

# Act 381 Brownfield Plan

66942 Gratiot Avenue  
Richmond, MI 48062

Macomb County Brownfield  
Redevelopment Authority

Project No. 231545  
February 23, 2024

## **Act 381 Brownfield Plan**

**66942 Gratiot Avenue  
Richmond, MI 48062**

**Prepared For:  
Macomb County Brownfield Redevelopment Authority  
Mount Clemens, MI**

**February 23, 2024  
Project No. 231545**

**Supported by the governing body of the local jurisdiction: \_\_\_\_\_  
Recommended for approval by the Brownfield Redevelopment Authority on: \_\_\_\_\_  
Approved by the governing body of the local jurisdiction on: \_\_\_\_\_**

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## 1.0 Introduction

The Macomb County Brownfield Redevelopment Authority (Authority or MCBRA) was established pursuant to the Brownfield Redevelopment Financing Act, Michigan Public Act 381 of 1996, as amended (Act 381). Act 381 enables the MCBRA to help facilitate the redevelopment of brownfields by providing economic development incentives through tax increment financing (TIF). This Brownfield Plan (Plan) permits the use of TIF to reimburse WM Limited Partnership – 1998 (Developer) for the cost of eligible activities required to redevelop 66942 Gratiot Avenue, Richmond, Macomb County, Michigan (Eligible Property, Site, or Property). Figures 1 and 2 depict the Site location and layout.

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

The Eligible Property historically operated as a gasoline filling station and automotive repair facility between the late 1950s to approximately 2013. This past use has resulted in soil and groundwater contamination on the Property. Since 2013, the Site has remained vacant.

The Developer desires to acquire and commence with redevelopment of the Eligible Property in Spring 2024. Redevelopment plans call for demolition of an abandoned 1,720-square foot, former automotive repair garage and construction of a 2,024-square foot Wendy's restaurant (the Project). Developer investment, excluding land acquisition costs, is projected at \$1,990,000. The Site Plan is provided as Figure 3.

It is anticipated that the Project will be completed in Fall 2024 and have the following community benefits:

- Increase the tax base for the City of Richmond and Macomb County.
- Convert vacant, blighted, and contaminated property to a new viable use.
- Greatly improve the aesthetic appeal of the Site and south entrance to the community.
- Add 30-40 new full-time equivalent jobs.

### 1.2 Eligible Property Information

Parcel ID No.: 07-06-12-227-003

Address: 66942 Gratiot Avenue, Richmond, Macomb County, Michigan, 48062

Size: 0.653 acres

The Property is situated within a commercial corridor on the east side of Gratiot Avenue and south of the Gratiot Avenue and 31 Mile Road intersection.

#### **Basis of Eligibility**

The Property qualifies as "eligible property" under Act 381 based on meeting the definition of a "facility", as defined in Part 201, Environmental Remediation, of the Natural Resources and Environmental Protection Act, 1994 PA 451 as amended. The facility status was verified during a recent Phase II Environmental Site Assessment of the Property, which revealed concentrations of arsenic, lead, chromium, and naphthalene in the soil and arsenic, lead, chromium, copper, 2-methylnaphthalene, and naphthalene in the groundwater at levels above Michigan Department of Environment, Great Lakes, and Energy (EGLE) generic residential cleanup criteria (see Attachment E).

## 2.0 Information Required by Section 13(2) of the Statute

### 2.1 Description of Costs to be Paid for with Tax Increment Revenues

This Plan has been developed to reimburse eligible brownfield costs incurred by the Developer to support revitalizing the Property into a new restaurant. Based on actual available new tax increment revenue generated from the Project, new local and state tax increment revenues will be captured for reimbursement of eligible expenses. Existing local and state base taxes associated with the Property will continue to be levied and distributed to local and state taxing jurisdictions. No local debt or special assessment taxes will be captured to reimburse eligible activity costs.

The total cost of eligible activities, including contingency, is anticipated to be \$159,163, described below and summarized in Table 1 (attached). Authority administrative costs are anticipated to be \$14,000. There will be no capture of tax increment revenue for the Local Brownfield Revolving Fund (LBRF). A description of the costs to be paid for with tax increment revenues is provided below.

EGLE Eligible Activities	Developer Cost
<b>Pre-Approved Department Specific</b>	<b>\$28,513</b>
- Phase I ESA	\$2,500
- Phase II ESA	\$18,370
- BEA	\$1,900
- DDCCR	\$1,700
- HMI	\$4,043
<b>Pre-Approved Asbestos Abatement/Demolition</b>	<b>\$60,000</b>
<b>Sub Total</b>	<b>\$88,513</b>
<b>Contingency (15%) – on asbestos abatement/demolition only</b>	<b>\$9,000</b>
<b>Brownfield Plan Preparation</b>	<b>\$9,500</b>
<b>Brownfield Plan Implementation</b>	<b>\$5,000</b>
<b>Sub Total</b>	<b>\$23,500</b>
<b>EGLE Eligible Activities Total Costs</b>	<b>\$112,013</b>

Local Only Eligible Activities	Developer Cost
<b>Transportation and Disposal of Contaminated Soil; Clean Backfill</b>	<b>\$31,000</b>
<b>Stormwater System Upgrades to Comply with Due Care Obligations</b>	<b>\$10,000</b>
<b>Sub Total</b>	<b>\$41,000</b>
<b>Contingency (15%)</b>	<b>\$6,150</b>
<b>Sub Total</b>	<b>\$6,150</b>
<b>Local Only Eligible Activities Total Costs</b>	<b>\$47,150</b>
<b>EGLE and Local Only Eligible Activities Total Costs</b>	<b>\$159,163</b>

## 2.2 Summary of Eligible Activities

Eligible activities included in this Plan consist of the following:

### *Pre-Approved Department Specific Activities*

Environmental due diligence was required to evaluate Site conditions, provide protection against cleanup liability related to existing contamination, and comply with due care obligations. Department specific activities completed include Phase I and II Environmental Site Assessments (ESAs), a Baseline Environmental Assessment (BEA), Documentation of Due Care Compliance, and a Hazardous Materials Inventory (HMI). Pursuant to Sec. 13b (8) of Act 381, these activities may occur prior to Plan approval.

### *Pre-Approved Asbestos Abatement / Demolition*

To prepare the Site for redevelopment, Site demolition of dilapidated asphalt/concrete surfaces and demolition of an abandoned 1,720-square foot, former automotive repair garage are necessary. Asbestos containing building materials must be abated prior to building demolition. In accordance with Sec. 13b (8) of Act 381, these activities are pre-approved up to an amount no greater than \$250,000.

### *Transportation and Disposal of Contaminated Soil; Clean Backfill*

It is anticipated that approximately 400 cubic yards of unsuitable, contaminated soil will be removed from the Property to help facilitate installation of building footings and underground utilities, including the stormwater infiltration system. An estimated 300 cubic yards of clean backfill is needed to replace the contaminated material.

### *Stormwater System Upgrades to Comply with Due Care Obligations*

The stormwater system was designed to reduce stormwater infiltration through contaminated material, eliminating potential exacerbation concerns and improving stormwater quality versus pre-development conditions. These efforts were necessary to comply with due care obligations associated with the existing contamination.

### **Brownfield Plan Preparation**

Summarize proposed redevelopment plans, define eligible activities, identify reimbursement and Plan costs, determine Plan duration, and generate tax increment financing tables. Preparation also includes meetings and correspondence required to draft and finalize the Plan.

### **Brownfield Plan Implementation**

Tracking, submittal, review of invoices for reimbursement requests, plan compliance, and assistance with data reporting.

### **Contingency**

15% contingency is included in this Plan.

## 2.3 Estimate of Captured Taxable Value and Tax Increment Revenues

The initial taxable value will be the 2024 taxable value, \$88,300. An estimate of the captured taxable value for this redevelopment by year is depicted in Table 2. This Plan captures all available and eligible local and state tax increment revenues (except for personal property tax increment revenues).

Project activities will be initiated and completed in 2024. Tax increment revenue collection is anticipated to begin in 2025.

After the completion of the Project, the projected taxable value is estimated at \$700,000. Reimbursements will be made on the actual tax increment that is realized. The estimated captured taxable value for this redevelopment by year and in aggregate for each taxing jurisdiction is depicted in tabular form (Table 2). No capture of tax increment revenues for deposit into the LBRF are planned.

The Plan includes a \$2,000 annual fee for MCBRA administration (\$14,000 total). A summary of the estimated reimbursement schedule by year and in aggregate is presented in Table 3.

## **2.4 Method of Financing and Description of Advances Made by the Municipality**

The eligible activities contemplated under this Plan will be financed by the Developer, as outlined in this Plan. A Development and Reimbursement Agreement will describe the terms of the tax capture and reimbursement process.

## **2.5 Maximum Amount of Note or Bonded Indebtedness**

At this time, there are no plans by the MCBRA to incur indebtedness to support the development of this Site, but such plans could be made in the future to assist in the development if the MCBRA so chooses.

## **2.6 Duration of Brownfield Plan**

The MCBRA intends to begin the capture of tax increment in 2025. This plan will then remain in place for 7 years, or until the eligible activities have been fully reimbursed, whichever occurs sooner. An analysis showing the reimbursement schedule is attached in Table 3.

## **2.7 Estimated Impact of Tax Increment Financing on Revenues of Taxing Jurisdictions**

An estimate of the impact of tax increment financing on the revenues of all taxing jurisdictions is illustrated in detail within Table 2.

## **2.8 Legal Description, Property Map, Statement of Qualifying Characteristics, and Personal Property**

The Eligible Property subject to this Plan consists of one parcel with an address of 66942 Gratiot Avenue, Richmond, Michigan. The parcel totals approximately 0.653-acres. A map showing Eligible Property dimensions is attached in Figure 1.

The legal description for the Property subject to this Work Plan is as follows:

Parcel ID # 07-06-12-227-003

T4N, R14E, SEC 12 COM AT INTER OF CEN OF GRATIOT AVE & N LINE SEC 12; TH S32\*16'W 188 FT; TH S74\*08'E 62.65 FT TO PT OF BEG ON THE SE'LY SEDELINE OF GRATIOT AVE; TH S74\*08'E 150 FT; TH S32\*35'W 150 FT; TH N84\*23'52"W 161.21 FT; TH NE'LY ALG SE'LY SIDELINE GRATIOT AVE ALG ARC OF A CURVE CONCAVE TO THE NW WITH RADIUS EQUALS 171,880 FT & WHOSE LONG CHORD BEARS N32\*35'E 180 FT TO PT OF BEG.

The Property is a facility pursuant to Part 201 of Michigan's Natural Resources and Environmental Protection Act of 1994, and therefore considered Eligible Property, as defined under Act 381.

Personal property is not included in this Plan for tax capture.

## **2.9 Estimates of Residents and Displacement of Individuals/Families**

There are no residents or families residing at this Property, and thus no residents, families, or individuals will be displaced by the Project.

## **2.10 Plan for Relocation of Displaced Persons**

No persons reside on the Eligible Property. Therefore, this section is not applicable.

## **2.11 Provisions for Relocation Costs**

No persons reside on the Eligible Property. Therefore, this section is not applicable.

## **2.12 Strategy for Compliance with Michigan's Relocation Assistance Law**

No persons reside on the Eligible Property. Therefore, this section is not applicable.

## **2.13 Other Material that the Authority or Governing Body Considers Pertinent**

The proposed new commercial use will revitalize contaminated and abandoned property, creating new jobs and new tax base for the City of Richmond. Demolishing the existing building and replacing it with a new restaurant will eliminate vandalism and attractive nuisance concerns and provide a more aesthetically pleasing and fresh look to the south entrance of the community.



**Figure 1**

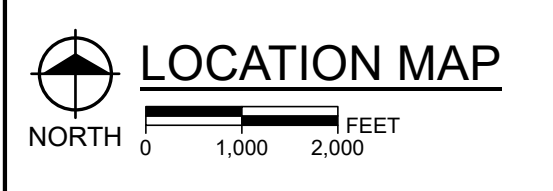
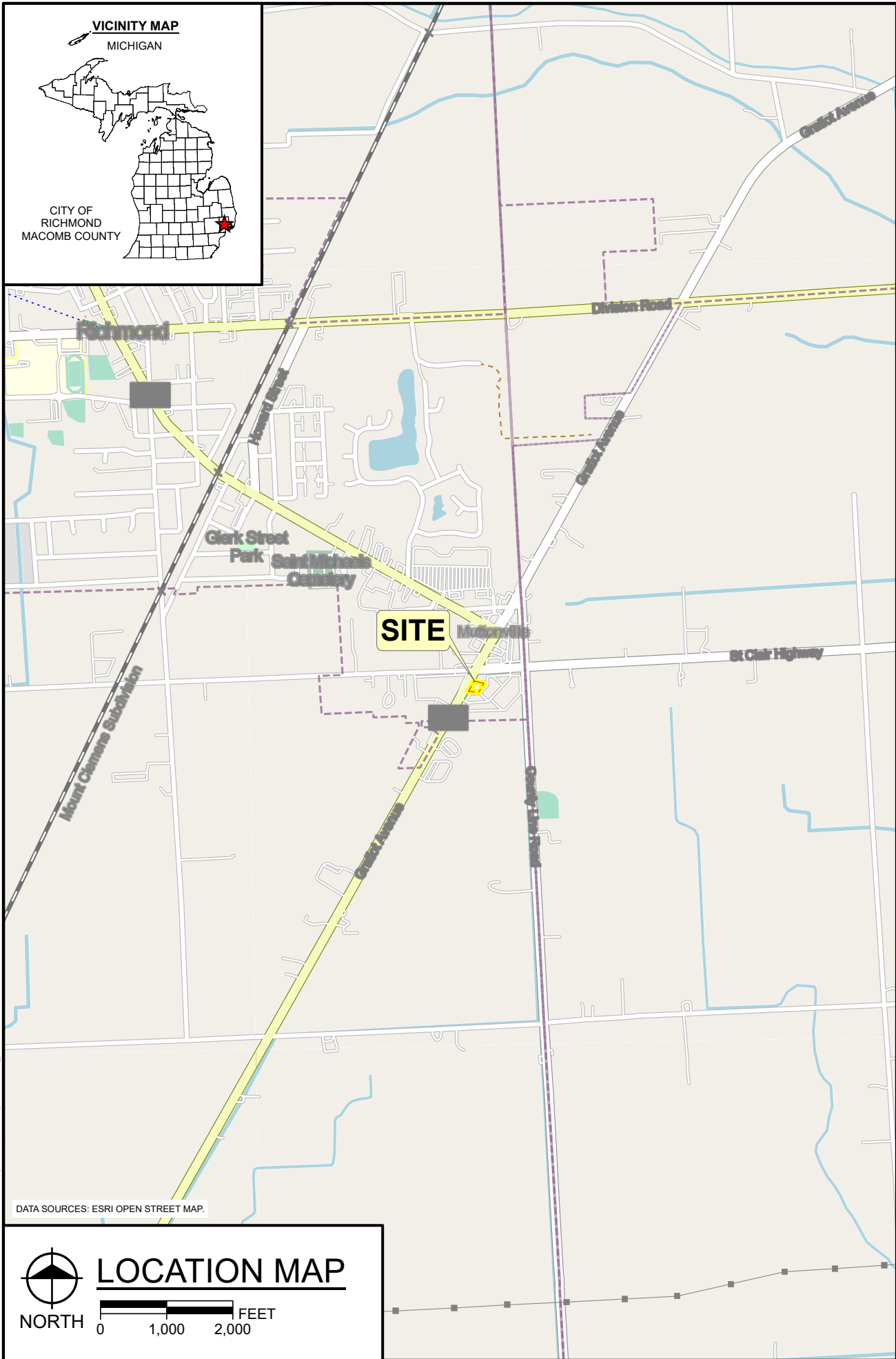
**Location Map**

Hard copy is intended to be 8.5"x11" when plotted. Scale(s) indicated and graphic quality may not be accurate for any other size.

**66942 Gratiot Avenue**  
 Richmond, Michigan  
**Baseline Environmental Assessment**

PROJECT NO.  
231545

FIGURE NO.  
**1**

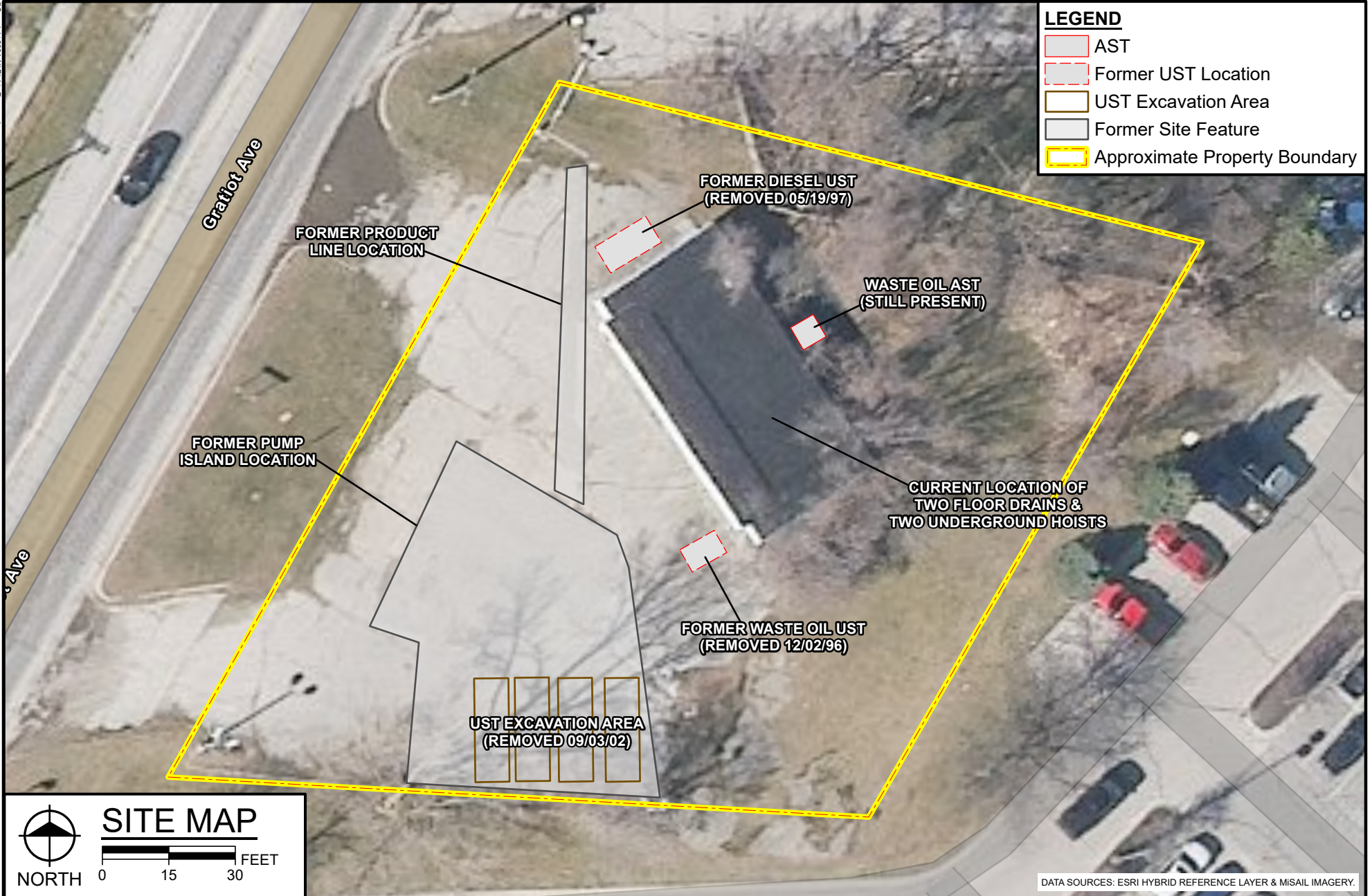


DATA SOURCES: ESRI OPEN STREET MAP.

**Figure 2**

**Site Layout**

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DATA SOURCES: ESRI HYBRID REFERENCE LAYER & MISAIL IMAGERY.



### SITE MAP

NORTH 0 15 30 FEET

# 66942 Gratiot Avenue

Richmond, Michigan

## Baseline Environmental Assessment



Hard copy is intended to be 8.5"x11" when plotted. Scale(s) indicated and graphic quality may not be accurate for any other size.

FIGURE NO. **2**

PROJECT NO. 231545

**Figure 3**

**Site Plan**



SITE NUMBER:	0000
BASE MODEL:	GLOBAL NEXT GEN
ASSET TYPE:	FREE STANDING D-THRU
CLASSIFICATION:	NEW
OWNER:	COMPANY/FRANCHISEE
BASE VERSION:	NEXT GEN 30
UPGRADE CLASSIFICATION:	NEW BUILD
PROJECT YEAR:	2024
FURNITURE PACKAGE:	N/A
DRAWING RELEASE:	N/A

### BENCH MARKS

BENCH MARK 100 ELEVATION: 701.71  
 CHISELED SQUARE ON THE NORTHWEST SIDE OF CONCRETE BASE FOR METAL LIGHT POLE LOCATED IN A CURB ISLAND IN THE PARKING LOT +/-175' DUE NORTH OF THE ENTRANCE DOOR TO "WING SNOB" ADDRESS #66834

BENCH MARK 102 ELEVATION: 700.98  
 MAG SPIKE IN THE SOUTHEASTERN FACE OF WOOD UTILITY POLE ON THE NORTHWEST SIDE OF GRATIOT AVE, ON THE SECOND POLE NORTHEAST OF "SWEET FIRE TOBACCO" ADDRESS #66751

### SYMBOL LEGEND

#### EXISTING UTILITIES

	SANITARY SEWER & MANHOLE
	STORM SEWER & MANHOLE
	CATCH BASIN CURB AND LAWN TYPE
	VALVE
	HYDRANT
	WATER MAIN
	GAS MAIN
	UNDERGROUND ELECTRIC
	UNDERGROUND TELEPHONE
	CABLE TELEVISION
	TELEPHONE PEDESTAL

#### PROPOSED UTILITIES

	SANITARY SEWER & MANHOLE
	WYE & LEAD
	STANDARD SEWER CLEANOUT
	STORM SEWER & MANHOLE
	WATER MAIN
	VALVE & BOX
	METER
	PLUG
	CURB STOP & BOX

#### UTILITY SUMMARY

**ELECTRIC:** SECONDARY SERVICE PREFERRED BASED ON RATE. UTILITY OWNED TRANSFORMER. UTILITY TO SIZE TRANSFORMER AND COORDINATE WITH ELECTRICAL DESIGNER. 120/208V, 3PH, 4W GROUND WIRE.

**PHONE:** X GB COPPER/FIBER OPTIC ENTRANCE CABLE.

**GAS LOAD:** 955 MBH @ 14" W.C.

**WATER:** 1 1/2" DIA. TYPE K COPPER PIPE WITH 1 1/2" METER, 2,000 GPD, 66 GPM PEAK USE MINIMUM 41.5 PSI PRESSURE REQUIRED INSIDE BUILDING AFTER THE METER.

**SANITARY SEWER:** 4" DIA. @ 89 GPM.

**IRRIGATION:** REFER TO SHEET L1.0 FOR REQUIREMENTS

#### UTILITY NOTES

- EXISTING UTILITIES LOCATIONS SHOWN ARE APPROXIMATE.
- VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF EXISTING UTILITIES PRIOR TO EXCAVATION WHERE NECESSARY.
- PROTECT AND MAINTAIN SERVICE OF OTHER UTILITIES AT CROSSINGS.
- DO NOT CONNECT ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER SERVICES TO THE SANITARY SEWER.
- PROVIDE AND MAINTAIN INLET FILTERS AT ALL CATCH BASIN INLETS, DURING CONSTRUCTION.
- ADJUST ALL CASTINGS TO FINISH GRADES.
- KEEP SITE LIGHTING CONDUITS OUTSIDE OF PAVEMENT IF POSSIBLE.

#### SANITARY SEWER NOTES

- SLOPE SANITARY SEWER AT 1.0% MIN. SLOPE TO PUBLIC SERVICE LEAD.
- INSTALL CLEANOUTS AT ANY CHANGE IN DIRECTION OF PIPE.
- ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER ARE PROHIBITED.

#### GAS MAIN NOTES

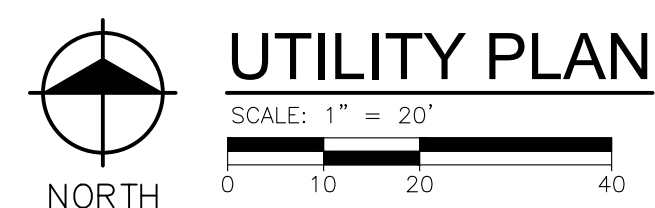
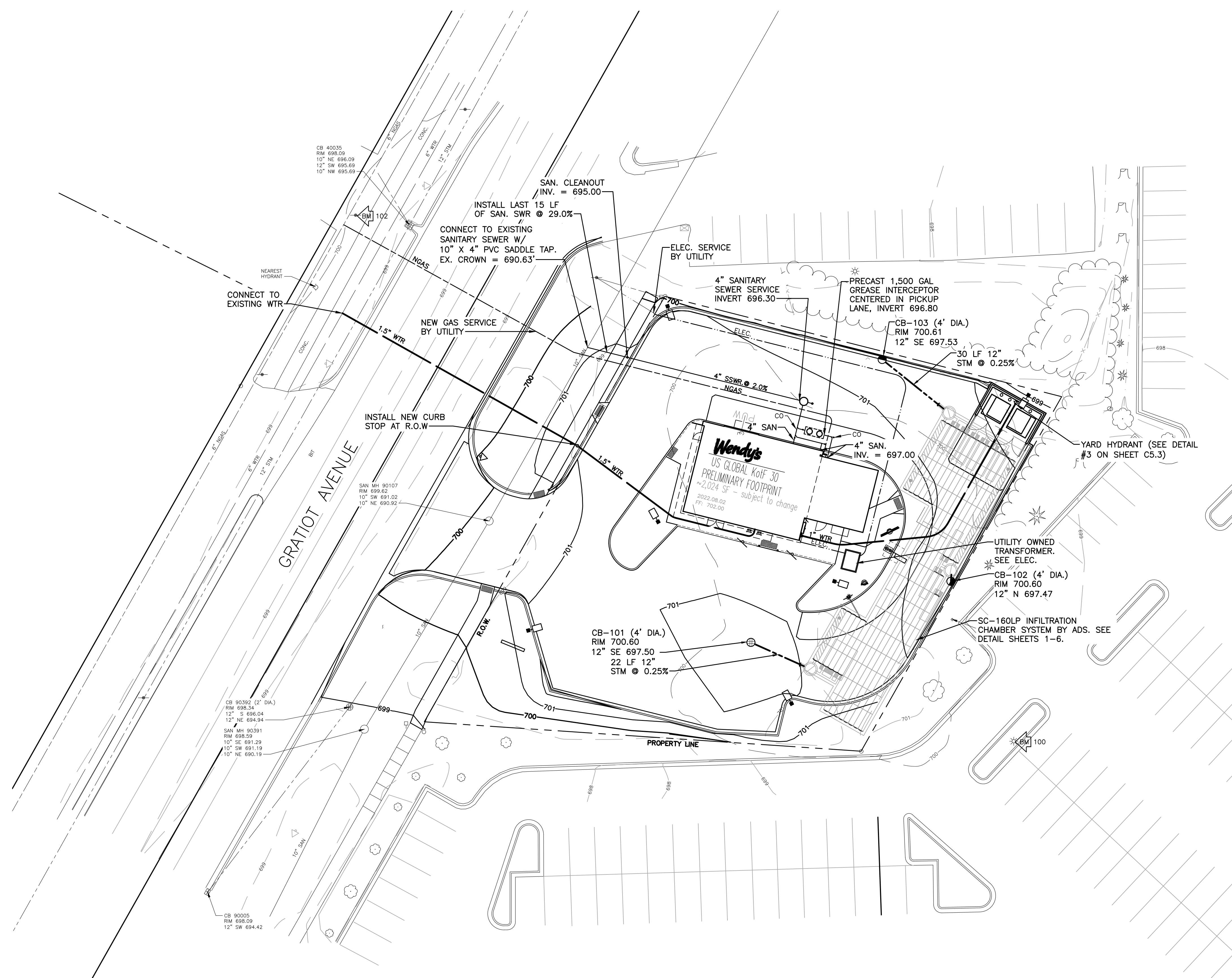
- GAS COMPANY WILL PROVIDE GAS SERVICE TAP, METER, REGULATOR, AND INSTALL THE NEW SERVICE LINE TO THE METER.

#### WATER MAIN NOTES

- INSTALL WATER MAIN WITH A MINIMUM OF [ ] FEET OF COVER, AS REQUIRED BY MUNICIPALITY.
- PROVIDE A MINIMUM OF EIGHTEEN (18) INCHES OF VERTICAL SEPARATION AND TEN (10) FEET OF HORIZONTAL SEPARATION BETWEEN THE WATER MAIN AND ALL SANITARY AND STORM SEWERS.

#### STORM SEWER NOTES

- INSTALL UNDERDRAINS AT ALL CATCH BASINS AND CURB INLETS IF SUBGRADE IS POORLY DRAINED. CONNECT TO NEAREST CATCH BASIN. REFER TO DETAIL ON SHEET CS.3.
- ALL UNDERDRAINS (UD) TO BE 4" DIA. AT MINIMUM SLOPE OF 0.50% UNLESS OTHERWISE NOTED.
- PROVIDE INLET FILTER FOR ALL CATCH BASIN INLETS DURING CONSTRUCTION.



PROJECT TYPE: CIVIL/SITE  
 PROTOTYPE



REV.	DATE	DESCRIPTION
12/18/2023		SITE PLAN REVIEW

ISSUE DATE: 12/18/2023

PROJECT NUMBER: 231392

DRAWN BY: GAB

CHECKED BY: ASM

SEAL

DESIGN GUIDELINE ONLY - NOT FOR CONSTRUCTION

SHEET NAME  
 UTILITY PLAN

SHEET NUMBER

Figure 3  
 Site Plan

PLT: 2/2023/231392/CAD/CB/C4\_0\_UTILITY PLAN\_231392.DWG LAYOUT: C4\_0 DATE: 12/19/2023 TIME: 8:56:16 AM USER: GBRUN

**Table 1**

**Summary of Eligible Activities**

**TABLE 1**  
**SUMMARY OF ELIGIBLE ACTIVITIES**

**Pre-Approved Eligible Activities Costs and Schedule**

Pre-Approved Eligible Activities	Cost	Completion Season/Year
Phase I and II ESAs, BEA, DDCC, and HMI	\$28,513	2023-24
Asbestos Abatement / Demolition	\$60,000	Spring 2024
Contingency 15%	\$9,000	
Brownfield Plan Preparation	\$9,500	Winter 2024
Brownfield Plan Implementation	\$5,000	Fall 2024
<b>Pre-Approved Eligible Activities Total Costs</b>	<b>\$112,013</b>	

**MSF Eligible Activities Costs and Schedule**

MSF Eligible Activities	Cost	Completion Season/Year
Public Infrastructure	NA	
Site Preparation	NA	
<b>MSF Eligible Activities Total Costs</b>	<b>NA</b>	

**Local Only Eligible Activities Costs and Schedule**

Local Only Eligible Activities	Cost	Completion Season/Year
Transportation and Disposal of Contaminated Soil; Clean Backfill	\$31,000	Spring 2024
Stormwater System Upgrades to Comply with Due Care Obligations	\$10,000	Spring 2024
Contingency 15%	\$6,150	
<b>Local Only Eligible Activities Total Costs</b>	<b>\$47,150</b>	

**GRAND TOTAL**

Eligible Activities	Cost	Completion Season/Year
Developer (MSF + Pre-Approved + Local Only)	\$159,163	
Interest %	\$0	
<b>Developer Reimbursement Total</b>	<b>\$159,163</b>	
MCBRA Administrative Fee	\$14,000	
LBRF Deposit	\$0	



**Table 2**

**Total Captured Incremental Taxes Estimates**

**Tax Increment Revenue Capture Estimates**  
66942 Gratiot Ave.  
February 19, 2024

Estimated Taxable Value (TV) Increase Rate: 1%

Plan Year	1	2	3	4	5	6	7	TOTAL
Calendar Year	2025	2026	2027	2028	2029	2030	2031	
*Base Taxable Value	\$ 88,300	\$ 88,300	\$ 88,300	\$ 88,300	\$ 88,300	\$ 88,300	\$ 88,300	
Estimated New TV	\$ 700,000	\$ 707,000	\$ 714,070	\$ 721,211	\$ 728,423	\$ 735,707	\$ 743,064	
Incremental Difference (New TV - Base TV)	\$ 611,700	\$ 618,700	\$ 625,770	\$ 632,911	\$ 640,123	\$ 647,407	\$ 654,764	

School Capture		Millage Rate															
State Education Tax (SET)	6.0000	\$	3,670	\$	3,712	\$	3,755	\$	3,797	\$	3,841	\$	3,884	\$	3,929	\$	26,588
School Operating Tax	17.9244	\$	10,964	\$	11,090	\$	11,217	\$	11,345	\$	11,474	\$	11,604	\$	11,736	\$	79,430
<b>School Total</b>	<b>23.9244</b>	<b>\$</b>	<b>14,635</b>	<b>\$</b>	<b>14,802</b>	<b>\$</b>	<b>14,971</b>	<b>\$</b>	<b>15,142</b>	<b>\$</b>	<b>15,315</b>	<b>\$</b>	<b>15,489</b>	<b>\$</b>	<b>15,665</b>	<b>\$</b>	<b>106,018</b>

Local Capture		Millage Rate															
City Operating	15.6637	\$	9,581	\$	9,691	\$	9,802	\$	9,914	\$	10,027	\$	10,141	\$	10,256	\$	69,412
Intermediate Sch - Summer	4.6300	\$	2,832	\$	2,865	\$	2,897	\$	2,930	\$	2,964	\$	2,997	\$	3,032	\$	20,517
Macomb College	1.4077	\$	861	\$	871	\$	881	\$	891	\$	901	\$	911	\$	922	\$	6,238
Macomb County	4.3200	\$	2,643	\$	2,673	\$	2,703	\$	2,734	\$	2,765	\$	2,797	\$	2,829	\$	19,144
County Smart	0.9500	\$	581	\$	588	\$	594	\$	601	\$	608	\$	615	\$	622	\$	4,210
County HCMA	0.2070	\$	127	\$	128	\$	130	\$	131	\$	133	\$	134	\$	136	\$	917
County Veterans	0.0690	\$	42	\$	43	\$	43	\$	44	\$	44	\$	45	\$	45	\$	306
Intermediate Sch - Winter	0.0800	\$	49	\$	49	\$	50	\$	51	\$	51	\$	52	\$	52	\$	355
<b>Local Total</b>	<b>27.3274</b>	<b>\$</b>	<b>16,716</b>	<b>\$</b>	<b>16,907</b>	<b>\$</b>	<b>17,101</b>	<b>\$</b>	<b>17,296</b>	<b>\$</b>	<b>17,493</b>	<b>\$</b>	<b>17,692</b>	<b>\$</b>	<b>17,893</b>	<b>\$</b>	<b>121,098</b>

Non-Capturable Millages		Millage Rate															
School Debt	6.9500	\$	4,251	\$	4,300	\$	4,349	\$	4,399	\$	4,449	\$	4,499	\$	4,551	\$	30,798
County DIA*	0.1956	\$	120	\$	121	\$	122	\$	124	\$	125	\$	127	\$	128	\$	867
County Zoo*	0.0945	\$	58	\$	58	\$	59	\$	60	\$	60	\$	61	\$	62	\$	419
<b>Non-Capturable Total</b>	<b>6.9500</b>	<b>\$</b>	<b>4,429</b>	<b>\$</b>	<b>4,479</b>	<b>\$</b>	<b>4,531</b>	<b>\$</b>	<b>4,582</b>	<b>\$</b>	<b>4,635</b>	<b>\$</b>	<b>4,687</b>	<b>\$</b>	<b>4,741</b>	<b>\$</b>	<b>32,084</b>

**Total Tax Increment Revenue (TIR) Available for Capture** \$ 31,351 \$ 31,709 \$ 32,072 \$ 32,438 \$ 17,493 \$ 17,692 \$ 17,893 \$ **180,648**

**NOTES:**  
Millages are 2023 Summer and Winter  
\*Per Act 381, Zoo and Art Authorities specific tax are not eligible for capture.

**Table 3**

**Estimated Reimbursement Schedule**

**Tax Increment Revenue Capture Estimates**

66942 Gratiot Ave.

February 19, 2024

Developer Maximum Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
<b>State</b>	<b>46.7%</b>	\$ 52,288	\$ -	\$ 52,288
<b>Local</b>	<b>53.3%</b>	\$ 59,725	\$ 47,150	\$ 106,875
<b>TOTAL</b>				
EGLE	0.0%	\$ -	\$ -	\$ -
MEDC	0.0%	\$ -	\$ -	\$ -
Pre-Approved	70.4%	\$ 112,013	\$ -	\$ 112,013
Local-Only	29.6%	\$ -	\$ 47,150	\$ 47,150

Estimated Total Years of Plan:	<b>7</b>
--------------------------------	----------

	1 2025	2 2026	3 2027	4 2028	5 2029	6 2030	7 2031	TOTAL
Total State Incremental Revenue	\$ 14,635	\$ 14,802	\$ 14,971	\$ 15,142	\$ -	\$ -	\$ -	\$ 59,550
State Brownfield Redevelopment Fund (50% of SET)	\$ 1,835	\$ 1,856	\$ 1,877	\$ 1,899	\$ -	\$ -	\$ -	\$ 7,467
<b>State TIR Available for Reimbursement</b>	<b>\$ 12,799</b>	<b>\$ 12,946</b>	<b>\$ 13,094</b>	<b>\$ 13,243</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 52,083</b>
Total Local Incremental Revenue	\$ 16,716	\$ 16,907	\$ 17,101	\$ 17,296	\$ 17,493	\$ 17,692	\$ 17,893	\$ 121,098
County BRA Administrative Fee (\$2,000 Annually)	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 14,000
<b>Local TIR Available for Reimbursement</b>	<b>\$ 14,716</b>	<b>\$ 14,907</b>	<b>\$ 15,101</b>	<b>\$ 15,296</b>	<b>\$ 15,493</b>	<b>\$ 15,692</b>	<b>\$ 15,893</b>	<b>\$ 107,098</b>
<b>Total State and Local TIR Available</b>	<b>\$ 27,516</b>	<b>\$ 27,853</b>	<b>\$ 28,195</b>	<b>\$ 28,539</b>	<b>\$ 15,493</b>	<b>\$ 15,692</b>	<b>\$ 15,893</b>	<b>\$ 159,180</b>
<b>DEVELOPER</b>	Beginning Balance							
<b>Reimbursement Balance</b>	\$ 159,163	\$ 131,647	\$ 103,794	\$ 75,599	\$ 47,060	\$ 31,567	\$ 15,876	\$ -
<hr/>								
<b>Pre-Approved Costs</b>	\$ 112,013	\$ 112,013	\$ 90,990	\$ 69,713	\$ 48,180	\$ 26,389	\$ 17,731	\$ 8,962
State Tax Reimbursement	\$ 52,288	\$ 12,799	\$ 12,946	\$ 13,094	\$ 13,243	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ 59,725	\$ 8,224	\$ 8,331	\$ 8,439	\$ 8,548	\$ 8,658	\$ 8,769	\$ 8,962
<b>Total Pre-Approved Reimbursement Balance</b>	<b>\$ 90,990</b>	<b>\$ 69,713</b>	<b>\$ 48,180</b>	<b>\$ 26,389</b>	<b>\$ 17,731</b>	<b>\$ 8,962</b>	<b>\$ -</b>	<b>\$ 112,013</b>
<b>Local-Only Costs</b>	\$ 47,150	\$ 47,150	\$ 40,658	\$ 34,081	\$ 27,419	\$ 20,671	\$ 13,836	\$ 6,913
Local Tax Reimbursement	\$ 47,150	\$ 6,492	\$ 6,577	\$ 6,662	\$ 6,748	\$ 6,835	\$ 6,923	\$ 6,913
<b>Total Local-Only Reimbursement Balance</b>	<b>\$ 40,658</b>	<b>\$ 34,081</b>	<b>\$ 27,419</b>	<b>\$ 20,671</b>	<b>\$ 13,836</b>	<b>\$ 6,913</b>	<b>\$ -</b>	<b>\$ 47,150</b>
<b>Total Annual Reimbursement</b>	<b>\$ 27,516</b>	<b>\$ 27,853</b>	<b>\$ 28,195</b>	<b>\$ 28,539</b>	<b>\$ 15,493</b>	<b>\$ 15,692</b>	<b>\$ 15,876</b>	<b>\$ 159,163</b>
<b>LOCAL BROWNFIELD REVOLVING FUND</b>								
<b>LBRF Deposits *</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total LBRF Capture</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

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

**Attachment A**

**Brownfield Plan Resolution(s)**

**Attachment B**

**Development and Reimbursement Agreement**

**Attachment C**

**Notice to Taxing Jurisdictions**

**Attachment D**

**Notice of Public Hearing**



**Attachment E**






**Facility Status Documentation**

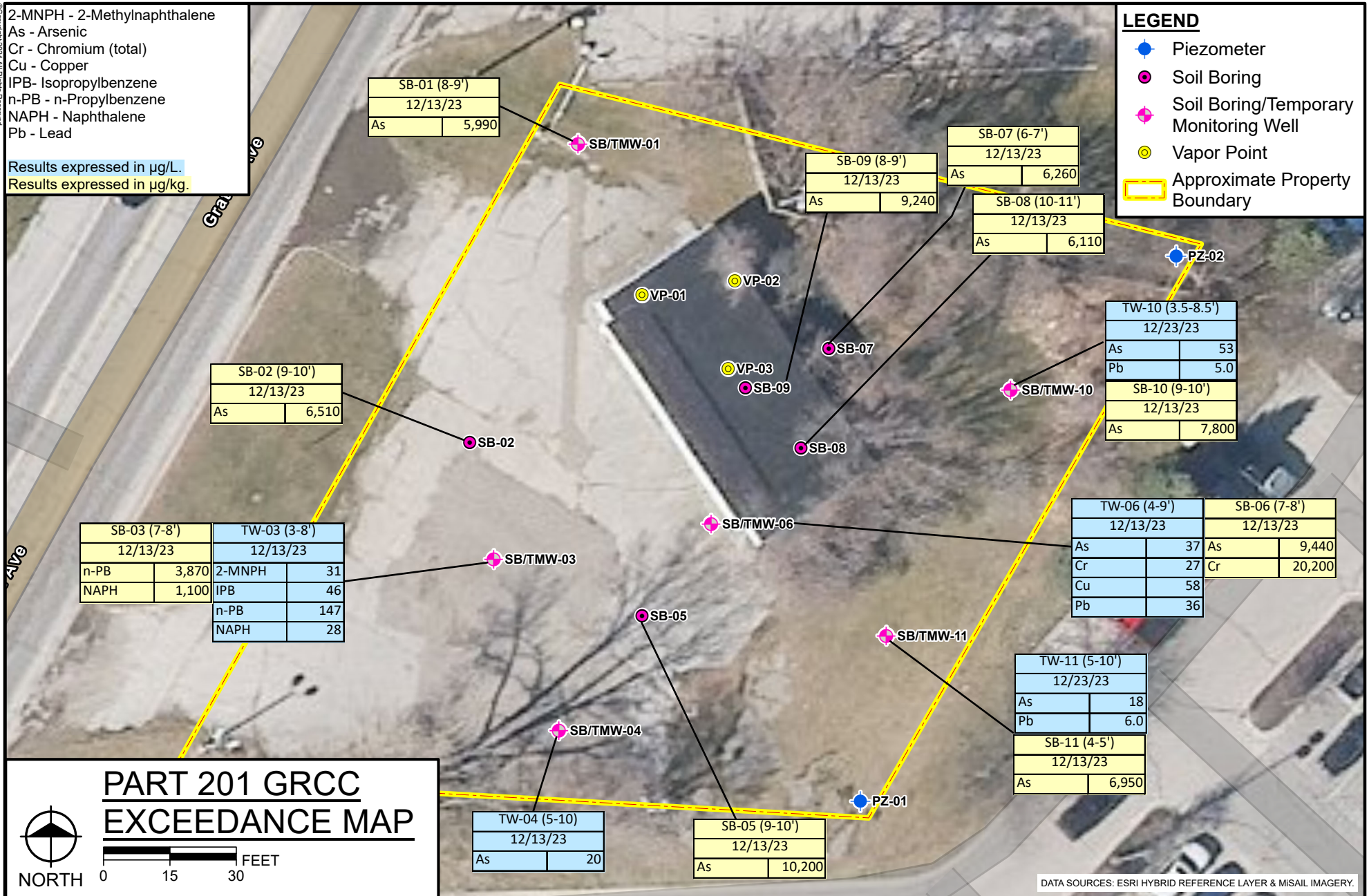
2-MNPH - 2-Methylnaphthalene

As - Arsenic  
 Cr - Chromium (total)  
 Cu - Copper  
 IPB- Isopropylbenzene  
 n-PB - n-Propylbenzene  
 NAPH - Naphthalene  
 Pb - Lead

Results expressed in µg/L.  
 Results expressed in µg/kg.

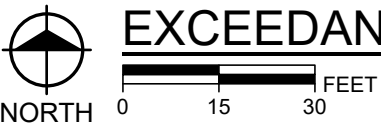
**LEGEND**

-  Piezometer
-  Soil Boring
-  Soil Boring/Temporary Monitoring Well
-  Vapor Point
-  Approximate Property Boundary



DATA SOURCES: ESRI HYBRID REFERENCE LAYER & MISAL IMAGERY.

**PART 201 GRCC EXCEEDANCE MAP**



<b>3</b>	FIGURE NO.
	PROJECT NO.
231545	

**66942 Gratiot Avenue**  
 Richmond, Michigan

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**Baseline Environmental Assessment**

Hard copy is intended to be 8.5"x11" when plotted. Scale(s) indicated and graphic quality may not be accurate for any other size.



Engineers | Architects | Scientists | Constructors