

CITY OF DETROIT
BROWNFIELD REDEVELOPMENT AUTHORITY

BROWNFIELD PLAN FOR THE
FORMER FISHER BODY PLANT REDEVELOPMENT
PROJECT AT 6051 HASTINGS STREET

May 3, 2022

Prepared by:

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**CITY OF DETROIT
BROWNFIELD REDEVELOPMENT AUTHORITY
AMENDED AND RESTATED BROWNFIELD PLAN**

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I. INTRODUCTION

In order to promote the revitalization of environmentally distressed and blighted areas within the boundaries of the City of Detroit, Michigan (the “City”), the City has established the City of Detroit Brownfield Redevelopment Authority (the “DBRA”) pursuant to Michigan Public Act 381 of 1996, as amended (“Act 381”).

The primary purpose of this Brownfield Plan (“Plan”) is to address, among other things, the scope of the project, the eligible activities, and eligible investments. This Plan will promote the redevelopment of and private investment in certain “brownfield” properties within the City. Inclusion of property within this Plan 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, this Plan is intended to promote economic growth for the benefit of the residents of the City and all taxing units located within and benefited by the DBRA.

This Plan is intended to apply to the eligible property identified in this Plan and, if tax increment revenues are proposed to be captured from that eligible property, to identify and authorize the eligible activities to be funded by such tax increment revenues.

This 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. A subsequent change to the identification or designation of a developer after approval of this Plan by the governing body shall not necessitate an amendment to this Plan, affect the application of this Plan to the eligible property or impair the rights available to the DBRA under this Plan. The applicable sections of Act 381 are noted throughout the Plan for reference purposes.

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

II. GENERAL PROVISIONS

A. Description of the Eligible Property (Section 13 (2)(h)) and the Project

The eligible property subject to the Plan are comprised of three parcels located at 6051 Hastings Street, 666 Harper Avenue and 991 Harper Avenue, City of Detroit, Wayne County, containing approximately 7.98 acres, taking up the entire block between Hastings Street, Piquette Avenue, St. Antoine and Harper Avenue, as well as adjacent property along Harper Avenue (the “Property”). The Property is considered a “facility” as defined by Act 381, Section 2 and Part 201 of the Natural Resources and Environmental Protection Act, 451 P.A. 1994, as amended (“Act 451”) due to the presence of various contaminants in the soil and groundwater at concentrations exceeding the EGLE Part 201 Generic Residential Cleanup Criteria (“GRCC”) as well EGLE Residential Volatilization to Indoor Air Pathway (“VIAP”) screening level and the remaining parcels are adjacent and/or contiguous to the “facility” parcels and redevelopment of the parcels is expected to increase the parcels’ taxable value. The Property is the site of the former General Motors Fisher Body Plant as well as the Carter Color Coat site that was closed in the 1990s and has been vacant since that time. The parcels and all new tangible personal property located thereon will comprise the eligible property and is collectively referred to herein as the “Property.” It is currently anticipated that construction will begin around April 1, 2023 with the Project (as defined below) completed by March of 2025.

Attachment A includes a site map of the Property. The Property is located in the City of Detroit, bounded by Piquette Avenue to the north, St. Antoine Street to the west, Harper Avenue to the South (or North depending on the parcel), and Hastings Street to the east (or west depending on the parcel). Attachment B provides the legal description for the Property.

Address	Parcel ID	Owner
6051 Hastings Street	03001732-3	City of Detroit P&DD
666 Harper Avenue	03001699.1707	City of Detroit P&DD
991 Harper Avenue	05002461.80	City of Detroit P&DD

Fisher 21 Lofts, LLC ("Developer") is the project developer. Developer intends to prepare the site, containing approximately 7.98 acres of land for rehabilitation. Developer intends to redevelop the Property into approximately 600,000 total square feet of commercial and residential space as well as adjoining parking (the "Project"). The residential space will provide approximately 433 units, totaling 275,300 square feet with the remaining space split between amenities for residents and commercial space to be utilized by multiple tenants. The Project will include site improvements associated with parking, green space, and storm water management.

The Project description provided herein is a summary of the proposed development at the time of the adoption of this Plan. The actual development may vary from the project description provided herein, without necessitating an amendment to this Plan, so long as such variations are not material and/or arise as a result of changes in market and/or financing conditions affecting the Project and/or are related to the addition or immaterial removal of amenities to the Project. All material changes, as determined by DBRA in its sole discretion, to the project description are subject to the approval of the DBRA staff and shall be consistent with the overall nature of the proposed development, its proposed public purpose, and the purposes of Act 381.

Attachment C provides a detailed description of the Project to be completed at the Property and Attachment D includes letters of support for the Project.

B. Basis of Eligibility (Section 13 (2)(h) and Section 2 (p))

The Property was determined to be “eligible property” as defined by Act 381, Section 2, because they: (a) were previously utilized for an industrial, commercial or residential purpose; (b) are located within the City of Detroit, a qualified local governmental unit; and (c) were determined to be a “facility” as defined by Act 381. The remaining parcels are adjacent or contiguous to the eligible parcels and their development is estimated to increase the captured taxable value of the Property.

The Property is a “facility” as defined by Act 381, Section 2 and Part 201 of Act 451 due to the presence of arsenic, mercury, fluoranthene, phenanthrene, naphthalene, n-butylbenzene, ethylbenzene, isopropyl benzene, tetrachloroethylene, 1,2,4-trimethylbenzene and xylenes in the soil and groundwater above the Michigan Department of Environment Great Lakes and Energy (“EGLE”) Part 201 GRCC and VIAP screening levels. Attachment G includes confirmation of identified contamination.

C. Summary of Eligible Activities and Description of Costs (Section 13 (2)(a),(b))

The eligible activities that the Developer intends to conduct at the Property pursuant to this Plan are considered “eligible activities,” as defined by Section 2 of Act 381, because they include department specific activities, demolition, lead and asbestos abatement, site preparation, infrastructure improvements, and the development, preparation and implementation of a brownfield plan and/or work plan, plus interest at 2.5%. A summary of the eligible activities and the estimated cost of each eligible activity intended to be reimbursed with tax increment revenues generated and captured from the Property are shown in the table attached hereto as Attachment E. The eligible activities described in

Attachment E are not exhaustive. Subject to the approval of DBRA staff in writing, additional eligible activities may be carried out at the Property, without requiring an amendment to this Plan, so long as such eligible activities are permitted by Act 381 and the performance of such eligible activities does not exceed the total costs stated in Attachment E.

It is currently anticipated that construction will begin around April 1, 2023 with the Project completed by March of 2025. Unless otherwise agreed to in writing by the DBRA, all eligible activities will be completed within three (3) years after execution of the Reimbursement Agreement (as that term is defined below). Any long-term monitoring or operation and maintenance activities or obligations that may be required will be performed in compliance with the terms of this Plan and any documents prepared pursuant to this Plan.

The Developer desires to be reimbursed for the costs of eligible activities. Tax increment revenue generated by the Property will be captured by the DBRA and used to reimburse the cost of the eligible activities completed on the Property pursuant to the terms of a Reimbursement Agreement to be executed by the DBRA and Developer after approval of this Plan (the “Reimbursement Agreement”), to the extent permitted by Act 381.

In the event this Plan contemplates the capture of tax increment revenue derived from “taxes levied for school operating purposes” (as defined by Section 2(uu) of Act 381 and hereinafter referred to as “School Taxes”), unless otherwise agreed to by the DBRA, the Developer acknowledges and agrees that DBRA’s obligation to reimburse the Developer for the cost of eligible activities with tax increment revenue derived from Local Taxes, or Specific Taxes that are considered Local Taxes, (as these capitalized terms are defined by Act 381) is contingent upon: (i) the Developer receiving at least the initial applicable work plan approvals by the Michigan Strategic Fund (“MSF”) and EGLE, as may be required pursuant to Act 381, or (ii) the Developer providing the DBRA with evidence, satisfactory to DBRA, that the Developer has the financial means to complete the Project without the capture of, and subsequent reimbursement with, the contemplated School Taxes.

The costs listed in Attachment E are estimated costs and may increase or decrease depending on the nature and extent of any environmental contamination and other unknown conditions encountered on the Property. The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from tax increment revenues of the DBRA from the Property 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 Act 381. The Reimbursement Agreement and this Plan will dictate the total cost of eligible activities subject to payment, provided that the total cost of eligible activities subject to payment or reimbursement under the Reimbursement Agreement shall not exceed the estimated costs set forth in Attachment E. As long as the total costs are not exceeded, line item costs of eligible activities may be adjusted after the date this Plan is approved by the governing body, to the extent the adjustments do not violate the terms of the approved EGLE or MSF work plans.

D. Estimate of Captured Taxable Value and Tax Increment Revenues (Section 13(2)(c)); Beginning Date of Capture of Tax Increment Revenues (Section 13(2)(f)); Impact of Tax Increment Financing on Taxing Jurisdictions (Section 13(2)(g))

This Plan anticipates the capture of tax increment revenues to reimburse the Developer for the costs of eligible activities under this Plan in accordance with the Reimbursement Agreement. Subject to Section 13(b)(16) of Act 381, a table of estimated tax increment revenues to be captured is attached to this Plan as Attachment F. The figures included in Attachment F are estimates and are subject to change depending on actual assessed values and changes to annual millage rates. The Project is also seeking approval of a 12-yr PA 146 Obsolete Property Rehabilitation Act tax abatement on the commercial portion of the Project, as well as a 15 year PA 147 Neighborhood Enterprise Zone Act tax abatement on the residential units, which, if approved, will reduce the amount of tax increment revenues available pursuant to this Plan. The PA 146 and PA 147 abatements are included in the tax capture assumptions provided with this Plan in Attachment F.

Tax increments are projected to be captured and applied to the (i) reimbursement of eligible activity costs, with interest at 2.5%, and payment of DBRA administrative and operating expenses, (ii) make deposits into the State Brownfield Redevelopment Fund (SBRF), and (iii) to make deposits into the DBRA’s Local Brownfield Revolving Fund (LBRF), if available (defined below), as follows:

Taxing Jurisdictions	<u>Reimbursement Costs</u>	<u>DBRA Admin Costs</u>	<u>SBRF Capture</u>	<u>LBRF Capture</u>	<u>Total</u>
School Operating Tax	\$8,301,113	\$0	\$	\$235,018	\$8,536,131
State Education Tax	\$1,869,141	\$0	\$1,085,360	\$83,647	\$3,038,148
City General Op	\$7,109,542	\$2,248,338	\$	\$213,330	\$9,439,969
Wayne County Op	\$2,007,825	\$634,959	\$	\$60,247	\$2,665,968
HCMA	\$74,438	\$23,540	\$	\$2,234	\$102,452
Wayne County Jail	\$333,456	\$105,453	\$	\$10,006	\$458,947
Library	\$1,650,068	\$521,821	\$	\$49,512	\$2,271,049
Wayne County Parks	\$87,408	\$27,642	\$	\$2,623	\$120,303
WCCC	\$1,153,733	\$364,859	\$	\$34,619	\$1,587,925
Wayne County	\$351,807	\$111,256	\$	\$10,556	\$484,205
Wayne County ISD	\$1,942,724	\$614,371	\$	\$58,294	\$2,673,842
TOTAL	\$24,881,254	\$4,652,240	\$1,085,360	\$760,085	\$31,378,939

The following taxes are projected to be generated but shall not to be captured during the life of the Plan:

City Debt	\$4,413,900
School Debt	\$6,375,633
DIA	\$97,841
Zoo	\$48,896
TOTAL	\$10,936,270

This Plan includes total Developer principal eligible activities of \$18,372,300 to be reimbursed, with interest at 2.5%. The Developer intends to submit reimbursement requests for the maximum amount of eligible costs approved for eligible activities under this Plan.

In no event shall the duration of this Plan exceed thirty-five (35) years following the date of the governing body's resolution approving the Plan, nor shall the duration of the tax capture exceed the lesser of the period authorized under subsection (5) of Section 13 of Act 381 or 30 years. Further, in no event shall the beginning date of the capture of tax increment revenues be later than five (5) years after the date of the governing body's resolution approving the Original Plan or otherwise authorized by Act 381. The first year of capture will be 2025.

E. Plan of Financing (Section 13(2)(d)); Maximum Amount of Indebtedness (Section 13(2)(e))

The eligible activities are to be financed solely by the Developer. The DBRA will reimburse the Developer for the cost of approved eligible activities, but only from tax increment revenues generated from the Property. No advances have been or shall be made by the City or the DBRA for the costs of eligible activities under this Plan.

All reimbursements authorized under this 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 DBRA to fund such reimbursements and does not obligate the DBRA or the City 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 Plan, and the terms and conditions for such use and upon any reimbursement of the expenses permitted by this Plan, will be provided solely under the Reimbursement Agreement contemplated by this Plan.

Unless otherwise agreed upon by the Developer, the DBRA, and the State of Michigan, the DBRA shall not incur any note or bonded indebtedness to finance the purposes of this Plan.

Reimbursements under the Reimbursement Agreement shall not exceed the cost of Eligible Activities permitted under this Plan.

F. Duration of Plan (Section 13(2)(f))

Subject to Section 13b(16) of Act 381, the beginning date and duration of capture of tax increment revenues from the Property shall occur in accordance with the TIF Table included as Attachment F. In no event, however, shall this Plan extend beyond the maximum term allowed by Section 13(b)(16) of Act 381 for the duration of this Plan. The first year of capture will be 2025. Furthermore, this Plan, or any subsequent amendment thereto, may be abolished or terminated in accordance with Section 14(8) of Act 381 in the event of any of the following:

- a. The governing body may abolish this Plan (or any subsequent amendment thereto) when it finds that the purposes for which this Plan was established have been accomplished.
- b. The governing body may terminate this Plan (or any subsequent amendment thereto) if the project for which eligible activities were identified in this Plan (or any subsequent amendment thereto) fails to occur with respect to the eligible property for at least two (2) years following the date of the governing body's resolution approving this Plan (or any subsequent amendment thereto), provided that the governing body first does both of the following: (i) gives 30 days' written notice to the Developer at its last known address by certified mail or other method that documents proof of delivery attempted; and (ii) provides the Developer with an opportunity to be heard at a public meeting.

Notwithstanding anything in this subsection to the contrary, this Plan (or any subsequent amendment thereto) shall not be abolished or terminated until all obligations to which the tax increment revenues are pledged have been paid or funds sufficient to make the payment have been identified or segregated.

G. Effective Date of Inclusion in Brownfield Plan

The Property will become a part of this Plan on the date this Plan is approved by the governing body.

H. Displacement/Relocation of Individuals on Eligible Property (Section 13(2)(i-l))

There will be no displacement or relocation of persons or businesses under this Plan.

I. Local Brownfield Revolving Fund ("LBRF") (Section 8)

The DBRA has established a Local Brownfield Revolving Fund ("LBRF"). The LBRF will consist of all tax increment revenues authorized to be captured and deposited in the LBRF, as specified in Section 13(5) of Act 381, under this Plan and any other plan of the DBRA. It may also include funds appropriated or otherwise made available from public or private sources.

The amount of tax increment revenue authorized for capture and deposit in the LBRF is estimated at \$760,085. All funds, if any, deposited into the LBRF shall be used in accordance with Section 8 of Act 381.

J. Brownfield Redevelopment Fund (Section 8a)

The DBRA shall pay to the Department of Treasury at least once annually an amount equal to 50% of the taxes levied under the state education tax, 1993 PA 331, MCL 211.901 to 211.906, that are captured under this Plan for up to the first twenty-five (25) years of the duration of capture of tax increment revenues for each eligible property included in this Plan. If the DBRA pays an amount equal to 50% of the taxes levied under the state education tax, 1993 PA 331, MCL 211.901 to 211.906, on a parcel of eligible property to the Department of Treasury under Section 13b(14) of Act 381, the percentage of local taxes levied on that parcel and used to reimburse eligible activities for the Project under this Plan

shall not exceed the percentage of local taxes levied on that parcel that would have been used to reimburse eligible activities for the Project under this Plan if the 50% of the taxes levied under the state education tax, 1993 PA 331, MCL 211.901 to 211.906, on that parcel were not paid to the Department of Treasury under Section 13b(14) of Act 381.

K. Developer’s Obligations, Representations and Warrants

The Developer and its affiliates shall comply with all applicable laws, ordinances, executive orders, or other regulations imposed by the City or any other properly constituted governmental authority with respect to the Property and shall use the Property in accordance with this Plan.

The Developer, at its sole cost and expense, shall be solely responsible for and shall fully comply with all applicable federal, state, and local relocation requirements in implementing this Plan.

The Developer represents and warrants that a Phase I Environmental Site Assessment (“ESA”), as well as a Phase II ESA, and if needed a baseline environmental assessment, and due care plan, pursuant to Part 201 of Michigan’s Natural Resources and Environmental Protection Act (MCL 324.20101 *et seq.*), have been or will be performed on the Property (“Environmental Documents”). Attached hereto as Attachment G is the City of Detroit’s Department of Buildings, Safety Engineering and Environmental acknowledgement of its receipt of the Environmental Documents.

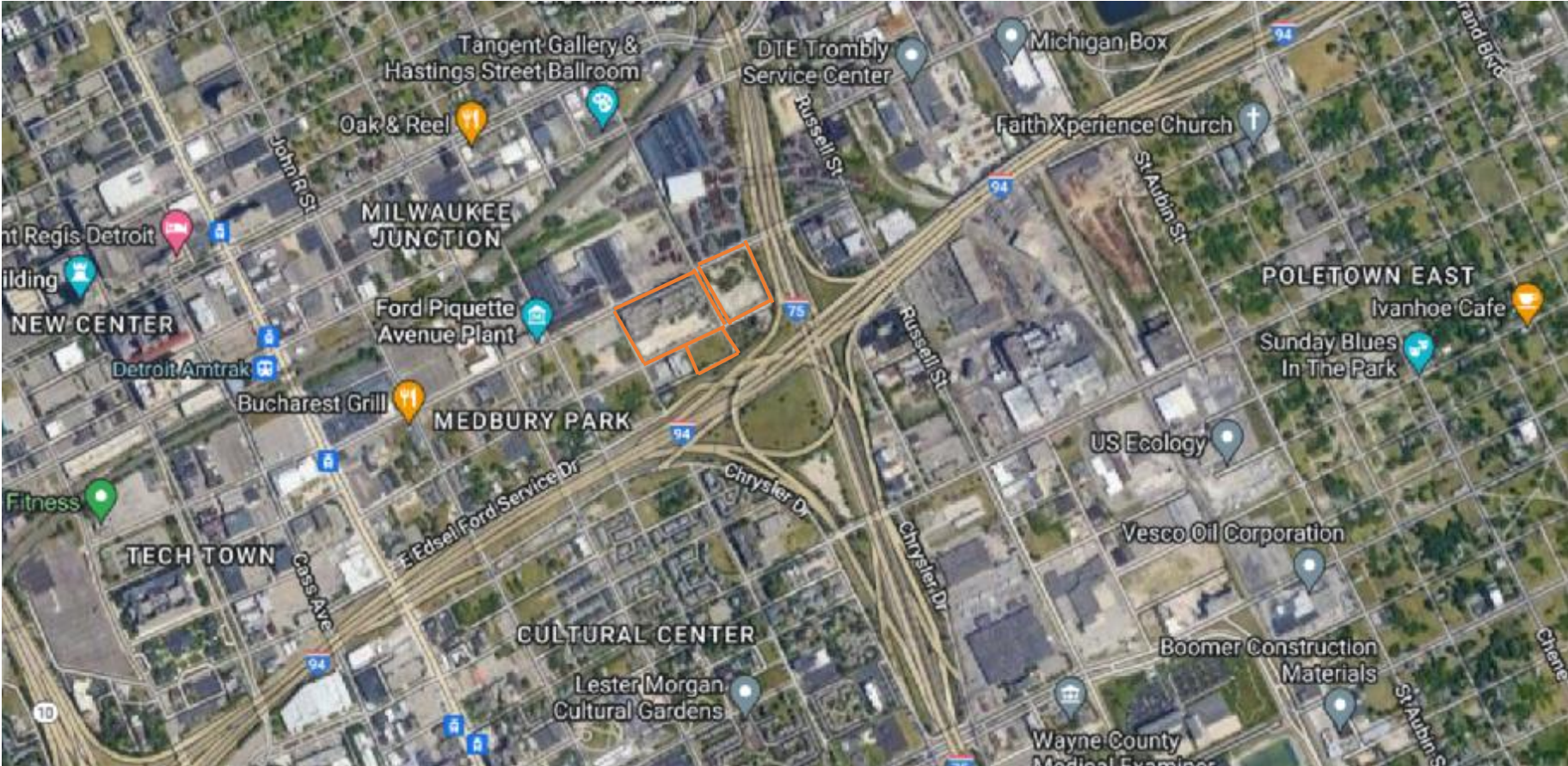
The Developer further represents and warrants that the Project does not and will not include a City of Detroit Land Bank Authority, Wayne County Land Bank Authority or State of Michigan Land Bank financing component.

Except as otherwise agreed to by the DBRA, any breach of a representation or warranty contained in this Plan shall render the Plan invalid, subject to the Developer’s reasonable opportunity to cure as described in the Reimbursement Agreement.

III. ATTACHMENTS

ATTACHMENT A

Site Map





General Property Boundary

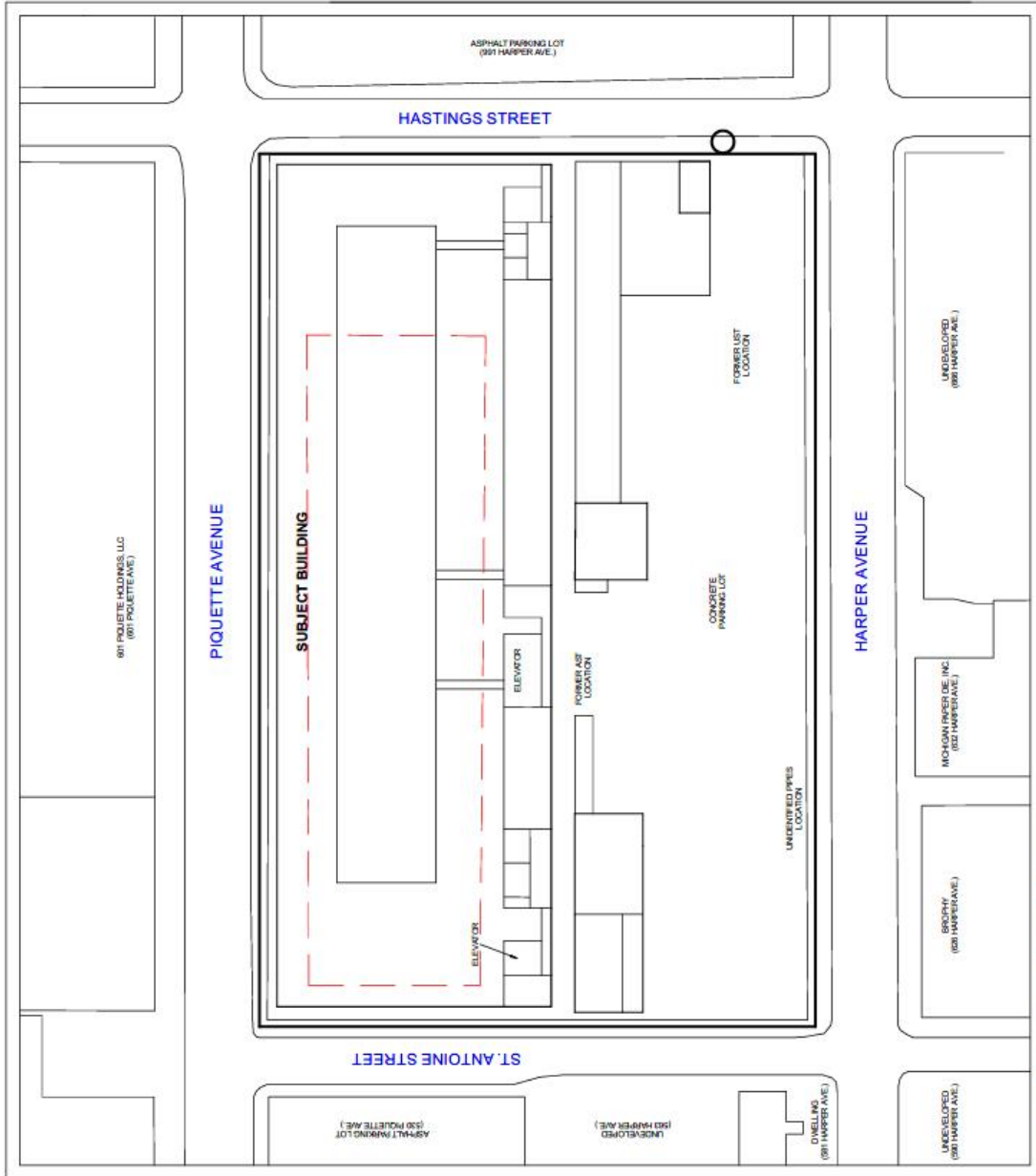


NORTH

1 inch = 30 feet

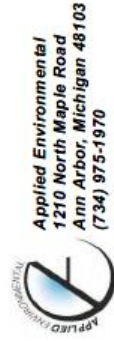
Legend

- Approximate Subject Property Border
- - - Approximate Location of Trench
- Pole-mounted Transformer



**FIGURE 2
SITE DIAGRAM
1/15/2020**

FISHER BODY - PLANT 21
6051 HASTINGS STREET
DETROIT, MI 48211



20-3855PI - SITE DIAGRAM

ATTACHMENT B

Legal Description of Eligible Property to which the Plan Applies

Address: 6051 Hastings Street
Detroit, Michigan

Parcel ID: 03001732-3

Legal Description: N HARPER 7 THRU 34 AND VAC ALLEY ADJ SUB OF LOTS 1 TO 30&37&38 HOBAN & SANDS L22 P92 PLATS, W C R 3/77 31 THRU 33 HOBAN & SANDS L15 P2 PLATS, W C R 3/78 206 475 SQ FT

Address: 666 Harper Avenue
Detroit, Michigan

Parcel ID: 03001699.1707

Legal Description: THE EAST 14 FEET OF LOT 10, AND ALL OF LOTS 11 THROUGH 16, BOTH INCLUSIVE, OF PLAT OF THE SUBDIVISION OF BLOCK K, C. MORAN FARM, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 8 OF PLATS, PAGE 13, WAYNE COUNTY RECORDS.

Address: 991 Harper
Detroit, Michigan

Parcel ID: 05002461.80

Legal Description: LOT C AND LOTS 1 THROUGH 21, BOTH INCLUSIVE, INCLUDING VACATED ALLEYS (20 FEET WIDE), OF SNOVER AND JACOBS SUBDN OF LOT 1 OF THEODORE J. AND DENIS J. CAMPAUS SUBDN OF FRACL SECS 29 AND 32 AND LOT 10, OF EMILY CAMPAUS SUBN OF FRACL SECN 31, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 9 OF PLATS, PAGE 38, WAYNE COUNTY RECORDS.

AND

PART OF LOT 2, LYING SOUTH OF PIQUETTE AVENUE AND WEST OF THE WALTER P. CHRYSLER (I-75) EXPRESSWAY SERVICE DRIVE (FORMERLY MANSUR STREET, 50 FEET WIDE), OF THEODORE J. & DENIS J. CAMPAU PLAT OF THE SUBDIVISION OF FRACTIONAL SECTIONS NOS 29 AND 32, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 2 OF PLATS, PAGE 2, WAYNE COUNTY RECORDS.

ATTACHMENT C

Project Description

- Project Name:** Former Fisher Body Plant Redevelopment
- Project Location:** 6051 Hastings Street, 666 Harper Avenue, 991 Harper Avenue, City of Detroit, Wayne County, Michigan
- Type of Eligible Property:** Facility and adjacent and contiguous parcels
- Total Project Investment:** Approximately \$137 million
- Eligible Activities:** Baseline environmental assessment activities, department specific activities, demolition, lead and asbestos abatement, site preparation, infrastructure improvements, and development and preparation of brownfield plan and work plan, plus interest at 2.5%.
- Reimbursable Costs:** \$18,372,300 – Developer will seek reimbursement for the maximum amount of eligible costs approved for eligible activities under this Plan, with interest at 2.5%.
- Years to Complete Payback:** 30 years of capture
- Base TV/New TV Estimate:** Base \$0/ New \$21,600,000

Project Overview: Fisher 21 Lofts, LLC is proposing a development of the Property located in the City of Detroit, Wayne County. The development will include site demolition and abatement and preparation of the site for the rehabilitation of one existing building comprising approximately 600,000 total square feet of industrial space into 433 residential units on floors 2-6 as well as commercial space on the first floor. The Project will also seek approval of a 12yr PA 146 and a 15yr PA 147 abatement. It is currently anticipated that construction will begin around April 1, 2023 with the Project completed by March of 2025.

The Property was historically occupied by General Motors Corporation's Fisher Body Plant as well as the Carter Color Coat Plant.

The site is currently not in use and owned by the City of Detroit – P&DD and will be acquired by Fisher 21 Lofts, LLC prior to undertaking eligible activities on the Property. The site consists of approximately 7.98 acres over three (3)

full parcels. The project includes substantial site demolition and abatement in order to prepare the site for rehabilitation.

The Project is expected to generate approximately \$137 million in investment with approximately 40+ new jobs as a result of the commercial space as well as provide 433 new residential units to the citizens of Detroit. The Project will significantly improve the site with the presence of a multi-use site that will remove blight, improve infrastructure, increase property taxes, and create new permanent and temporary jobs associated with the redevelopment activities.

ATTACHMENT D

Support Letters

ATTACHMENT E

Estimated Cost of Eligible Activities Table

Description of Eligible Activities	Estimated Cost
EGLE Eligible Activities	
1. Baseline Environmental Assessment Activities	\$103,300
2. Department Specific Activities – transportation and disposal of contaminated soils, vapor mitigation system, UST removal and associated product disposal under Parts 211 and 213, and oversight/project management	\$2,130,000
<i>Subtotal EGLE Eligible Activities</i>	\$2,233,300
3. Contingency (15%) – Excludes BEA	\$319,500
4. Brownfield/Work Plan Preparation and Development	\$15,000
Total EGLE Eligible Activities	\$2,567,800
MSF Eligible Activities	
5. Demolition	\$2,570,000
6. Lead and Asbestos Abatement	\$5,110,000
7. Site Preparation – dewatering, temporary fencing, temporary security, temporary traffic control, temporary facility, clearing and grubbing, mass grading and land balancing, staking, erosion control, geotechnical testing, utility relocation	\$900,000
7. Infrastructure Improvements – Sidewalks, curb/gutter, landscaping and street/road improvements in the public ROW, Storm Water Management System	\$5,150,000
<i>Subtotal MSF Eligible Activities</i>	\$13,730,000
8. Contingency (15%)	\$2,059,500
9. Brownfield/Work Plan Preparation and Development	\$15,000
Total MSF Eligible Activities	\$15,804,500
Total Estimated Cost to Developer to be Funded Through TIF*	\$18,372,300
10. Interest on Eligible Activities at 2.5%	\$6,509,000
11. State Brownfield Revolving Fund	\$1,085,360
12. DBRA Administrative Fees	\$4,652,240
13. Local Brownfield Revolving Fund	\$0
Total Potential Capture	\$30,618,900

*Eligible Activities will be reimbursed with interest at 2.5%. Current projections indicate a total of \$24,881,254 will be reimbursed to developer.

ATTACHMENT F

TIF Tables

Tax Increment Revenue Capture Estimates for Fisher 21 Lofts, LLC
 Detroit, Michigan
 OPRA Capture for Commercial Space
 May 3, 2022

Estimated Taxable Value (TV) Increase Rate: 1.00%		OPRA Abatement Period																		
Plan Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	
Calendar Year	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	
Base Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Estimated New TV	\$ -	\$ 45,050	\$ 45,050	\$ 1,766,200	\$ 1,783,862	\$ 1,801,701	\$ 1,819,718	\$ 1,837,915	\$ 1,856,294	\$ 1,874,857	\$ 1,893,605	\$ 1,912,542	\$ 1,931,667	\$ 1,950,984	\$ 1,970,493	\$ 1,990,198	\$ 2,010,100	\$ 2,030,201	\$ 2,050,503	
Incremental Difference (New TV - Base TV)	\$ -	\$ 45,050	\$ 45,050	\$ 1,766,200	\$ 1,783,862	\$ 1,801,701	\$ 1,819,718	\$ 1,837,915	\$ 1,856,294	\$ 1,874,857	\$ 1,893,605	\$ 1,912,542	\$ 1,931,667	\$ 1,950,984	\$ 1,970,493	\$ 1,990,198	\$ 2,010,100	\$ 2,030,201	\$ 2,050,503	

School Capture	Millage Rate	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
State Education Tax (SET)	6.0000	\$ -	\$ -	\$ -	\$ 5,299	\$ 5,352	\$ 5,405	\$ 5,459	\$ 5,514	\$ 11,138	\$ 11,249	\$ 11,362	\$ 11,475	\$ 11,590	\$ 11,706	\$ 11,823	\$ 11,941	\$ 12,061	\$ 12,181	\$ 12,303
School Operating Tax	16.8579	\$ -	\$ -	\$ -	\$ 14,887	\$ 15,036	\$ 15,186	\$ 15,338	\$ 15,492	\$ 31,293	\$ 31,606	\$ 31,922	\$ 32,241	\$ 32,564	\$ 32,889	\$ 33,218	\$ 33,551	\$ 33,886	\$ 34,225	\$ 34,567
School Total	22.8579	\$ -	\$ -	\$ -	\$ 20,186	\$ 20,388	\$ 20,592	\$ 20,797	\$ 21,005	\$ 42,431	\$ 42,855	\$ 43,284	\$ 43,717	\$ 44,154	\$ 44,595	\$ 45,041	\$ 45,492	\$ 45,947	\$ 46,406	\$ 46,870

Local Capture	Millage Rate	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
City General Op	19.9520	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 39,315	\$ 39,708	\$ 40,106	\$ 40,507	\$ 40,912
Wayne County Op	5.6347	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,103	\$ 11,214	\$ 11,326	\$ 11,440	\$ 11,554
Huron Clinton MA	0.2089	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 412	\$ 416	\$ 420	\$ 424	\$ 428
Wayne County Jail	0.9358	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,844	\$ 1,862	\$ 1,881	\$ 1,900	\$ 1,919
Library	4.6307	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,125	\$ 9,216	\$ 9,308	\$ 9,401	\$ 9,495
Wayne County Parks	0.2453	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 483	\$ 488	\$ 493	\$ 498	\$ 503
Wayne County Community College	3.2378	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,380	\$ 6,444	\$ 6,508	\$ 6,573	\$ 6,639
Wayne County	0.9873	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,945	\$ 1,965	\$ 1,985	\$ 2,004	\$ 2,024
County ISD Spec Ed	3.3596	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,620	\$ 6,686	\$ 6,753	\$ 6,821	\$ 6,889
County ISD Enhancement	1.9962	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,933	\$ 3,973	\$ 4,013	\$ 4,053	\$ 4,093
County ISD Oper	0.0962	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 190	\$ 191	\$ 193	\$ 195	\$ 197
Local Total	41.2845	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 81,351	\$ 82,164	\$ 82,986	\$ 83,816	\$ 84,654

Non-Capturable Millages	Millage Rate	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Zoo Authority	0.0997	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 196	\$ 198	\$ 200	\$ 202	\$ 204
Art Institute	0.1995	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 393	\$ 397	\$ 401	\$ 405	\$ 409
School Debt	13.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,616	\$ 25,873	\$ 26,131	\$ 26,393	\$ 26,657
City Debt	9.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,734	\$ 17,912	\$ 18,091	\$ 18,272	\$ 18,455
Total Non-Capturable Taxes	22.2992	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 43,940	\$ 44,380	\$ 44,824	\$ 45,272	\$ 45,725

Total Tax Increment Revenue (TIR) Available for Capture \$ - \$ - \$ - \$ 20,186 \$ 20,388 \$ 20,592 \$ 20,797 \$ 21,005 \$ 42,431 \$ 42,855 \$ 43,284 \$ 43,717 \$ 44,154 \$ 44,595 \$ 126,392 \$ 127,656 \$ 128,933 \$ 130,222 \$ 131,524

Footnotes:
 Assumes new taxable value based on proposed build out,
 plus 1% annual inflation increases thereafter
 Assumes millage rate remains the same
 Assumes 12yr OPRA Abatement w/one-half School Tax
 abated for first 6yrs

Tax Increment Revenue Capture Estimates for Fisher 21 Lofts, LLC
 Detroit, Michigan
 OPRA Capture for Commercial Space
 May 3, 2022

Estimated Taxable Value (TV) Increase Rate:

Plan Year	20	21	22	23	24	25	26	27	28	29	30	31	32	33	TOTAL
Calendar Year	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	
Base Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Estimated New TV	\$ 2,071,008	\$ 2,091,718	\$ 2,112,636	\$ 2,133,762	\$ 2,155,100	\$ 2,176,651	\$ 2,198,417	\$ 2,220,401	\$ 2,242,605	\$ 2,265,031	\$ 2,287,682	\$ 2,310,559	\$ 2,333,664	\$ 2,357,001	\$ 2,357,001
Incremental Difference (New TV - Base TV)	\$ 2,071,008	\$ 2,091,718	\$ 2,112,636	\$ 2,133,762	\$ 2,155,100	\$ 2,176,651	\$ 2,198,417	\$ 2,220,401	\$ 2,242,605	\$ 2,265,031	\$ 2,287,682	\$ 2,310,559	\$ 2,333,664	\$ 2,357,001	\$ 2,357,001

School Capture Millage Rate

State Education Tax (SET)	6.0000	\$ 12,426	\$ 12,550	\$ 12,676	\$ 12,803	\$ 12,931	\$ 13,060	\$ 13,191	\$ 13,322	\$ 13,456	\$ 13,590	\$ 13,726	\$ 13,863	\$ 14,002	\$ 14,142	\$ 341,594
School Operating Tax	16.8579	\$ 34,913	\$ 35,262	\$ 35,615	\$ 35,971	\$ 36,330	\$ 36,694	\$ 37,061	\$ 37,431	\$ 37,806	\$ 38,184	\$ 38,566	\$ 38,951	\$ 39,341	\$ 39,734	\$ 959,760
School Total	22.8579	\$ 47,339	\$ 47,812	\$ 48,290	\$ 48,773	\$ 49,261	\$ 49,754	\$ 50,251	\$ 50,754	\$ 51,261	\$ 51,774	\$ 52,292	\$ 52,815	\$ 53,343	\$ 53,876	\$ 1,301,355

Local Capture Millage Rate

City General Op	19.9520	\$ 41,321	\$ 41,734	\$ 42,151	\$ 42,573	\$ 42,999	\$ 43,429	\$ 43,863	\$ 44,301	\$ 44,744	\$ 45,192	\$ 45,644	\$ 46,100	\$ 46,561	\$ 47,027	\$ 818,186
Wayne County Op	5.6347	\$ 11,670	\$ 11,786	\$ 11,904	\$ 12,023	\$ 12,143	\$ 12,265	\$ 12,387	\$ 12,511	\$ 12,636	\$ 12,763	\$ 12,890	\$ 13,019	\$ 13,149	\$ 13,281	\$ 231,066
Huron Clinton MA	0.2089	\$ 433	\$ 437	\$ 441	\$ 446	\$ 450	\$ 455	\$ 459	\$ 464	\$ 468	\$ 473	\$ 478	\$ 483	\$ 488	\$ 492	\$ 8,567
Wayne County Jail	0.9358	\$ 1,938	\$ 1,957	\$ 1,977	\$ 1,997	\$ 2,017	\$ 2,037	\$ 2,057	\$ 2,078	\$ 2,099	\$ 2,120	\$ 2,141	\$ 2,162	\$ 2,184	\$ 2,206	\$ 38,375
Library	4.6307	\$ 9,590	\$ 9,686	\$ 9,783	\$ 9,881	\$ 9,980	\$ 10,079	\$ 10,180	\$ 10,282	\$ 10,385	\$ 10,489	\$ 10,594	\$ 10,700	\$ 10,806	\$ 10,915	\$ 189,895
Wayne County Parks	0.2453	\$ 508	\$ 513	\$ 518	\$ 523	\$ 529	\$ 534	\$ 539	\$ 545	\$ 550	\$ 556	\$ 561	\$ 567	\$ 572	\$ 578	\$ 10,059
Wayne County Community College	3.2378	\$ 6,706	\$ 6,773	\$ 6,840	\$ 6,909	\$ 6,978	\$ 7,048	\$ 7,118	\$ 7,189	\$ 7,261	\$ 7,334	\$ 7,407	\$ 7,481	\$ 7,556	\$ 7,631	\$ 132,775
Wayne County	0.9873	\$ 2,045	\$ 2,065	\$ 2,086	\$ 2,107	\$ 2,128	\$ 2,149	\$ 2,170	\$ 2,192	\$ 2,214	\$ 2,236	\$ 2,259	\$ 2,281	\$ 2,304	\$ 2,327	\$ 40,487
County ISD Spec Ed	3.3596	\$ 6,958	\$ 7,027	\$ 7,098	\$ 7,169	\$ 7,240	\$ 7,313	\$ 7,386	\$ 7,460	\$ 7,534	\$ 7,610	\$ 7,686	\$ 7,763	\$ 7,840	\$ 7,919	\$ 137,770
County ISD Enhancement	1.9962	\$ 4,134	\$ 4,175	\$ 4,217	\$ 4,259	\$ 4,302	\$ 4,345	\$ 4,388	\$ 4,432	\$ 4,477	\$ 4,521	\$ 4,567	\$ 4,612	\$ 4,658	\$ 4,705	\$ 81,860
County ISD Oper	0.0962	\$ 199	\$ 201	\$ 203	\$ 205	\$ 207	\$ 209	\$ 211	\$ 214	\$ 216	\$ 218	\$ 220	\$ 222	\$ 224	\$ 227	\$ 3,945
Local Total	41.2845	\$ 85,501	\$ 86,356	\$ 87,219	\$ 88,091	\$ 88,972	\$ 89,862	\$ 90,761	\$ 91,668	\$ 92,585	\$ 93,511	\$ 94,446	\$ 95,390	\$ 96,344	\$ 97,308	\$ 1,692,984

Non-Capturable Millages Millage Rate

Zoo Authority	0.0997	\$ 206	\$ 209	\$ 211	\$ 213	\$ 215	\$ 217	\$ 219	\$ 221	\$ 224	\$ 226	\$ 228	\$ 230	\$ 233	\$ 235	\$ 4,088
Art Institute	0.1995	\$ 413	\$ 417	\$ 421	\$ 426	\$ 430	\$ 434	\$ 439	\$ 443	\$ 447	\$ 452	\$ 456	\$ 461	\$ 466	\$ 470	\$ 8,181
School Debt	13.0000	\$ 26,923	\$ 27,192	\$ 27,464	\$ 27,739	\$ 28,016	\$ 28,296	\$ 28,579	\$ 28,865	\$ 29,154	\$ 29,445	\$ 29,740	\$ 30,037	\$ 30,338	\$ 30,641	\$ 533,101
City Debt	9.0000	\$ 18,639	\$ 18,825	\$ 19,014	\$ 19,204	\$ 19,396	\$ 19,590	\$ 19,786	\$ 19,984	\$ 20,183	\$ 20,385	\$ 20,589	\$ 20,795	\$ 21,003	\$ 21,213	\$ 369,070
Total Non-Capturable Taxes	22.2992	\$ 46,182	\$ 46,644	\$ 47,110	\$ 47,581	\$ 48,057	\$ 48,538	\$ 49,023	\$ 49,513	\$ 50,008	\$ 50,508	\$ 51,013	\$ 51,524	\$ 52,039	\$ 52,559	\$ 914,440

Total Tax Increment Revenue (TIR) Available for Capture \$ 132,839 \$ 134,168 \$ 135,510 \$ 136,865 \$ 138,233 \$ 139,616 \$ 141,012 \$ 142,422 \$ 143,846 \$ 145,285 \$ 146,737 \$ 148,205 \$ 149,687 \$ 151,184 \$ 2,994,338

Footnotes:
 Assumes new taxable value based on proposed build out,
 plus 1% annual inflation increases thereafter
 Assumes millage rate remains the same
 Assumes 12yr OPRA Abatement w/one-half School Tax
 abated for first 6yrs

Tax Increment Revenue Capture Estimates for Fisher 21 Lofts, LLC
 Detroit, Michigan
 NEZ Capture - Residential Portion
 May 3, 2022

Plan Year	Estimated Taxable Value (TV) Increase Rate: 1.00%			NEZ Abatement Period												Phase out period			
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
Calendar Year	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Base Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Estimated New TV	\$ -	\$ 500,000	\$ 500,000	\$ 20,333,800	\$ 20,537,138	\$ 20,742,509	\$ 20,949,934	\$ 21,159,434	\$ 21,371,028	\$ 21,584,738	\$ 21,800,586	\$ 22,018,592	\$ 22,238,778	\$ 22,461,165	\$ 22,685,777	\$ 22,912,635	\$ 23,141,761	\$ 23,373,179	\$ 23,606,911
Incremental Difference (New TV - Base TV)	\$ -	\$ 500,000	\$ 500,000	\$ 20,333,800	\$ 20,537,138	\$ 20,742,509	\$ 20,949,934	\$ 21,159,434	\$ 21,371,028	\$ 21,584,738	\$ 21,800,586	\$ 22,018,592	\$ 22,238,778	\$ 22,461,165	\$ 22,685,777	\$ 22,912,635	\$ 23,141,761	\$ 23,373,179	\$ 23,606,911

School Capture	Millage Rate	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
State Education Tax (SET)	6.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 137,476	\$ 138,851	\$ 140,239	\$ 141,641
School Operating Tax	16.8579	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 386,259	\$ 390,121	\$ 394,023	\$ 397,963
School Total	22.8579	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 523,735	\$ 528,972	\$ 534,262	\$ 539,604

Local Capture	Millage Rate	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
City General Op	19.9520	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 285,721	\$ 346,293	\$ 408,049	\$ 471,005
Wayne County Op	5.6347	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 80,691	\$ 97,798	\$ 115,238	\$ 133,018
Huron Clinton MA	0.2089	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,786	\$ 4,834	\$ 4,883	\$ 4,931
Wayne County Jail	0.9358	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,442	\$ 21,656	\$ 21,873	\$ 22,091
Library	4.6307	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 106,102	\$ 107,163	\$ 108,234	\$ 109,317
Wayne County Parks	0.2453	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,620	\$ 5,677	\$ 5,733	\$ 5,791
Wayne County Community College	3.2378	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 74,187	\$ 74,928	\$ 75,678	\$ 76,434
Wayne County	0.9873	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,622	\$ 22,848	\$ 23,076	\$ 23,307
County ISD Spec Ed	3.3596	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 76,977	\$ 77,747	\$ 78,525	\$ 79,310
County ISD Enhancement	1.9962	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 45,738	\$ 46,196	\$ 46,658	\$ 47,124
County ISD Oper	0.0962	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,204	\$ 2,226	\$ 2,248	\$ 2,271
Local Total	41.2845	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 726,090	\$ 807,366	\$ 890,195	\$ 974,599

Non-Capturable Millages	Millage Rate	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Zoo Authority	0.0997	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,284	\$ 2,307	\$ 2,330	\$ 2,354
Art Institute	0.1995	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,571	\$ 4,617	\$ 4,663	\$ 4,710
School Debt	13.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 297,864	\$ 300,843	\$ 303,851	\$ 306,890
City Debt	9.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 206,214	\$ 208,276	\$ 210,359	\$ 212,462
Total Non-Capturable Taxes	22.2992	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 510,933	\$ 516,043	\$ 521,203	\$ 526,415

Total Tax Increment Revenue (TIR) Available for Capture \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ 1,249,824 \$ 1,336,338 \$ 1,424,456 \$ 1,514,204

Footnotes:
 Assumes new taxable value based on proposed build out,
 plus 1% annual inflation increases thereafter
 Assumes millage rate remains the same
 Assumes 15yr NEZ Abatement

Tax Increment Revenue Capture Estimates for Fisher 21 Lofts, LLC
 Detroit, Michigan
 NEZ Capture - Residential Portion
 May 3, 2022

Estimated Taxable Value (TV) Increase Rate:

Plan Year	20	21	22	23	24	25	26	27	28	29	30	31	32	33	TOTAL
Calendar Year	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	
Base Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Estimated New TV	\$ 23,842,980	\$ 24,081,409	\$ 24,322,224	\$ 24,565,446	\$ 24,811,100	\$ 25,059,211	\$ 25,309,803	\$ 25,562,901	\$ 25,818,530	\$ 26,076,716	\$ 26,337,483	\$ 26,600,858	\$ 26,866,866	\$ 27,135,535	\$ 27,135,535
Incremental Difference (New TV - Base TV)	\$ 23,842,980	\$ 24,081,409	\$ 24,322,224	\$ 24,565,446	\$ 24,811,100	\$ 25,059,211	\$ 25,309,803	\$ 25,562,901	\$ 25,818,530	\$ 26,076,716	\$ 26,337,483	\$ 26,600,858	\$ 26,866,866	\$ 27,135,535	\$ 27,135,535

School Capture	Millage Rate																		
State Education Tax (SET)	6.0000	\$ 143,058	\$ 144,488	\$ 145,933	\$ 147,393	\$ 148,867	\$ 150,355	\$ 151,859	\$ 153,377	\$ 154,911	\$ 156,460	\$ 158,025	\$ 159,605	\$ 161,201	\$ 162,813	\$ 2,696,553			
School Operating Tax	16.8579	\$ 401,943	\$ 405,962	\$ 410,022	\$ 414,122	\$ 418,263	\$ 422,446	\$ 426,670	\$ 430,937	\$ 435,246	\$ 439,599	\$ 443,995	\$ 448,435	\$ 452,919	\$ 457,448	\$ 7,576,371			
School Total	22.8579	\$ 545,000	\$ 550,450	\$ 555,955	\$ 561,515	\$ 567,130	\$ 572,801	\$ 578,529	\$ 584,314	\$ 590,157	\$ 596,059	\$ 602,020	\$ 608,040	\$ 614,120	\$ 620,261	\$ 10,272,924			

Local Capture	Millage Rate																		
City General Op	19.9520	\$ 475,715	\$ 480,472	\$ 485,277	\$ 490,130	\$ 495,031	\$ 499,981	\$ 504,981	\$ 510,031	\$ 515,131	\$ 520,283	\$ 525,485	\$ 530,740	\$ 536,048	\$ 541,408	\$ 8,621,782			
Wayne County Op	5.6347	\$ 134,348	\$ 135,692	\$ 137,048	\$ 138,419	\$ 139,803	\$ 141,201	\$ 142,613	\$ 144,039	\$ 145,480	\$ 146,934	\$ 148,404	\$ 149,888	\$ 151,387	\$ 152,901	\$ 2,434,902			
Huron Clinton MA	0.2089	\$ 4,981	\$ 5,031	\$ 5,081	\$ 5,132	\$ 5,183	\$ 5,235	\$ 5,287	\$ 5,340	\$ 5,393	\$ 5,447	\$ 5,502	\$ 5,557	\$ 5,612	\$ 5,669	\$ 93,885			
Wayne County Jail	0.9358	\$ 22,312	\$ 22,535	\$ 22,761	\$ 22,988	\$ 23,218	\$ 23,450	\$ 23,685	\$ 23,922	\$ 24,161	\$ 24,403	\$ 24,647	\$ 24,893	\$ 25,142	\$ 25,393	\$ 420,572			
Library	4.6307	\$ 110,410	\$ 111,514	\$ 112,629	\$ 113,755	\$ 114,893	\$ 116,042	\$ 117,202	\$ 118,374	\$ 119,558	\$ 120,753	\$ 121,961	\$ 123,181	\$ 124,412	\$ 125,657	\$ 2,081,155			
Wayne County Parks	0.2453	\$ 5,849	\$ 5,907	\$ 5,966	\$ 6,026	\$ 6,086	\$ 6,147	\$ 6,208	\$ 6,271	\$ 6,333	\$ 6,397	\$ 6,461	\$ 6,525	\$ 6,590	\$ 6,656	\$ 110,244			
Wayne County Community College	3.2378	\$ 77,199	\$ 77,971	\$ 78,750	\$ 79,538	\$ 80,333	\$ 81,137	\$ 81,948	\$ 82,768	\$ 83,595	\$ 84,431	\$ 85,276	\$ 86,128	\$ 86,990	\$ 87,859	\$ 1,455,150			
Wayne County	0.9873	\$ 23,540	\$ 23,776	\$ 24,013	\$ 24,253	\$ 24,496	\$ 24,741	\$ 24,988	\$ 25,238	\$ 25,491	\$ 25,746	\$ 26,003	\$ 26,263	\$ 26,526	\$ 26,791	\$ 443,718			
County ISD Spec Ed	3.3596	\$ 80,103	\$ 80,904	\$ 81,713	\$ 82,530	\$ 83,355	\$ 84,189	\$ 85,031	\$ 85,881	\$ 86,740	\$ 87,607	\$ 88,483	\$ 89,368	\$ 90,262	\$ 91,165	\$ 1,509,890			
County ISD Enhancement	1.9962	\$ 47,595	\$ 48,071	\$ 48,552	\$ 49,038	\$ 49,528	\$ 50,023	\$ 50,523	\$ 51,029	\$ 51,539	\$ 52,054	\$ 52,575	\$ 53,101	\$ 53,632	\$ 54,168	\$ 897,143			
County ISD Oper	0.0962	\$ 2,294	\$ 2,317	\$ 2,340	\$ 2,363	\$ 2,387	\$ 2,411	\$ 2,435	\$ 2,459	\$ 2,484	\$ 2,509	\$ 2,534	\$ 2,559	\$ 2,585	\$ 2,610	\$ 43,235			
Local Total	41.2845	\$ 984,345	\$ 994,189	\$ 1,004,131	\$ 1,014,172	\$ 1,024,314	\$ 1,034,557	\$ 1,044,903	\$ 1,055,352	\$ 1,065,905	\$ 1,076,564	\$ 1,087,330	\$ 1,098,203	\$ 1,109,185	\$ 1,120,277	\$ 18,111,676			

Non-Capturable Millages	Millage Rate																		
Zoo Authority	0.0997	\$ 2,377	\$ 2,401	\$ 2,425	\$ 2,449	\$ 2,474	\$ 2,498	\$ 2,523	\$ 2,549	\$ 2,574	\$ 2,600	\$ 2,626	\$ 2,652	\$ 2,679	\$ 2,705	\$ 44,808			
Art Institute	0.1995	\$ 4,757	\$ 4,804	\$ 4,852	\$ 4,901	\$ 4,950	\$ 4,999	\$ 5,049	\$ 5,100	\$ 5,151	\$ 5,202	\$ 5,254	\$ 5,307	\$ 5,360	\$ 5,414	\$ 89,660			
School Debt	13.0000	\$ 309,959	\$ 313,058	\$ 316,189	\$ 319,351	\$ 322,544	\$ 325,770	\$ 329,027	\$ 332,318	\$ 335,641	\$ 338,997	\$ 342,387	\$ 345,811	\$ 349,269	\$ 352,762	\$ 5,842,532			
City Debt	9.0000	\$ 214,587	\$ 216,733	\$ 218,900	\$ 221,089	\$ 223,300	\$ 225,533	\$ 227,788	\$ 230,066	\$ 232,367	\$ 234,690	\$ 237,037	\$ 239,408	\$ 241,802	\$ 244,220	\$ 4,044,830			
Total Non-Capturable Taxes	22.2992	\$ 531,679	\$ 536,996	\$ 542,366	\$ 547,790	\$ 553,268	\$ 558,800	\$ 564,388	\$ 570,032	\$ 575,733	\$ 581,490	\$ 587,305	\$ 593,178	\$ 599,110	\$ 605,101	\$ 10,021,830			

Total Tax Increment Revenue (TIR) Available for Capture \$ 1,529,346 \$ 1,544,639 \$ 1,560,086 \$ 1,575,687 \$ 1,591,444 \$ 1,607,358 \$ 1,623,432 \$ 1,639,666 \$ 1,656,063 \$ 1,672,623 \$ 1,689,349 \$ 1,706,243 \$ 1,723,305 \$ 1,740,538 \$ 28,384,601

Footnotes:
 Assumes new taxable value based on proposed build out,
 plus 1% annual inflation increases thereafter
 Assumes millage rate remains the same
 Assumes 15yr NEZ Abatement

Tax Increment Revenue Capture Estimates for Fisher 21 Lofts, LLC
 Detroit, Michigan
 Combined Commercial and
 Residential Capture
 May 3, 2022

Estimated Taxable Value (TV) Increase Rate: 1.00%	15yr NEZ on Residential 12yr OPRA on Commercial															NEZ Phase Out				
	Plan Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
Calendar Year	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	
Base Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Estimated New TV	\$ -	\$ -	\$ -	\$ 22,100,000	\$ 22,321,000	\$ 22,544,210	\$ 22,769,652	\$ 22,997,349	\$ 23,227,322	\$ 23,459,595	\$ 23,694,191	\$ 23,931,133	\$ 24,170,445	\$ 24,412,149	\$ 24,656,270	\$ 24,902,833	\$ 25,151,861	\$ 25,403,380	\$ 25,657,414	
Incremental Difference (New TV - Base TV)	\$ -	\$ -	\$ -	\$ 22,100,000	\$ 22,321,000	\$ 22,544,210	\$ 22,769,652	\$ 22,997,349	\$ 23,227,322	\$ 23,459,595	\$ 23,694,191	\$ 23,931,133	\$ 24,170,445	\$ 24,412,149	\$ 24,656,270	\$ 24,902,833	\$ 25,151,861	\$ 25,403,380	\$ 25,657,414	

School Capture	Millage Rate	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
State Education Tax (SET)	6.0000	\$ -	\$ -	\$ -	\$ 5,299	\$ 5,352	\$ 5,405	\$ 5,459	\$ 5,514	\$ 11,138	\$ 11,249	\$ 11,362	\$ 11,475	\$ 11,590	\$ 11,706	\$ 11,823	\$ 149,417	\$ 150,911	\$ 152,420	\$ 153,944
School Operating Tax	16.8579	\$ -	\$ -	\$ -	\$ 14,887	\$ 15,036	\$ 15,186	\$ 15,338	\$ 15,492	\$ 31,293	\$ 31,606	\$ 31,922	\$ 32,241	\$ 32,564	\$ 32,889	\$ 33,218	\$ 419,809	\$ 424,008	\$ 428,248	\$ 432,530
School Total	22.8579	\$ -	\$ -	\$ -	\$ 20,186	\$ 20,388	\$ 20,592	\$ 20,797	\$ 21,005	\$ 42,431	\$ 42,855	\$ 43,284	\$ 43,717	\$ 44,154	\$ 44,595	\$ 45,041	\$ 569,226	\$ 574,919	\$ 580,668	\$ 586,475

Local Capture	Millage Rate	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	
City General Op	19.9520	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 39,315	\$ 325,429	\$ 386,399	\$ 448,556	\$ 511,917
Wayne County Op	5.6347	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,103	\$ 91,905	\$ 109,124	\$ 126,678	\$ 144,572
Huron Clinton MA	0.2089	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 412	\$ 5,202	\$ 5,254	\$ 5,307	\$ 5,360
Wayne County Jail	0.9358	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,844	\$ 23,304	\$ 23,537	\$ 23,772	\$ 24,010
Library	4.6307	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,125	\$ 115,318	\$ 116,471	\$ 117,635	\$ 118,812
Wayne County Parks	0.2453	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 483	\$ 6,109	\$ 6,170	\$ 6,231	\$ 6,294
Wayne County Community College	3.2378	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,380	\$ 80,630	\$ 81,437	\$ 82,251	\$ 83,074
Wayne County	0.9873	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,945	\$ 24,587	\$ 24,832	\$ 25,081	\$ 25,332
County ISD Spec Ed	3.3596	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,620	\$ 83,664	\$ 84,500	\$ 85,345	\$ 86,199
County ISD Enhancement	1.9962	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,933	\$ 49,711	\$ 50,208	\$ 50,710	\$ 51,217
County ISD Oper	0.0962	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 190	\$ 2,396	\$ 2,420	\$ 2,444	\$ 2,468
Local Total	41.2845	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 81,351	\$ 808,254	\$ 890,352	\$ 974,011	\$ 1,059,254

Non-Capturable Millages	Millage Rate	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	
Zoo Authority	0.0997	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 196	\$ 2,483	\$ 2,508	\$ 2,533	\$ 2,558
Art Institute	0.1995	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 393	\$ 4,968	\$ 5,018	\$ 5,068	\$ 5,119
School Debt	13.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,616	\$ 323,737	\$ 326,974	\$ 330,244	\$ 333,546
City Debt	9.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,734	\$ 224,125	\$ 226,367	\$ 228,630	\$ 230,917
Total Non-Capturable Taxes	22.2992	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 43,940	\$ 555,313	\$ 560,866	\$ 566,475	\$ 572,140

Total Tax Increment Revenue (TIR) Available for Capture \$ - \$ - \$ - \$ 20,186 \$ 20,388 \$ 20,592 \$ 20,797 \$ 21,005 \$ 42,431 \$ 42,855 \$ 43,284 \$ 43,717 \$ 44,154 \$ 44,595 \$ 126,392 \$ 1,377,480 \$ 1,465,270 \$ 1,554,678 \$ 1,645,728

Footnotes:
 Assumes new taxable value based on proposed build out, plus 1% annual inflation increases thereafter
 Assumes millage rate remains the same
 Assumes 12yr OPRA on Commercial with 1/2 School Tax Abatement and 15yr NEZ on Residential

Tax Increment Revenue Capture Estimates for Fisher 21 Lofts, LLC
 Detroit, Michigan
 Combined Commercial and
 Residential Capture
 May 3, 2022

Estimated Taxable Value (TV) Increase Rate:

Plan Year	20	21	22	23	24	25	26	27	28	29	30	31	32	33	TOTAL
Calendar Year	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	
Base Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Estimated New TV	\$ 25,913,988	\$ 26,173,128	\$ 26,434,859	\$ 26,699,208	\$ 26,966,200	\$ 27,235,862	\$ 27,508,221	\$ 27,783,303	\$ 28,061,136	\$ 28,341,747	\$ 28,625,165	\$ 28,911,416	\$ 29,200,530	\$ 29,492,536	\$ 29,492,536
Incremental Difference (New TV - Base TV)	\$ 25,913,988	\$ 26,173,128	\$ 26,434,859	\$ 26,699,208	\$ 26,966,200	\$ 27,235,862	\$ 27,508,221	\$ 27,783,303	\$ 28,061,136	\$ 28,341,747	\$ 28,625,165	\$ 28,911,416	\$ 29,200,530	\$ 29,492,536	\$ 29,492,536

School Capture	Millage Rate																		
State Education Tax (SET)	6.0000	\$ 155,484	\$ 157,039	\$ 158,609	\$ 160,195	\$ 161,797	\$ 163,415	\$ 165,049	\$ 166,700	\$ 168,367	\$ 170,050	\$ 171,751	\$ 173,468	\$ 175,203	\$ 176,955	\$ 3,038,148			
School Operating Tax	16.8579	\$ 436,855	\$ 441,224	\$ 445,636	\$ 450,093	\$ 454,594	\$ 459,139	\$ 463,731	\$ 468,368	\$ 473,052	\$ 477,782	\$ 482,560	\$ 487,386	\$ 492,260	\$ 497,182	\$ 8,536,131			
School Total	22.8579	\$ 592,339	\$ 598,263	\$ 604,245	\$ 610,288	\$ 616,391	\$ 622,555	\$ 628,780	\$ 635,068	\$ 641,419	\$ 647,833	\$ 654,311	\$ 660,854	\$ 667,463	\$ 674,137	\$ 11,574,279			

Local Capture	Millage Rate																		
City General Op	19.9520	\$ 517,036	\$ 522,206	\$ 527,428	\$ 532,703	\$ 538,030	\$ 543,410	\$ 548,844	\$ 554,332	\$ 559,876	\$ 565,475	\$ 571,129	\$ 576,841	\$ 582,609	\$ 588,435	\$ 9,439,969			
Wayne County Op	5.6347	\$ 146,018	\$ 147,478	\$ 148,953	\$ 150,442	\$ 151,946	\$ 153,466	\$ 155,001	\$ 156,551	\$ 158,116	\$ 159,697	\$ 161,294	\$ 162,907	\$ 164,536	\$ 166,182	\$ 2,665,968			
Huron Clinton MA	0.2089	\$ 5,413	\$ 5,468	\$ 5,522	\$ 5,577	\$ 5,633	\$ 5,690	\$ 5,746	\$ 5,804	\$ 5,862	\$ 5,921	\$ 5,980	\$ 6,040	\$ 6,100	\$ 6,161	\$ 102,452			
Wayne County Jail	0.9358	\$ 24,250	\$ 24,493	\$ 24,738	\$ 24,985	\$ 25,235	\$ 25,487	\$ 25,742	\$ 26,000	\$ 26,260	\$ 26,522	\$ 26,787	\$ 27,055	\$ 27,326	\$ 27,599	\$ 458,947			
Library	4.6307	\$ 120,000	\$ 121,200	\$ 122,412	\$ 123,636	\$ 124,872	\$ 126,121	\$ 127,382	\$ 128,656	\$ 129,943	\$ 131,242	\$ 132,555	\$ 133,880	\$ 135,219	\$ 136,571	\$ 2,271,049			
Wayne County Parks	0.2453	\$ 6,357	\$ 6,420	\$ 6,484	\$ 6,549	\$ 6,615	\$ 6,681	\$ 6,748	\$ 6,815	\$ 6,883	\$ 6,952	\$ 7,022	\$ 7,092	\$ 7,163	\$ 7,235	\$ 120,303			
Wayne County Community College	3.2378	\$ 83,904	\$ 84,743	\$ 85,591	\$ 86,447	\$ 87,311	\$ 88,184	\$ 89,066	\$ 89,957	\$ 90,856	\$ 91,765	\$ 92,683	\$ 93,609	\$ 94,545	\$ 95,491	\$ 1,587,925			
Wayne County	0.9873	\$ 25,585	\$ 25,841	\$ 26,099	\$ 26,360	\$ 26,624	\$ 26,890	\$ 27,159	\$ 27,430	\$ 27,705	\$ 27,982	\$ 28,262	\$ 28,544	\$ 28,830	\$ 29,118	\$ 484,205			
County ISD Spec Ed	3.3596	\$ 87,061	\$ 87,931	\$ 88,811	\$ 89,699	\$ 90,596	\$ 91,502	\$ 92,417	\$ 93,341	\$ 94,274	\$ 95,217	\$ 96,169	\$ 97,131	\$ 98,102	\$ 99,083	\$ 1,647,660			
County ISD Enhancement	1.9962	\$ 51,730	\$ 52,247	\$ 52,769	\$ 53,297	\$ 53,830	\$ 54,368	\$ 54,912	\$ 55,461	\$ 56,016	\$ 56,576	\$ 57,142	\$ 57,713	\$ 58,290	\$ 58,873	\$ 979,003			
County ISD Oper	0.0962	\$ 2,493	\$ 2,518	\$ 2,543	\$ 2,568	\$ 2,594	\$ 2,620	\$ 2,646	\$ 2,673	\$ 2,699	\$ 2,726	\$ 2,754	\$ 2,781	\$ 2,809	\$ 2,837	\$ 47,180			
Local Total	41.2845	\$ 1,069,846	\$ 1,080,545	\$ 1,091,350	\$ 1,102,263	\$ 1,113,286	\$ 1,124,419	\$ 1,135,663	\$ 1,147,020	\$ 1,158,490	\$ 1,170,075	\$ 1,181,776	\$ 1,193,593	\$ 1,205,529	\$ 1,217,585	\$ 19,804,660			

Non-Capturable Millages	Millage Rate																		
Zoo Authority	0.0997	\$ 2,584	\$ 2,609	\$ 2,636	\$ 2,662	\$ 2,689	\$ 2,715	\$ 2,743	\$ 2,770	\$ 2,798	\$ 2,826	\$ 2,854	\$ 2,882	\$ 2,911	\$ 2,940	\$ 48,896			
Art Institute	0.1995	\$ 5,170	\$ 5,222	\$ 5,274	\$ 5,326	\$ 5,380	\$ 5,434	\$ 5,488	\$ 5,543	\$ 5,598	\$ 5,654	\$ 5,711	\$ 5,768	\$ 5,826	\$ 5,884	\$ 97,841			
School Debt	13.0000	\$ 336,882	\$ 340,251	\$ 343,653	\$ 347,090	\$ 350,561	\$ 354,066	\$ 357,607	\$ 361,183	\$ 364,795	\$ 368,443	\$ 372,127	\$ 375,848	\$ 379,607	\$ 383,403	\$ 6,375,633			
City Debt	9.0000	\$ 233,226	\$ 235,558	\$ 237,914	\$ 240,293	\$ 242,696	\$ 245,123	\$ 247,574	\$ 250,050	\$ 252,550	\$ 255,076	\$ 257,626	\$ 260,203	\$ 262,805	\$ 265,433	\$ 4,413,900			
Total Non-Capturable Taxes	22.2992	\$ 577,861	\$ 583,640	\$ 589,476	\$ 595,371	\$ 601,325	\$ 607,338	\$ 613,411	\$ 619,545	\$ 625,741	\$ 631,998	\$ 638,318	\$ 644,701	\$ 651,148	\$ 657,660	\$ 10,936,270			

Total Tax Increment Revenue (TIR) Available for Capture \$ 1,662,185 \$ 1,678,807 \$ 1,695,595 \$ 1,712,551 \$ 1,729,677 \$ 1,746,974 \$ 1,764,443 \$ 1,782,088 \$ 1,799,909 \$ 1,817,908 \$ 1,836,087 \$ 1,854,448 \$ 1,872,992 \$ 1,891,722 \$ 31,378,939

Footnotes:
 Assumes new taxable value based on proposed build out,
 plus 1% annual inflation increases thereafter
 Assumes millage rate remains the same
 Assumes 12yr OPRA on Commercial with 1/2 School Tax
 Abatement and 15yr NEZ on Residential

Tax Increment Financing Reimbursement Table
 Fisher 21 Lofts, LLC
 Detroit, Michigan
 May 3, 2022

Developer Maximum Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	40.9%	\$ 10,170,254	\$ -	\$ 10,170,254
Local	59.1%	\$ 14,711,000	\$ -	\$ 14,711,000
TOTAL		\$ 24,881,254	\$ -	\$ 24,881,254
EGLE		\$ 3,477,522	\$ -	\$ 3,477,522
MSF		\$ 21,403,732	\$ -	\$ 21,403,732

Estimated Total
Years of Plan: 34

Estimated Capture	\$ 31,378,939
Administrative Fees	\$ 4,652,240
State Revolving Fund	\$ 1,085,360
LBRF	\$ 760,085

	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	NEZ Phase Out		
Total State Incremental Revenue	\$ -	\$ -	\$ -	\$ -	\$ 20,186	\$ 20,388	\$ 20,592	\$ 20,797	\$ 21,005	\$ 42,431	\$ 42,855	\$ 43,284	\$ 43,717	\$ 44,154	\$ 44,595	\$ 45,041	\$ 569,226	\$ 574,919
State Brownfield Revolving Fund (50% of SET)	\$ -	\$ -	\$ -	\$ -	\$ (2,649)	\$ (2,676)	\$ (2,703)	\$ (2,730)	\$ (2,757)	\$ (5,569)	\$ (5,625)	\$ (5,681)	\$ (5,738)	\$ (5,795)	\$ (5,853)	\$ (5,911)	\$ (74,708)	\$ (75,456)
State TIR Available for Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ 17,537	\$ 17,712	\$ 17,889	\$ 18,068	\$ 18,249	\$ 36,862	\$ 37,231	\$ 37,603	\$ 37,979	\$ 38,359	\$ 38,742	\$ 39,130	\$ 494,518	\$ 499,463
Total Local Incremental Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 81,351	\$ 808,254	\$ 890,352
BRA Administrative Fee (15%)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (18,959)	\$ (206,622)	\$ (219,791)
Local TIR Available for Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 62,392	\$ 601,632	\$ 670,561
Total State & Local TIR Available	\$ -	\$ -	\$ -	\$ -	\$ 17,537	\$ 17,712	\$ 17,889	\$ 18,068	\$ 18,249	\$ 36,862	\$ 37,231	\$ 37,603	\$ 37,979	\$ 38,359	\$ 38,742	\$ 101,522	\$ 1,096,150	\$ 1,170,024

DEVELOPER	Beginning Balance	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
DEVELOPER Reimbursement Balance	\$ 18,372,300	\$ 18,372,300	\$ 18,372,300	\$ 18,372,300	\$ 18,372,300	\$ 18,372,300	\$ 18,436,442	\$ 18,500,694	\$ 18,565,053	\$ 18,629,519	\$ 18,694,091	\$ 18,823,278	\$ 18,953,243	\$ 19,083,989	\$ 19,215,520	\$ 19,347,838	\$ 19,480,946	\$ 19,863,910	\$ 19,236,954

MSF Non-Environmental Costs	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	
MSF Non-Environmental Costs	\$ 15,804,500	\$ 15,804,500	\$ 15,804,500	\$ 15,804,500	\$ 15,804,500	\$ 15,804,500	\$ 15,859,677	\$ 15,914,949	\$ 15,970,313	\$ 16,025,769	\$ 16,081,316	\$ 16,192,447	\$ 16,304,248	\$ 16,416,720	\$ 16,529,867	\$ 16,643,692	\$ 16,758,197	\$ 17,087,636	\$ 16,548,306
State Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ 15,086	\$ 15,236	\$ 15,389	\$ 15,543	\$ 15,698	\$ 31,710	\$ 32,027	\$ 32,347	\$ 32,671	\$ 32,998	\$ 33,328	\$ 33,661	\$ 425,402	\$ 429,656	
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 53,672	\$ 517,545	\$ 576,840
Total MSF Reimbursement Balance	\$ 15,804,500	\$ 15,804,500	\$ 15,804,500	\$ 15,804,500	\$ 15,789,414	\$ 15,844,441	\$ 15,899,560	\$ 15,954,770	\$ 16,010,071	\$ 16,049,606	\$ 16,160,420	\$ 16,271,900	\$ 16,384,049	\$ 16,496,870	\$ 16,610,364	\$ 16,670,864	\$ 16,144,689	\$ 15,541,810	
Interest @ 2.5%					\$ 70,263	\$ 70,508	\$ 70,753	\$ 70,999	\$ 71,245	\$ 142,841	\$ 143,828	\$ 144,820	\$ 145,818	\$ 146,822	\$ 147,832	\$ 416,772	\$ 403,617	\$ 388,545	

EGLE Environmental Costs	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
EGLE Environmental Costs	\$ 2,567,800	\$ 2,567,800	\$ 2,567,800	\$ 2,567,800	\$ 2,567,800	\$ 2,576,765	\$ 2,585,745	\$ 2,594,740	\$ 2,603,750	\$ 2,612,775	\$ 2,630,831	\$ 2,648,995	\$ 2,667,269	\$ 2,685,652	\$ 2,704,146	\$ 2,722,750	\$ 2,776,275	\$ 2,688,648
State Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ 2,451	\$ 2,475	\$ 2,500	\$ 2,525	\$ 2,551	\$ 5,152	\$ 5,204	\$ 5,256	\$ 5,308	\$ 5,361	\$ 5,415	\$ 5,469	\$ 69,116	\$ 69,807
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,720	\$ 84,087	\$ 93,721
Total EGLE Reimbursement Balance	\$ 2,567,800	\$ 2,567,800	\$ 2,567,800	\$ 2,567,800	\$ 2,565,349	\$ 2,574,289	\$ 2,583,245	\$ 2,592,215	\$ 2,601,200	\$ 2,607,623	\$ 2,625,627	\$ 2,643,740	\$ 2,661,961	\$ 2,680,291	\$ 2,698,731	\$ 2,708,560	\$ 2,623,071	\$ 2,525,120
Interest @ 2.5%					\$ 11,416	\$ 11,456	\$ 11,495	\$ 11,535	\$ 11,575	\$ 23,208	\$ 23,368	\$ 23,529	\$ 23,691	\$ 23,855	\$ 24,019	\$ 67,714	\$ 65,577	\$ 63,128

Local Only Costs	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Local Only Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Local Only Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Annual Developer Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ 17,537	\$ 17,712	\$ 17,889	\$ 18,068	\$ 18,249	\$ 36,862	\$ 37,231	\$ 37,603	\$ 37,979	\$ 38,359	\$ 38,742	\$ 101,522	\$ 1,096,150	\$ 1,170,024

LOCAL BROWNFIELD REVOLVING FUN	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
LBRF Deposits *	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total LBRF Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

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

Footnotes:
 (1) Assumes taxable value increases based on proposed build out, plus 1% annual increases for inflation thereafter. 2025 is the first year of TIF Capture and reimbursements are shown with a one year delay.
 (2) Assumes Millage Rates remain constant.
 (3) Assumes 12yr OPRA on Commercial with 1/2 State taxes abated
 (4) Assumes 15yr NEZ on Residential
 Eligible activities will be reimbursed with interest at 2.5% with it being limited to proportional capture during the abatement periods.

Tax Increment Financing Reimbursement Table
 Fisher 21 Lofts, LLC
 Detroit, Michigan
 May 3, 2022

	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	TOTAL
Total State Incremental Revenue	\$ 580,668	\$ 586,475	\$ 592,339	\$ 598,263	\$ 604,245	\$ 610,288	\$ 616,391	\$ 622,555	\$ 628,780	\$ 635,068	\$ 641,419	\$ 647,833	\$ 654,311	\$ 660,854	\$ 667,463	\$ 674,137	\$ 11,574,279
State Brownfield Revolving Fund (50% of SET)	\$ (76,210)	\$ (76,972)	\$ (77,742)	\$ (78,519)	\$ (79,305)	\$ (80,098)	\$ (80,899)	\$ (81,708)	\$ (82,525)	\$ (83,350)	\$ (84,183)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (1,085,360)
State TIR Available for Reimbursement	\$ 504,458	\$ 509,502	\$ 514,597	\$ 519,743	\$ 524,941	\$ 530,190	\$ 535,492	\$ 540,847	\$ 546,255	\$ 551,718	\$ 557,235	\$ 647,833	\$ 654,311	\$ 660,854	\$ 667,463	\$ 674,137	\$ 10,488,919
Total Local Incremental Revenue	\$ 974,011	\$ 1,059,254	\$ 1,069,846	\$ 1,080,545	\$ 1,091,350	\$ 1,102,263	\$ 1,113,286	\$ 1,124,419	\$ 1,135,663	\$ 1,147,020	\$ 1,158,490	\$ 1,170,075	\$ 1,181,776	\$ 1,193,593	\$ 1,205,529	\$ 1,217,585	\$ 19,804,660
BRA Administrative Fee (15%)	\$ (233,202)	\$ (246,859)	\$ (249,328)	\$ (251,821)	\$ (254,339)	\$ (256,883)	\$ (259,452)	\$ (262,046)	\$ (264,666)	\$ (267,313)	\$ (269,986)	\$ (272,686)	\$ (275,413)	\$ (278,167)	\$ (280,949)	\$ (283,758)	\$ (4,652,240)
Local TIR Available for Reimbursement	\$ 740,809	\$ 812,394	\$ 820,518	\$ 828,723	\$ 837,011	\$ 845,381	\$ 853,835	\$ 862,373	\$ 870,997	\$ 879,707	\$ 888,504	\$ 897,389	\$ 906,363	\$ 915,426	\$ 924,580	\$ 933,826	\$ 15,152,420
Total State & Local TIR Available	\$ 1,245,267	\$ 1,321,897	\$ 1,335,116	\$ 1,348,467	\$ 1,361,951	\$ 1,375,571	\$ 1,389,327	\$ 1,403,220	\$ 1,417,252	\$ 1,431,425	\$ 1,445,739	\$ 1,545,222	\$ 1,560,674	\$ 1,576,280	\$ 1,592,043	\$ 1,607,964	\$ 25,641,339

DEVELOPER

DEVELOPER Reimbursement Balance	\$ 18,518,603	\$ 17,705,170	\$ 16,792,855	\$ 15,844,183	\$ 14,858,109	\$ 13,833,562	\$ 12,769,440	\$ 11,664,617	\$ 10,517,932	\$ 9,328,196	\$ 8,094,191	\$ 6,814,664	\$ 5,401,178	\$ 3,936,517	\$ 2,419,242	\$ 847,879	\$ -
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MSF Non-Environmental Costs	\$ 15,930,355	\$ 15,230,611	\$ 14,445,806	\$ 13,629,725	\$ 12,781,465	\$ 11,900,117	\$ 10,984,723	\$ 10,034,314	\$ 9,047,895	\$ 8,024,443	\$ 6,962,908	\$ 5,862,214	\$ 4,646,284	\$ 3,386,331	\$ 2,081,118	\$ 729,375	
State Tax Reimbursement	\$ 433,952	\$ 438,292	\$ 442,675	\$ 447,102	\$ 451,573	\$ 456,088	\$ 460,649	\$ 465,256	\$ 469,908	\$ 474,607	\$ 479,353	\$ 557,289	\$ 562,862	\$ 568,490	\$ 574,175	\$ 305,790	\$ 8,748,811
Local Tax Reimbursement	\$ 637,270	\$ 698,850	\$ 705,839	\$ 712,897	\$ 720,026	\$ 727,226	\$ 734,499	\$ 741,844	\$ 749,262	\$ 756,755	\$ 764,322	\$ 771,965	\$ 779,685	\$ 787,482	\$ 795,357	\$ 423,585	\$ 12,654,921
Total MSF Reimbursement Balance	\$ 14,859,133	\$ 14,093,469	\$ 13,297,292	\$ 12,469,726	\$ 11,609,871	\$ 10,716,803	\$ 9,789,575	\$ 8,827,215	\$ 7,828,725	\$ 6,793,081	\$ 5,719,233	\$ 4,532,960	\$ 3,303,737	\$ 2,030,359	\$ 711,586	\$ -	
Interest @ 2.5%	\$ 371,478	\$ 352,337	\$ 332,432	\$ 311,743	\$ 290,247	\$ 267,920	\$ 244,739	\$ 220,680	\$ 195,718	\$ 169,827	\$ 142,981	\$ 113,324	\$ 82,593	\$ 50,759	\$ 17,790	\$ -	

EGLE Environmental Costs	\$ 2,588,248	\$ 2,474,559	\$ 2,347,049	\$ 2,214,458	\$ 2,076,640	\$ 1,933,444	\$ 1,784,718	\$ 1,630,302	\$ 1,470,036	\$ 1,303,753	\$ 1,131,283	\$ 952,450	\$ 754,894	\$ 550,186	\$ 338,125	\$ 118,504	
State Tax Reimbursement	\$ 70,505	\$ 71,210	\$ 71,923	\$ 72,642	\$ 73,368	\$ 74,102	\$ 74,843	\$ 75,591	\$ 76,347	\$ 77,111	\$ 77,882	\$ 90,544	\$ 91,450	\$ 92,364	\$ 93,288	\$ 49,683	\$ 1,421,443
Local Tax Reimbursement	\$ 103,539	\$ 113,544	\$ 114,680	\$ 115,826	\$ 116,985	\$ 118,154	\$ 119,336	\$ 120,529	\$ 121,735	\$ 122,952	\$ 124,181	\$ 125,423	\$ 126,678	\$ 127,944	\$ 129,224	\$ 68,821	\$ 2,056,079
Total EGLE Reimbursement Balance	\$ 2,414,204	\$ 2,289,804	\$ 2,160,447	\$ 2,025,990	\$ 1,886,287	\$ 1,741,188	\$ 1,590,539	\$ 1,434,182	\$ 1,271,954	\$ 1,103,690	\$ 929,219	\$ 736,482	\$ 536,667	\$ 329,878	\$ 115,613	\$ -	
Interest @ 2.5%	\$ 60,355	\$ 57,245	\$ 54,011	\$ 50,650	\$ 47,157	\$ 43,530	\$ 39,763	\$ 35,855	\$ 31,799	\$ 27,592	\$ 23,230	\$ 18,412	\$ 13,419	\$ 8,247	\$ 2,890	\$ -	

Local Only Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Local Only Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	

Total Annual Developer Reimbursement	\$ 1,245,267	\$ 1,321,897	\$ 1,335,116	\$ 1,348,467	\$ 1,361,951	\$ 1,375,571	\$ 1,389,327	\$ 1,403,220	\$ 1,417,252	\$ 1,431,425	\$ 1,445,739	\$ 1,545,222	\$ 1,560,674	\$ 1,576,280	\$ 1,592,043	\$ 847,879	
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LOCAL BROWNFIELD REVOLVING FUN

LBRF Deposits *	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 760,085	\$ 760,085
State Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 318,665	\$ 318,665
Local Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 441,420	\$ 441,420
Total LBRF Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 760,085	\$ 760,085

Up to five years of capture for LBRF Deposits activities are reimbursed. May be taken from E only.

Footnotes:

- (1) Assumes taxable value increases based on plus 1% annual increases for inflation thereafter year of TIF Capture and reimbursements are 1 year delay.
 - (2) Assumes Millage Rates remain constant.
 - (3) Assumes 12yr OPRA on Commercial with 1/
 - (4) Assumes 15yr NEZ on Residential
- Eligible activities will be reimbursed with interest at 2.5% with it being limited to proportional capture during the abatement periods.

ATTACHMENT G

Facility Confirmation

ATTACHMENT H

Incentives Chart

City of Detroit

CITY COUNCIL

COUNCIL PRESIDENT BRENDA JONES

INCENTIVE INFORMATION CHART

Project Type	Incentive Type	Investment Amount	District
Mixed use	Brownfield TIF, PA 146 and PA 147	\$137 million	5

Jobs Available							
Construction				Post Construction			
Professional	Non-Professional	Skilled Labor	Non-Skilled Labor	Professional	Non-Professional	Skilled Labor	Non-Skilled Labor
6	4	80	10	30	5	5	0

1. What is the plan for hiring Detroiters?
 - The Developer's contractor will work with local trades and the landlord will work with tenants and the City of Detroit to help facilitate and ensure that local hiring practices are implemented.
2. Please give a detailed description of the jobs available as listed in the above chart, i.e.: job type, job qualifications, etc.
 - Available jobs will include professional and non-professional office and administrative positions as well as some skilled labor positions.

Construction trade contractors include carpenters, laborers, operators, roofers, plumbers, electricians, and landscapers. There will be approximately 100 construction positions during the duration of construction with additional indirect support positions.

3. Will this development cause any relocation that will create new Detroit residents?
 - Given the scope of the Project, it is anticipated that it will result in the creation of new Detroit residents with the addition on new housing options.
4. Has the developer reached out to any community groups to discuss the project and/or any potential jobs?
 - TBD
5. When is the construction slated to begin?
 - Construction is anticipated to begin in the spring of 2023.

6. What is the expected completion date of construction?

- Construction of the overall Project is expected to be completed by early 2025.

*Please contact Linda Wesley at (313) 628-2993 or wesleyl@detroitmi.gov to schedule a date to attend the Skilled Trades Task Force.