Table 1. Eligible Activities

Southgate Tower - Amendment #1
16333 Trenton Road
Southgate, MI
AKT Peerless Project No. 16088f4
As of November 11, 2025

ELIGIBLE ACTIVITIES COST SUMMARY			
			Estimated Cost
Department Specific Activities - Preapproved		$	**40,676**
Demolition Activities		$	**1,763,366**
Asbestos Abatement		$	**1,138,200**
Housing Development Acitivities - Infrastructure and Site Preparation		$	**4,567,300**
Total Environmental and Non-Environmental Eligible Activities		**$**	**7,509,542**
15% Contingency on Eligible Activities		$	685,095
Brownfield Plan Preparation; Plan Amendment		$	**27,500**
Brownfield Plan Implementation		$	**45,000**
RLF Loan Administration & Management		$	**25,718**
Total Eligible Activities Cost with 15% Contingency		**$**	**8,292,855**
Interest (calculated at 3%, simple)		$	**419,286**
Total Eligible Activities Cost, with Contingency & Interest		**$**	**8,712,141**
BRA Administration Fee		$	**459,533**
Total Eligible Costs for Reimbursement		**$**	**9,171,674**

ELIGIBLE ACTIVITIES COST DETAIL				
		Cost/ Unit		**Est. Total Cost**
Department Specific Activites - Preapproved				
Phase I (ESA)	$	4,000	$	4,000
Phase II (ESA)	$	4,715	$	4,377
Asbestos/Hazardous Materials Survey	$	24,473	$	24,473
Geotechnical Survey	$	7,826	$	7,826
subtotal			***$***	***40,676***
Demolition Activities				
Demolition	$	1,522,997	$	1,522,997
Demolition - Metal Panels	$	81,000	$	81,000
Demo - Electrical	$	30,950	$	30,950
Demolition - Soft Costs	$	128,418	$	128,418
subtotal			***$***	***1,763,366***
Asbestos Abatement				
Asbestos Abatement - RLF Loan	$	1,052,398	$	1,052,398
Asbestos Sampling & Administration - RLF Loan	$	32,000	$	32,000
Asbestos Inspection Report - RLF Loan	$	10,700	$	10,700
Demo - City Abatement	$	26,370	$	26,370
Salmon Environmental Sampling	$	7,826	$	7,826
City Abatement	$	9,000	$	9,000
subtotal			***$***	***1,138,294***
Housing Development Activities - Site Preparation & Infrastructure				
City - Drainage Replacement	$	15,000	$	15,000
City - Bridges	$	4,197,900	$	4,197,900
City - Curbs and Gutters	$	14,000	$	14,000
City - Landscaping	$	8,000	$	8,000
City - Publicly- Owned Utilities (e.g. electric)	$	120,000	$	120,000
City - Sanitary Sewer Mains	$	32,000	$	32,000
City - Sidewalks	$	14,400	$	14,400
City - Storm Water Systems	$	12,000	$	12,000
City - Water Mains	$	154,000	$	154,000
subtotal			***$***	***4,567,300***
Brownfield Plan & Act 381 Work Plan				
Brownfield Plan Preparation & Amendment	$	27,500	$	27,500
Brownfield Plan Implementation	$	45,000	$	45,000
RLF Loan Administration & Management	$	25,750	$	25,750
subtotal			***$***	***98,250***

AKT PEERLESS
ENVIRONMENTAL SERVICES

Table 2. Tax Increment Revenue Estimates
Southgate Tower - Amendment #1
16333 Trenton Road
Southgate, MI
AKT Peerless Project No. 16088f4
As of November 11, 2025

Estimated TV Increase rate: 1.02

					100% TIR Capture				
Plan Year			1	2	3	4	5	6	7
Calendar Year			2026	2027	2028	2029	2030	2031	2032
		Initial Taxable Value	$ 561,400	$ 561,400	$ 561,400	$ 561,400	$ 561,400	$ 561,400	$ 561,400
Post-Dev TV (30% of Project Investment)		Estimated New TV	$ 10,986,398	$ 11,206,126	$ 11,430,249	$ 11,658,854	$ 11,892,031	$ 12,129,872	$ 12,372,469
Incremental Difference (New TV - Initial TV)			**$ 10,424,998**	**$ 10,644,726**	**$ 10,868,849**	**$ 11,097,454**	**$ 11,330,631**	**$ 11,568,472**	**$ 11,811,069**
Local Capture	Millage Rate								
City	9.9581	Incremental	$ 103,813	$ 106,001	$ 108,233	$ 110,510	$ 112,832	$ 115,200	$ 117,616
Rubbish	2.3896	Incremental	$ 24,912	$ 25,437	$ 25,972	$ 26,518	$ 27,076	$ 27,644	$ 28,224
P/F Pension	10.3882	Incremental	$ 108,297	$ 110,580	$ 112,908	$ 115,283	$ 117,705	$ 120,176	$ 122,696
Library	0.8800	Incremental	$ 9,174	$ 9,367	$ 9,565	$ 9,766	$ 9,971	$ 10,180	$ 10,394
Streets	1.8993	Incremental	$ 19,800	$ 20,218	$ 20,643	$ 21,077	$ 21,520	$ 21,972	$ 22,433
Act 359	0.0500	Incremental	$ 521	$ 532	$ 543	$ 555	$ 567	$ 578	$ 591
County	6.5708	Incremental	$ 68,501	$ 69,944	$ 71,417	$ 72,919	$ 74,451	$ 76,014	$ 77,608
Parks/ Recreation	0.9824	Incremental	$ 10,242	$ 10,457	$ 10,678	$ 10,902	$ 11,131	$ 11,365	$ 11,603
School Sinking Fund	1.8859	Incremental	$ 19,661	$ 20,075	$ 20,498	$ 20,929	$ 21,368	$ 21,817	$ 22,274
WC Parks	0.2433	Incremental	$ 2,536	$ 2,590	$ 2,644	$ 2,700	$ 2,757	$ 2,815	$ 2,874
Jail	0.9327	Incremental	$ 9,723	$ 9,928	$ 10,137	$ 10,351	$ 10,568	$ 10,790	$ 11,016
WC Parks	0.2433	Incremental	$ 2,536	$ 2,590	$ 2,644	$ 2,700	$ 2,757	$ 2,815	$ 2,874
HCMA	0.2062	Incremental	$ 2,150	$ 2,195	$ 2,241	$ 2,288	$ 2,336	$ 2,385	$ 2,435
RESA - OPER	0.0952	Incremental	$ 992	$ 1,013	$ 1,035	$ 1,056	$ 1,079	$ 1,101	$ 1,124
WCCC	3.2043	Incremental	$ 33,405	$ 34,109	$ 34,827	$ 35,560	$ 36,307	$ 37,069	$ 37,846
RESA - OPER	0.0952	Incremental	$ 992	$ 1,013	$ 1,035	$ 1,056	$ 1,079	$ 1,101	$ 1,124
RESA- SP ED	3.3328	Incremental	$ 34,744	$ 35,477	$ 36,224	$ 36,986	$ 37,763	$ 38,555	$ 39,364
WCTA	0.9916	Incremental	$ 10,337	$ 10,555	$ 10,778	$ 11,004	$ 11,235	$ 11,471	$ 11,712
RESA - Enhancement	1.9812	Incremental	$ 20,654	$ 21,089	$ 21,533	$ 21,986	$ 22,448	$ 22,919	$ 23,400
Local Total	**46.3301**								
Total Local Tax Increment Revenue Capture			**$ 482,991**	**$ 493,171**	**$ 503,555**	**$ 514,146**	**$ 524,949**	**$ 535,968**	**$ 547,208**
Abatement Value (local taxes)			$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Capturable Millages	Millage Rate								
School Debt	5.8500	New TV	$ 64,270	$ 65,556	$ 66,867	$ 68,204	$ 69,568	$ 70,960	$ 72,379
Zoo	0.0988	New TV	$ 1,085	$ 1,107	$ 1,129	$ 1,152	$ 1,175	$ 1,198	$ 1,222
DIA	0.1979	New TV	$ 2,174	$ 2,218	$ 2,262	$ 2,307	$ 2,353	$ 2,401	$ 2,449
ST SCH	6.0000	New TV	$ 65,918	$ 67,237	$ 68,581	$ 69,953	$ 71,352	$ 72,779	$ 74,235
School Operating	18.0000	New TV	$ 197,755	$ 201,710	$ 205,744	$ 209,859	$ 214,057	$ 218,338	$ 222,704
School Oper F/C	18.0000	New TV	$ 197,755	$ 201,710	$ 205,744	$ 209,859	$ 214,057	$ 218,338	$ 222,704
0	0.0000	New TV	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Non-Capturable Taxes	**48.1467**								

	75% TIR Capture					50% TIR Capture -->		
Plan Year	8	9	10	11	12	13	14	15
Calendar Year	2033	2034	2035	2036	2037	2038	2039	2040
Initial Taxable Value	$ 561,400	$ 561,400	$ 561,400	$ 561,400	$ 561,400	$ 561,400	$ 561,400	$ 561,400
Estimated New TV	$12,619,918	$12,872,317	$13,129,763	$13,392,358	$ 13,660,206	$13,933,410	$14,212,078	$14,496,319
Incremental Difference	**$12,058,518**	**$12,310,917**	**$12,568,363**	**$12,830,958**	**$ 13,098,806**	**$13,372,010**	**$13,650,678**	**$13,934,919**
City	$ 90,060	$ 91,945	$ 93,868	$ 95,829	$ 97,829	$ 66,580	$ 67,967	$ 69,383
Rubbish	$ 21,611	$ 22,064	$ 22,525	$ 22,996	$ 23,476	$ 15,977	$ 16,310	$ 16,649
P/F Pension	$ 93,950	$ 95,916	$ 97,922	$ 99,968	$ 102,055	$ 69,456	$ 70,903	$ 72,379
Library	$ 7,959	$ 8,125	$ 8,295	$ 8,468	$ 8,645	$ 5,884	$ 6,006	$ 6,131
Streets	$ 17,177	$ 17,537	$ 17,903	$ 18,277	$ 18,659	$ 12,699	$ 12,963	$ 13,233
Act 359	$ 452	$ 462	$ 471	$ 481	$ 491	$ 334	$ 341	$ 348
County	$ 59,426	$ 60,669	$ 61,938	$ 63,232	$ 64,552	$ 43,932	$ 44,848	$ 45,782
Parks/ Recreation	$ 8,885	$ 9,071	$ 9,260	$ 9,454	$ 9,651	$ 6,568	$ 6,705	$ 6,845
School Sinking Fund	$ 17,056	$ 17,413	$ 17,777	$ 18,148	$ 18,527	$ 12,609	$ 12,872	$ 13,140
WC Parks	$ 2,200	$ 2,246	$ 2,293	$ 2,341	$ 2,390	$ 1,627	$ 1,661	$ 1,695
Jail	$ 8,435	$ 8,612	$ 8,792	$ 8,976	$ 9,163	$ 6,236	$ 6,366	$ 6,499
WC Parks	$ 2,200	$ 2,246	$ 2,293	$ 2,341	$ 2,390	$ 1,627	$ 1,661	$ 1,695
HCMA	$ 1,865	$ 1,904	$ 1,944	$ 1,984	$ 2,026	$ 1,379	$ 1,407	$ 1,437
RESA - OPER	$ 861	$ 879	$ 897	$ 916	$ 935	$ 637	$ 650	$ 663
WCCC	$ 28,979	$ 29,586	$ 30,205	$ 30,836	$ 31,479	$ 21,424	$ 21,870	$ 22,326
RESA - OPER	$ 861	$ 879	$ 897	$ 916	$ 935	$ 637	$ 650	$ 663
RESA- SP ED	$ 30,141	$ 30,772	$ 31,416	$ 32,072	$ 32,742	$ 22,283	$ 22,747	$ 23,221
WCTA	$ 8,968	$ 9,156	$ 9,347	$ 9,542	$ 9,742	$ 6,630	$ 6,768	$ 6,909
RESA - Enhancement	$ 17,918	$ 18,293	$ 18,675	$ 19,066	$ 19,464	$ 13,246	$ 13,522	$ 13,804
Total Local Tax Increment Revenue Capture	**$ 419,004**	**$ 427,775**	**$ 436,720**	**$ 445,845**	**$ 455,152**	**$ 309,763**	**$ 316,219**	**$ 322,803**
Abatement Value (local taxes)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
School Debt	$ 73,827	$ 75,303	$ 76,809	$ 78,345	$ 79,912	$ 81,510	$ 83,141	$ 84,803
Zoo	$ 1,247	$ 1,272	$ 1,297	$ 1,323	$ 1,350	$ 1,377	$ 1,404	$ 1,432
DIA	$ 2,497	$ 2,547	$ 2,598	$ 2,650	$ 2,703	$ 2,757	$ 2,813	$ 2,869
ST SCH	$ 75,720	$ 77,234	$ 78,779	$ 80,354	$ 81,961	$ 83,600	$ 85,272	$ 86,978
School Operating	$ 227,159	$ 231,702	$ 236,336	$ 241,062	$ 245,884	$ 250,801	$ 255,817	$ 260,934
School Oper F/C	$ 227,159	$ 231,702	$ 236,336	$ 241,062	$ 245,884	$ 250,801	$ 255,817	$ 260,934
0	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

Plan Year	16	17	18	19	20	21	22	23
Calendar Year	2041	2042	2043	2044	2045	2046	2047	2048
Initial Taxable Value	$ 561,400	$ 561,400	$ 561,400	$ 561,400	$ 561,400	$ 561,400	$ 561,400	$ 561,400
Estimated New TV	$14,786,246	$15,081,971	$15,383,610	$15,691,282	$16,005,108	$16,325,210	$16,651,714	$16,984,749
Incremental Difference	**$14,224,846**	**$14,520,571**	**$14,822,210**	**$15,129,882**	**$15,443,708**	**$15,763,810**	**$16,090,314**	**$16,423,349**
City	$ 70,826	$ 72,299	$ 73,801	$ 75,332	$ 76,895	$ 78,489	$ 80,114	$ 81,773
Rubbish	$ 16,996	$ 17,349	$ 17,710	$ 18,077	$ 18,452	$ 18,835	$ 19,225	$ 19,623
P/F Pension	$ 73,885	$ 75,421	$ 76,988	$ 78,586	$ 80,216	$ 81,879	$ 83,575	$ 85,305
Library	$ 6,259	$ 6,389	$ 6,522	$ 6,657	$ 6,795	$ 6,936	$ 7,080	$ 7,226
Streets	$ 13,509	$ 13,789	$ 14,076	$ 14,368	$ 14,666	$ 14,970	$ 15,280	$ 15,596
Act 359	$ 356	$ 363	$ 371	$ 378	$ 386	$ 394	$ 402	$ 411
County	$ 46,734	$ 47,706	$ 48,697	$ 49,708	$ 50,739	$ 51,790	$ 52,863	$ 53,957
Parks/ Recreation	$ 6,987	$ 7,133	$ 7,281	$ 7,432	$ 7,586	$ 7,743	$ 7,904	$ 8,067
School Sinking Fund	$ 13,413	$ 13,692	$ 13,977	$ 14,267	$ 14,563	$ 14,864	$ 15,172	$ 15,486
WC Parks	$ 1,730	$ 1,766	$ 1,803	$ 1,841	$ 1,879	$ 1,918	$ 1,957	$ 1,998
Jail	$ 6,634	$ 6,772	$ 6,912	$ 7,056	$ 7,202	$ 7,351	$ 7,504	$ 7,659
WC Parks	$ 1,730	$ 1,766	$ 1,803	$ 1,841	$ 1,879	$ 1,918	$ 1,957	$ 1,998
HCMA	$ 1,467	$ 1,497	$ 1,528	$ 1,560	$ 1,592	$ 1,625	$ 1,659	$ 1,693
RESA - OPER	$ 677	$ 691	$ 706	$ 720	$ 735	$ 750	$ 766	$ 782
WCCC	$ 22,790	$ 23,264	$ 23,747	$ 24,240	$ 24,743	$ 25,256	$ 25,779	$ 26,313
RESA - OPER	$ 677	$ 691	$ 706	$ 720	$ 735	$ 750	$ 766	$ 782
RESA- SP ED	$ 23,704	$ 24,197	$ 24,700	$ 25,212	$ 25,735	$ 26,269	$ 26,813	$ 27,368
WCTA	$ 7,053	$ 7,199	$ 7,349	$ 7,501	$ 7,657	$ 7,816	$ 7,978	$ 8,143
RESA - Enhancement	$ 14,091	$ 14,384	$ 14,683	$ 14,988	$ 15,299	$ 15,616	$ 15,939	$ 16,269
Total Local Tax Increment Revenue Capture	**$ 329,519**	**$ 336,370**	**$ 343,357**	**$ 350,484**	**$ 357,754**	**$ 365,169**	**$ 372,733**	**$ 380,448**
Abatement Value (local taxes)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
School Debt	$ 86,500	$ 88,230	$ 89,994	$ 91,794	$ 93,630	$ 95,502	$ 97,413	$ 99,361
Zoo	$ 1,461	$ 1,490	$ 1,520	$ 1,550	$ 1,581	$ 1,613	$ 1,645	$ 1,678
DIA	$ 2,926	$ 2,985	$ 3,044	$ 3,105	$ 3,167	$ 3,231	$ 3,295	$ 3,361
ST SCH	$ 88,717	$ 90,492	$ 92,302	$ 94,148	$ 96,031	$ 97,951	$ 99,910	$ 101,908
School Operating	$ 266,152	$ 271,475	$ 276,905	$ 282,443	$ 288,092	$ 293,854	$ 299,731	$ 305,725
School Oper F/C	$ 266,152	$ 271,475	$ 276,905	$ 282,443	$ 288,092	$ 293,854	$ 299,731	$ 305,725
0	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

								TOTAL
Plan Year	24	25	26	27	28	29	30	
Calendar Year	2049	2050	2051	2052	2053	2054	2055	
Initial Taxable Value	$ 561,400	$ 561,400	$ 561,400	$ 561,400	$ 561,400	$ 561,400	$ 561,400	
Estimated New TV	$17,324,444	$17,670,932	$18,024,351	$18,384,838	$18,752,535	$19,127,586	$ 19,510,137	
Incremental Difference	**$16,763,044**	**$17,109,532**	**$17,462,951**	**$17,823,438**	**$18,191,135**	**$18,566,186**	**$ 18,948,737**	
City	$ 83,464	$ 85,189	$ 86,949	$ 88,744	$ 90,575	$ 92,442	$ 94,347	$ 2,678,903
Rubbish	$ 20,028	$ 20,442	$ 20,865	$ 21,295	$ 21,735	$ 22,183	$ 22,640	$ 642,844
P/F Pension	$ 87,069	$ 88,869	$ 90,704	$ 92,577	$ 94,487	$ 96,435	$ 98,422	$ 2,794,608
Library	$ 7,376	$ 7,528	$ 7,684	$ 7,842	$ 8,004	$ 8,169	$ 8,337	$ 236,735
Streets	$ 15,919	$ 16,248	$ 16,584	$ 16,926	$ 17,275	$ 17,631	$ 17,995	$ 510,945
Act 359	$ 419	$ 428	$ 437	$ 446	$ 455	$ 464	$ 474	$ 13,451
County	$ 55,073	$ 56,212	$ 57,373	$ 58,557	$ 59,765	$ 60,997	$ 62,254	$ 1,767,660
Parks/ Recreation	$ 8,234	$ 8,404	$ 8,578	$ 8,755	$ 8,935	$ 9,120	$ 9,308	$ 264,283
School Sinking Fund	$ 15,807	$ 16,133	$ 16,467	$ 16,807	$ 17,153	$ 17,507	$ 17,868	$ 507,340
WC Parks	$ 2,039	$ 2,081	$ 2,124	$ 2,168	$ 2,213	$ 2,259	$ 2,305	$ 65,452
Jail	$ 7,817	$ 7,979	$ 8,144	$ 8,312	$ 8,483	$ 8,658	$ 8,837	$ 250,913
WC Parks	$ 2,039	$ 2,081	$ 2,124	$ 2,168	$ 2,213	$ 2,259	$ 2,305	$ 65,452
HCMA	$ 1,728	$ 1,764	$ 1,800	$ 1,838	$ 1,876	$ 1,914	$ 1,954	$ 55,471
RESA - OPER	$ 798	$ 814	$ 831	$ 848	$ 866	$ 884	$ 902	$ 25,610
WCCC	$ 26,857	$ 27,412	$ 27,978	$ 28,556	$ 29,145	$ 29,746	$ 30,359	$ 862,013
RESA - OPER	$ 798	$ 814	$ 831	$ 848	$ 866	$ 884	$ 902	$ 25,610
RESA- SP ED	$ 27,934	$ 28,511	$ 29,100	$ 29,701	$ 30,314	$ 30,939	$ 31,576	$ 896,582
WCTA	$ 8,311	$ 8,483	$ 8,658	$ 8,837	$ 9,019	$ 9,205	$ 9,395	$ 266,758
RESA - Enhancement	$ 16,605	$ 16,949	$ 17,299	$ 17,656	$ 18,020	$ 18,392	$ 18,771	$ 532,978
Total Local Tax Increment Revenue Capture	**$ 388,317**	**$ 396,343**	**$ 404,530**	**$ 412,881**	**$ 421,399**	**$ 430,087**	**$ 438,948**	**$ 12,463,609**
Abatement Value (local taxes)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
School Debt	$ 101,348	$ 103,375	$ 105,442	$ 107,551	$ 109,702	$ 111,896	$ 114,134	$ 2,607,328
Zoo	$ 1,712	$ 1,746	$ 1,781	$ 1,816	$ 1,853	$ 1,890	$ 1,928	$ 44,035
DIA	$ 3,429	$ 3,497	$ 3,567	$ 3,638	$ 3,711	$ 3,785	$ 3,861	$ 88,203
ST SCH	$ 103,947	$ 106,026	$ 108,146	$ 110,309	$ 112,515	$ 114,766	$ 117,061	$ 2,674,182
School Operating	$ 311,840	$ 318,077	$ 324,438	$ 330,927	$ 337,546	$ 344,297	$ 351,182	$ 8,022,547
School Oper F/C	$ 311,840	$ 318,077	$ 324,438	$ 330,927	$ 337,546	$ 344,297	$ 351,182	$ 8,022,547
0	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

Table 3. Reimbursement Allocation Schedule

Southgate Tower - Amendment #1

16333 Trenton Road

Southgate, MI

AKT Peerless Project No. 16088f4

As of November 11, 2025

Developer Maximum Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	**0.0%**	$ -		$ -
Local	**100.0%**	$ -	**$ 8,712,141**	$ 8,712,141
TOTAL		$ -	**$ 8,712,141**	**$ 8,712,141**

Estimated Total Years of Plan:	22

Estimated Capture	
Administrative Fees	$ 459,533
State Revolving Fund	$ -
LBRF	$ -

100% TIR Capture (Plan Years 3–7) | 75% TIR Capture (Plan Years 8–12) | 50% TIR Capture --> (Plan Years 13–22)

Valuation Phasing: 50% (Plan Year 1), 100% (Plan Year 2), 100% (Plan Year 3)

Plan Year	Beginning Balance	1	2	3	4	5	6	7	8	9	10	11
Calendar Year		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Total Local Incremental Revenue		$ 482,991	$ 493,171	$ 503,555	$ 514,146	$ 524,949	$ 535,968	$ 547,208	$ 419,004	$ 427,775	$ 436,720	$ 445,845
BRA Administrative Fee (5%)		$ 24,150	$ 24,659	$ 25,178	$ 25,707	$ 26,247	$ 26,798	$ 27,360	$ 20,950	$ 21,389	$ 21,836	$ 22,292
Local TIR Available for Reimbursement		**$ 458,842**	**$ 468,513**	**$ 478,377**	**$ 488,439**	**$ 498,702**	**$ 509,170**	**$ 519,848**	**$ 398,054**	**$ 406,386**	**$ 414,884**	**$ 423,552**
Total State & Local TIR Available		**$ 458,842**	**$ 468,513**	**$ 478,377**	**$ 488,439**	**$ 498,702**	**$ 509,170**	**$ 519,848**	**$ 398,054**	**$ 406,386**	**$ 414,884**	**$ 423,552**
DEVELOPER												
DEVELOPER Reimbursement Balance	***$ 8,712,141***	***$ 8,253,299***	***$ 7,784,786***	***$ 7,306,409***	***$ 6,817,971***	***$ 6,319,269***	***$ 5,810,099***	***$ 5,290,251***	***$ 4,892,197***	***$ 4,485,811***	***$ 4,070,927***	***$ 3,647,375***
LOCAL-ONLY Reimbursement Balance	*$ 8,712,141*	*$ 8,253,299*	*$ 7,784,786*	*$ 7,306,409*	*$ 6,817,971*	*$ 6,319,269*	*$ 5,810,099*	*$ 5,290,251*	*$ 4,892,197*	*$ 4,485,811*	*$ 4,070,927*	*$ 3,647,375*
Eligible Activities Reimbursement	$ 8,292,855	$ 458,842	$ 468,513	$ 478,377	$ 488,439	$ 498,702	$ 509,170	$ 519,848	$ 398,054	$ 406,386	$ 414,884	$ 423,552
Interest Reimbursement	$ 419,286	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Local-Only TIR Reimbursement		**$ 458,842**	**$ 468,513**	**$ 478,377**	**$ 488,439**	**$ 498,702**	**$ 509,170**	**$ 519,848**	**$ 398,054**	**$ 406,386**	**$ 414,884**	**$ 423,552**
Total Annual Developer Reimbursement		**$ 458,842**	**$ 468,513**	**$ 478,377**	**$ 488,439**	**$ 498,702**	**$ 509,170**	**$ 519,848**	**$ 398,054**	**$ 406,386**	**$ 414,884**	**$ 423,552**

Plan Year	12	13	14	15	16	17	18	19	20	21	22 (End Plan)	TOTAL
Calendar Year	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	
Total Local Incremental Revenue	$ 455,152	$ 309,763	$ 316,219	$ 322,803	$ 329,519	$ 336,370	$ 343,357	$ 350,484	$ 357,754	$ 365,169	$ 372,733	$ 9,190,657
BRA Administrative Fee (5%)	$ 22,758	$ 15,488	$ 15,811	$ 16,140	$ 16,476	$ 16,818	$ 17,168	$ 17,524	$ 17,888	$ 18,258	$ 18,637	$ 459,533
Local TIR Available for Reimbursement	**$ 432,394**	**$ 294,275**	**$ 300,408**	**$ 306,663**	**$ 313,043**	**$ 319,551**	**$ 326,189**	**$ 332,960**	**$ 339,867**	**$ 346,911**	**$ 354,096**	$ 8,731,124
Total State & Local TIR Available	**$ 432,394**	**$ 294,275**	**$ 300,408**	**$ 306,663**	**$ 313,043**	**$ 319,551**	**$ 326,189**	**$ 332,960**	**$ 339,867**	**$ 346,911**	**$ 354,096**	**$ 8,731,124**
DEVELOPER												
DEVELOPER Reimbursement Balance	***$ 3,214,981***	***$ 2,920,705***	***$ 2,620,298***	***$ 2,313,635***	***$ 2,000,591***	***$ 1,681,040***	***$ 1,354,851***	***$ 1,021,891***	***$ 682,024***	***$ 335,113***	***$0***	
LOCAL-ONLY Reimbursement Balance	*$ 3,214,981*	*$ 2,920,705*	*$ 2,620,298*	*$ 2,313,635*	*$ 2,000,591*	*$ 1,681,040*	*$ 1,354,851*	*$ 1,021,891*	*$ 682,024*	*$ 335,113*	$ -	
Eligible Activities Reimbursement	$ 432,394	$ 294,275	$ 300,408	$ 306,663	$ 313,043	$ 319,551	$ 326,189	$ 332,960	$ 339,867	$ 262,738	$ -	$ 8,292,855
Interest Reimbursement	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 84,173	$ 335,113	$ 419,286
Total Local-Only TIR Reimbursement	**$ 432,394**	**$ 294,275**	**$ 300,408**	**$ 306,663**	**$ 313,043**	**$ 319,551**	**$ 326,189**	**$ 332,960**	**$ 339,867**	**$ 346,911**	**$ 335,113**	$ 8,712,141
Total Annual Developer Reimbursement	**$ 432,394**	**$ 294,275**	**$ 300,408**	**$ 306,663**	**$ 313,043**	**$ 319,551**	**$ 326,189**	**$ 332,960**	**$ 339,867**	**$ 346,911**	**$ 335,113**	**$ 8,712,141**

excess local tax capture can be deposited into an Local Brownfield Revolving Fund for further eligible activities completed by the

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ENVIRONMENTAL SERVICES