 501,552	\$ 502,185	\$ 502,818	\$ 7,154,856
Local Tax Reimbursement	\$ 808,370	\$ 809,401	\$ 810,433	\$ 811,466	\$ 812,500	\$ 813,535	\$ 814,570	\$ 815,605	\$ 816,640	\$ 817,675	\$ 818,710	\$ 819,745	\$ 820,780	\$ 821,815	\$ 10,918,619
Total MSF Reimbursement Balance	\$ 7,692,285	\$ 6,387,660	\$ 5,081,371	\$ 3,773,418	\$ 2,463,797	\$ 1,152,509	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>EGLE</b>															
EGLE Environmental Costs	\$ 3,682,888	\$ 3,149,421	\$ 2,615,274	\$ 2,080,445	\$ 1,544,935	\$ 1,008,743	\$ 471,867	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Reimbursement	\$ 202,499	\$ 202,758	\$ 203,018	\$ 203,275	\$ 203,534	\$ 203,793	\$ 204,052	\$ 204,311	\$ 204,570	\$ 204,829	\$ 205,088	\$ 205,347	\$ 205,606	\$ 205,865	\$ 2,929,384
Local Tax Reimbursement	\$ 330,968	\$ 331,390	\$ 331,812	\$ 332,235	\$ 332,658	\$ 333,082	\$ 333,505	\$ 333,928	\$ 334,351	\$ 334,774	\$ 335,197	\$ 335,620	\$ 336,043	\$ 336,466	\$ 4,470,366
Total EGLE Reimbursement Balance	\$ 3,149,421	\$ 2,615,274	\$ 2,080,445	\$ 1,544,935	\$ 1,008,743	\$ 471,867	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Only Costs	\$ 3,220,000	\$ 3,220,000	\$ 3,220,000	\$ 3,220,000	\$ 3,220,000	\$ 3,220,000	\$ 3,220,000	\$ 3,079,699	\$ 1,930,160	\$ 779,157	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Local Only Reimbursement Balance	\$ 3,220,000	\$ 3,220,000	\$ 3,220,000	\$ 3,220,000	\$ 3,220,000	\$ 3,220,000	\$ 3,079,699	\$ 1,930,160	\$ 779,157	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Annual Developer Reimbursement	\$ 1,836,430	\$ 1,838,773	\$ 1,841,117	\$ 1,843,464	\$ 1,845,813	\$ 1,848,164	\$ 1,764,676	\$ 1,149,539	\$ 1,151,003	\$ 779,157	\$ -	\$ -	\$ -	\$ -	\$ -
<b>LOCAL BROWNFIELD REVOLVING FUND</b>															
LBFR Deposits *	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total LBFR Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

\*Up to five years of capture for LBFR deposit activities are reimbursed. May be taken from E only.

**Footnotes:**

- (1) Assumes taxable value increases based on f plus 1% annual increases for inflation thereafter year of TIF Capture and reimbursements are at delay to reflect true cash flow.
- (2) Assumes Millage Rates remain constant.
- (3) Assumes 12yr PA 198 w/out 6 mill SET abut

## **Attachment B**

### **Development and Reimbursement Agreement**

## **DEVELOPMENT AND REIMBURSEMENT AGREEMENT**

**THIS DEVELOPMENT AND REIMBURSEMENT AGREEMENT** (the "Agreement") dated March 28, 2022, is entered into between the **CITY OF WARREN BROWNFIELD REDEVELOPMENT AUTHORITY**, an authority established pursuant to Act 381 of Public Acts of 1996, as amended, whose address is One City Square, Warren, Michigan 48093 (the "Authority"), and **NP MOUND ROAD INDUSTRIAL, LLC**, a Delaware limited liability company, with a registered address of 4825 NW 41<sup>st</sup> Street, Suite 500, Riverside Missouri 64150 (the "Developer").

### **RECITALS**

A. The Authority was created by the City of Warren (the "City") pursuant to the Brownfield Redevelopment Financing Act, Act 381 of the Public Acts of Michigan of 1996, as amended, MCL 125.2651 et seq., (the "Act 381").

B. The Developer plans to redevelop the former General Motors Warren Transmission Plant located at 23500 Mound Road, which is legally described in the attached **Exhibit A** (the "Property"). Drawings/maps of the Property are collectively attached in **Exhibit B (B1- B3)**. The Property is included in the Plan as a "facility" and an "eligible property" due to the presence of certain hazardous substances on portions of the Property as described in the Plan, and is therefore commonly referred to as a "brownfield" under the Act.

C. The Developer plans to demolish the existing building and construct three new buildings on the Property that will contain approximately 1.4 million square feet of light-assembly/industrial space (the "Project"). The Project will involve department specific activities, lead and asbestos abatement, demolition, site preparation, infrastructure improvements, a 15% contingency and brownfield plan/work plan preparation, development and implementation, and new construction (the "Improvements"). The Project will also result in a long-term increase to the tax revenue generated from the Property and will otherwise enhance the economic vitality and quality of life in the City. Developer's estimated overall capital investment in the Improvements is over \$180,000,000.

D. In order to make the Improvements on the Property, the Developer has incurred and will incur Eligible Costs, which may include, but are not limited to, costs associated with department specific activities, lead and asbestos abatement, demolition, site preparation, infrastructure improvements, a 15% contingency and brownfield plan/work plan preparation, development and implementation, all of which will also require the services of various contractors, engineers, environmental consultants, attorneys and other professionals. The Eligible Costs, including contingencies, are estimated to be \$28,693,225.

E. The Act permits the Authority to reimburse the Developer for the cost of Eligible Activities on Eligible Property using Tax Increment Revenues generated by the redevelopment of the Property, according to a Brownfield Plan approved by the legislative body of the City.

F. In accordance with Act 381, Developer submitted an application and Brownfield Plan (the "Plan") for the use of property tax revenues that are generated from an increase in the taxable value of the Property resulting from its development (the "Tax Increment Revenues") to be reimbursed to the Developer for Eligible Costs it incurs in connection with the Project, up to \$28,693,225.

G. Subject to the Michigan Department of Environment, Great Lakes and Energy ("EGLE") or the Michigan Strategic Fund ("MSF") approval of an Act 381 Work Plan (the "Work Plan") for each agency's respective eligible activities, with respect to the state education tax and taxes levied for school operating purposes (the "School Taxes"), unless otherwise authorized, Act 381 permits the Authority to capture and use the School Tax revenues generated from the incremental increase in property value of a redeveloped brownfield site constituting an "eligible property" under Act 381 to pay or to reimburse the payment of costs and expenses of conducting activities that meet the requirements under Act 381 of "eligible activities" (hereinafter "Eligible Costs"), as approved in the Plan and Act 381 Work Plan.

H. Act 381 permits the Authority to capture and use the property tax revenues generated (other than School Taxes (unless otherwise provided by the Act or approved by EGLE or MSF), known as "Local Taxes") from the incremental increase in property value of a redeveloped brownfield site constituting an "eligible property" under Act 381 to pay or to reimburse the payment of Eligible Costs up to the Eligible Amount, as defined in section 3.

I. On January 25, 2022, the Warren City Council approved the Plan of Developer, which provides for a maximum reimbursement to Developer for the Eligible Costs described below, up to \$28,693,225 of Tax Increment Revenues, with the actual amount subject to reduction based upon unexpended activity or contingency costs, unapproved School Taxes or other Eligible Costs denied by the State of Michigan (such amount with the reductions is referred to as the "Eligible Amount," as further defined in section 3. The Eligible Amount will be paid to Developer with Tax Increment Revenues attributed to the incremental increase in the Property's taxable value.

J. The Authority has incurred and anticipates that it will incur certain eligible administrative expenses associated with the Plan and this Agreement (the "Administrative Costs"), and for which it seeks reimbursement from Local Taxes of up to 10% of the annual Tax Increment Revenues.

K. Act 381 provides that, during the capture period up to the first 25 years, if the Developer is reimbursed for Eligible Costs attributable to school tax increments, that 50% of the mills of the state education tax levy (the "SET") is required to be paid to the Michigan Department of Treasury ("Treasury") for deposit in the state brownfield redevelopment fund (the "SBRF").

L. Following reimbursement of all amounts due the Developer and all amounts payable to the Authority as Administrative Costs from applicable Tax Increment Revenues and, if applicable, payment to Treasury of the SET for deposit in the SBRF, additional tax increment revenues will be deposited into the local brownfield revolving fund ("LBRF"), subject to this Agreement; provided, however, that pursuant to Section 13(5) of Act 381, such



deposits shall be made only for a maximum of 5 years after the time that capture is required to pay the Eligible Costs and Work Plan related Eligible Costs.

**M.** The parties are entering into this Agreement to establish the requirements and procedures for such reimbursement and funding under Act 381.

## **TERMS AND CONDITIONS**

Therefore, in consideration of the promises of the parties as provided in this Agreement, the parties agree as follows:

**1. Capture of Taxes.** During the Term (defined below) of this Agreement, the Authority shall capture from ad valorem and specific Tax Increment Revenues as defined and permitted under Act 381 from the Property and use those Tax Increment Revenues as provided in this Agreement and the Plan. In accordance with Act 381 and subject to the terms of this Agreement, the parties desire to use a portion of the incremental property tax revenues that are generated from an increase in the taxable value of the real and personal property resulting from the redevelopment of the Property to which the Authority is entitled to receive (the "Tax Increment Revenues") to reimburse the Developer for the Eligible Costs up to the Eligible Amount, to pay the Authority for Administrative Costs, to pay Treasury the SET and to fund a LBRF pursuant to Act 381, up to the Eligible Amount.

**2. Plan.** Developer agrees this Agreement is subject to completion of the Project and Improvements described in: (a) the Plan, as approved by the City on January 25, 2022, a copy of such Plan is attached as **Exhibit C**, and is incorporated by reference and made a part of this Agreement; and (b) the Site Plan corresponding to the Improvements, approved by the City Planning Commission, in accordance with City ordinances, and any amendments thereto, shall be incorporated into this Agreement upon such approval or adoption. In the event of a direct conflict between a provision of the Plan or Site Plan and this Agreement, the term or condition of this Agreement will control. The defined terms in Act 381 will apply to this Agreement. It is understood that Act 381 may not be relied upon to increase the Eligible Costs or Eligible Amount or the duration of the Plan, or to the change the Tax Increment Revenues ("TIR") sharing ratio percentage of the TIR payment to be issued to Developer, as provided in Section 5h, unless a Plan amendment is approved by the Authority and City.

**3. Submission of Costs.** For those Eligible Costs for which the Developer seeks reimbursement from the Authority, after completion of the Project, the Developer shall submit to the Authority, in written form:

(a) a written statement detailing the costs incurred that are asserted to be Eligible Costs;

(b) a written explanation as to why they are Eligible Costs;

(c) for those costs which have been approved by EGLE or MSF for reimbursement by captured School Taxes, if any, references to any applicable portions of the

Plan and/or Act 381 Work Plan as approved by EGLE and/or MSF as expenses eligible for payment from School Taxes;

(d) copies of invoices from contractors, engineers or others who provided such services, or, for the Developer's personnel for whose services reimbursement is being sought, detailed time records showing the work performed by such individuals; and

(e) any other information which may be reasonably required by EGLE and MSF or by the Authority or their respective auditors.

It is agreed the total reimbursement of Eligible Costs, including contingencies, which are to be reimbursed by the Authority to Developer will not exceed the Eligible Amount, as defined in this section, up to the maximum of \$28,693,225. All costs shall be submitted by no later than four (4) years after the Plan approval date. No other costs will be approved after December 31, 2026, except for good cause shown to the Authority. The Eligible Amount, as used in this Agreement, means the actual costs incurred, and will not include unexpended amounts, unexpended contingencies, unapproved School Tax capture, or Eligible Costs denied by the State of Michigan. It is understood interest shall not be paid to Developer on any TIR payment.

Notwithstanding anything in this Agreement to the contrary, if the proposed use of Tax Increment Revenues derived from School Taxes on the Property is not permitted by law or is denied in whole or in part by EGLE or MSF, the Authority will approve the use of a combination of Tax Increment Revenues derived from Local Taxes on the Property and the approved portion of School Taxes, if any, to make reimbursement payments under this Agreement. The Authority will extend the collection duration of the Local Taxes portion of Tax Increment Revenues for reimbursement of Eligible Activities to offset any reduction of available School Taxes made by the EGLE or MSF, if necessary, and if so, to the extent allowed and in accordance with applicable local or state law, and are in the Plan.

**4. Verification of Eligible Costs.** The Authority will review and verify the submitted Eligible Costs and, upon verification, within sixty (60) days of receipt of the same, will approve them. Developer will cooperate and submit any additional records or information reasonably requested by the Authority to complete its review, and will make the Property accessible upon reasonable prior written notice for an on-site inspection by the Authority as needed to verify compliance with the Plan. The Authority's administrative Director or Controller shall identify in writing or by electronic message to Developer at its addresses in Section 15, any costs deemed ineligible for reimbursement and the basis for the determination. The Developer or Owner shall have 45 days to provide supplemental information or documents to support the eligibility of the cost. Within 30 days thereafter, the Authority will make the final decision on the disputed cost, and the Developer may appeal the Authority's decision in accordance with the law. Only costs verified and approved by the Authority will be Eligible Costs under this Agreement.

## **5. Payments.**

(a) The Tax Increment Revenues allowed under this Agreement and received by the Authority shall be paid annually by check payable to NP Mound Road Industrial, LLC,

and sent by certified or first-class mail to the address set forth in Section 15. No payment shall be made until completion of the Project, except that prior, to completion, demolition and demolition related activity costs (e.g. hazardous materials abatement, demolition of building and improvements, related consulting and engineering and rough grading of building pad, etc.) may be reimbursed upon submission of costs, the approved permit, and satisfactory completion of the demolition and site clearance. Thereafter, pre-completion reimbursements of TIR may be allowed with prior approval of the Authority for good cause shown.

(b) Any change in recipient or address must be submitted in writing to the Authority's Director, and signed by Developer, as described herein to reimburse them in annual increments for Eligible Costs ("TIR Payment"), commencing with the first full tax payment following completion of the Project. A written notice of Project completion will be provided to the Authority prior to or in conjunction with the initial submission of costs and request for payment, and a copy of the determination from the EGLE and MSF on whether School Taxes have been approved for capture, if any, must be submitted prior to or in conjunction with the initial submission of costs.

(c) After Project completion, the Authority will issue payments no later than the April 30 following Developer's full payment of summer and winter taxes levied the previous year, unless reasonable extensions are necessary by the Authority's inability or refusal to approve such payment, in which case notice of such inability will be provided to Developer by the City and/or the Authority or its staff. If in the case of the Authority's inability or refusal to approve such payment, all TIR collected from the Project shall be set aside by the Authority pending resolution and escrowed by the City's Controller for Developer's benefit until said inability or refusal to approve such payment is rectified.

(d) Payments will be made according to section 5a above, unless notice of a new address is provided to the Authority in accordance with Section 15 and Section 5(b). The check may be personally delivered, upon signed receipt of a representative identified in writing by Developer, and upon evidence of identification.

(e) For each year of TIR collection under this Agreement, prior to payment of the TIR Payments hereunder, the Authority shall be entitled to retain an amount equal to Ten Percent (10%) of the annual Tax Increment Revenues for Administrative Costs of the Authority to reimburse it for its costs. If the capture of School Tax Increment Revenues is approved by either the EGLE and/or MSF, an amount equal to 50% of the SET realized from the improvements for up to the statutory maximum period of 25 years during the period Developer is reimbursed for Eligible Costs (the "Treasury Amount") shall be withheld from the Tax Increment Revenues, and paid to the Treasury for deposit in the SBRF. After retention of the 10% Authority Administrative Costs and payment of the Treasury Amount, the remainder of the Tax Increment Revenues shall be used to reimburse the Developer.

(f) The Authority shall have no obligation to reimburse the Developer for Eligible Costs or any other costs from Tax Increment Revenues captured and received by the Authority after the earlier of: (i) payment to Developer the final Eligible Amount in full; or (ii) the 30 years following beginning of capture of Tax Increment Revenues under the Plan. It is

understood that no interest shall be included in any Tax Increment Revenues reimbursed to Developer or otherwise owed to Developer by the Authority or the City, notwithstanding anything allowed by law or stated in the Plan.

(g) Unless it disputes whether such costs are Eligible Costs or the accuracy of such costs, the Authority shall, after approval of the Authority Board as provided in Section 4, pay to the Developer amounts for which submissions have been made pursuant to this Agreement by the date and to the party identified according to Section 5 hereof, provided Tax Increment Revenues have been received from which the submission may be wholly or partially paid, according to the Plan, up to the Eligible Amount for a time period of TIR collection not to exceed 30 years in length as allowed under Act 381. It is understood that no payment will be made if the Developer has received written notice of a material default in a term of this Agreement and such default has not been cured in accordance with terms of Section 6. All taxes and water charges must be fully paid when due. It is further understood that the Authority is not obligated to reimburse the Developer for any approved Eligible Costs during any period of time that either Developer is delinquent in the payment of real or personal property taxes, water charges or special assessments imposed on the Property. If sufficient Tax Increment Revenues attributable to the Property are not available at the time a submission of costs and request for reimbursement is approved and payment is due, the approved amount shall be paid from Tax Increment Revenues attributable to the Property that are next received by the Authority and are not otherwise allowed to be used for purposes permitted by Section 5e, above, until such arrearage is paid. If the failure to collect and pay TIR to Developer is not the result of a default by Developer, the TIR collection limitation shall automatically extend such additional periods of time to make Developer whole from any such insufficiency, to the extent allowed by local or state law, or the Plan.

(h) If there are insufficient funds from the Tax Increment Revenues captured to pay all the Eligible Costs, the Authority, City, or any other taxing jurisdiction is not required to reimburse Developer from any other source. However, the Authority will make additional payments toward the Developer's remaining unreimbursed Eligible Costs in accordance with the Agreement as Tax Increment Revenues become available hereunder to the extent permitted by the Act.

(i) It is understood the tables in the Plan are based upon estimates only, and assumes the approval of an Industrial Facilities Tax Exemption by the City. The parties agree nothing in the Plan will be construed to create an expectation of approval of the IFT or of payment of TIR in the amounts stated in such tables.

**6. Termination.** This Agreement may be terminated if Developer fails to fulfill a material obligation under this Agreement after being provided written notice of said failure from the City's Director of Community, Economic and Downtown Development ("Director"). Developer shall be given a reasonable period of time, but no less than thirty (30) days, to investigate the alleged failure and either refute the alleged failure or provide a plan to mitigate any such failure and cure the default. If the default is of such a nature that it cannot be cured within 30 days, Developer will, within the 30 days of the notice of default, provide notice to the Director of the measure that will be taken to cure the default, and will diligently proceed to cure

the default within at least 30 days thereafter, unless extended for good cause. If the Developer fails to mitigate the default in accordance with the mutually agreed upon plan and within the mutually agreed period, the Director may commence proceedings to terminate the Plan. Prior to such action, however, the Developer shall be given an opportunity to meet with the Director, Authority and/or City Council to discuss resolving the default before formal actions are commenced to revoke the Plan. In addition to its remedies under this section, City reserves all rights to enforce its codes and applicable regulations.

Upon termination, the Plan will be abolished, and no further payments will be reimbursed to the Developer. The parties reserve all of their rights by law. Material obligations, under this Section, are defined to include: (a) the failure to pay taxes; (b) failure to complete the Project in substantially the same form as approved by the Authority and City; (c) failure to comply with Section 9 of this Agreement; or (d) failure to cure at least three non-material violations, after being provided written notice to Developer and provided an opportunity to cure as outlined above.

#### **7. Adjustments.**

(a) If, prior to the termination of this Agreement, due to an appeal of any tax assessment or reassessment of any portion of the Property or for any other reason the Authority is required to reimburse any Tax Increment Revenues to the City or any other tax levying unit of government, the Authority may deduct the amount of any such reimbursement, including interest and penalties assessed by the Michigan Tax Tribunal, from any future amounts due and owing the Developer. However, in any case other than an appeal of any tax assessment or reassessment of any portion of the Property, the term for repayment may be extended to accommodate any necessary extension to repay any outstanding balance owed to Developer under this Agreement so long as the term does not exceed the thirty (30) year TIR collection duration allowed under Act 381, which shall not be unreasonably conditioned or denied by the City and Authority. In any such case, the Authority shall reimburse Developer any such loss of Tax Increment Revenues previously paid to Developer through the capture of tax increment revenue from the remaining taxing jurisdictions and any repayment period shall be extended until Developer has been reimbursed in full up to the Eligible Amount.

(b) If all amounts due under this Agreement have been fully paid or the Authority is no longer obligated to make any further payments to the Developer, this Agreement will terminate, subject to any other rights or obligations in this Agreement.

**8. Development.** The Developer shall perform all activities and develop the Property in substantial accordance with the Plan. This is a material term of the Agreement. Developer shall use its best efforts to develop the Project in accordance with the Plan, and the Project shall remain in operation upon the Property for the duration of the Brownfield Plan. The Property must be maintained in clean condition. All construction activity shall comply with building codes and ordinances. Should any construction activity create a nuisance or condition that is detrimentally affecting the surrounding area, Developer will cooperate with the City to eliminate the nuisance or condition. All terms of his paragraph are deemed to be material.

**9. Compliance with Laws; Restrictions.** Developer will ensure that all activities, development, occupancy and use of and upon the Property shall comply with all applicable laws, regulations and codes, and local ordinances and Site Plan conditions. In addition, the Property shall not be used for the growth, cultivation, distribution, or processing of marihuana, including marijuana.

**10. Reporting.** The Developer shall submit a written report in a form provided by the Authority to the Authority following the Project's completion indicating as of that date the number of new jobs located at the Project, if any, and the total Eligible Costs incurred.

**11. Environmental Certification/Indemnification.** The Developer, for itself, its members, managers, officers, directors, affiliates or subsidiaries, successors, transferees or contractors, holds harmless and agrees to indemnify the City, the Authority, the City of Warren Downtown Development Authority, and their officers, employees, members, committees and commissions, for and from any liability, demands, cause of action, claim or suit, for any injury or damage or violation of law or regulation, relating to or arising out of any environmental condition or contamination on or from the Property, or for any liability that may be imputed to the City due to its approval of the Plan, except to the extent any of the foregoing that may be due to contamination directly caused, in whole or in part, by the City or the Authority. Developer, upon being made aware of contamination that may be migrating from the property to adjacent properties or rights-of-way, will fulfill its statutory obligations and comply with Part 201 of NREPA by preparing and submitting an EGLE Notice of Off-site Migration Form (EQP 4477) and will make Authority aware of any migration or presence of contamination from the Property upon City or neighboring Property by providing a copy of said notice. The indemnification obligations shall survive final reimbursement or abolishment of the Plan.

**12. Interpretation.** This is the entire agreement between the parties as to its subject. It shall not be amended or modified except in writing signed by the parties. It shall not be affected by any course of dealing and the waiver of any breach shall not constitute a waiver of any subsequent breach of the same or any other provision. Notwithstanding the foregoing, this Agreement incorporates the Plan, Resolution adopting the Brownfield Plan, City Council Resolution and all related official minutes, as well any exhibits and attachments to them as well as any amendments to them, and allocations and re-allocations of eligible activities categories under the Act 381 Work Plan(s).

**13. Assignment; Binding Effect.** This Agreement and the rights and obligations under this Agreement shall not be assigned or otherwise transferred by any other party without the consent of the other parties, which shall not be unreasonably withheld, delayed or conditioned. This Agreement shall be binding upon any successors or permitted assigns of the parties. Notwithstanding any assignment of the Agreement, Developer will remain obligated for the performance of the obligations attributed to such party, provided that such assignee shall be primarily obligated for the performance of the same. Developer may assign its rights and obligations, upon advance written notice to the Authority without the Consent of the City or the Authority provided that such assignment is made: (a) as a pledge to secure financing; or (b) to an entity owned or controlled by at least 50 percent of Developer's members or shareholders. In the event of an assignment to an unrelated third party purchaser, the assigning party shall provide



prompt notice of such assignment to the Authority at the address provided in Section 15, and the assignee and assignor will execute a written agreement for the assignment and assumption of all rights and obligations under this Agreement in such form that meets with the satisfaction of the Authority, which shall not be unreasonably conditioned, delayed or withheld.

**14. Term.** This Agreement shall terminate the earlier of: (a) the date when the Eligible Amount as required under this Agreement is fully reimbursed, or (b) 30 years, as provided in Act 381, as amended, for TIR collection, subject to the payment of deposits into the I.BRF as provided elsewhere in this Agreement.

**15. Notice.** All notices required under this Agreement shall be in writing and shall be deemed to have been given if either delivered personally or mailed by first-class, certified or registered mail or by electronic transmission to the addresses of the parties provided below, provided, however, that notices of legal nature, such as default, termination or of any legal appeal to a state court or agency must be given to the recipients and addresses below by certified or registered mail. Either party may change its address or contact for notices, bills or statements by giving notice of such change.

Authority:

Director of Department of Community  
Economic & Downtown Development  
City of Warren, Michigan  
One City Square  
Warren, Michigan 48093  
[tbommarito@cityofwarren.org](mailto:tbommarito@cityofwarren.org)

With a copy to:

Warren City Attorney's Office  
One City Square, Suite 400  
Warren, Michigan 48093

Developer:

NP Mound Road Industrial, LLC  
c/o Northpoint Development, LLC  
4825 NW 41<sup>st</sup> Street, Suite 500  
Riverside, Missouri 64150

With a copy to:

Jared T. Belka  
Warner Norcross & Judd, LLP  
1500 Warner Building

150 Ottawa Ave., NW  
Grand Rapids, Michigan 49503

**16. Counterparts.** This Agreement may be executed in counterparts each of which shall be deemed an original and all of which together shall constitute one agreement. The parties agree that scanned and electronically transmitted signatures on this Agreement shall be deemed to have the same legal effect as original signatures on this Agreement.

**17. Waiver.** No delay or failure by either party to exercise any right under this Agreement, and no partial or single exercise of that right, shall constitute a waiver of that or any other right, unless otherwise expressly provided herein.

**18. Headings.** Headings in this Agreement are for convenience only and shall not be used to interpret or construe its provisions.

**19. Governing Law.** This Agreement shall be construed in accordance with and governed by the laws of the State of Michigan.

**20. Force Majeure.** Except for payment of sums due, neither party shall be liable to the other or deemed in default under this Agreement if and to the extent that such party's performance under this Agreement is prevented by reason of force majeure. The term "force majeure" means an occurrence that is beyond the control of the party so delayed and could not have been avoided by exercising reasonable diligence, which may include, for example, natural disaster or decrees of governmental bodies not the fault of the affected party. If either party is delayed by force majeure, the party affected shall provide written notification to the other party immediately, but shall do everything reasonably possible to resume performance. The notification shall provide evidence of the force majeure event to the reasonable satisfaction of the other party.

**21. Recitals.** The parties agree to the facts and representations in the Recitals section, and they are embodied and incorporated within, the body of this agreement of the parties.

**22. Miscellaneous.** This Agreement may not be amended, altered or modified unless done so in writing by the person against whom enforcement of any waiver, change, modification, or discharge is sought. Subject to Section 2 and 12, above, this Agreement and the exhibits to this Agreement contain all of the representations and statements by the parties to one another, and express the entire understanding between parties, with respect to the Plan and Project.

**THEREFORE,** this Agreement has been executed as of the date first written above.

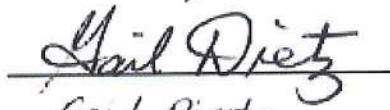
Witnessed by:



Patrick Leary



Diana Pasque



Gail Dietz


DEVELOPER:

NP MOUND ROAD INDUSTRIAL, LLC


By: 

Thomas Davies, Manager

THE CITY OF WARREN BROWNFIELD  
REDEVELOPMENT AUTHORITY

By: 

Daniel Pasque, Chair

By: 

Tom Bommarito, Director

ID 86450

**EXHIBIT A**  
**PROPERTY DESCRIPTION**



**Property Description**

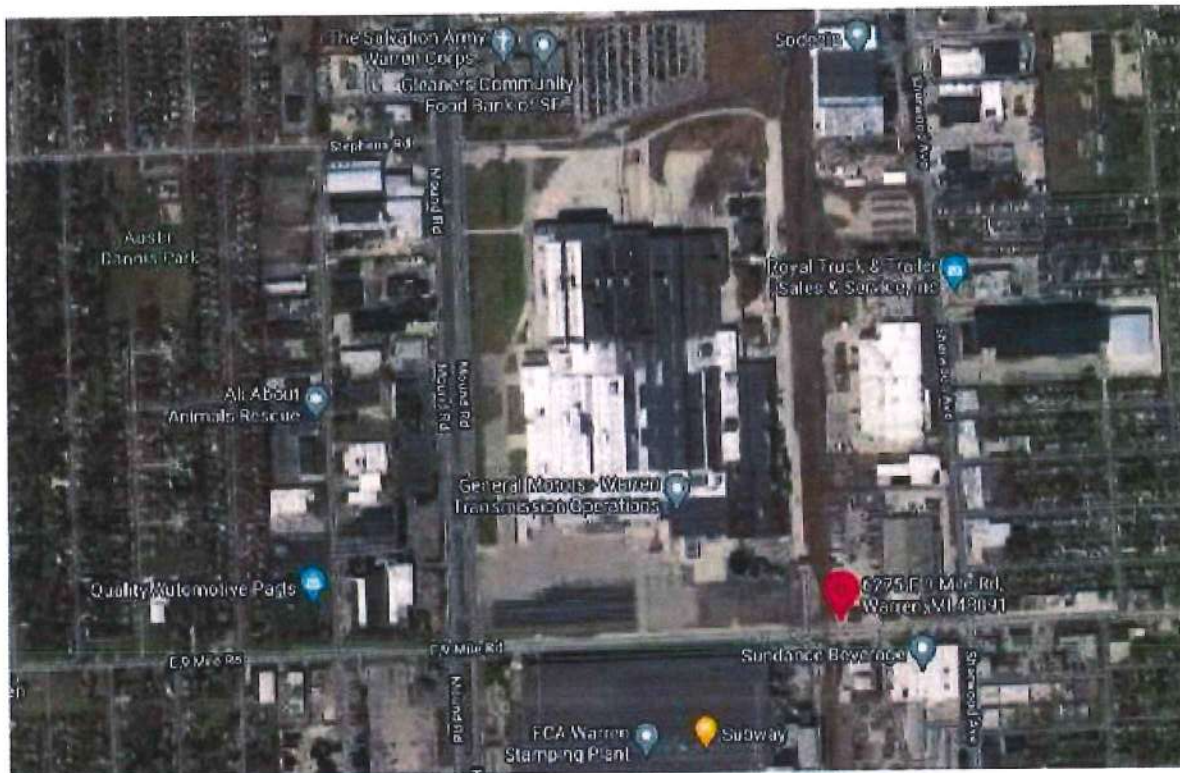
**Property Address:** 23500 Mound Road, Warren, MI 48091

**Tax Parcel No.:** 12-13-28-300-018

**Legal Description:** T1N, R12E, SEC 28; COMM AT SW 1/4 COR SEC 28; TH N89°36'30"E 102.0 FT; TH N 60.0 FT TO POB; TH N 2591.73 FT; TH N00°14'E 19.63 FT; TH S62°28'E 45.22 FT; TH S89°50'52"E 499.55 FT; TH N73°45'E 32.22 FT; TH N00°14'E 570.23 FT; TH S89°50'E 1199.91 FT; TH S00°11'E 3152.82 FT; TH S89°36'30"W 1783.39 FT TO POB; EXC. LOTS 12,13 & 14 OF A.P. NO 8 IN CITY OF CENTERLINE; 116.856 AC



**Eligible Property Map**





# ArcGIS Web Map

EXHIBIT

tabbier

B-2

Mound Road

"Sherwood" Parcel,  
Centerline, Michigan

PID: 01-13-28-176-010

23500 Mound Road &  
6275 East Nine Mile Road  
Warren, Michigan

PID: 12-13-28-300-018

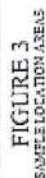
East Nine  
Mile Road

4/9/2021 7:23:56 AM

Property Area Boundaries

1:9,028  
0 0.05 0.1 0.2 mi  
0 0.07 0.15 0.3 km





FORMER GENERAL MOTORS TRANSMISSION PLANT  
2350 MOLNE ROAD  
WARREN, MI

THIS IS NOT A LEGAL SURVEY

DATE	11/14/2022
TIME	08:00
BY	CS
FILE NAME	11-14-2022-08-00-00-00-00

**EXHIBIT**  
B-3(2)

DRAFTER: LEE

APPROVED:

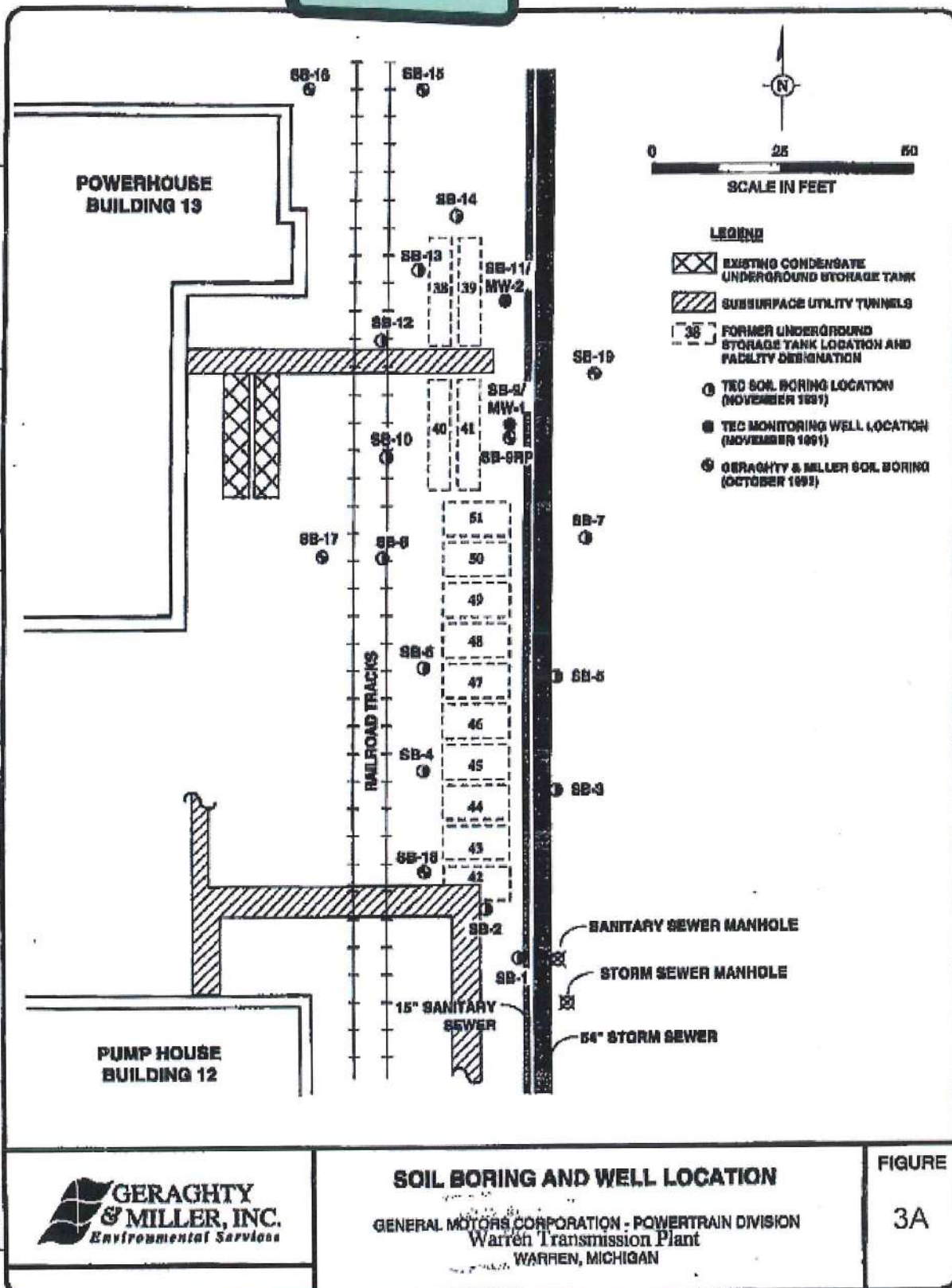
CHECKED: RP

DRAWING: PG3A1

FILE NO.: GRAPHICS

PKL:GMPTWTRNMM583

DWG DATE: 20APR97



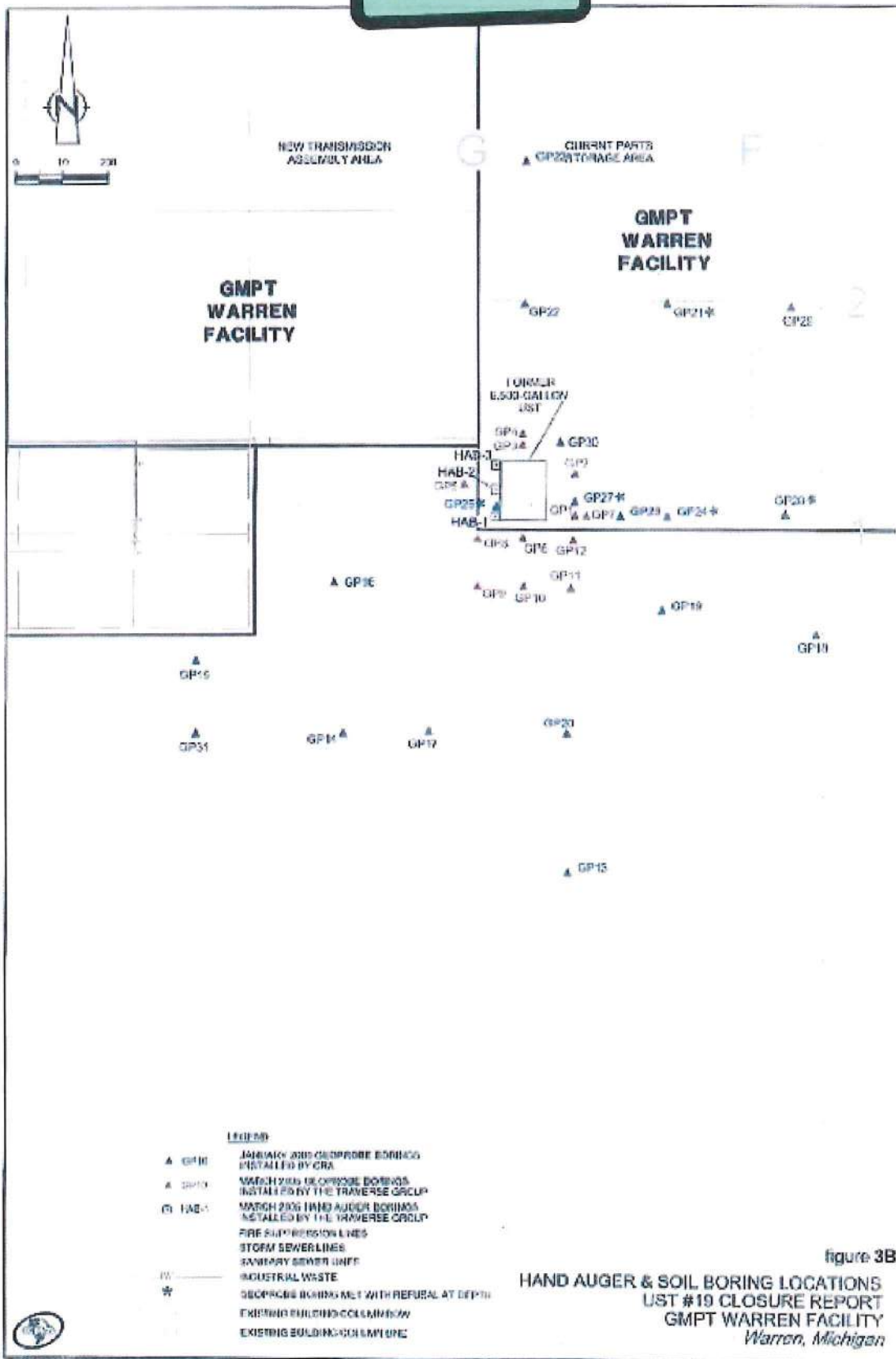
**GERAGHTY & MILLER, INC.**  
Environmental Services

**SOIL BORING AND WELL LOCATION**  
GENERAL MOTORS CORPORATION - POWERTRAIN DIVISION  
Warren Transmission Plant  
WARREN, MICHIGAN

**FIGURE**  
**3A**

# EXHIBIT

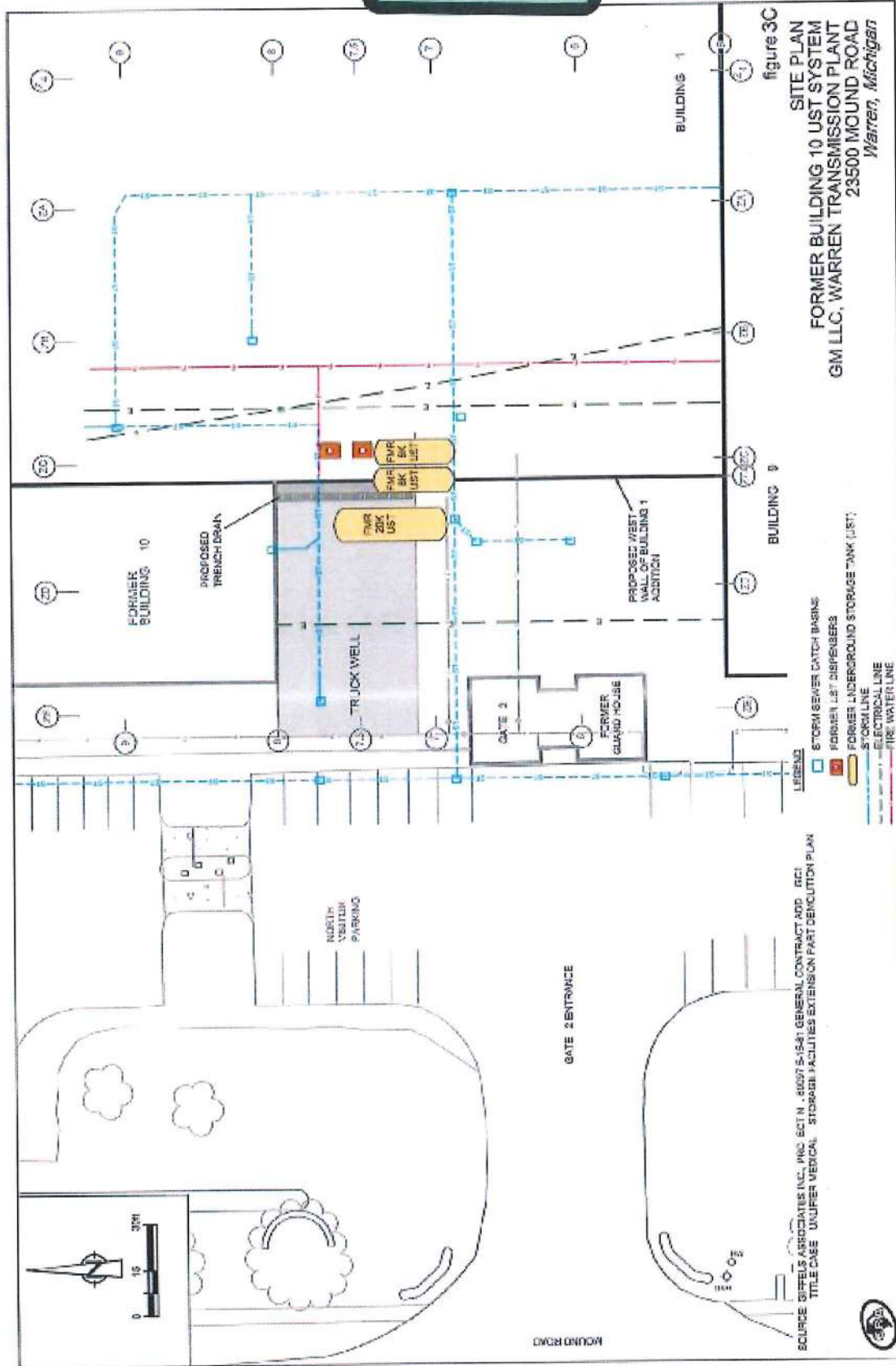
B-3(3)





# EXHIBIT

B-3(4)



**EXHIBIT C**  
**BROWNFIELD PLAN**



**CITY OF WARREN BROWNFIELD REDEVELOPMENT AUTHORITY**

**BROWNFIELD REDEVELOPMENT PLAN  
WARREN TRANSMISSION REDEVELOPMENT PROJECT  
23500 Mound Road**

**NP MOUND ROAD INDUSTRIAL, LLC  
c/o NorthPoint Development, LLC  
Attn: Christina Hubacek  
Email: [chubacek@northpointkc.com](mailto:chubacek@northpointkc.com)  
4825 NW 41st Street, Suite 500  
Riverside, MO 64150**

**December 17, 2021**

**Prepared by:**

**Jared T. Belka  
Warner Norcross + Judd LLP  
150 Ottawa Ave NW, Suite 1500  
Grand Rapids, Michigan 49503  
(616) 752-2447  
[jbelka@wnj.com](mailto:jbelka@wnj.com)**

**CITY OF WARREN BROWNFIELD REDEVELOPMENT AUTHORITY  
BROWNFIELD PLAN FOR THE NP MOUND ROAD INDUSTRIAL, LLC  
WARREN TRANSMISSION PLANT REDEVELOPMENT PROJECT**

**December 17, 2021**

**I. PROJECT SUMMARY**

The proposed project involves the redevelopment of the former General Motors Warren Transmission Plant located at 23500 Mound Road (the "Property") into approximately 1.4 million square feet of industrial space that will house multiple tenants (the "Project") by NP Mound Road Industrial, LLC (the "Developer"). The Project will include site improvements associated with parking, green space and storm water management. The Property encompasses approximately 117 acres.

The Project will include department specific activities, demolition, lead and asbestos abatement, site preparation, and infrastructure improvements. Demolition will begin in the fall of 2021 with construction beginning in fall 2022 and is estimated to be completed within approximately thirty-six (36) months. The Project's tenants are expected to create approximately 600+ full-time employees with average wages of approximately \$15/hr. Total capital investment in the Project is estimated to be approximately \$180+ million.

**II. BASIS OF ELIGIBILITY**

Subsurface investigation results of the Property identified various contaminants in the soil and groundwater at concentrations exceeding the EGLE Part 201 Generic Residential Cleanup Criteria ("GRCC") and EGLE VIAP screening levels. Therefore, the Property is considered an "eligible property" as defined in Act 381 of 1996, as amended, because the Property is classified as a "facility" under Part 201 of the Natural Resources and Environmental Protection Act, Act 451 P.A. 1994, as amended ("NREPA"). See Figure 3 for a summary of contamination.

The Property consists of one parcel of property located at 23500 Mound Road (Tax Parcel No. 12-13-28-300-018 (includes current IFT parcel 12-98-72-011-190). See Figure 1&2 for legal description, parcel size, and maps of the Property.

**III. REQUIRED ELEMENTS OF A BROWNFIELD PLAN**

**1. A description of costs intended to be paid for with the tax increment revenues. (MCLA 125.2663(2)(a))**

The Developer will seek tax increment financing ("TIF") from available local taxes, school operating taxes and state education tax millage for eligible activities at the Property, including department specific activities, demolition, lead and asbestos abatement, infrastructure improvements, brownfield/work plan preparation and development, and a 15% contingency totaling \$28,693,225.

Table 1 and 1a below presents estimated costs of the eligible activities for this Project that qualify for reimbursement from tax increment financing. Totals listed in the tables below may be allocated amongst the different categories without requiring an amendment to the Plan, subject to the maximum outlined in the Plan.

Table 1 – EGLE Eligible Activities	
Task	Cost Estimate
1. Department Specific Activities	
- Site Investigations, Phase I, II and BEA	\$ 175,000
- Vapor Mitigation Systems	\$ 5,690,000
- Pond Liners	\$450,000
- Contaminated Soil Management	\$250,000
- Contaminated Groundwater and Storm Water Management	\$250,000
- Gasketing	\$750,000
- Surface Barrier Installation	\$1,150,000
- Oversight/Sampling	\$500,000
<i>Sub-total</i>	<b>\$ 9,215,000</b>
2. Contingency (15%)	\$ 1,382,250
3. Brownfield Plan/Work Plan Preparation, Development and Implementation	\$ 22,500
<b>TOTAL</b>	<b>\$ 10,619,750</b>

Table 1a – MSF Eligible Activities	
Task	Cost Estimate
1. Lead & Asbestos Abatement	\$ 3,153,500
2. Demolition	\$ 9,368,000
3. Site Preparation	
- Geotechnical Engineering	\$ 65,000
- Mass Grading/Land Balancing	\$ 585,000
- Erosion Control	\$ 50,000
- Dewatering	\$ 25,000
- Sheet piling and Shoring	\$ 30,000

Table 1a – MSF Eligible Activities	
Task	Cost Estimate
- Temporary Traffic Control	\$ 10,000
- Temporary Site Control	\$ 15,000
- Excavation for Unstable Material	\$ 125,000
- Backfill & Compaction	\$ 60,000
- Special Foundations	\$ 250,000
- Utility Relocation	\$ 100,000
<b>Site Preparation Total</b>	<b>\$ 1,315,000</b>
4. Infrastructure Improvements	
- Street and Road Repair	\$ 225,000
- Striping	\$ 15,000
- Paving	\$ 225,000
- Curb and Gutter	\$ 70,000
- Utility Improvements	\$ 600,000
- Traffic Lane Improvements	\$ 475,000
- Signage and Landscaping	\$ 250,000
<b>Infrastructure Improvements Total</b>	<b>\$ 1,860,000</b>
<b>Sub-total</b>	<b>\$ 15,696,500</b>
5. Contingency (15%)	\$ 2,354,475
6. Brownfield Plan/Work Plan Preparation, Development and Implementation	\$ 22,500
<b>TOTAL</b>	<b>\$ 18,073,475</b>

**2. A brief summary of the eligible activities that are proposed for each eligible property. (MCLA 125.2663(2)(b))**

“Eligible activities” are defined in the Act as meaning one or more of the following: (i) department specific activities; (ii) relocation of public buildings or operations for economic development purposes; (iii) reasonable cost of environmental insurance; (iv) reasonable cost of developing, preparing and implementing brownfield plans, combined brownfield plans, and work plans; (v) demolition of structures that is not a response activity under Part 201 of NREPA; and (vi) lead, asbestos, or mold abatement. In addition, in qualified local governmental units such as the City of Warren, the Act includes the following additional activities under the definition of “eligible activities”: (A) infrastructure improvements that directly benefit eligible property; and (B) site preparation that is not a response activity under Part 201 of NREPA.

The cost of eligible activities are estimated in Table 1 above and include the following:

1. Department Specific Activities. Phase I and II Environmental Site Assessments and a Baseline Environmental Assessment will be completed on behalf of Developer. Additional site investigations and due care activities will be conducted, including vapor mitigation systems, chemical resistant storm water pond liners, contaminated soil management, contaminated groundwater and storm water treatment and management, chemical-resistant utility piping and gasketing, surface barrier installation, and oversight will be completed during the construction process.
  2. Lead and Asbestos Abatement. Due to the age of the buildings, it is expected that lead and asbestos materials may be encountered during the demolition process. Therefore, the proposed abatement costs will include proper assessment, removal and disposal of any materials encountered during the rehabilitation process. The cost includes the cost of the initial survey to determine the presence of materials required for abatement.
  3. Demolition. The Property contains existing buildings with a total of approximately 2.1 million square feet, foundations, site improvements, utilities, etc. that will need to be demolished and removed from the site to prepare it for construction.
  4. Site Preparation. Site preparation activities include mass grading and land balancing, dewatering, sheeting and shoring, staking, temporary erosion control, temporary traffic control, temporary site control, excavation for unstable material, fill material, compaction & sub-base, special foundations, geotechnical engineering, and utility relocation.
  5. Infrastructure Improvements. Infrastructure improvements include street and road repair, striping, paving, curb and gutter, utility improvements, traffic lane improvements, signage and landscaping improvements in the public right of way.
  6. Contingency. A 15% contingency factor is included to accommodate unexpected conditions during the course of the Project.
  7. Brownfield Plan/Work Plan Preparation, Development and Implementation. Costs incurred to prepare and develop this brownfield plan and proposed work plan, as required per Act 381 of 1996, as amended.
3. **An estimate of the captured taxable value and tax increment revenues for each year of the Plan from each parcel of eligible property and in the aggregate. (MCLA 125.2663(2)(c))**

An estimate of real property tax capture for tax increment financing is attached as Table 2. The Plan assumes a 12yr PA 198 for the tenants and the impact is outlined in Table 2.



**4. The method by which the costs of the Plan will be financed, including a description of any advances made or anticipated to be made for the costs of the Plan from the City. (MCLA 125.2663(2)(d))**

The cost of the eligible activities included in the Plan will initially be paid for by Developer and they will seek reimbursement through available tax increment revenue during the term of the Plan.

**5. The maximum amount of the note or bonded indebtedness to be incurred, if any. (MCLA 125.2663(2)(e))**

No bonds or notes will be issued by the Authority for the Project.

**6. The duration of the Plan, which shall not exceed the lesser of (1) the period required to pay for the eligible activities from tax increment revenues plus the period of capture authorized for the local brownfield revolving fund or (2) 30 years. (MCLA 125.2663(2)(f)).**

The duration of the Plan for the Project is estimated to be 30 years. It is estimated that redevelopment of the Property will be completed within thirty-six (36) months and that it will take up to 23 years of available capture to reimburse the eligible activities costs through tax increment revenues, plus up to five years of capture for the Local Brownfield Revolving Fund (the "LBRF"), if available. Therefore, the first year of tax increment capture will be 2022 (to the extent capture is available – current projections assume 1<sup>st</sup> year of capture is 2023 with 2024 reimbursement) and the Plan will remain in place until the Developer is fully reimbursed and the Authority has completed capture for the LBRF capture, if available, subject to the maximum duration provided for in MCL 125.2663. The Authority intends to capture funds for the LBRF with tax increment revenue capture, if available.

**7. An estimate of the impact of tax increment financing on the revenues of all taxing jurisdictions in which the Property is located. (MCLA 125.2663(2)(g))**

An estimate of real property tax capture is attached as Table 2.

**8. A legal description of each parcel of eligible property to which the Plan applies, a map showing the location and dimensions of each eligible property, a statement of the characteristics that qualify the property as eligible property, and a statement of whether personal property is included as a part of the eligible property. (MCLA 125.2663(2)(h))**

- a. See legal description and site map in Figure 1.
- b. The Property is a "facility". See the summary of contamination in Figure 3 for documentation of the Property's "facility" status.
- c. Characteristics of Property: The Property opened in 1941 as a Navy ordnance plant operated by the Hudson Motor Car Co. Manufacturing operations

continued over the years as the GM Warren Transmission Plant until it closed in 2019. The facility reopened temporarily over the last year in order to manufacture facemasks during the COVID-19 pandemic.

d. Personal property: New personal property added to the Property is included as part of the "eligible property" to the extent that it is taxable.

**9. An estimate of the number of persons residing on each eligible property to which the Plan applies and the number of families or individuals to be displaced, if any. (MCL 125.2663(2)(i))**

There are no persons currently residing on this Property and, therefore, no families or individuals will be displaced.

**10. A plan for establishing priority for the relocation of persons displaced by implementation of the Plan, if applicable. (MCLA 125.2663(2)(j))**

This section is inapplicable to this site as there are no persons residing on this Property.

**11. Provision for the costs of relocating persons displaced by implementation of the Plan, and financial assistance and reimbursement of expenses, if any. (MCLA 125.2663(2)(k))**

This section is inapplicable to this site as there are no persons residing on this Property.

**12. A strategy for compliance with the Michigan Relocation Assistance Act, if applicable (MCLA 125.2663(2)(l))**

This section is inapplicable to this site as there are no persons residing on this Property.

**13. Other material that the Authority or the City Council considers pertinent. (MCLA 125.2663(2)(m))**

The community will benefit from the redevelopment and reactivation of the Property that will bring increased property taxes and job opportunities for area residents. The Project represents a significant investment in the City of Warren.

**Figure 1**

**Property Description**

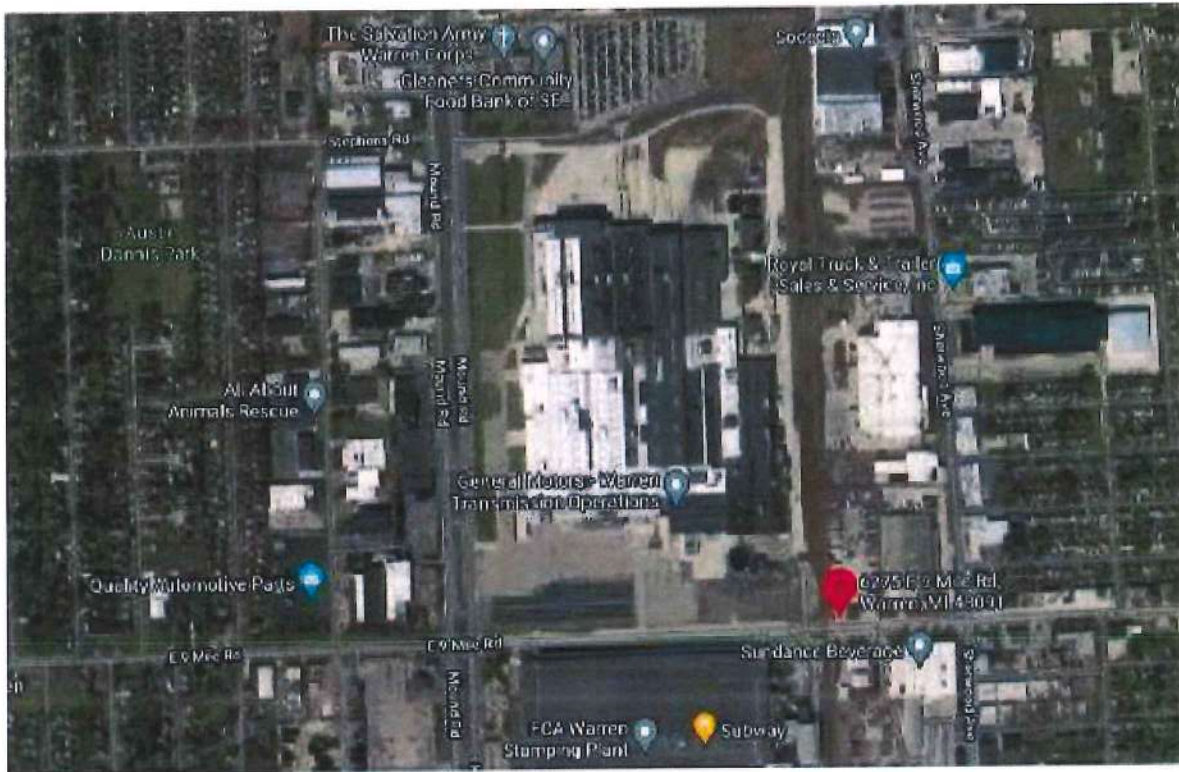
**Property Address:** 23500 Mound Road, Warren, MI 48091

**Tax Parcel No.:** 12-13-28-300-018 (includes current IFT parcel 12-98-72-011-190)

**Legal Description:** T1N, R12E, SEC 28; COMM AT SW 1/4 COR SEC 28; TH N89°36'30"E 102.0 FT; TH N 60.0 FT TO POB; TH N 2591.73 FT; TH N00°14'E 19.63 FT; TH S62°28'E 45.22 FT; TH S89°50'52"E 499.55 FT; TH N73°45'E 32.22 FT; TH N00°14'E 570.23 FT; TH S89°50'E 1199.91 FT; TH S00°11'E 3152.82 FT; TH S89°36'30"W 1783.39 FT TO POB; EXC. LOTS 12,13 & 14 OF A.P. NO 8 IN CITY OF CENTERLINE; 116.856 AC

**Figure 2**

**Eligible Property Map**






# ArcGIS Web Map



4/9/2021 7:23:56 AM

 Property Area Boundaries

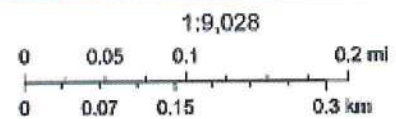


Figure 3

Summary of Contamination

Summary of Soil Analytical Results (1992)

Sample Location	Date of Sample Collection	Sample Depth (feet/bgs)	Analysis	Compounds Exceeding the Parts 201/213 Cleanup Criteria/RBSLs and Screening Levels
SB1	1-6-1992	7.0	BTEX, PNAs, PCBs, cadmium, chromium, and lead	GSIP: cadmium, chromium
		9.0		GSIP: cadmium, chromium
		25.0		GSIP: cadmium, chromium
SB2		7.0		GSIP: cadmium, chromium
		11.0		GSIP: cadmium, chromium
		9.0		GSIP: cadmium, chromium
SB3		13.0		GSIP: cadmium, chromium
		25.0		GSIP: cadmium
		13.0		GSIP: cadmium, chromium
SB4		17.0		GSIP: cadmium, chromium
		25.0		DWP (R/NR): chromium GSIP: cadmium, chromium
		7.0		GSIP: cadmium, chromium
SB5		19.0		GSIP: cadmium, chromium
		25.0		DWP (R/NR): chromium GSIP: cadmium, chromium
		11.0		DWP (R/NR): chromium GSIP: cadmium, chromium
SB6		13.0		DWP (R/NR): chromium GSIP: cadmium, chromium
		25.0		DWP (R/NR): cadmium GSIP: chromium
		9.0		DWP (R/NR): chromium GSIP: cadmium, chromium
SB7		11.0		GSIP: cadmium, chromium
		25.0		DWP (R/NR): chromium GSIP: cadmium, chromium
		7.0		GSIP: cadmium, chromium
SB8		11.0		GSIP: cadmium, chromium
		25.0		DWP (R/NR): chromium GSIP: cadmium, chromium
		10.0		GSIP: cadmium
SB9		11.5		GSIP: cadmium
		13.0		GSIP: naphthalene, cadmium, chromium VIAP (R/NR): naphthalene
		5.5		GSIP: cadmium, chromium
SB10		7.0		GSIP: cadmium, chromium
		25.0		GSIP: cadmium
		13.0		DWP (R/NR): chromium GSIP: cadmium, chromium
SB11		7.0		GSIP: cadmium, chromium
		10.0		GSIP: cadmium, chromium
		25.0		GSIP: cadmium, chromium
SB12		11.0		GSIP: cadmium
		25.0		GSIP: cadmium
		11.0		GSIP: cadmium
SB13	25.0	GSIP: cadmium		
SB14	11.0	GSIP: cadmium		



Sample Location	Date of Sample Collection	Sample Depth (feet bgs)	Analysis	Compounds Exceeding the Parts 201/213 Cleanup Criteria/RBSLs and Screening Levels
		15.0		GSIP: cadmium, chromium
		25.0		GSIP: cadmium, chromium
SB18	10-23-1992	7.0-9.0		DWP (R/NR): ethylbenzene GSIP: ethylbenzene DC (R): aroclor 1260 (PCB) TSCA Subpart D (R): aroclor 1260 (PCB) VIAP (R/NR): ethylbenzene
SB20	12-31-1992	5.0-7.0		GSIP: cadmium
		7.0-9.0		GSIP: cadmium
SB21		4.0-6.0		GSIP: cadmium
SB22		3.0-5.0		DWP (R/NR): chromium GSIP: cadmium, chromium
SB23		2.0-4.0		GSIP: xylenes, cadmium
		3.0-5.0		GSIP: cadmium
SB24		9.0-11.0		GSIP: cadmium

R: Residential

GSIP: Groundwater Surface Water Interface Protection

VIAP: Volatilization to Indoor Air Pathway

TSCA: Toxic Substances Control Act

NR: Nonresidential

DWP: Drinking Water Protection

DC: Direct Contact

BTEX: benzene, toluene, ethylbenzene, xylenes

### Summary of Soil Analytical Results (2005-2006)

Sample Location	Date of Sample Collection	Sample Depth (feet bgs)	Analysis	Compounds Exceeding the Parts 201/213 Cleanup Criteria/RBSLs and Screening Levels
GP-1	3-17-2005	12.0-14.0	cis-1,2-DCE, trans-1,2-DCE, TCE, VC	DWP (R/NR): cis-1,2-DCE, TCE GSIP: TCE SVII (R/NR): TCE VSI (R/NR): TCE VIAP (R/NR): cis-1,2-DCE, TCE
		18.0-20.0		DWP (R/NR): TCE GSIP: TCE SVII (R/NR): TCE VSI (R/NR): TCE DC (R): TCE Csat: TCE VIAP (R/NR): TCE
		24.0-26.0		DWP (R/NR): TCE VIAP (R/NR): cis-1,2-DCE, TCE
GP-2		8.0-10.0		DWP (R/NR): TCE SVII (R/NR): TCE VSI (R/NR): TCE VIAP (R/NR): cis-1,2-DCE, TCE
		14.0-16.0		DWP (R/NR): cis-1,2-DCE, TCE GSIP: TCE SVII (R/NR): TCE VSI (R/NR): TCE VIAP (R/NR): cis-1,2-DCE, TCE
		20.0-22.0		DWP (R/NR): cis-1,2-DCE, TCE GSIP: TCE SVII (R/NR): TCE VSI (R/NR): TCE VIAP (R/NR): cis-1,2-DCE, TCE

Sample Location	Date of Sample Collection	Sample Depth (feet/bgs)	Analysis	Compounds Exceeding the Parts 201/213 Cleanup Criteria/RBSLs and Screening Levels
GP-2 (duplicate)	3-18-2005	14.0-16.0		DWP (R/NR): cis-1,2-DCE, TCE GSIP: TCE SVII (R/NR): TCE VSI (R/NR): TCE VIAP (R/NR): cis-1,2-DCE, TCE
GP-3		2.0-4.0		DWP (R/NR): TCE VIAP (R/NR): cis-1,2-DCE, TCE
		10.0-12.0		DWP (R/NR): cis-1,2-DCE, TCE, VC GSIP: cis-1,2-DCE SVII (R): TCE VIAP (R/NR): cis-1,2-DCE, TCE, VC
		12.0-14.0		DWP (R/NR): cis-1,2-DCE, TCE, VC GSIP: cis-1,2-DCE, TCE SVII (R/NR): TCE VSI (R): TCE VIAP (R/NR): cis-1,2-DCE, TCE, VC
		GP-4		2.0-4.0
8.0-10.0				DWP (R/NR): VC VIAP (R/NR): cis-1,2-DCE, VC
12.0-14.0				DWP (R/NR): cis-1,2-DCE, TCE GSIP: TCE SVII (R/NR): TCE VSI (R/NR): TCE VIAP (R/NR): cis-1,2-DCE, TCE
GP-5		10.0-12.0		DWP (R/NR): VC VIAP (R/NR): cis-1,2-DCE, VC
GP-6	12.0-14.0	DWP (R/NR): cis-1,2-DCE, TCE GSIP: cis-1,2-DCE SVII (R): cis-1,2-DCE SVII (R/NR): TCE VIAP (R/NR): cis-1,2-DCE, TCE		
	14.0-16.0	DWP (R/NR): cis-1,2-DCE, VC GSIP: VC VIAP (R/NR): cis-1,2-DCE, VC		
	GP-7	8.0-10.0	DWP (R/NR): TCE, VC SVII (R): TCE VIAP (R/NR): cis-1,2-DCE, TCE, VC	
12.0-14.0		DWP (R/NR): cis-1,2-DCE, TCE, VC SVII (R): TCE VIAP (R/NR): cis-1,2-DCE, TCE, VC		
18.0-20.0		DWP (R/NR): cis-1,2-DCE, VC GSIP: VC SVII (R): VC VIAP (R/NR): cis-1,2-DCE, TCE, VC		
GP-8		10.0-12.0	DWP (R/NR): cis-1,2-DCE, TCE GSIP: TCE SVII (R/NR): TCE VSI (R/NR): TCE VIAP (R/NR): cis-1,2-DCE, TCE	
	12.0-14.0	DWP (R/NR): cis-1,2-DCE, TCE GSIP: TCE SVII (R/NR): TCE VSI (R/NR): TCE VIAP (R/NR): cis-1,2-DCE, TCE		

Sample Location	Date of Sample Collection	Sample Depth (feet/bgs)	Analysis	Compounds Exceeding the Parts 201/213 Cleanup Criteria/RBSLs and Screening Levels
	4-19-2005	14.0-16.0	VOCs	DWP (R/NR): TCE, VC GSIP: TCE, VC SVII (R): VC SVII (R/NR): TCE VIAP (R/NR): cis-1,2-DCE, TCE, VC
GP-8 (duplicate)		10.0-12.0		DWP (R/NR): cis-1,2-DCE, TCE GSIP: TCE SVII (R/NR): TCE VSI (R/NR): TCE VIAP (R/NR): cis-1,2-DCE, TCE
GP-9		8.0-10.0		DWP (R/NR): TCE GSIP: TCE SVII (R/NR): TCE VIAP (R/NR): cis-1,2-DCE, TCE
		10.0-12.0		DWP (R/NR): cis-1,2-DCE, TCE GSIP: TCE SVII (R/NR): TCE VIAP (R/NR): cis-1,2-DCE, TCE
		12.0-14.0		DWP (R/NR): VC GSIP: VC SVII (R): VC VIAP (R/NR): cis-1,2-DCE, VC
		14.0-16.0		DWP (R/NR): VC VIAP (R/NR): cis-1,2-DCE, VC
GP-10		12.0-14.0		DWP (R/NR): VC SVII (R): VC VIAP (R/NR): cis-1,2-DCE, VC
GP-11		8.0-10.0		DWP (R/NR): cis-1,2-DCE, TCE SVII (R): TCE VIAP (R/NR): cis-1,2-DCE, TCE
		10.0-12.0		DWP (R/NR): cis-1,2-DCE, TCE VIAP (R/NR): cis-1,2-DCE, TCE
		16.0-18.0		DWP (R/NR): VC VIAP (R/NR): VC
GP-12		10.0-12.0		DWP (R/NR): cis-1,2-DCE, TCE, VC GSIP: TCE SVII (R/NR): TCE VIAP (R/NR): cis-1,2-DCE, TCE, VC
		12.0-14.0		DWP (R/NR): cis-1,2-DCE, TCE, VC GSIP: VC SVII (R): VC VIAP (R/NR): cis-1,2-DCE, TCE, VC
	14.0-16.0	DWP (R/NR): VC VIAP (R/NR): cis-1,2-DCE, VC		
GP-12 (duplicate)	10.0-12.0	DWP (R/NR): cis-1,2-DCE, TCE, VC GSIP: TCE SVII (R/NR): TCE VIAP (R/NR): cis-1,2-DCE, TCE, VC		
GP17-06	1-26-2006	10.0-12.5	VOCs	DWP (R/NR): cis-1,2-DCE, TCE, VC SVII (R/NR): TCE VIAP (R/NR): cis-1,2-DCE, TCE, VC
GP18-06		10.0-12.5		DWP (R/NR): TCE VIAP (R/NR): TCE
GP19-06		12.5-15.0		DWP (R/NR): cis-1,2-DCE, TCE, VC SVII (R/NR): TCE VIAP (R/NR): cis-1,2-DCE, trans-1,2-DCE, TCE, VC

Sample Location	Date of Sample Collection	Sample Depth (feet bgs)	Analysis	Compounds Exceeding the Parts 201/213 Cleanup Criteria/RBSLs and Screening Levels
GP20-06		10.0-12.5		DWP (R/NR): VC VIAP (R/NR): cis-1,2-DCE, VC
GP22-06		10.0-12.5		DWP (R/NR): cis-1,2-DCE, TCE, VC VIAP (R/NR): cis-1,2-DCE, trans-1,2-DCE, TCE, VC
GP23-06	1-27-2006	12.5-15.0		VIAP (R/NR): cis-1,2-DCE
GP26-06	1-28-2006	12.5-15.0		DWP (R/NR): cis-1,2-DCE, TCE, VC VIAP (R/NR): cis-1,2-DCE, TCE, VC
GP26-06 (duplicate)		12.5-15.0		DWP (R/NR): cis-1,2-DCE, TCE, VC VIAP (R/NR): cis-1,2-DCE, TCE, VC
GP30-06		5.0-7.5		DWP (R/NR): TCE VIAP (R/NR): TCE

R: Residential

GSIP: Groundwater Surface Water Interface Protection DWP:

SVII: Soil Volatilization to Indoor Air Inhalation

VIAP: Volatilization to Indoor Air Pathway

DC: Direct Contact

TCE: Trichloroethylene

NR: Nonresidential

Drinking Water Protection

VSI: Ambient Air Volatile Soil Inhalation

Csat: Soil Saturation Concentration

DCE: Dichloroethylene

VC: Vinyl chloride

#### Summary of Soil Gas Analytical Results (2006-2009)

Sample Location	Date of Sample Collection	Sample Depth (feet bgs)	Analysis	Compounds Exceeding the Screening Levels
VP-1S	10-17-2006	0.5-1.0	VOCs	VIAP (R/NR): cis-1,2-DCE, TCE
	1-27-2009			VIAP (R/NR): cis-1,2-DCE, TCE
VP-1D	10-17-2006	4.5-5.0		VIAP (R/NR): cis-1,2-DCE, TCE
	1-27-2009			VIAP (R/NR): cis-1,2-DCE, TCE
VP-2S	7-13-2006	0.5-1.0		VIAP (R/NR): cis-1,2-DCE, TCE
	10-17-2006			VIAP (R/NR): benzene, cis-1,2-DCE, PCE, TCE
VP-2D	7-13-2006	4.5-5.0		VIAP (R/NR): cis-1,2-DCE, TCE
	10-17-2006			VIAP (R/NR): cis-1,2-DCE, TCE
	1-27-2009			VIAP (R/NR): cis-1,2-DCE, TCE
VP-3S	10-17-2006	0.5-1.0		VIAP (R/NR): cis-1,2-DCE, TCE
VP-3D	10-17-2006	4.5-5.0		VIAP (R/NR): cis-1,2-DCE, TCE
	1-27-2009			VIAP (R/NR): cis-1,2-DCE, TCE
VP-4S	10-17-2006	0.5-1.0		VIAP (R/NR): chloroform, cis-1,2-DCE, TCE
	1-27-2009			VIAP (R/NR): cis-1,2-DCE, TCE
VP-4D	10-17-2006	4.5-5.0		VIAP (R/NR): cis-1,2-DCE, TCE
VP-5D	11-1-2006	0.5-1.0		VIAP (R/NR): TCE
VP-8D	7-10-2008	0.5-1.0		VIAP (R/NR): cis-1,2-DCE, TCE
MW-1	7-10-2008	6.0-16.0		VIAP (R/NR): TCE
	1-27-2009			VIAP (R/NR): cis-1,2-DCE, TCE, VC
				VIAP (R/NR): cis-1,2-DCE, TCE

R: Residential

VIAP: Volatilization to Indoor Air Pathway

TCE: Trichloroethylene

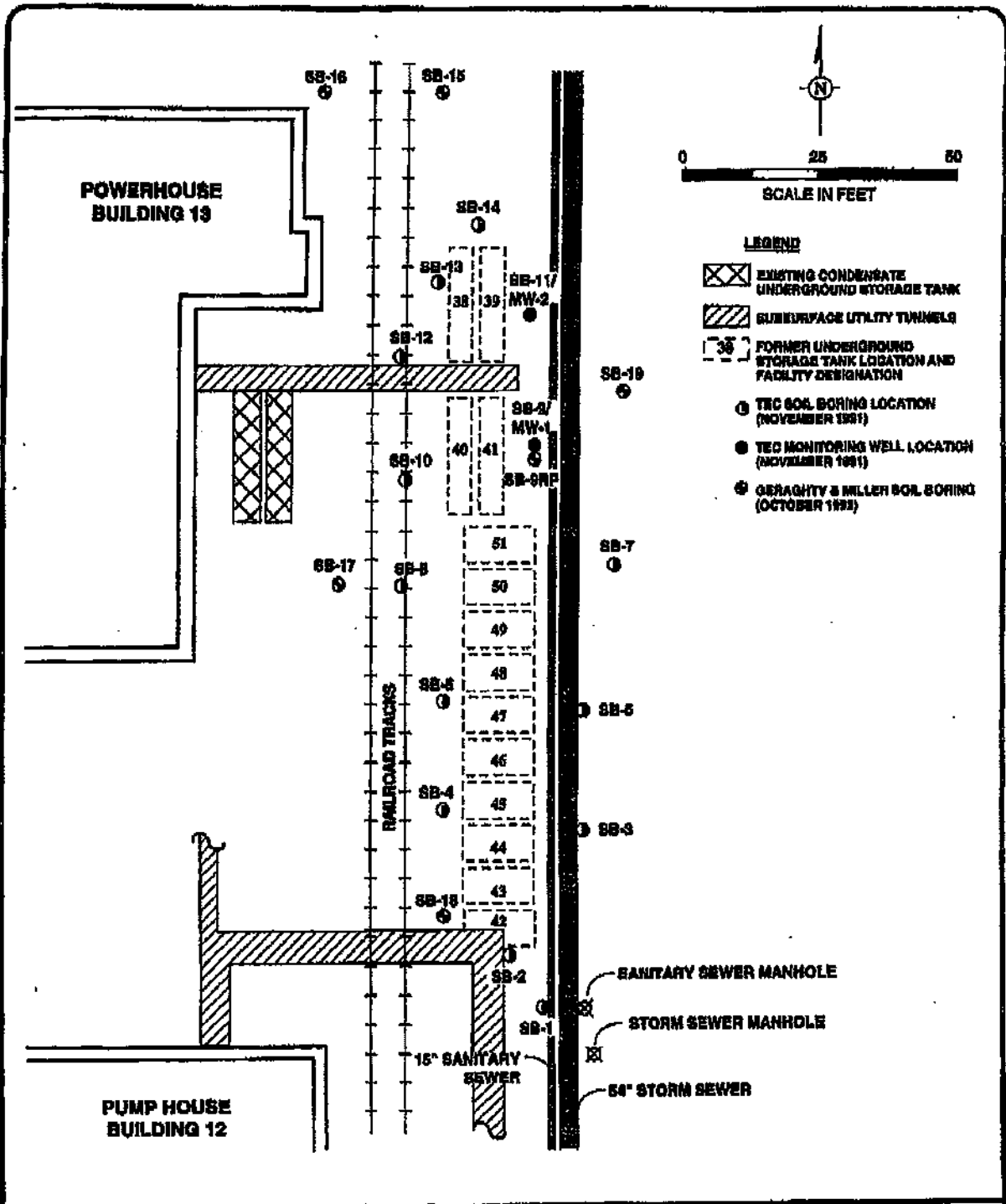
NR: Nonresidential

DCE: dichloroethylene

PCE: Tetrachloroethylene



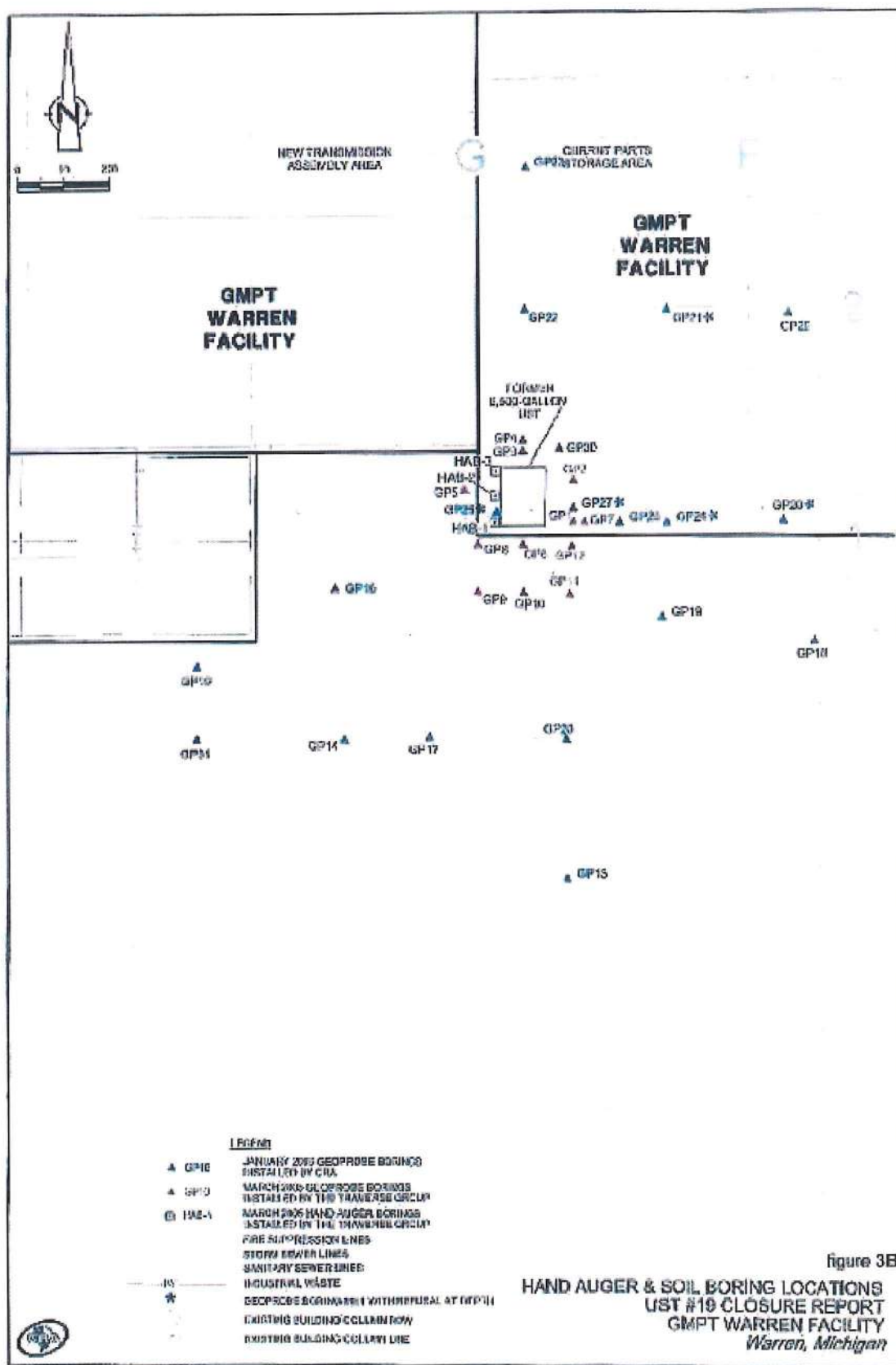
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 APPROVED:  
 DRAFTER: LEE



**SOIL BORING AND WELL LOCATION**  
 GENERAL MOTORS CORPORATION - POWERTRAIN DIVISION  
 Warren Transmission Plant  
 WARREN, MICHIGAN

FIGURE  
 3A





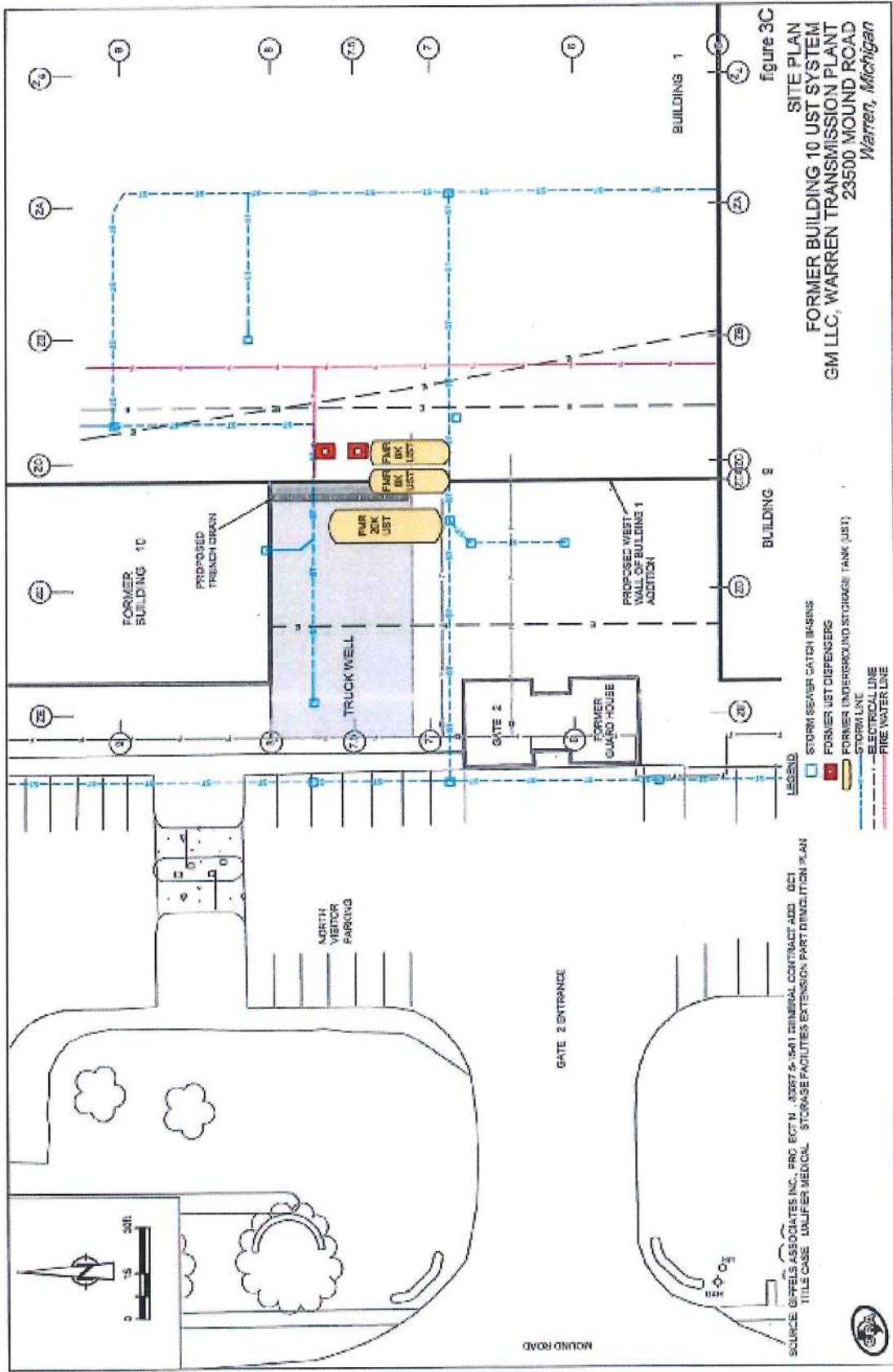


figure 3C  
 SITE PLAN  
 FORMER BUILDING 10 UST SYSTEM  
 GM LLC, WARREN TRANSMISSION PLANT  
 23500 MOUND ROAD  
 Warren, Michigan

SOURCE: GIFFELS ASSOCIATES INC., PRO. ECT. N. 10057 & 10411 ORIGINAL CONTRACT ADD. DCT  
 TITLE CASE: VALUER MEDICAL STORAGE FACILITIES EXTENSION PART DEMOLITION PLAN



017258-0207-304-0502 APR 12/2013

**Table 2**

**TIF Table**





TRA Incremental Financial Reimbursement Table  
 Farmer - Warren Transmission Plant  
 Warren, Michigan  
 December 17, 2023

	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	TOTAL																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
Total Incremental Revenue	\$ 821,425	\$ 821,463	\$ 803,455	\$ 804,510	\$ 805,535	\$ 806,561	\$ 807,586	\$ 808,612	\$ 809,637	\$ 810,662	\$ 811,687	\$ 812,712	\$ 813,737	\$ 814,762	\$ 815,787	\$ 816,812	\$ 817,837	\$ 818,862	\$ 819,887	\$ 820,912	\$ 821,937	\$ 822,962	\$ 823,987	\$ 825,012	\$ 826,037	\$ 827,062	\$ 828,087	\$ 829,112	\$ 830,137	\$ 831,162	\$ 832,187	\$ 833,212	\$ 834,237	\$ 835,262	\$ 836,287	\$ 837,312	\$ 838,337	\$ 839,362	\$ 840,387	\$ 841,412	\$ 842,437	\$ 843,462	\$ 844,487	\$ 845,512	\$ 846,537	\$ 847,562	\$ 848,587	\$ 849,612	\$ 850,637	\$ 851,662	\$ 852,687	\$ 853,712	\$ 854,737	\$ 855,762	\$ 856,787	\$ 857,812	\$ 858,837	\$ 859,862	\$ 860,887	\$ 861,912	\$ 862,937	\$ 863,962	\$ 864,987	\$ 866,012	\$ 867,037	\$ 868,062	\$ 869,087	\$ 870,112	\$ 871,137	\$ 872,162	\$ 873,187	\$ 874,212	\$ 875,237	\$ 876,262	\$ 877,287	\$ 878,312	\$ 879,337	\$ 880,362	\$ 881,387	\$ 882,412	\$ 883,437	\$ 884,462	\$ 885,487	\$ 886,512	\$ 887,537	\$ 888,562	\$ 889,587	\$ 890,612	\$ 891,637	\$ 892,662	\$ 893,687	\$ 894,712	\$ 895,737	\$ 896,762	\$ 897,787	\$ 898,812	\$ 899,837	\$ 900,862	\$ 901,887	\$ 902,912	\$ 903,937	\$ 904,962	\$ 905,987	\$ 907,012	\$ 908,037	\$ 909,062	\$ 910,087	\$ 911,112	\$ 912,137	\$ 913,162	\$ 914,187	\$ 915,212	\$ 916,237	\$ 917,262	\$ 918,287	\$ 919,312	\$ 920,337	\$ 921,362	\$ 922,387	\$ 923,412	\$ 924,437	\$ 925,462	\$ 926,487	\$ 927,512	\$ 928,537	\$ 929,562	\$ 930,587	\$ 931,612	\$ 932,637	\$ 933,662	\$ 934,687	\$ 935,712	\$ 936,737	\$ 937,762	\$ 938,787	\$ 939,812	\$ 940,837	\$ 941,862	\$ 942,887	\$ 943,912	\$ 944,937	\$ 945,962	\$ 946,987	\$ 948,012	\$ 949,037	\$ 950,062	\$ 951,087	\$ 952,112	\$ 953,137	\$ 954,162	\$ 955,187	\$ 956,212	\$ 957,237	\$ 958,262	\$ 959,287	\$ 960,312	\$ 961,337	\$ 962,362	\$ 963,387	\$ 964,412	\$ 965,437	\$ 966,462	\$ 967,487	\$ 968,512	\$ 969,537	\$ 970,562	\$ 971,587	\$ 972,612	\$ 973,637	\$ 974,662	\$ 975,687	\$ 976,712	\$ 977,737	\$ 978,762	\$ 979,787	\$ 980,812	\$ 981,837	\$ 982,862	\$ 983,887	\$ 984,912	\$ 985,937	\$ 986,962	\$ 987,987	\$ 989,012	\$ 990,037	\$ 991,062	\$ 992,087	\$ 993,112	\$ 994,137	\$ 995,162	\$ 996,187	\$ 997,212	\$ 998,237	\$ 999,262	\$ 1,000,287	\$ 1,001,312	\$ 1,002,337	\$ 1,003,362	\$ 1,004,387	\$ 1,005,412	\$ 1,006,437	\$ 1,007,462	\$ 1,008,487	\$ 1,009,512	\$ 1,010,537	\$ 1,011,562	\$ 1,012,587	\$ 1,013,612	\$ 1,014,637	\$ 1,015,662	\$ 1,016,687	\$ 1,017,712	\$ 1,018,737	\$ 1,019,762	\$ 1,020,787	\$ 1,021,812	\$ 1,022,837	\$ 1,023,862	\$ 1,024,887	\$ 1,025,912	\$ 1,026,937	\$ 1,027,962	\$ 1,028,987	\$ 1,030,012	\$ 1,031,037	\$ 1,032,062	\$ 1,033,087	\$ 1,034,112	\$ 1,035,137	\$ 1,036,162	\$ 1,037,187	\$ 1,038,212	\$ 1,039,237	\$ 1,040,262	\$ 1,041,287	\$ 1,042,312	\$ 1,043,337	\$ 1,044,362	\$ 1,045,387	\$ 1,046,412	\$ 1,047,437	\$ 1,048,462	\$ 1,049,487	\$ 1,050,512	\$ 1,051,537	\$ 1,052,562	\$ 1,053,587	\$ 1,054,612	\$ 1,055,637	\$ 1,056,662	\$ 1,057,687	\$ 1,058,712	\$ 1,059,737	\$ 1,060,762	\$ 1,061,787	\$ 1,062,812	\$ 1,063,837	\$ 1,064,862	\$ 1,065,887	\$ 1,066,912	\$ 1,067,937	\$ 1,068,962	\$ 1,069,987	\$ 1,071,012	\$ 1,072,037	\$ 1,073,062	\$ 1,074,087	\$ 1,075,112	\$ 1,076,137	\$ 1,077,162	\$ 1,078,187	\$ 1,079,212	\$ 1,080,237	\$ 1,081,262	\$ 1,082,287	\$ 1,083,312	\$ 1,084,337	\$ 1,085,362	\$ 1,086,387	\$ 1,087,412	\$ 1,088,437	\$ 1,089,462	\$ 1,090,487	\$ 1,091,512	\$ 1,092,537	\$ 1,093,562	\$ 1,094,587	\$ 1,095,612	\$ 1,096,637	\$ 1,097,662	\$ 1,098,687	\$ 1,099,712	\$ 1,100,737	\$ 1,101,762	\$ 1,102,787	\$ 1,103,812	\$ 1,104,837	\$ 1,105,862	\$ 1,106,887	\$ 1,107,912	\$ 1,108,937	\$ 1,109,962	\$ 1,110,987	\$ 1,112,012	\$ 1,113,037	\$ 1,114,062	\$ 1,115,087	\$ 1,116,112	\$ 1,117,137	\$ 1,118,162	\$ 1,119,187	\$ 1,120,212	\$ 1,121,237	\$ 1,122,262	\$ 1,123,287	\$ 1,124,312	\$ 1,125,337	\$ 1,126,362	\$ 1,127,387	\$ 1,128,412	\$ 1,129,437	\$ 1,130,462	\$ 1,131,487	\$ 1,132,512	\$ 1,133,537	\$ 1,134,562	\$ 1,135,587	\$ 1,136,612	\$ 1,137,637	\$ 1,138,662	\$ 1,139,687	\$ 1,140,712	\$ 1,141,737	\$ 1,142,762	\$ 1,143,787	\$ 1,144,812	\$ 1,145,837	\$ 1,146,862	\$ 1,147,887	\$ 1,148,912	\$ 1,149,937	\$ 1,150,962	\$ 1,151,987	\$ 1,153,012	\$ 1,154,037	\$ 1,155,062	\$ 1,156,087	\$ 1,157,112	\$ 1,158,137	\$ 1,159,162	\$ 1,160,187	\$ 1,161,212	\$ 1,162,237	\$ 1,163,262	\$ 1,164,287	\$ 1,165,312	\$ 1,166,337	\$ 1,167,362	\$ 1,168,387	\$ 1,169,412	\$ 1,170,437	\$ 1,171,462	\$ 1,172,487	\$ 1,173,512	\$ 1,174,537	\$ 1,175,562	\$ 1,176,587	\$ 1,177,612	\$ 1,178,637	\$ 1,179,662	\$ 1,180,687	\$ 1,181,712	\$ 1,182,737	\$ 1,183,762	\$ 1,184,787	\$ 1,185,812	\$ 1,186,837	\$ 1,187,862	\$ 1,188,887	\$ 1,189,912	\$ 1,190,937	\$ 1,191,962	\$ 1,192,987	\$ 1,194,012	\$ 1,195,037	\$ 1,196,062	\$ 1,197,087	\$ 1,198,112	\$ 1,199,137	\$ 1,200,162	\$ 1,201,187	\$ 1,202,212	\$ 1,203,237	\$ 1,204,262	\$ 1,205,287	\$ 1,206,312	\$ 1,207,337	\$ 1,208,362	\$ 1,209,387	\$ 1,210,412	\$ 1,211,437	\$ 1,212,462	\$ 1,213,487	\$ 1,214,512	\$ 1,215,537	\$ 1,216,562	\$ 1,217,587	\$ 1,218,612	\$ 1,219,637	\$ 1,220,662	\$ 1,221,687	\$ 1,222,712	\$ 1,223,737	\$ 1,224,762	\$ 1,225,787	\$ 1,226,812	\$ 1,227,837	\$ 1,228,862	\$ 1,229,887	\$ 1,230,912	\$ 1,231,937	\$ 1,232,962	\$ 1,233,987	\$ 1,235,012	\$ 1,236,037	\$ 1,237,062	\$ 1,238,087	\$ 1,239,112	\$ 1,240,137	\$ 1,241,162	\$ 1,242,187	\$ 1,243,212	\$ 1,244,237	\$ 1,245,262	\$ 1,246,287	\$ 1,247,312	\$ 1,248,337	\$ 1,249,362	\$ 1,250,387	\$ 1,251,412	\$ 1,252,437	\$ 1,253,462	\$ 1,254,487	\$ 1,255,512	\$ 1,256,537	\$ 1,257,562	\$ 1,258,587	\$ 1,259,612	\$ 1,260,637	\$ 1,261,662	\$ 1,262,687	\$ 1,263,712	\$ 1,264,737	\$ 1,265,762	\$ 1,266,787	\$ 1,267,812	\$ 1,268,837	\$ 1,269,862	\$ 1,270,887	\$ 1,271,912	\$ 1,272,937	\$ 1,273,962	\$ 1,274,987	\$ 1,276,012	\$ 1,277,037	\$ 1,278,062	\$ 1,279,087	\$ 1,280,112	\$ 1,281,137	\$ 1,282,162	\$ 1,283,187	\$ 1,284,212	\$ 1,285,237	\$ 1,286,262	\$ 1,287,287	\$ 1,288,312	\$ 1,289,337	\$ 1,290,362	\$ 1,291,387	\$ 1,292,412	\$ 1,293,437	\$ 1,294,462	\$ 1,295,487	\$ 1,296,512	\$ 1,297,537	\$ 1,298,562	\$ 1,299,587	\$ 1,300,612	\$ 1,301,637	\$ 1,302,662	\$ 1,303,687	\$ 1,304,712	\$ 1,305,737	\$ 1,306,762	\$ 1,307,787	\$ 1,308,812	\$ 1,309,837	\$ 1,310,862	\$ 1,311,887	\$ 1,312,912	\$ 1,313,937	\$ 1,314,962	\$ 1,315,987	\$ 1,317,012	\$ 1,318,037	\$ 1,319,062	\$ 1,320,087	\$ 1,321,112	\$ 1,322,137	\$ 1,323,162	\$ 1,324,187	\$ 1,325,212	\$ 1,326,237	\$ 1,327,262	\$ 1,328,287	\$ 1,329,312	\$ 1,330,337	\$ 1,331,362	\$ 1,332,387	\$ 1,333,412	\$ 1,334,437	\$ 1,335,462	\$ 1,336,487	\$ 1,337,512	\$ 1,338,537	\$ 1,339,562	\$ 1,340,587	\$ 1,341,612	\$ 1,342,637	\$ 1,343,662	\$ 1,344,687	\$ 1,345,712	\$ 1,346,737	\$ 1,347,762	\$ 1,348,787	\$ 1,349,812	\$ 1,350,837	\$ 1,351,862	\$ 1,352,887	\$ 1,353,912	\$ 1,354,937	\$ 1,355,962	\$ 1,356,987	\$ 1,358,012	\$ 1,359,037	\$ 1,360,062	\$ 1,361,087	\$ 1,362,112	\$ 1,363,137	\$ 1,364,162	\$ 1,365,187	\$ 1,366,212	\$ 1,367,237	\$ 1,368,262	\$ 1,369,287	\$ 1,370,312	\$ 1,371,337	\$ 1,372,362	\$ 1,373,387	\$ 1,374,412	\$ 1,375,437	\$ 1,376,462	\$ 1,377,487	\$ 1,378,512	\$ 1,379,537	\$ 1,380,562	\$ 1,381,587	\$ 1,382,612	\$ 1,383,637	\$ 1,384,662	\$ 1,385,687	\$ 1,386,712	\$ 1,387,737	\$ 1,388,762	\$ 1,389,787	\$ 1,390,812	\$ 1,391,837	\$ 1,392,862	\$ 1,393,887	\$ 1,394,912	\$ 1,395,937	\$ 1,396,962	\$ 1,397,987	\$ 1,399,012	\$ 1,400,037	\$ 1,401,062	\$ 1,402,087	\$ 1,403,112	\$ 1,404,137	\$ 1,405,162	\$ 1,406,187	\$ 1,407,212	\$ 1,408,237	\$ 1,409,262	\$ 1,410,287	\$ 1,411,312	\$ 1,412,337	\$ 1,413,362	\$ 1,414,387	\$ 1,415,412	\$ 1,416,437	\$ 1,417,462	\$ 1,418,487	\$ 1,419,512	\$ 1,420,537	\$ 1,421,562	\$ 1,422,587	\$ 1,423,612	\$ 1,424,637	\$ 1,425,662	\$ 1,426,687	\$ 1,427,712	\$ 1,428,737	\$ 1,429,762	\$ 1,430,787	\$ 1,431,812	\$ 1,432,837	\$ 1,433,862	\$ 1,434,887	\$ 1,435,912	\$ 1,436,937	\$ 1,437,962	\$ 1,438,987	\$ 1,440,012	\$ 1,441,037	\$ 1,442,062	\$ 1,443,087	\$ 1,444,112	\$ 1,445,137	\$ 1,446,162	\$ 1,447,187	\$ 1,448,212	\$ 1,449,237	\$ 1,450,262	\$ 1,451,287	\$ 1,452,312	\$ 1,453,337	\$ 1,454,362	\$ 1,455,387	\$ 1,456,412	\$ 1,457,437	\$ 1,458,462	\$ 1,459,487	\$ 1,460,512	\$ 1,461,537	\$ 1,462,562	\$ 1,463,587	\$ 1,464,612	\$ 1,465,637	\$ 1,466,662	\$ 1,467,687	\$ 1,468,712	\$ 1,469,737	\$ 1,470,762	\$ 1,471,787	\$ 1,472,812	\$ 1,473,837	\$ 1,474,862	\$ 1,475,887	\$ 1,476,912	\$ 1,477,937	\$ 1,478,962	\$ 1,479,987	\$ 1,481,012	\$ 1,482,037	\$ 1,483,062	\$ 1,484,087	\$ 1,485,112	\$ 1,486,137	\$ 1,487,162	\$ 1,488,187	\$ 1,489,212	\$ 1,490,237	\$ 1,491,262	\$ 1,492,287	\$ 1,493,312	\$ 1,494,337	\$ 1,495,362	\$ 1,496,387	\$ 1,497,412	\$ 1,498,437	\$ 1,499,462	\$ 1,500,487	\$ 1,501,512	\$ 1,502,537	\$ 1,503,562	\$ 1,504,587	\$ 1,505,612	\$ 1,506,637	\$ 1,507,662	\$ 1,508,687	\$ 1,509,712	\$ 1,510,737	\$ 1,511,762	\$ 1,512,787	\$ 1,513,812	\$ 1,514,837	\$ 1,515,862	\$ 1,516,887	\$ 1,517,912	\$ 1,518,937	\$ 1,519,962	\$ 1,520,987	\$ 1,522,012	\$ 1,523,037	\$ 1,524,062	\$ 1,525,087	\$ 1,526,112	\$ 1,527,137	\$ 1,528,162	\$ 1,529,187	\$ 1,530,212	\$ 1,531,237	\$ 1,532,262	\$ 1,533,287	\$ 1,534,312	\$ 1,535,337	\$ 1,536,362	\$ 1,537,387	\$ 1,538,412	\$ 1,539,437	\$ 1,540,462	\$ 1,541,487	\$ 1,542,512	\$ 1,543,537	\$ 1,544,562	\$ 1,545,587	\$ 1,546,612	\$ 1,547,637	\$ 1,548,662	\$ 1,549,687	\$ 1,550,712	\$ 1,551,737	\$ 1,552,762	\$ 1,553,787	\$ 1,554,812	\$ 1,555,837	\$ 1,556,862	\$ 1,557,887	\$ 1,558,912	\$ 1,559,937	\$ 1,560,962	\$ 1,561,987	\$ 1,563,012	\$ 1,564,037	\$ 1,565,062	\$ 1,566,087	\$ 1,567,112	\$ 1,568,137	\$ 1,569,162	\$ 1,570,187	\$ 1,571,212	\$ 1,572,237	\$ 1,573,262	\$ 1,574,287	\$ 1,575,312	\$ 1,576,337	\$ 1,577,362	\$ 1,578,387	\$ 1,579,412	\$ 1,580,437	\$ 1,581,462	\$ 1,582,487	\$ 1,583,512	\$ 1,584,537	\$ 1,585,562	\$ 1,586,587	\$ 1,587,612	\$ 1,588,637	\$ 1,589,662	\$ 1,590,687	\$ 1,591,712	\$ 1,592,737	\$ 1,593,762	\$ 1,594,787	\$ 1,595,812	\$ 1,596,837	\$ 1,597,862	\$ 1,598,887	\$ 1,599,912	\$ 1,600,937	\$ 1,601,962	\$ 1,602,987	\$ 1,604,012	\$ 1,605,037	\$ 1,606,062	\$ 1,607,087	\$ 1,608,112	\$ 1,609,137	\$ 1,610,162	\$ 1,611,187	\$ 1,612,212	\$ 1,613,237	\$ 1,614,262	\$ 1,615,287	\$ 1,616,312	\$ 1,617,337	\$ 1,618,362	\$ 1,619,387	\$ 1,620,412	\$ 1,621,437	\$ 1,622,462	\$ 1,623,487	\$ 1,624,512	\$ 1,625,537	\$ 1,626,562	\$ 1,627,587	\$ 1,628,612	\$ 1,629,637	\$ 1,630,662	\$ 1,631,687	\$ 1,632,712	\$ 1,633,737	\$ 1,634,762	\$ 1,635,787	\$ 1,636,812	\$ 1,637,837	\$ 1,638,862	\$ 1,639,887	\$ 1,640,912	\$ 1,641,937	\$ 1,642,962	\$



Corporate Headquarters  
Lansing, Michigan  
3340 Ranger Road, Lansing, MI 48906  
T: 877.884.6775  
T: 517.321.3331

Michigan Locations  
Berkley Bay City  
Grand Rapids Lansing  
Oak Park

VIA ELECTRONIC MAIL TO: [TBOMMARITO@CITYOFWARREN.ORG](mailto:TBOMMARITO@CITYOFWARREN.ORG)

March 30, 2023

Mr. Tom Bommarito  
City of Warren Brownfield Redevelopment Authority (BRA)  
1 City Square, Suite 215  
Warren, Michigan 48093

**RE: Review of the Reimbursement Request for the Former Hatsig Junior High School  
Located at 8525 Cole Street, Warren, Michigan  
Review #1**

Dear Mr. Bommarito

PM Environmental (PM) has completed a review of the Reimbursement Request submitted to the City of Warren on October 11, 2022. The request was submitted under the amended Brownfield Plan approved for the property located at 8525 Cole Street, Macomb County, Michigan. This request was submitted by Associated Environmental Services, LLC (Associated) on behalf of Cole Street Investments, LLC (the "Developer"), which corresponds to the entity approved under the Brownfield Plan and Reimbursement Agreement.

The expenses submitted total \$530,447.98. The maximum amount approved in the brownfield plan for this site was \$4,788,861.

PM was provided the following documents for review.

- Reimbursement Request and associated invoices and proof of payments submitted October 11, 2022.
- Local amended Brownfield Plan, dated June 22, 2020
- Development and Reimbursement Agreement dated March 25, 2022

The approved amended Brownfield Plan acknowledges intention to pursue Michigan Department of Environment, Great Lakes, and Energy (EGLE) and Michigan Economic Development Corporation/Michigan Strategic Fund (MEDC/MSF) approvals of Act 381 Work Plans. However, approval was not sought. The approved amended Brownfield Plan includes provision in this instance to allow for reimbursement of eligible activities from the Local Taxes only, extension of the repayment period as necessary without additional vote from the BRA or City Council. The Developer is eligible for reimbursement in full via local taxes.

On November 30, 2022, PM requested additional proof of payment documentation, as well as documentation of eligible activities and associated proof of payment.

In response, on January 3, 2023, Associated provided additional information to supplement the original reimbursement request. The additional information included:

- Proof of payment for Blue Star – check stub 1145 dated 06/18/22



*Review of the Reimbursement Request for the Former Hatsig Junior high School  
Located at 8525 Cole Street, Warren, Michigan  
PM Project 01-14482-0-0001, March 23, 2022*

- Macomb County Invoice for Soil Erosion Permit and cancelled check – dated between 02/09/22 and 02/10/22
- Gateway Engineering invoice and check stub for staking related to erosion control – dated between 04/04/22 and 04/12/22
- Associated invoices 21-2442 and 22-2710 and written confirmation all Associated invoices have been paid in full.

In response, on March 24, 2023, Associated and Schafer Development provided additional information to supplement the original reimbursement request. The additional information included:

- Federal Rent A Fence – cancelled check
- Associated Environmental - ledger of payments

PM has prepared a review of the Reimbursement Request with respect to both the original and additional information provided.

The recommended amount for approval under this Reimbursement Request review totals \$528,703.48. A summary has been provided below that outlines the eligible activities as approved under the Brownfield Plan and the activities submitted for reimbursement along with a determination of their eligibility.

### **Local Activities**

#### **Demolition**

The approved Brownfield Plan included up to \$608,000 in eligible expenses related to Demolition, including Demolition Engineering, Design and Management Bid Specifications and Bid Evaluation, Demolition Related Site Security and Fencing, Demolition Project Management and Supervision, Demolition of Building and Pavement (including demolition and disposal, utility disconnect and removal), and Demolition of Infrastructure related activities.

The Reimbursement Request included a request for \$259,781.68 for Building and Pavement Demolition, Demolition Related Site Security, and Demolition engineering.

Of the total request, \$1,744.50 was found ineligible under Act 381 due to being a permit fee. \$8,037.18 was re-categorized as eligible as Site Preparation activities.

The remaining \$250,000.00 was determined to be eligible and sufficient proof of payment documentation was provided.

Detail of PM's review of each individual invoice is included within the attached tables.

#### **Abatement**

The approved Brownfield Plan included up to \$375,000 in total in eligible expenses related to "Lead, Asbestos, and Mold Abatement" including Pre-demolition Hazardous Materials Environmental Assessment, Bid Specs and Bid Evaluation, Lead, Asbestos, and Mold Abatement Consulting, Project Management, Design & Planning, and Air Monitoring, Site Security (related to Abatement), and Pre-demolition Asbestos, Lead, and Hazardous Materials Abatement.

***Review of the Reimbursement Request for the Former Hatsig Junior high School  
Located at 8525 Cole Street, Warren, Michigan  
PM Project 01-14482-0-0001, March 23, 2022***

The Reimbursement Request included invoices totaling \$238,800.00 associated with these line items. PM reviewed each activity against the approved Amended Brownfield Plan to verify eligibility.

The full \$238,800.00 was determined to be eligible and sufficient proof of payment documentation was provided.

Detail of PM's review of each individual invoice is included within the attached tables.

**Site Preparation**

The approved Brownfield Plan included up to \$1,036,340.00 in eligible expenses related to Site Preparation activities, including geotechnical testing and evaluation, removal or unsuitable soils and backfill, soil excavation, transport, and disposal, site preparation related work plans, engineering, project management, specifications, and reports, rough grading, debris removal, finish grading, and specialized foundations.

The Reimbursement Request did not include a request for reimbursement under site preparation, however PM identified two invoices in the amount of \$8,037.18 that best fit this category. Invoices reflected staking related to temporary soil erosion measures and temporary site control.

PM reviewed each activity against the approved Brownfield Plan to verify eligibility. The full \$8,037.18 was determined to be eligible and sufficient proof of payment documentation was provided.

**Brownfield Plan and Act 381 Work Plan Preparation**

The approved Brownfield Plan included up to \$30,000 in eligible expenses related to "Brownfield Plan, Act 381 Work Plan, and Related Documents".

The Reimbursement Request included invoices for \$31,866.30 associated with this line item which were determined to be eligible.

PM recommends full reimbursement of these activities including a partial reimbursement of \$1,866.30 utilizing the 15% contingency.

Detail of PM's review of each individual invoice is included within the attached tables, including the amount taken from contingency.

**Summary of Findings and Recommendations**

It was determined that all information provided, following the above exceptions, meets the requirements of the reimbursement agreement. However, upon the City's discretion or as a result of an auditor additional documentation may be requested to ensure proof of payment is documented for all individual invoices.

The attached tables include a summary of PM's recommendations, and detailed review by Pay Request for ease of reference against the Reimbursement Request.

Please feel free to contact our office if you have any questions or need additional information.

Sincerely,

**PM ENVIRONMENTAL, a Pinchin company**

*Ginny Dougherty*

Ginny Dougherty  
Project Consultant – Brownfield and Economic Incentives  
ginny.dougherty@pmenv.com  
248-414-1436

Appendix A: PM Environmental Reimbursement Review  
Appendix B: Supplemental Information provided by Developer

## Appendix A



Brownfield Plan Approved Amounts						
Pre-approved Activities	Department Specific	Demolition	Abatement	Infrastructure	Site Prep	Brownfield Plan and Work
						Preparation
\$ 45,500	\$ 678,500	\$ 605,000	\$ 375,000	\$ 1,394,800	\$ 1,036,400	\$ 30,000
						Contingency
						\$ 620,721
						Total
						\$ 4,788,461

PM Review - Reimbursement Request #1									
Item	Description	Total Requested	Pre-approved activities	Department Specific	Demolition	Abatement	Infrastructure	Site Prep	Notes/Comments
Bike Star									
51371	Demolition and Abatement, Abatement CO for tunnels	\$ 263,800.00			\$ 125,000.00	\$ 238,400.00			
51608	Demolition	\$ 125,000.00			\$ 125,000.00				
Rent a fence									
403773	1-year fence rental	\$ 6,322.18						\$ 6,322.18	
Associated Environmental									
19-2138	Brownfield Consulting	\$ 1,564.30						\$ 1,564.30	
19-2225	Brownfield Plan Prep	\$ 1,375.00						\$ 1,375.00	
19-2226	Brownfield Consulting	\$ 137.50						\$ 137.50	
19-2235	Brownfield Plan Prep	\$ 660.00						\$ 660.00	
19-2236	Brownfield Consulting	\$ 330.00						\$ 330.00	
19-2245	Brownfield Plan Prep	\$ 2,884.00						\$ 2,884.00	
19-2246	Brownfield Consulting	\$ 55.00						\$ 55.00	
20-2282	Brownfield Plan Prep	\$ 1,842.50						\$ 1,842.50	
20-2318	Brownfield Consulting	\$ 3,375.00						\$ 3,375.00	
20-2319	Brownfield Plan Prep	\$ 62.50						\$ 62.50	
20-2362	Brownfield Consulting	\$ 605.00						\$ 605.00	
20-2363	Brownfield Plan Prep	\$ 1,787.50						\$ 1,787.50	
20-2381	Brownfield Consulting	\$ 1,072.50						\$ 1,072.50	
21-2442	Brownfield Consulting	\$ 55.00						\$ 55.00	
21-2524	Brownfield Plan Prep	\$ 220.00						\$ 220.00	
21-2562	Brownfield Consulting	\$ 605.00						\$ 605.00	
21-2563	Brownfield Plan Prep	\$ 487.50						\$ 487.50	
21-2576	Act 381 Work Plan	\$ 467.50						\$ 467.50	
21-2578	Act 381 Work Plan	\$ 5,082.50						\$ 5,082.50	
21-2586	Act 381 Work Plan	\$ 2,062.50						\$ 2,062.50	
21-2595	Act 381 Work Plan	\$ 495.00						\$ 495.00	
21-2606	Act 381 Work Plan	\$ 467.50						\$ 467.50	
22-2470	Brownfield Consulting	\$ 2,365.00						\$ 2,365.00	
22-2650	Brownfield Consulting	\$ 247.50						\$ 247.50	
22-2710	Brownfield Consulting	\$ 3,352.50						\$ 3,352.50	
Macomb Co Gateway Eng									
	Demo engineering	\$ 1,744.50						\$ 1,744.50	
	Demo engineering	\$ 1,515.00						\$ 1,515.00	
Total Request		\$ 530,447.98							
Total Recommended for Approval		\$ 528,703.48							
Not Eligible		\$ 1,744.50							

The request submitted had a \$0.20 error, which is corrected within this review table

Approved under Brownfield Plan Preparation up to \$30,000 limit, remaining allocated to contingency.  
Cost was related to a soil erosion permit. Permits are not eligible per Act 381 Guidance published by EGLE and MDEC.  
Site fence staking

Remaining Approved Amounts						
Pre-approved Activities	Department Specific	Demolition	Abatement	Infrastructure	Site Prep	Brownfield Plan and Work
						Preparation
\$ 45,500.00	\$ 678,500.00	\$ 358,000.00	\$ 136,200.00	\$ 1,394,800.00	\$ 1,028,922.82	\$ 30,000.00
						Contingency
						\$ 618,854.70
						Total
						\$ 4,760,573.22

## Appendix B





Fwd: New payment request from Gateway Engineering & Surveying, INC. - invoice 19-0512-5

From: Timothy Gordon (alinoconst@comcast.net)

To: tlabret@yahoo.com

Date: Friday, April 8, 2022, 06:50 AM EDT

1139  
4/12/22

Good morning Tom, this is the invoice we talked about. Ok for payment

----- Original Message -----

From: "Gateway Engineering & Surveying, INC." <quickbooks@notification.intuit.com>

To: alinoconst@comcast.net

Cc: joe@gatewayengineer.com

Date: 04/04/2022 3:42 PM

Subject: New payment request from Gateway Engineering & Surveying, INC. - invoice 19-0512-5

INVOICE 19-0512-5 DETAILS



Gateway Engineering & Surveying, INC.

DUE 05/04/2022

**\$1,515.00**

Pay on end  
pay

Powered by QuickBooks

Dear Mr. Tim Gordon,

Please find attached PDF file of the Invoice for the above referenced

project and remit payment at your earliest convenience.

Thank you for your business - we appreciate it very much.

If you have any comments, questions or concerns, please feel free to contact me at the office.

THANKS,

Deanna Vaglica, Director

Gateway Engineering & Surveying, INC.

**Bill to**

Mr. Tim Gordon  
American Steel  
Cole Street Investments, LLC.  
2669 Gratiot  
Detroit, MI 48207

**Terms**

Net 30

**Job location**

8525 Cole Drive

04/04/2022

**Engineering Services****\$360.00**

Point Creation

4 X \$90.00

04/04/2022

**Engineering Services****\$1,155.00**

Stakeout – silt fence –

7 X \$165.00

**Balance due      \$1,515.00**Review and  
pay

Gateway Engineering &amp; Surveying, INC.

8155 Annsbury Suite 109 Shelby Township, MI 48316 US

(586)786-5533    deanna@gatewayengineer.com

www.gatewayengineer.com

If you receive an email that seems fraudulent, please check with the business owner before paying.



COLE STREET INVESTMENTS LLC

1139

04/12/2022 Gateway Engineer and Surveying  
19/0512/5

1,515.00

Cole Street Investments LLC

1,515.00

COLE STREET INVESTMENTS LLC


1139

04/12/2022 Gateway Engineer and Surveying  
19/0512/5

1,515.00

Cole Street Investments LLC

1,515.00

<b>COLL STREET INVESTMENTS LLC</b> 2880 GRATIOT DETROIT, MI 48207		COMERICA BANK 1130 02/10/2022
PAY TO THE ORDER OF <u>Macomb County Treasurer</u>		\$ 1,744.50
One thousand seven hundred forty four and 50/100		DONALD
Macomb County Treasurer		
MEMO <u>SOIL CAUTION PERMIT</u> <u>8225 Cole</u>		AUTHORIZED SIGNATURE
⑈001130⑈ ⑈072000096⑈ 1853119186⑈		

Josh-03102022-01 - For Deposit 1917498 - Macomb County	PAY TO THE ORDER OF LAWRENCE ROCCA MACOMB COUNTY TREASURER 116 PUBLIC SQUARE DETROIT, MI 48226
--	--

Posted : 03/14/2022  
 Bank : 00000002  
 R/T : 72000009  
 Account : 1853119186  
 Check : 1130  
 Amount : 1744.50  
 DIN : 970134631

**From:** [noreply@macomb.org](mailto:noreply@macomb.org)  
**To:** [Spencer Schafer; zt7170@aol.com; alinoconst@comcast.net](mailto:Spencer.Schafer;zt7170@aol.com;alinoconst@comcast.net)  
**Subject:** Macomb County Public Works - Fees Due for Record: Village at the Park Apartments  
**Date:** Wednesday, February 9, 2022 3:09:22 PM

---

Hello,

Your recent submittal has been accepted but in order to proceed with your review/permit process your fees of (\$1744.50) must be paid. Should you have any questions, please feel free to contact this office at (586) 469-5327.

If you have an online portal account your fees can be paid at your convenience online.

Additional Comments:

Thank You.

Jessica Hicks

[Jessica.Hicks@macombgov.org](mailto:Jessica.Hicks@macombgov.org)

(586) 307-8211

Macomb County Public Works

21777 Dunham Road,

Clinton Township, MI 48036



### Apply for a Plan Review

Add to collection

## Record Status: Stabilized

Payments:

**Paid:**

[illegible]

2:14 PM  
03/24/23

Associated Environmental Services, LLC  
Customer QuickReport  
All Transactions

Type	Date	Num	Memo	Account	Clr	Split	Amount
<b>Cole Street Investment, L.L.C.</b>							
2019041501.01R Brownfield - Cole Street							
Task 1 Brownfield Plan Prep - Cole Street							
Invoice	09/07/2019	19-2225		Accounts Receivable		Nicholas Maloof...	1,375.00
Invoice	10/05/2019	19-2235		Accounts Receivable		-SPLIT-	660.00
Invoice	10/27/2019	19-2245		Accounts Receivable		-SPLIT-	2,884.00
Invoice	03/05/2020	20-2292		Accounts Receivable		-SPLIT-	1,842.50
Payment	03/24/2020	1065		Chase Checking - 97254	X	Accounts Recei...	1,842.50
Invoice	06/27/2020	20-2318		Accounts Receivable		-SPLIT-	3,575.00
Invoice	08/22/2020	FC 445	Finance Charge	Accounts Receivable		-SPLIT-	387.42
Invoice	10/21/2020	20-2362		Accounts Receivable		-SPLIT-	605.00
Invoice	11/16/2020	FC 461	Finance Charge	Accounts Receivable		-SPLIT-	242.14
Payment	11/25/2020	1087		Fifth Third Bank-Checking 48406 (Checking account)	X	Accounts Recei...	5,526.30
Invoice	02/13/2021	FC 477	Finance Charge	Accounts Receivable		-SPLIT-	26.55
Invoice	09/18/2021	21-2562		Accounts Receivable		-SPLIT-	605.00
Payment	10/13/2021	1116		Fifth Third Bank-Checking 48406 (Checking account)	X	Accounts Recei...	605.00
Task 2 -Brownfield Consulting- Cole St.							
Invoice	07/06/2019	19-2198		Accounts Receivable		-SPLIT-	1,564.80
Invoice	09/07/2019	19-2226		Accounts Receivable		-SPLIT-	137.50
Invoice	10/05/2019	19-2236		Accounts Receivable		-SPLIT-	330.00
Invoice	10/27/2019	19-2246		Accounts Receivable		Nicholas Maloof...	65.00
Invoice	06/27/2020	20-2319		Accounts Receivable		-SPLIT-	82.50
Invoice	08/22/2020	FC 446	Finance Charge	Accounts Receivable		-SPLIT-	10.42
Invoice	10/21/2020	20-2363		Accounts Receivable		-SPLIT-	1,787.50
Invoice	11/08/2020	20-2331		Accounts Receivable		-SPLIT-	1,072.50
Invoice	11/16/2020	FC 462	Finance Charge	Accounts Receivable		-SPLIT-	32.98
Discount	12/05/2020			Accounts Receivable		Minor A/R and ...	-43.40
Invoice	02/13/2021	FC 476	Finance Charge	Accounts Receivable		-SPLIT-	131.55
Invoice	03/06/2021	21-2442		Accounts Receivable		-SPLIT-	55.00
Invoice	07/10/2021	21-2524		Accounts Receivable		-SPLIT-	220.00
Payment	07/29/2021	1105		Chase Checking - 97254	X	Accounts Recei...	220.00
Invoice	09/16/2021	21-2563		Accounts Receivable		-SPLIT-	495.00
Invoice	03/12/2022	22-2620		Accounts Receivable		-SPLIT-	2,365.00
Payment	03/23/2022	1133		Fifth Third Bank-Checking 48406 (Checking account)	X	Accounts Recei...	2,365.00
Invoice	04/09/2022	22-2650		Accounts Receivable		-SPLIT-	247.50
Payment	04/25/2022	1140		Chase Checking - 97254	X	Accounts Recei...	247.50
Invoice	09/30/2022	FC 514	Finance Charge	Accounts Receivable		-SPLIT-	15.54
Invoice	10/09/2022	22-2710		Accounts Receivable		-SPLIT-	3,382.50
Task 2a- Act 381 Work Plan - Cole St							
Invoice	09/18/2021	21-2576		Accounts Receivable		-SPLIT-	467.50
Invoice	10/09/2021	21-2578		Accounts Receivable		-SPLIT-	5,032.50
Invoice	11/14/2021	21-2586		Accounts Receivable		-SPLIT-	2,062.50
Payment	11/29/2021	1122		Fifth Third Bank-Checking 48406 (Checking account)	X	Accounts Recei...	2,062.50
Invoice	12/04/2021	21-2585		Accounts Receivable		-SPLIT-	495.00
Payment	12/13/2021	1127		Fifth Third Bank-Checking 48406 (Checking account)	X	Accounts Recei...	495.00
Invoice	12/18/2021	21-2606		Accounts Receivable		-SPLIT-	467.50
Payment	01/12/2022	1128		Fifth Third Bank-Checking 48406 (Checking account)	X	Accounts Recei...	467.50
Task 4 - Tax Abatement - Cole St							
Estimate	06/15/2019	160		Estimates		Consulting Inco...	4,500.00
Task 5 MDEQ/MEDC/CRP - Cole St							
Estimate	06/15/2019	161		Estimates		Consulting Inco...	4,500.00
Cole Street Investment, L.L.C. - Other							
Payment	06/18/2019	1039		Fifth Third Bank-Checking 48406 (Checking account)	X	Accounts Recei...	5,000.00
Payment	08/11/2021	1106		Fifth Third Bank-Checking 48406 (Checking account)	X	Accounts Recei...	3,629.05
Payment	09/27/2021	1115		Fifth Third Bank-Checking 48406 (Checking account)	X	Accounts Recei...	982.50
Payment	12/06/2021	1126		Fifth Third Bank-Checking 48406 (Checking account)	X	Accounts Recei...	5,032.50
Payment	10/24/2022	1152		Fifth Third Bank-Checking 48406 (Checking account)	X	Accounts Recei...	3,437.50

1:32 PM

03/24/23

Accrual Basis

Associated Environmental Services, LLC

Customer Open Balance

All Transactions

Type	Date	Num	Memo	Due Date	Open Balance	Amount
TOTAL						

**CITY OF WARREN  
BROWNFIELD REDEVELOPMENT AUTHORITY**

**BROWNFIELD PLAN AMENDMENT #1**

**PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT  
LOCATED AT 13041 TEN MILE ROAD  
WARREN, MICHIGAN**

**May 8, 2023**

Approved by BRA:  
Approved by City Council:

**Prepared on Behalf of:**

**Macomb South SOM, LLC**  
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Warren, Michigan 48088  
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**Prepared By:**

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## APPENDICIES

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## TABLES

Table 1	Eligible Activity Cost Schedule
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## **PROJECT SUMMARY**

Project Name:	Proposed Office and Multi-Residential Development Brownfield Plan Amendment #1
Applicant/Developer:	Macomb South SOM, LLC
Project Location:	The property is located at 13041 Ten Mile Road in Township one north (T.1N), Range twelve east (R.12E), Section 23, Warren, Macomb County Michigan 48089 (the "Property").
Type of Eligible Property:	The property is determined to be "Blighted", or "Adjacent and Contiguous".
Eligible Activities:	Work Plan Exempt Activities (Pre-Approved Activities), Demolition, Infrastructure Improvements, Site Preparation, and Preparation of a Brownfield Plan.
Developer Reimbursable Costs:	Request for an additional \$1,662,526 (includes eligible activities and 15% contingency). Original Brownfield Plan was approved in an amount not to exceed \$1,194,025 (including eligible activities and a 15% contingency)
Length of Developer Reimbursement:	Estimated 11 Years from start of capture
Project Overview:	This Brownfield Plan Amendment #1 replaces the Original Brownfield Plan and adds an additional parcel to the Brownfield Plan to facilitate the second phase of the project. Phase II includes the construction 13 multi-family apartment buildings that includes 132 one-bedroom apartments and 132 two-bedroom apartments. Also included are six buildings that will accommodate 40 three-bedroom townhome apartments, 78 on-site storage units, parking, and a clubhouse.
Estimated Capital Investment:	Approximately \$5.5 million for Phase I and \$38.3 million for Phase II (including Hard and Soft Costs)
Estimated Job Creation:	It is estimated that 200 construction jobs will be created.



## **I. INTRODUCTION AND PURPOSE**

In order to promote the development of environmentally distressed, historic, functionally obsolete and blighted areas within the boundaries of Warren ("the City"), the City has established the Warren Brownfield Redevelopment Authority (WBRA) the "Authority" pursuant to the Brownfield Redevelopment Financing Act, Michigan Public Act 381 of 1996, as amended ("Act 381").

On October 8, 2019, the governing body (as defined by Act 381) approved a brownfield plan identified as the Brownfield Plan for the Proposed Office Development (the "Original Plan") for the Property (as defined in Section II(A) herein). This purpose of this amendment is to add Phase 2 of the project which includes 13 multi-family apartment buildings, 6 townhome apartment buildings, and individual storage units. Phase 2 of development will incur additional eligible activity costs for the overall project. To complete Phase 2 and account for the related increase in brownfield Eligible Activities, an amendment to the Original Plan is required.

The purpose of this Brownfield Plan (the "Plan") is to amend, restate, and replace in its entirety the Original Plan, upon approval by the governing body. This Plan shall promote the redevelopment of and investment in the eligible "Brownfield" Property within the City and to facilitate reimbursement of eligible activities at the Brownfield. By facilitating redevelopment of the Brownfield, this Plan is 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.

This Plan is intended to apply to the eligible property identified in this Plan and, to identify and authorize the eligible activities to be reimbursed utilizing tax increment revenues. This Plan is intended to be a living document, which may be modified or amended in accordance with and as necessary to achieve the requirements and purposes of Act 381.

This Plan contains information required by Section 13(2) of Act 381, as amended. The applicable sections of Act 381 are noted throughout the Plan for reference purposes. All words or phrases not defined herein shall have the same meaning as such words and phrases included in Act 381.

### **I.a. Property Description**

The Eligible Property approved within the Original Plan consists of four (4) legal parcels spanning approximately 19.807 acres, with a street address of 13041 Ten Mile Road, Warren, Macomb County, Michigan. The parcels and all tangible personal property located thereon will comprise the eligible property and is referred to herein as the "subject property."

The subject property is located off the Ten Mile Road corridor, bounded by residential properties to the north and west, commercial uses to the east, and the Ten Mile Road corridor to the south. Individual parcel information is outlined below.

**Brownfield Plan Amendment #1 for the  
Proposed Office and Multi-Family Residential Development  
Located at 13041 Ten Mile Road, Warren, Michigan  
PM Project No. 01-10075-1-0001; May 8, 2023**

Property Address	Parcel ID	Approximate Acreage	Eligibility
<b>Originally Approved Brownfield Parcels</b>			
13041 Ten Mile Road	12-13-23-451-004*	10.377 acres	"Blighted"
13041 Ten Mile Road	12-13-23-451-005*	4.830 acres	"Blighted"
No Address	12-13-23-476-011	4.2 acres	"Adjacent and Contiguous"
No Address	12-13-23-476-012	0.4 acres	"Adjacent and Contiguous"

\*child parcels of 12-13-23-451-003

All parcels are zoned Planned Unit Development (PUD), with Parcel 12-13-23-451-005 occupied by the previously approved and completed office building.

Standard and other historical sources were able to document that the subject property was developed prior to 1940 with two residential dwellings and associated outbuildings in the southern portion. The northern and central portions were utilized for agricultural purposes. The dwellings and outbuildings were demolished in the early 1960s and agricultural activities ceased in the early 1970s. The Property has existed as vacant land since the early 1970s.

The subject property's legal description is included in Appendix A. Property location maps are included in Appendix B.

#### **I.b. Basis of Eligibility**

The subject property is considered "Eligible Property" as defined by Act 381, Section 2 because it (a) it is located within the City of Warren, a qualified local governmental unit under Act 381; (b) the Property is determined to be "blighted" as defined by Act 381; and (c) includes parcels that are adjacent or contiguous and is estimated to increase the captured taxable value of that property.

Additional information regarding the subject property's eligibility is included within section II.h and documentation of eligibility is included within Appendix E.

#### **I.c. Project Description**

Macomb South SOM, LLC is the project developer ("Developer") and property owner and is an affiliate of Legacy Construction Group LLC (Legacy Construction). Legacy Construction is a Warren-based construction company that specializes in commercial and residential developments. The proposed project outlined within this plan is part of Legacy Construction's continued efforts to invest and further expand within the City.

The Original Brownfield Plan, approved by the WBRA in 2019 entailed the construction of 40,000 square foot office building. The initial phase of construction, "Phase 1", is complete. This Brownfield Plan Amendment adds Phase 2 of development which involves the construction 13 multi-family apartment buildings that includes 132 one-bedroom apartments (627-740 square feet) and 132 two-bedroom apartments (830-1,005 square feet). Also included are 6 building that will accommodate 40 three-bedroom townhome apartments (2,210-2,640 square feet), 78 on-site storage units, parking, and a clubhouse. The remainder of the subject property will consist of communal greenspace, a dog park, walkways, parking, and stormwater management.

New construction is anticipated to begin in the summer of 2023 and be completed by fall 2025. By the end of Phase 2, Macomb South SOM, LLC will have invested an estimated \$43.5 million in the development and create approximately 200 construction jobs.

Preliminary site plans and renderings are included in Appendix D.

## **II. GENERAL PROVISIONS**

### **II.a. Description of Costs to be Paid for with Tax Increment Revenues (Section 13 (2)(a))**

Tax Increment Financing revenues will be used to reimburse the costs of "Eligible Activities" (as defined by Section 2 of Act 381) as permitted under the Brownfield Redevelopment Financing Act that include:

- Work Plan Exempt Activities
- Infrastructure Improvements
- Site Preparation Activities
- Preparation and Implementation of a Brownfield Plan and/or Act 381 Work Plan

A 15% Contingency has also been calculated and included within this Brownfield Plan. Tax Increment Revenues are also projected to be captured for BRA administrative fees, and capture for the State Brownfield Fund (Section 13B(14)).

A summary of the eligible activities and the estimated cost of each eligible activity intended to be reimbursed with tax increment revenues captured from the subject property are shown in the attached Table 1.

The Eligible Activity cost estimates may increase or decrease depending on the nature and extent of unknown conditions encountered. If the total cost of eligible activities as described within this Plan is not exceeded, line-item categories and costs of eligible activities may differ from what is included within this Plan, to the extent the adjustments do not violate the terms of Act 381.

### **II.b. Brief Summary of the Eligible Activities that are Proposed (Section 13 (2)(b))**

1. Work Plan Exempt Activities include a Phase I Site Assessment (ESA), required as part of the pre-purchase due diligence conducted on the property.
2. Infrastructure Improvements that include curbs and gutters, sidewalk improvements, paving of approaches within the public right-of-way, improvements to public storm sewers, extension of sanitary sewers and watermains.
3. Site Preparation Activities that include temporary construction access roads, traffic control, erosion control, and facilities, grading, staking, geotechnical engineering that includes the investigation of existing subsurface conditions, clearing and grubbing, excavation of unstable material, fill relating to other eligible activities, and cut and fill operations.

4. Preparation of the Brownfield Plan) and associated activities (e.g. meetings with BRA, review by City Attorney etc.).
5. Implementation of the Brownfield Plan.
6. A 15% contingency is established to address unanticipated environmental and/or other conditions that may be discovered through the implementation of site activities. This excludes the cost of Work Plan Exempt Activities and the preparation and implementation of the Brownfield Plan.
7. Costs for administrative fees.

The Original Plan approved a total not-to-exceed amount of \$1,194,025, including a 15% contingency. However, the total amount of eligible activities requested for reimbursement under Phase 1 of the project (the Original Plan) is \$681,424.

The total amount of eligible activities estimated for Phase 2 of the project is \$2,075,034, including a 15% contingency.

Therefore, the total not-to-exceed amount subject to reimbursement under this Plan is \$2,856,551 unless the Plan is amended and approved by the WBRA and City Council.

**II.c. Estimate of Captured Taxable Value and Tax Increment Revenues (Section 13 (2)(c))**

The costs of eligible activities included in and authorized by this Plan will be reimbursed with incremental local tax revenues (as applicable) generated by the subject property and captured by the WBRA, subject to any limitations and conditions described in this Plan, and the terms of a Reimbursement Agreement between the Developer and the Authority (the "Reimbursement Agreement").

The initial ("base") taxable value of the subject property shall be determined by use of the 2020 tax year tax value, which is \$506,350. Tax increment revenue capture began in 2021. The estimated taxable value of the completed development is \$12,888,000 with full project completion by 2025. An annual increase in taxable value of 1.5% has been applied to account for future tax increments in this Plan. Table 2 details the estimated available tax increment revenues for each year of the Plan. The actual taxable value will be determined by the authorized assessor.

The WBRA will capture \$5,000 of total tax increment revenues on an annual basis for administrative fees, which is estimated to be \$55,000.

A summary of the impact to taxing jurisdictions for the life of the Plan is summarized in Section II.h.

**II.d. Method of Financing Plan Costs and Description of Advances by the Municipality (Section 13 (2)(d))**

Eligible activities will be financed by Macomb South SOM, LLC. The Developer will be reimbursed for eligible costs as described in Section II.c and outlined in Table 1. Costs for Eligible

Activities funded Macomb South SOM, LLC will be repaid under the Michigan Brownfield Redevelopment Financing Program (Michigan Public Act 381, as amended) with incremental taxes generated by future development of the subject property.

No advances will be made by the WBRA for this project. All reimbursements authorized under this Plan shall be governed by the Reimbursement Agreement.

**II.e. Maximum Amount of Note or Bonded Indebtedness (Section 13 (2)(e))**

No note or bonded indebtedness will be incurred by any local unit of government for this project.

**II.f. Duration of the Brownfield Plan (Section 13 (2)(f))**

In no event shall the duration of the Plan, exceed 35 years following the date of the resolution approving the Original 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. The subject property will become part of this Plan on the date this Plan is approved by the City of Plymouth City Council.

**II.g. Estimated Impact of Tax Increment Financing on Revenues of Taxing Jurisdictions (Section 13 (2)(g))**

A summary of the total amounts estimated to be generated and preserved for taxing units during the life of the Plan are outlined below.

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**Brownfield Plan Amendment #1 for the  
Proposed Office and Multi-Family Residential Development  
Located at 13041 Ten Mile Road, Warren, Michigan  
PM Project No. 01-10075-1-0001; May 8, 2023**

Millage	Rate	Developer Reimbursement	Admin. Fee	Local Brownfield Revolving Fund (10% Pass-Through)	State Brownfield Fund	Taxes Preserved for Taxing Unit	Totals
State Education Tax (SET)	6.0000	\$228.25	\$0	\$0	\$2,320.95	\$27,342.90	\$29,892.10
School Operating Tax	18.0000	\$684.74	\$0	\$0	\$0	\$82,028.70	\$82,713.44
<b>Subtotal</b>	<b>24.0000</b>	<b>\$912.99</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,320.95</b>	<b>\$109,371.60</b>	<b>\$112,605.54</b>
Warren Operating	8.5421	\$624,037.98	\$12,019.06	\$80,775.69	\$0	\$38,927.63	\$755,760.36
City Road Improvements	2.0549	\$150,119.48	\$2,891.32	\$19,431.52	\$0	\$9,364.49	\$181,806.81
EMS	0.2843	\$20,769.37	\$400.02	\$2,688.39	\$0	\$1,295.60	\$25,153.38
Library	1.0757	\$78,584.62	\$1,513.55	\$10,172.02	\$0	\$4,902.13	\$95,172.31
Sanitation	2.5550	\$186,653.99	\$3,594.98	\$24,160.55	\$0	\$11,643.52	\$226,053.04
Act 345 Pol/Fire	4.9848	\$364,161.57	\$7,013.80	\$47,137.20	\$0	\$22,716.48	\$441,029.05
Police Operating	0.9531	\$69,628.15	\$1,341.05	\$9,012.69	\$0	\$4,343.42	\$84,325.31
Fire Operating	0.9531	\$69,628.15	\$1,341.05	\$9,012.69	\$0	\$4,343.42	\$84,325.31
Pol & Fire Oper	4.7953	\$350,317.76	\$6,747.17	\$45,345.25	\$0	\$21,852.90	\$424,263.08
Recreation	0.9488	\$69,314.01	\$1,335.00	\$8,972.03	\$0	\$4,323.82	\$83,944.86
Macomb County Oper.	4.4150	\$322,535.17	\$6,212.07	\$41,749.06	\$0	\$20,119.82	\$390,616.12
MCC Operating	1.4387	\$105,103.36	\$2,024.31	\$13,604.61	\$0	\$6,556.37	\$127,288.66
Mac Int Sch District	4.7296	\$345,518.08	\$6,654.73	\$44,723.98	\$0	\$21,553.50	\$418,450.29
Macomb Veterans	0.0667	\$4,872.73	\$93.85	\$630.73	\$0	\$303.96	\$5,901.27
Huron-Clinton Park	0.2104	\$15,370.65	\$296.04	\$1,989.58	\$0	\$958.82	\$18,615.09
SMART	0.9827	\$71,790.56	\$1,382.70	\$9,292.59	\$0	\$4,478.31	\$86,944.16
MTB	0.0990	\$7,232.39	\$139.30	\$936.16	\$0	\$451.16	\$8,759.00
<b>Subtotal</b>	<b>39.0892</b>	<b>\$2,855,638.01</b>	<b>\$55,000.00</b>	<b>\$369,634.74</b>	<b>\$0</b>	<b>\$178,135.35</b>	<b>\$3,458,408.10</b>
<b>Total Capturable Millages</b>	<b>63.0892</b>	<b>\$2,856,551.00</b>	<b>\$55,000.00</b>	<b>\$369,634.74</b>	<b>\$2,320.95</b>	<b>\$287,506.95</b>	<b>\$3,571,013.64</b>
Non-Capturable Millages	Rate					Taxes Preserved for Taxing Unit	
Zoo Authority	0.0967					\$538.60	\$538.60
Art Institute	0.1930					\$1,074.98	\$1,074.98
Van Dyke Debt/SF	10.6846					\$59,511.62	\$59,511.62
<b>Total Non-Capturable Millages</b>	<b>10.9743</b>					<b>\$61,125.20</b>	<b>\$61,125.20</b>



See Table 2 for a complete breakdown of estimated available tax increment revenues and Table 3 for the annual estimated developer reimbursement.

**II.h. Legal Description, Property Map, Property Characteristics, and Personal Property (Section 13 (2)(h))**

The subject property's legal description is included in Appendix A and maps showing the location and dimensions of the eligible property are included in Appendix B.

The subject property is considered "Eligible Property" as defined by Act 381, Section 2 because it (a) it is located within the City of Warren, a qualified local governmental unit under Act 381; (b) the Property is determined to be "blighted" as defined by Act 381; and (c) includes parcels that are adjacent or contiguous.

Personal property may be included as part of the eligible property and associated tax increment capture to the extent that it is taxable personal property. However, personal property is not included within the projections attached to this Plan.

Documentation of characteristics that qualify the property as eligible property is provided in Appendix E.

**II.i. Estimates of the Number of Persons Residing on the Property (Section 13 (2)(i))**

No displacement of residents or families is expected as part of this project.

**II.j. Plan for Relocation of Displaced Residents (Section 13 (2)(j))**

No persons will be displaced as result of this development; therefore, a Plan for relocation is not applicable for this Plan.

**II.k. Provisions for Relocation Costs (Section 13 (2)(k))**

No persons will be displaced as result of this development; therefore, no relocation costs will be incurred.

**II.l. Strategy for Compliance with Michigan's Relocation Assistance Law (Section 13 (2)(l))**

No persons will be displaced as result of this development; therefore, no relocation assistance strategy is needed for this Plan.

**II.m. Other Material that the Authority or Governing Body Considers Pertinent (Section 13 (2)(m))**

The Brownfield Redevelopment Authority and the City Council as the Governing Body, in accordance with the Act, may amend this Plan in order to fund additional eligible activities associated with the Project described herein.

# APPENDICES

# **Appendix A**

## **Legal Description**

**Legal Description 13041 Ten Mile Road, Warren, Macomb County, Michigan:**

Parcel: 12-13-23-451-004

T1N,R12E,SEC 23; COMM AT SE COR SEC 23; TH S88°26'44"W 1308.83 FT; TH N01°22'48"W 60.00 FT; TH S88°26'44"W 218.72 FT TO POB; TH S88°26'44"W 160.00 FT; TH N01°30'39"W 1271.65 FT; TH N89°14'00"E 545.90 FT; TH S01°22'48"E 643.15 FT; TH S88°26'50"W 384.37 FT; TH S01°30'33"E 621.00 FT TO POB 10.377 AC

**Legal Description 13041 Ten Mile Road, Warren, Macomb County, Michigan:**

Parcel: 12-13-23-451-005

T1N,R12E,SEC 23; COMM AT SE COR SD SEC 23; TH S88°26'44"W 1308.83 FT; TH N01°22'48"W 60.00 FT TO POB.; TH S88°26'44"W 218.72 FT; TH N01°30'33"W 621.00 FT; TH N88°26'50"E 384.37FT; TH S01°22'48"E 451.00 FT; TH S88°26'44"W 164.25 FT; TH S01°22'48"E 170.00 FT TO POB 4.83 AC

**Legal Description No Address, Warren, Macomb County, Michigan:**

Parcel: 12-13-23-476-011

T1N,R12E,SEC 23; COMM AT SE COR OF SEC 23; TH DUE WEST 820.23 FT; TH N00°09'56"E 735.00 FT TO POB; TH DUE WEST 327.06 FT; TH N00°04'34"W 576.77 FT; TH N89°16'39"E 329.66 FT; TH S00°09'56"W 580.93 FT TO POB- 4.20 A.

**Legal Description No Address, Warren, Macomb County, Michigan:**

Parcel: 12-13-23-176-012

T1N,R12E,SEC 23; COMM AT SE COR OF SEC 23; TH DUE WEST 820.23 FT; TH N00°09'56"E 675.00 FT TO POB; TH DUE WEST 326.81 FT; TH N00°04'34"W 60.00 FT; TH DUE EAST 327.06 FT; TH S00°09'56"W 60.00 FT TO POB. 0.40 A.

**Appendix B**

**Eligible Property Location Map**

## Property Analyzer

[illegible]



# **Appendix C**

## **Site Plans and Renderings**

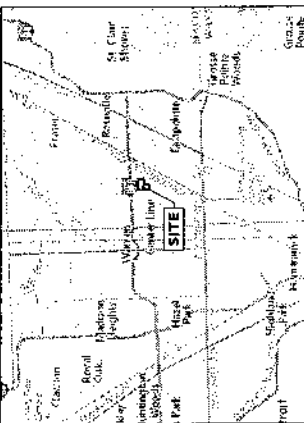


WILSON COUNTY, MISSISSIPPI  
JANUARY 1964  
BY J. W. WILSON  
JANUARY 1964

**STONEFIELD**  
engineering & design

107 Quality Street, Box 200, Montreal, PQ H2B 2Z6  
 Phone 248 247, 1115

**LOCATION MAP**



**PHASE 1 DESCRIPTION**

**PHASE 2 DESCRIPTION**

**PHASE 2 DESCRIPTION**

THE FOLLOWING CASES HAVE BEEN NOTED IN THE CITY OF ALBUQUERQUE, NEW MEXICO, DURING THE SECOND QUARTER OF 1961, ALONG WITH SOME OF THE OTHER MOST COMMON BLOOD-BORNE DISEASES. PREVALENCE IS INDICATED BY THE NUMBER OF CASES IN EACH CATEGORY, AND INCIDENCE BY THE NUMBER OF NEW CASES IN EACH CATEGORY DURING THE QUARTER.

PHASE 3 DESCRIPTION

### PHASE 3 DESCRIPTION

[illegible]

**Journal of Interpersonal Violence**

PHASE AHEAD

## UNIT AREA BREAKDOWN

[illegible]

## LAND USE AND ZONING

[illegible]

## NEWCASTLE DUNDEE

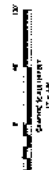
Case	Case description	Case outcome	Case outcome
1	Case 1: A patient with a history of chronic kidney disease (CKD) and hypertension (HTN) presented with a sudden onset of severe headache and vomiting. The patient was found to have a large intracerebral hemorrhage (ICH) in the right frontal lobe.	ICH was treated with surgery and the patient was discharged on antiplatelet therapy.	ICH was treated with surgery and the patient was discharged on antiplatelet therapy.
2	Case 2: A patient with a history of CKD and HTN presented with a sudden onset of severe headache and vomiting. The patient was found to have a large intracerebral hemorrhage (ICH) in the right frontal lobe.	ICH was treated with surgery and the patient was discharged on antiplatelet therapy.	ICH was treated with surgery and the patient was discharged on antiplatelet therapy.
3	Case 3: A patient with a history of CKD and HTN presented with a sudden onset of severe headache and vomiting. The patient was found to have a large intracerebral hemorrhage (ICH) in the right frontal lobe.	ICH was treated with surgery and the patient was discharged on antiplatelet therapy.	ICH was treated with surgery and the patient was discharged on antiplatelet therapy.
4	Case 4: A patient with a history of CKD and HTN presented with a sudden onset of severe headache and vomiting. The patient was found to have a large intracerebral hemorrhage (ICH) in the right frontal lobe.	ICH was treated with surgery and the patient was discharged on antiplatelet therapy.	ICH was treated with surgery and the patient was discharged on antiplatelet therapy.
5	Case 5: A patient with a history of CKD and HTN presented with a sudden onset of severe headache and vomiting. The patient was found to have a large intracerebral hemorrhage (ICH) in the right frontal lobe.	ICH was treated with surgery and the patient was discharged on antiplatelet therapy.	ICH was treated with surgery and the patient was discharged on antiplatelet therapy.

**PROPOSED DEVELOPMENT HEIGHT**

[illegible]

University of Illinois at Chicago

Unit Page	Material
3-Start of Unit/Introduction	90% 100% 100% 100% 100% 100% 100% 100%
2-Start of Unit/Introduction	90% 100% 100% 100% 100% 100% 100% 100%
1-Start of Unit/Introduction	90% 100% 100% 100% 100% 100% 100% 100%
4-Start of Unit/Introduction	90% 100% 100% 100% 100% 100% 100% 100%



# **Appendix D**

## **Documentation of Eligibility**



04/30/19  
Warren Brownfield Authority

DEPARTMENT OF PUBLIC SERVICE  
ONE CITY SQUARE, SUITE 320  
WARREN, MI 48093-5284  
(586) 574-4604  
FAX (586) 574-4517  
[WWW.CITYOFWARREN.MI](http://WWW.CITYOFWARREN.MI)

Dear Mr. Bommarito and The Warren Brownfield Authority,

In January 2019, you requested an inspection of the property located at 13041 Ten Mile Rd. (Parcel Number 13-23-451-003) to supplement a proposed Brownfield Redevelopment application. This is vacant land.

On March 20, 2019, I inspected the property assisted by Dean James of the Warren Building Department. We found on-site evidence that constitutes a blighted property, as defined by the Brownfield Redevelopment Act 381 Section 2(e).

The property showed evidence of some form of site access road that has substantial subsurface debris and in its current state it is a hindrance to development. Broken bricks, electrical wires and conduit, broken concrete and various forms of gravel and broken asphalt looks to have been buried on the site.

The property is contiguous to a large property that was a Brownfield site and has been rehabilitated into a new Meijer store. This property is not safe as it sits and would make a wonderful mix used development, once it is cleaned up.

Sincerely,

Richard Sabaugh  
Public Service Director  
City of Warren, MI

## TABLES



## **Table 1**

### **Eligible Activity Cost Schedule**



## **Table 2**

### **Tax Increment Revenue Capture Estimates**

Table 2: Tax Increment Revenue Capture Estimate  
13041 10 Mile Road, Warren, Michigan

BROWNFIELD ONLY													
Multiplier 1.015													
1	2	3	4	5	6	7	8	9	10	11	TOTAL		
Brownfield Plan Year													
Calendar Year													
2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031		
Parent Parcel	\$ 506,350	\$ 506,350	\$ 506,350	\$ 506,350	\$ 506,350	\$ 506,350	\$ 506,350	\$ 506,350	\$ 506,350	\$ 506,350	\$ 506,350	\$ 506,350	\$ 506,350
Base Taxable Value	\$ 506,350	\$ 506,350	\$ 506,350	\$ 506,350	\$ 506,350	\$ 506,350	\$ 506,350	\$ 506,350	\$ 506,350	\$ 506,350	\$ 506,350	\$ 506,350	\$ 506,350
Estimated New TV	\$ 1,280,000	\$ 1,295,200	\$ 1,311,688	\$ 1,329,468	\$ 1,348,545	\$ 1,368,924	\$ 1,389,717	\$ 1,410,931	\$ 1,432,574	\$ 1,454,651	\$ 1,477,172	\$ 1,500,148	\$ 1,523,589
Ad Valorem	\$ 773,650	\$ 792,850	\$ 812,338	\$ 832,118	\$ 852,195	\$ 872,646	\$ 893,487	\$ 914,731	\$ 936,388	\$ 958,465	\$ 980,964	\$ 1,003,894	\$ 1,027,264
Incremental Difference (New TV - Base TV)													
State Education Tax (SET)													
6.0000	\$ 4,642	\$ 4,757	\$ 4,874	\$ 4,993	\$ 5,113	\$ 5,235	\$ 5,359	\$ 5,484	\$ 5,610	\$ 5,737	\$ 5,865	\$ 5,994	\$ 6,124
School Operating Tax	18.0000	\$ 13,926	\$ 14,271	\$ 14,622	\$ 14,978	\$ 15,338	\$ 15,702	\$ 16,068	\$ 16,436	\$ 16,806	\$ 17,178	\$ 17,552	\$ 17,928
School Total	24.0000	\$ 18,568	\$ 19,028	\$ 19,496	\$ 19,971	\$ 20,448	\$ 20,930	\$ 21,417	\$ 21,912	\$ 22,416	\$ 22,935	\$ 23,457	\$ 23,982
School Brownfield Capturable Total	24.0000	\$ 18,568	\$ 19,028	\$ 19,496	\$ 19,971	\$ 20,448	\$ 20,930	\$ 21,417	\$ 21,912	\$ 22,416	\$ 22,935	\$ 23,457	\$ 23,982
Warren													
Warren Operating	8.5421	\$ 6,609	\$ 6,773	\$ 6,939	\$ 7,108	\$ 7,279	\$ 7,453	\$ 7,630	\$ 7,810	\$ 7,992	\$ 8,177	\$ 8,364	\$ 8,553
City Road Improvements	2.0549	\$ 1,590	\$ 1,629	\$ 1,669	\$ 1,710	\$ 1,752	\$ 1,795	\$ 1,839	\$ 1,884	\$ 1,930	\$ 1,977	\$ 2,025	\$ 2,074
EMS	0.2843	\$ 220	\$ 225	\$ 231	\$ 237	\$ 243	\$ 249	\$ 255	\$ 261	\$ 267	\$ 273	\$ 279	\$ 285
Library	1.0757	\$ 832	\$ 855	\$ 878	\$ 901	\$ 924	\$ 947	\$ 970	\$ 993	\$ 1,016	\$ 1,039	\$ 1,062	\$ 1,085
Sanitation	2.5550	\$ 1,977	\$ 2,026	\$ 2,076	\$ 2,126	\$ 2,177	\$ 2,228	\$ 2,280	\$ 2,332	\$ 2,384	\$ 2,437	\$ 2,490	\$ 2,543
Act 345 Pol/Fire	4.9848	\$ 3,856	\$ 3,952	\$ 4,049	\$ 4,148	\$ 4,248	\$ 4,349	\$ 4,451	\$ 4,554	\$ 4,658	\$ 4,763	\$ 4,868	\$ 4,974
Police Operating	0.9531	\$ 737	\$ 756	\$ 774	\$ 793	\$ 812	\$ 831	\$ 851	\$ 871	\$ 891	\$ 911	\$ 931	\$ 951
Fire Operating	0.9531	\$ 737	\$ 756	\$ 774	\$ 793	\$ 812	\$ 831	\$ 851	\$ 871	\$ 891	\$ 911	\$ 931	\$ 951
Pol & Fire Oper	4.7953	\$ 3,710	\$ 3,802	\$ 3,895	\$ 3,990	\$ 4,085	\$ 4,181	\$ 4,278	\$ 4,376	\$ 4,474	\$ 4,573	\$ 4,672	\$ 4,772
Recreation	0.9488	\$ 734	\$ 752	\$ 771	\$ 790	\$ 809	\$ 828	\$ 848	\$ 867	\$ 887	\$ 907	\$ 927	\$ 947
Macomb County Oper.	4.41500	\$ 3,416	\$ 3,500	\$ 3,586	\$ 3,674	\$ 3,762	\$ 3,851	\$ 3,941	\$ 4,032	\$ 4,124	\$ 4,216	\$ 4,309	\$ 4,402
MCC Operating	1.43870	\$ 1,113	\$ 1,141	\$ 1,169	\$ 1,197	\$ 1,225	\$ 1,254	\$ 1,283	\$ 1,312	\$ 1,341	\$ 1,371	\$ 1,400	\$ 1,430
Mac Int Sch District	4.72950	\$ 3,659	\$ 3,750	\$ 3,842	\$ 3,936	\$ 4,031	\$ 4,127	\$ 4,224	\$ 4,322	\$ 4,420	\$ 4,519	\$ 4,618	\$ 4,718
Macomb Veterans	0.06670	\$ 52	\$ 53	\$ 54	\$ 56	\$ 57	\$ 58	\$ 59	\$ 60	\$ 61	\$ 62	\$ 63	\$ 64
Huron-Clinton Park	0.21060	\$ 163	\$ 167	\$ 171	\$ 175	\$ 179	\$ 183	\$ 187	\$ 191	\$ 195	\$ 199	\$ 203	\$ 207
MTB	0.99270	\$ 760	\$ 779	\$ 798	\$ 818	\$ 837	\$ 857	\$ 877	\$ 897	\$ 917	\$ 937	\$ 957	\$ 977
SWART	0.09500	\$ 77	\$ 78	\$ 80	\$ 82	\$ 83	\$ 85	\$ 87	\$ 89	\$ 91	\$ 93	\$ 95	\$ 97
Local Total	39.0692	\$ 30,241	\$ 30,992	\$ 31,754	\$ 32,527	\$ 33,302	\$ 34,079	\$ 34,858	\$ 35,639	\$ 36,422	\$ 37,207	\$ 37,993	\$ 38,781
Local Brownfield Capturable Total	39.0692	\$ 30,241	\$ 30,992	\$ 31,754	\$ 32,527	\$ 33,302	\$ 34,079	\$ 34,858	\$ 35,639	\$ 36,422	\$ 37,207	\$ 37,993	\$ 38,781
State and Local													
Zoo Authority	0.0967	\$ 75	\$ 77	\$ 79	\$ 80	\$ 82	\$ 84	\$ 86	\$ 88	\$ 90	\$ 92	\$ 94	\$ 96
Art Institute	0.1930	\$ 149	\$ 153	\$ 157	\$ 161	\$ 165	\$ 169	\$ 173	\$ 177	\$ 181	\$ 185	\$ 189	\$ 193
Van Dyke Debt/SP	10.6346	\$ 8,266	\$ 8,471	\$ 8,680	\$ 8,891	\$ 9,104	\$ 9,319	\$ 9,535	\$ 9,752	\$ 9,970	\$ 10,189	\$ 10,409	\$ 10,630
Total Non-Capturable Taxes	10.9743	\$ 8,490	\$ 8,701	\$ 8,915	\$ 9,132	\$ 9,351	\$ 9,571	\$ 9,793	\$ 10,016	\$ 10,241	\$ 10,467	\$ 10,694	\$ 10,922
State and Local Total	74.0635	\$ 57,299	\$ 58,721	\$ 60,165	\$ 61,630	\$ 63,117	\$ 64,626	\$ 66,157	\$ 67,709	\$ 69,282	\$ 70,876	\$ 72,491	\$ 74,126
State and Local Total Capturable	83.0892	\$ 48,809	\$ 50,020	\$ 51,250	\$ 52,498	\$ 53,765	\$ 55,051	\$ 56,356	\$ 57,680	\$ 59,023	\$ 60,386	\$ 61,768	\$ 63,169

## **Table 3**

### **Tax Increment Reimbursement Estimates**

**Table 3: Tax Incremental Reimbursement Estimate**  
**13041 10 Mile Road, Warren, Michigan**

Developer Maximum Reimbursement	Net AP Proportionality	School & Local Taxes	Local Only Taxes	Total
<b>TOTAL</b>	100.00%	\$ 2,400	\$ 2,854,151	\$ 2,856,551
State	38.04%	\$ 913	\$ -	\$ 913
Local	61.96%	\$ 1,487	\$ 2,854,151	\$ 2,855,638
<b>TOTAL</b>	100.00%	\$ 2,400	\$ -	\$ 2,400
EGLE	100.00%	\$ 2,400	\$ -	\$ 2,400
MSF	0.00%	\$ -	\$ -	\$ -

	Estimated Total Years of Plan:										
	1	2	3	4	5	6	7	8	9	10	11
Brownfield											
Total State Incremental Revenue	\$18,568	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Brownfield Revolving Fund (50% of SET)	\$2,321	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
State TIR Available for Reimbursement	\$16,247	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Local Incremental Revenue	\$30,241	\$30,992	\$31,754	\$32,527	\$486,746	\$494,344	\$502,057	\$509,884	\$517,829	\$525,894	\$534,079
OBRA Administrative Fee (\$5,000/year)	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
Pass Through for LBRE (1.0%)	\$3,024	\$3,039	\$3,125	\$3,253	\$48,675	\$49,434	\$50,206	\$50,988	\$51,793	\$52,589	\$53,408
Local TIR Available for Reimbursement	\$22,217	\$22,893	\$23,578	\$24,274	\$433,072	\$439,910	\$446,851	\$453,896	\$461,046	\$468,304	\$475,671
Developer											
Beginning Balance	\$3,850,551	\$2,810,578	\$2,780,550	\$2,762,676	\$2,329,604	\$1,829,604	\$1,442,842	\$1,060,947	\$527,901	\$13,506	\$0
Developer Reimbursement Balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unimproved Interest Balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
EGLE Environmental Costs											
State Tax Reimbursement	\$913	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Local Tax Reimbursement	\$1,487	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Local Only Costs	\$2,400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Local Tax Reimbursement	\$20,730	\$22,893	\$23,578	\$24,274	\$433,072	\$439,910	\$446,851	\$453,896	\$461,046	\$468,304	\$475,671
Developer Reimbursement Balance	\$2,854,151	\$2,835,421	\$2,810,528	\$2,782,876	\$2,331,676	\$1,831,676	\$1,444,924	\$1,062,971	\$529,021	\$13,506	\$0
Developer Reimbursement											
Beginning Balance	\$2,854,151	\$2,835,421	\$2,810,528	\$2,782,876	\$2,331,676	\$1,831,676	\$1,444,924	\$1,062,971	\$529,021	\$13,506	\$0
Developer Reimbursement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unimproved Interest Balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Developer Reimbursement											
Beginning Balance	\$2,854,151	\$2,835,421	\$2,810,528	\$2,782,876	\$2,331,676	\$1,831,676	\$1,444,924	\$1,062,971	\$529,021	\$13,506	\$0
Developer Reimbursement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unimproved Interest Balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Developer Reimbursement											
Beginning Balance	\$2,854,151	\$2,835,421	\$2,810,528	\$2,782,876	\$2,331,676	\$1,831,676	\$1,444,924	\$1,062,971	\$529,021	\$13,506	\$0
Developer Reimbursement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unimproved Interest Balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Developer Reimbursement											
Beginning Balance	\$2,854,151	\$2,835,421	\$2,810,528	\$2,782,876	\$2,331,676	\$1,831,676	\$1,444,924	\$1,062,971	\$529,021	\$13,506	\$0
Developer Reimbursement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unimproved Interest Balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Developer Reimbursement											
Beginning Balance	\$2,854,151	\$2,835,421	\$2,810,528	\$2,782,876	\$2,331,676	\$1,831,676	\$1,444,924	\$1,062,971	\$529,021	\$13,506	\$0
Developer Reimbursement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unimproved Interest Balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Developer Reimbursement											
Beginning Balance	\$2,854,151	\$2,835,421	\$2,810,528	\$2,782,876	\$2,331,676	\$1,831,676	\$1,444,924	\$1,062,971	\$529,021	\$13,506	\$0
Developer Reimbursement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unimproved Interest Balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Developer Reimbursement											
Beginning Balance	\$2,854,151	\$2,835,421	\$2,810,528	\$2,782,876	\$2,331,676	\$1,831,676	\$1,444,924	\$1,062,971	\$529,021	\$13,506	\$0
Developer Reimbursement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unimproved Interest Balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Developer Reimbursement											
Beginning Balance	\$2,854,151	\$2,835,421	\$2,810,528	\$2,782,876	\$2,331,676	\$1,831,676	\$1,444,924	\$1,062,971	\$529,021	\$13,506	\$0
Developer Reimbursement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unimproved Interest Balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Developer Reimbursement											
Beginning Balance	\$2,854,151	\$2,835,421	\$2,810,528	\$2,782,876	\$2,331,676	\$1,831,676	\$1,444,924	\$1,062,971	\$529,021	\$13,506	\$0
Developer Reimbursement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unimproved Interest Balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Developer Reimbursement											
Beginning Balance	\$2,854,151	\$2,835,421	\$2,810,528	\$2,782,876	\$2,331,676	\$1,831,676	\$1,444,924	\$1,062,971	\$529,021	\$13,506	\$0
Developer Reimbursement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unimproved Interest Balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Developer Reimbursement											
Beginning Balance	\$2,854,151	\$2,835,421	\$2,810,528	\$2,782,876	\$2,331,676	\$1,831,676	\$1,444,924	\$1,062,971	\$529,021	\$13,506	\$0
Developer Reimbursement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unimproved Interest Balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Developer Reimbursement											
Beginning Balance	\$2,854,151	\$2,835,421	\$2,810,528	\$2,782,876	\$2,331,676	\$1,831,676	\$1,444,924	\$1,062,971	\$529,021	\$13,506	\$0
Developer Reimbursement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unimproved Interest Balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Developer Reimbursement											
Beginning Balance	\$2,854,151	\$2,835,421	\$2,810,528	\$2,782,876	\$2,331,676	\$1,831,676	\$1,444,924	\$1,062,971	\$529,021	\$13,506	\$0
Developer Reimbursement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unimproved Interest Balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Developer Reimbursement											
Beginning Balance	\$2,854,151	\$2,835,421	\$2,810,528	\$2,782,876	\$2,331,676	\$1,831,676	\$1,444,924	\$1,062,971	\$529,021	\$13,506	\$0
Developer Reimbursement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unimproved Interest Balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Developer Reimbursement											
Beginning Balance	\$2,854,151	\$2,835,421	\$2,810,528	\$2,782,876	\$2,331,676	\$1,831,676	\$1,444,924	\$1,062,971	\$529,021	\$13,506	\$0
Developer Reimbursement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unimproved Interest Balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Developer Reimbursement											
Beginning Balance	\$2,854,151	\$2,835,421	\$2,810,528	\$2,782,876	\$2,331,676	\$1,831,676	\$1,444,924	\$1,062,971	\$529,021	\$13,506	\$0
Developer Reimbursement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unimproved Interest Balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Developer Reimbursement											
Beginning Balance	\$2,854,151	\$2,835,421	\$2,810,528	\$2,782,876	\$2,331,676	\$1,831,676	\$1,444,924	\$1,062,971	\$529,021	\$13,506	\$0
Developer Reimbursement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unimproved Interest Balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Developer Reimbursement											
Beginning Balance	\$2,854,151	\$2,835,421	\$2,810,528	\$2,782,876	\$2,331,676	\$1,831,676	\$1,444,924	\$1,062,971	\$529,021	\$13,506	\$0
Developer Reimbursement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unimproved Interest Balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Developer Reimbursement											
Beginning Balance	\$2,854,151	\$2,835,421	\$2,810,528	\$2,782,876	\$2,331,676	\$1,831,676	\$1,444,924	\$1,062,971	\$529,021	\$13,506	\$0
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Unimproved Interest Balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Developer Reimbursement											
Beginning Balance	\$2,854,151	\$2,835,421	\$2,810,528	\$2,							



**City of Warren**  
**Brownfield Redevelopment Authority**  
**Application for Inclusion in the Warren Brownfield Plan**

This application requests information that may be utilized to amend the "City of Warren Brownfield Redevelopment Authority Brownfield Plan", as originally approved by the City Council of the City of Warren. Please complete the information requested below and return to the Economic Development Department, City of Warren. In order to process the application, a fee of \$500 is required. The applicant will be responsible for any costs to process the application that exceed \$500. Also, if tax increment financing to pray for "eligible activities" is requested in addition to a Michigan-Business Tax Credit, an additional fee may be assessed at the conclusion of the process (for costs that exceed \$500).

The application is subject to approval after submission of a complete Plan and Reimbursement Agreement, by the City of Warren Brownfield Redevelopment Authority and the City of Council, after notice and public hearings as required by law.

**Application Information**

**Company Name (Business):** Macomb South SOM, LLC

Contact Person and Title: Lorenzo Cavaliere

Contact Person Mailing Address: 30078 Schoenherr Road, Suite 300, Warren, MI 48088

Contact Person's Phone Number: (586) 563-1500 Fax: (586) 563-1200

Contact Person's E-Mail Address: LCavaliere@cavalierecompanies.com

**Developer Name:** SAME

Contact Person and Title of Developer: SAME

Developer Mailing Address: SAME

Developer Phone Number: SAME Fax: SAME

Developer's E-Mail Address: SAME

**Representative Name:** PM Environmental, Inc.

Contact Person and Title of Representative: Ryan Higuchi, Project Consultant

Representative Mailing Address: 4080 West Eleven Mile Rd., Berkley, MI 48072

Representative Phone Number: (248) 414-1432 Fax: 877-884-6775

Representative E-Mail Address: ryan.higuchi@pmenv.com

Project Information

Location of Eligible Property: 13041 Ten Mile Road, Warren Michigan

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Legal Description/Parcel Number:

**Legal Description 13041 Ten Mile Road, Warren, Macomb County, Michigan:**

Parcel: 12-13-23-451-004

T1N,R12E SEC 23; COMM AT SE COR SEC 23; TH S88\*26'44"W 1308.83 FT; TH N01\*22'48"W 60.00 FT ; TH S88\*26'44"W 218.72 FT TO POB; TH S88\*26'44"W 160.00 FT; TH N01\*30'39"W 1271.65 FT; TH N89\*14'00"E 545.90 FT; TH S01\*22'48"E 643.15 FT; TH S88\*26'50"W 384.37 FT; TH S01\*30'33"E 621.00 FT TO POB 10.377 AC

**Legal Description 13041 Ten Mile Road, Warren, Macomb County, Michigan:**

Parcel: 12-13-23-451-005

T1N,R12E SEC 23; COMM AT SE COR SD SEC 23; TH S88\*26'44"W 1308.83 FT; TH N01\*22'48"W 60.00 FT TO POB.; TH S88\*26'44"W 218.72 FT; TH N01\*30'33"W 621.00 FT; TH N88\*26'50"E 384.37FT; TH S01\*22'48"E 451.00 FT; TH S88\*26'44"W 164.25 FT; TH S01\*22'48"E 170.00 FT TO POB 4.83 AC

**Legal Description No Address, Warren, Macomb County, Michigan:**

Parcel: 12-13-23-476-011

T1N,R12E,SEC 23,COMM AT SE COROF SEC 23; TH DUE WEST 820.23 FT; TH N00\*09'56"E 735.00 FT TO POB; TH DUE WEST 327.06 FT;TH N00\*04'34"W 576.77 FT; TH N89\*16'39"E 329.66 FT; TH S00\*09'56"W 580.93 FT TO POB- 4.20 A.

**Legal Description No Address, Warren, Macomb County, Michigan:**

Parcel: 12-13-23-176-012

T1N,R12E,SEC 23,COMM AT SE COROF SEC 23; TH DUE WEST 820.23 FT; TH N00\*09'56"E 675.00 FT TO POB; TH DUE WEST 326.81 FT;TH N00\*04'34"W 60.00 FT; TH DUE EAST 327.06 FT; TH S00\*09'56"W 60.00 FT TO POB. 0.40 A.

Property Ownership: Macomb South SOM, LLC

Current Use of Property: Vacant

Type of Brownfield Amendment Requesting: (Please check all that apply)

Michigan Business Tax (MBT) Credit

✓ Tax Increment Financing for Eligible Activities

Is the proposed site a "facility" (as defined by Part 201)? No

(Please provide a copy of the executive summary of any environmental report available, such as a Phase I or II Environmental Site Assessment, or Baseline Environmental Assessment.)

Is the applicant's property "blighted" (as defined by P.A. 381 of 1996)? Yes, please see attached information.

(Please provide supporting information.)

Is the applicant's property "functionally obsolete" (as defined by P.A. 381 of 1996)?

(Please provide supporting information.) No

## **Proposed Development Project Description**

**Description of Proposed Project** (Please include overall project description, including estimates of capital investment and job creation/job retention. Also describe any elements of the project which may entail sustainable development principles, such as site reuse, greenspace preservation, smart growth, stormwater design, green roofs, etc.) Describe the public benefit that will result from completion of this project. Provide a site plan or renderings of the development site and improvements. Informational depictions and narratives relative to the size of buildings, acreage and general site improvement like parking, landscaping, etc. are desired.

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This Brownfield Plan Amendment #1 replaces the Original Brownfield Plan and adds an additional parcel to the Brownfield Plan to facilitate the second phase of the project. Phase II includes the construction of 13 multi-family apartment buildings that includes 132 one-bedroom apartments and 132 two-bedroom apartments. Also included are six buildings that will accommodate 40 three-bedroom townhome apartments, 78 on-site storage units, parking, and a clubhouse. The total estimated cost of the redevelopment is approximately \$38.3 million.

Projected number of jobs retained: N/A

Projected number of jobs created: Approximately 200 temporary construction jobs

Project Timetable:

It is currently anticipated construction for the office building will begin in late summer of 2023 and eligible activities will be completed by fall of 2025, which is the estimated construction period.

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Maximum Duration of Plan:

The duration of the plan is 11 years.

## **Development Costs Estimates**

<u>Eligible Activities (for tax increment financing)</u>	<u>Estimated Costs</u>	<u>Start/End Date</u>
<i>Phase I Environmental Site Assessment</i>	\$2,400	Complete
<i>Public Infrastructure Improvements (This estimate should be coordinated with the City).</i>	\$1,612,772	Summer 2024

(Infrastructure improvements that directly benefit the project, such as public streets, sidewalks, parking facilities, sewer and water)

<i>Site Preparation</i>	\$839,329	Fall 2024
(Activities necessary to prepare site for construction including relocation of utilities, addition/removal of soils, clearing and grubbing, land balancing/grading; foundation to address special soil concerns)		

TOTAL ELIGIBLE ACTIVITY COSTS (including contingency)	\$2,856,551 (both Phases)
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<u>Eligible Investments</u> (for MBT Credit)	<u>Estimated Costs</u>	<u>Start/End Date</u>
<i>Site Improvements</i> (Clearing land; adding sewer, water lines, or other utilities; landscaping; soil addition/removal; fencing; lighting; walkways, driveways, or parking lots; related site improvements.)	N/A	
<i>Construction, Restoration, Alteration</i>	N/A	
<i>Renovation or Improvements of Buildings</i>	N/A	
<i>Addition of Machinery, Equipment, and Fixtures</i>	N/A	
TOTAL ELIGIBLE INVESTMENTS	N/A	

Projected Total Project Investment dollar amount: \$38.3 Million (Phase II only)

### Project Financing

Describe Project Financing; Identify sources and amount of financing that will be used to support the project.

Bank financing and private equity.

Why does the project need incentives?

- Incentives are needed to offset the cost of construction materials, which have increased an estimated 25% since the pandemic.
- Labor shortages have also driven up the cost of skilled labor related to construction trades and services.
- Rising interest rates over the past year have increased the costs of project financing.
- A significant portion of the incentives will be used for eligible activities that will extend City watermain, sanitary sewer, and public sidewalks.

### **Additional Information**

Describe any other factors that should be considered in evaluating this project. Also, please explain how this project will benefit the public.

- Additional benefits from this project includes:
- Continuation of the economic investment being made by other projects in the area which increase the taxable value of surrounding properties.
- An addition to income tax base of the City of Warren.
- The creation of approximately 200 temporary construction related jobs.
- The setting of a precedent for future development in the area through the implementation of high-quality standards on all levels, from design to construction.
- Appeal to a variety of residents and assist in their needs.
- An increase the daytime foot traffic in the area, and through increased demand for services, will improve the vitality of the neighborhood.

The development is located on one of Warren's major thoroughfares. Its proximity to local bus lines make it an attractive, pedestrian friendly and walkable location for residents, workers and visitors.

- If the property owner is not the project applicant, please attach a signed and notarized letter from the property owner authorizing the applicant to submit this application for consideration by the Warren Brownfield Redevelopment Authority.
- Attach a copy of current title, commitment and proof of ownership.

Please note the current amount spent by the developer and number of current employees will be due each year for the life of the project on June 1<sup>st</sup> of each year starting the following year after the project start date. This information can be sent to:

City of Warren  
Economic Development  
One City Square--Suite 215  
Warren, MI 48093-6726

**Brownfield List of Bills - May 17 , 2023**

**Required Formal Approval of the Following:**

<u>PAYEE</u>	<u>DATE OF INVOICE</u>	<u>AMOUNT</u>	<u>DETAILS</u>
Meridian Contracting Group	02/27/23	23,770.00	Env. Cleanup at 22005 Van Dyke Ave
PM Environmental	04/13/23	3,970.00	8525 Cole Street, Warren, Michigan
		<u>AMOUNT:</u>	<u>27,740.00</u>

**Meridian Contracting Group, LLC**

6149 Trailside Dr  
Washington, MI 48094  
pete@meridiangroup1.com

**INVOICE**

BILL TO  
City of Warren Brownfield Authority  
One City Square  
Warren, MI 48093

INVOICE 10212  
DATE 04/06/2023  
TERMS Net 30  
DUE DATE 05/06/2023

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	22 Specialty	Specialties. Specific Scope: Meridian Contracting Group will remove the following asbestos containing materials as identified and quantified in the PSI Asbestos Survey dated February 9, 2023, which includes: • 15 Pipe joint insulation. • 150 Square feet of HVAC insulation. • 400 Square feet of 9"x 9" floor tile. • 50 Linear feet of interior gray sealant. • 1 Window frame with white frame sealant. • 2 Door frames with white sealant.	1	12,980.00	12,980.00
	22 Specialty	Specialties- skim coat approximately 5920 square feet of carpet area slab in order to encapsulate slab over carpet adhesive found to be positive for asbestos.	1	6,990.00	6,990.00
	22 Specialty	Specialties-Remove additional asbestos fittings located in block walls and hard ceiling discovered during demolition	1	3,800.00	3,800.00

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BALANCE DUE

**\$23,770.00**





PM Environmental, a Pinchin Company  
4080 West Eleven Mile Road  
Berkley, MI 48072  
Phone: (517) 321-3331  
Toll Free: (800) 485-0090  
Fax: (877) 884-6775

Mr. Tom Bommarito  
City of Warren  
29500 Van Dyke Avenue  
Warren, MI 48903

April 13, 2023  
Project No: 01-14482-0  
Invoice No: 103740

Invoice Total \$3,970.00

Project Manager: Ryan Higuchi

City of Warren Purchase Order Number 161082

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Service Group 0001 8525 Cole Street, Warren, Michigan

Task	Fee	Percent Complete	Previous Fee Billing	Cost
Reimbursement Request Review	4,975.00	79.799	0.00	3,970.00
Total Fee	4,975.00		0.00	3,970.00
Subtotal				3,970.00
		Total these Tasks		\$3,970.00
		Total this Service		\$3,970.00
		Total this Invoice		\$3,970.00

**OUR PAYMENT INFORMATION HAS CHANGED! PLEASE SEE BELOW TO UPDATE YOUR RECORDS**

Please include invoice number or project number with your payment. For your convenience, we accept VISA, MasterCard, and American Express. Credit card transactions will be assessed a 3% fee at time of payment.

Payments may be made electronically for **P.M. Environmental, LLC**

CIBC Bank USA  
Routing ABA Number 0710-0648-6  
Account Number 2582619  
Fed ID 38-3052632

**Invoice Payable Upon Receipt**