SOUTHGATE BROWNFIELD REDEVELOPMENT AUTHORITY

BROWNFIELD PLAN, Amendment #1

16333 Trenton Road, Southgate, Michigan 48195

PREPARED BY	Southgate Brownfield Redevelopment Authority 14400 Dix-Toledo Road Southgate, Michigan, 48195 Contact Person: Dan Marsh Email: dmarsh@ci.southgate.mi.us Phone: (734) 258-3021 AKT Peerless 22725 Orchard Lake Road Farmington, Michigan 48336 Contact Person: Jenn Gelletly Email: gelletlyj@aktpeerless.com Phone: 248-615-1333
PROJECT #	16088f4
AMENDMENT #1 DATE	November 12, 2025
ORIGINAL PLAN - BRA APPROVAL **ORIGINAL PLAN - CITY APPROVAL**	September 2, 2022 October 5, 2022
AMENDMENT #1 BRA APPROVAL **AMENDMENT #1 CITY APROVAL**	[mon/day/year] [mon/day/year]

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PROJECT SUMMARY

PROJECT NAME	Southgate Tower Redevelopment
DEVELOPER 1	Southgate Tower, LLC 1457 Club Drive Bloomfield Hills, Michigan 48302 Alex Begin (248) 250-2740
DEVELOPER 2 (Amendment #1)	City of Southgate 14400 Dix Toledo Hwy Southgate, Michigan, 48195 Dan Marsh (734) 258-3021
SUBJECT PROPERTY LOCATION	16333 Trenton Road, Southgate, Michigan.
PARCEL ID NUMBER(S)	53-028-99-0070-705; 53-028-99-0070-706
TYPE OF ELIGIBLE PROPERTY	Functionally Obsolete, Adjacent & Contiguous; Housing Property (Amendment #1)
PROJECT DESCRIPTION	The Southgate Tower Redevelopment Project (Project) consists of the redevelopment of subject property and includes the renovation of existing vacant commercial office space to multi-family apartments. The Original Brownfield Plan is being amended (Amendment #1) to (1) include the City of Southgate as a Developer ("Developer 2"), (2) update the TIR capture and reimbursement schedule, (3) account for the eligible activities completed under the Original Brownfield Plan, (4) add Eligible Property definition of "Housing Property" to the subject property, and (5) add Housing Development activities (Infrastructure and Site Preparation). Under Amendment #1, Housing Development activities, including a pedestrian overpass, will be completed by the City of Southgate.
ELIGIBLE ACTIVITIES	Department Specific Activities, Demolition, Lead and Asbestos Survey and Abatement, Housing Development Activities (Site Preparation, Infrastructure Improvements), RLF Loan & Administration Management, and Preparation and Implementation of a Brownfield Plan.

PROJECT SUMMARY

DEVELOPERS' REIMBURSABLE COSTS	$8,292,855 (Est. Eligible Activities & Contingency) $419,286 (Interest) $8,712,141
MAXIMUM DURATION OF CAPTURE	30 years
ESTIMATED LENGTH OF REIMBURSEMENT	18 years
ESTIMATED TOTAL CAPITAL INVESTMENT	$48 million
INITIAL TAXABLE VALUE	$561,400

LIST OF ACRONYMS AND DEFINITIONS

AMENDMENT #1	Amendment, number 1, to the Original Brownfield Plan
BEA	Baseline Environmental Assessment (Michigan process to provide new property owners and/or operators with exemptions from environmental liability)
BFP OR PLAN	Brownfield Plan
BRA	Southgate Brownfield Redevelopment Authority
City	City of Southgate
DCC	Downriver Community Conference
DEVELOPER 1	Southgate Tower, LLC
DEVELOPER 2	City of Southgate
ELIGIBLE PROPERTY	Property for which eligible activities are identified under a Brownfield Plan, referred to herein as "the subject property".
EPA	Environmental Protection Agency
ESA	Environmental Site Assessment
LBRF	Local Brownfield Revolving Fund
EGLE	Michigan Department of Environment, Great Lakes & Energy
MEDC	Michigan Economic Development Corporation
MSF	Michigan Strategic Fund
MSHDA	Michigan State Housing Development Authority
PHASE I ESA	An environmental historical review and site inspection (no soil and/or groundwater sampling and analysis)
PHASE II ESA	Environmental subsurface investigation (includes soil, soil gas, and/or groundwater sampling and analysis)
RCC	Residential Cleanup Criteria
SUBJECT PROPERTY	The Eligible Property, located at 16333 Trenton Road, southeast corner of Trenton Road and Cambridge Avenue in Southgate, Michigan. It is comprised of two (2) parcels.
TIF	Tax Increment Financing (TIF describes the process of using TIR—i.e., TIF is the use of TIR to provide financial support to a project)
TIR	Tax Increment Revenue (new property tax revenue, usually due to redevelopment and improvement that is generated by a property after approval of a Brownfield Plan)

BROWNFIELD PLAN, AMENDMENT #1

16333 Trenton Road, Southgate, Michigan 48195

1.0 Introduction

The City of Southgate, Michigan (the "City"), established the Southgate Brownfield Redevelopment Authority (the "Authority"), pursuant to Michigan Public Act 381 of 1996, as amended ("Act 381"). The primary purpose of Act 381 is to encourage the redevelopment of eligible property by providing economic incentives through tax increment financing for certain eligible activities.

The Original Brownfield Plan was approved for Southgate Tower Redevelopment (the "Project") by the Authority on September 2, 2022, and by the Township on October 5, 2022. The Original Brownfield Plan's eligible activities included Department Specific Activities (Phase I ESA, Phase II ESAs, and asbestos/hazardous material survey), demolition, lead and asbestos abatement, and preparation and implementation of a Brownfield Plan. The total estimated cost of the eligible activities and other eligible costs (including Authority administrative fees, contingency and interest) to be reimbursed through the capture of tax increment revenue were originally projected to be $4,457,209.

The purpose of this Brownfield Plan Amendment #1 (Amendment #1) is to (1) include the City of Southgate as a Developer ("Developer 2"), (2) update the tax increment revenue (TIR) capture and reimbursement schedule (reflected in the Amendment #1 attachments), (3) account for the eligible activities completed under the Original Brownfield Plan by Southgate Tower, LLC ("Developer 1"), (4) add Eligible Property definition of "Housing Property" to the subject property, and (5) include additional Housing Development activities (Infrastructure and Site Preparation) to the eligible activities description and estimated budgets.

The Southgate Tower Redevelopment (Project) consists of the redevelopment of the subject property and includes the renovation of existing vacant commercial office space to multi-family apartments. The Project has created 216 new apartment units, consisting of a mix of studio, one-bedroom, and two-bedroom apartments. On-site resident amenities and upgrades include parking lot demolition and resurfacing as well as the addition of carports for residents. Additionally, the City of Southgate will perform infrastructure improvements which support the subject property, including a pedestrian overpass and further eligible activities. Most of the eligible activities described under the Original Brownfield Plan have been completed by Developer 1. Any remaining activities under the Original Brownfield Plan are expected to be completed by Developer 1 by early 2026.

Amendment #1 is seeking approval of Tax Increment Financing (TIF) for the additional activities performed by the City of Southgate (Developer 2). Additional Housing Development Activities (Infrastructure Improvements and Site Preparation) are expected to be completed by the City of Southgate by Spring of 2026.

This Project will ultimately put an underutilized property back to productive use, increasing the City's housing stock, and will radically improve the commercial development area of Southgate, inviting other similar developments to follow. In addition to the economic benefits of this development to Southgate and the surrounding downtown, demolition and asbestos removal activities would provide a safer and healthier community for new residents to the community.

Brownfield Plan Amendment #1 is intended to support the main purposes of the City's BRA which is to promote the redevelopment of and investment in certain "Brownfield" properties within the City of Southgate. Inclusion of subject properties within Brownfield Plans facilitate financing of environmental response and other eligible activities at eligible properties and will also provide tax incentives to eligible taxpayers willing to invest in revitalization of eligible sites, commonly referred to as "Brownfields." By facilitating redevelopment of Brownfield properties, Brownfield plans are intended to promote economic growth for the benefit of the residents of the City and all taxing units located within and benefited by the Authority.

The identification or designation of a developer or proposed use for the Eligible Property that is the subject of this Brownfield Plan (the "subject property") shall not be integral to the effectiveness or validity of this Brownfield Plan Amendment #1. This Plan is intended to apply to the subject property identified in this Plan and, if tax increment revenues are proposed to be captured from that subject property, to identify and authorize the eligible activities to be funded by such tax increment revenues. Any change in the proposed developer or proposed use of the subject property shall not necessitate an amendment to this Plan, affect the application of this Plan to the subject property, or impair the rights available to the Authority under this Plan.

Brownfield Plan Amendment #1 is intended to be a living document, which may be modified or amended in accordance with the requirements of Act 381, as necessary to achieve the purposes of Act 381. The applicable sections of Act 381 are noted throughout the Plan for reference purposes.

This Brownfield Plan Amendment #1 contains information required by Section 13(2) of Act 381.

2.0 General Provisions

The following sections detail information required by Act 381.

2.1 Description of Eligible Property (Section 13 (h))

The Eligible Property ("subject property") is located at 16333 Trenton Road, in the southeast ¼ of Section 36 in Southgate (Township 3 South/Range 10 East), Wayne County, Michigan. The subject property is located on the southeast corner of Trenton Road and Cambridge Avenue.

The subject property consists of two parcels that contain approximately 12.08 acres. The subject property is located in an area of the City of Southgate that is characterized by commercial and residential properties, surface roadways, municipal sanitary sewer and water, and electrical and natural gas utilities.

The following table describes each parcel which comprises the subject property. See Attachment A, Figure 2 – Eligible Property Boundary Map.

Eligible Property Information

Address	Tax Identification Number	Basis of Brownfield Eligibility	Approximate Acreage
16333 Trenton Road	53 028 99 0070 705	Adjacent and Contiguous	2.00
16333 Trenton Road	53 028 99 0070 706	Functionally Obsolete; Housing Property	10.08

The subject property is currently zoned Planned Development as of May 4, 2022. The formerly vacant commercial building was constructed in 1970 and was used primarily for office purposes. The building is a 14-story, flat roof, concrete and steel frame constructed frame and exterior. It was built on a concrete slab foundation with an extended basement. The exterior of the subject property consists of asphalt and concrete parking areas and driveways, and landscaped areas. Totaling 186,017 square-foot, the building is currently under construction for the purpose of redeveloping it into a multi-family apartment building.

Attachment A includes site maps of the Eligible Property, refer to: Figure 1, Topographic Location Map, Figure 2, Subject Property Boundary Map, and Figure 3 Subject Property Location Map. The legal descriptions of the parcels included in the Eligible Property are presented in Attachment B.

The parcels and all tangible real and personal property located thereon will comprise the Eligible Property, which is referred to herein as the "subject property."

2.2 Basis of Eligibility (Section 13 (2)(h) , Section 2 (p))

The subject property is considered "Eligible Property" as defined by Act 381, Section 2 because: (a) the subject property at 16333 Trenton Road has been determined to be functionally obsolete (as further described below and in Appendix D, Statement of Obsolescence), (b) it is a Housing Property, as defined by Section 2(p)(ii) of Act 381, (3) it was previously utilized for commercial purposes, and (d) it is located withing the City of Southgate, a non-qualified local governmental unity, or a "Non-core" community.

2.2.1 Functional Obsolescence Qualification

Evidence of such obsolescence is evident in the lack of modern electrical, plumbing, and mechanical systems. It is the opinion of the assessor that this property suffers from over 50% functional obsolescence and has been vacant since 2017.

The subject property consisted of undeveloped agricultural from at least 1937 until approximately 1960, when the southern portion of the subject property was utilized as part of a driving range for an amusement park on the southern adjoining property. The amusement park as closed around 1966. The development of the subject property and construction of the subject building occurred in 1970. Since the construction of the subject building and development of the subject property, the subject property has remained consistent, except for small landscaping additions. The subject property was occupied by various banking tenants and miscellaneous commercial/office tenants.

2.2.2 Housing Property Eligibility and Community Housing Need

Pursuant to Section 2(p)(ii) of Act 381, "eligible property" includes housing property for which eligible activities are identified under a brownfield plan, including personal property located on the property, to the extent included in the brownfield Plan. "Housing property" is further defined in section 2(y) to mean a property on which 1 or more units of residential housing are proposed to be constructed, rehabilitated, or otherwise designed to be used as a dwelling or (ii) one or more units of residential housing proposed to be constructed or rehabilitated and located in a mixed-use project. The subject property qualifies as a housing property and will include approximately 35 studio apartments, 125 one-bedroom apartments and 43 two-bedroom apartments for a total of approximately 203 new apartments.

According to the City of Southgate's 2011 Master Plan, the City identified the need for increased housing. Household size within the City has been shrinking nationally since the 1970's. The number of people per household in the City of Southgate has decreased at a faster rate (-7.5%) than that of the average of surrounding communities (-6.1%). Declining numbers of people per household typically results in an increase in total number of households and demand for new housing. Ideally, a 5% vacancy rate is considered necessary to provide adequate housing selection and price stability; based on the 3.9% vacancy rate in the City of Southgate, the supply of housing currently appears to be insufficient to meet the needs of the local population. It was also found that the distribution of dwelling units by value differs noticeably from that of neighboring communities. In general, housing values for Southgate are lower than surrounding areas, which highlights the importance of considering a broader range of housing designs to help the City attract and maintain residents. To meet the demand of the community, a Future Land Use Plan was designed for future development of Southgate with the objectives of creating centers of desirable growth and ensuring a mix of residential housing types to promote the City as a community for life-long living and to support diverse new housing stock for all ages and incomes.

In conjunction with City efforts, the Downtown Development Authority conducted a market analysis to evaluate the opportunities to add additional residential units within the DDA. The study recommended revitalizing existing smaller homes and reinvesting in an older apartment complex to meet the demands of the community and strengthen neighborhood appeal.

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

The "eligible activities" that are intended to be carried out at the subject property are considered "eligible activities" as defined by Sec 2 of Act 381, because they include Department Specific Activities (Phase I ESA, Phase II ESAs, Asbestos and Hazardous Materials Surveys, Geotechnical Surveys), demolition, asbestos abatement, Housing Development activities (Infrastructure Improvements and Site Preparation), RLF Loan Administration & Management, and preparation and implementation of Brownfield Plan (see Table 1).

A summary of the eligible activities and the estimated cost of each eligible activity intended to be paid for with Tax Increment Revenues from the subject property are shown in the table below:

Estimated Cost of Reimbursable Eligible Activities

Description of Eligible Activity		Estimated Cost	Developer
1.	Department Specific Activities*	$ 40,676	**1**
2.	Demolition*	$ 1,763,366	**1**
3.	Asbestos Abatement*	$ 1,138,200	**1**
4.	Housing Development Activities (Infrastructure & Site Preparation)	$ 4,567,300	**2**
Subtotal Eligible Activities Cost		**$ 7,509,542**	
5.	Brownfield Plan Preparation	$ 27,500	**1, 2**
6.	Brownfield Plan Implementation	$ 45,000	**1,2**
7.	RLF Loan Administration & Management	$ 25,718	**1**
8.	15% Contingency on Housing Development Activities**	$ 685,095	**2**
Total Eligible Activities Cost with 15% Contingency		**$ 8,292,855**	
9.	BRA Administration Fee	$ 489,549	
10.	Interest	$ 419,286	
Total Eligible Costs for Reimbursement		**$ 9,201,690**	

*Actual Costs as of the date of this plan

**Contingency is applied to the Housing Development Activities only.

***Interest calculated annually at 3% simple interest on unreimbursed eligible activities completed by Developer 1, in accordance with Southgate BRA policy.

A detailed breakout of the eligible activities and the estimated cost of each eligible activity intended to be paid for with Tax Increment Revenues from the subject property is shown in Attachment C, Table 1.

Asbestos abatement and demolition are nearly completed, and eligible infrastructure activities are expected to be completed by Spring of 2026.

Southgate Tower, LLC and the City of Southgate (the "Developers") desire to be reimbursed for the costs of eligible activities. Tax increment revenue generated by the subject property will be captured by the Authority and used to reimburse the cost of the eligible activities completed on the subject property after approval of this Brownfield Plan Amendment #1 and an associated Reimbursement Agreement.

The costs listed in the table above are estimated costs and may increase or decrease depending on the nature and extent of environmental contamination and other unknown conditions encountered on the subject property. The actual cost of those eligible activities encompassed by this Brownfield Plan Amendment #1 that will qualify for reimbursement from tax increment revenues of the Authority from the subject property shall be governed by the terms of a Reimbursement Agreement with the Authority (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/or the Development Agreement.

In accordance with this Brownfield Plan Amendment #1, and an associated Reimbursement Agreement, the amount advanced by the Developer 1 will be repaid by the Authority with interest at the rate set at 3% simple interest, solely from the tax increment revenues realized from the Eligible Property. Payments will be made to the full extent incremental property tax revenues are or become available for such purposes under the Act. Based on the projected cost of eligible activities, interest reimbursement to Developer 1 in this Brownfield Plan Amendment #1 is estimated at $419,286. However, if the actual cost of eligible activities turns out to be lower than the above estimates, interest reimbursement may be lower, subject to the 3% simple interest calculation.

Tax increment revenues will first be used to pay or reimburse administrative expenses described in the table above. The amount of school tax revenues, which will be used to reimburse the costs of implementing eligible activities at this site, will be limited to the cost of eligible activities approved by the EGLE and the MSF, together with the interest rate provided above. In the event that the use of school tax revenues to reimburse specific eligible activities is not approved by the EGLE or MSF, these specific activities will be reimbursed with local-only TIF (to the extent available).

2.4 Estimate of Captured Taxable Value and Tax Increment Revenues (Section 13 (2)(c)); Impact of Tax Increment Financing On Taxing Jurisdictions (Section 13 (2)(g), Section 2(ss))

This Brownfield Plan Amendment #1 anticipates the capture of tax increment revenues to reimburse Developer 1 and Developer 2 for the costs of eligible activities under this Plan in accordance with an associated Reimbursement Agreement. A table of estimated tax increment revenues to be captured is attached to this Brownfield Plan as Attachment C, Table 2. Tax increment revenue capture is expected to begin in 2026.

The total estimated cost of the eligible activities and other costs (including BRA administrative fees, contingency, and Developer 1 interest,) to be reimbursed through the capture of tax increment revenue is projected to be $9,201,690. The estimated effective initial taxable value for this Brownfield Plan is $561,400, and is based on land and real property tax only. The initial taxable value of $561,400 was set in 2022, the year in which the eligible property was included in the Original Brownfield Plan. Redevelopment of the subject property is expected to initially generate incremental taxable value in 2026 with the first significant increase in taxable value of approximately $10,424,399 beginning in 2027.

It is estimated that the Authority will capture the 2026 through 2043 tax increment revenues to reimburse the cost of the eligible activities, reimburse interest, and pay the Brownfield Redevelopment Authority administrative fees. An estimated schedule of tax increment revenue reimbursement is provided as Attachment C, Table 3.

It is anticipated that the Authority will capture the incremental local tax revenues generated from the real property and personal property (if available) to reimburse the Developers for the costs of eligible activities in this Plan and in accordance with the associated Reimbursement Agreement.

The captured incremental taxable value and associated tax increment revenue will be based on the actual increased taxable value from all taxable improvements on the subject property and the actual millage rates levied by the various taxing jurisdictions during each year of the plan, as shown in Attachment C, Tables 2 and 3. The actual tax increment captured will be based on taxable value set through the property assessment process by the local unit of government and equalized by the County and the millage rates set each year by the taxing jurisdictions.

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

Eligible activities are to be financed by the Developers identified within this Plan. The Authority will reimburse the Developers for the cost of approved eligible activities, but only from tax increment revenues generated from the subject property as available, and subject to the associated Reimbursement Agreement. Developer 1 was granted a loan from the Downriver Consortium of Communities (DCC) from their Environmental Protection Agency (EPA) revolving loan program, which is expected to be repaid with TIF. Except for the additional eligible Housing Development activities performed by the City of Southgate, described in Section 2.3 of this Plan, the City of Southgate will not advance additional funds to Developer 1 to finance the eligible activities as defined herein.

All reimbursements authorized under this Brownfield Plan Amendment #1 shall be governed by the associated Reimbursement Agreement. The Authority shall not incur any note or bonded indebtedness to finance the purposes of this Brownfield Plan. The inclusion of eligible activities and estimates of costs to be reimbursed in this Brownfield Plan is intended to authorize the Authority to fund such reimbursements.

The inclusion of eligible activities and estimates of costs to be reimbursed in this Brownfield Plan Amendment #1 does not obligate the Authority 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 Brownfield Plan, or which are permitted to be reimbursed under this Brownfield Plan. The amount and source of any tax increment revenues that will be used for purposes authorized by this Brownfield Plan Amendment #1, and the terms and conditions for such use and upon any reimbursement of the expenses permitted by the Brownfield Plan, will be provided solely under the Reimbursement Agreement contemplated by this Brownfield Plan Amendment #1.

2.6 Duration of Brownfield Plan (Section 13 (2)(f))

Current tax capture projections indicate the tax increment capture will continue for eighteen (18) years. In no event shall the duration of the Brownfield Plan exceed 35 years following the date of the resolution approving the Brownfield Plan, nor shall the duration of the tax capture exceed the lesser of the period authorized under subsection (4) and (5) of Section 13 of Act 381 or 30 years. Further, in no event shall the beginning date of the capture of tax increment revenues be later than five years after the date of the resolution approving the Brownfield Plan, Amendment #1.

2.7 Effective Date of Inclusion in Brownfield Plan

The subject property became a part of this Brownfield Plan Amendment #1 on the date the Original Brownfield Plan was approved by the City of Southgate City Council, October 2022. Tax capture is anticipated to commence in 2026 or the following year, when tax increment revenue becomes available. However, the beginning date of tax capture shall not exceed five years beyond the date of the governing body resolution approving Amendment #1.

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

There are no persons or businesses residing on the Eligible Property, and no occupied residences will be acquired or cleared; therefore, there will be no displacement or relocation of persons or businesses under this Brownfield Plan, Amendment #1.

2.9 Local Brownfield Revolving Fund ("LBRF") (Section 8, Section 13(2)(m))

The Authority may establish a Local Brownfield Revolving Fund (LBRF). The Authority may capture incremental local and state school taxes to fund the LBRF, to the extent allowed by law. The rate and schedule of incremental tax capture for the LBRF will be determined on a case-by-case basis. Considerations may include but not be limited to the following: total capture duration, total annual capture, project economic factors, level of existing LBRF funding, projected need for LBRF funds, and amount of school tax capture available in accordance with Act 381.

2.10 Other Information

The tax capture breakdown of tax increment revenues anticipated to become available for use in this Brownfield Plan is summarized below.

There are 45.9916 non-homestead mills available for capture. School mills are not subject to capture under this Plan. If such time the availability of School mills becomes an opportunity of support for this project, Brownfield Plan, Amendment #1 and corresponding TIF Tables will be amended to include the use of School mills. The requested tax capture for environmental and non-environmental eligible activities breaks down as follows:

Tax Capture

State to Local Tax Capture	Eligible Activities, Interest, Contingency
State Tax Capture	$0
Local Tax capture	$9,201,690
Total	**$9,201,690**

Attachments

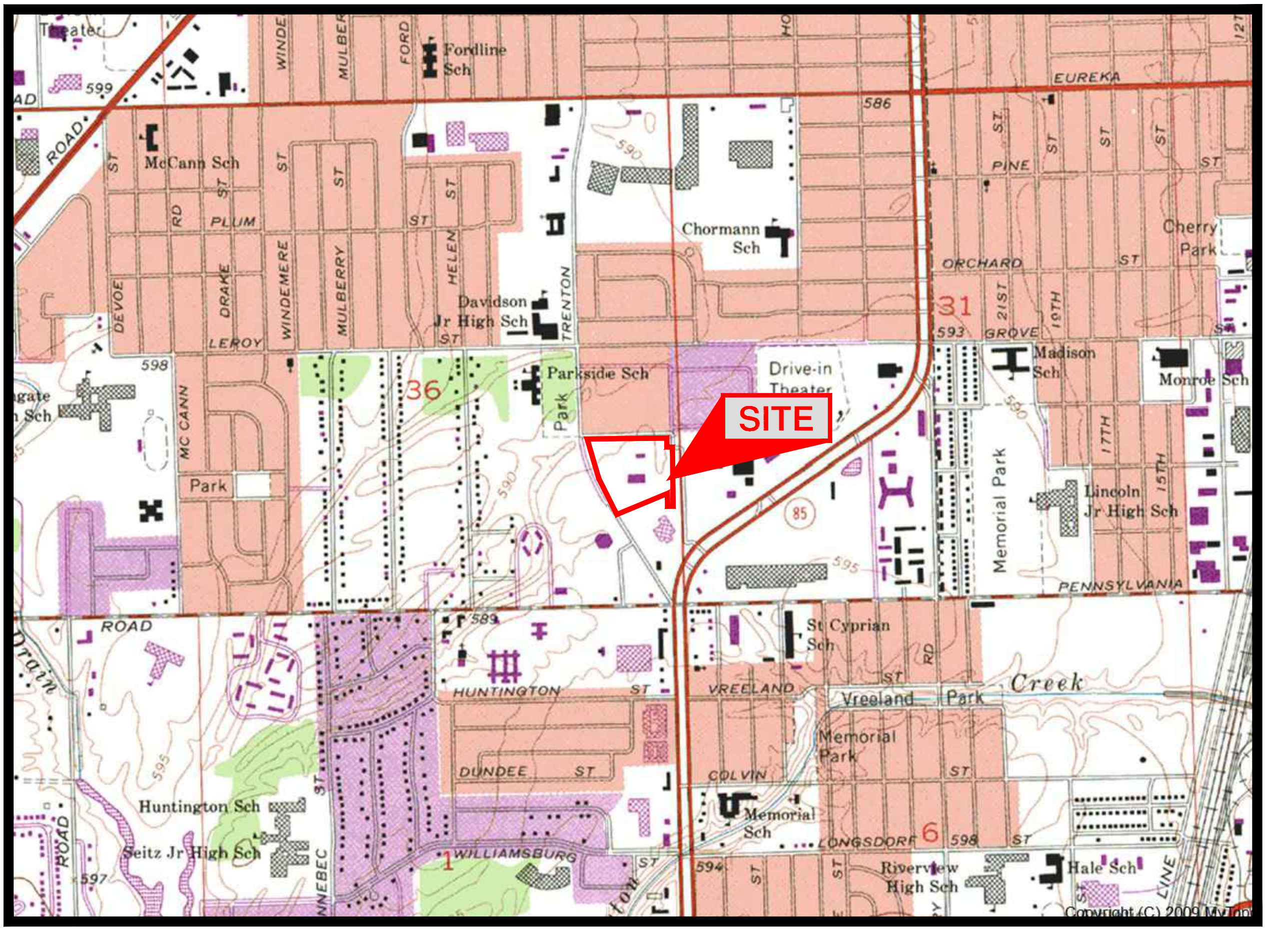
Attachment A

Site Maps and Photographs

WYANDOTTE QUADRANGLE

MICHIGAN - WAYNE COUNTY

7.5 MINUTE SERIES (TOPOGRAPHIC)



T.3 S.-R.10 E.

1 0 1 MILE

1000 0 1000 2000 3000 4000 5000 6000 7000 FEET

1 0 1 KILOMETER

MICHIGAN QUADRANGLE LOCATION

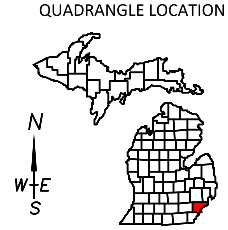


IMAGE TAKEN FROM 1967 U.S.G.S. TOPOGRAPHIC MAP
PHOTOREVISED 1981

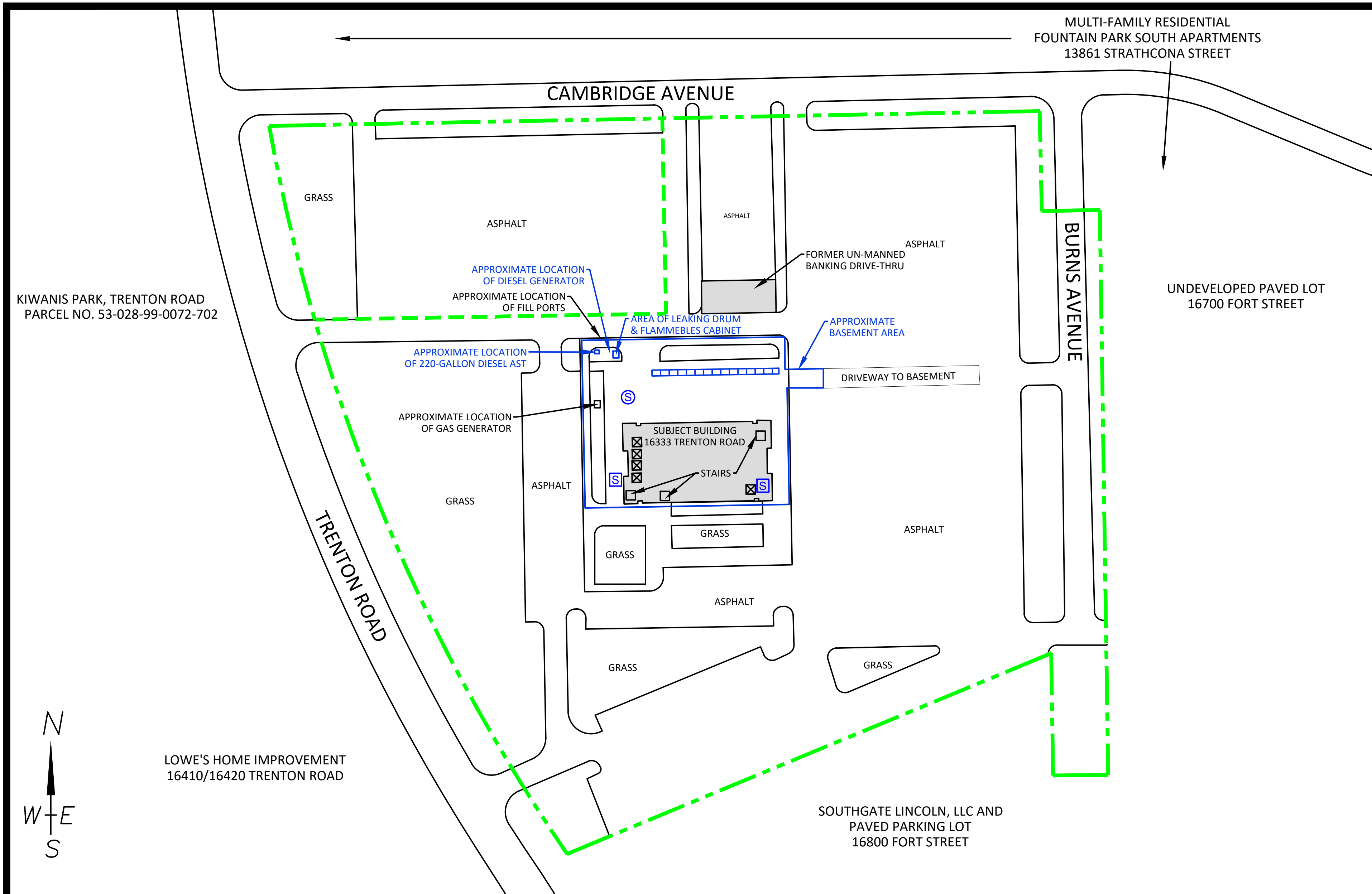
AKT PEERLESS
ENVIRONMENTAL SERVICES

TOPOGRAPHIC LOCATION MAP

16333 TRENTON ROAD
SOUTHGATE, MICHIGAN
PROJECT NUMBER: 16088F-1-17

DRAWN BY: MB
DATE: 03/31/2022

FIGURE 1



AKTPEERLESS™
ENVIRONMENTAL SERVICES

SUBJECT PROPERTY MAP

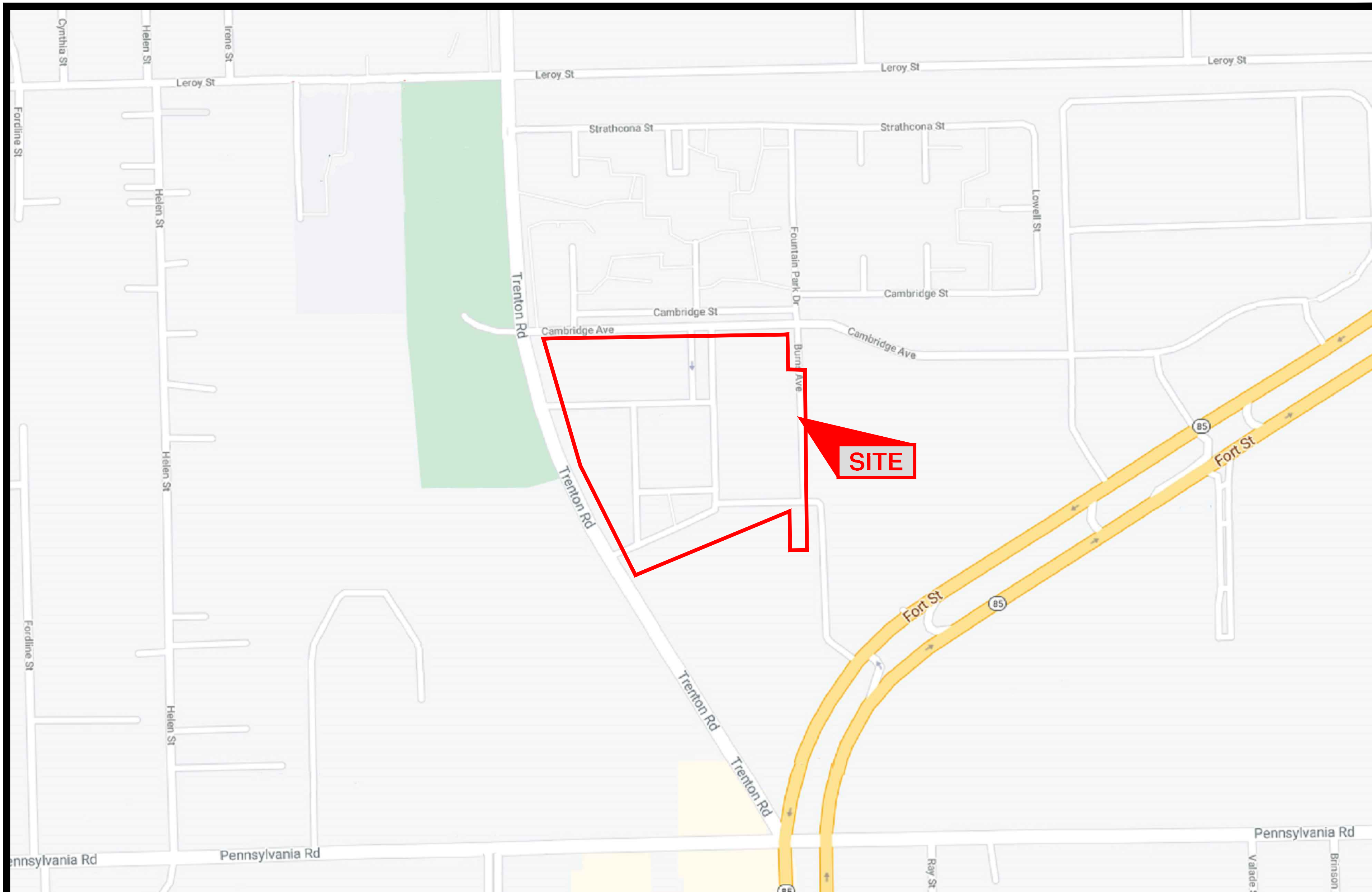
16333 TRENTON ROAD
SOUTHGATE, MICHIGAN
PROJECT NUMBER: 16088F-1-17

LEGEND
= PROPERTY LINE
= PARCEL LINE
S = DUPLEX SUMP
S = OIL/GREASE SUMP
= TRENCH DRAIN
= ELEVATOR

DRAWN BY: MB
DATE: 03/31/2022

0 75 150
SCALE: 1" = 150'

FIGURE 2



AKTPEERLESS ENVIRONMENTAL SERVICES

SUBJECT PROPERTY LOCATION MAP

16333 TRENTON ROAD
SOUTHGATE, MICHIGAN
PROJECT NUMBER: 16088F-1-17

LEGEND

N
W E
S

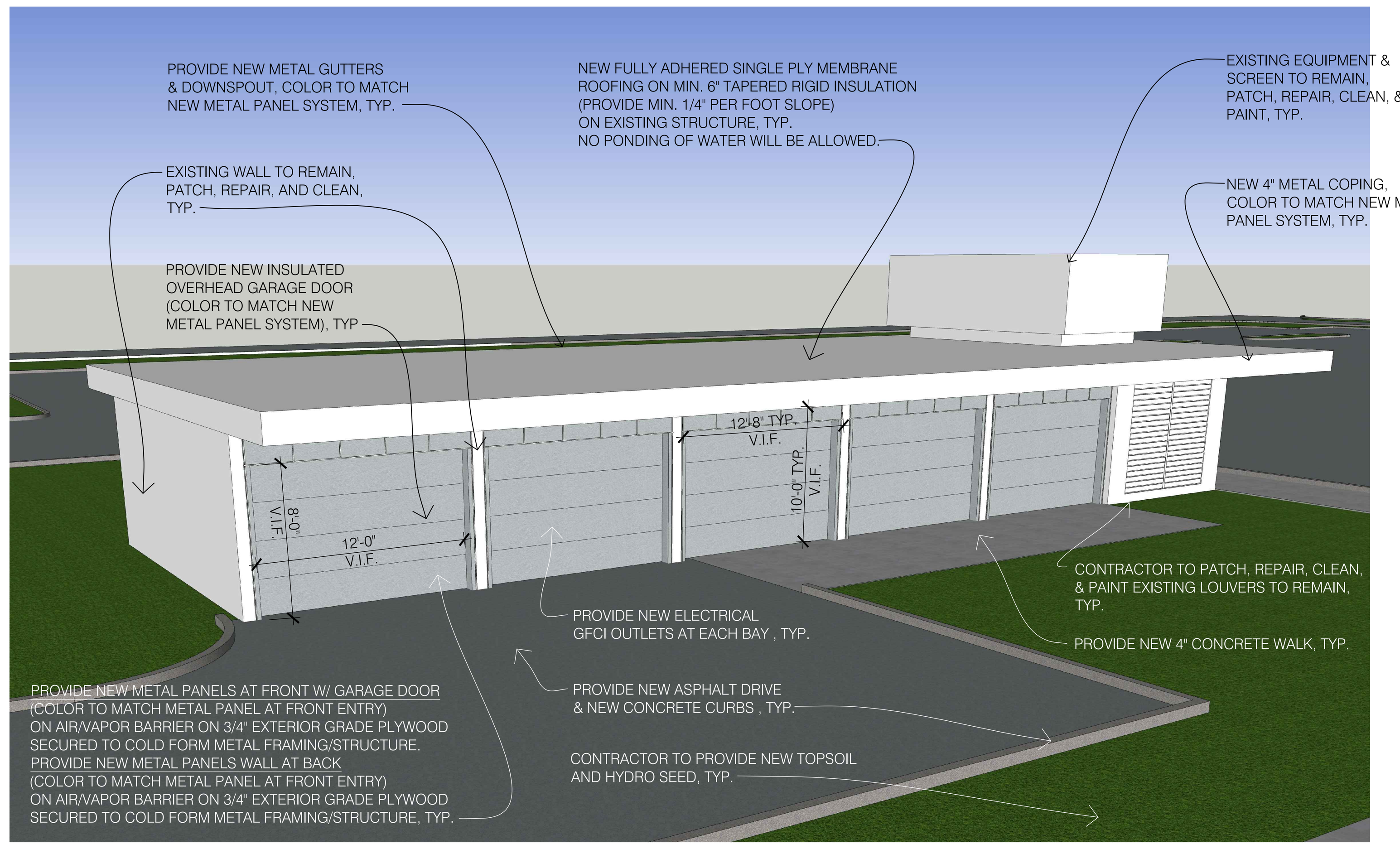
DRAWN BY: MB
DATE: 03/31/2022

FIGURE 3

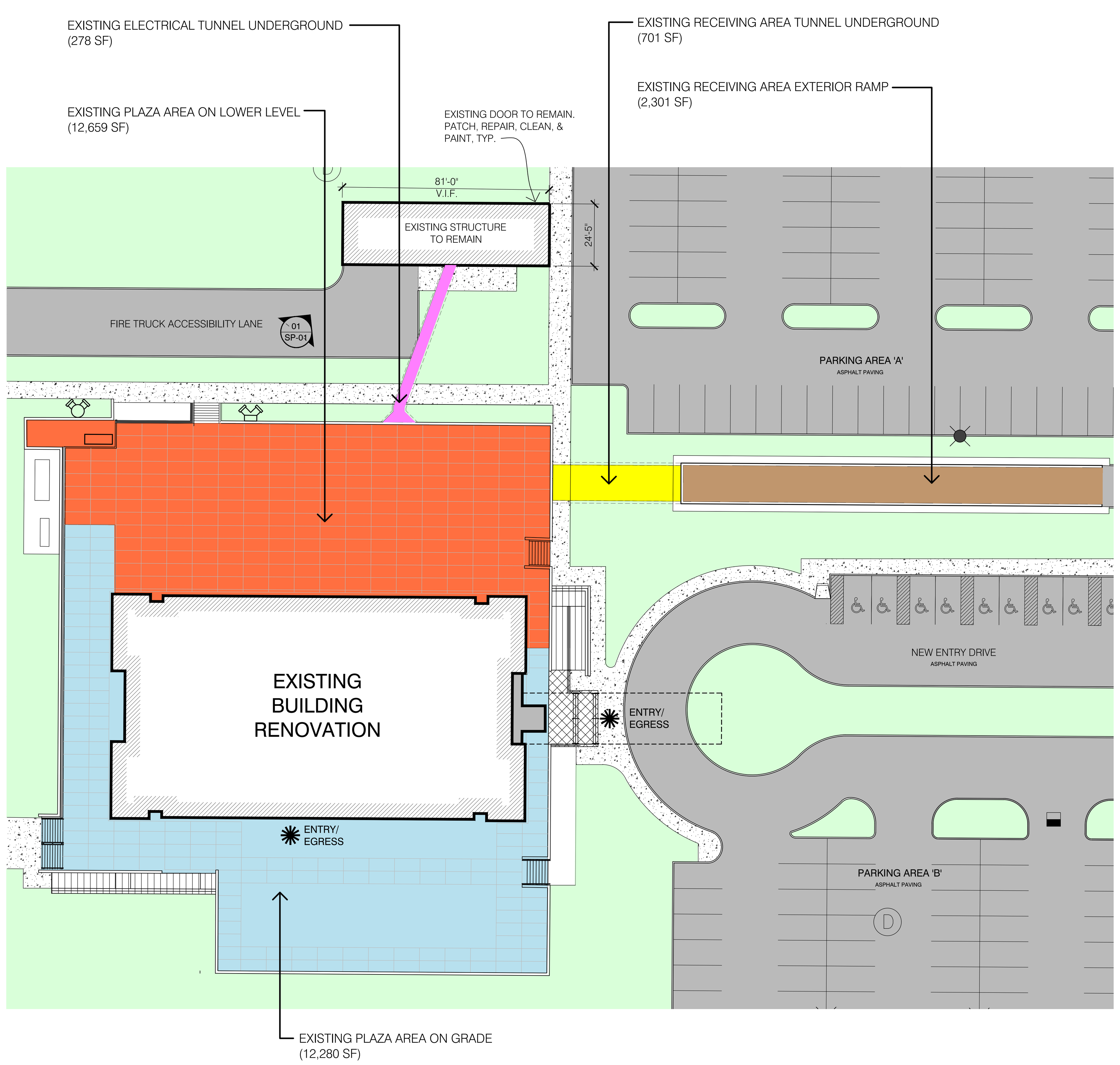
VIEW OF THE SUBJECT BUILDING FACING SOUTH

VIEW OF THE SUBJECT BUILDING FACING WEST

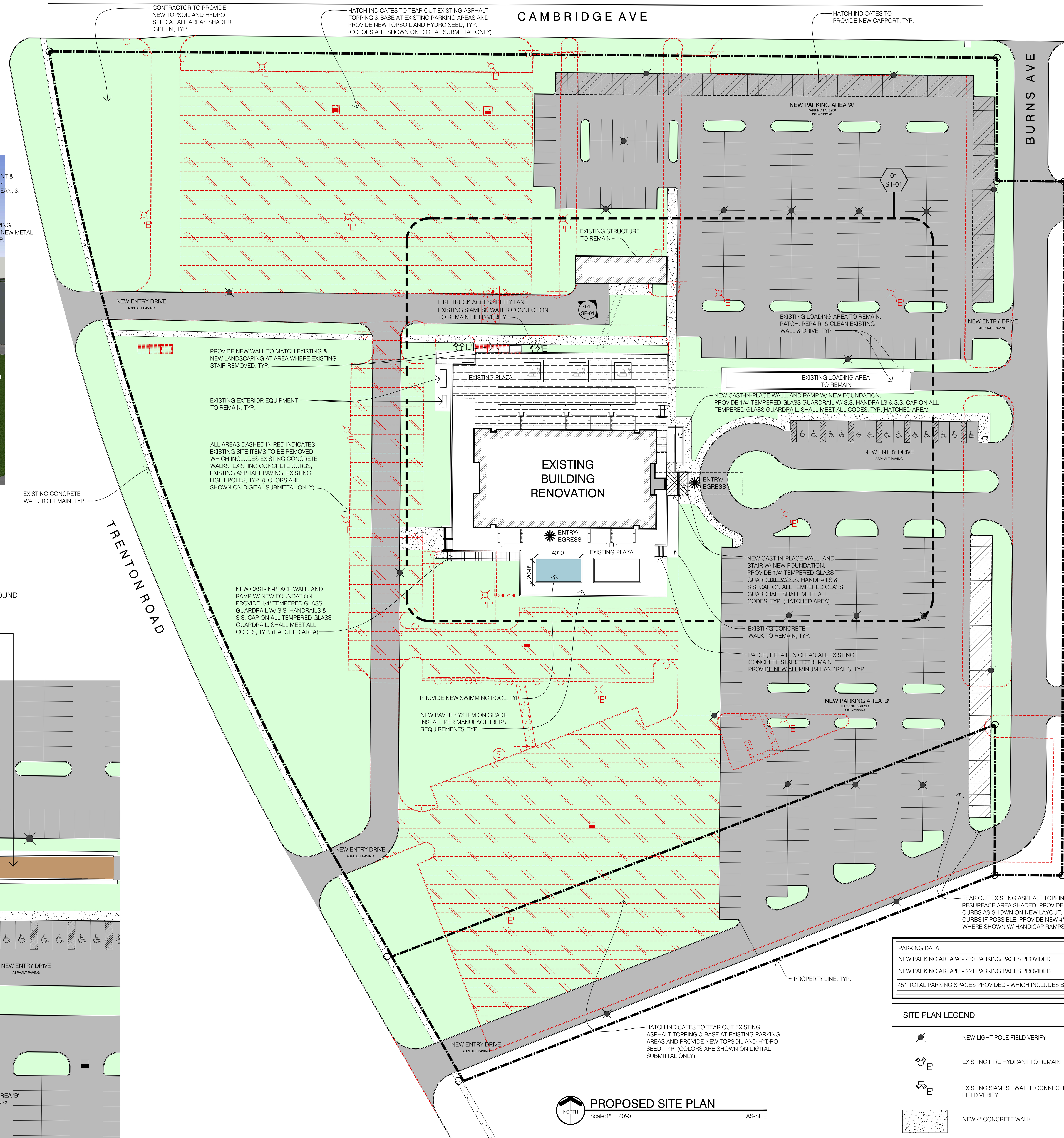
AKT PEERLESS ENVIRONMENTAL SERVICES	*RECONNAISSANCE PHOTOGRAPHS* 16333 Trenton Road Southgate, Michigan	TAKEN BY: P. MCADAMS DATE: JULY 22, 2021 PROJECT NUMBER: 16088F-1-17



01 SP-01 EXISTING DRIVE-THRU BUILDING PERSPECTIVE
Scale: NTS



01 S1-01 ENLARGED PROPOSED SITE PLAN
Scale: 1" = 30'-0" AS-SITE-LRG



PROPOSED SITE PLAN
Scale: 1" = 40'-0" AS-SITE

PARKING DATA
NEW PARKING AREA 'A' - 230 PARKING PACES PROVIDED
NEW PARKING AREA 'B' - 221 PARKING PACES PROVIDED
451 TOTAL PARKING SPACES PROVIDED - WHICH INCLUDES BARRIER FREE SPACES

SITE PLAN LEGEND

- NEW LIGHT POLE FIELD VERIFY
- EXISTING FIRE HYDRANT TO REMAIN FIELD VERIFY
- EXISTING SIAMESE WATER CONNECTION TO REMAIN FIELD VERIFY
- NEW 4" CONCRETE WALK
- NEW CAST-IN-PLACE WALL, AND RAMP W/ NEW FOUNDATION. PROVIDE 1/4" TEMPERED GLASS GUARDRAIL W/ S.S. HANDRAILS & S.S. CAP ON ALL TEMPERED GLASS GUARDRAIL. SHALL MEET ALL CODES, TYPICAL
- NEW CAST-IN-PLACE WALL, AND STAIR W/ NEW FOUNDATION. PROVIDE 1/4" TEMPERED GLASS GUARDRAIL W/ S.S. HANDRAILS & S.S. CAP ON ALL TEMPERED GLASS GUARDRAIL. SHALL MEET ALL CODES, TYPICAL.
- NEW HYDROTECH PEDESTAL SYSTEM. INSTALL PER MANUFACTURERS REQUIREMENTS PROVIDE NEW WATERPROOFING UNDERLAYMENT SYSTEM, TYPICAL.

NOTE:
CONSTRUCTION MANAGER SHALL REFER TO THE CRITERIA WRITE-UP FOR ADDITIONAL INFORMATION WHICH SHALL BE INCLUDE IN THE GUARANTEED MAXIMUM PRICE (GMP) BID.

NOTE:
CONTRACTOR TO VERIFY-IN-FIELD EXTENT OF EXISTING PLAZA ON GRADE AND EXTENT OF EXISTING PLAZA ON LOWER LEVEL, TYP.

Revisions

Architect's Seal
THIS REGISTRATION SEAL IS FOR THE ARCHITECTURAL DRAWINGS ONLY AND DOES NOT SATISFY ANY INDIVIDUAL REQUIREMENTS NEEDED FOR EACH ENGINEER DISCIPLINE

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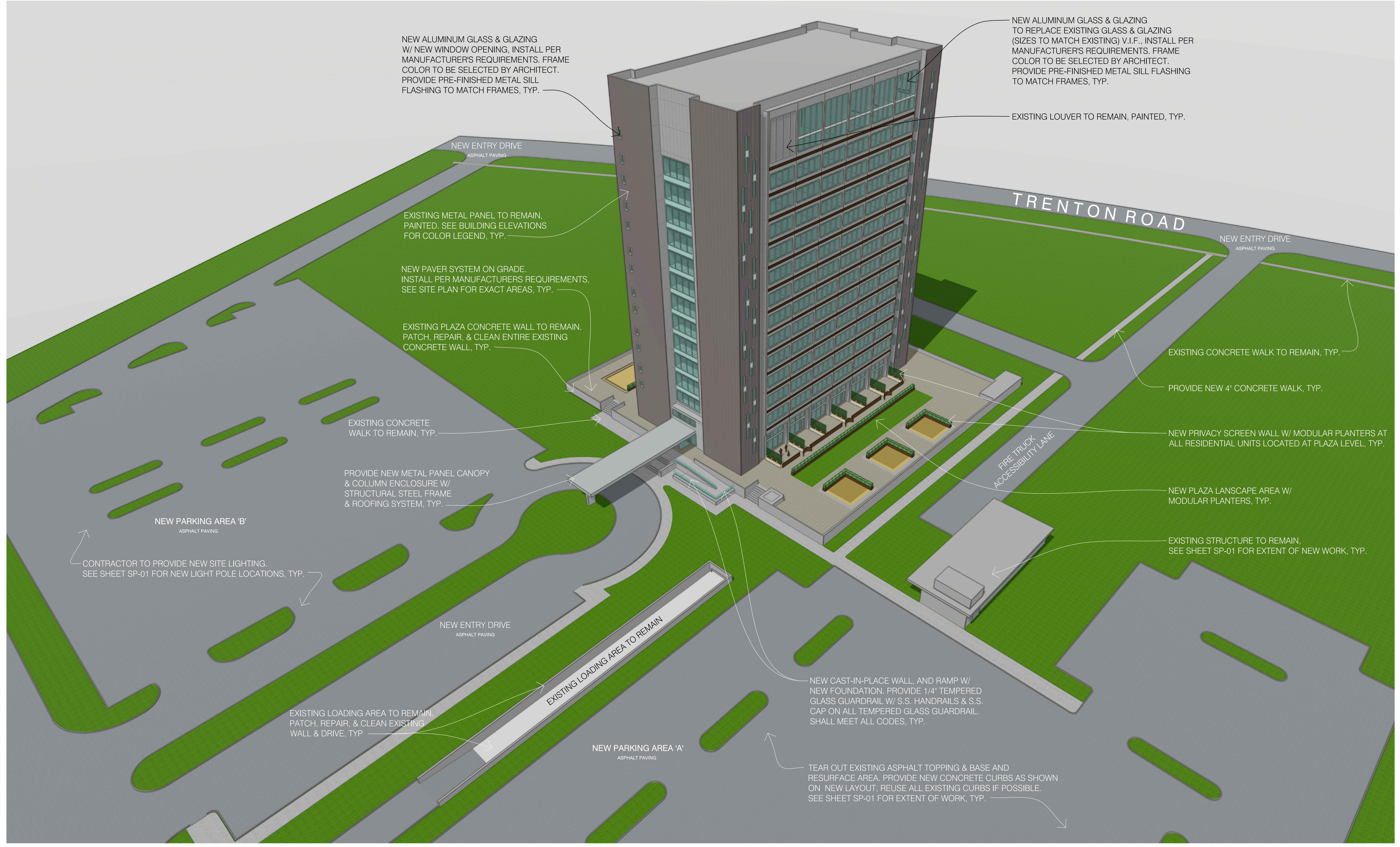
Project
Southgate Tower Renovation
Southgate, Michigan
Project No. 202124

Drawn / Checked
E.P.C./ C.G.P./J.G.
Approved:
C.G.P./J.G.
Date: December 22, 2021
SD Phase - Guaranteed Maximum Price - Bid Set

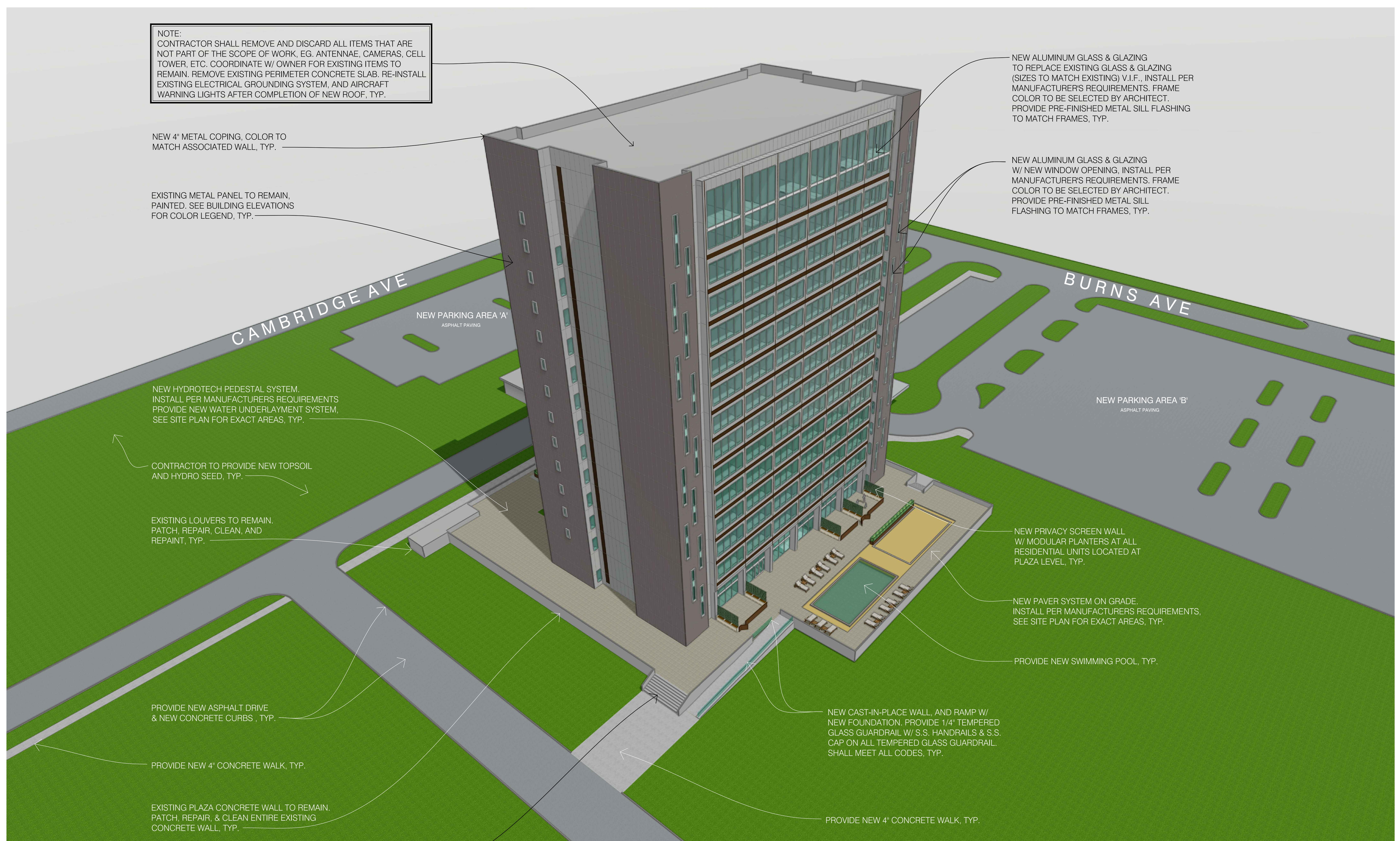
Sheet Title
Site Plan

Sheet No.
S1-01

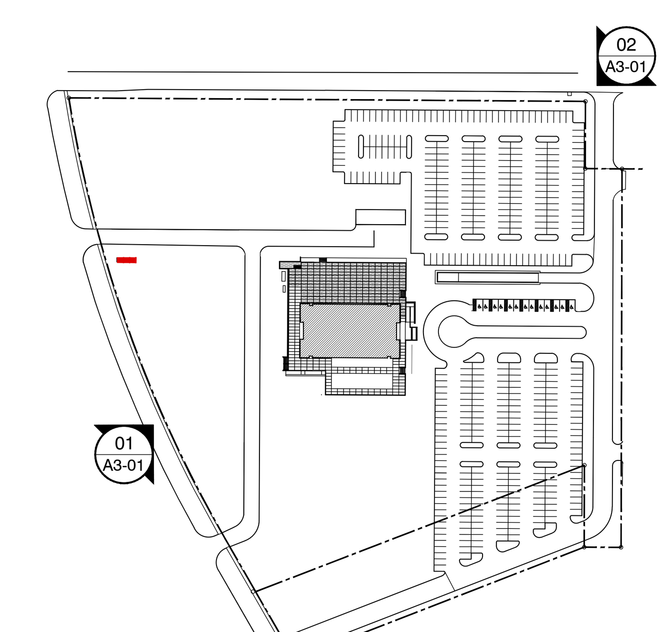
P:\2021\PROJ\202124 - SOUTHGATE TOWER RENOVATION - SOUTHGATE\04 - SD\05 - SHEETS\S1-01 SITE PLAN.DWG December 22 2021



02
A3-01
AERIAL PERSPECTIVE - NORTHEAST CORNER
Scale: NTS



01
A3-01
AERIAL PERSPECTIVE - SOUTHWEST CORNER
Scale: NTS



KEY PLAN
Scale:1/256" = 1'-0"
AS-SITE

Revisions

Architect's Seal
THIS REGISTRATION SEAL IS FOR THE ARCHITECTURAL DRAWINGS ONLY AND DOES NOT SATISFY ANY INDIVIDUAL REQUIREMENTS NEEDED FOR EACH ENGINEER DISCIPLINE

studio g+G inc.
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Constantine George Pappas AIA
Architecture / Planning
1025 S. Washington Ave. Royal Oak, MI 48067
P. 248.629.8998 F. 248.298.3192
www.cgp-architecture.com

Project
Southgate Tower Renovation
Southgate, Michigan
Project No. 202124

Drawn / Checked
E.P.C. / C.G.P./J.G.
Approved:
C.G.P./J.G.
Date: December 22, 2021
SD Phase - Guaranteed Maximum

P:\SDSK\PROJ\202124 - SOUTHGATE TOWER RENOVATION - SOUTHGATE\04 - SD\05 - SHEET\A3-01 PERSPECTIVES.DWG December 22 2021

Sheet Title
Perspectives

Sheet No.
A3-01

Attachment B

Legal Description(s)

16333 TRENTON RD SOUTHGATE, MI 48195 (Property Address)

Parcel Number: 53 028 99 0070 706 Account Number: 406-00750-00

Property Owner: 16333 TRENTON, LLC

TIF

Summary Information

- Commercial/Industrial Building Summary
  - Yr Built: 1970
  - # of Buildings: 1
  - Total Sq.Ft.: 186,017
- Property Tax information found
- Utility Billing information found
- Assessed Value: $522,200 | Taxable Value: $522,200
- Building Department information found

Item 1 of 1 1 Image / 0 Sketches

Owner and Taxpayer Information

Owner	16333 TRENTON, LLC 2051 WEST DAVIDSON DETROIT, MI 48238	**Taxpayer**	SEE OWNER INFORMATION

General Information for Tax Year 2021

Property Class	201 COMMERCIAL-IMPROVED	**Unit**	53 SOUTHGATE
School District	SOUTHGATE COMMUNITY SCH DIST	**Assessed Value**	$522,200
MAP #	*No Data to Display*	**Taxable Value**	$522,200
TEMP CODE	0	**State Equalized Value**	$522,200
USE CODES	*Not Available*	**Date of Last Name Change**	05/18/2021
ADJ CODE	*Not Available*	**Notes**	*Not Available*
Historical District	*Not Available*	**Census Block Group**	*Not Available*
STATUS CODE	*Not Available*	**Exemption**	*No Data to Display*

Principal Residence Exemption Information

Homestead Date *No Data to Display*

Principal Residence Exemption	June 1st	Final
2021	0.0000 %	0.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2020	$525,000	$525,000	$525,000
2019	$528,300	$528,300	$528,300
2018	$527,800	$527,800	$488,197

Land Information

Zoning Code	*Not Available*	**Total Acres**	10.180
Land Value	$510,000	**Land Improvements**	$414,259
Renaissance Zone	No	**Renaissance Zone Expiration Date**	*No Data to Display*
ECF Neighborhood	OFFICES	**Mortgage Code**	*No Data to Display*
Lot Dimensions/Comments	IRREGULAR SHAPE	**Neighborhood Enterprise Zone**	No

Lot(s)	Frontage	Depth
No lots found.		
	Total Frontage: 0.00 ft	**Average Depth: 0.00 ft**

Legal Description

36 R1B2 PT OF THE SE 1/4 SEC 36 T3S R10E DESC AS BEG N00D 08M 46SECE 1003.98FT FROM THE SE COR OF SAID SEC 36- -TH N89D 37M 17SECW 60.10FT-TH N00D 08M 00SECE 133.40FT-TH S68D 58M 44SECW 574.09FT-TH N29D 57M 19SECW 99.21FT-TH ALONG CURVE RT RADIUS 2109.40FT CHORD N13D 20M 15SECW 456.36FT-TH S89D 36M 39SECE 250.55FT-TH N00D 08M 00SECE 300.00FT-TH S89D 36M 39SECE 519.49FT-TH S00D 09M 53SECW 109.45FT-TH S89D 35M 00SECE 60.00FT-TH S00D 08M 00SECW 616.43FT TO THE POB 10.81 AC

Land Division Act Information

Date of Last Split/Combine	05/02/2006	**Number of Splits Left**	97
Date Form Filed	*No Data to Display*	**Unallocated Div.s of Parent**	0
Date Created	05/02/2006	**Unallocated Div.s Transferred**	0
Acreage of Parent	12.80	**Rights Were Transferred**	*Not Available*
Split Number	5	**Courtesy Split**	*Not Available*
Parent Parcel	*No Data to Display*		

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
12/28/2018	$1,029,150.00	CD	REAL VENTURES TRENTON ROAD LLC	16333 TRENTON, LLC	20-MULTI PARCEL SALE REF	
03/16/2006	$2,235,000.00	PTA	FIRST STATES INVESTORS 4501 LLC	REAL VENTURES TRENTON ROAD LLC	20-MULTI PARCEL SALE REF	206187461
03/16/2006	$2,235,000.00	QC	FIRST STATES INVESTORS 4501 LLC	REAL VENTURES TRENTON ROAD LLC	21-NOT USED	206187461
03/16/2006	$0.00	WD	FIRST STATES INVESTORS 4501 LLC	REAL VENTURES TRENTON ROAD LLC	21-NOT USED	206187440
03/06/2006	$1,434,030.00	LC	NATIONAL CITY CORP	FIRST STATES INVESTORS 4501 LLC	21-NOT USED	206182403
02/27/2006	$1.00	WD	NATIONAL CITY CORP	FIRST STATES INVESTORS 4501 LLC	21-NOT USED	206182379

Building Information - 186017 sq ft Banks - Central (Commercial)

Floor Area	186,017 sq ft	**Estimated TCV**	$116,831
Occupancy	Banks - Central	**Class**	B
Stories Above Ground	13	**Average Story Height**	8 ft
Basement Wall Height	*Not Available*	**Identical Units**	*Not Available*
Year Built	1970	**Year Remodeled**	*No Data to Display*
Percent Complete	100%	**Heat**	Zoned A.C. Hot & Chilled Water
Physical Percent Good	35%	**Functional Percent Good**	10%
Economic Percent Good	10%	**Effective Age**	57 yrs

16333 TRENTON RD SOUTHGATE, MI 48195 (Property Address)

Parcel Number: 53 028 99 0070 705 Account Number: 406-00760-00

No Images Found

Property Owner: 16333 TRENTON, LLC

Summary Information

- > Assessed Value: $39,200 | Taxable Value: $39,200
- > 14 Building Department records found
- > Property Tax information found
- > Utility Billing information found

Owner and Taxpayer Information

Owner	16333 TRENTON, LLC 2051 WEST DAVIDSON DETROIT, MI 48238	**Taxpayer**	SEE OWNER INFORMATION

General Information for Tax Year 2021

Property Class	202 COMMERCIAL-VACANT	**Unit**	53 SOUTHGATE
School District	SOUTHGATE COMMUNITY SCH DIST	**Assessed Value**	$39,200
MAP #	*No Data to Display*	**Taxable Value**	$39,200
TEMP CODE	0	**State Equalized Value**	$39,200
USE CODES	*Not Available*	**Date of Last Name Change**	05/18/2021
ADJ CODE	*Not Available*	**Notes**	*Not Available*
Historical District	*Not Available*	**Census Block Group**	*Not Available*
STATUS CODE	*Not Available*	**Exemption**	*No Data to Display*

Principal Residence Exemption Information

Homestead Date	*No Data to Display*

Principal Residence Exemption	June 1st	Final
2021	0.0000 %	0.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2020	$39,200	$39,200	$39,200
2019	$39,200	$39,200	$39,200
2018	$39,200	$39,200	$22,301

Land Information

Zoning Code	*Not Available*	**Total Acres**	2.000
Land Value	$78,400	**Land Improvements**	$0
Renaissance Zone	No	**Renaissance Zone Expiration Date**	*No Data to Display*
ECF Neighborhood	VACANT LAND/PARKING LOT	**Mortgage Code**	*No Data to Display*
Lot Dimensions/Comments	IRREGULAR SHAPE	**Neighborhood Enterprise Zone**	No

Lot(s)	Frontage	Depth
No lots found.		
	Total Frontage: 0.00 ft	**Average Depth: 0.00 ft**

Legal Description

36 R1B1 PT OF THE SE 1/4 SEC 36 T3S R10E DESC AS BEG N00D 08M 46SECE 1003.98FT AND N00D 08M 00SECE 616.43FT AND N89D 35M 00SECW 60.00FT AND N00D 09M 53SECE 109.45FT AND N89D 36M 39SECW 519.49FT FROM THE SE COR OF SAID SEC 36- -TH S00D 08M 00SECW 300.00FT-TH N89D 36M 39SECW 250.55FT-TH ALONG CURVE RT RADIUS 2109.40FT CHORD N13D 20M 15SECW 308.82FT-TH S89D 36M 39SECE 322.49FT TO THE POB 2.00 AC

Land Division Act Information

Date of Last Split/Combine	05/02/2006	**Number of Splits Left**	97
Date Form Filed	*No Data to Display*	**Unallocated Div.s of Parent**	0
Date Created	05/02/2006	**Unallocated Div.s Transferred**	0
Acreage of Parent	12.80	**Rights Were Transferred**	*Not Available*
Split Number	5	**Courtesy Split**	*Not Available*
Parent Parcel	*No Data to Display*		

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Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
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03/16/2006	$2,235,000.00	PTA	FIRST STATES INVESTORS 4501 LLC	REAL VENTURES TRENTON ROAD LLC	20-MULTI PARCEL SALE REF	206187461

Attachment C

Tables

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		**$**	**1,138,200**
Housing Development Activities - Infrastructure and Site Preparation		**$**	**4,567,300**
Total 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		**$**	**489,549**
Total Eligible Costs for Reimbursement		**$**	**9,201,690**

ELIGIBLE ACTIVITIES COST DETAIL				
		Cost/ Unit		Est. Total Cost
Department Specific Activities - 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 Abatement Oversight - RLF Loan	$	31,915	$	31,915
Abestos Bulk Sampling - RLF Loan	$	10,691	$	10,691
Demo - City Abatement	$	26,370	$	26,370
Salmon Environmental Sampling	$	7,826	$	7,826
City Abatement	$	9,000	$	9,000
subtotal			***$***	***1,138,200***
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 Project Management, Administration, and Reporting	$	25,718	$	25,718
subtotal			***$***	***98,218***

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

			Construction Complete	Full Occupancy	Est. TV increase 1.02							
		Plan Year	1	2	3	4	5	6	7	8	9	10
		Calendar Year	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
		Initial Taxable Value	$ 561,400	$ 561,400	$ 561,400	$ 561,400	$ 561,400	$ 561,400	$ 561,400	$ 561,400	$ 561,400	$ 561,400
		Initial TV (Homestead)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Post-Dev TV (30% of Project Investment)		Estimated New TV	$ 1,575,288	$ 10,985,799	$ 11,205,515	$ 11,429,625	$ 11,658,217	$ 11,891,382	$ 12,129,209	$ 12,371,793	$12,619,229	$12,871,614
Incremental Difference (New TV - Initial TV)			**$ 1,013,888**	**$ 10,424,399**	**$ 10,644,115**	**$ 10,868,225**	**$ 11,096,817**	**$ 11,329,982**	**$ 11,567,809**	**$ 11,810,393**	**$12,057,829**	**$12,310,214**
Local Capture	Millage Rate											
City	10.9376	Incremental	$ 11,090	$ 114,018	$ 116,421	$ 118,872	$ 121,373	$ 123,923	$ 126,524	$ 129,177	$ 131,884	$ 134,644
Rubbish	2.3896	Incremental	$ 2,423	$ 24,910	$ 25,435	$ 25,971	$ 26,517	$ 27,074	$ 27,642	$ 28,222	$ 28,813	$ 29,416
P/F Pension	10.3882	Incremental	$ 10,532	$ 108,291	$ 110,573	$ 112,901	$ 115,276	$ 117,698	$ 120,169	$ 122,689	$ 125,259	$ 127,881
Library	0.8800	Incremental	$ 892	$ 9,173	$ 9,367	$ 9,564	$ 9,765	$ 9,970	$ 10,180	$ 10,393	$ 10,611	$ 10,833
Streets	1.8993	Incremental	$ 1,926	$ 19,799	$ 20,216	$ 20,642	$ 21,076	$ 21,519	$ 21,971	$ 22,431	$ 22,901	$ 23,381
Act 359	0.0500	Incremental	$ 51	$ 521	$ 532	$ 543	$ 555	$ 566	$ 578	$ 591	$ 603	$ 616
County	5.5913	Incremental	$ 5,669	$ 58,286	$ 59,514	$ 60,768	$ 62,046	$ 63,349	$ 64,679	$ 66,035	$ 67,419	$ 68,830
Parks/ Recreation	0.9824	Incremental	$ 996	$ 10,241	$ 10,457	$ 10,677	$ 10,902	$ 11,131	$ 11,364	$ 11,603	$ 11,846	$ 12,094
School Sinking Fund	1.8859	Incremental	$ 1,912	$ 19,659	$ 20,074	$ 20,496	$ 20,927	$ 21,367	$ 21,816	$ 22,273	$ 22,740	$ 23,216
WC Parks	0.2433	Incremental	$ 247	$ 2,536	$ 2,590	$ 2,644	$ 2,700	$ 2,757	$ 2,814	$ 2,873	$ 2,934	$ 2,995
Jail	0.9327	Incremental	$ 946	$ 9,723	$ 9,928	$ 10,137	$ 10,350	$ 10,567	$ 10,789	$ 11,016	$ 11,246	$ 11,482
WC Parks	0.2433	Incremental	$ 247	$ 2,536	$ 2,590	$ 2,644	$ 2,700	$ 2,757	$ 2,814	$ 2,873	$ 2,934	$ 2,995
HCMA	0.2062	Incremental	$ 209	$ 2,150	$ 2,195	$ 2,241	$ 2,288	$ 2,336	$ 2,385	$ 2,435	$ 2,486	$ 2,538
RESA - OPER	0.0952	Incremental	$ 97	$ 992	$ 1,013	$ 1,035	$ 1,056	$ 1,079	$ 1,101	$ 1,124	$ 1,148	$ 1,172
WCCC	3.2043	Incremental	$ 3,249	$ 33,403	$ 34,107	$ 34,825	$ 35,558	$ 36,305	$ 37,067	$ 37,844	$ 38,637	$ 39,446
RESA - OPER	0.0952	Incremental	$ 97	$ 992	$ 1,013	$ 1,035	$ 1,056	$ 1,079	$ 1,101	$ 1,124	$ 1,148	$ 1,172
RESA- SP ED	3.3328	Incremental	$ 3,379	$ 34,742	$ 35,475	$ 36,222	$ 36,983	$ 37,761	$ 38,553	$ 39,362	$ 40,186	$ 41,027
WCTA	0.9916	Incremental	$ 1,005	$ 10,337	$ 10,555	$ 10,777	$ 11,004	$ 11,235	$ 11,471	$ 11,711	$ 11,957	$ 12,207
RESA - Enhancement	1.9812	Incremental	$ 2,009	$ 20,653	$ 21,088	$ 21,532	$ 21,985	$ 22,447	$ 22,918	$ 23,399	$ 23,889	$ 24,389
Local Total	**46.3301**											
Total Local Tax Increment Revenue Capture			**$ 46,974**	**$ 482,963**	**$ 493,143**	**$ 503,526**	**$ 514,117**	**$ 524,919**	**$ 535,938**	**$ 547,177**	**$ 558,640**	**$ 570,333**
Abatement Value (local taxes)			$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Capturable Millages	Millage Rate											
School Debt	5.8500	New TV	$ 9,215	$ 65,552	$ 66,863	$ 68,201	$ 69,565	$ 70,956	$ 72,375	$ 73,822	$ 75,299	$ 76,805
Zoo	0.0988	New TV	$ 156	$ 1,107	$ 1,129	$ 1,152	$ 1,175	$ 1,198	$ 1,222	$ 1,247	$ 1,272	$ 1,297
DIA	0.1979	New TV	$ 312	$ 2,218	$ 2,262	$ 2,307	$ 2,353	$ 2,400	$ 2,448	$ 2,497	$ 2,547	$ 2,598
ST SCH	6.0000	New TV	$ 9,452	$ 67,233	$ 68,578	$ 69,949	$ 71,348	$ 72,775	$ 74,231	$ 75,715	$ 77,230	$ 78,774
School Operating	18.0000	New TV	$ 28,355	$ 201,699	$ 205,733	$ 209,848	$ 214,045	$ 218,326	$ 222,692	$ 227,146	$ 231,689	$ 236,323
School Oper F/C	18.0000	New TV	$ 28,355	$ 201,699	$ 205,733	$ 209,848	$ 214,045	$ 218,326	$ 222,692	$ 227,146	$ 231,689	$ 236,323
0	0.0000	New TV	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Non-Capturable Taxes	**48.1467**											

		Plan Year	11	12	13	14	15	16	17	18	19	20
		Calendar Year	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
		Initial Taxable Value	$ 561,400	$ 561,400	$ 561,400	$ 561,400	$ 561,400	$ 561,400	$ 561,400	$ 561,400	$ 561,400	$ 561,400
		Initial TV (Homestead)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Post-Dev TV (30% of Project Investment)		Estimated New TV	$13,129,046	$13,391,627	$13,659,460	$13,932,649	$14,211,302	$14,495,528	$14,785,438	$15,081,147	$15,382,770	$15,690,426
Incremental Difference (New TV - Initial TV)			**$12,567,646**	**$12,830,227**	**$13,098,060**	**$13,371,249**	**$13,649,902**	**$13,934,128**	**$14,224,038**	**$14,519,747**	**$14,821,370**	**$15,129,026**
Local Capture	Millage Rate											
City	10.9376	Incremental	$ 137,460	$ 140,332	$ 143,261	$ 146,249	$ 149,297	$ 152,406	$ 155,577	$ 158,811	$ 162,110	$ 165,475
Rubbish	2.3896	Incremental	$ 30,032	$ 30,659	$ 31,299	$ 31,952	$ 32,618	$ 33,297	$ 33,990	$ 34,696	$ 35,417	$ 36,152
P/F Pension	10.3882	Incremental	$ 130,555	$ 133,283	$ 136,065	$ 138,903	$ 141,798	$ 144,751	$ 147,762	$ 150,834	$ 153,967	$ 157,163
Library	0.8800	Incremental	$ 11,060	$ 11,291	$ 11,526	$ 11,767	$ 12,012	$ 12,262	$ 12,517	$ 12,777	$ 13,043	$ 13,314
Streets	1.8993	Incremental	$ 23,870	$ 24,368	$ 24,877	$ 25,396	$ 25,925	$ 26,465	$ 27,016	$ 27,577	$ 28,150	$ 28,735
Act 359	0.0500	Incremental	$ 628	$ 642	$ 655	$ 669	$ 682	$ 697	$ 711	$ 726	$ 741	$ 756
County	5.5913	Incremental	$ 70,269	$ 71,738	$ 73,235	$ 74,763	$ 76,321	$ 77,910	$ 79,531	$ 81,184	$ 82,871	$ 84,591
Parks/ Recreation	0.9824	Incremental	$ 12,346	$ 12,604	$ 12,868	$ 13,136	$ 13,410	$ 13,689	$ 13,974	$ 14,264	$ 14,561	$ 14,863
School Sinking Fund	1.8859	Incremental	$ 23,701	$ 24,197	$ 24,702	$ 25,217	$ 25,742	$ 26,278	$ 26,825	$ 27,383	$ 27,952	$ 28,532
WC Parks	0.2433	Incremental	$ 3,058	$ 3,122	$ 3,187	$ 3,253	$ 3,321	$ 3,390	$ 3,461	$ 3,533	$ 3,606	$ 3,681
Jail	0.9327	Incremental	$ 11,722	$ 11,967	$ 12,217	$ 12,471	$ 12,731	$ 12,996	$ 13,267	$ 13,543	$ 13,824	$ 14,111
WC Parks	0.2433	Incremental	$ 3,058	$ 3,122	$ 3,187	$ 3,253	$ 3,321	$ 3,390	$ 3,461	$ 3,533	$ 3,606	$ 3,681
HCMA	0.2062	Incremental	$ 2,591	$ 2,646	$ 2,701	$ 2,757	$ 2,815	$ 2,873	$ 2,933	$ 2,994	$ 3,056	$ 3,120
RESA - OPER	0.0952	Incremental	$ 1,196	$ 1,221	$ 1,247	$ 1,273	$ 1,299	$ 1,327	$ 1,354	$ 1,382	$ 1,411	$ 1,440
WCCC	3.2043	Incremental	$ 40,271	$ 41,112	$ 41,970	$ 42,845	$ 43,738	$ 44,649	$ 45,578	$ 46,526	$ 47,492	$ 48,478
RESA - OPER	0.0952	Incremental	$ 1,196	$ 1,221	$ 1,247	$ 1,273	$ 1,299	$ 1,327	$ 1,354	$ 1,382	$ 1,411	$ 1,440
RESA- SP ED	3.3328	Incremental	$ 41,885	$ 42,761	$ 43,653	$ 44,564	$ 45,492	$ 46,440	$ 47,406	$ 48,391	$ 49,397	$ 50,422
WCTA	0.9916	Incremental	$ 12,462	$ 12,722	$ 12,988	$ 13,259	$ 13,535	$ 13,817	$ 14,105	$ 14,398	$ 14,697	$ 15,002
RESA - Enhancement	1.9812	Incremental	$ 24,899	$ 25,419	$ 25,950	$ 26,491	$ 27,043	$ 27,606	$ 28,181	$ 28,767	$ 29,364	$ 29,974
Local Total	**46.3301**											
Total Local Tax Increment Revenue Capture			**$ 582,260**	**$ 594,426**	**$ 606,834**	**$ 619,491**	**$ 632,401**	**$ 645,570**	**$ 659,001**	**$ 672,701**	**$ 686,676**	**$ 700,929**
Abatement Value (local taxes)			$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Capturable Millages	Millage Rate											
School Debt	5.8500	New TV	$ 78,341	$ 79,908	$ 81,506	$ 83,136	$ 84,799	$ 86,495	$ 88,225	$ 89,989	$ 91,789	$ 93,625
Zoo	0.0988	New TV	$ 1,323	$ 1,350	$ 1,377	$ 1,404	$ 1,432	$ 1,461	$ 1,490	$ 1,520	$ 1,550	$ 1,581
DIA	0.1979	New TV	$ 2,650	$ 2,703	$ 2,757	$ 2,812	$ 2,869	$ 2,926	$ 2,985	$ 3,044	$ 3,105	$ 3,167
ST SCH	6.0000	New TV	$ 80,350	$ 81,957	$ 83,596	$ 85,268	$ 86,973	$ 88,713	$ 90,487	$ 92,297	$ 94,143	$ 96,025
School Operating	18.0000	New TV	$ 241,049	$ 245,870	$ 250,788	$ 255,803	$ 260,920	$ 266,138	$ 271,461	$ 276,890	$ 282,428	$ 288,076
School Oper F/C	18.0000	New TV	$ 241,049	$ 245,870	$ 250,788	$ 255,803	$ 260,920	$ 266,138	$ 271,461	$ 276,890	$ 282,428	$ 288,076
0	0.0000	New TV	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Non-Capturable Taxes	**48.1467**											

		Plan Year	21	22	23	24	25	26	27	28	29	30	TOTAL
		Calendar Year	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	
		Initial Taxable Value	$ 561,400	$ 561,400	$ 561,400	$ 561,400	$ 561,400	$ 561,400	$ 561,400	$ 561,400	$ 561,400	$ 561,400	
		Initial TV (Homestead)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
Post-Dev TV (30% of Project Investment)		Estimated New TV	$16,004,234	$16,324,319	$16,650,805	$16,983,821	$17,323,498	$17,669,968	$18,023,367	$18,383,834	$18,751,511	$19,126,541	
Incremental Difference (New TV - Initial TV)			**$15,442,834**	**$15,762,919**	**$16,089,405**	**$16,422,421**	**$16,762,098**	**$17,108,568**	**$17,461,967**	**$17,822,434**	**$18,190,111**	**$18,565,141**	
Local Capture	Millage Rate												
City	10.9376	Incremental	$ 168,908	$ 172,408	$ 175,979	$ 179,622	$ 183,337	$ 187,127	$ 190,992	$ 194,935	$ 198,956	$ 203,058	$ 4,494,227
Rubbish	2.3896	Incremental	$ 36,902	$ 37,667	$ 38,447	$ 39,243	$ 40,055	$ 40,883	$ 41,727	$ 42,588	$ 43,467	$ 44,363	$ 981,879
P/F Pension	10.3882	Incremental	$ 160,423	$ 163,748	$ 167,140	$ 170,599	$ 174,128	$ 177,727	$ 181,398	$ 185,143	$ 188,963	$ 192,858	$ 4,268,480
Library	0.8800	Incremental	$ 13,590	$ 13,871	$ 14,159	$ 14,452	$ 14,751	$ 15,056	$ 15,367	$ 15,684	$ 16,007	$ 16,337	$ 361,589
Streets	1.8993	Incremental	$ 29,331	$ 29,939	$ 30,559	$ 31,191	$ 31,836	$ 32,494	$ 33,166	$ 33,850	$ 34,548	$ 35,261	$ 780,417
Act 359	0.0500	Incremental	$ 772	$ 788	$ 804	$ 821	$ 838	$ 855	$ 873	$ 891	$ 910	$ 928	$ 20,545
County	5.5913	Incremental	$ 86,346	$ 88,135	$ 89,961	$ 91,823	$ 93,722	$ 95,659	$ 97,635	$ 99,651	$ 101,706	$ 103,803	$ 2,297,448
Parks/ Recreation	0.9824	Incremental	$ 15,171	$ 15,485	$ 15,806	$ 16,133	$ 16,467	$ 16,807	$ 17,155	$ 17,509	$ 17,870	$ 18,238	$ 403,665
School Sinking Fund	1.8859	Incremental	$ 29,124	$ 29,727	$ 30,343	$ 30,971	$ 31,612	$ 32,265	$ 32,932	$ 33,611	$ 34,305	$ 35,012	$ 774,911
WC Parks	0.2433	Incremental	$ 3,757	$ 3,835	$ 3,915	$ 3,996	$ 4,078	$ 4,163	$ 4,248	$ 4,336	$ 4,426	$ 4,517	$ 99,971
Jail	0.9327	Incremental	$ 14,404	$ 14,702	$ 15,007	$ 15,317	$ 15,634	$ 15,957	$ 16,287	$ 16,623	$ 16,966	$ 17,316	$ 383,244
WC Parks	0.2433	Incremental	$ 3,757	$ 3,835	$ 3,915	$ 3,996	$ 4,078	$ 4,163	$ 4,248	$ 4,336	$ 4,426	$ 4,517	$ 99,971
HCMA	0.2062	Incremental	$ 3,184	$ 3,250	$ 3,318	$ 3,386	$ 3,456	$ 3,528	$ 3,601	$ 3,675	$ 3,751	$ 3,828	$ 84,727
RESA - OPER	0.0952	Incremental	$ 1,470	$ 1,501	$ 1,532	$ 1,563	$ 1,596	$ 1,629	$ 1,662	$ 1,697	$ 1,732	$ 1,767	$ 39,117
WCCC	3.2043	Incremental	$ 49,483	$ 50,509	$ 51,555	$ 52,622	$ 53,711	$ 54,821	$ 55,953	$ 57,108	$ 58,287	$ 59,488	$ 1,316,637
RESA - OPER	0.0952	Incremental	$ 1,470	$ 1,501	$ 1,532	$ 1,563	$ 1,596	$ 1,629	$ 1,662	$ 1,697	$ 1,732	$ 1,767	$ 39,117
RESA- SP ED	3.3328	Incremental	$ 51,468	$ 52,535	$ 53,623	$ 54,733	$ 55,865	$ 57,019	$ 58,197	$ 59,399	$ 60,624	$ 61,874	$ 1,369,437
WCTA	0.9916	Incremental	$ 15,313	$ 15,631	$ 15,954	$ 16,284	$ 16,621	$ 16,965	$ 17,315	$ 17,673	$ 18,037	$ 18,409	$ 407,445
RESA - Enhancement	1.9812	Incremental	$ 30,595	$ 31,229	$ 31,876	$ 32,536	$ 33,209	$ 33,895	$ 34,596	$ 35,310	$ 36,038	$ 36,781	$ 814,069
Local Total	**46.3301**												
Total Local Tax Increment Revenue Capture			**$ 715,468**	**$ 730,298**	**$ 745,424**	**$ 760,852**	**$ 776,590**	**$ 792,642**	**$ 809,015**	**$ 825,715**	**$ 842,750**	**$ 860,125**	**$ 19,036,897**
Abatement Value (local taxes)			$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Capturable Millages	Millage Rate												
School Debt	5.8500	New TV	$ 95,497	$ 97,407	$ 99,355	$ 101,342	$ 103,369	$ 105,437	$ 107,545	$ 109,696	$ 111,890	$ -	$ 2,438,006
Zoo	0.0988	New TV	$ 1,613	$ 1,645	$ 1,678	$ 1,712	$ 1,746	$ 1,781	$ 1,816	$ 1,853	$ 1,890	$ -	$ 41,175
DIA	0.1979	New TV	$ 3,231	$ 3,295	$ 3,361	$ 3,428	$ 3,497	$ 3,567	$ 3,638	$ 3,711	$ 3,785	$ -	$ 82,475
ST SCH	6.0000	New TV	$ 97,946	$ 99,905	$ 101,903	$ 103,941	$ 106,020	$ 108,140	$ 110,303	$ 112,509	$ 114,759	$ -	$ 2,500,519
School Operating	18.0000	New TV	$ 293,838	$ 299,714	$ 305,709	$ 311,823	$ 318,059	$ 324,421	$ 330,909	$ 337,527	$ 344,278	$ -	$ 7,501,557
School Oper F/C	18.0000	New TV	$ 293,838	$ 299,714	$ 305,709	$ 311,823	$ 318,059	$ 324,421	$ 330,909	$ 337,527	$ 344,278	$ -	$ 7,501,557
0	0.0000	New TV	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Non-Capturable Taxes	**48.1467**												

AKT PEERLESS
ENVIRONMENTAL SERVICES

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:	18

Estimated Capture	
Administrative Fees	$ 489,549
State Revolving Fund	$ -
LBRF	$ -

Plan Year	Beginning Balance	1	2	3	4	5	6	7	8	9
Calendar Year		2026	2027	2028	2029	2030	2031	2032	2033	2034
Total Local Incremental Revenue		$ 46,974	$ 482,991	$ 493,171	$ 503,555	$ 514,146	$ 524,949	$ 535,968	$ 547,208	$ 558,672
BRA Administrative Fee (5%)		$ 2,349	$ 24,150	$ 24,659	$ 25,178	$ 25,707	$ 26,247	$ 26,798	$ 27,360	$ 27,934
Local TIR Available for Reimbursement		**$ 44,625**	**$ 458,842**	**$ 468,513**	**$ 478,377**	**$ 488,439**	**$ 498,702**	**$ 509,170**	**$ 519,848**	**$ 530,739**
Total State & Local TIR Available		**$ 44,625**	**$ 458,842**	**$ 468,513**	**$ 478,377**	**$ 488,439**	**$ 498,702**	**$ 509,170**	**$ 519,848**	**$ 530,739**
DEVELOPER										
DEVELOPER Reimbursement Balance	***$ 8,712,141***	***$ 8,667,516***	***$ 8,208,674***	***$ 7,740,162***	***$ 7,261,785***	***$ 6,773,346***	***$ 6,274,644***	***$ 5,765,474***	***$ 5,245,626***	***$ 4,714,888***
LOCAL-ONLY Reimbursement Balance	*$ 8,712,141*	*$ 8,667,516*	*$ 8,208,674*	*$ 7,740,162*	*$ 7,261,785*	*$ 6,773,346*	*$ 6,274,644*	*$ 5,765,474*	*$ 5,245,626*	*$ 4,714,888*
Eligible Activities Reimbursement	$ 8,292,855	$ 44,625	$ 458,842	$ 468,513	$ 478,377	$ 488,439	$ 498,702	$ 509,170	$ 519,848	$ 530,739
Interest Reimbursement	$ 419,286	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Local-Only TIR Reimbursement		**$ 44,625**	**$ 458,842**	**$ 468,513**	**$ 478,377**	**$ 488,439**	**$ 498,702**	**$ 509,170**	**$ 519,848**	**$ 530,739**
Total Annual Developer Reimbursement		**$ 44,625**	**$ 458,842**	**$ 468,513**	**$ 478,377**	**$ 488,439**	**$ 498,702**	**$ 509,170**	**$ 519,848**	**$ 530,739**

Plan Year	10	11	12	13	14	15	16	17	18 (End Plan)	TOTAL
Calendar Year	2035	2036	2037	2038	2039	2040	2041	2042	2043	
Total Local Incremental Revenue	$ 570,366	$ 582,294	$ 594,460	$ 606,869	$ 619,527	$ 632,437	$ 645,606	$ 659,039	$ 672,739	$ 9,790,971
BRA Administrative Fee (5%)	$ 28,518	$ 29,115	$ 29,723	$ 30,343	$ 30,976	$ 31,622	$ 32,280	$ 32,952	$ 33,637	$ 489,549
Local TIR Available for Reimbursement	**$ 541,848**	**$ 553,179**	**$ 564,737**	**$ 576,526**	**$ 588,550**	**$ 600,815**	**$ 613,326**	**$ 626,087**	**$ 639,103**	$ 9,301,423
Total State & Local TIR Available	**$ 541,848**	**$ 553,179**	**$ 564,737**	**$ 576,526**	**$ 588,550**	**$ 600,815**	**$ 613,326**	**$ 626,087**	**$ 639,103**	**$ 9,301,423**
DEVELOPER										
DEVELOPER Reimbursement Balance	***$ 4,173,040***	***$ 3,619,861***	***$ 3,055,124***	***$ 2,478,599***	***$ 1,890,049***	***$ 1,289,233***	***$ 675,907***	***$ 49,821***	***$ 0***	
LOCAL-ONLY Reimbursement Balance	*$ 4,173,040*	*$ 3,619,861*	*$ 3,055,124*	*$ 2,478,599*	*$ 1,890,049*	*$ 1,289,233*	*$ 675,907*	*$ 49,821*	*$ 0*	
Eligible Activities Reimbursement	$ 541,848	$ 553,179	$ 564,737	$ 576,526	$ 588,550	$ 600,815	$ 613,326	$ 256,621	$ -	$ 8,292,855
Interest Reimbursement	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 369,465	$ 49,821	$ 419,286
Total Local-Only TIR Reimbursement	**$ 541,848**	**$ 553,179**	**$ 564,737**	**$ 576,526**	**$ 588,550**	**$ 600,815**	**$ 613,326**	**$ 626,087**	**$ 49,821**	$ 8,712,141
Total Annual Developer Reimbursement	**$ 541,848**	**$ 553,179**	**$ 564,737**	**$ 576,526**	**$ 588,550**	**$ 600,815**	**$ 613,326**	**$ 626,087**	**$ 49,821**	**$ 8,712,141**

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

Attachment D

Statement of Obsolescence

JOSEPH G. KUSPA
Mayor

JANICE M. FERENCZ
City Clerk

JAMES E. DALLOS
Treasurer

City of Southgate

- CITY COUNCIL -

JOHN GRAZIANI
Council President
MARK FARRAH
KAREN E. GEORGE
BILL COLOVOS
DALE W. ZAMECKI
PHILLIP J. RAUCH
CHRISTOPHER P. ROLLET

State Tax Commission
Michigan Department of Treasury
P.O. Box 30471
Lansing, MI 48909

November 2, 2021

Re: Assessor's Statement of Obsolescence

Dear Sir/ Madam:

The subject of this request is a 14-story office building located at 16333 Trenton Road in the city of Southgate, Michigan. The structure, built in 1970, was formerly used as a bank on the first floor, with offices on the floors above. It totals 186,000 square feet in size. The building and land improvements have remained mostly unchanged for over 50 years, and the building has remained unused since 2017 when it was vacated.

The obsolescence is evident in the lack of modern electrical, plumbing, and mechanical systems as well as the poor condition of the walls, floors, and ceilings. The windows and doors are also very old and inefficient by today's standards. It is the opinion of the assessor that this property suffers from over 50% in functional obsolescence.

If you have any questions or comments, please do not hesitate to contact me at (734) 331-3980.

Sincerely,

Eric Dunlap
City Assessor

NORMA J. WURMLINGER MUNICIPAL BUILDING
14400 DIX-TOLEDO ROAD • SOUTHGATE, MICHIGAN 48195 • 734-258-3022 • FAX: 734-246-1414