



**Redevelopment Authority**

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[MITC-USA.ORG](http://MITC-USA.ORG)

**Authority Board**

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# **MITC BASE BROWNFIELD PLAN AMENDMENT NO. 3**

## **Northville Township, Michigan**

### **Michigan International Technology Center Redevelopment Authority**

c/o Kurt Heise, Chair  
Michigan International Technology Center Redevelopment Authority  
44305 Six Mile Road  
Northville, MI 48168

Prepared with the assistance of:  
Harless & Associates, LLC

April 22, 2022

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# PROJECT SUMMARY

- Project Name:** Michigan International Technology Center (MITC) Redevelopment Area
- Estimated Investment:** \$18,600,000
- Project Location:** The project area is approximately 34 acres in size, consisting of parcels at the northeast corner of Five Mile Road and Ridge Road and east of Napier Road, north of Five Mile Road, in Northville Township, Wayne County, Michigan. The eligible property is comprised of 3 complete or partial tax parcels of land plus adjoining road rights-of-way.
- Property Eligibility:** All of the parcels are eligible by meeting one of the following criteria: 1) a facility as defined in Part 201 of the Michigan Natural Resources and Environmental Protection Act (P.A. 451 of 1994, as amended or 2) adjacent or contiguous to one or more parcels meeting the definition of a facility.
- Eligible Activities and Costs:** Tax increment revenues will be captured under this plan for deposit in the State Revolving Fund, reimbursement of administrative expenses of MITC, and reimbursement of eligible brownfield redevelopment activities and costs described in this plan.
- Capture Period:** Total capture period will be time required for repayment of all eligible costs or 30 years, whichever is shorter.
- Project Summary:** The MITC is a cooperative initiative by the Michigan Land Bank Authority, Charter Township of Northville Brownfield Redevelopment Authority (NTBRA), and Charter Township of Plymouth Brownfield Redevelopment Authority (PTBRA) to support redevelopment of approximately 800 acres of land along Five Mile Road, approximately 34 of which are included in this Brownfield Plan Amendment No. 2. Environmental remediation has been conducted by the NTBRA on MITC Parcels 3 and 4 to prepare them for redevelopment. This Brownfield Plan Amendment No. 2 supports redevelopment of the included land into commercial and light industrial uses. Tax increment revenues will be captured to reimburse eligible brownfield activities costs incurred by the NTBRA and future developers to prepare the Property for redevelopment.

# I. INTRODUCTION

## A. PLAN PURPOSE

The Michigan International Technology Center Redevelopment Authority (MITC), duly established by interlocal agreement between the NTBRA and the PTBRA, the governing bodies, pursuant to the Urban Cooperation Act, Michigan Public Act 7 of 1967, as amended, and operating in accordance with the Brownfield Redevelopment Financing Act, Michigan Public Act 381 of 1996, MCLA 125.2651 et. seq., as amended (Act 381), is authorized to exercise its powers within the limits of the MITC Redevelopment Area (Redevelopment Area).

In December 2019, MITC and the two governing bodies approved the MITC Redevelopment Area Brownfield Plan (the Base Plan), which included fourteen parcels of property (MITC Parcel 2 through Parcel 15; Figure 1) and roadway rights-of-way in the Redevelopment Area. The purpose of the Base Plan was to provide for capture of tax increment revenues (TIR) to reimburse developers' eligible costs of redevelopment of those brownfield parcels and to reimburse MITC's costs of eligible infrastructure improvement activities needed to support development in the Redevelopment Area. The Base Plan specifically included provision for reimbursement of eligible environmental activities incurred by the NTBRA in preparing MITC Parcels 3 and 4 for redevelopment.

In April 2020, MITC and the two governing bodies approved Amendment No. 1 to the Base Plan, which provided for capture of TIR generated by redevelopment of Parcel 11 and Parcel 12 (Parcel 11/12) to reimburse the eligible brownfield activities costs incurred by Hillside Ridge Road Holdings West, LLC, the developer, and the eligible administrative costs incurred by MITC.

In April 2021, MITC and the two governing bodies approved the MITC Brownfield Plan Amendment No.1, which transferred Parcels 11/12, 13, 14, and 15 from the Base Plan to a previously approved brownfield plan for Parcel 13. That brownfield plan, the Site #3 Brownfield Plan, was approved by the PTBRA and Plymouth Township Board of Trustees while the property was owned by the Michigan State Landbank Authority (SLBA). After transfer of responsibility for that brownfield plan to MITC pursuant to MITC's formative Interlocal Agreement, MITC and the two governing bodies amended that plan, renamed the Parcel 13 Brownfield Plan Amendment No. 1, to also include Parcels 11/2, 13, 14, and 15, which were removed from the Base Plan. These brownfield plans were amended, as described, to satisfy the policies of the Michigan Economic Development Corporation (MEDC) and the Michigan Strategic Fund (MSF) establishing eligibility for capture of incremental state school operating taxes to reimburse MITC's costs for public infrastructure improvements.

The purpose of this MITC Base Brownfield Plan Amendment No. 2 (Plan Amendment) is to satisfy the requirements of Act 381 for removing Parcels 6, 7,8, 9, and 10 to facilitate addition of those parcels to the MITC Parcel 13 Brownfield Plan. Incremental state and local taxes captured under that amended brownfield plan (MITC Parcel 13 Brownfield Plan Amendment No.2) will be used to reimburse the costs of developers' eligible activities and MITC's public infrastructure improvements. The Base Plan now includes MITC Parcels 2, 3, 4, and 5 (the Property). The DTE Parcel is also removed from the Base Plan in this Plan Amendment because it no longer meets the eligibility criteria for inclusion. The capture of incremental state and local taxes under this Plan Amendment will be used to reimburse the costs of developers' eligible activities and the NTBRA's costs for remediation of the Gun Range on MITC Parcel 3.

The MITC proposes to implement this Plan Amendment to promote economic development and brownfield redevelopment within the Redevelopment Area. This plan allows MITC to capture TIR generated by redevelopment of Parcels 2, 3, 4, and 5 for reimbursement of the costs of eligible environmental activities needed to support redevelopment, payments to the State Revolving Fund (SRF), and/or payment for some or all of MITC's annual administrative operating expenses. If MITC decides in the future to establish a Local Brownfield Revolving Fund (LBRF), capture of TIR under this Plan may be used to fund the LBRF.

**B. PROPERTY DESCRIPTION AND BASIS OF ELIGIBILITY**

The Property included in this Plan Amendment consists of two parcels of land totaling approximately 30.94 acres and the adjacent roadway rights-of-way (ROWs) along Five Mile Road, Ridge Road, and Napier Road in Northville Township (Figure 2). Approximately 7.48 acres was developed land and the remainder was undeveloped land at the time this Plan Amendment was approved.

The Property was determined to be eligible for inclusion in the Base Plan in accordance with MCL 125.2652(p) because all three component parcels of land meet the definition of “eligible property” pursuant to Act 381. The tax parcel identification number and basis for eligibility of each parcel included in this Plan Amendment are presented in the following table:

TAX PARCEL ID NO.	MITC PARCEL NO.	OWNERSHIP	BASIS OF ELIGIBILITY
77-066-99-0001-725	3, 4 & 5	State Land Bank	Part 201 Facility
77-066-99-0001-722 77-998-01-9801-011	2	Zhongding Sealing Parts USA	Contiguous to Part 201 Facility
Adjoining road rights-of-way	All	Wayne County	Adjacent or Contiguous to Eligible Property

**C. PROJECT DESCRIPTION**

**THE PROPERTY**

The Property is a portion of the land previously owned by the City of Detroit and State of Michigan Department of Corrections. It was historically occupied by a residence, weapons firing range, and agricultural operations that supported the prison. The land has been made available for light industrial and commercial redevelopment.

The Property generally is undeveloped and vacant, except for the Zhongding Sealing Parts USA parcel (MITC Parcel 2) and some areas that have been farmed. The Property is generally composed of vegetated fields and woods, interspersed with wetland areas, drains, and a Johnson Creek tributary. Five Mile Road and Parcel 3 form the south and west boundaries of MITC Parcel 2, respectively, and Five Mile Road and Ridge Road form the south and west boundaries of the combined MITC Parcels 3,4 and 5, respectively. Freeway access (M-14) is available approximately two miles southeast of the Property via Five Mile Road and Beck Road.

To date, only MITC Parcel 2 has been redeveloped. Environmental contamination from firing range operations on MITC Parcels 3 and 4 have been partially remediated. The ROWs along Five Mile Road, Ridge Road, and Napier Road will be the sites of infrastructure improvements critical to the successful redevelopment of the Property.

**THE REDEVELOPMENT**

The MITC initiative is a real estate development strategically located in an area populated by many of the world's leading automotive research and development firms. Northville Township and Plymouth Township, located in western Wayne County, are among Michigan’s most desirable communities. They have proven track records as regional leaders in attracting high-profile companies and prestigious high-tech developments to their communities. The MITC initiative extends that opportunity into new land areas that are owned and/or supported by state agencies and local units of government and are ready for development.

Development of the Property will include environmental impact mitigation, as needed, and construction of new, light industrial and commercial facilities and supporting amenities.

Critical upgrades of the storm and sanitary sewer, potable water, electrical, information technology, and roadway infrastructure in the Redevelopment Area will be required to support the redevelopment plans. MITC will have to upgrade much of this infrastructure early in the redevelopment cycle to make the Property redevelopment-ready and marketable. MITC plans to obtain external capital to fund the infrastructure improvements and then reimburse the capital sources using TIR captured from redevelopment of eligible properties in the Redevelopment Area.

The Property is ideally located in an area already home to the research, development, and light industrial facilities of leading automotive companies. Redevelopment is supported by easy access to major local, regional, and interstate highway systems; two large commercial airports providing international passenger and freight services; and numerous, large intermodal freight handling facilities. The recently completed Zhongding USA Technology Center on MITC Parcel 2 and Ridge 5 Corporate Park on MITC Parcel 11/12 are examples of anticipated redevelopment. Zhongding supplies rubber components to the automotive industry. The \$6.6 million, 30,000 square-foot facility will provide 125 new jobs supporting laboratory, testing, sales, marketing, and engineering operations. MITC anticipates that similar projects will ultimately result in over \$530 million in new development in the Redevelopment Area.

## **BROWNFIELD CONDITIONS**

Redevelopment of Parcels 3 and 5 is hindered by the presence or suspected presence of environmental contamination, unregulated waste disposal areas, and residual structures from prior uses. Environmental contamination and other brownfield conditions (e.g., residual structures, foundations, and utilities) from prison and agricultural operations and disposal of wastes have been confirmed on Parcels 3 and 4.

Unregulated waste disposal activities and contamination at levels above Part 201 residential use criteria have been confirmed on MITC parcels 3 and 5. Waste materials were encountered in an unregulated disposal area present on both parcels and included, but were not limited to, large and small pieces of concrete, building debris, scrap metal, coal, slag, glass, brick, clay piping, ash, various textile materials, and other general refuse. The buried wastes, fill material, and debris were encountered at depths up to approximately seven feet below the ground surface. Residual structures from previous site use activities also remain on these parcels.

Soil in and around the disposal area is contaminated with tetrachloroethylene, acenaphthene, anthracene, benzo(a)anthracene, benzo(b)fluoranthene, benzo(k)fluoranthene, benzo(a)pyrene, dibenzo(a)anthracene, fluoranthene, fluorine, indeno(1,2,3-cd)pyrene, naphthalene, phenanthrene, pyrene, aluminum, antimony, arsenic, barium, cadmium, cobalt, copper, cyanide, lead, magnesium, manganese, nickel, selenium, silver, vanadium, and zinc at levels above residential cleanup criteria for protection of human health and groundwater. Lead and multiple polycyclic aromatic hydrocarbons (PAHs) are present in soil at levels above non-residential human direct contact cleanup criteria. Chlordane, tetrachloroethene and naphthalene are present at concentrations that may pose a risk to occupants of future buildings via vapor intrusion (VI).

Groundwater is contaminated with trichloroethene, aluminum, arsenic, copper, iron, lead, manganese, zinc, and chloride at levels above drinking water and/or surface water protection criteria. Trichloroethylene and *cis*-1,2-dichloroethene are present at levels that may pose a risk to occupants of future buildings via the VI pathway.

## **II. GENERAL DEFINITIONS AS USED IN THIS PLAN**

All words or phrases not defined herein shall have the same meaning as such words and phrases included in Act 381.

### **III. BROWNFIELD PLAN**

#### **A. DESCRIPTION OF COSTS TO BE PAID WITH TAX INCREMENT REVENUES AND SUMMARY OF ELIGIBLE ACTIVITIES**

The costs of eligible activities included in, and authorized by, this Plan Amendment will be reimbursed with incremental local tax revenues and incremental state school operating tax revenues generated from the Property and captured by MITC after redevelopment, subject to any limitations and conditions described in this Plan Amendment, Act 381 Work Plan approvals by the Michigan Department of Environment, Great Lakes and Energy (EGLE) and the MSF for school operating tax capture, and the terms of Reimbursement Agreements between MITC and parties eligible to receive TIR reimbursement of eligible costs. If available, this Plan Amendment will also capture all new personal property taxes generated by redevelopment of land in the Redevelopment Area.

The NTBRA has incurred costs for environmental remediation of lead contamination on Parcels 3 and 4. The estimated total cost of eligible Department Specific expenses incurred by the NTBRA and eligible for reimbursement from TIR captured under this Plan Amendment are \$475,000. Estimated MITC administrative expenses of \$31,076 are eligible for reimbursement during the NTBRA reimbursement period. The eligible activities for the Parcel 3/4/5 redevelopment project included in this Plan Amendment are summarized in the project-specific Table of Eligible Activities (Table 1) attached in Appendix B. Similar tables for future redevelopment projects under this Plan Amendment will be included in future amendments to the Base Plan when the associated eligible activities are approved for tax increment financing by MITC. The costs of individual Department Specific (environmental) and MSF Eligible (non-environmental) activities eligible for reimbursement are estimated and may change, depending on the nature and extent of unknown conditions and situations encountered during redevelopment.

No costs of eligible activities will be qualified for reimbursement except to the extent permitted in accordance with this Plan Amendment, the terms and conditions of the Reimbursement Agreement for each project, and Act 381. This Plan Amendment, approved Act 381 Work Plans, and the Reimbursement Agreements will dictate the total costs of eligible activities for each redevelopment project on the Property that are subject to reimbursement. As long as the total cost limits described in this Plan Amendment and for each redevelopment project are not exceeded, line-item eligible activities, tasks, and costs within the eligible Department Specific Activities and Non-environmental Activities categories may be adjusted without plan amendment after the date of this Plan Amendment, to the extent the adjustments do not violate the terms of Act 381. For each project included in this Plan Amendment, eligible activities conducted prior to brownfield plan approval will be reimbursed to the extent allowed by Act 381 and as provided in the approved Plan Amendment and the respective Reimbursement Agreement. Fifty percent (50%) of the available incremental State Education Tax will be captured for deposit into the SRF pursuant to Act 381.

As part of this brownfield plan, the MITC will capture annual local tax increment revenues up to the maximum allowed by Act 381 to fund its administrative costs of operations. MITC may also capture, during and after the developer reimbursement period, TIR in excess of the amount needed to reimburse developers for the costs of eligible activities and deposit those tax increment revenues in the MITC LBRF. The amount of tax increment revenues captured for administrative costs and LBRF funding from each project included in this Plan will be defined in the project-specific and cumulative tax increment capture tables attached to this Plan Amendment and in the Reimbursement Agreement for each project.

#### **B. ESTIMATE OF CAPTURED TAXABLE VALUE AND TAX INCREMENT REVENUES**

The base year for this plan was 2019, the year in which the Base Plan was approved. The 2019 cumulative taxable value of the MITC Redevelopment Area parcels that constitute the Property was \$570,200, which is the initial taxable value for this Plan Amendment. The initial taxable values for each redevelopment project in the Plan were determined from the official tax rolls for 2019. The anticipated



taxable value at project completion, the year in which it is expected to be attained, and the estimated taxable values for each capture year, will be specified for each project included in this Plan Amendment; however, the actual taxable value at project completion and in each year of this Plan Amendment will be determined by the township assessor.

Projected investments and taxable values for the redeveloped individual parcels comprising the Property are presented in Table 2 (Appendix C). Projected taxable values, tax increment revenues to be captured, impacts on taxing jurisdictions, and eligible activities reimbursement cash flows for each approved redevelopment project are presented in Tax Increment Capture Estimate Tables (Table 3) and Tax Increment Revenue Reimbursement Allocation Tables (Table 4) attached in Appendices D and E, respectively. These tables will be prepared/updated for each project as it is approved for inclusion in the Base Plan. The estimated annual increase in taxable value of the property is 2%. The annual incremental taxable value and captured TIR will be determined by the actual assessed taxable value of the Property and millages approved by the relevant taxing jurisdictions.

MITC will capture 100% of the available incremental local and school operating tax revenues generated from the Property to reimburse the costs of eligible activities under this Plan in accordance with the Reimbursement Agreements. Additionally, TIR associated with all new personal property will be captured as part of this plan. Reimbursement using incremental school operating tax revenues is limited to those eligible activities and costs approved by the MDEQ and/or MSF or that are otherwise eligible under Act 381 without such approvals.

At the time this Plan Amendment was prepared, Zhongding Sealing Parts Company has been granted a 6-year Industrial Facilities Tax (IFT) Exemption under P.A. 198 of 1974, as amended, for the building on MITC Parcel 2 (tax parcel 77-998-01-9801-011); the exemption is for tax years 2020 - 2025. An IFT Exemption awarded to a redevelopment project will reduce the TIR captured from the project parcel by approximately 50% during the exemption period.

It is the intent of this Plan Amendment to provide for the proportional capture of all eligible incremental taxes in whatever amounts and years they become available until the eligible cost reimbursements and LBRF funding described in this Plan Amendment and future Plan Amendments are complete, or for the maximum duration provided in Act 381 (MCLA 125.2663(22)), whichever is shorter. Except for those activities identified in this Plan Amendment as eligible for reimbursement only with incremental local taxes, unless otherwise approved in a Plan Amendment, if the MDEQ or MSF elects not to participate in this Project or declines to approve certain eligible activities for reimbursement with incremental state school taxes, the other taxing entities will contribute only that proportionate share of tax increment capture (the local taxes) and reimbursement that would be contributed if the MDEQ or MSF had approved capture of state school taxes, as determined by the local/state proportionality stated in this Plan Amendment and future Plan Amendments at time of adoption.

### **C. METHOD OF FINANCING PLAN COSTS AND DESCRIPTION OF ADVANCES BY THE MUNICIPALITY**

The private developers of each parcel/project included in this Plan will be responsible, directly or indirectly, for financing the costs of eligible activities included in this Plan Amendment for their respective projects. Neither the MITC nor the local governing bodies will advance any funds to finance the eligible activities of developers. All Plan financing commitments and the cost reimbursements authorized under this Plan for the private developments shall be governed by the respective Reimbursement Agreements.

The inclusion of eligible activities and estimates of costs to be reimbursed pursuant to this Plan Amendment is intended to authorize the MITC to fund such reimbursements. The amount and source of any tax increment revenues that will be used for purposes authorized by this Plan Amendment, and the terms and conditions for such use and upon any reimbursement of the expenses permitted by the Plan Amendment, will be provided solely under the respective Reimbursement Agreements. Reimbursements under each Reimbursement Agreement shall not exceed the respective cumulative eligible costs or any reimbursement period limits described in this Plan Amendment or future amendments of the Base Plan.

#### **D. MAXIMUM AMOUNT OF NOTE OR BONDED INDEBTEDNESS**

Not applicable.

#### **E. DURATION OF BROWNFIELD PLAN**

The duration of this Brownfield Plan shall not exceed the shorter of the following time periods without amendment of this Plan: 1) reimbursement of all eligible costs, cumulatively not to exceed NTBRA and future developer reimbursements plus any funding of the LBRF or 2) 30 years after first capture of tax increment revenues. The date for beginning tax capture was tax year 2020.

#### **F. ESTIMATED IMPACT OF TAX INCREMENT FINANCING ON REVENUES OF TAXING JURISDICTIONS**

MITC will capture available incremental local and school operating tax revenues generated by the projects on property in this Plan Amendment until all incurred eligible brownfield redevelopment costs are reimbursed and the LBRF is funded, to the extent described in this Plan Amendment and subsequent Plan Amendments. The TIR available for capture by MITC will be split proportionally between local and state sources based on the approved millage rates for each tax year in which tax increment revenues are captured; 100% of available local and state TIR will be captured. The impact of the MITC incremental tax capture on local taxing jurisdictions is presented in the Tax Increment Capture Estimate Table attached in Appendix D.

#### **G. LEGAL DESCRIPTION, PROPERTY MAP, PROPERTY CHARACTERISTICS AND PERSONAL PROPERTY**

The Property consists of approximately 31 acres of land in Plymouth Township. The Property boundaries are depicted in Figure 2; these boundaries include all parcels from which tax increment revenue will be captured to reimburse eligible costs of environmental impact mitigation and Property redevelopment. Property surveys and legal descriptions for the individual parcels/properties included in this Plan are attached in Appendix A.

#### **H. ESTIMATES OF RESIDENTS AND DISPLACEMENT OF FAMILIES**

No occupied residences are involved in the redevelopment, no persons reside on the Property, and no families or individuals will be displaced as a result of this development. Therefore, a demographic survey and information regarding housing in the community are not applicable and are not needed for this Plan.

#### **I. PLAN FOR RELOCATION OF DISPLACED PERSONS**

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

#### **J. PROVISIONS FOR RELOCATION COSTS**

No persons will be displaced as result of this development and no relocation costs will be incurred; therefore, provision for relocation costs is not applicable and is not needed for this Plan.

## **K. STRATEGY FOR COMPLIANCE WITH MICHIGAN'S RELOCATION ASSISTANCE LAW**

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

## **L. DESCRIPTION OF THE PROPOSED USE OF LOCAL BROWNFIELD REVOLVING FUND (LBRF)**

At the time of this Plan, MITC has not established an LBRF and does not currently plan to establish and fund an LBRF or use LBRF funds to support redevelopment activities described in this Plan. However, MITC reserves the right to establish and fund an LBRF with tax increment revenues generated from projects included in this Plan in accordance with Act.381 in the future and use LBRF funds to support future redevelopment of brownfield sites within the Redevelopment Area.

## **M. OTHER MATERIAL THAT MITC OR GOVERNING BODIES CONSIDER PERTINENT**

The incremental tax revenues collected under this Plan Amendment will be adjusted as necessary to account for all precedent tax sharing and/or abatement programs. At the time of this Plan Amendment, the building on Parcel 2 is subject to an IFT Exemption under P.A. 198 of 1974, as amended, through tax year 2025.

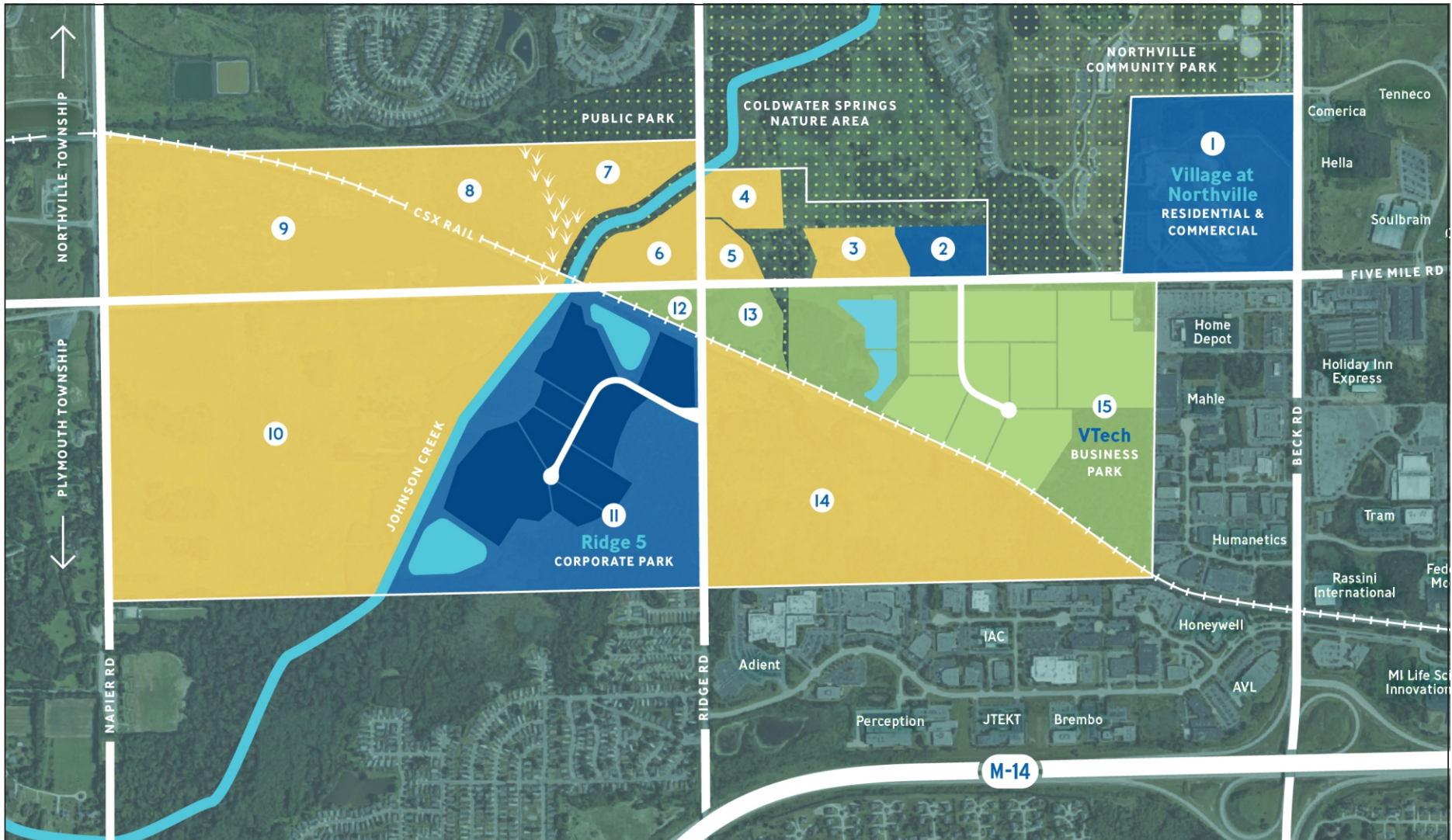
Other developments on the Property may seek and be granted a Michigan IFT Exemption for a period of up to six years. An IFT Exemption awarded to a redevelopment project will reduce the TIR captured from the project parcel by approximately 50% during the exemption period.

This Plan has been duly approved after public notice and hearing by resolutions of the Board of Trustees of the Charter Township of Northville and the Board of Trustees of the Charter Township of Plymouth, and includes any limitations and/or conditions in those approvals.

## **FIGURES**

**FIGURE 1 – MITC REDEVELOPMENT AREA AND PARCEL MAP**

**FIGURE 2 – PROPERTY BOUNDARIES DIAGRAM**



**Date:** February 23, 2022  
**Project #:** HA001.20  
**Scale:** Not To Scale

**FIGURE NO. 1**  
**MITC REDEVELOPMENT AREA**  
**MITC PARCEL 13 BROWNFIELD PLAN**  
**AMENDMENT NO. 2**





**Date:** March 1, 2022  
**Project #:** HA001.20  
**Scale:** Not To Scale

**FIGURE NO. 2**  
**PROPERTY BOUNDARY**  
**MITC BASE BROWNFIELD PLAN**  
**AMENDMENT NO. 3**

**APPENDIX A**  
**LEGAL DESCRIPTIONS AND SURVEYS**

**PARCEL 2**



**LEGAL DESCRIPTION**  
**MITC PARCEL 2**  
**(Zhongding Sealing Parts (USA), Inc.)**

PT OF THE SW 1/4 OF SEC 17, T. 1S., R. 8E., NORTHVILLE TWP, WAYNE COUNTY, MI DESC AS: BEG AT A PT ON THE SOUTH LINE OF SD SEC 17, BEING DISTANT S89°50'24"W 364.79 FT FROM THE SOUTH 1 / 4 COR OF SD SEC; TH CONTINUING S89°50'24"W 694.62 FT; TH N00°09'39"W 140.02 FT; TH N25°09'52"W 299.64 FT; TH N00°09'39"W 81.72 FT; TH N89°50'24"E 755.25 FT; TH S36°24'50"E 111.63 FT; TH S00°09'39"E 403.27 FT TO A PT ON SD SOUTH LINE OF SD SEC 17 AND TO THE PT OF BEG. EXC SLY ROW PART DESCRIBED AS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SECTION 17, BEING DISTANT S89°50'24"W 364.79 FEET FROM THE SOUTH 1/4 CORNER OF SAID SECTION; THENCE CONTINUING S89°50'24"W 694.62 FEET; THENCE N00°09'39"W 60.00 FEET; THENCE N89°50'24"E 694.62 FEET; THENCE S00°09'39"E 60.00 FEET TO A POINT ON SAID SOUTH LINE OF SAID SECTION 17 AND TO THE POINT OF BEGINNING. SUBJECT TO ANY RIGHTS OF WAY, EASEMENTS, OR RESTRICTIONS OF RECORD, AND CONTAINS 7.48 ACRES, MORE OR LESS.

## PARCELS 3, 4, AND 5

# CERTIFICATE OF SURVEY

## LEGAL DESCRIPTIONS

### TRANSFER PARCEL:

PART OF THE SOUTHWEST 1/4 OF SECTION 17, T. 1S., R. 8E., NORTHVILLE TOWNSHIP, WAYNE COUNTY, MICHIGAN DESCRIBED AS:

**BEGINNING** AT A POINT ON THE WEST LINE OF SAID SECTION 17, SAID LINE ALSO BEING THE CENTERLINE OF RIDGE ROAD, VARIABLE WIDTH, BEING DISTANT NORTH 00 DEGREE 05 MINUTES 06 SECONDS WEST 493.30 FEET ALONG SAID WEST LINE FROM THE SOUTHWEST CORNER OF SAID SECTION 17; THENCE CONTINUING NORTH 00 DEGREE 05 MINUTES 06 SECONDS WEST 441.49 FEET; THENCE N89°50'24"E 600.00 FEET; THENCE S00°05'06"E 441.49 FEET; THENCE S89°50'24"W 600.00 FEET TO THE SAID WEST LINE OF SAID SECTION 17, AND TO THE **POINT OF BEGINNING**. CONTAINING 6.08 ACRES, MORE OR LESS, AND SUBJECT TO RIGHT OF WAY FOR RIDGE ROAD, AND SUBJECT TO ANY OTHER RIGHTS OF WAY, EASEMENTS, AND RESTRICTIONS OF RECORD.

### PARCEL 'A':

PART OF THE SOUTHWEST 1/4 OF SECTION 17, T. 1S., R. 8E., NORTHVILLE TOWNSHIP, WAYNE COUNTY, MICHIGAN DESCRIBED AS:

**BEGINNING** AT A POINT ON THE WEST LINE OF SAID SECTION 17, SAID LINE ALSO BEING THE CENTERLINE OF RIDGE ROAD, VARIABLE WIDTH, SAID POINT ALSO BEING **INTERMEDIATE TRAVERSE POINT 'A'**, BEING DISTANT NORTH 00 DEGREE 05 MINUTES 06 SECONDS WEST 934.79 FEET ALONG SAID WEST LINE FROM THE SOUTHWEST CORNER OF SAID SECTION 17; THENCE CONTINUING NORTH 00 DEGREE 05 MINUTES 06 SECONDS WEST 7.3 FEET, MORE OR LESS, ALONG THE SAID WEST LINE OF SAID SECTION 17 AND THE CENTERLINE OF SAID RIDGE ROAD TO THE CENTERLINE OF JOHNSON DRAIN; THENCE NORTHEASTERLY 3419 FEET, MORE OR LESS, ALONG THE CENTERLINE OF SAID JOHNSON DRAIN; THENCE SOUTH 38 DEGREES 41 MINUTES 44 SECONDS EAST 5.3 FEET MORE OR LESS, TO **INTERMEDIATE TRAVERSE POINT "B"**, SAID **INTERMEDIATE TRAVERSE POINT "B"** BEING THE FOLLOWING 17 COURSES FROM SAID **INTERMEDIATE TRAVERSE POINT "A"**: (1) NORTH 56 DEGREES 24 MINUTES 25 SECONDS EAST 255.33 FEET, (2) NORTH 00 DEGREE 46 MINUTES 45 SECONDS EAST 275.82 FEET, (3) NORTH 15 DEGREES 42 MINUTES 41 SECONDS EAST 65.06 FEET, (4) NORTH 05 DEGREES 07 MINUTES 30 SECONDS EAST 263.83 FEET, (5) NORTH 69 DEGREES 02 MINUTES 06 SECONDS EAST 465.63 FEET, (6) NORTH 78 DEGREES 18 MINUTES 02 SECONDS EAST 68.05 FEET, (7) NORTH 67 DEGREES 06 MINUTES 01 SECONDS EAST 368.27 FEET, (8) NORTH 59 DEGREES 32 MINUTES 10 SECONDS EAST 463.34 FEET, (9) NORTH 00 DEGREE 02 MINUTES 03 SECONDS EAST 158.72 FEET, (10) NORTH 48 DEGREES 11 MINUTES 07 SECONDS EAST 49.90 FEET, (11) NORTH 13 DEGREES 25 SECONDS EAST 169.17 FEET, (12) NORTH 43 DEGREES 43 MINUTES 57 SECONDS EAST 62.30 FEET, (13) NORTH 19 DEGREES 15 MINUTES 00 SECONDS EAST 220.00 FEET, (14) NORTH 19 DEGREES 51 MINUTES 31 SECONDS WEST 74.91 FEET, (15) NORTH 07 DEGREES 24 MINUTES 06 SECONDS EAST 106.80 FEET, (16) NORTH 17 DEGREES 47 MINUTES 14 SECONDS EAST 108.94 FEET, AND (17) NORTH 01 DEGREE 58 MINUTES 36 SECONDS WEST 246.98 FEET; THENCE SOUTH 38 DEGREES 41 MINUTES 44 SECONDS EAST 341.54 FEET; THENCE SOUTH 00 DEGREE 24 MINUTES 14 SECONDS WEST 889.70 FEET; THENCE SOUTH 18 DEGREES 48 MINUTES 55 SECONDS EAST 290.94 FEET; THENCE SOUTH 35 DEGREES 18 MINUTES 16 SECONDS EAST 608.48 FEET; THENCE SOUTH 00 DEGREES 22 MINUTES 31 SECONDS EAST 657.44 FEET; THENCE NORTH 89 DEGREES 37 MINUTES 29 SECONDS EAST 287.13 FEET TO THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 17; THENCE ALONG SAID NORTH-SOUTH 1/4 LINE, SOUTH 00 DEGREE 22 MINUTES 31 SECONDS EAST 287.61 FEET; THENCE SOUTH 89 DEGREES 50 MINUTES 24 SECONDS WEST 2048.34 FEET; THENCE N00°05'06"W 441.49 FEET; THENCE S89°50'24"W 600.00 FEET TO THE SAID WEST LINE OF SAID SECTION 17, AND TO THE **POINT OF BEGINNING**. CONTAINING 76.36 ACRES, MORE OR LESS, AND SUBJECT TO RIGHT OF WAY FOR RIDGE ROAD, AND SUBJECT TO ANY OTHER RIGHTS OF WAY, EASEMENTS, AND RESTRICTIONS OF RECORD.

### PARCEL 'B':

PART OF THE SOUTHWEST 1/4 OF SECTION 17, T. 1S., R. 8E., NORTHVILLE TOWNSHIP, WAYNE COUNTY, MICHIGAN DESCRIBED AS:

**BEGINNING** AT THE SOUTHWEST CORNER OF SAID SECTION; THENCE N00°05'06"W 934.79 FEET ALONG THE WEST LINE OF SAID SECTION, SAID LINE ALSO BEING THE CENTERLINE OF RIDGE ROAD, VARIABLE WIDTH; THENCE N89°50'24"E 600.00 FEET; THENCE S00°05'06"E 441.49 FEET; THENCE N89°50'24"E 864.13 FEET; THENCE S00°09'39"E 81.72 FEET; THENCE S25°09'52"E 299.64 FEET; THENCE S00°09'39"E 140.02 FEET TO THE SOUTH LINE OF SAID SECTION 17 AND THE CENTERLINE OF 5 MILE ROAD, VARIABLE WIDTH; THENCE ALONG SAID SOUTH LINE S89°50'24"W 1591.42 FEET TO THE SAID SOUTHWEST CORNER OF SAID SECTION 17 AND TO THE **POINT OF BEGINNING**. SUBJECT TO RIGHTS OF WAY FOR RIDGE AND 5 MILE ROADS, ANY OTHER RIGHTS OF WAY, EASEMENTS, OR RESTRICTIONS OF RECORD, AND CONTAINS 23.46 ACRES (GROSS), MORE OR LESS.

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE LAND ABOVE PLATTED AND/OR DESCRIBED ON 9/4/19, THAT THE ERROR OF CLOSURE ON THE UNADJUSTED FIELD OBSERVATIONS IS NO GREATER THAN 1/5000, AND THIS SURVEY IS IN FULL COMPLIANCE WITH SECTION NO. 3, ACT 132, P.A. 1970.



SEPTEMBER 5, 2019

PAUL W. KINNUNEN  
PROFESSIONAL SURVEYOR NO. 48781  
EMAIL: PAUL@GREENTECHENGINEERING.NET

DATE OF MAP

### ZONING:

ZONING: ORT (OFFICE, RESEARCH & TECHNOLOGY)

SETBACKS (PER ZONING ORDINANCE)

FRONT: 50' (MAY BE REDUCED TO 25' IF PARKING/LOADING NOT LOCATED IN FRONT YARD)

REAR: 50'

SIDES: 20'

MAX. BUILDING

HEIGHT: 48'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°02'03"E	158.72'
L2	N48°11'07"E	49.90'
L3	N13°25'43"E	169.17'
L4	N43°43'57"E	62.30'
L5	N19°15'00"E	220.00'
L6	N19°51'31"W	74.91'
L7	N07°24'06"E	106.80'
L8	N17°47'14"E	108.94'
L9	N01°58'36"W	246.98'
L10	S38°41'44"E	341.54'
L11	N89°37'29"E	287.13'
L18	N00°05'06"W	7.3'
L19	S38°41'44"E	5.3'



CIVIL ENGINEERS & LAND SURVEYORS

51147 W. Pontiac Trail  
Wixom, MI 48393  
Phone: (248) 668-0700  
Fax: (248) 668-0701

CLIENT:

NORTHVILLE TOWNSHIP

**PARCEL SPLIT/COMBINATION**

PARCEL NOS.  
77-066-99-0001-723/716/719  
SECTION: 17 TOWNSHIP: 01S. RANGE: 08E.  
NORTHVILLE TOWNSHIP  
OAKLAND COUNTY  
MICHIGAN

DATE: 9-5-2019

DRAWN BY: PWK

CHECKED BY: DJL



FBK:

CHF: MM

4 / 4

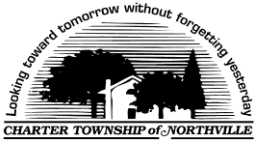
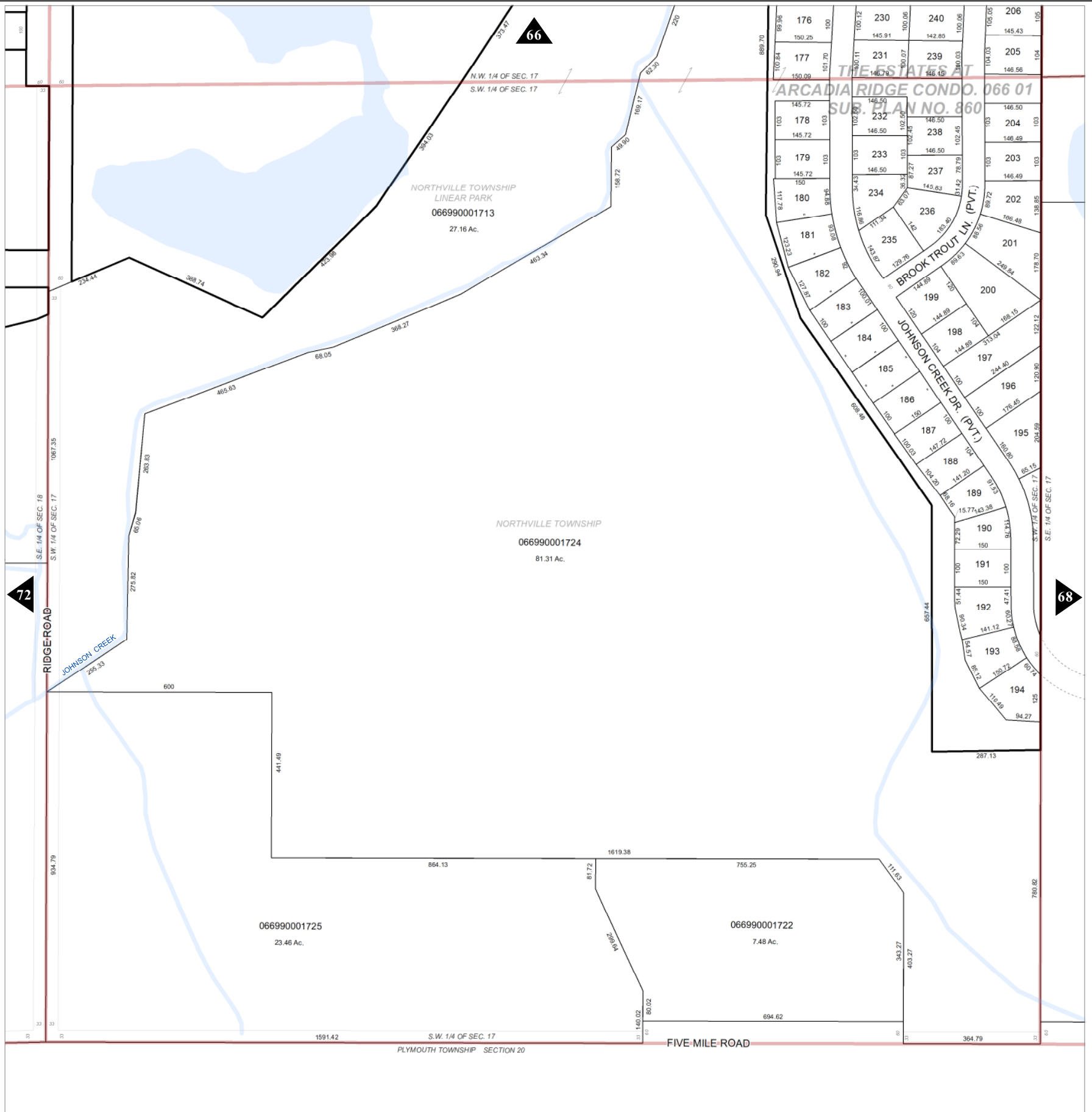
SCALE HOR 1"= FT.  
VER 1"= FT.

18-101

# CHARTER TOWNSHIP OF NORTHVILLE

## COUNTY OF WAYNE, STATE OF MICHIGAN

### T. 1 S. R. 8 E.



FOR PARCEL INFORMATION AND LEGAL DESCRIPTIONS  
PLEASE VISIT OUR WEBSITE

[WWW.TWP.NORTHVILLE.MI.US](http://WWW.TWP.NORTHVILLE.MI.US)

UPDATED: MARCH 30, 2020

## S.W. 1/4 SECTION 17



SCALE: 1 INCH = 200 FEET

PARCEL IDENTIFICATION NUMBER

TWP CODE PAGE NO. SUB NO. LOT NO. SPLIT/COMB.  
77 065 02 0010 000

GEOGRAPHICAL DATA PROVIDES A SPATIAL REPRESENTATION ONLY. NORTHVILLE TOWNSHIP DOES NOT ASSUME ANY DAMAGES OR LIABILITIES DUE TO THE ACCURACY, AVAILABILITY, USE OR ABUSE OF THE INFORMATION PROVIDED. MAPS HAVE BEEN PROVIDED BY THE CHARTER TOWNSHIP OF NORTHVILLE. ALL RIGHTS RESERVED. NO PART OF THIS MAP MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT WRITTEN CONSENT.

### PAGE LOCATOR

22	21	18	17	14	13	6	5	2	1
23	24	19	20	15	16	7	8	3	4
26	25	30	29	34	33	38	37	42	41
27	28	31	32	35	36	39	40	43	44
70	69	66	65	62	61	58	57	54	53
71	72	67	68	63	64	59	60	55	56

**PAGE 67**

**APPENDIX B**

**TABLE 1 SUMMARY OF ELIGIBLE ACTIVITIES AND COSTS**



**TABLE 1**  
**BROWNFIELD ELIGIBLE ACTIVITIES COST SUMMARY**  
 Parcels 3, 4, 5  
 3/1/2022

ELIGIBLE ACTIVITIES	TOTAL ELIGIBLE COST
<b>ELIGIBLE DEPARTMENT SPECIFIC (EGLE) ACTIVITIES<sup>(1)</sup></b>	
<b>BEA Activities</b> Phase I ESA BEA Report	<b>\$10,000</b>
<b>Due Care Activities</b> Due Care Planning and Coordination Remediation of Lead-Impacted Soil Remediation of Waste Disposal Area Dewatering for Remediation and Management/Disposal of Contaminated Dewatering Effluent Dust, Runoff, and Track-out Control Due Care Design, Engineering, Management and Coordination	<b>\$435,000</b>
<b>Act 381 Work Plan<sup>(2)</sup></b>	<b>\$15,000</b>
<b>Total Department Specific Activities</b>	<b>\$460,000</b>
<b>BROWNFIELD PLAN</b>	
<b>Brownfield Plan</b>	<b>\$15,000</b>
<b>TOTAL ELIGIBLE ACTIVITIES<sup>(3)</sup></b>	<b>\$475,000</b>

**Notes:**

<sup>(1)</sup> Cost estimates are based on engineering, contractor, or developer estimates or consultant experience.

<sup>(2)</sup> These costs are not included in the contingency calculation.

## **APPENDIX C**

### **TABLE 2 PROJECTED ANNUAL INVESTMENTS AND ESTIMATED TAXABLE VALUES**

**TABLE 2**

**Estimated Investments and Taxable Values**

MITC Parcels 2- 5

4/11/2022

PARCEL	2109 TAXABLE VALUE (Base)	INVESTMENT <sup>1</sup>								
		TOTAL	2019 (Base)	2020	2021	2022	2023	2024	2025	2026
<b>Northville Township</b>										
Zhongding (Parcel 2)	\$570,200	\$6,600,000	\$6,600,000							
Parcel 3	\$0	\$9,000,000						\$4,000,000	\$5,000,000	
Parcel 4	\$0									
Parcel 5	\$0									
<b>ANNUAL SUBTOTAL</b>	\$570,200		\$6,600,000	\$0	\$0	\$0	\$0	\$4,000,000	\$5,000,000	\$0
<b>CUMULATIVE INVESTMENT</b>			\$6,600,000	\$6,600,000	\$6,600,000	\$6,600,000	\$6,600,000	\$10,600,000	\$15,600,000	\$15,600,000
<b>TOTAL ESTIMATED TAXABLE VALUE<sup>2</sup></b>		<b>No IFT<sup>3</sup></b>	<b>\$570,200</b>	<b>\$589,800</b>	<b>\$589,800</b>	<b>\$601,596</b>	<b>\$613,628</b>	<b>\$625,900</b>	<b>\$1,638,418</b>	<b>\$4,204,289</b>
		<b>IFT<sup>4</sup></b>	<b>\$0</b>	<b>\$1,146,100</b>	<b>\$1,162,145</b>	<b>\$1,185,388</b>	<b>\$1,209,096</b>	<b>\$1,233,278</b>	<b>\$1,257,943</b>	<b>\$0</b>

<sup>1</sup> Investment = parcel sq. ft. x 0.3 x \$100

<sup>2</sup> Taxable values for 2019-2021 = Actual; Taxable values for 2022 and after = 0.25 x annual investment + (prev. year x 1.02)

<sup>3</sup> Zhongding land, Zhongding building (after 2025), and Parcel 3 development

<sup>4</sup> Zhongding building (2020-2025)



## **APPENDIX D**

### **TABLE 3 SUMMARY OF TIR CAPTURE**

**TABLE 3**  
**Tax Increment Revenue Capture Estimates**  
 MITC Parcels 2-5  
 Northville Township, Michigan  
 9/20/2022

Estimated Taxable Value (TV) Increase Rate: 2% per year

Plan Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	
Calendar Year	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	
Base Taxable Value (No IFT) <sup>1,2</sup>	\$ 570,200	\$ 570,200	\$ 570,200	\$ 570,200	\$ 570,200	\$ 570,200	\$ 570,200	\$ 570,200	\$ 570,200	\$ 570,200	\$ 570,200	\$ 570,200	\$ 570,200	\$ 570,200	\$ 570,200	\$ 570,200	\$ 570,200	\$ 570,200	\$ 570,200	
Base Taxable Value (IFT) <sup>1,3</sup>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Estimated New TV (No IFT) <sup>3,4</sup>	\$ 570,200	\$ 589,800	\$ 589,800	\$ 601,596	\$ 613,628	\$ 625,900	\$ 1,638,418	\$ 4,204,289	\$ 4,288,375	\$ 4,374,142	\$ 4,461,625	\$ 4,550,857	\$ 4,641,875	\$ 4,734,712	\$ 4,829,406	\$ 4,925,994	\$ 5,024,514	\$ 5,125,005	\$ 5,227,505	
Estimated New TV (IFT) <sup>3,5</sup>	\$ -	\$ 1,146,100	\$ 1,162,145	\$ 1,185,388	\$ 1,209,096	\$ 1,233,278	\$ 1,257,943	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Incremental Taxable Value (New TV - Base TV) - No IFT	\$ -	\$ 19,600	\$ 19,600	\$ 31,396	\$ 43,428	\$ 55,700	\$ 1,068,218	\$ 3,634,089	\$ 3,718,175	\$ 3,803,942	\$ 3,891,425	\$ 3,980,657	\$ 4,071,675	\$ 4,164,512	\$ 4,259,206	\$ 4,355,794	\$ 4,454,314	\$ 4,554,805	\$ 4,657,305	
Incremental Taxable Value (New TV - Base TV) - IFT	\$ -	\$ 1,146,100	\$ 1,162,145	\$ 1,185,388	\$ 1,209,096	\$ 1,233,278	\$ 1,257,943	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Taxable Value	\$ -	\$ 1,165,700	\$ 1,181,745	\$ 1,216,784	\$ 1,252,524	\$ 1,288,978	\$ 2,326,162	\$ 3,634,089	\$ 3,718,175	\$ 3,803,942	\$ 3,891,425	\$ 3,980,657	\$ 4,071,675	\$ 4,164,512	\$ 4,259,206	\$ 4,355,794	\$ 4,454,314	\$ 4,554,805	\$ 4,657,305	
<b>State Capture<sup>5,6</sup></b>																				
<b>Millage</b>																				
State Education Tax (SET)	6.0000	\$ -	\$ 3,556	\$ 3,604	\$ 3,745	\$ 3,888	\$ 4,034	\$ 10,183	\$ 21,805	\$ 22,309	\$ 22,824	\$ 23,349	\$ 23,884	\$ 24,430	\$ 24,987	\$ 25,555	\$ 26,135	\$ 26,726	\$ 27,329	\$ 27,944
School Operating Tax	18.0000	\$ -	\$ 10,668	\$ 10,812	\$ 11,234	\$ 11,664	\$ 12,102	\$ 30,549	\$ 65,414	\$ 66,927	\$ 68,471	\$ 70,046	\$ 71,652	\$ 73,290	\$ 74,961	\$ 76,666	\$ 78,404	\$ 80,178	\$ 81,986	\$ 83,831
<b>State Total</b>	<b>24.0000</b>	\$ -	\$ 14,224	\$ 14,416	\$ 14,979	\$ 15,552	\$ 16,136	\$ 40,732	\$ 87,219	\$ 89,236	\$ 91,295	\$ 93,395	\$ 95,536	\$ 97,720	\$ 99,948	\$ 102,221	\$ 104,539	\$ 106,904	\$ 109,315	\$ 111,775
<b>Local Taxing Jurisdictions<sup>5,6</sup></b>																				
<b>Millage</b>																				
School Sinking Fund	0.9519	\$ -	\$ 564	\$ 572	\$ 594	\$ 617	\$ 640	\$ 1,616	\$ 3,459	\$ 3,539	\$ 3,621	\$ 3,704	\$ 3,789	\$ 3,876	\$ 3,964	\$ 4,054	\$ 4,146	\$ 4,240	\$ 4,336	\$ 4,433
Community College	2.2516	\$ -	\$ 1,334	\$ 1,352	\$ 1,405	\$ 1,459	\$ 1,514	\$ 3,821	\$ 8,183	\$ 8,372	\$ 8,565	\$ 8,762	\$ 8,963	\$ 9,168	\$ 9,377	\$ 9,590	\$ 9,808	\$ 10,029	\$ 10,256	\$ 10,486
RESA Operating	0.0965	\$ -	\$ 57	\$ 58	\$ 60	\$ 63	\$ 65	\$ 164	\$ 351	\$ 359	\$ 367	\$ 376	\$ 384	\$ 393	\$ 402	\$ 411	\$ 420	\$ 430	\$ 440	\$ 449
RESA Special Education	3.3678	\$ -	\$ 1,996	\$ 2,023	\$ 2,102	\$ 2,182	\$ 2,264	\$ 5,716	\$ 12,239	\$ 12,522	\$ 12,811	\$ 13,106	\$ 13,406	\$ 13,713	\$ 14,025	\$ 14,344	\$ 14,669	\$ 15,001	\$ 15,340	\$ 15,685
RESA Enhancement	2.0000	\$ -	\$ 1,185	\$ 1,201	\$ 1,248	\$ 1,296	\$ 1,345	\$ 3,394	\$ 7,268	\$ 7,436	\$ 7,608	\$ 7,783	\$ 7,961	\$ 8,143	\$ 8,329	\$ 8,518	\$ 8,712	\$ 8,909	\$ 9,110	\$ 9,315
County Operating	6.6380	\$ -	\$ 3,934	\$ 3,987	\$ 4,143	\$ 4,301	\$ 4,463	\$ 11,266	\$ 24,123	\$ 24,681	\$ 25,251	\$ 25,831	\$ 26,424	\$ 27,028	\$ 27,644	\$ 28,273	\$ 28,914	\$ 29,568	\$ 30,235	\$ 30,915
HCMA	0.2117	\$ -	\$ 125	\$ 127	\$ 132	\$ 137	\$ 142	\$ 359	\$ 769	\$ 787	\$ 805	\$ 824	\$ 843	\$ 862	\$ 882	\$ 902	\$ 922	\$ 943	\$ 964	\$ 986
County Jail	0.9381	\$ -	\$ 556	\$ 563	\$ 585	\$ 608	\$ 631	\$ 1,592	\$ 3,409	\$ 3,488	\$ 3,568	\$ 3,651	\$ 3,734	\$ 3,820	\$ 3,907	\$ 3,996	\$ 4,086	\$ 4,179	\$ 4,273	\$ 4,369
County Parks	0.2459	\$ -	\$ 146	\$ 148	\$ 153	\$ 159	\$ 165	\$ 417	\$ 894	\$ 914	\$ 935	\$ 957	\$ 979	\$ 1,001	\$ 1,024	\$ 1,047	\$ 1,071	\$ 1,095	\$ 1,120	\$ 1,145
Library Operating	1.1077	\$ -	\$ 656	\$ 665	\$ 691	\$ 718	\$ 745	\$ 1,880	\$ 4,025	\$ 4,119	\$ 4,214	\$ 4,311	\$ 4,409	\$ 4,510	\$ 4,613	\$ 4,718	\$ 4,825	\$ 4,934	\$ 5,045	\$ 5,159
Township Operating	0.7682	\$ -	\$ 455	\$ 461	\$ 479	\$ 498	\$ 516	\$ 1,304	\$ 2,792	\$ 2,856	\$ 2,922	\$ 2,989	\$ 3,058	\$ 3,128	\$ 3,199	\$ 3,272	\$ 3,346	\$ 3,422	\$ 3,499	\$ 3,578
Public Safety	6.0112	\$ -	\$ 3,563	\$ 3,611	\$ 3,752	\$ 3,895	\$ 4,042	\$ 10,202	\$ 21,845	\$ 22,351	\$ 22,866	\$ 23,392	\$ 23,929	\$ 24,476	\$ 25,034	\$ 25,603	\$ 26,184	\$ 26,776	\$ 27,380	\$ 27,996
Shared Services	0.7283	\$ -	\$ 432	\$ 437	\$ 455	\$ 472	\$ 490	\$ 1,236	\$ 2,647	\$ 2,708	\$ 2,770	\$ 2,834	\$ 2,899	\$ 2,965	\$ 3,033	\$ 3,102	\$ 3,172	\$ 3,244	\$ 3,317	\$ 3,392
<b>Local Total</b>	<b>25.3169</b>	\$ -	\$ 15,003	\$ 15,205	\$ 15,799	\$ 16,405	\$ 17,022	\$ 42,967	\$ 92,004	\$ 94,132	\$ 96,303	\$ 98,520	\$ 100,778	\$ 103,083	\$ 105,433	\$ 107,830	\$ 110,275	\$ 112,770	\$ 115,315	\$ 117,908
<b>Non-Capturable Local Taxing Jurisdictions</b>																				
<b>Millage</b>																				
School Debt	3.6400	\$ -	\$ 2,157	\$ 2,186	\$ 2,272	\$ 2,359	\$ 2,447	\$ 6,178	\$ 13,228	\$ 13,534	\$ 13,846	\$ 14,165	\$ 14,490	\$ 14,821	\$ 15,159	\$ 15,504	\$ 15,855	\$ 16,214	\$ 16,579	\$ 16,953
Property Bond	1.0480	\$ -	\$ 621	\$ 630	\$ 654	\$ 679	\$ 705	\$ 1,779	\$ 3,809	\$ 3,897	\$ 3,987	\$ 4,078	\$ 4,172	\$ 4,267	\$ 4,364	\$ 4,464	\$ 4,565	\$ 4,668	\$ 4,773	\$ 4,881
WC Zoo	0.1000	\$ -	\$ 59	\$ 60	\$ 62	\$ 65	\$ 67	\$ 170	\$ 363	\$ 372	\$ 380	\$ 389	\$ 398	\$ 407	\$ 416	\$ 426	\$ 436	\$ 445	\$ 455	\$ 466
WC DIA	0.2000	\$ -	\$ 119	\$ 120	\$ 125	\$ 130	\$ 134	\$ 339	\$ 727	\$ 744	\$ 761	\$ 778	\$ 796	\$ 814	\$ 833	\$ 852	\$ 871	\$ 891	\$ 911	\$ 931
<b>Total Non-Capturable Taxes</b>	<b>4.9880</b>	\$ -	\$ 2,956	\$ 2,996	\$ 3,113	\$ 3,233	\$ 3,353	\$ 8,466	\$ 18,127	\$ 18,547	\$ 18,974	\$ 19,410	\$ 19,856	\$ 20,309	\$ 20,772	\$ 21,246	\$ 21,727	\$ 22,218	\$ 22,718	\$ 23,231
<b>Total Tax Increment Revenue (TIR) Available for Capture</b>	<b>\$ -</b>	<b>\$ 29,227</b>	<b>\$ 29,621</b>	<b>\$ 30,778</b>	<b>\$ 31,957</b>	<b>\$ 33,158</b>	<b>\$ 83,699</b>	<b>\$ 179,223</b>	<b>\$ 183,368</b>	<b>\$ 187,598</b>	<b>\$ 191,915</b>	<b>\$ 196,314</b>	<b>\$ 200,803</b>	<b>\$ 205,381</b>	<b>\$ 210,051</b>	<b>\$ 214,814</b>	<b>\$ 219,674</b>	<b>\$ 224,630</b>	<b>\$ 229,683</b>	

**Footnotes:**

1. All parcels are located in Northville Township.
2. The base taxable value includes Zhongding Parcel; Gun Range Parcels are owned by NTBRA, with \$0 base taxable value.
3. Assumes construction scheduling and investment as shown in Table 2 in this Brownfield Plan.
4. The estimated taxable value is equivalent to 25% of the investment amount per year with a taxable value annual inflation rate of 2%.
5. Northville Township millages reflective of Winter 2018 and Summer 2019.
6. An industrial facilities tax (IFT) abatement is active for the first six years of taxation for Jhongding parcel 77-998-01-011 (yellow shading). Only 50% of the school operating millage and local millages is capturable during this period. No IFT is assumed for other parcel developments

**TABLE 3**  
**Tax Increment Revenue Capture Estimates**  
 MITC Parcels 2-5  
 Northville Township, Michigan  
 9/20/2022

Estimated Taxable Value (TV) Increase Rate:

Plan Year	19	20	21	22	23	24	25	26	27	28	29	30	TOTAL	
Calendar Year	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049		
Base Taxable Value (No IFT) <sup>1,2</sup>	\$ 570,200	\$ 570,200	\$ 570,200	\$ 570,200	\$ 570,200	\$ 570,200	\$ 570,200	\$ 570,200	\$ 570,200	\$ 570,200	\$ 570,200	\$ 570,200	\$ 570,200	
Base Taxable Value (IFT) <sup>1,3</sup>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Estimated New TV (No IFT) <sup>3,4</sup>	\$ 5,332,055	\$ 5,438,696	\$ 5,547,470	\$ 5,658,419	\$ 5,771,588	\$ 5,887,019	\$ 6,004,760	\$ 6,124,855	\$ 6,247,352	\$ 6,372,299	\$ 6,499,745	\$ 6,629,740		
Estimated New TV (IFT) <sup>3,5</sup>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Incremental Taxable Value (New TV - Base TV) - No IFT	\$ 4,761,855	\$ 4,868,496	\$ 4,977,270	\$ 5,088,219	\$ 5,201,388	\$ 5,316,819	\$ 5,434,560	\$ 5,554,655	\$ 5,677,152	\$ 5,802,099	\$ 5,929,545	\$ 6,059,540		
Incremental Taxable Value (New TV - Base TV) - IFT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Total Taxable Value	\$ 4,761,855	\$ 4,868,496	\$ 4,977,270	\$ 5,088,219	\$ 5,201,388	\$ 5,316,819	\$ 5,434,560	\$ 5,554,655	\$ 5,677,152	\$ 5,802,099	\$ 5,929,545	\$ 6,059,540		
<b>State Capture<sup>5,6</sup></b>														
	Millage													
State Education Tax (SET)	6.0000	\$ 28,571	\$ 29,211	\$ 29,864	\$ 30,529	\$ 31,208	\$ 31,901	\$ 32,607	\$ 33,328	\$ 34,063	\$ 34,813	\$ 35,577	\$ 36,357	\$ 714,316
School Operating Tax	18.0000	\$ 85,713	\$ 87,633	\$ 89,591	\$ 91,588	\$ 93,625	\$ 95,703	\$ 97,822	\$ 99,984	\$ 102,189	\$ 104,438	\$ 106,732	\$ 109,072	\$ 2,142,945
<b>State Total</b>	<b>24.0000</b>	<b>\$ 114,284</b>	<b>\$ 116,844</b>	<b>\$ 119,455</b>	<b>\$ 122,117</b>	<b>\$ 124,833</b>	<b>\$ 127,604</b>	<b>\$ 130,429</b>	<b>\$ 133,312</b>	<b>\$ 136,252</b>	<b>\$ 139,251</b>	<b>\$ 142,309</b>	<b>\$ 145,429</b>	<b>\$ 2,857,261</b>
<b>Local Taxing Jurisdictions<sup>5,6</sup></b>														
	Millage													
School Sinking Fund	0.9519	\$ 4,533	\$ 4,634	\$ 4,738	\$ 4,843	\$ 4,951	\$ 5,061	\$ 5,173	\$ 5,287	\$ 5,404	\$ 5,523	\$ 5,644	\$ 5,768	\$ 113,323
Community College	2.2516	\$ 10,722	\$ 10,962	\$ 11,207	\$ 11,457	\$ 11,711	\$ 11,971	\$ 12,236	\$ 12,507	\$ 12,783	\$ 13,064	\$ 13,351	\$ 13,644	\$ 268,059
RESA Operating	0.0965	\$ 460	\$ 470	\$ 480	\$ 491	\$ 502	\$ 513	\$ 524	\$ 536	\$ 548	\$ 560	\$ 572	\$ 585	\$ 11,490
RESA Special Education	3.3678	\$ 16,037	\$ 16,396	\$ 16,762	\$ 17,136	\$ 17,517	\$ 17,906	\$ 18,303	\$ 18,707	\$ 19,120	\$ 19,540	\$ 19,970	\$ 20,407	\$ 400,945
RESA Enhancement	2.0000	\$ 9,524	\$ 9,737	\$ 9,955	\$ 10,176	\$ 10,403	\$ 10,634	\$ 10,869	\$ 11,109	\$ 11,354	\$ 11,604	\$ 11,859	\$ 12,119	\$ 238,104
County Operating	6.6380	\$ 31,609	\$ 32,317	\$ 33,039	\$ 33,776	\$ 34,527	\$ 35,293	\$ 36,075	\$ 36,872	\$ 37,685	\$ 38,514	\$ 39,360	\$ 40,223	\$ 790,271
HCMA	0.2117	\$ 1,008	\$ 1,031	\$ 1,054	\$ 1,077	\$ 1,101	\$ 1,126	\$ 1,150	\$ 1,176	\$ 1,202	\$ 1,228	\$ 1,255	\$ 1,283	\$ 25,202
County Jail	0.9381	\$ 4,467	\$ 4,567	\$ 4,669	\$ 4,773	\$ 4,879	\$ 4,988	\$ 5,098	\$ 5,211	\$ 5,326	\$ 5,443	\$ 5,563	\$ 5,684	\$ 111,683
County Parks	0.2459	\$ 1,171	\$ 1,197	\$ 1,224	\$ 1,251	\$ 1,279	\$ 1,307	\$ 1,336	\$ 1,366	\$ 1,396	\$ 1,427	\$ 1,458	\$ 1,490	\$ 29,272
Library Operating	1.1077	\$ 5,275	\$ 5,393	\$ 5,513	\$ 5,636	\$ 5,762	\$ 5,889	\$ 6,020	\$ 6,153	\$ 6,289	\$ 6,427	\$ 6,568	\$ 6,712	\$ 131,874
Township Operating	0.7682	\$ 3,658	\$ 3,740	\$ 3,824	\$ 3,909	\$ 3,996	\$ 4,084	\$ 4,175	\$ 4,267	\$ 4,361	\$ 4,457	\$ 4,555	\$ 4,655	\$ 91,455
Public Safety	6.0112	\$ 28,624	\$ 29,266	\$ 29,919	\$ 30,586	\$ 31,267	\$ 31,960	\$ 32,668	\$ 33,390	\$ 34,126	\$ 34,878	\$ 35,644	\$ 36,425	\$ 715,650
Shared Services	0.7283	\$ 3,468	\$ 3,546	\$ 3,625	\$ 3,706	\$ 3,788	\$ 3,872	\$ 3,958	\$ 4,046	\$ 4,135	\$ 4,226	\$ 4,319	\$ 4,413	\$ 86,707
<b>Local Total</b>	<b>25.3169</b>	<b>\$ 120,556</b>	<b>\$ 123,256</b>	<b>\$ 126,009</b>	<b>\$ 128,817</b>	<b>\$ 131,683</b>	<b>\$ 134,604</b>	<b>\$ 137,585</b>	<b>\$ 140,627</b>	<b>\$ 143,729</b>	<b>\$ 146,891</b>	<b>\$ 150,118</b>	<b>\$ 153,408</b>	<b>\$ 3,014,035</b>
<b>Non-Capturable Local Taxing Jurisdictions</b>														
	Millage													
School Debt	3.6400	\$ 17,333	\$ 17,721	\$ 18,117	\$ 18,521	\$ 18,933	\$ 19,353	\$ 19,782	\$ 20,219	\$ 20,665	\$ 21,120	\$ 21,584	\$ 22,057	\$ 433,352
Property Bond	1.0480	\$ 4,990	\$ 5,102	\$ 5,216	\$ 5,332	\$ 5,451	\$ 5,572	\$ 5,695	\$ 5,821	\$ 5,950	\$ 6,081	\$ 6,214	\$ 6,350	\$ 124,767
WC Zoo	0.1000	\$ 476	\$ 487	\$ 498	\$ 509	\$ 520	\$ 532	\$ 543	\$ 555	\$ 568	\$ 580	\$ 593	\$ 606	\$ 11,903
WC DIA	0.2000	\$ 952	\$ 974	\$ 995	\$ 1,018	\$ 1,040	\$ 1,063	\$ 1,087	\$ 1,111	\$ 1,135	\$ 1,160	\$ 1,186	\$ 1,212	\$ 23,809
<b>Total Non-Capturable Taxes</b>	<b>4.9880</b>	<b>\$ 23,751</b>	<b>\$ 24,284</b>	<b>\$ 24,826</b>	<b>\$ 25,380</b>	<b>\$ 25,944</b>	<b>\$ 26,520</b>	<b>\$ 27,107</b>	<b>\$ 27,706</b>	<b>\$ 28,318</b>	<b>\$ 28,941</b>	<b>\$ 29,577</b>	<b>\$ 30,225</b>	<b>\$ 593,831</b>
<b>Total Tax Increment Revenue (TIR) Available for Capture</b>		<b>\$ 234,840</b>	<b>\$ 240,100</b>	<b>\$ 245,464</b>	<b>\$ 250,934</b>	<b>\$ 256,516</b>	<b>\$ 262,208</b>	<b>\$ 268,014</b>	<b>\$ 273,939</b>	<b>\$ 279,981</b>	<b>\$ 286,142</b>	<b>\$ 292,427</b>	<b>\$ 298,837</b>	<b>\$ 5,871,296</b>

**Footnotes:**

1. All parcels are located in Northville Township.
2. The base taxable value includes Zhongding Parcel; Gun Range Parcels are
3. Assumes construction scheduling and investment as shown in Table 2 in
4. The estimated taxable value is equivalent to 25% of the investment amo
5. Northville Township millages reflective of Winter 2018 and Summer 201
6. An industrial facilities tax (IFT) abatement is active for the first six years c

**APPENDIX E**  
**TABLE 4 TIR REIMBURSEMENT ALLOCATION**

