



**GRAND RIVER CORRIDOR IMPROVEMENT
AUTHORITY MEETING**

**Thursday, January 11, 2024 – 8:00 a.m.
Conference Room A – City Hall
23600 Liberty Street
Farmington, MI 48335**

AGENDA

- 1. CALL TO ORDER**

- 2. APPROVAL OF AGENDA**

- 3. APPROVAL OF MINUTES**
 - A. December 14, 2023 Minutes**

- 4. LEGION SQUARE: BROWNFIELD PLAN REVIEW – AMERICAN LEGION HALL,
31775 GRAND RIVER AVENUE**

- 5. PUBLIC COMMENT**

- 6. BOARD COMMENT**

- 7. ADJOURNMENT**

**CITY OF FARMINGTON
GRAND RIVER CORRIDOR IMPROVEMENT AUTHORITY
MINUTES
December 14, 2023**

CALL TO ORDER

The Farmington Grand River Corridor Improvement Authority meeting was called to order at 8:05 a.m. by Secretary Thomas.

Members Present: Aceturra, Carron, Graham, King, O'Dell, Thomas

Members Absent:

Staff: Christiansen

Other: Jennifer Morris (OHM Advisors)

APPROVAL OF AGENDA

Motion by Graham, supported by O'Dell to approve the agenda. Motion approved unanimously.

APPROVAL OF MINUTES

Motion by Aceturra, supported by Carron to approve the November 9, 2023 minutes. Motion approved unanimously.

2023-2024 GRAND RIVER CORRIDOR IMPROVEMENT AUTHORITY BUDGET AND WORK PLAN PRESENTATION

Director Christiansen presented and reviewed the current 2023-2024 Grand River Corridor Improvement Budget and the 2022-2023 Work Plan with the CIA Board. The Board discussed and commented on the budgets and the work plan.

GRAND RIVER CORRIDOR IMPROVEMENT AUTHORITY DEVELOPMENT AND TIF PLAN REVIEW

Jennifer Morris with OHM Advisors reviewed the current Grand River Corridor Improvement Authority Development and TIF Plan with the CIA Board. The Board continued their discussion from their 11/9/23 meeting of the current TIF Plan adopted by the Grand River CIA in 2014 and reviewed the updates to the plan presented by OHM Advisors. No action was taken as this item will continue to be discussed/reviewed at the next CIA Board meeting.

DISCUSSION OF 2025-2030 CAPITAL IMPROVEMENT PROGRAM

Director Christiansen reviewed the 2024-2029 City of Farmington Capital Improvement Program with the CIA Board and discussed the 2025-2030 Capital Improvement Program. The Board reviewed the Calendar for Fiscal Year 2025-2030 Capital Improvement Program Process prepared by City Administration with the Board.

Motion by O,Dell supported by Carron to approve Patrick Thomas as the Grand River Corridor Improvement Authority representative on the City of Farmington 2025-2030 Capital Improvement Program Steering Committee and to forward to the City of Farmington 2025-2030 Capital Improvement Program Steering Committee the suggestions/recommendations from the Grand River Corridor Improvement Authority for the 2024-2029 Capital Improvement Program. Motion approved unanimously.

2024 SCHEDULE OF CIA REGULAR BOARD MEETINGS

Motion by Thomas supported by Graham to approve the 2024 Schedule of CIA Regular Board Meetings. Motion approved unanimously.

PUBLIC COMMENT

None.

BOARD COMMENT

None.

ADJOURNMENT AT 9:28 am

Memorandum

TO: Grand River Corridor Improvement Authority

FROM: Samantha Mariuz, Vice President Economic Development Services, AKT Peerless
Jenn Gelletly, Brownfield Incentives Project Manager, AKT Peerless

DATE: January 4, 2024

SUBJECT: Proposed Legion Square Development – 31775 Grand River Avenue, Farmington

Introduction & History

The proposed Legion Square Development (the “Project”) will consist of four (4) buildings with eight (8) units each for a total of 32 units. Each proposed building has approximately 5,057-square feet of footprint and will be three story structures with first floor garages. Underground stormwater detention is planned for the west portion of the subject property. Prior to construction, work will include demolition of the existing building. A total of one new full-time and one part-time equivalent jobs will be created by the Project. Demolition activities are planned for March 2024 with development and construction to follow. Total private investment and development costs are expected to be \$4,750,000.

The property is considered an “Eligible Property,” as defined by Brownfield Redevelopment Financing Act, Michigan Public Act 381 of 1996, as amended, (Act 381), Section 2 because the parcel comprising the Property has been determined to be “Functionally Obsolete” by a Michigan Master Assessing Officer (MMAO). The determination of functional obsolescence is included in Attachment C of the Brownfield Plan.

Currently, the property is a single parcel with identification number, 20-23-27-476-007, and property address of 31775 Grand River Avenue, Farmington, Michigan. Additionally, it is zoned C-3 Residential and located within the Grand River Corridor Improvement Authority (the “CIA”). The Project will achieve a preferred redevelopment use of the CIA Focus Areas identified in the Vision Plan and revitalizes an underutilized property along the Grand River corridor into productive use. Cervi Construction, LLC (the “Developer”) anticipates closing on the purchase of the property in January 2024.

Eligible Activities Review

Eligible activities, including demolition, are anticipated to begin in Spring of 2024, followed by new construction activities which are expected to be completed by Fall/Winter of 2025.

The Developer is seeking reimbursement for the following (a full description of the eligible activities and a breakdown of estimated costs can be found in Section 2.1 and 2.2 of the Brownfield Plan as well as in Table 1 attached to the Brownfield Plan):

ELIGIBLE ACTIVITIES COST SUMMARY				
				Estimated Cost of Eligible Activity
Preapproved Activities				\$ 8,043
TOTAL ENVIRONMENTAL ELIGIBLE ACTIVITIES				\$ 8,043
Demolition				\$ 140,800
Lead and Asbestos Activities				\$ 35,000
TOTAL NON-ENVIRONMENTAL ELIGIBLE ACTIVITIES				\$ 175,800
Total Environmental and Non-Environmental Eligible Activities				\$ 183,843
15% Contingency on Eligible Activities				\$ 26,370
Brownfield Plan Preparation				\$ 5,000
Brownfield Plan Implementation				\$ 3,500
Total Eligible Activities Cost with 15% Contingency				\$ 218,713
BRA Administration Fee				\$ 47,445
Local Brownfield Revolving Fund (LBRF)				\$ 218,713
Total Eligible Costs for Reimbursement				\$ 484,871

The 15% contingency excludes Preapproved activities and Brownfield Plan Preparation and Implementation. Administrative capture for the BRA is 10% annual on local tax increment revenue. The full assessment of the redevelopment is expected in 2026 with a 1% inflation rate multiplier assumed in the subsequent years.

Brownfield TIR Estimates

It is estimated that an average of \$53,000 in annual Tax increment Revenue (TIR) may be available after completion of the Project to reimburse incurred Developer eligible activities expenses. The Brownfield Plan also includes five years of Local Brownfield Revolving Fund (LBRF) capture after eligible activities are repaid for a total estimated plan length of 11 years.

This Brownfield Plan Request is for local taxing jurisdictions only and does not include a request for state tax capture under an Act 381 Work Plan. However, according to Act 381, Preapproved activities are eligible to be reimbursed with a split of school tax increment revenue and local tax increment revenue. Final determination to use school TIR will be determined by the Farmington Brownfield Redevelopment Authority.

Conclusion

The Brownfield Plan for Legion Square Development as presented meets the policies and procedures of the Farmington Brownfield Redevelopment Authority as well as Act 381. The Developer is requesting the Brownfield Plan be reviewed by the Grand River Corridor Improvement Authority and finally recommended to the Farmington Brownfield Redevelopment Authority for their review and approval. Final approval will be determined by Farmington City Council following a Public Hearing. The Corridor Improvement Authority and the Brownfield Redevelopment Authority will need to enter into an Interlocal Agreement to transfer Tax Increment Revenues from the CIA to the BRA to reimburse the developer for Eligible Activities conducted under approved Brownfield Plan and terms of the Reimbursement Agreement.

Table 1. Eligible Activities
 Legion Square Redevelopment
 31775 Grand River
 Farmington, MI
 AKT Peerless Project No. 18347f-1-25

ELIGIBLE ACTIVITIES COST SUMMARY			
	Estimated Cost of Eligible Activity	Local-Only TIF	
Preapproved Activities	\$ 8,043	\$ 8,043	
TOTAL ENVIRONMENTAL ELIGIBLE ACTIVITIES	\$ 8,043	\$ 8,043	
Demolition	\$ 140,800	\$ 140,800	
Lead and Asbestos Activities	\$ 35,000	\$ 35,000	
TOTAL NON-ENVIRONMENTAL ELIGIBLE ACTIVITIES	\$ 175,800	\$ 175,800	
Total Environmental and Non-Environmental Eligible Activities	\$ 183,843	\$ 183,843	
15% Contingency on Eligible Activities	\$ 26,370	\$ 26,370	
Brownfield Plan Preparation	\$ 5,000	\$ 5,000	
Brownfield Plan Implementation	\$ 3,500	\$ 3,500	
Total Eligible Activities Cost with 15% Contingency	\$ 218,713	\$ 218,713	
BRA Administration Fee	\$ 47,445		
Local Brownfield Revolving Fund (LBRF)	\$ 218,714		
Total Eligible Costs for Reimbursement	#DIV/0!	\$ 218,713	

Table 2. Tax Increment Revenue Estimates

Legion Square Redevelopment
31775 Grand River,
Farmington, MI
AKT Peerless Project No. 18347f

Estimated TV Increase rate:	Construction Complete										
	1	2	3	4	5	6	7	8	9	10	11
Plan Year	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Initial Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Estimated New TV	\$ -	\$ -	\$ 1,425,000	\$ 1,439,250	\$ 1,453,643	\$ 1,468,179	\$ 1,482,861	\$ 1,497,689	\$ 1,512,666	\$ 1,527,793	\$ 1,543,071
Incremental Difference (New TV - Initial TV)	\$ -	\$ -	\$ 1,425,000	\$ 1,439,250	\$ 1,453,643	\$ 1,468,179	\$ 1,482,861	\$ 1,497,689	\$ 1,512,666	\$ 1,527,793	\$ 1,543,071
School Capture - not captured											
State Education Tax (SET)	\$ -	\$ -	\$ 8,550	\$ 8,636	\$ 8,722	\$ 8,809	\$ 8,897	\$ 8,986	\$ 9,076	\$ 9,167	\$ 9,258
School Operating Tax	\$ -	\$ -	\$ 17,100	\$ 25,907	\$ 26,166	\$ 26,427	\$ 26,691	\$ 26,958	\$ 27,228	\$ 27,500	\$ 27,775
School Total	\$ -	\$ -	\$ 8,550	\$ 34,542	\$ 34,887	\$ 35,236	\$ 35,589	\$ 35,945	\$ 36,304	\$ 36,667	\$ 37,034
Local Capture - BRA											
School Supplemental	\$ -	\$ -	\$ 8,132	\$ 8,213	\$ 8,296	\$ 8,378	\$ 8,462	\$ 8,547	\$ 8,632	\$ 8,719	\$ 8,806
Library	\$ -	\$ -	\$ 2,101	\$ 2,122	\$ 2,143	\$ 2,164	\$ 2,186	\$ 2,208	\$ 2,230	\$ 2,252	\$ 2,275
Intermediate School Vote	\$ -	\$ -	\$ 4,243	\$ 4,286	\$ 4,329	\$ 4,372	\$ 4,416	\$ 4,460	\$ 4,504	\$ 4,549	\$ 4,595
County Operating	\$ -	\$ -	\$ 268	\$ 271	\$ 273	\$ 276	\$ 279	\$ 282	\$ 285	\$ 287	\$ 290
Oakland Community College	\$ -	\$ -	\$ 5,655	\$ 5,712	\$ 5,769	\$ 5,827	\$ 5,885	\$ 5,944	\$ 6,003	\$ 6,063	\$ 6,124
City Operating	\$ -	\$ -	\$ 2,122	\$ 2,143	\$ 2,165	\$ 2,186	\$ 2,208	\$ 2,230	\$ 2,253	\$ 2,275	\$ 2,298
Capital Improvement	\$ -	\$ -	\$ 143	\$ 144	\$ 145	\$ 147	\$ 148	\$ 150	\$ 151	\$ 153	\$ 154
City Streets	\$ -	\$ -	\$ 2,001	\$ 2,021	\$ 2,041	\$ 2,061	\$ 2,082	\$ 2,103	\$ 2,124	\$ 2,145	\$ 2,166
City 2018 (CAP)	\$ -	\$ -	\$ 2,850	\$ 2,879	\$ 2,907	\$ 2,936	\$ 2,966	\$ 2,995	\$ 3,025	\$ 3,056	\$ 3,086
County PK & REC	\$ -	\$ -	\$ 1,183	\$ 1,195	\$ 1,207	\$ 1,219	\$ 1,231	\$ 1,243	\$ 1,256	\$ 1,268	\$ 1,281
Oakland Transit	\$ -	\$ -	\$ 489	\$ 494	\$ 499	\$ 504	\$ 509	\$ 514	\$ 519	\$ 524	\$ 529
HCMA	\$ -	\$ -	\$ 1,354	\$ 1,367	\$ 1,381	\$ 1,395	\$ 1,409	\$ 1,423	\$ 1,437	\$ 1,451	\$ 1,466
Local BRA Total	\$ -	\$ -	\$ 50,643	\$ 51,149	\$ 51,661	\$ 52,177	\$ 52,699	\$ 53,226	\$ 53,758	\$ 54,296	\$ 54,839
Non-Capturable Millages											
School Debt	\$ -	\$ -	\$ 4,560	\$ 4,606	\$ 4,652	\$ 4,698	\$ 4,745	\$ 4,793	\$ 4,841	\$ 4,889	\$ 4,938
Zoo Authority	\$ -	\$ -	\$ 277	\$ 280	\$ 283	\$ 286	\$ 288	\$ 291	\$ 294	\$ 297	\$ 300
Art Institute	\$ -	\$ -	\$ 135	\$ 136	\$ 137	\$ 139	\$ 140	\$ 142	\$ 143	\$ 144	\$ 146
Total Non-Capturable Taxes	\$ -	\$ -	\$ 4,972	\$ 5,022	\$ 5,072	\$ 5,122	\$ 5,174	\$ 5,225	\$ 5,278	\$ 5,330	\$ 5,384
Total Increase in Tax Revenues during the Plan											
	\$ -	\$ -	\$ 80,101	\$ 231,753	\$ 311,854	\$ 370,34	\$ 427,20	\$ 474,44	\$ 521,59	\$ 568,79	\$ 615,93

Table 3. Reimbursement Allocation Schedule

Legion Square Redevelopment
 31775 Grand River,
 Farmington, MI
 AKT Peerless Project No. 18347f

Projected Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
School	0.0%	\$ -	\$ 218,713	\$ -
Local	100.0%	\$ -	\$ 218,713	\$ 218,713
TOTAL		\$ -	\$ 218,713	\$ 218,713

Estimated Capture	
Administrative Fees	\$ 47,445
Local Revolving Fund	\$ 218,714

Estimated Total Years of Plan: 11

Plan Year	End Plan											
	1	2	3	4	5	6	7	8	9	10	11	TOTAL
Calendar Year	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	
Total Local Incremental Revenue	\$ -	\$ -	\$ -	\$ 51,149	\$ 51,661	\$ 52,177	\$ 52,699	\$ 53,226	\$ 53,758	\$ 54,296	\$ 54,839	\$ 258,328
BRA Administrative Fee	\$ -	\$ -	\$ -	\$ 5,115	\$ 5,166	\$ 5,218	\$ 5,270	\$ 5,323	\$ 5,376	\$ 5,430	\$ 5,484	\$ 25,833
Local TIR Available for Reimbursement	\$ -	\$ -	\$ -	\$ 46,034	\$ 46,495	\$ 46,959	\$ 47,429	\$ 47,903	\$ 48,382	\$ 48,866	\$ 49,355	\$ 232,496
Total State & Local TIR Available	\$ -	\$ -	\$ -	\$ 46,034	\$ 46,495	\$ 46,959	\$ 47,429	\$ 47,903	\$ 48,382	\$ 48,866	\$ 49,355	\$ 232,496
DEVELOPER												
Beginning Balance	\$ 218,713	\$ 218,713	\$ 173,134	\$ 127,100	\$ 80,605	\$ 33,646	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DEVELOPER Reimbursement Balance	\$ 218,713	\$ 218,713	\$ 173,134	\$ 127,100	\$ 80,605	\$ 33,646	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
LOCAL-ONLY Reimbursement Balance	\$ 218,713	\$ 218,713	\$ 173,134	\$ 127,100	\$ 80,605	\$ 33,646	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Eligible Activities Reimbursement	\$ 218,713	\$ -	\$ -	\$ 46,034	\$ 46,495	\$ 46,959	\$ 33,646	\$ -	\$ -	\$ -	\$ -	\$ 218,713
Interest Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Local-Only TIR Reimbursement	\$ -	\$ -	\$ -	\$ 46,034	\$ 46,495	\$ 46,959	\$ 33,646	\$ -	\$ -	\$ -	\$ -	\$ 218,713
Total Annual Developer Reimbursement	\$ -	\$ -	\$ -	\$ 46,034	\$ 46,495	\$ 46,959	\$ 33,646	\$ -	\$ -	\$ -	\$ -	\$ 218,713
LBRF Deposits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 47,429	\$ 47,903	\$ 48,382	\$ 48,866	\$ 26,132	\$ 218,714
LOCAL	\$ 218,713	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 47,429	\$ 47,903	\$ 48,382	\$ 48,866	\$ 26,132	\$ 218,714

BROWNFIELD PLAN FOR THE
PROPOSED LEGION SQUARE DEVELOPMENT
31775 GRAND RIVER AVENUE
FARMINGTON, OAKLAND COUNTY, MICHIGAN

SUBMITTED TO:

THE CITY OF FARMINGTON
BROWNFIELD REDEVELOPMENT AUTHORITY
23600 LIBERTY STREET
FARMINGTON, MICHIGAN

ON BEHALF OF:

CERVI CONSTRUCTION, LLC
12419 STARK ROAD
LIVONIA, MICHIGAN 48150

PREPARED BY:

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JANUARY 4, 2024

Approved by BRA - _____

Approved by Farmington City Council - _____



Geotechnical, Environmental & Hydrogeological Services • Materials Testing & Inspection

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Figure 3	Site Rendering(s)
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Table 1	Eligible Activities
Table 2	Tax Increment Revenue Estimates
Table 3	Reimbursement Allocation Schedule

ATTACHMENTS

Attachment A	Legal Description
Attachment B	Interlocal Agreement
Attachment C	Letter of Functional Obsolescence

1.0 INTRODUCTION

In order to promote the revitalization of environmentally impacted and other eligible areas within the boundaries of Farmington, Michigan (the “City”), the City has established the Farmington Brownfield Redevelopment Authority (FBRA) pursuant to Michigan Public Act 381 of 1996, as amended (“Act 381”).

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

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

This Brownfield Plan describes the project to be completed and contains information required by Section 13(2) of Act 381.

1.1 PROPOSED REDEVELOPMENT AND FUTURE USE OF ELIGIBLE PROPERTY

The proposed Legion Square Development (the “Project”) is located at 31775 Grand River Avenue in the City of Farmington, Oakland County, Michigan (the “subject property”). The 1.385-acre property is situated along the Grand River corridor between Power Road and Orchard Lake Road. The subject property is currently developed with an approximate 10,000-square foot building constructed in 1945. It is located within the bounds of the Grand River Corridor Improvement Authority (the “CIA”) district with a preference for mixed-use land uses, including residential.

Cervi Construction, LLC (the “Developer”) will develop the subject property into the Legion Square Development, which will consist of four buildings with eight units each for a total of 32 units. Each proposed building has approximately 5,057-square feet of footprint and will be three-story structures with first floor garages. Underground stormwater detention is planned for the west portion of the subject property. Prior to construction, work will include demolition of the existing building. Cervi Construction anticipates being reimbursed for eligible activities with the estimated tax increment revenues generated after completion of the development.

The Legion Square Development will achieve a CIA focus area preferred developed use and put an underutilized property along the Grand River corridor into a productive use. The improved property can be expected to increase property values for other properties in its vicinity.

Demolition activities are planned for March 2024 with development and construction to follow. It is expected that eligible activities addressed in this Brownfield Plan will be completed by Summer/Fall 2024. Site development and construction activities are expected to be completed by Fall/Winter 2025.

Total private investment and development costs are expected to be \$4,750,000. A Site Rendering and Legion Square Development site plan are included as Figures 3 and 4.

A total of one new full-time and one part-time equivalent jobs will be created by the Project.

This Brownfield Plan has been prepared to qualify the subject property as eligible property in accordance with Act 381 and to identify eligible asbestos abatement and demolition costs for the existing building as well as environmental assessment related expenses incurred to date. The existing building has been determined to be functionally obsolete.

1.2 ELIGIBLE PROPERTY INFORMATION

The subject property consists of approximately 1.385 acres of land located at 31775 Grand River Avenue in Farmington, Oakland County, Michigan. A Site Location Map, which shows the general location of the subject property, is included as Figure 1. The subject property is associated with parcel ID 20-23-27-476-007. The parcel and all tangible real and personal property located thereon will comprise the Eligible Property, which is referred to as the “subject property.” The subject property is located in the Grand River Corridor Improvement Authority (CIA) district. Refer to Figure 2- Eligible Property Map. A legal description is provided as Attachment A.

The subject property is in intermittent use as an American Legion Hall. Cervi Construction, LLC intends to purchase the property in January 2024. The property will be vacant by the end of February 2024. The 2023 taxable value of the parcel is \$0, the year in which the subject property was included in this Brownfield Plan.

The subject property is considered “eligible property” as defined by Act 381, Section 2, because it has been determined to be functionally obsolete by a Michigan Master Assessing Officer (MMAO) and is located in a non-core community. A Signed Affidavit for Functional Obsolescence is included as Attachment C.

2.0 INFORMATION REQUIRED BY SECTION 13(2) OF THE STATUTE

2.1 DESCRIPTION OF COSTS TO BE PAID FOR WITH TAX INCREMENT REVENUES

Eligible costs for the Project include environmental assessments, asbestos surveys, costs associated with the preparation of this Brownfield Plan, asbestos abatement, demolition, environmental related engineer and legal fees, and a post-asbestos abatement visit to confirm abatement of asbestos. The post-abatement visit includes costs for an additional site visit as well as additional sampling and testing in the event that suspect materials are encountered during the demolition process that are not addressed during the original abatement.

The following is a description of each activity considered eligible under the Act. Some of the activities have been completed prior to Brownfield Plan approval.

Environmental Assessment – A Phase I Environmental Site Assessment (ESA) was completed for the subject property for All Appropriate Inquiry purposes on December 15,

2022. The Phase I ESA did not identify recognized environmental conditions. A Phase I ESA Update will be required so that All Appropriate Inquiry is extended through the closing date anticipated in January 2024.

Asbestos Surveys – An asbestos survey was completed for the subject property on November 22, 2022. That report identified the presence of asbestos-containing floor tile, joint compound, window glazing, and caulk and presumed asbestos-containing roofing materials, each of which will require abatement by a licensed asbestos abatement contractor prior to demolition of the building.

Costs associated with environmental assessments and asbestos surveys are considered “Department Specific Pre-Approved” eligible activities under Section 13b(7) and (8) of the Act and are able to be reimbursed from a split of local and school tax increment revenues without prior approval from the Michigan Department of Environment, Great Lakes, and Energy (EGLE). See attached Table 1 and 3 for details. The utilization of only School Operating tax increment revenues for these activities is demonstrated in Table 3. If the FBRA, the Farmington City Council, or any other local governing body do not approve the utilization of School Operating tax increment revenues for the cost of Pre-Approved eligible activities identified in this plan, these costs will be reimbursed with local only tax increment revenues.

Brownfield Plan Preparation and Implementation – Brownfield Plan preparation and implementation costs will be reimbursed from local only tax increment revenue.

Asbestos Abatement – Asbestos abatement will occur during the demolition of the existing building on the subject property. Costs associated with asbestos abatement including monitoring, air clearance reports, post abatement visits, and any associated soft costs will be reimbursed from local only tax increment revenues.

Building Demolition – Building demolition of the existing 10,000 sq. ft building will occur on the subject property. The costs for demolition and any associated soft costs will be reimbursed from local only tax increment revenues.

Contingency – A contingency of 15% is included to address any unanticipated issues that could arise during redevelopment and will be applied to asbestos abatement and demolition activities only. With a property that will undergo extensive excavating activities including subsurface utility construction and footing and pavement construction, unexpected conditions could occur. Utilizing contingency in this event is anticipated to be more cost effective than attempting to investigate every possibility in advance of development. Any contingency utilized will be reimbursed from local only tax increment revenues.

Act 381 Section 13b(7) authorizes reimbursement to a Brownfield Redevelopment Authority for operating and administrative costs. The FBRA will retain an annual administrative fee of 10% of the local tax increment revenues for the duration of the plan.

Act 381 Section 8 authorizes the Brownfield Redevelopment Authority to deposit excess tax increment revenues into a Local Brownfield Revolving Fund (LBRF). The FBRA will capture the

excess tax increment revenues after the full reimbursement of Developer eligible activities, up to the statutory limits of the Act. The accompanying Table 3 shows the estimated capture of excess state and local tax increment revenues.

2.2 SUMMARY OF ELIGIBLE ACTIVITIES

“Eligible activities” are defined by Section 2 of Act 381. The Project’s anticipated eligible activities and their estimated costs are shown below. The eligible activities are also detailed in the accompanying Table 1.

Eligible Activities	Estimated Cost	Completion Season/Year
EGLE Pre-Approved Activities		
Phase I ESA	\$2,950	Complete
Phase I ESA Update	\$1,250	Winter 2024
Asbestos Survey	\$3,843	Complete
<i>Subtotal</i>	\$8,043	
Eligible Activities		
Asbestos Abatement	\$35,000	Spring 2024
Building Demolition	\$140,800	Summer/Fall 2024
Contingency (15%)	\$26,370	
<i>Subtotal:</i>	\$202,170	
Brownfield Plan Preparation	\$5,000	Complete
Brownfield Plan Implementation	\$3,500	
<i>Subtotal All Activities:</i>	\$218,713	
Other Eligible Fees (not Developer incurred)		
FBRA Administrative Fees	\$47,445	
Local Brownfield Revolving Fund Deposit	\$218,713	
Total:	\$484,871	

The Developer desires to be reimbursed for the cost of eligible activities performed which is estimated to total \$218,713 including contingency. The FBRA will capture the local and school tax increment revenues to reimburse the Developer the costs of the eligible activities completed on the subject property, pursuant to the terms of a Reimbursement Agreement with the FBRA (the “Reimbursement Agreement”) and subject to limits contained in Act 381.

Tax increment revenues will first be used to pay FBRA administrative fee, second to repay Developer eligible activities, and lastly to fund the LBRF. Total estimates for all reimbursements are described in the table above and in attached Tables 1 and 3. The amount of school tax revenues, which will be used to reimburse the costs of implementing eligible activities at this site, will be limited to the cost of eligible activities which are considered “Pre-Approved” under Act 381. It is expected that the FBRA will capture tax increment revenues for a period of 10 years from the date after project completion when tax revenues are first generated.

The costs of eligible activities are estimated and may increase or decrease depending on the nature and extent of existing environmental and site conditions of subject property and other unknown

conditions during redevelopment. The actual cost of the eligible activities encompassed by this Brownfield Plan which will qualify for reimbursement from tax increment revenues shall be governed by the terms of the Reimbursement Agreement. No costs of eligible activities will be qualified for reimbursement except to the extent permitted in accordance with the terms and conditions of the Reimbursement Agreement and Section 2 of Act 381.

The Reimbursement Agreement and this Brownfield Plan will dictate the total cost of eligible activities for Developer reimbursement, provided that the total cost of eligible activities does not exceed the estimated costs set forth above without an amendment to this Brownfield Plan. As long as the total costs are not exceeded, line-item costs of eligible activities may be adjusted after the date this Brownfield Plan is approved by the FBRA and City Council.

2.3 ESTIMATE OF CAPTURED TAXABLE VALUE AND TAX INCREMENT REVENUES; ESTIMATED IMPACT OF TAX INCREMENT FINANCING ON REVENUES OF TAXING JURISDICTIONS

The initial taxable value of this Brownfield Plan is \$0 and is based upon the 2023 assessed taxable value of the subject property. However, the initial taxable value of the plan may be adjusted due to the transfer of the property to the Developer under a purchase agreement and after 2024 property assessment is performed. Redevelopment of the subject property is expected to initially generate significant increase in taxable value estimated to total \$1,425,000 beginning in 2025 or upon the completion of the Project. The increase in taxable value is calculated to equal 30% of the Project's private investment.

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

As the subject property is located within the Grand River Corridor Improvement Authority (the "CIA") district, the CIA has the authority to capture 100% of the local tax increment revenues other than intermediate school district taxes. It is expected that an interlocal agreement will be executed between the FBRA and the CIA which will transfer 100% of the tax increment revenues capture to the FBRA for the purposes of this plan. The estimated tax increment revenues to be captured and the impact on the taxing jurisdictions is detailed in attached Tables 2 and 3.

The total estimated cost of eligible activities and other eligible costs (including administrative fees, contingency, and LBRF deposits) to be reimbursed through the capture of tax increment revenues is projected to total \$484,871. It is expected that the FBRA will utilize the tax increment revenues from 2026 through 2034 to reimburse the Developer for eligible activities and contingencies, pay BRA administrative and operating fees and the local brownfield revolving fund (LBRF) deposits.

2.4 METHOD OF FINANCING AND DESCRIPTION OF ADVANCES MADE BY THE MUNICIPALITY

The eligible activities, including contingencies, will be paid in full by the Developer in advance of reimbursement and are not expected to exceed \$218,713. Reimbursement will be made by available tax increment revenues from school and local taxes.

The eligible activities are to be financed solely by the Developer. The FBRA will only reimburse the Developer for the actual costs of eligible activities and only from tax increment revenues generated from the subject property. No advances have been or shall be made by the City or the FBRA for the costs of eligible activities under this Brownfield Plan.

All reimbursements authorized under this Brownfield Plan shall be governed by the Reimbursement Agreement. The inclusion of eligible activities and estimates of costs to be reimbursed in this Plan are intended to authorize the FBRA to fund such reimbursements and does not obligate the FBRA, CIA, Oakland County or the City of Farmington to fund any reimbursement or to enter into the Reimbursement Agreement providing for the reimbursement of any costs for which tax increment revenues may be captured under this plan, or which are permitted to be reimbursed under this plan. The amount and source of any tax increment revenues that will be used for purposes authorized by this Brownfield Plan, and the terms and conditions for such use and upon any reimbursement of the expenses permitted by the plan, will be provided solely under the Reimbursement Agreement contemplated by this Brownfield Plan.

2.5 MAXIMUM AMOUNT OF NOTE OR BONDED INDEBTEDNESS

The FBRA nor the City shall not incur any note or bonded indebtedness to finance the purposes of this Brownfield Plan.

Reimbursements to the Developer will be in accordance with the Reimbursement Agreement and shall not exceed the cost of eligible activities permitted under this plan.

2.6 DURATION OF BROWNFIELD PLAN

Unless otherwise agreed to in writing by the FBRA, this Brownfield Plan shall expire and no longer be valid if the Developer and the FBRA have not finalized and executed the Reimbursement Agreement within one hundred and eighty (180) days after the date this plan is approved by FBRA and City of Farmington, or such other date as the FBRA may agree to in writing.

The estimated length of this Brownfield Plan is 11 years, with 2024 as the anticipated approval year of the plan, and 2026 projected to be the year that full increase in taxable value will occur. If it is found to be necessary to add further eligible activities not currently included in this Brownfield Plan, an amendment to the plan will be necessary and may extend the length of the Brownfield Plan. However, in no event shall the duration of the plan exceed 35 years following the date of the Farmington City Council resolution approving this Brownfield Plan, nor shall the duration of the tax capture exceed the lesser of the period authorized under subsection (4) and (5) of Section 13 of Act 381 or 30 years.

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

2.7 STATEMENT OF QUALIFYING CHARACTERISTICS AND PERSONAL PROPERTY

On July 21, 2023, Matthew J. Schmidt, Michigan Master Assessing Officer (4) inspected the property to evaluate its functionality. His affidavit concludes, “The current condition of this former American Legion building is, in my opinion, functionally obsolete according to MCL 125.262(u) of the Brownfield Redevelopment Financing Act, as amended.”

There is a 19th Century canon displayed at the property. Plans call for it to be incorporated into future facility landscaping.

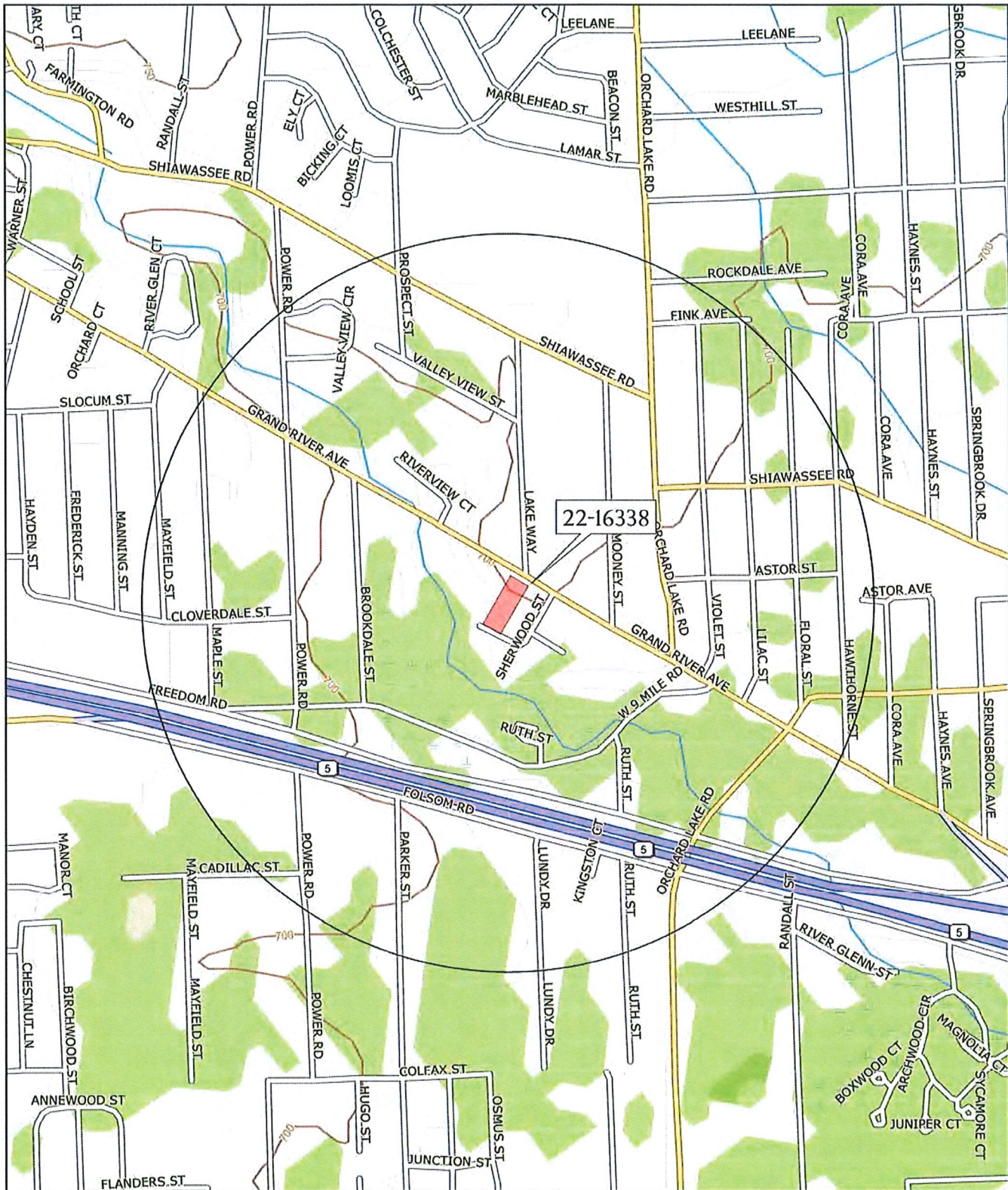
2.8 ESTIMATES OF RESIDENTS AND DISPLACEMENT OF INDIVIDUALS/FAMILIES

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

Figure 1

Site Location Map of Eligible Property

SITE LOCATION MAP



Data use subject to license.
 © DeLorme, Topo North America™ 9.
 www.delorme.com

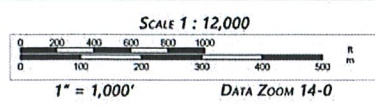


Figure 2

Eligible Property Boundary Map

Figure 3

Site Rendering(s)

A-1

DATE: 04/11/2023

PROJECT: 1775 OAK FARM APTS

LOCATION: FORT MYERS, FL 33908

Project: 1775 Oak Farm Apts
Fort Myers, FL 33908
Location: Square

Builder: Corell Construction, LLC
1815 9th St
Fort Myers, FL 33908
Phone: (239) 661-1300

CONSULTANT
AND REGISTERED
ARCHITECT
NORTH FORT MYERS
FL 33903



3033 UNIVERSITY BLVD
FORT MYERS, FL 33904
(239) 272-0000

FRONT ELEVATION - B UNIT BUILDING
SCALE: 3/16" = 1'-0"

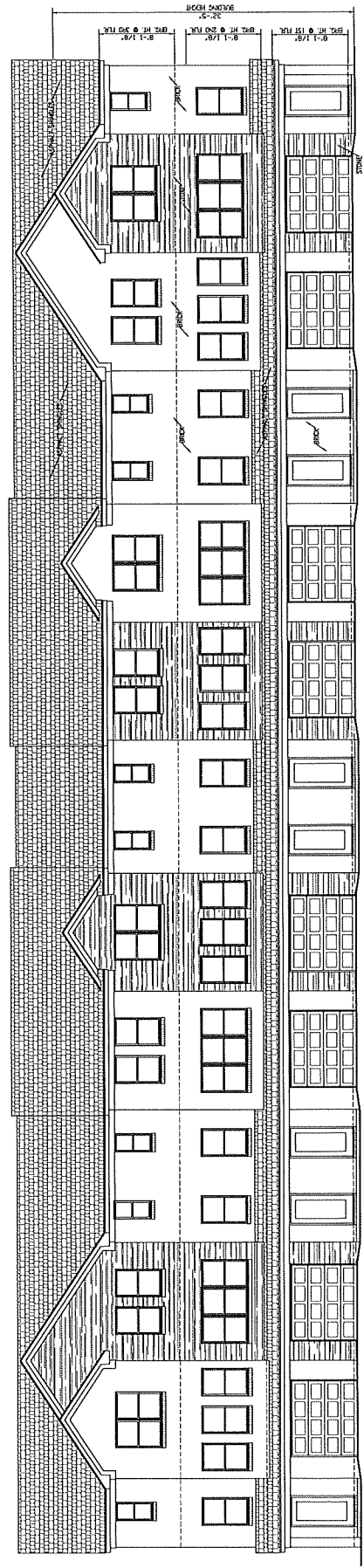
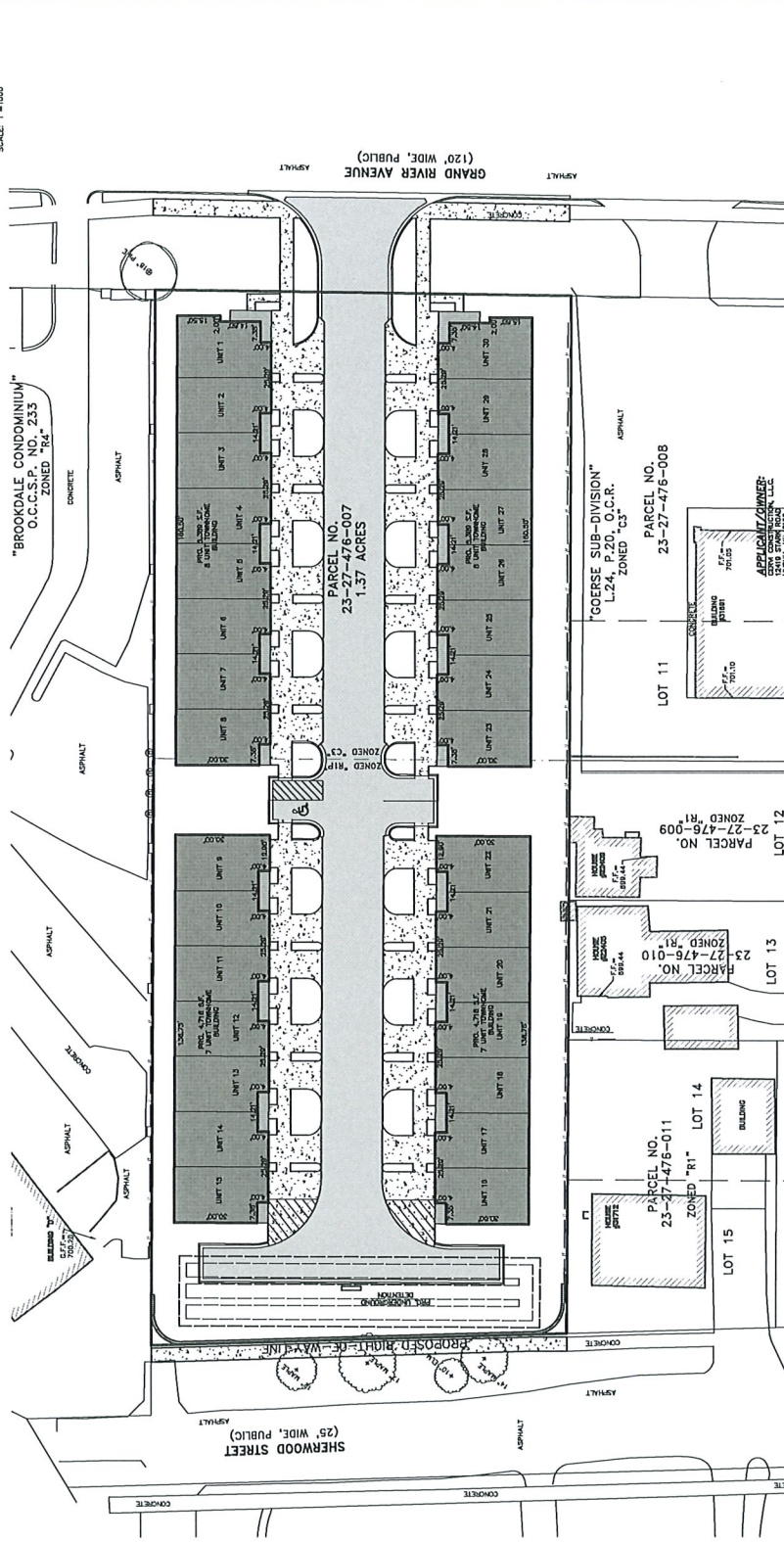


Figure 4

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

FINAL PUD SITE PLAN
for
LEGION SQUARE
31775 GRAND RIVER AVENUE
CITY OF FARMINGTON
OAKLAND COUNTY, MICHIGAN



GREENTECH
CIVIL ENGINEERS & LAND SURVEYORS
Phone: (248) 658-0700 Fax: (248) 658-0701
11777 W. 11th Ave., Farmington, MI 48333

COVER SHEET
CERYI CONSTRUCTION, L.L.C.
DISTR: 31775 GRAND RIVER AVENUE - PARCEL NO. 23-27-476-007
SECTION: 27
CITY OF FARMINGTON
OAKLAND COUNTY
TOWNSHIP: 14
RANGE: 9 E.
MICHIGAN

DATE: 4-17-2023
DRAWN BY: C2H
CHECKED BY: APY/PJA
SCALE: 1/8"=1'-0"

811
Know what's below
Call before you dig.

- SHEET INDEX:**
1. SITE PLAN
 2. DIMENSION & PAVING PLAN
 3. EXISTING CONDITIONS
 4. EXISTING UTILITIES
 5. GRADING PLAN
 6. UTILITY PLAN
 7. TRUCK TURNING PLAN
- L-1 LANDSCAPE PLAN
L-2 LANDSCAPE DETAILS
1 OF 1 PHOTOMETRIC PLAN
1 OF 2 PHOTOGRAPHIC DRAWINGS
- NOT TO BE USED AS CONSTRUCTION DRAWINGS

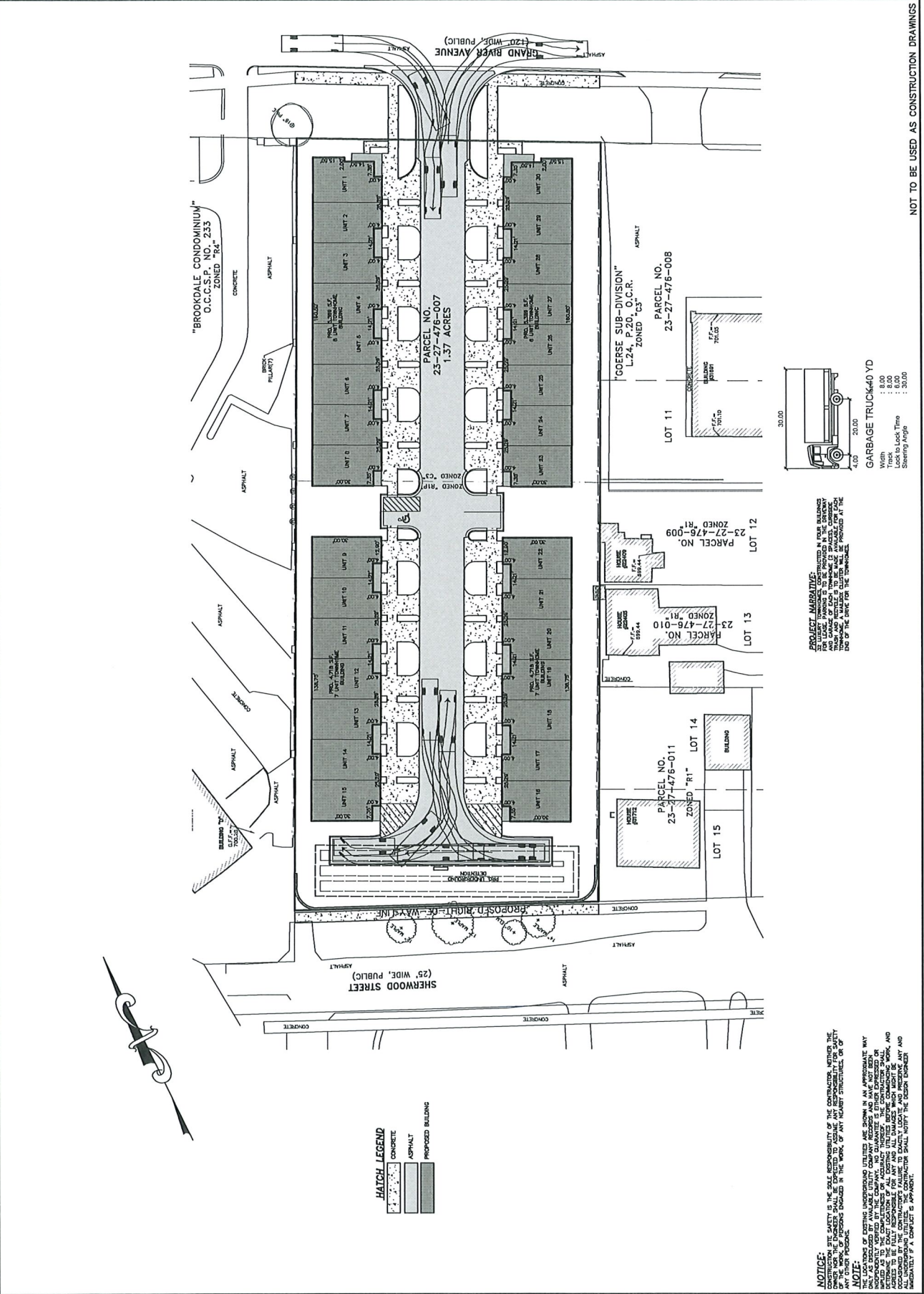
APPROXIMATE CHANGES:
CERYI CONSTRUCTION, L.L.C.
11777 W. 11th Ave., Farmington, MI 48333
CONTACT: PAUL CERYI

LANDSCAPE ARCHITECT:
CERYI CONSTRUCTION, L.L.C.
11777 W. 11th Ave., Farmington, MI 48333
CONTACT: PAUL CERYI

SUBSURFACE ENGINEER:
CERYI CONSTRUCTION, L.L.C.
11777 W. 11th Ave., Farmington, MI 48333
CONTACT: PAUL CERYI

PROJECT NARRATIVE:
SEVEN (7) UNITS TO BE REMOVED FROM EXISTING BUILDING. NEW UNITS TO BE CONSTRUCTED IN THE REMOVED SPACES. EXISTING UTILITIES TO BE MAINTAINED. ALL UTILITIES TO BE PROTECTED AT THE END OF THE WORK FOR THE TOWNSHIP.

NOTICE:
CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORKERS AND THE PUBLIC. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IN WRITING OF ANY CHANGES TO THE WORK. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IN WRITING OF ANY CHANGES TO THE WORK. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IN WRITING OF ANY CHANGES TO THE WORK.



NOT TO BE USED AS CONSTRUCTION DRAWINGS

Seal:



Title:
Landscape Plan

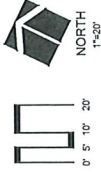
Project:
Legion Square
Farmington, Michigan

Prepared for:
Cervi Construction
12419 Stark Road
Livonia, Michigan 48150

Revision:
Submission
April 17, 2023
Revised
October 19, 2023
Revised
October 27, 2023

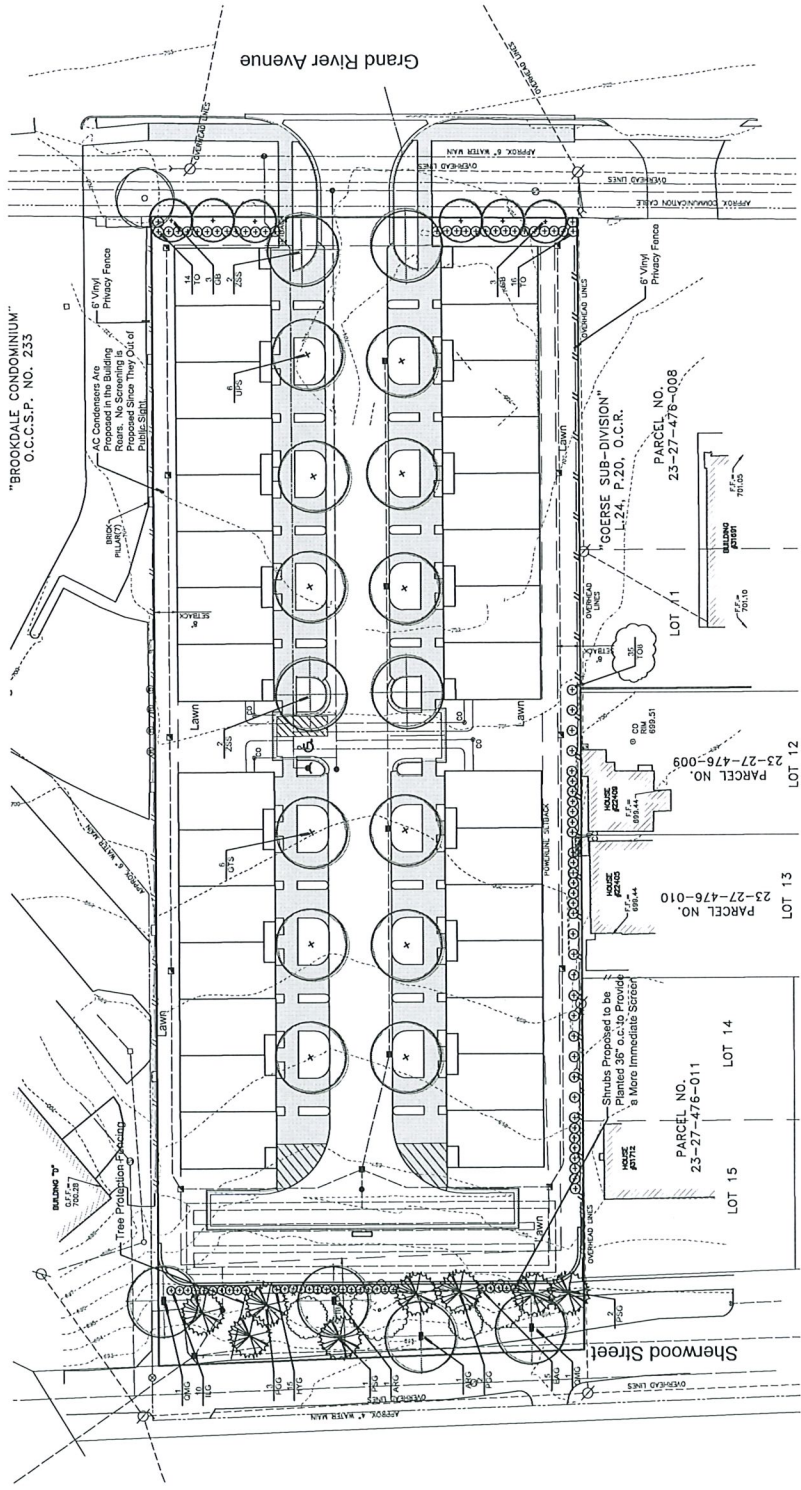
Job Number:
23-020

Drawn By:
jps
Checked By:
jps



Sheet No.

L-1



Plant List

Quantity	Plant Name	Plant Size	Plant Spacing	Plant Spacing	Plant Spacing	Plant Spacing
150 LF	Greenbelt Length					
5	Trees (150 / 30)					
5	Shrubs (150 / 20) x 6					
38	Shrubs					
150 LF	Proposed 6\"/>					
7.5	Trees (150 / 20)					
9	Trees (6 Easting)					
9	Shrubs (150 / 20)					
8	Trees					
30	Shrubs (150 / 20) x 4					
38	Shrubs					
672 LF	Street Trees					
16	Trees (672 / 40)					
16	Trees					

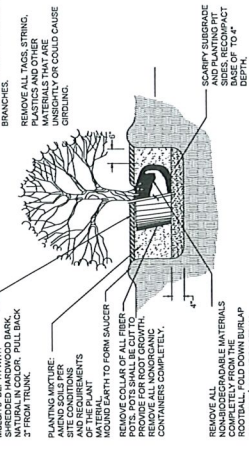
Landscape Summary

Category	Quantity
Greenbelt Length	150 LF
Trees Required	5
Trees Provided	5
Shrubs Provided	38
Landscaping Buffer	150 LF
Street Trees	672 LF
Trees Provided	16

Notes:

- Timing of Planting: All required plant material shall be planted prior to issuing a final permit. The contractor shall be responsible for the timing of planting. A financial guarantee in the amount of the remaining amount of the contract shall be provided to the City of Farmington to ensure that the contractor has sufficient funds to complete the project.
- Completion of Improvements: The contractor shall be responsible for the timing of completion of the improvements. The contractor shall be responsible for the timing of completion of the improvements. The contractor shall be responsible for the timing of completion of the improvements.
- Removal of Existing Plant Material: The contractor shall be responsible for the removal of existing plant material. The contractor shall be responsible for the removal of existing plant material. The contractor shall be responsible for the removal of existing plant material.
- Maintenance: Landscaped areas and plant materials required by this chapter shall be maintained for a period of one year from the date of planting. Plant materials, including trees, shall be maintained for a period of one year from the date of planting. Plant materials, including trees, shall be maintained for a period of one year from the date of planting. Plant materials, including trees, shall be maintained for a period of one year from the date of planting.

NOTE: TREE SHALL BEAR SAME OR SIMILAR APPEARANCE AS IT BORE ORIGINALLY OR SLIGHTLY HIGHER THAN FINISH GRADE UP TO ABOVE GRADE, IF DIRECTED BY LANDSCAPE ARCHITECT FOR HEAVY CLAY SOIL AREAS.
PRUNE ONLY DEAD OR BROKEN BRANCHES.
REMOVE ALL TAGS, STRING, PLASTICS AND OTHER MATERIALS FROM TRUNK. UNSIGHTLY OR COULD CAUSE GIRDLING.



Seal: _____



Title: **Landscape Details**

Project: _____

Legion Square
Farmington, Michigan

Prepared for: _____

Centi Construction
11919 S. State Street
Livonia, Michigan 48150

Revision: _____

Submission: April 17, 2023
Approval: October 10, 2023
Revised: October 17, 2023
Revised: _____

Job Number: _____

23-020

Drawn By: _____

PM

Checked By: _____

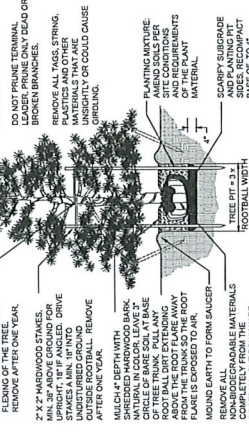
PM

Sheet No. _____

L-2



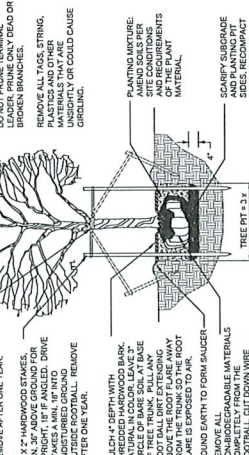
NOTE: TREE SHALL BEAR SAME OR SIMILAR APPEARANCE AS IT BORE ORIGINALLY OR SLIGHTLY HIGHER THAN FINISH GRADE UP TO ABOVE GRADE, IF DIRECTED BY LANDSCAPE ARCHITECT FOR HEAVY CLAY SOIL AREAS.
PRUNE ONLY DEAD OR BROKEN BRANCHES.
DO NOT PRUNE TERMINAL LEADER. PRUNE ONLY DEAD OR BROKEN BRANCHES.
REMOVE ALL TAGS, STRING, PLASTICS AND OTHER MATERIALS FROM TRUNK. UNSIGHTLY OR COULD CAUSE GIRDLING.



SHRUB PLANTING DETAIL
NOT TO SCALE

EVERGREEN TREE PLANTING DETAIL

NOTE: TREE SHALL BEAR SAME OR SIMILAR APPEARANCE AS IT BORE ORIGINALLY OR SLIGHTLY HIGHER THAN FINISH GRADE UP TO ABOVE GRADE, IF DIRECTED BY LANDSCAPE ARCHITECT FOR HEAVY CLAY SOIL AREAS.
PRUNE ONLY DEAD OR BROKEN BRANCHES.
DO NOT PRUNE TERMINAL LEADER. PRUNE ONLY DEAD OR BROKEN BRANCHES.
REMOVE ALL TAGS, STRING, PLASTICS AND OTHER MATERIALS FROM TRUNK. UNSIGHTLY OR COULD CAUSE GIRDLING.

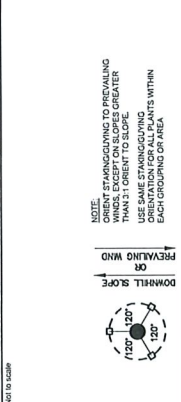


DECIDUOUS TREE PLANTING DETAIL

LANDSCAPE NOTES

- All plants shall be north Midwest American region, No. 1 grade plant materials, and shall be to name, live from physical damage and wind burn.
- Plants shall be full, well-established, and in healthy vigorous growing condition.
- Items shall be inspected, measured and approved on site to be guaranteed to exhibit a normal growth cycle for at least two (2) full years following installation.
- All material shall conform to the guidelines established in the most recent edition of the National Plant Hardiness Zone Map.
- Plants of other backdrops shall, using material stockpiled on site. Soil shall be amended and free of any debris, foreign material, and stone.
- Plants shall be inspected and approved on site to be guaranteed to exhibit a normal growth cycle for at least two (2) full years following installation.
- Plants shall be inspected and approved on site to be guaranteed to exhibit a normal growth cycle for at least two (2) full years following installation.
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- Plants shall be inspected and approved on site to be guaranteed to exhibit a normal growth cycle for at least two (2) full years following installation.

PERENNIAL PLANTING DETAIL
NOT TO SCALE



TREE STAKING DETAIL
NOT TO SCALE

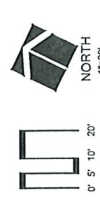




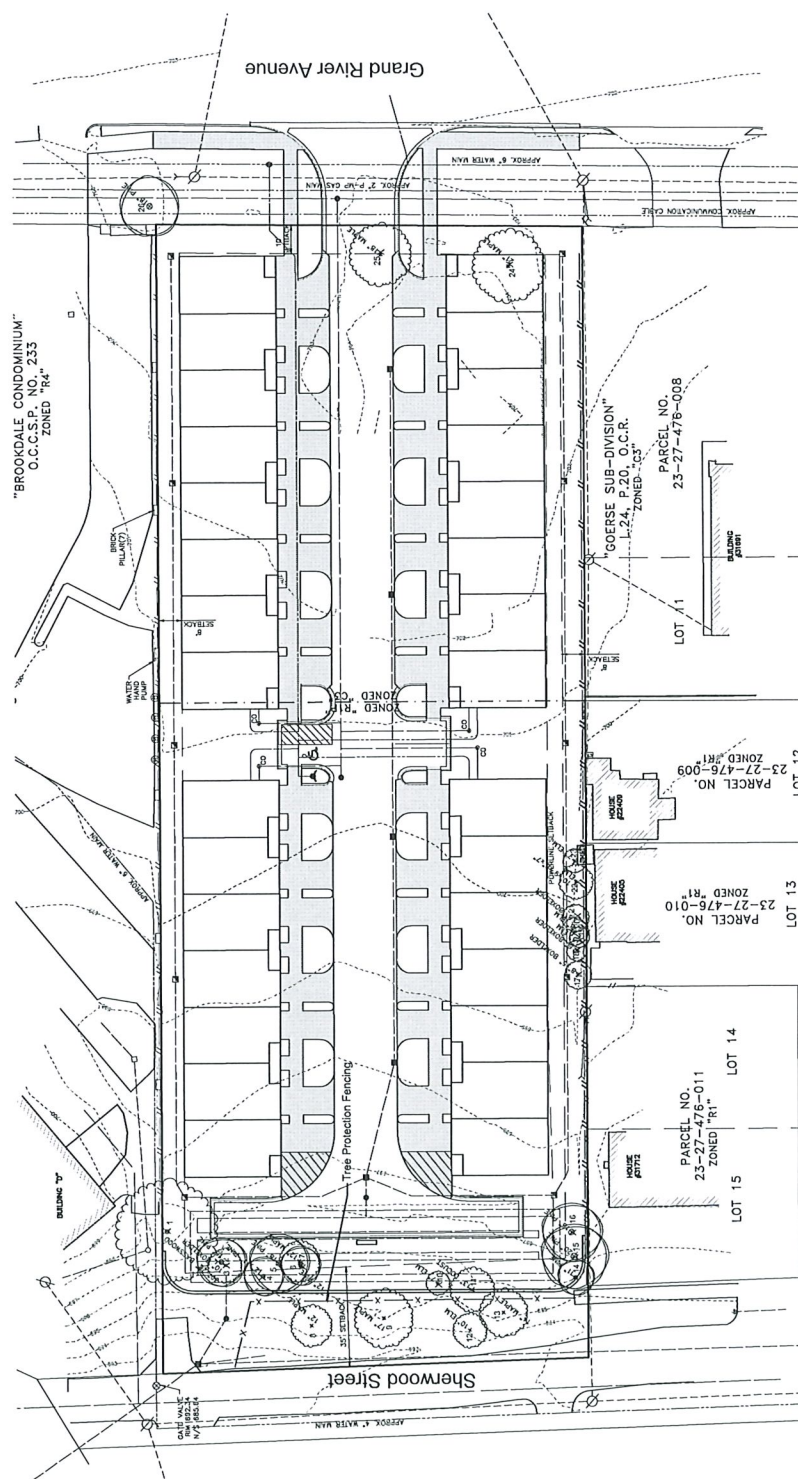
Title: Woodland Plan
Project: Legion Square Farmington, Michigan
Prepared for: Civil Construction
12419 Stark Road
Livonia, Michigan 48150

Revision: Issued: April 17, 2023
Submitted: April 17, 2023
Revised: October 10, 2023
Revised: October 27, 2023

Job Number: 23-020
Drawn By: JRM
Checked By: JRM

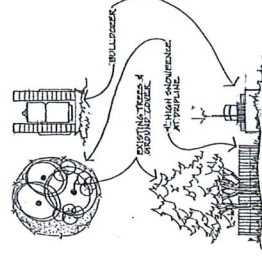


Sheet No.: L-3



Tree Protection Fencing

TYPICAL SNOWFENCE INSTALLATION
City of Farmington Hills requires that protective fencing be installed around trees to be preserved. The snowfence shall be 4 feet high and 4 feet wide. The snowfence shall be made of 2x4 lumber and shall be installed around the tree trunk. The snowfence shall be installed around the tree trunk and shall be maintained throughout the construction period.



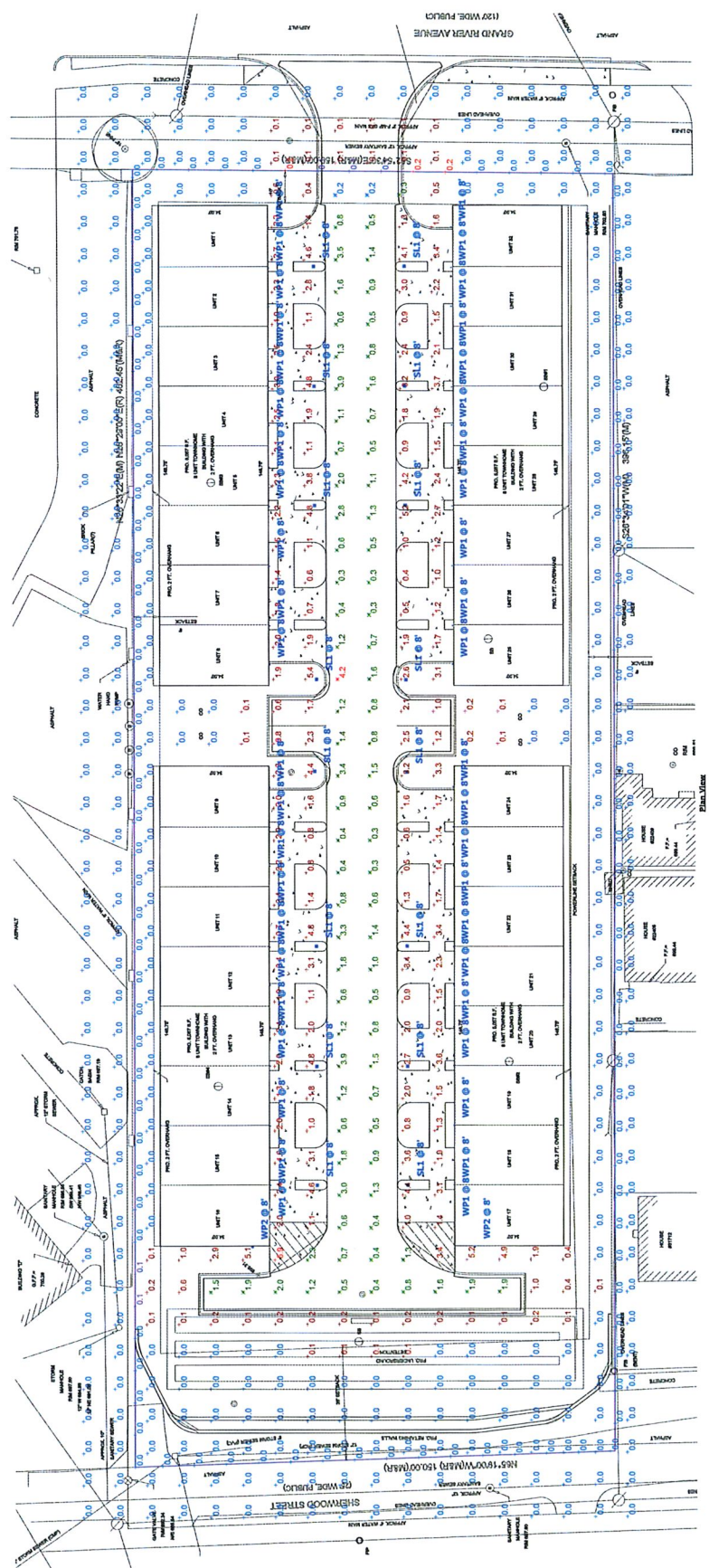
Tree Summary

Total Trees: 26 Trees
Trees Removed: 21 Trees
Trees Preserved: 5 Trees (19%)
Regulated Trees Removed: 15 Trees
Regulated Trees Preserved: 11 Trees
Landscape Required Replacement: 10.4 Trees (125 x 25%) = 31.25 / 3
Replacement Required: 26 Trees (15 + 10.4)
* X * Denotes Removed Tree

Tree List

Tag #	Diameter	Common Name	Scientific Name	Condition	Status	Replacement	Landmark Tree
1	26.20	Eastern White Pine	Pinus strobus	Good	Remove	1	1
2	12	Black Birch	Betula nigra	Good	Remove	1	1
3	10	Black Birch	Betula nigra	Good	Remove	1	1
4	11	Black Birch	Betula nigra	Good	Remove	1	1
5	12	Honey Maple	Acer spicatum	Good	Remove	1	1
6	12	Honey Maple	Acer spicatum	Good	Remove	1	1
7	12	Honey Maple	Acer spicatum	Good	Remove	1	1
8	12	Honey Maple	Acer spicatum	Good	Remove	1	1
9	12	Honey Maple	Acer spicatum	Good	Remove	1	1
10	12	Honey Maple	Acer spicatum	Good	Remove	1	1
11	12	Honey Maple	Acer spicatum	Good	Remove	1	1
12	12	Honey Maple	Acer spicatum	Good	Remove	1	1
13	12	Honey Maple	Acer spicatum	Good	Remove	1	1
14	12	Honey Maple	Acer spicatum	Good	Remove	1	1
15	12	Honey Maple	Acer spicatum	Good	Remove	1	1
16	12	Honey Maple	Acer spicatum	Good	Remove	1	1
17	12	Honey Maple	Acer spicatum	Good	Remove	1	1
18	12	Honey Maple	Acer spicatum	Good	Remove	1	1
19	12	Honey Maple	Acer spicatum	Good	Remove	1	1
20	12	Honey Maple	Acer spicatum	Good	Remove	1	1
21	12	Honey Maple	Acer spicatum	Good	Remove	1	1
22	12	Honey Maple	Acer spicatum	Good	Remove	1	1
23	12	Honey Maple	Acer spicatum	Good	Remove	1	1
24	12	Honey Maple	Acer spicatum	Good	Remove	1	1
25	12	Honey Maple	Acer spicatum	Good	Remove	1	1
26	12	Honey Maple	Acer spicatum	Good	Remove	1	1





Statistics

Description	Symbol	Avg	Max	Min	Avg/Min	Max/Min
Central Drive and Parking	⊗	1.2 fc	4.2 fc	0.2 fc	6.0:1	21.0:1
Overall Grade	+	0.7 fc	5.9 fc	0.0 fc	N/A	N/A
Property Line	+	0.0 fc	0.2 fc	0.0 fc	N/A	N/A

Schedule

Label	Quantity	Manufacturer	Catalog Number	Description	Lumens Per Lamp	Light Loss Factor	Wattage
SL1	16	Brownlee Lighting	7080-C17-40K	Black plastic housing, aluminum reflector, frosted plastic lens enclosure	1811	0.9	16.21
WP1	44	Visual Comfort & Co	89936EN3	Bakersville Small One Light Outdoor Wall Lantern	962	0.9	9.43
WP2	2	Lithonia Lighting	WDGE2 LED P3 40K 80CRI T3M PE	WDGE2 LED WITH P3 - PERFORMANCE PACKAGE, 4000K, 80CRI, TYPE 3 MEDIUM OPTIC	3216	0.9	32.1375

General Note
 1. SEE DRAWING FOR LUMINAIRE MOUNTING HEIGHT.
 2. CALCULATIONS ARE SHOWN IN FOOT-CANDELES AT: 0' - 0'
 3. LIGHTING ALTERNATES REQUIRE NEW PHOTOMETRIC CALCULATION AND RESUBMISSION TO CITY FOR APPROVAL.
 THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN A DARK ROOM. FIELD CONDITIONS MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.
 THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.
 UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTING CONTROLS REQUIREMENTS DEFINED IN ASHRAE 90.1 2013. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT AS@GASSERBUSH.COM OR 734-266-6705.
 FOR ORDERING INQUIRIES CONTACT GASSER BUSH AT QUOTES@GASSERBUSH.COM OR 734-266-6705.
 THIS DRAWING WAS GENERATED FROM AN ELECTRONIC IMAGE FOR ESTIMATION PURPOSE ONLY. LAYOUT TO BE VERIFIED IN FIELD BY OTHERS.
 MOUNTING HEIGHT IS MEASURED FROM GRADE TO FACE OF FIXTURE. POLE HEIGHT SHOULD BE CALCULATED AS THE MOUNTING HEIGHT LESS BOW HEIGHT.

WEDGE LED Architectural Wall Scape

Specifications

- Beam Angle: 12°
- Mounting: 11.5"
- Weight: 13.5 lbs

Notes:

- The WEDGE LED fixture is designed to meet applicable regulatory requirements for outdoor lighting. The fixture is designed to be used in a variety of outdoor applications. The fixture is designed to be used in a variety of outdoor applications. The fixture is designed to be used in a variety of outdoor applications.

WEDGE LED Fixture Data

Model	Beam Angle	Mounting	Weight
WLED12	12°	11.5"	13.5 lbs

Ordering Information

Part Number	Description
WLED12	WEDGE LED 12° Beam Angle, 11.5" Mounting, 13.5 lbs Weight

VISUAL COMFORT & CO. 32202CHD-12 Small One Light Outdoor Wall Lantern

Dimensions: 12" H, 12" W, 12" D

Weight: 12 lbs

Material: Cast Iron

Finish: Black

Lighting: 1x 12W LED

Notes:

- Finish is subject to change without notice.
- Lighting is subject to change without notice.

Replacement Bulb Data

Part Number	Description
12W LED	12W LED Bulb

Photometric Information

Beam Angle	Mounting	Weight
12°	12"	12 lbs

COLONIAL

Dimensions: 12" H, 12" W, 12" D

Weight: 12 lbs

Material: Cast Iron

Finish: Black

Lighting: 1x 12W LED

Notes:

- Finish is subject to change without notice.
- Lighting is subject to change without notice.

Color Temperature

Part Number	Description
12W LED	12W LED Bulb

Photometric Information

Beam Angle	Mounting	Weight
12°	12"	12 lbs



Visual Comfort & Co. reserves the right to change the design and specifications of its products without notice. The information contained herein is for informational purposes only and does not constitute an offer. The information contained herein is for informational purposes only and does not constitute an offer. The information contained herein is for informational purposes only and does not constitute an offer.

Table 1

Eligible Activities

Table 1. Eligible Activities
 Legion Square Redevelopment
 31775 Grand River
 Farmington, MI
 AKT Peerless Project No. 18347f-1-25

ELIGIBLE ACTIVITIES COST SUMMARY				
	Estimated Cost of Eligible Activity	EGLE & Local TIF	Local-Only TIF	
Preapproved Activities	\$ 8,043	\$ 8,043	\$ -	-
TOTAL ENVIRONMENTAL ELIGIBLE ACTIVITIES	\$ 8,043	\$ 8,043	\$ -	-
Demolition	\$ 140,800	\$ -	\$ 140,800	
Lead and Asbestos Activities	\$ 35,000	\$ -	\$ 35,000	
TOTAL NON-ENVIRONMENTAL ELIGIBLE ACTIVITIES	\$ 175,800	\$ -	\$ 175,800	
Total Environmental and Non-Environmental Eligible Activities	\$ 183,843	\$ 8,043	\$ 175,800	
15% Contingency on Eligible Activities	\$ 26,370	\$ -	\$ 26,370	
Brownfield Plan Preparation	\$ 5,000	\$ -	\$ 5,000	
Brownfield Plan Implementation	\$ 3,500	\$ -	\$ 3,500	
Total Eligible Activities Cost with 15% Contingency	\$ 218,713	\$ 8,043	\$ 210,670	
BRA Administration Fee	\$ 47,445			
Local Brownfield Revolving Fund (LBRF)	\$ 218,713			
Total Eligible Costs for Reimbursement	\$ 484,871	\$ 8,043	\$ 210,670	

Table 2

Tax Increment Revenue Estimates

Table 2. Tax Increment Revenue Estimates

Legion Square Redevelopment
 31775 Grand River,
 Farmington, MI
 AKT Peerless Project No. 18347f

Estimated TV Increase rate: Plan Year	Redevelopment Phase		Construction Complete										Total Increase in Tax Revenues during the Plan
	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034		
Initial Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Estimated New TV	\$ -	\$ -	\$ 1,425,000	\$ 1,439,250	\$ 1,453,643	\$ 1,468,179	\$ 1,482,861	\$ 1,497,689	\$ 1,512,666	\$ 1,527,793	\$ 1,543,071	\$ 1,558,354	\$ 1,573,637
Incremental Difference (New TV - Initial TV)	\$ -	\$ -	\$ 1,425,000	\$ 1,439,250	\$ 1,453,643	\$ 1,468,179	\$ 1,482,861	\$ 1,497,689	\$ 1,512,666	\$ 1,527,793	\$ 1,543,071	\$ 1,558,354	\$ 1,573,637
School Capture - Pre-Approved EAs only													
State Education Tax (SET)	18.0000	Incremental	\$ 25,907	\$ 26,166	\$ 26,427	\$ 26,691	\$ 26,958	\$ 27,228	\$ 27,500	\$ 27,775	\$ 28,050	\$ 28,325	\$ 28,600
School Operating Tax	24.0000	Incremental	\$ 34,542	\$ 34,887	\$ 35,236	\$ 35,589	\$ 35,945	\$ 36,304	\$ 36,667	\$ 37,034	\$ 37,401	\$ 37,768	\$ 38,135
School Total			\$ 64,849	\$ 64,887	\$ 65,236	\$ 65,589	\$ 65,945	\$ 66,304	\$ 66,667	\$ 67,034	\$ 67,401	\$ 67,768	\$ 68,135
Local Capture - BRA													
School Supplemental	5.7067	Incremental	\$ 8,132	\$ 8,213	\$ 8,296	\$ 8,378	\$ 8,462	\$ 8,547	\$ 8,632	\$ 8,719	\$ 8,806	\$ 8,891	\$ 8,976
Library	1.4742	Incremental	\$ 2,101	\$ 2,122	\$ 2,143	\$ 2,164	\$ 2,186	\$ 2,208	\$ 2,230	\$ 2,252	\$ 2,275	\$ 2,297	\$ 2,320
Intermediate School Vote	2.9777	Incremental	\$ 4,243	\$ 4,286	\$ 4,329	\$ 4,372	\$ 4,416	\$ 4,460	\$ 4,504	\$ 4,549	\$ 4,595	\$ 4,640	\$ 4,685
Intermediate School Allocation	0.1881	Incremental	\$ 268	\$ 271	\$ 273	\$ 276	\$ 279	\$ 282	\$ 285	\$ 287	\$ 290	\$ 293	\$ 296
County Operating	3.9686	Incremental	\$ 5,655	\$ 5,712	\$ 5,769	\$ 5,827	\$ 5,885	\$ 5,944	\$ 6,003	\$ 6,063	\$ 6,124	\$ 6,185	\$ 6,246
Oakland Community College	1.4891	Incremental	\$ 2,122	\$ 2,143	\$ 2,165	\$ 2,186	\$ 2,208	\$ 2,230	\$ 2,253	\$ 2,275	\$ 2,298	\$ 2,320	\$ 2,343
City Operating	13.9000	Incremental	\$ 19,808	\$ 20,006	\$ 20,206	\$ 20,408	\$ 20,612	\$ 20,818	\$ 21,026	\$ 21,236	\$ 21,449	\$ 21,663	\$ 21,879
Capital Improvement	0.1000	Incremental	\$ 143	\$ 144	\$ 145	\$ 147	\$ 148	\$ 150	\$ 151	\$ 153	\$ 154	\$ 156	\$ 157
City Streets	1.4040	Incremental	\$ 2,001	\$ 2,021	\$ 2,041	\$ 2,061	\$ 2,082	\$ 2,103	\$ 2,124	\$ 2,145	\$ 2,166	\$ 2,188	\$ 2,209
City 2018 (CAP)	2.0000	Incremental	\$ 2,850	\$ 2,879	\$ 2,907	\$ 2,936	\$ 2,966	\$ 2,995	\$ 3,025	\$ 3,056	\$ 3,086	\$ 3,117	\$ 3,148
City 2018 (OP)	0.8302	Incremental	\$ 1,183	\$ 1,195	\$ 1,207	\$ 1,219	\$ 1,231	\$ 1,243	\$ 1,256	\$ 1,268	\$ 1,281	\$ 1,294	\$ 1,307
County PK & REC	0.3431	Incremental	\$ 489	\$ 494	\$ 499	\$ 504	\$ 509	\$ 514	\$ 519	\$ 524	\$ 529	\$ 534	\$ 539
Oakland Transit	0.9500	Incremental	\$ 1,354	\$ 1,367	\$ 1,381	\$ 1,395	\$ 1,409	\$ 1,423	\$ 1,437	\$ 1,451	\$ 1,466	\$ 1,480	\$ 1,495
HCMA	0.2070	Incremental	\$ 295	\$ 298	\$ 301	\$ 304	\$ 307	\$ 310	\$ 313	\$ 316	\$ 319	\$ 322	\$ 325
Local BRA Total			\$ 50,643	\$ 51,149	\$ 51,661	\$ 52,177	\$ 52,699	\$ 53,226	\$ 53,758	\$ 54,296	\$ 54,839	\$ 55,387	\$ 55,930
Non-Capturable Millages													
School Debt	3.2000	New TV	\$ 4,560	\$ 4,606	\$ 4,652	\$ 4,698	\$ 4,745	\$ 4,793	\$ 4,841	\$ 4,889	\$ 4,938	\$ 4,987	\$ 5,036
Zoo Authority	0.1945	New TV	\$ 277	\$ 280	\$ 283	\$ 286	\$ 289	\$ 291	\$ 294	\$ 297	\$ 300	\$ 303	\$ 306
Art Institute	0.0945	New TV	\$ 135	\$ 136	\$ 137	\$ 139	\$ 140	\$ 142	\$ 143	\$ 144	\$ 146	\$ 147	\$ 149
Total Non-Capturable Taxes			\$ 4,972	\$ 5,022	\$ 5,072	\$ 5,122	\$ 5,174	\$ 5,225	\$ 5,278	\$ 5,330	\$ 5,384	\$ 5,437	\$ 5,490

Table 3

Reimbursement Allocation Schedule

Table 3. Reimbursement Allocation Schedule

Legion Square Redevelopment
31775 Grand River,
Farmington, MI
AKT Peerless Project No. 183471

Developer Projected Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
School	40.3%	\$ 3,242	\$ 3,242	\$ 6,484
Local	59.7%	\$ 4,801	\$ 210,670	\$ 215,471
TOTAL		\$ 8,043	\$ 210,670	\$ 218,713
EGL	100.0%	\$ 8,043		\$ 8,043
MSF	0.0%	\$ -		\$ -

Estimated Capture	
Administrative Fees	\$ 47,445
Local Revolving Fund	\$ 218,713

Estimated Total Years of Plan: 11

Plan Year Calendar Year	End Plan											
	1	2	3	4	5	6	7	8	9	10	11	
Partial School Operating Incremental Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,484
School TIR Available for Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,484
Total Local Incremental Revenue	\$ -	\$ -	\$ -	\$ 51,149	\$ 51,661	\$ 52,177	\$ 52,699	\$ 53,226	\$ 53,758	\$ 54,296	\$ 54,839	\$ 258,328
BRA Administrative Fee (10% of BRA Local)	\$ -	\$ -	\$ -	\$ 5,064	\$ 5,115	\$ 5,168	\$ 5,220	\$ 5,273	\$ 5,326	\$ 5,380	\$ 5,434	\$ 25,833
Local TIR Available for Reimbursement	\$ -	\$ -	\$ -	\$ 46,084	\$ 46,495	\$ 46,959	\$ 47,429	\$ 47,903	\$ 48,382	\$ 48,866	\$ 49,355	\$ 232,495
Total State & Local TIR Available	\$ -	\$ -	\$ -	\$ 46,084	\$ 46,495	\$ 46,959	\$ 47,429	\$ 47,903	\$ 48,382	\$ 48,866	\$ 49,355	\$ 232,495
DEVELOPER												
Beginning Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DEVELOPER Reimbursement Balance	\$ 218,713	\$ 218,713	\$ 218,713	\$ 218,713	\$ 218,713	\$ 218,713	\$ 218,713	\$ 218,713	\$ 218,713	\$ 218,713	\$ 218,713	\$ 218,713
SCHOOL Reimbursement Balance	\$ 3,242	\$ 3,242	\$ 3,242	\$ 3,242	\$ 3,242	\$ 3,242	\$ 3,242	\$ 3,242	\$ 3,242	\$ 3,242	\$ 3,242	\$ 3,242
Eligible Activities Reimbursement	\$ 3,242	\$ 3,242	\$ 3,242	\$ 3,242	\$ 3,242	\$ 3,242	\$ 3,242	\$ 3,242	\$ 3,242	\$ 3,242	\$ 3,242	\$ 3,242
Environmental Eligible Activities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Environmental Eligible Activities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total SCHOOL TIR Reimbursement	\$ 3,242	\$ 3,242	\$ 3,242	\$ 3,242	\$ 3,242	\$ 3,242	\$ 3,242	\$ 3,242	\$ 3,242	\$ 3,242	\$ 3,242	\$ 3,242
LOCAL Reimbursement Balance	\$ 4,801	\$ 4,801	\$ 4,801	\$ 4,801	\$ 4,801	\$ 4,801	\$ 4,801	\$ 4,801	\$ 4,801	\$ 4,801	\$ 4,801	\$ 4,801
Eligible Activities Reimbursement	\$ 4,801	\$ 4,801	\$ 4,801	\$ 4,801	\$ 4,801	\$ 4,801	\$ 4,801	\$ 4,801	\$ 4,801	\$ 4,801	\$ 4,801	\$ 4,801
Environmental Eligible Activities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Environmental Eligible Activities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total LOCAL TIR Reimbursement	\$ 4,801	\$ 4,801	\$ 4,801	\$ 4,801	\$ 4,801	\$ 4,801	\$ 4,801	\$ 4,801	\$ 4,801	\$ 4,801	\$ 4,801	\$ 4,801
LOCAL-ONLY Reimbursement Balance	\$ 210,670	\$ 210,670	\$ 210,670	\$ 210,670	\$ 210,670	\$ 210,670	\$ 210,670	\$ 210,670	\$ 210,670	\$ 210,670	\$ 210,670	\$ 210,670
Eligible Activities Reimbursement	\$ 210,670	\$ 210,670	\$ 210,670	\$ 210,670	\$ 210,670	\$ 210,670	\$ 210,670	\$ 210,670	\$ 210,670	\$ 210,670	\$ 210,670	\$ 210,670
Interest Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Local-Only TIR Reimbursement	\$ 210,670	\$ 210,670	\$ 210,670	\$ 210,670	\$ 210,670	\$ 210,670	\$ 210,670	\$ 210,670	\$ 210,670	\$ 210,670	\$ 210,670	\$ 210,670
Total Annual Developer Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
LBRF Deposits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
STATE	\$ 3,242	\$ 3,242	\$ 3,242	\$ 3,242	\$ 3,242	\$ 3,242	\$ 3,242	\$ 3,242	\$ 3,242	\$ 3,242	\$ 3,242	\$ 3,242
LOCAL	\$ 215,471	\$ 215,471	\$ 215,471	\$ 215,471	\$ 215,471	\$ 215,471	\$ 215,471	\$ 215,471	\$ 215,471	\$ 215,471	\$ 215,471	\$ 215,471

Attachment A
Legal Description

LEGAL DESCRIPTION (BY OTHERS):

LAND SITUATED IN THE CITY OF FARMINGTON, COUNTY OF OAKLAND IN THE STATE OF MICHIGAN AND DESCRIBED AS FOLLOWS:

PART OF THE SOUTHEAST 1/4 OF SECTION 27, TOWN 1 NORTH, RANGE 9 EAST, MICHIGAN, DESCRIBED AS: BEGINNING AT A POINT IN THE SOUTHERLY LINE OF GRAND RIVER AVENUE AS WIDENED TO 120 FEET WHICH POINT IS NORTH 62 DEGREES 30 MINUTES WEST ALONG SAID SOUTHERLY LINE 150.00 FEET FROM THE WESTERLY LINE OF SHERWOOD AVENUE; THENCE SOUTH 27 DEGREES 04 MINUTES 20 SECONDS WEST 396.34 FEET ALONG THE WESTERLY LINE OF GOERSE SUBDIVISION; THENCE NORTH 64 DEGREES 36 MINUTES WEST 100.0 FEET; THENCE NORTH 27 DEGREES 04 MINUTES 00 SECONDS EAST 400.00 FEET; THENCE ALONG THE SOUTHERLY LINE OF GRAND RIVER AVENUE 100.00 FEET TO POINT OF BEGINNING. ALSO A STRIP OF LAND 50 FEET WIDE LYING NORTHWESTERLY OF AND ADJOINING ABOVE DESCRIBED PARCEL OF LAND, EXCEPT THAT PART DESCRIBED AS: BEGINNING AT A POINT LOCATED NORTH 62 DEGREES 54 MINUTES 30 SECONDS WEST 300 FEET AND SOUTH 26 DEGREES 29 MINUTES 00 SECONDS WEST 377.45 FEET FROM THE WESTERLY LINE OF SHERWOOD AVENUE ON THE SOUTHWESTERLY LINE OF GRAND RIVER AVENUE (120 FEET WIDE); THENCE SOUTH 26 DEGREES 29 MINUTES 00 SECONDS WEST 25.0 FEET; THENCE SOUTH 65 DEGREES 19 MINUTES 00 SECONDS EAST 150 FEET THENCE NORTHEASTERLY ALONG THE LINE OF GOERSE SUBDIVISION 25 FEET; THENCE NORTHWESTERLY TO THE POINT OF BEGINNING.

ASSESSED AS:

TOWN 1 NORTH, RANGE 9 EAST, SECTION 27, PART OF THE SOUTHEAST 1/4 BEGINNING AT A POINT DISTANT NORTH 62 DEGREES 54 MINUTES 30 SECONDS WEST 150 FEET FROM INTERSECTION OF SOUTHWESTERLY LINE OF 120 FOOT WIDE GRAND RIVER ROAD AND WESTERLY LINE OF SHERWOOD AVENUE, THENCE NORTH 62 DEGREES 54 MINUTES 30 SECONDS WEST 150 FEET, THENCE SOUTH 26 DEGREES 29 MINUTES 00 SECONDS WEST 402.45 FEET, THENCE SOUTH 65 DEGREES 19 MINUTES 00 SECONDS EAST 150 FEET, THENCE NORTHEASTERLY TO BEGINNING.

Attachment B
Interlocal Agreement

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Attachment C

Letter of Functional Obsolescence

July 25, 2023

Cervi Construction, LLC
Mr. Fabio Cervi
12419 Stark Road
Livonia, MI 48150

Mr. Cervi:

My name is Matthew J. Schmidt, I am a Michigan Master Assessing Officer (4) and am writing this correspondence to offer my professional opinion regarding the current condition and functional utility of a former American Legion Hall that is located at 31775 Grand River Avenue in Farmington, Michigan as required by the Brownfield Redevelopment Financing Act, Act 381 of 1996, as amended.

Listed below is an information summary of the improved property involved in this function utility analysis.

<u>Parcel ID Number</u>	<u>Property Address</u>	<u>Parcel Size</u>	<u>Building Size</u>
20-23-27-476-007	31775 Grand River Ave	1.386 Acres	3,867 SF

I personally inspected the property referenced above on July 21, 2023. I have attached five photographs that I took of this older building during this site visit that are included as Attachments #1 - #5 to this analysis.

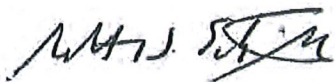
The Brownfield Redevelopment Financing Act, Act 381 of 1996, as amended, contains approval provisions (MCL 125.2663(2)(h)) which include, in part, "If the project is on property that is functionally obsolete, the taxpayer shall include, with the application, an affidavit signed by a level 3 or 4 assessor, that states that it is the assessor's expert opinion that the property is functionally obsolete and the underlying basis for that opinion."

The Brownfield Redevelopment Financing Act, Act 381 of 1996, as amended, defines "functionally obsolete" in MCL 125.2652(u) as meaning "that the property is unable to be used to adequately perform the function for which it was intended due to a substantial loss in value resulting from factors such as overcapacity, changes in technology, deficiencies or superadequacies in design, or other similar factors that affect the property itself or the property's relationship with other surrounding property."

The Affidavit contained on the following pages addresses the functional obsolescence that is present in this former American Legion Hall property. I have also included as additional attachments to this Affidavit a property map and building sketch of the subject property as provided by the City of Farmington Assessing Department (Attachments #6 & #7) as well as my Current Resume and a copy of my State Tax Commission (STC) Michigan Master Assessing Officer (4) and Michigan Certified Personal Property Examiner Certificate.

If you have any additional questions about this obsolescence analysis, the attachments or the enclosed affidavit please contact me directly at mschmidt0018@comcast.net or at (586) 722-4852. Thank you.

Sincerely,



Matthew J. Schmidt
Michigan Master Assessing Officer (4)

enc.

AFFIDAVIT

STATE OF MICHIGAN)
)
COUNTY OF MACOMB)

MATTHEW J. SCHMIDT, being duly sworn, depose and states as follows:

I, Matthew J. Schmidt, Michigan Master Assessing Officer (4) make this affidavit as required under MCL 125.2663(2)(h) of the Brownfield Redevelopment Financing Act, Act 381 of 1996, as amended.

I, Matthew J. Schmidt, did on July 21, 2023 personally inspect the 1.386 acre subject property currently identified as 20-23-27-476-007 that is located at 31775 Grand River Avenue in the City of Farmington, Michigan which has a current legal description of “T1N, R9E, SEC 27 PART OF SE ¼ BEG AT PT DIST N 62-54-30 W 150 FT FROM INTER OF SWLY LINE OF 120 FT WIDE GRAND RIVER RD & WLY LI OF SHERWOOD AVE, TH N 62-54-30 W 150 FT, TH S 26-29-00 W 402.45 FT, TH S 65-19-00 E 150 FT, TH NELY TO BEG 1.38 A”

Functional utility is defined in The Appraisal of Real Estate, Twelfth Edition, as “the ability of a property of building to be useful and to perform the function for which it is intended, according to current market tastes and standards. Functional utility also relates to the efficiency of a building’s use in terms of architectural style, design and layout, traffic patterns, and the size and type of rooms.”

Functional inutility is also defined in The Appraisal of Real Estate, Twelfth Edition, as “an impairment of the functional capacity of a property or building according to market tastes and standards. It qualifies as functional obsolescence when ongoing change, caused by technical advances and economic aesthetic trends, renders building layouts and features obsolete.”

The property referenced above includes a raised one-story brick American Legion Building that, according to the City of Farmington Assessing Department, was constructed in 1945 and has 3,867 square feet on one floor with the same amount square footage located in this building’s lower level/basement. There is also a one-story storage frame addition located on the southwest corner of the subject property. **The current condition of this former American Legion building is, in my opinion, functionally obsolete according to MCL 125.262(u) of the Brownfield Redevelopment Financing Act, as amended.**

The reason for this opinion is that, based on my firsthand observation of this subject property. This building contains a significant amount of *functional inutility* that is caused, in part, by building’s design. The lower level/basement area of the subject building contains an unworking elevator, a dated bar, social and meeting areas, restrooms, an older kitchen and smaller storage areas. The heating and electrical systems at this location are both dated and seem very close to the end of their useful economic life. The upper level/first floor contains a single former banquet area, bar, kitchen and restrooms that combine to account for the majority of the upper floor’s total area. This building’s upper floor is only accessible via stairways from the interior of the lower-level area and through the front of the building’s exterior. The estimated cost to renovate this 78-year-old building into a fully functional condition would be significant.

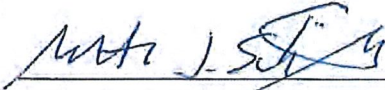
According to a Pre-Demolition Asbestos Survey prepared by McDowell & Associates (Job No. 22-16338), based on 55 bulk samples taken from 25 suspect building materials asbestos was detected in the subject building’s floor tiles, joint compounds, window glazing and door caulk. There was an assumption in this report stating that the subject building’s roofing materials will also contain asbestos “unless sampling and testing show otherwise.” This report also states that “Asbestos-containing materials should be removed from the property by a licensed asbestos abatement contractor prior to demolition”

It is difficult to identify any existing social club or service organization that would require the type of square footage that was routinely used by this American Legion Hall over its first 40 years in operation. Based on the subject building's impaired functional capacity as well as the functional obsolescence and asbestos remediation issues previously discussed, along with the large amount of deferred maintenance evident in all of the building's structural components it would be extremely difficult to imagine any type of feasible redevelopment of the subject property to an alternative exempt or commercial type of property use.

The functional inutility existing in this improved property is, in my opinion, why the highest and best use of the subject property, as improved, is not to continue with the subject property's existing use. The property owner will have to determine what use will maximize the property's value and will be better supported by current market tastes and standards, including a complete demolition of this older structure.

Therefore, my opinion is that this American Legion Building located at 31775 Grand River Avenue in Farmington, Michigan suffers from significant levels of functional obsolescence that have resulted in a substantial loss of value that exceeds 50% of the value of this subject property.

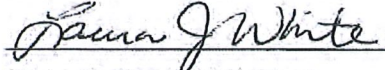
Further deponent sayeth not.



Matthew J. Schmidt

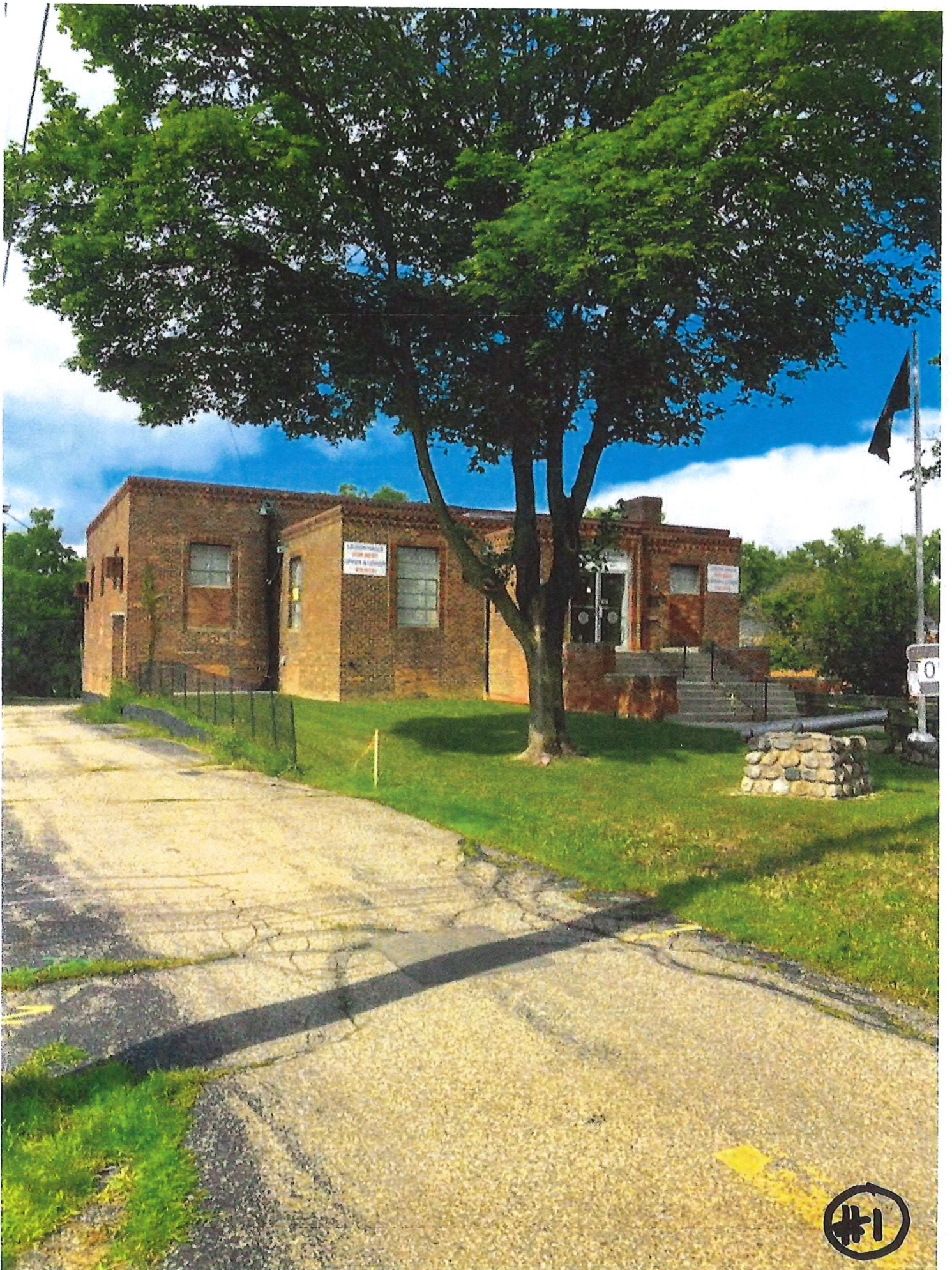
Subscribed and sworn to before me

This 25th day of July ~~26~~, 2023


_____, Notary Public
Macomb County, Michigan

My Commission Expires: 12/23/2028

LAURA J. WHITE
Notary Public, State of Michigan
County of Macomb
My Commission Expires Dec. 23, 2028
Acting In the County of MACOMB

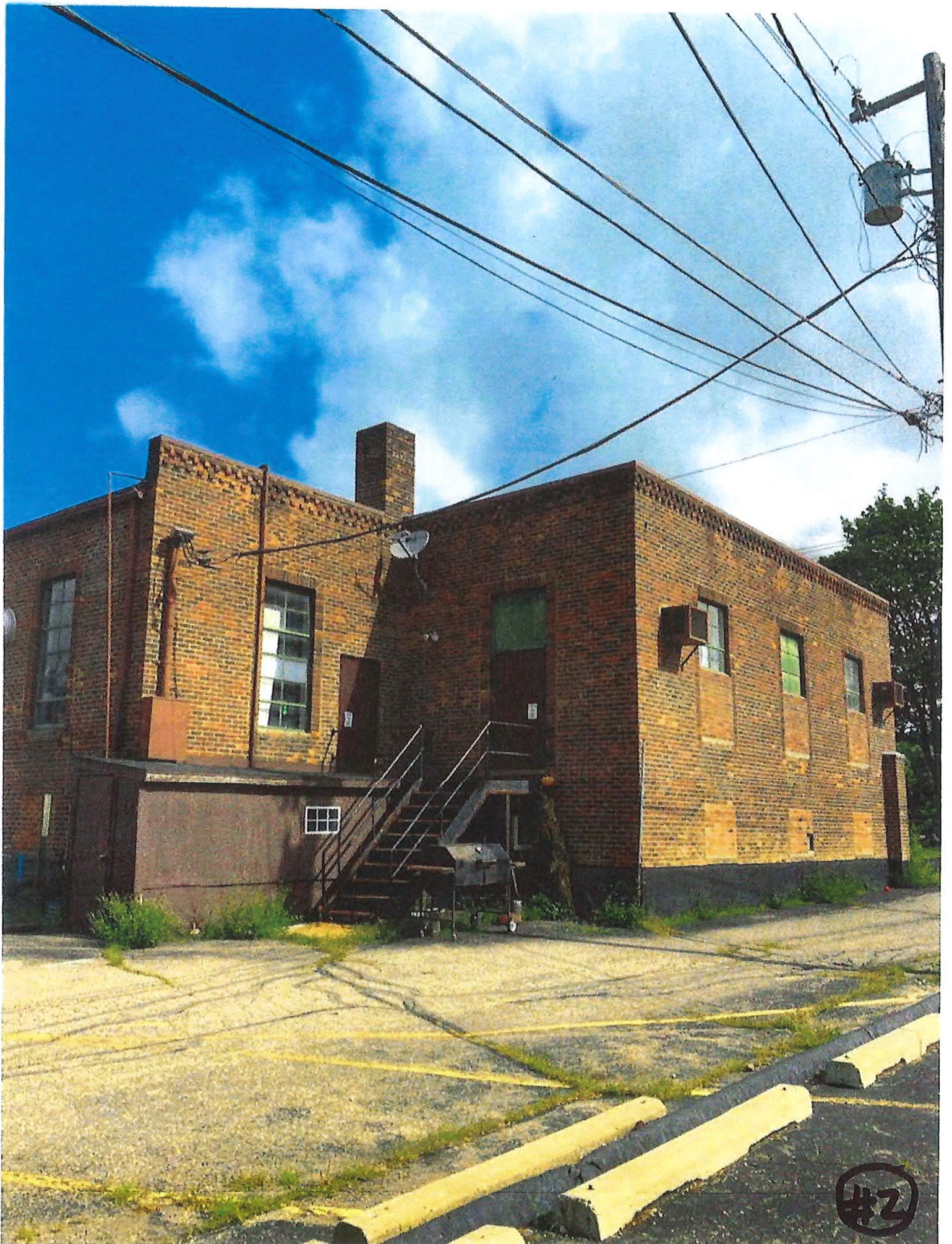


COMMUNITY CENTER
OPEN & CLOSED

COMMUNITY CENTER
OPEN & CLOSED

0

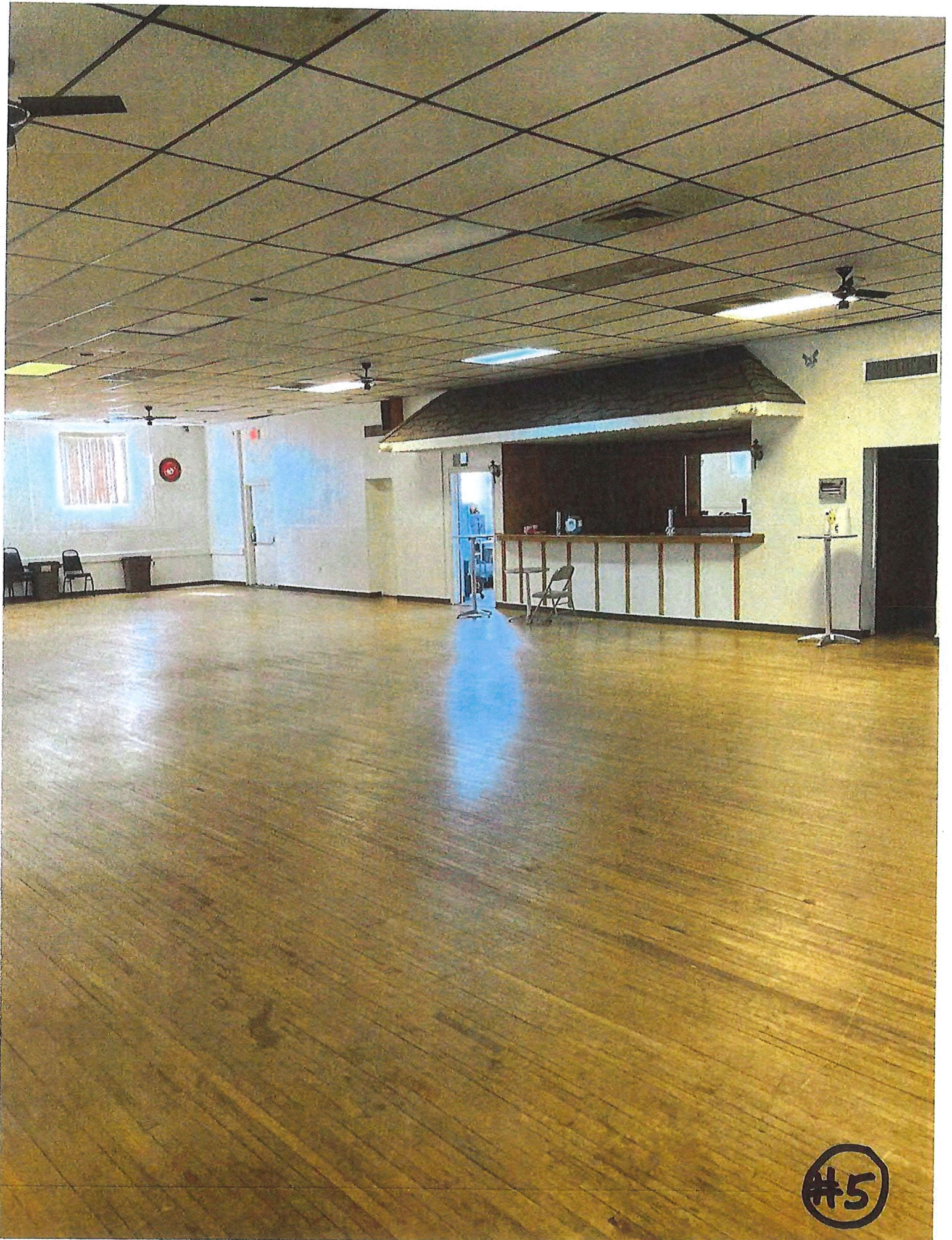






#3





#5

X MISC
American
Legion

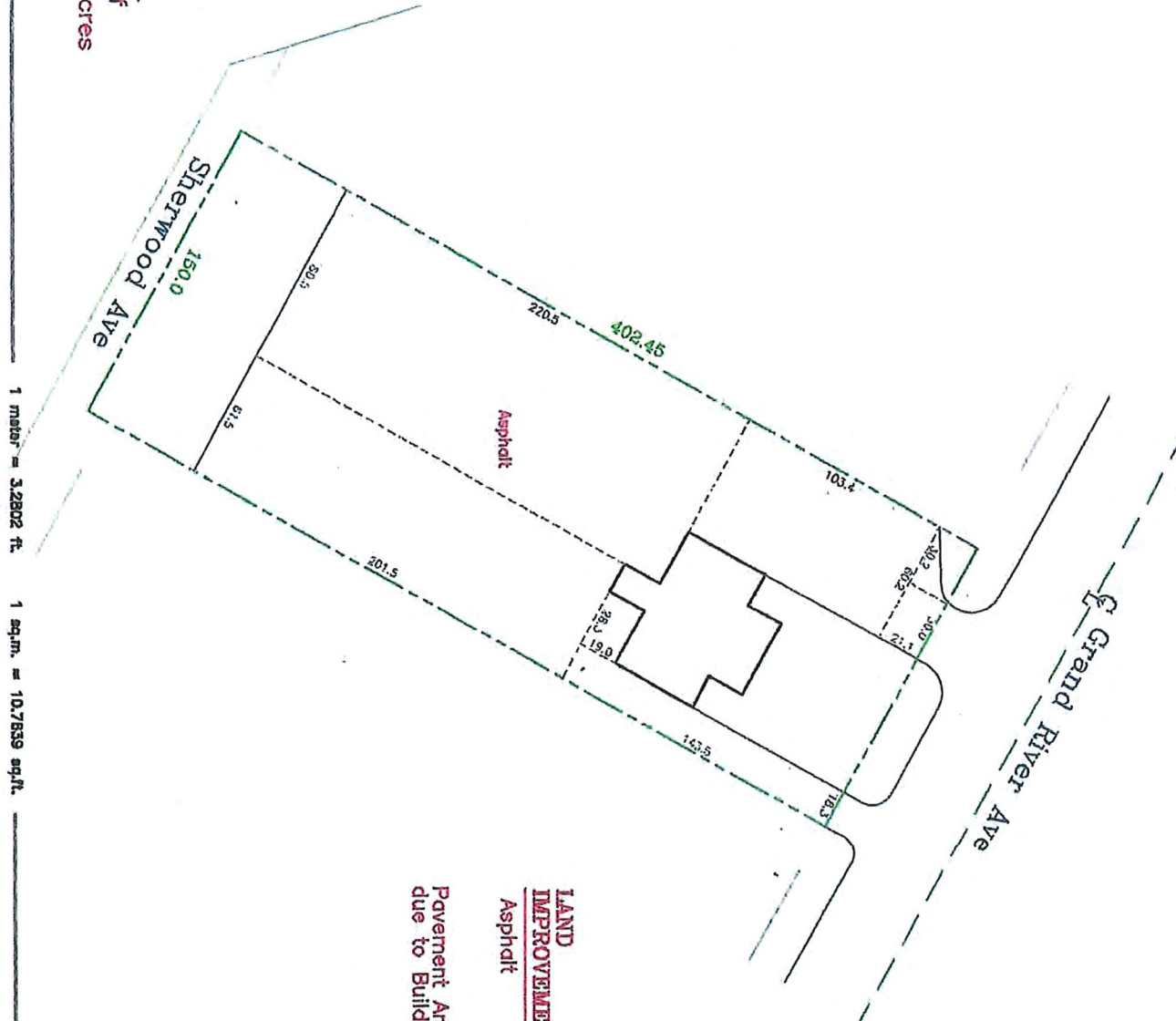
31775 Grand River Ave
Farmington, MI

23-27-476-007



PLOT
PLAN

LAND AREA
60,367.5 sf
1.38 Acres



LAND IMPROVEMENTS
Asphalt 42,200 sf
Pavement Area will change
due to Building Additions

1 meter = 3.2802 ft. 1 sq.m. = 10.7639 sq.ft.

City of
Farmington
Scale 1 in. = 80 feet



X MISC

American Legion

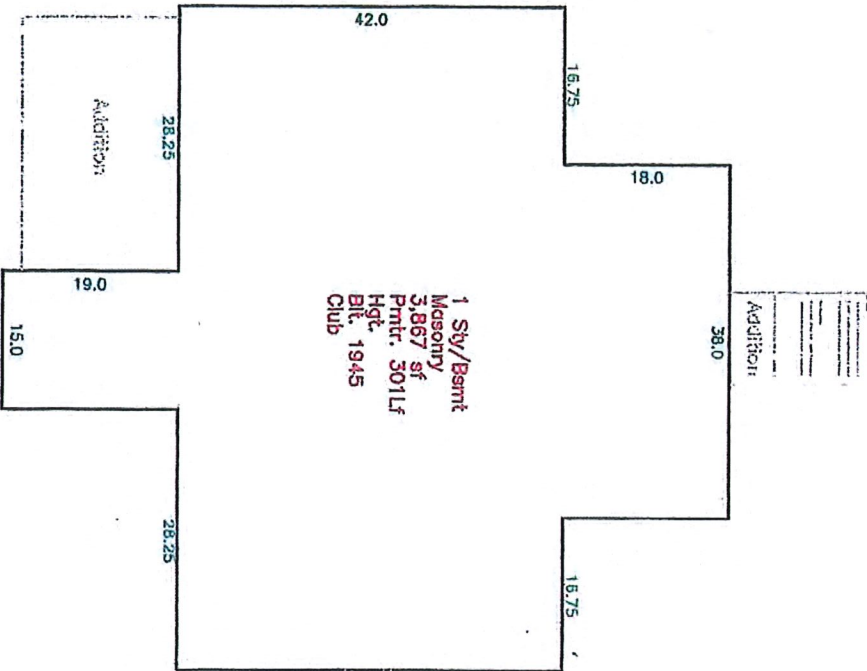
BUILDING OVERALL

31775 Grand River Ave
Farmington, Mi

23-27-476-007



Card 2



The building footprint & digital pictures show additions

BLDG AREA
3,867 sf

1 meter = 3.2802 ft

1 acm. = 10.7639 sq.ft.

City of Farmington
Scale 1 in = 20 feet



MATTHEW J. SCHMIDT

55353 Parkview Drive
Shelby Twp, MI 48316
Cell Phone: (586) 722-4852
Email: mschmidt0018@comcast.net

EDUCATION

University of Detroit
Bachelor of Arts: Communication Studies
Graduation: May 1988

QUALIFICATIONS

Michigan State Tax Commission (STC)

Michigan Master Assessing Officer (MMAO)(4)
July 1996 to Present

Michigan Certified Personal Property Examiner (MCPPE)
December 1991 to Present

WORK EXPERIENCE

Township Assessor, Charter Township of Shelby
September 2012 to Present

City Assessor, City of Sterling Heights
July 1996 to August 2012

Appraiser, City of Sterling Heights
July 1990 to June 1996

Appraiser, Macomb County Equalization Department
October 1988 to June 1990

MEMBERSHIP

Michigan Assessors Association (MAA)
MAA President: 2016

Southeast Chapter Michigan Assessors Association (SECMAA)
SECMAA President: 2013

Macomb Assessors Organization (MAO)
MAO President: April 2002 to March 2003

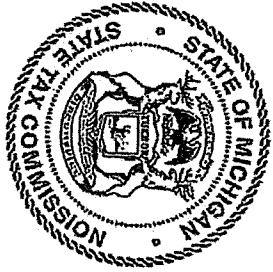
International Association of Assessing Officers (IAAO)
IAAO Member: 1990 to Present

EDUCATION EXPERIENCE

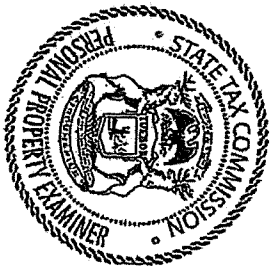
Michigan Assessors Association (MAA) Instructor:
Market Analysis & Highest & Best Use: Novi, MI (August 27-29, 2018)
Land Valuation Determination & Economic Condition Factors: Novi, MI (May 6-10, 2019)

FUNCTIONAL OBSOLESCENCE AFFIDAVIT PROJECTS

Vacant Former Automobile Dealership (Southfield, MI): July 2023
Vacant Office Building (Lawrence Technological University)(Southfield, MI): August 2022
Former John Grace School (Southfield, MI): April 2022
Vacant Commercial Properties (Southfield, MI): November 2021
Former Brewery & Restaurant Property (Southfield, MI): March 2021
Former Northland Mall, Macy's & JC Penney Properties (Southfield, MI): November 2020



STATE OF MICHIGAN
STATE TAX COMMISSION



This is to certify that

Matthew J. Schmidt

is a

Michigan Master Assessing Officer (A)

and Michigan Certified Personal Property Examiner

Issued under the provisions of Act 206, Public Acts of 1893,
Being Section 211.10d of the Michigan Compiled Laws.

R-5734
CERTIFICATE NO

12/31/2023
EXPIRATION DATE

A handwritten signature in black ink, appearing to read "D. J. [unclear]".

Executive Director, State Tax Commission