Brownfield Plan

Former Aquinas High School Redevelopment
15601 Northline Road
Southgate, Wayne County, Michigan

Prepared for:

Northline Property Group, LLC
30407 West 13 Mile Road Farmington Hills, MI 48334

May 4, 2026

Pinchin File: R001.14719.001

Issued to:	**Northline Property Group, LLC**
Issued on:	**May 4, 2026**
Pinchin File:	**R001.14719.001**
Issuing Office:	**Berkley, MI**
Primary Pinchin Contact:	**Sara Jo Shipley, Project Manager** **sarajo.shipley@pinchin.com**

Project Manager: Sara Jo Shipley
Project Manager

PROJECT SUMMARY

Project Name:	Former Aquinas High School Redevelopment
Applicant/Developer:	Northline Property Group, LLC
Project Location:	The property is located at 15601 Northline Road, in Township three south (T. 3S), Range ten east (R 10E), Section 26, Southgate, Wayne County Michigan 48195.
Type of Eligible Property:	The property is determined to be “Functionally Obsolete” and is “Housing Property”.
Eligible Activities:	Work Plan Exempt Activities, Asbestos Containing Materials (ACM) Activities, Demolition, Housing Development Activities including Site Preparation and Infrastructure, and Preparation and Implementation of a Brownfield Plan and Act 381 Work Plan.
Developer Reimbursable Costs:	$6,523,178 (includes eligible activities, 3.5% simple interest, and 15% contingency)
LBRF Reimbursement	$1,975,762
Length of Developer Reimbursement:	Estimated 14 Years from start of capture, not to exceed 20
Project Overview:	This project involves the demolition of a vacant school building with a total area of approximately 201,020 square feet. The redevelopment includes five multi-family townhome-style buildings totaling approximately +/- 119,250 square feet, providing approximately 100 two-bedroom townhome units and a future second phase with 48 additional townhome units. There will also be a self-storage facility consisting of eleven buildings with a total storage area of approximately 81,921 square feet. The project will preserve existing woodlands and wetlands, provide recreational amenities for the residential and nature pathways through the woodlands and wetland areas.
Estimated Capital Investment:	Approximately $30,000,000
Estimated Job Creation:	Approximately 30 to 40 temporary construction and six full-time jobs will be created.

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APPENDICES

TABLES

I. INTRODUCTION AND PURPOSE

To promote the revitalization of environmentally distressed, historic, functionally obsolete, and blighted areas and promote housing development within the boundaries of the City of Southgate ("the City"). The City has established the Southgate Brownfield Redevelopment Authority (the "Authority") pursuant to the Brownfield Redevelopment Financing Act, Michigan Public Act 381 of 1996, as amended ("Act 381").

The primary purpose of this Brownfield Plan (this "Plan") is to 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 Authority

This Plan is intended to apply to the eligible property identified in this Plan and to identify and authorize the eligible activities to be reimbursed utilizing tax increment revenues. This Plan is intended to be a living document, which may be modified or amended in accordance with and as necessary to achieve the requirements and purposes of Act 381.

This Plan contains information required by Section 13(2) of Act 381, as amended. The applicable sections of Act 381 are noted throughout the Plan for reference purposes. All words or phrases not defined herein shall have the same meaning as such words and phrases included in Act 381.

I.a Property Description

The eligible property consists of one (1) legal parcel totaling approximately 38 acres with a street address of 15601 Northline Road, Southgate, Wayne County, Michigan. The parcel and all tangible private property located thereon will comprise the eligible property and is referred to herein as the "Property."

The Property is located on the Northline Road corridor, bounded by Northline Road to the north, Devoe Avenue and the Property line to the east, the Southgate Municipal Golf Course to the south, and the property line to the west. The Property is located at 15601 Northline Road, in Township three south (T3S), Range ten east (R10E), Section 26, Southgate, Wayne County Michigan 48195.

Individual parcel information is outlined below.

Property Address	Parcel ID Number	Approximate Acreage	Eligibility
15601 Northline Road	53-013-99-0001-703	38.00 acres	Functionally Obsolete and "Housing Property"

I.b Basis of Eligibility

The Property is considered “eligible property” as defined by Act 381, Section 2 because it (a) was previously utilized for a public purpose; (b) is determined to be “functionally obsolete” as defined by Act 381; (c) a “housing property” on which at least one unit or more units of residential housing is proposed to be constructed rehabilitated, or otherwise designed to be used as a dwelling.

The Property’s legal description is included in Appendix A and a map(s) showing the location of the Property is included in Appendix B.

Standard and other historical resources were able to document the northern and central portions of the subject property were developed for agricultural purposes prior to 1937. The southern portion has consisted of vacant land since at least 1937. Agricultural activities ceased in the northern portion and the current school building was constructed between 1966 and 1972. Agricultural activities ceased in the central portion and an outbuilding, and a convent apartment building were constructed in the northern-central portion between 1967 and 1972. Two athletic fields were constructed in the central portion between 1972 and 1987. The convent building and outbuilding were demolished in 2015. The school building was occupied by Aquinas High School from construction until 2000/2001, was occupied by a guidance center and/or various education programs between 2002 and approximately 2016 and has been vacant since approximately 2017. Additionally, Vincent Land Care, likely a lawn care/landscaping business, utilized a southwestern storage bay and adjacent parking area to store vehicles and equipment in at least 2015.

Additional information regarding the subject property’s eligibility is included within section II.h and documentation of eligibility is included within Appendix E.

I.c Project Description

Northline Property Group, LLC or any affiliate, or such other developer as approved by the Authority, are collectively the project developer (“Developer”).

The Developer, (an affiliate of Bacall Development), is a Farmington Hills based full-service development, property management, and leasing company founded in 1998. Bacall Development has been responsible for complete ‘ground-up’ developments of over thirty-five real estate projects in five states, which include Michigan, New York, Georgia, North Carolina, and South Carolina.

The Former Aquinas High School Redevelopment (“Project”) includes demolition of the vacant school building and site improvements. The Project includes construction, along Northline, of commercial use(s) that are permitted in the zoning district and multi-family residential housing. The residential component is planned to consist of five market-rate multi-family apartment buildings totaling approximately +/-119,250 square feet. Some units will be set aside as work force housing intended for households with incomes between $65,000 & $109,000. The self-storage component will include 81,921 square feet across eleven buildings, along with an office building. The Project will also preserve existing wetlands, incorporate a raised wooden pedestrian walkway, and establish direct pedestrian connections to surrounding recreational amenities including the dog park, municipal golf course and baseball field, arena, and library.

Asbestos and demolition activities are anticipated to begin in Fall 2026, followed by approximately three years of new construction for the 148 units of multi-family and self-storage. The self-storage facility is expected to be operational by Fall 2027, with the first phase residential slated for completion by Spring 2028. The Developer will invest an estimated $30 million in the Project, which is anticipated to generate approximately six new jobs upon completion.

The Project addresses regional housing needs by offering units at attainable rental rates and aligns with the public benefit objectives outlined in Act 381 and supports the goals of the Michigan Statewide Housing Plan:

Goal 6.3 - Increase the quality of rental housing

Goal 4.7 - Expand the use of equitable and holistic local planning and zoning practices to increase housing supply

Goal 4.2 - Reduce and offset the cost of construction to increase supply while maintaining high standards of quality

Goal 1.3 - Increase the amount of housing that is accessible, safe, and healthy regardless of age, disability, or family size across all neighborhoods and communities.

<u>Absorption data</u>

- The MSHDA data presents a renter vacancy rate of 0.1%. Market Conditions According to Household Growth and Housing Cost/Value identify the Southgate Market as a “Soft Market” and Other Market Indicators identify Southgate as “Low Strength and High Need (Type II)”. Within the Housing Policy Toolbox, tax increment financing is presented as a means encourage housing development by lowering operating costs.
- MSHDA’s Gap Analysis shows market demand for 295 Renter Units in the Southgate Market Area with a Market production goal of 149 Renter Units. Market production goals for the adjacent Markets of Allen Park, Wyandotte and Taylor-South is 209 rental units.

Based on this data, the addition of the proposed units will directly address the demand for new housing stock in the City of Southgate and Downriver, and supports the public benefit goals of the Michigan Statewide Housing Plan.

All building sizes and uses will comply with applicable City Ordinances, and any future adjustments will be made in accordance with those regulations. Preliminary site plans and renderings are included in Appendix D.

II. GENERAL PROVISIONS

II.a Description of Costs to be Paid for with Tax Increment Revenues (Section 13 (2)(a))

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:

- Work Plan Exempt Activities
- Asbestos, Lead, and Mold Activities
- Demolition
- Housing Development Activities, including Site Preparation and Infrastructure
- Preparation, and Implementation of a Brownfield Plan and/or Act 381 Work Plan

Contingency has also been calculated and included within this Plan. Tax Increment Revenues are also projected to be captured and applied to (i) the Authority’s administrative and operating expenses, (ii) make deposits into the State Brownfield Redevelopment Fund (SBRF), and (iii) make deposits into the Authority’s Local Brownfield Revolving Fund (LBRF),

A summary of the eligible activities along with their estimated costs, which are eligible for reimbursement through tax increment revenues derived from the Property, is presented in the attached Table 1.

The eligible activity cost estimates may increase or decrease depending on the nature and extent of unknown conditions encountered. If the total cost of eligible activities as described within this Plan is not exceeded, line-item categories and costs of eligible activities may differ from what is included within this Plan, to the extent the adjustments do not violate the terms of Act 381. Additionally, costs in this Plan are subject to approval under an Act 381 Work Plan by the Michigan Department of Environment., Great Lakes, and Energy (“EGLE”), the Michigan Strategic Fund (“MSF”) Board (through the MEDC), and/or the Michigan State Housing Development Authority (“MSHDA”) for the use of state tax increment revenues. EGLE, MSF/MEDC, and/or MSHDA may adjust eligible activities amongst “environmental”, “non-environmental”, or “housing development” eligible activities in accordance with state policy and guidance. If such changes occur, these changes will be reflected in the Act 381 Work Plan. So long as the grand total of eligible activity costs are not exceeded, these adjustments do not change the validity of this Plan. Any costs not authorized by EGLE, MSF/MEDC, and/or MSHDA will become reimbursable costs with local-only tax increment revenues from locally levied millages up to the maximum local taxing millages amount of $4.02 million if revenues are available.

II.b Brief Summary of the Eligible Activities that are Proposed (Section 13 (2)(b))

1. Work Plan Exempt Activities include completion of a Phase I Environmental Site Assessment (ESA) and Asbestos-Containing Material (ACM) Survey performed as part of pre-purchase due diligence and planning for residential redevelopment.
2. Demolition Activities include a pre-demolition survey, building demolition, foundation removal, fill/compaction/rough grading to balance site where building is located, removal of site improvements including parking lots and walkways, and fees related to demolition engineering and design.
3. Asbestos Activities include the removal and proper disposal of asbestos-containing materials and other regulated building components, along with air-monitoring oversight and reporting performed by a qualified environmental professional to ensure compliance with applicable health and safety standards.
4. Housing Development Activities include site preparation and infrastructure improvements necessary for new housing development for income qualified households on eligible property. Those activities include utilities, grading, road construction, and related non-environmental activities.
5. Preparation and Implementation of the Brownfield Plan and Act 381 Work Plan and associated activities (e.g., meetings with Authority, review by City Attorney etc.)
6. A 15% contingency is included to address unanticipated environmental and/or other conditions that may be discovered through the implementation of site activities. This excludes the cost of Work Plan Exempt Activities, Asbestos Activities, Interest, and Preparation and Implementation of the Brownfield Plan and Act 381 Work Plan.
7. A 3.5% simple interest is included in the eligible activities. This interest is calculated using the cost of eligible activities, excluding Work Plan Exempt Activities, and Preparation and Implementation of the Brownfield Plan.

The total estimated cost of eligible activities subject to reimbursement to the developer from tax increment revenues in a total, not to exceed cost of $6,523,178. Although the Project has eligible activities of approximately $6,523,178, the actual reimbursement using Local Taxing millages shall not exceed $4.0 million unless the Plan is amended and approved by the Authority and City Council. The actual reimbursement may differ based on the length of TIF reimbursement outlined in the Reimbursement Agreement. All reimbursements are subject to verification of eligible activities and availability of tax increment revenues.

II.c Estimate of Captured Taxable Value and Tax Increment Revenues (Section 13 (2)(c))

The costs of eligible activities included in, and authorized by, this Plan will be reimbursed with incremental local and state tax revenues (as applicable) generated by the improvements at the Property and captured by the Authority, subject to any limitations and conditions described in this Plan, and the terms of a Reimbursement Agreement between the Developer and the Authority (the “Reimbursement Agreement”).

The initial (“base”) taxable value of the Property shall be determined by use of the 2026 tax year taxable value, which is $695,900. Tax increment revenue capture will begin when tax increment is generated by redevelopment of the Property, which is expected to begin in a phased approach in 2027, with redevelopment complete in approximately 2029. The estimated taxable value of the completed development is $9,733,501. This assumes a phase-in for completion of the redevelopment, which has been incorporated into the taxable value assumptions for this Plan. An annual increase in taxable value of 2.0% has been applied to account for future tax increments in this Plan. Table 2 details the estimated available tax increment revenues for each year of the Plan. The authorized assessor will determine the actual taxable value.

Tax increments are projected to be captured and applied to:

- The Authority will capture two percent (2%) of total tax increment revenues on an annual basis for administrative fees, which is estimated to be $185,161
- The State Brownfield Redevelopment Fund (SBRF) was created as a revolving fund within the department of treasury to be administered as provided in section 8a. of Act 381. Act 381 Section 13b (14) requires a contribution to the SBRF in an amount equivalent to 50% of the State Education Tax (SET) levied on the eligible property. The contribution should continue throughout the period of school tax increment revenue capture, including the LBRF capture period, up to a 25-year limit on capture for the SBRF. The estimated SBRF capture under this Plan is $388,276.
- The Authority has established a Local Brownfield Revolving Fund (LBRF). Capture for the LBRF is included in this plan for five years following developer reimbursement. Per Act 381, excess local tax increment revenues captured for the LBRF cannot exceed the total cost of eligible activities approved in the Brownfield Plan. The funds deposited into the LBRF as part of this Plan will be used in accordance with the requirements of Act 381, as amended. The estimated amount of tax increment revenue authorized for capture and deposit in the LBRF is estimated at $1,975,782.

Prior to reimbursement of TIR to the Developer, payment of administrative fees and the SBRF will occur first. LBRF capture will occur at the end of the Plan for a period not to exceed five additional years after reimbursement to the Developer, as shown in Table 3. A summary of the impact to taxing jurisdictions for the life of the Plan is summarized in Section II.g.

II.d Method of Financing Plan Costs and Description of Advances by the Municipality (Section 13 (2)(d))

The eligible activities are to be financed solely by the Developer. The Developer will be reimbursed for eligible costs as described in Section II.c and outlined in Table 1. The Authority will reimburse the Developer for the cost of approved eligible activities, but only from tax increment revenues generated and captured from the Property.

No advances will be made by the Authority for this project. All reimbursements authorized under this Plan shall be governed by the Reimbursement Agreement.

II.e Maximum Amount of Note or Bonded Indebtedness (Section 13 (2)(e))

No note or bonded indebtedness will be incurred by any local unit of government for this project.

II.f Duration of the Brownfield Plan (Section 13 (2)(f))

TIR capture will begin when tax increment is generated by redevelopment of the Property, which is expected to begin in 2028 or when full redevelopment is completed, whichever occurs first. The Authority has determined that the capture and reimbursement period of the Developer's eligible costs will not be extended longer than 20 years from the date capture begins.

In no event shall the duration of the Plan, exceed 35 years following the date of the resolution approving the 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 Plan.

II.g Estimated Impact of Tax Increment Financing on Revenues of Taxing Jurisdictions (Section 13 (2)(g))

A summary of the total amounts estimated to be generated and preserved for taxing units during the life of the Plan are outlined below.

Millage	Rate	Developer Reimbursement	Administrative Fee	Local Brownfield Revolving Fund	State Brownfield Fund	Taxes Preserved for Taxing Unit	Totals
State Education Tax (SET)	6.0000	$ 626,815.25	$ -	$ 6,250.00	$ 388,276.40	$ 58,455.60	*$ 1,079,797.25*
School Operating Tax	18.0000	$ 1,880,445.75	$ -	$ 18,750.00	$ -	$ 175,366.80	*$ 2,074,562.55*
Subtotal	***24.0000***	***$ 2,507,261.00***	***$ -***	***$ 25,000.00***	***$ 388,276.40***	***$ 233,822.40***	***$ 3,154,359.80***
							$ -
City Operating	9.9581	$ 1,153,998.81	$ 53,207.18	$ 560,563.71	$ -	$ 97,017.79	*$ 1,864,787.48*
Library	0.8800	$ 101,979.19	$ 4,701.93	$ 49,537.17	$ -	$ 8,573.49	*$ 164,791.78*
Wayne County Operating (summer)	5.5913	$ 647,950.26	$ 29,874.90	$ 314,746.78	$ -	$ 54,473.80	*$ 1,047,045.75*
Wayne County Operation (winter)	0.9829	$ 113,903.80	$ 5,251.74	$ 55,329.64	$ -	$ 9,576.00	*$ 184,061.18*
Wayne County Jails	0.9358	$ 108,445.60	$ 5,000.08	$ 52,678.27	$ -	$ 9,117.13	*$ 175,241.07*
Wayne County Parks	0.2442	$ 28,299.22	$ 1,304.79	$ 13,746.56	$ -	$ 2,379.14	*$ 45,729.72*
HCMA	0.2070	$ 23,988.29	$ 1,106.02	$ 11,652.49	$ -	$ 2,016.72	*$ 38,763.52*
RESA Enhancement	1.9876	$ 230,333.90	$ 10,619.96	$ 111,886.45	$ -	$ 19,364.39	*$ 372,204.70*
Wayne County ISD (RESA)	0.0956	$ 11,078.65	$ 510.80	$ 5,381.54	$ -	$ 931.39	*$ 17,902.38*
Wayne County RESA Special Ed	3.3443	$ 387,555.68	$ 17,868.95	$ 188,258.12	$ -	$ 32,582.18	*$ 626,264.93*
Wayne County Community College	3.2202	$ 373,174.30	$ 17,205.87	$ 181,272.26	$ -	$ 31,373.12	*$ 603,025.54*
Rubbish	2.3896	$ 276,919.85	$ 12,767.88	$ 134,515.93	$ -	$ 23,280.92	*$ 447,484.58*
Streets	1.8993	$ 220,101.22	$ 10,148.16	$ 106,915.84	$ -	$ 18,504.12	*$ 355,669.34*
Act 359	0.0500	$ 5,794.27	$ 267.16	$ 2,814.61	$ -	$ 487.13	*$ 9,363.17*
Parks & Recreation	0.9824	$ 113,845.86	$ 5,249.07	$ 55,301.49	$ -	$ 9,571.13	*$ 183,967.55*
School Sinking Fund	1.8859	$ 218,548.35	$ 10,076.56	$ 106,161.53	$ -	$ 18,373.57	*$ 353,160.01*
Subtotal	***34.6542***	***$ 4,015,917.24***	***$ 185,161.04***	***$ 1,950,762.40***	***$ -***	***$ 337,622.01***	***$ 6,489,462.69***
							$ -
Total Capturable Millages	***58.6542***	***$ 6,523,178.24***	***$ 185,161.04***	***$ 1,975,762.40***	***$ 388,276.40***	***$ 571,444.41***	***$ 9,643,822.49***
Non-Capturable Millages	**Rate**					**Taxes Preserved for Taxing Unit**	
School Debt	5.8500					$ 1,095,490.78	
Wayne County DIA	0.9949					$ 186,308.34	
Wayne County Zoo	0.0992					$ 18,576.53	
Police/Fire	10.3882					$ 1,945,329.46	
Total Non-Capturable Millages	***17.3323***					**$ 4,528,629.02**	

See Table 2 for a complete breakdown of estimated available tax increment revenue capture and Table 3 for the annual estimated developer reimbursement and allocations to the Authority, SBRF and LBRF.

II.h Legal Description, Property Map, Property Characteristics, and Personal Property (Section 13 (2)(h))

The Property is considered "eligible property" as defined by Act 381, Section 2 because it (a) was previously utilized for a public purpose; (b) is determined to be "functionally obsolete" as defined by Act 381; (c) a "housing property" on which at least one unit or more units of residential housing is proposed to be constructed rehabilitated or otherwise designed to be used as a dwelling.

The requisite affidavit signed by a level 3 or level 4 assessor certifying the assessor's expert opinion that the Property is functionally obsolete, and is provided as Appendix E. The Property was determined to be obsolete due to the following conditions:

- Lack of modern electrical, plumbing, and mechanical systems
- Poor condition of walls, floors, and ceilings
- Old and inefficient windows and doors
- The property has remained largely unused since approximately 2017, following intermittent educational use through 2016. Its vacancy and underutilization have contributed to deterioration.

Over 50% functional obsolescence.

Personal property may be included as part of the eligible property and associated tax increment capture to the extent that it is taxable personal property. However, personal property is not included within the projections attached to this Plan.

II.i Estimates of the Number of Persons Residing on the Property (Section 13 (2)(i))

No displacement of residents or families is expected as part of this project.

II.j Plan for Relocation of Displaced Residents (Section 13 (2)(j))

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

II.k Provisions for Relocation Costs (Section 13 (2)(k))

No persons will be displaced as result of this development; therefore, no relocation costs will be incurred.

II.l Strategy for Compliance with Michigan's Relocation Assistance Law (Section 13 (2)(l))

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

II.m Other Material that the Authority or Governing Body Considers Pertinent (Section 13 (2)(m))

The Authority and the City Council as the Governing Body, in accordance with the Act, may amend this Plan in order to fund additional eligible activities associated with the Project described.

Document4

Template: Master Report for Brownfield Plan, EID, March 15, 2025

APPENDIX A
Legal Description

PARENT PARCEL
LEGAL DESCRIPTION

PARENT PARCEL 53-013-99-0001-703
(AS SURVEYED)

PART OF THE NORTHEAST 1/4 OF SECTION 26, TOWN 3 SOUTH, RANGE 10 EAST, CITY OF SOUTHGATE, WAYNE COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 26; THENCE SOUTH 87 DEGREES 55 MINUTES 31 SECONDS WEST 794.11 FEET ALONG THE NORTH LINE OF SAID SECTION 26 AND THE CENTERLINE OF NORTHLINE ROAD (120 FEET WIDE); THENCE SOUTH 02 DEGREES 04 MINUTES 29 SECONDS EAST 60.00 FEET TO THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF NORTHLINE ROAD AND THE WESTERLY RIGHT-OF-WAY LINE OF DEVOE STREET TO THE **POINT OF BEGINNING;** THENCE ALONG THE WESTERLY AND SOUTHERLY RIGHT-OF-WAY LINE OF DEVOE STREET THE FOLLOWING FOUR COURSES: SOUTH 02 DEGREES 26 MINUTES 56 MINUTES EAST 58.77 FEET (RECORDED AS SOUTH 00 DEGREES 03 MINUTES 03 SECONDS WEST 58.58 FEET); 102.09 FEET (RECORDED AS 103.45 FEET) ALONG THE ARC OF A 130.00 FOOT RADIUS CURVE TO THE LEFT HAVING A CHORD BEARING SOUTH 24 DEGREES 56 MINUTES 55 SECONDS EAST (RECORDED AS SOUTH 22 DEGREES 26 MINUTES 57 SECONDS EAST) 99.49 FEET; SOUTH 47 DEGREES 26 MINUTES 56 SECONDS EAST (RECORDED AS SOUTH 44 DEGREES 56 MINUTES 57 SECONDS EAST) 71.76 FEET, AND 54.97 FEET (RECORDED AS 55.71 FEET) ALONG THE ARC OF A 70.00 FOOT RADIUS CURVE TO THE RIGHT HAVING A CHORD BEARING SOUTH 24 DEGREES 56 MINUTES 55 SECONDS EAST (RECORDED AS SOUTH 22 DEGREES 26 MINUTES 57 SECONDS EAST) 53.57 FEET; THENCE SOUTH 02 DEGREES 26 MINUTES 56 SECONDS EAST 495.81 FEET; THENCE NORTH 87 DEGREES 33 MINUTES 04 SECONDS EAST 30.00 FEET; THENCE SOUTH 02 DEGREES 26 MINUTES 56 SECONDS EAST 1830.81 FEET; THENCE SOUTH 87 DEGREES 56 MINUTES 55 SECONDS WEST 660.45 FEET; THENCE NORTH 02 DEGREES 27 MINUTES 10 SECONDS WEST 2576.37 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF NORTHLINE ROAD; THENCE NORTH 87 DEGREES 55 MINUTES 31 SECONDS EAST 521.31 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF NORTHLINE ROAD TO THE **POINT OF BEGINNING,** CONTAINING 38.14 ACRES OF LAND, MORE OR LESS, SUBJECT TO ANY EASEMENTS AND/OR EXCEPTIONS, RECORDED OR OTHERWISE.

I, Todd D. Shelly, being a Surveyor Licensed in the State of Michigan, hereby certify that I have surveyed and mapped the above parcel of land as shown hereon.

Todd D. Shelly
Todd D. Shelly
Michigan Professional Surveyor No. 400104111
Agent for PEA Group

OCT. 15, 2024
Date

STATE OF MICHIGAN * TODD D. SHELLY PROFESSIONAL SURVEYOR NO. 4001041111 * LICENSED PROFESSIONAL SURVEYOR

APPENDIX B

Eligible Property Location Map

Figure 2: Subject Property and Adjoining Properties

School Property
15601 Northline Road, Southgate, Michigan
PM Project No. 01-14719-0-0001

APPENDIX C
Current Site Photos

	Photographs From Site Reconnaissance **PM Project No. 01-14719-0-0001** **Location: 15601 Northline Road, Southgate, Michigan**

Photograph 1

Overview of the subject property

Photograph 2

Northern exterior wall of the building

	Photographs From Site Reconnaissance **PM Project No. 01-14719-0-0001** **Location: 15601 Northline Road, Southgate, Michigan**

Photograph 3

Eastern exterior wall of the building

Photograph 4

Southern exterior wall of the building

PM ENVIRONMENTAL a PINCHIN company	**Photographs From Site Reconnaissance** **PM Project No. 01-14719-0-0001** **Location: 15601 Northline Road, Southgate, Michigan**

Photograph 5

Western exterior wall of the building

Photograph 6

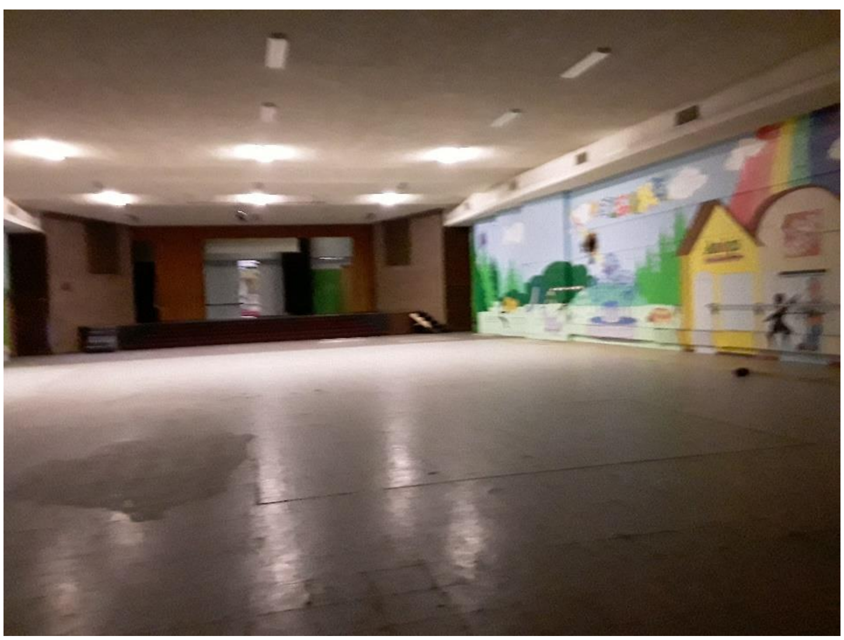
Library area

	Photographs From Site Reconnaissance **PM Project No. 01-14719-0-0001** **Location: 15601 Northline Road, Southgate, Michigan**

Photograph 7

Typical former classroom

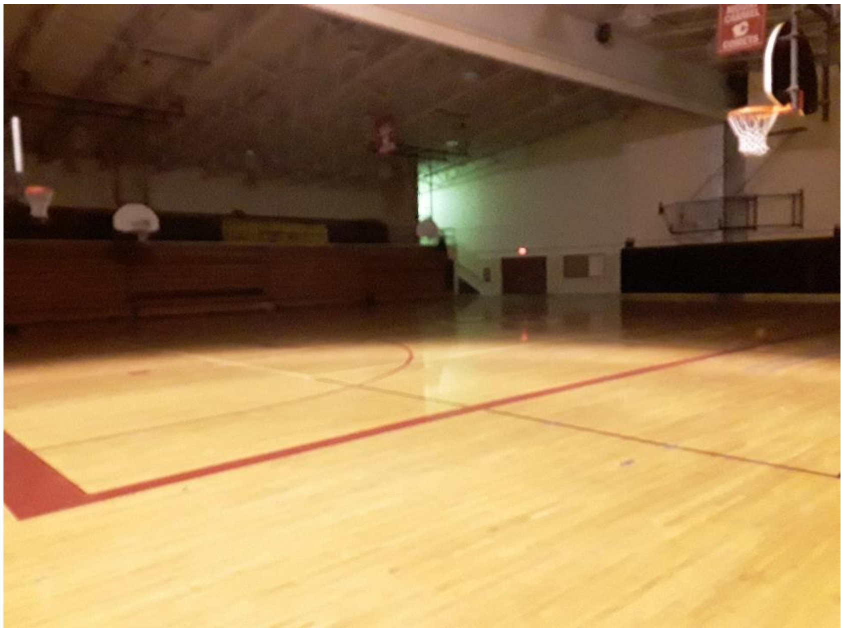
Photograph 8



Auditorium

	Photographs From Site Reconnaissance **PM Project No. 01-14719-0-0001** **Location: 15601 Northline Road, Southgate, Michigan**

Photograph 9



Gymnasium

Photograph 10

Kitchen

Photograph 11

Typical former office area

Photograph 12

Boiler room

APPENDIX D
Site Plans and Renderings

GENERAL SITE DATA

TOTAL LAND AREA:	38.14 ACRES (1,661,473 SF)
OUTLOT A:	1.20 ACRES (52,107.13 SF)
OUTLOT B:	1.36 ACRES (59,285.9 SF)
SELF-STORAGE:	6.57 ACRES (287,906.46 SF)
MULTI-FAMILY:	28.98 ACRES (1,262,173.11 SF)
CURRENT ZONING:	PUD
PROPOSED ZONING:	PUD

NORTH

DRAWING SCALE: 1"=60'

RETAIL STRIP W/ DRIVE THRU END CAP (OUTLOT A)

LAND AREA:	1.08 ACRES (47,116.27 SF)
BUILDING AREA:	10,048 SF
DRIVE THRU:	1,548 SF
RETAIL STRIP:	8,500

BUILDING SETBACKS:	PROVIDED
FRONT BLDG STBK	22'-5"
REAR BLDG STBK	62'-9"
NORTH SIDE BLDG STBK	83'-7"
SOUTH SIDE BLDG STBK	41'-2"

PARKING REQUIREMENTS:	REQUIRED	PROVIDED
RETAIL STRIPS	27	30
DRIVE THRU	16	19
TOTAL	43	49

C-STORE W/ DRIVE THRU (OUTLOT B)

LAND AREA:	1.36 ACRES (59,285.90 SF)
BUILDING AREA:	6,891 SF
C-STORE:	6,092 SF
DRIVE THRU	750 SF

BUILDING SETBACKS:	PROVIDED
FRONT BLDG STBK	55'-2"
REAR BLDG STBK	80'-5"
NORTH SIDE BLDG STBK	124'
SOUTH SIDE BLDG STBK	35'

PARKING REQUIREMENTS:	REQUIRED	PROVIDED
C-STORE	8	9
DRIVE THRU	19	19
TOTAL	27	28

MULTI FAMILY

LAND AREA:	29.18 ACRES (1,271,100.69 SF)
BUILDING AREA:	9,804 SF (49,020 SF)
NUMBER OF BUILDINGS :	5
NUMBER OF UNITS PER BUILDING:	20
TOTAL NUMBER OF UNITS:	100
BUILDING HEIGHT:	32'-6"

BUILDING SETBACKS:	PROVIDED
FRONT BLDG STBK	57'-11"
REAR BLDG STBK	57'-7"
NORTH SIDE BLDG STBK	65'-2"
SOUTH SIDE BLDG STBK	2063'-10"

PARKING REQUIREMENTS:	REQUIRED	PROVIDED
MULTI FAMILY RESIDENTIAL	200	260
ACCESSIBLE PARKING (VAN)	5	5

SELF STORAGE (PREV. APPROVED)

LAND AREA	6.52 ACRES (283,969.98 SF)
NUMBER OF STORAGE BUILDINGS	11
TOTAL STORAGE BUILDING AREA	79,200 SF
NUMBER OF OFFICE BUILDINGS	1
TOTAL OFFICE BUILDING AREA	1,725 SF
BUILDING LOT COVERAGE:	28.49%
OPEN SPACE:	10.1%

BLDG OFFICE STBK:	PROVIDED
FRONT BLDG STBK	74'-6"
REAR BLDG STBK	176'-6"
NORTH SIDE BLDG STBK	74'-6"
SOUTH SIDE BLDG STBK	775'-2"

STORAGE SETBACKS:	PROVIDED
FRONT BLDG STBK	48'-6"
REAR BLDG STBK	71'-6"
NORTH SIDE BLDG STBK	68'-6"
SOUTH SIDE BLDG STBK	70'-6"

PARKING REQUIREMENTS:	PROVIDED
STORAGE 5 SPACES PLUS 1 PER EMPLOYEE	120

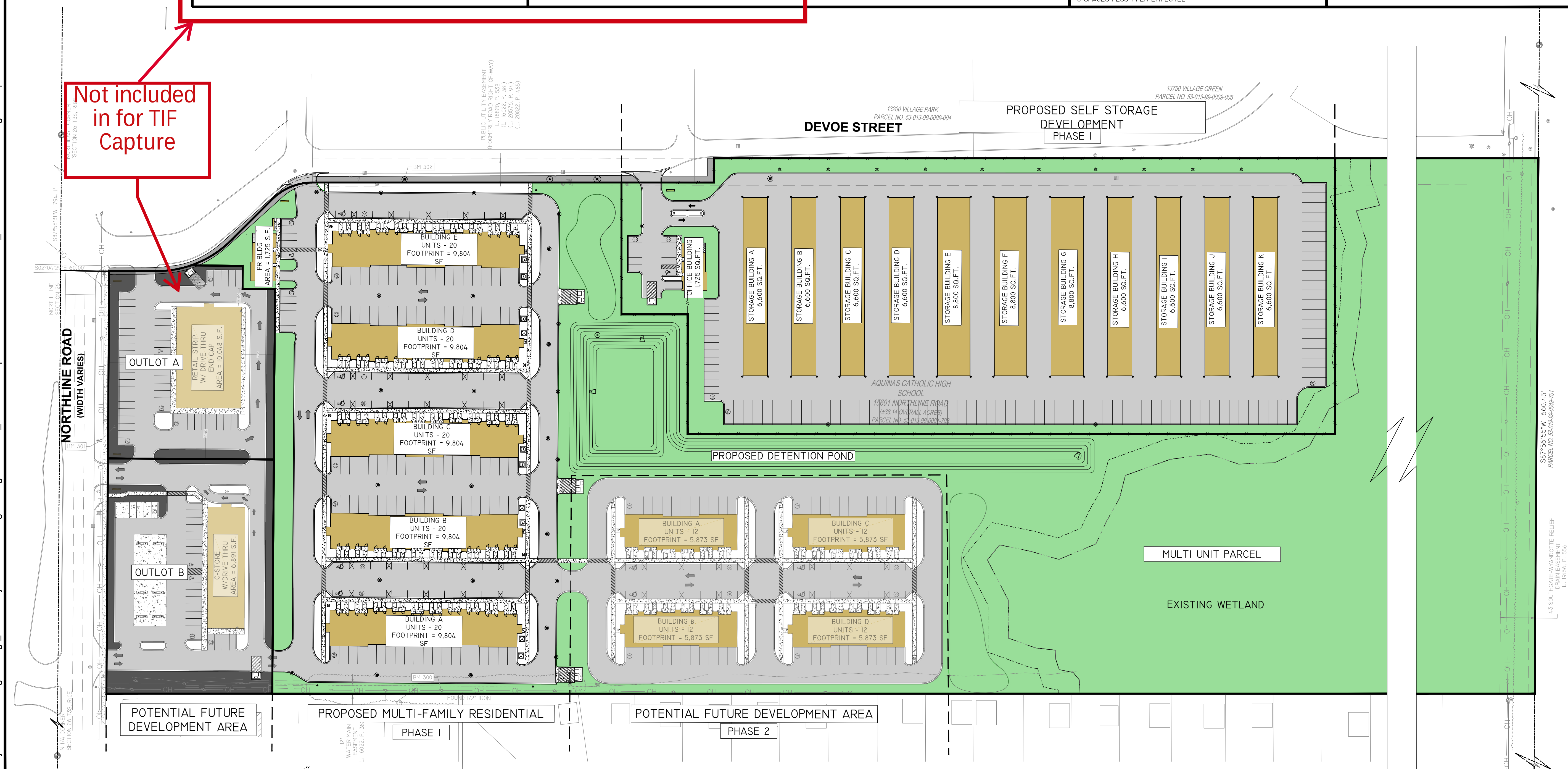
MULTI FAMILY - PHASE 2

LAND AREA:	29.18 ACRES (1,271,100.69 SF)
BUILDING AREA:	5,873 SF (23,492 SF)
NUMBER OF BUILDINGS :	4
NUMBER OF UNITS PER BUILDING:	12
TOTAL NUMBER OF UNITS:	48
BUILDING HEIGHT:	34'-4"
NUMBER OF STORIES:	3

BUILDING SETBACKS:	PROVIDED
FRONT BLDG STBK	409'-5"
REAR BLDG STBK	57'-2"
NORTH SIDE BLDG STBK	421'-10"
SOUTH SIDE BLDG STBK	1597'-6"

PARKING REQUIREMENTS:	REQUIRED	PROVIDED
MULTI FAMILY RESEDENTAL	48	72
ACCESSIBLE PARKING (VAN)	4	4

Not included in for TIF Capture



KALABAT ENGINEERING
CIVIL ENGINEERING & SITE DEVELOPMENT

31333 Southfield Road Suite 250
Beverly Hills, MI 48025
Ph 248.600.8707
F 248.594.5919
iden@kalabat.com

CONSULTANTS:

SEAL:

NO.	REVISION	DATE
1		
2		
3		
4		
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CLIENT:
NORTHLINE PROPERTY GROUP, LLC
30407 WEST THIRTEEN MILE ROAD, FARMINGTON HILLS, MI 48334

PROJECT:
ROSEWOOD DEVELOPMENT PUD: MULTI FAMILY STACKED TOWN HOMES AND SELF STORAGE
15601 NORTHLINE ROAD SOUTHGATE, MI 48195

SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER:
C3.0

PROJECT NUMBER: CD25-105
DRAWN BY: S.SALMAN
CHECKED BY: I.KALABAT
PREPARATION DATE:

G:\My Drive\HCG Engineering_Client Projects\Kalabat Engineering\CD25-105_Bacall development\Site Plans\CD25-105_SHT-SITE-OVERALL.dwg - Last printed 12/4/2025 11:35 PM

1 REAR ELEVATION
1/8" = 1'-0"

2 FRONT ELEVATION
1/8" = 1'-0"

3 LEFT SIDE ELEVATION
1/8" = 1'-0"

4 RIGHT SIDE ELEVATION
1/8" = 1'-0"

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Bloomfield Hills, MI 48302
248•334•5000

SHEET TITLE
EXT ELEVATIONS

CLIENT / PROJECT
BACALL DEVELOPMENT
NORTHLINE APARTMENTS
SOUTHGATE, MI

☐ PRELIMINARY
☐ BIDS
☐ PERMITS
☐ CONSTRUCTION

REVISIONS
REVISED 10/10/2025

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Author
FILE NAME
S:\CURRENT\1client\BACALL\Northline Rd_Southgate\04 DRAWINGS\BIM\BACALL NORTHLIN...
CHECKED BY
Checker
JOB NUMBER
2902
DATE
04/29/2025
SHEET NUMBER
A6

STATE OF MICHIGAN
ALEXANDER V. BOGAERTS II
License No. 1301068995
LICENSED ARCHITECT

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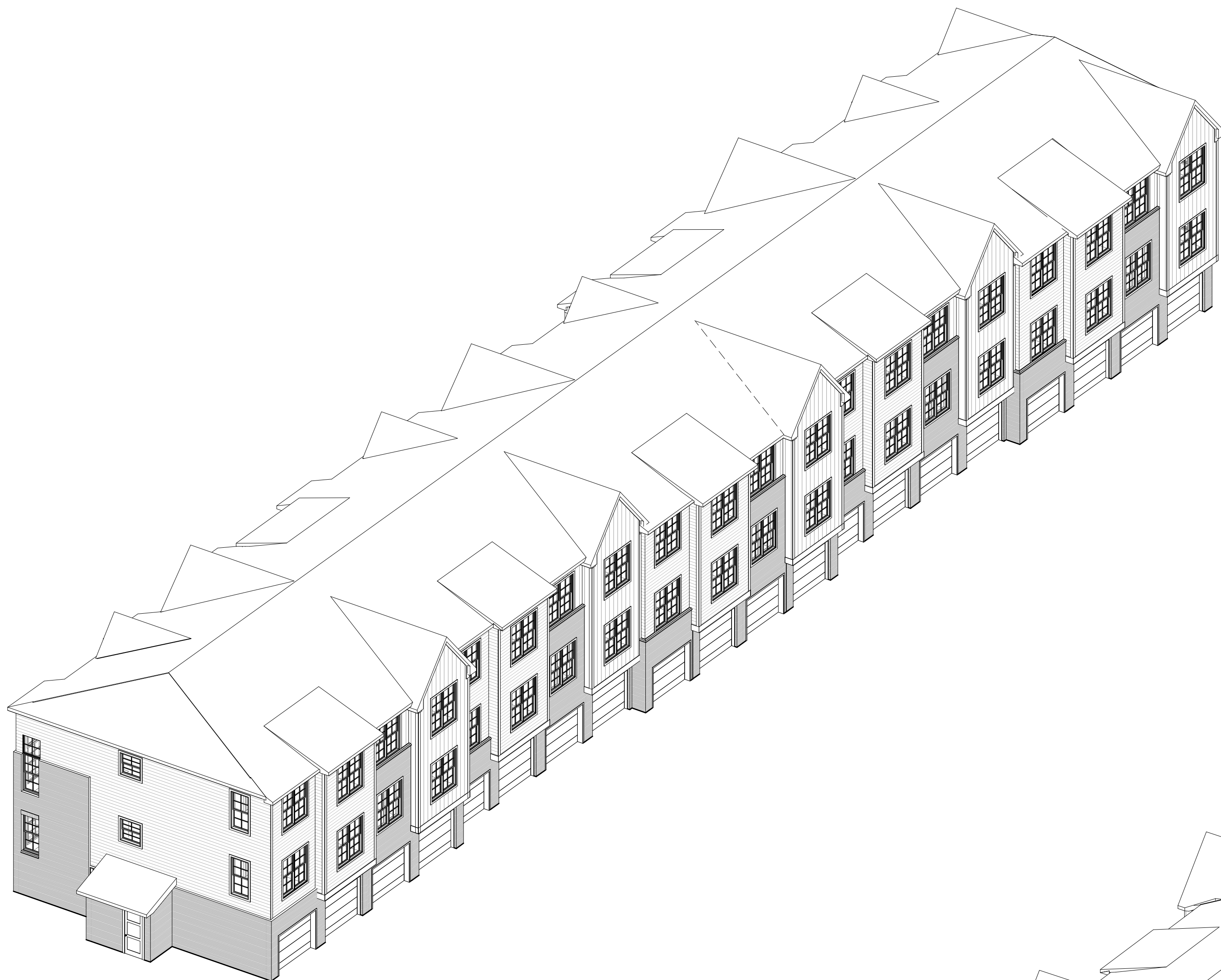

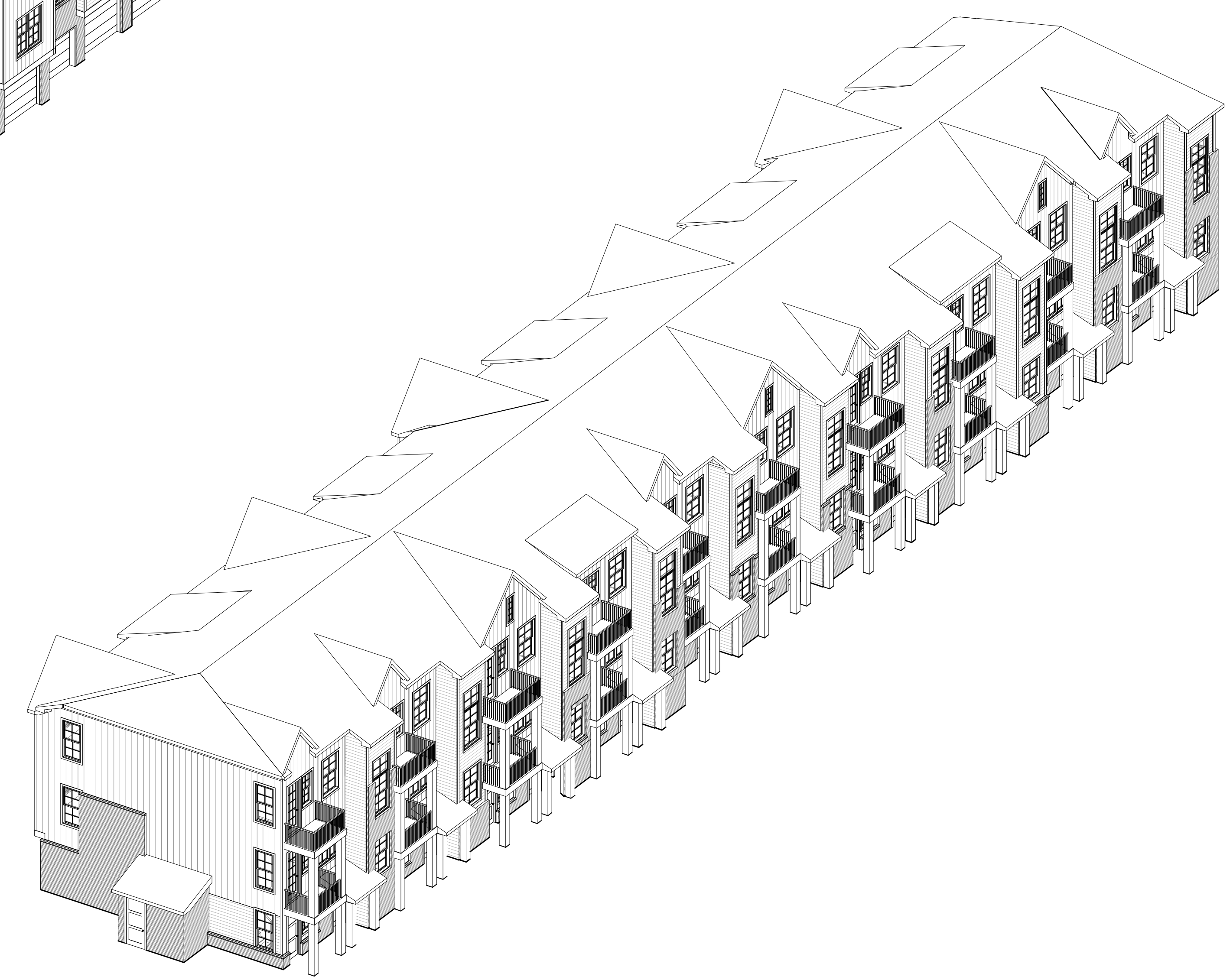

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Bloomfield Hills, MI 48302
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SHEET TITLE
RENDERINGS

CLIENT/ PROJECT
BACALL DEVELOPMENT
NORTHLINE APARTMENTS

SOUTHGATE, MI

☐ PRELIMINARY

☐ BIDS

☐ PERMITS

☐ CONSTRUCTION

REVISIONS
REVISED 10/10/2025

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Author

FILE NAME
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Rd_Southgate\04
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DATE
04/29/2025

SHEET NUMBER
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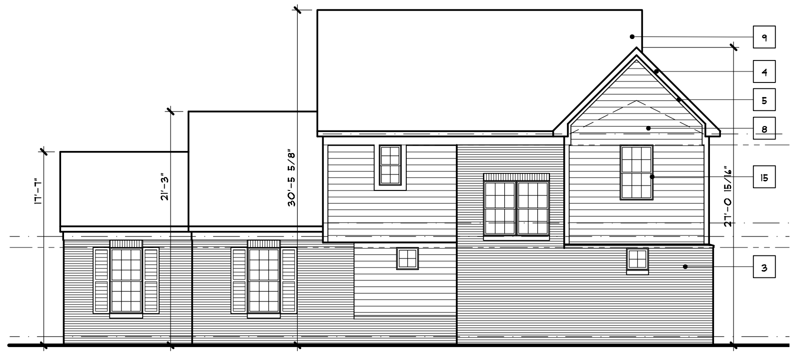
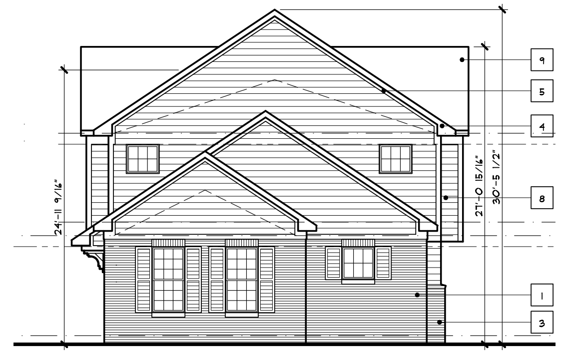


FRONT (NORTH) ELEVATION

SCALE: 1/8" = 1'-0"

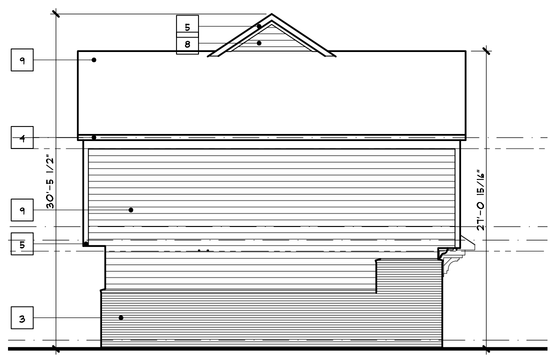


LEFT SIDE (WEST) ELEVATION

SCALE: 1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND (BACALL)			
KEY NAME	MATERIAL	MANUFACTURER	NAME/DESCRIPTION/COLOR
1	Brick 1	Glen Gery	St. Cloud
2	Brick 2	Glen Gery	Anchor Bay
3	Brick 3	Glen Gery	Shelby
4	Trim (Fascia & Soffit)	Certainteed or equal	White
5	Trim (Frieze bd, Corner & Window trim)	Certainteed or equal	White
6	Horizontal Vinyl Siding: Color A:	Certainteed	Flagstone Blue
7	Horizontal Vinyl Siding: Color B	Certainteed	Colonial White
8	Horizontal Vinyl Siding: Color C	Certainteed	Savannah Wicker
9	Roofing: Asphalt	Certainteed	Georgetown Grey
10	Vertical Board & Batten: Color A	Certainteed	Flagstone Blue
11	Vertical Board & Batten: Color B	Certainteed	Colonial White
12	Vertical Board & Batten: Color C	Certainteed	Savannah Wicker
13	Garage Door 1	CHI Doors	Black
14	Garage Door 2	CHI Doors	White
15	Single Hung Window	Vinyl	White
16	Unit Entry door 1	Sherwin Williams	Tricorn Black SW 6258
17	Unit Entry door 2	Sherwin Williams	Crabby Apple SW 7592
18	Unit Entry door 3	Sherwin Williams	Indigo Batik SW 7602
19	Gutters and Downspouts	Quality Aluminum Products	White
20	Balcony Railing	Aluminum	Black
21	Balcony & Porch Columns	Aluminum	
22	Balcony Decking	Trex or equal	Rocky Harbor
23	Soffits	Certainteed	

BUILDING DATA	
	SQUARE FOOTAGE
LEASING - 1ST FLR	915
APARTMENT	
1ST FLR – FOYER	292
2ND FLR	1115
CONDITIONED AREA TOTAL	1407
1ST FLR – GARAGE + STOR.	399

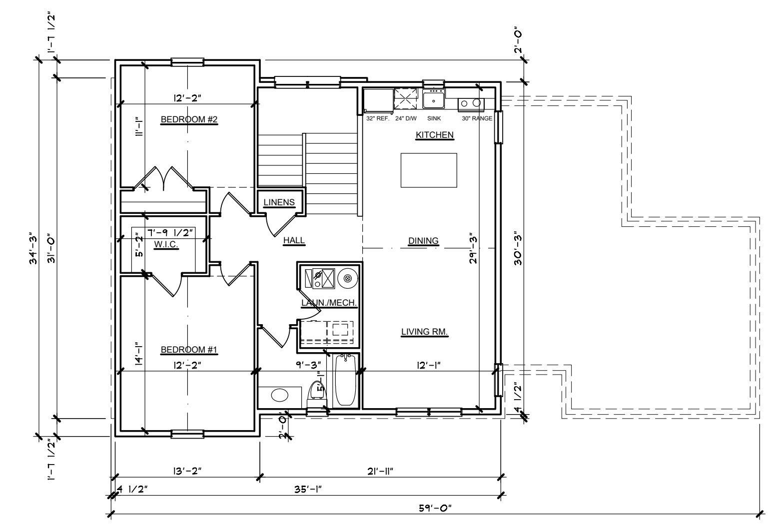


RIGHT SIDE (EAST) ELEVATION

SCALE: 1/8" = 1'-0"

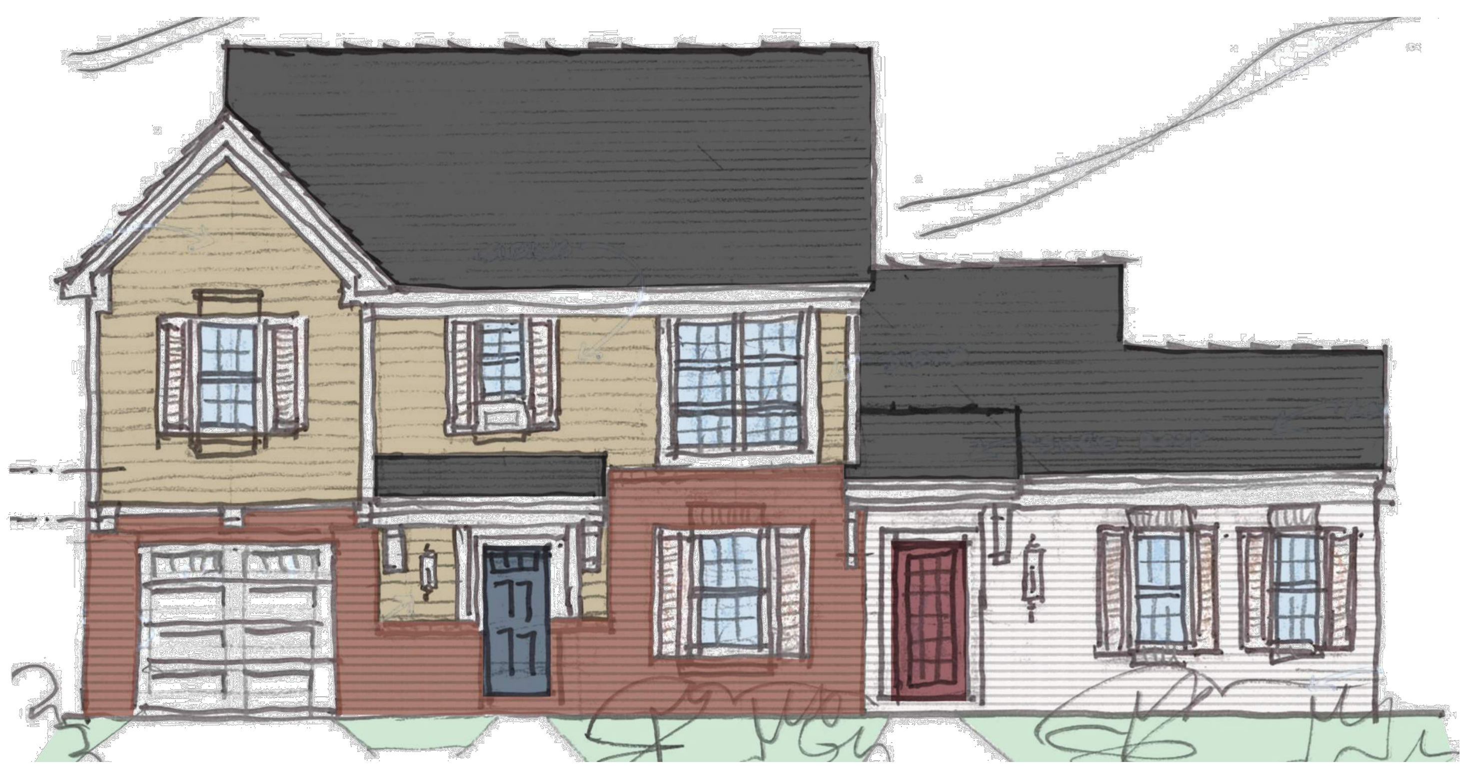
REAR (SOUTH) ELEVATION

SCALE: 1/8" = 1'-0"



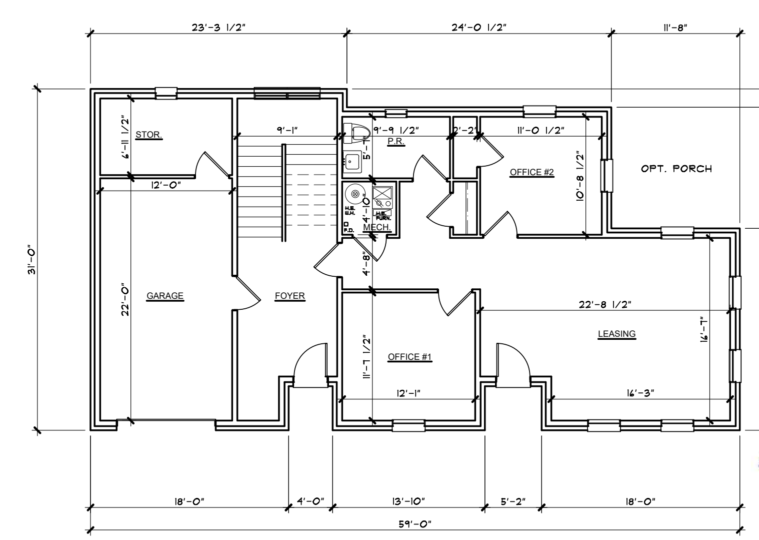
SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



FRONT ELEVATION RENDERING - MULTIFAMILY LEASING

SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN

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SEE SHEET #1 FOR ADDITIONAL NOTES REGARDING DRAWINGS & CONSTRUCTION

SEE SHEET #3 & 4 FOR ADDITIONAL DETAILS REGARDING DRAWINGS & CONSTRUCTION

TRUSS DESIGNER/FABRICATOR SEE SHEET #2 FOR ADDITIONAL NOTES & INFORMATION

BEFORE CONSTRUCTION OBTAIN WINDOW & DOOR ROUGH OPENING SIZES FROM WINDOW/DOOR SUPPLIER.

ALL INTERIOR PARTITION DIMENSIONS ARE 3 1/2" UNLESS NOTED OTHERWISE.

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SHEET TITLE: MULTIFAMILY LEASING PLANS AND ELEVATIONS

CLIENT/PROJECT: BACALL LEASING BUILDING SOUTHGATE, MICHIGAN

■ PRELIMINARY

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☐ PERMITS

☐ CONSTRUCTION

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DATE

SHEET NUMBER

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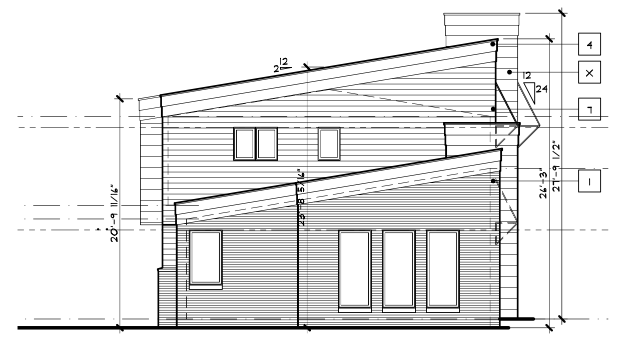
FRONT (NORTH) ELEVATION

SCALE: 1/8" = 1'-0"



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7	Horizontal Vinyl Siding: Color B	Certainteed	Colonial White
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APARTMENT	
1ST FLR – FOYER	292
2ND FLR	1115
CONDITIONED AREA TOTAL	1407
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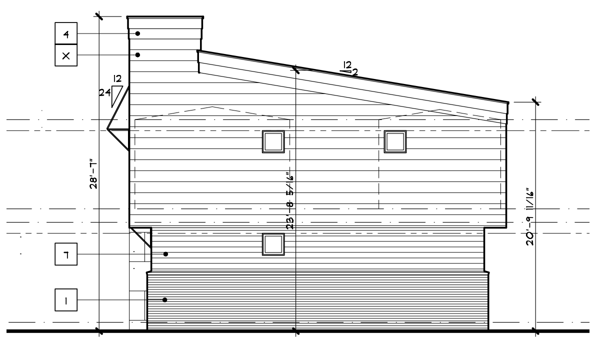
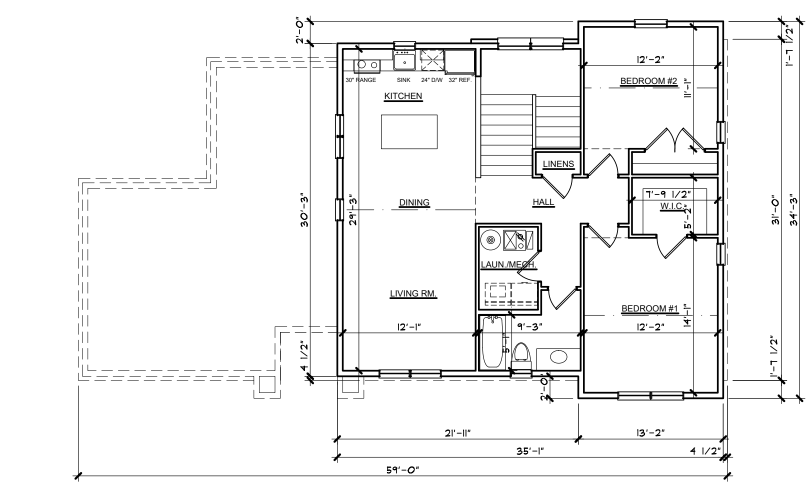


RIGHT SIDE (EAST) ELEVATION

SCALE: 1/8" = 1'-0"

REAR (SOUTH) ELEVATION

SCALE: 1/8" = 1'-0"

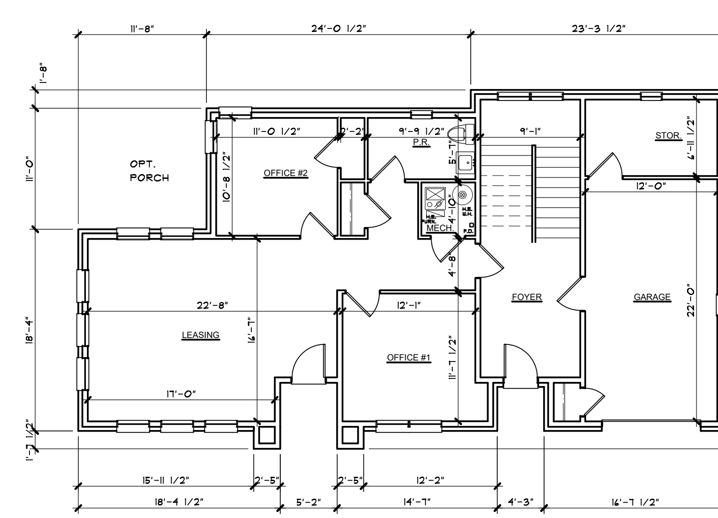


SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

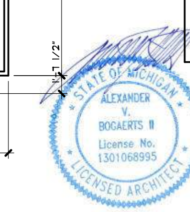
FRONT ELEVATION RENDERING - SELF-STORAGE LEASING

SCALE: 1/8" = 1'-0"



FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



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Bloomfield Hills, MI 48302
248•334•5000

SHEET TITLE: LEASING BUILDINGS PLANS AND ELEVATIONS

CLIENT/PROJECT: BACALL LEASING BUILDING SOUTHGATE, MICHIGAN

■ PRELIMINARY
□ OWNER REVIEW
□ PERMITS
□ CONSTRUCTION

REVISIONS

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CHECKED BY
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DATE
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A9

APPENDIX E

Documentation of Eligibility

City of Southgate

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

March 13, 2025

Re: Assessor's Statement of Obsolescence

Dear Sir/ Madam:

The subject of this request is a two-story building located at 15601 Northline Road in the city of Southgate, Michigan. The structure, built in 1965, was formerly used as a private high school. It totals over 100,000 square feet in size. The building and land improvements have remained mostly unchanged for over 50 years, and the building has remained unused since 2009, 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% functional obsolescence. If you have any questions or comments, please do not hesitate to contact me at (734) 258-3007.

Sincerely,

Eric Dunlap
City Assessor

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

TABLE 1

Eligible Activity Cost Schedule

Table 1: Act 381 Eligible Actitivities Cost Estimates

Work Plan Exempt Activities - Assessment	***Work Plan Exempt Subtotal***	***$***	***25,000***
Phase I ESA			$3,000
Pre-Demo Survey			$22,000
Lead, Asbestos, and Mold Abatement, Universal Waste	***Asbestos Subtotal***	***$***	***800,000***
Asbestos Abatement & Oversight			$750,000
Asbestos Oversight			$50,000
Demolition	***Demolition Subtotal***	***$***	***1,385,000***
Building Demolition			$1,000,000
Site Demolition			$385,000
Housing Development Activities Phase I Residential - 100 Apartments Only	***Housing Development Subtotal***	***$***	***2,565,000***
Erosion Control			$35,000
Earthwork / Grading			$357,202
Sanitary Sewer			$168,395
Water Main			$255,144
Storm Sewer			$382,716
Paving and Sidewalks			$775,638
Other Site Improvements			$540,905
Temp Facilities			$50,000
Contingency 15%		$	712,500
3.5% Interest		$	955,678
Brownfield Plan and Act 381 Work Plan Preparation		$	30,000
Brownfield Plan and Act 381 Work Plan Implementation		$	50,000
Total		**$**	**6,523,178**

Notes:

Contingency does not include Work Plan Exempt Activities or Brownfield & 381 Work Plan related costs

Basis for Interest includes Housing Development Activities and Demolition

Interest Calculation

1560 Southgate 3/2/2026

EA Amount	EA Amount	Totals
$3,950,000.00	$0.00	$3,950,000.00
100.00%	0.00%	100.00%

	Allowed Interest	Allowed Interest	Totals
	$955,678.24	$0.00	$955,678.24
MSF & EGLE EA's and Interest Totals (A)			
	EA's and Interest Total	EA's and Interest Total	Totals
	$4,905,678.24	$0.00	$4,905,678.24

Eligible Activity (EA) Amount	$3,950,000.00
Allowed Annual Interest Rate	3.50 %
Capture Period for EA's with Interest (Total # of years)	14
Number of payments per year	1

TIF Summary	
Scheduled payment	$ 361,704.38
Scheduled number of payments	14

NOTE: Does not include Brownfield Plan/Work Plan Prep for MSF/EGLE or MSF/EGLE Review Cost

Actual Allowed Interest (MSF & EGLE or BRA Capped Interest, whichever is less)	$955,678.24

Payment Date	Beginning Balance	Scheduled Payment	Total Payment	Principal	Interest	Ending Balance	Cumulative Interest
1/1/2027	3,950,000	125,530	125,530	-	138,250	3,950,000	138,250
1/1/2028	3,950,000	268,351	266,614	128,364	138,250	3,821,636	276,500
1/1/2029	3,821,636	492,379	492,379	358,621	133,757	3,463,014	410,257
1/1/2030	3,463,014	502,984	502,984	381,779	121,206	3,081,235	531,463
1/1/2031	3,081,235	513,802	513,802	405,959	107,843	2,675,276	639,306
1/1/2032	2,675,276	524,837	524,837	431,202	93,635	2,244,074	732,941
1/1/2033	2,244,074	536,092	536,092	457,549	78,543	1,786,525	811,483
1/1/2034	1,786,525	547,572	547,572	485,043	62,528	1,301,482	874,012
1/1/2035	1,301,482	559,282	559,282	513,730	45,552	787,752	919,564
1/1/2036	787,752	571,225	571,225	543,654	27,571	244,098	947,135
1/1/2037	244,098	583,408	583,408	574,865	8,543	-	955,678

Based on Reimbursement Schedule

TABLE 2

Tax Increment Revenue Capture Estimates

Tax Increment Capture Estimates
148 Units and Storage

Brownfield Plan
Former Aquinas High School Redevelopment
15601 Northline Road Southgate, Wayne County, Michigan
Northline Property Group, LLC

148 & Storage
Southgate

Value (TV) Increase Rate: 2.00% Multiplier 1.020

Brownfield Plan Year			**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**
Calendar Year		**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**	**2036**	**2037**
Total Base Value Brownfield		$ 695,900	$ -	$ 695,900	$ 695,900	$ 695,900	$ 695,900	$ 695,900	$ 695,900	$ 695,900	$ 695,900	$ 695,900	$ 695,900	$ 695,900
Post Development Taxable Value			**$ -**	**$ 3,000,000**	**$ 5,621,472**	**$ 9,733,501**	**$ 9,928,171**	**$ 10,126,735**	**$ 10,329,270**	**$ 10,535,855**	**$ 10,746,572**	**$ 10,961,504**	**$ 11,180,734**	**$ 11,404,348**
					100 Units & Storage	148 Units & Storage								
Total Incremental Difference			***$ -***	***$ 2,304,100***	***$ 4,925,572***	***$ 9,037,601***	***$ 9,232,271***	***$ 9,430,835***	***$ 9,633,370***	***$ 9,839,955***	***$ 10,050,672***	***$ 10,265,604***	***$ 10,484,834***	***$ 10,708,448***
School Capture	Millage Rate													
State Education Tax (SET)	6.0000		$ -	$ 13,825	$ 29,553	$ 54,226	$ 55,394	$ 56,585	$ 57,800	$ 59,040	$ 60,304	$ 61,594	$ 62,909	$ 64,251
School Operating Tax	18.0000		$ -	$ 41,474	$ 88,660	$ 162,677	$ 166,181	$ 169,755	$ 173,401	$ 177,119	$ 180,912	$ 184,781	$ 188,727	$ 192,752
School Brownfield Capturable Total	**24.0000**		**$ -**	**$ 55,298**	**$ 118,214**	**$ 216,902**	**$ 221,575**	**$ 226,340**	**$ 231,201**	**$ 236,159**	**$ 241,216**	**$ 246,374**	**$ 251,636**	**$ 257,003**
Local Capture														
City Operating	9.9581		$ -	$ 22,944	$ 49,049	$ 89,997	$ 91,936	$ 93,913	$ 95,930	$ 97,987	$ 100,086	$ 102,226	$ 104,409	$ 106,636
Library	0.8800		$ -	$ 2,028	$ 4,335	$ 7,953	$ 8,124	$ 8,299	$ 8,477	$ 8,659	$ 8,845	$ 9,034	$ 9,227	$ 9,423
Wayne County Operating (summer)	5.5913		$ -	$ 12,883	$ 27,540	$ 50,532	$ 51,620	$ 52,731	$ 53,863	$ 55,018	$ 56,196	$ 57,398	$ 58,624	$ 59,874
Wayne County Operation (winter)	0.9829		$ -	$ 2,265	$ 4,841	$ 8,883	$ 9,074	$ 9,270	$ 9,469	$ 9,672	$ 9,879	$ 10,090	$ 10,306	$ 10,525
Wayne County Jails	0.9358		$ -	$ 2,156	$ 4,609	$ 8,457	$ 8,640	$ 8,825	$ 9,015	$ 9,208	$ 9,405	$ 9,607	$ 9,812	$ 10,021
Wayne County Parks	0.2442		$ -	$ 563	$ 1,203	$ 2,207	$ 2,255	$ 2,303	$ 2,352	$ 2,403	$ 2,454	$ 2,507	$ 2,560	$ 2,615
HCMA	0.2070		$ -	$ 477	$ 1,020	$ 1,871	$ 1,911	$ 1,952	$ 1,994	$ 2,037	$ 2,080	$ 2,125	$ 2,170	$ 2,217
RESA Enhancement	1.9876		$ -	$ 4,580	$ 9,790	$ 17,963	$ 18,350	$ 18,745	$ 19,147	$ 19,558	$ 19,977	$ 20,404	$ 20,840	$ 21,284
Wayne County ISD (RESA)	0.0956		$ -	$ 220	$ 471	$ 864	$ 883	$ 902	$ 921	$ 941	$ 961	$ 981	$ 1,002	$ 1,024
Wayne County RESA Special Ed	3.3443		$ -	$ 7,706	$ 16,473	$ 30,224	$ 30,875	$ 31,540	$ 32,217	$ 32,908	$ 33,612	$ 34,331	$ 35,064	$ 35,812
Wayne County Community College	3.22020		$ -	$ 7,420	$ 15,861	$ 29,103	$ 29,730	$ 30,369	$ 31,021	$ 31,687	$ 32,365	$ 33,057	$ 33,763	$ 34,483
Rubbish	2.38960		$ -	$ 5,506	$ 11,770	$ 21,596	$ 22,061	$ 22,536	$ 23,020	$ 23,514	$ 24,017	$ 24,531	$ 25,055	$ 25,589
Streets	1.89930		$ -	$ 4,376	$ 9,355	$ 17,165	$ 17,535	$ 17,912	$ 18,297	$ 18,689	$ 19,089	$ 19,497	$ 19,914	$ 20,339
Act 359	0.05000		$ -	$ 115	$ 246	$ 452	$ 462	$ 472	$ 482	$ 492	$ 503	$ 513	$ 524	$ 535
Parks & Recreation	0.98240		$ -	$ 2,264	$ 4,839	$ 8,879	$ 9,070	$ 9,265	$ 9,464	$ 9,667	$ 9,874	$ 10,085	$ 10,300	$ 10,520
School Sinking Fund	1.88590		$ -	$ 4,345	$ 9,289	$ 17,044	$ 17,411	$ 17,786	$ 18,168	$ 18,557	$ 18,955	$ 19,360	$ 19,773	$ 20,195
Local Brownfield Capturable Total	**34.6542**		**$ -**	**$ 79,847**	**$ 170,692**	**$ 313,191**	**$ 319,937**	**$ 326,818**	**$ 333,837**	**$ 340,996**	**$ 348,298**	**$ 355,746**	**$ 363,344**	**$ 371,093**
Non-Capturable Millages														
School Debt	5.8500		$ -	$ 13,479	$ 28,815	$ 52,870	$ 54,009	$ 55,170	$ 56,355	$ 57,564	$ 58,796	$ 60,054	$ 61,336	$ 62,644
Wayne County DIA	0.9949		$ -	$ 2,292	$ 4,900	$ 8,992	$ 9,185	$ 9,383	$ 9,584	$ 9,790	$ 9,999	$ 10,213	$ 10,431	$ 10,654
Wayne County Zoo	0.0992		$ -	$ 229	$ 489	$ 897	$ 916	$ 936	$ 956	$ 976	$ 997	$ 1,018	$ 1,040	$ 1,062
Police/Fire	10.3882		$ -	$ 23,935	$ 51,168	$ 93,884	$ 95,907	$ 97,969	$ 100,073	$ 102,219	$ 104,408	$ 106,641	$ 108,919	$ 111,242
Total Non-Capturable Taxes	**17.3323**		**$ -**	**$ 39,935**	**$ 85,371**	**$ 156,642**	**$ 160,016**	**$ 163,458**	**$ 166,968**	**$ 170,549**	**$ 174,201**	**$ 177,927**	**$ 181,726**	**$ 185,602**
Total	75.9865		$ -	$ 175,080	$ 374,277	$ 686,736	$ 701,528	$ 716,616	$ 732,006	$ 747,704	$ 763,715	$ 780,047	$ 796,706	$ 813,698
State and Local Total Capturable	**58.6542**		**$ -**	**$ 135,145**	**$ 288,905**	**$ 530,093**	**$ 541,511**	**$ 553,158**	**$ 565,038**	**$ 577,155**	**$ 589,514**	**$ 602,121**	**$ 614,980**	**$ 628,095**

148 & Storage
Southgate

Value (TV) Increase Rate: 2.00%

	Millage Rate									TOTAL
Brownfield Plan Year			**13**	**14**	**15**	**16**	**17**	**18**	**19**	**TOTAL**
Calendar Year		**2025**	**2038**	**2039**	**2040**	**2041**	**2042**	**2043**	**2044**	
Total Base Value Brownfield		$ 695,900	$ 695,900	$ 695,900	$ 695,900	$ 695,900	$ 695,900	$ 695,900	$ 695,900	
Post Development Taxable Value			**$ 11,632,435**	**$ 11,865,084**	**$ 12,102,386**	**$ 12,344,433**	**$ 12,591,322**	**$ 12,843,148**	**$ 13,100,011**	
Total Incremental Difference			***$ 10,936,535***	***$ 11,169,184***	***$ 11,406,486***	***$ 11,648,533***	***$ 11,895,422***	***$ 12,147,248***	***$ 12,404,111***	
School Capture	Millage Rate									
State Education Tax (SET)	6.0000		$ 65,619	$ 67,015	$ 68,439	$ 69,891	$ 71,373	$ 72,883	$ 74,425	$ 1,065,125
School Operating Tax	18.0000		$ 196,858	$ 201,045	$ 205,317	$ 209,674	$ 214,118	$ 218,650	$ 223,274	$ 3,195,374
School Brownfield Capturable Total	**24.0000**		**$ 262,477**	**$ 268,060**	**$ 273,756**	**$ 279,565**	**$ 285,490**	**$ 291,534**	**$ 297,699**	$ 4,260,499
Local Capture										
City Operating	9.9581		$ 108,907	$ 111,224	$ 113,587	$ 115,997	$ 118,456	$ 120,964	$ 123,521	$ 1,767,770
Library	0.8800		$ 9,624	$ 9,829	$ 10,038	$ 10,251	$ 10,468	$ 10,690	$ 10,916	$ 156,218
Wayne County Operating (summer)	5.5913		$ 61,149	$ 62,450	$ 63,777	$ 65,130	$ 66,511	$ 67,919	$ 69,355	$ 992,572
Wayne County Operation (winter)	0.9829		$ 10,750	$ 10,978	$ 11,211	$ 11,449	$ 11,692	$ 11,940	$ 12,192	$ 174,485
Wayne County Jails	0.9358		$ 10,234	$ 10,452	$ 10,674	$ 10,901	$ 11,132	$ 11,367	$ 11,608	$ 166,124
Wayne County Parks	0.2442		$ 2,671	$ 2,728	$ 2,785	$ 2,845	$ 2,905	$ 2,966	$ 3,029	$ 43,351
HCMA	0.2070		$ 2,264	$ 2,312	$ 2,361	$ 2,411	$ 2,462	$ 2,514	$ 2,568	$ 36,747
RESA Enhancement	1.9876		$ 21,737	$ 22,200	$ 22,672	$ 23,153	$ 23,643	$ 24,144	$ 24,654	$ 352,840
Wayne County ISD (RESA)	0.0956		$ 1,046	$ 1,068	$ 1,090	$ 1,114	$ 1,137	$ 1,161	$ 1,186	$ 16,971
Wayne County RESA Special Ed	3.3443		$ 36,575	$ 37,353	$ 38,147	$ 38,956	$ 39,782	$ 40,624	$ 41,483	$ 593,683
Wayne County Community College	3.22020		$ 35,218	$ 35,967	$ 36,731	$ 37,511	$ 38,306	$ 39,117	$ 39,944	$ 571,652
Rubbish	2.38960		$ 26,134	$ 26,690	$ 27,257	$ 27,835	$ 28,425	$ 29,027	$ 29,641	$ 424,204
Streets	1.89930		$ 20,772	$ 21,214	$ 21,664	$ 22,124	$ 22,593	$ 23,071	$ 23,559	$ 337,165
Act 359	0.05000		$ 547	$ 558	$ 570	$ 582	$ 595	$ 607	$ 620	$ 8,876
Parks & Recreation	0.98240		$ 10,744	$ 10,973	$ 11,206	$ 11,444	$ 11,686	$ 11,933	$ 12,186	$ 174,396
School Sinking Fund	1.88590		$ 20,625	$ 21,064	$ 21,511	$ 21,968	$ 22,434	$ 22,908	$ 23,393	$ 334,786
Local Brownfield Capturable Total	**34.6542**		**$ 378,997**	**$ 387,059**	**$ 395,283**	**$ 403,671**	**$ 412,226**	**$ 420,953**	**$ 429,855**	$ 6,151,841
Non-Capturable Millages										
School Debt	5.8500		$ 63,979	$ 65,340	$ 66,728	$ 68,144	$ 69,588	$ 71,061	$ 72,564	$ 1,038,497
Wayne County DIA	0.9949		$ 10,881	$ 11,112	$ 11,348	$ 11,589	$ 11,835	$ 12,085	$ 12,341	$ 176,615
Wayne County Zoo	0.0992		$ 1,085	$ 1,108	$ 1,132	$ 1,156	$ 1,180	$ 1,205	$ 1,230	$ 17,610
Police/Fire	10.3882		$ 113,611	$ 116,028	$ 118,493	$ 121,007	$ 123,572	$ 126,188	$ 128,856	$ 1,844,121
Total Non-Capturable Taxes	**17.3323**		**$ 189,555**	**$ 193,588**	**$ 197,701**	**$ 201,896**	**$ 206,175**	**$ 210,540**	**$ 214,992**	$ 3,076,843
Total	75.9865		$ 831,029	$ 848,707	$ 866,739	$ 885,131	$ 903,891	$ 923,027	$ 942,545	$ 13,489,183
State and Local Total Capturable	**58.6542**		**$ 641,474**	**$ 655,120**	**$ 669,038**	**$ 683,235**	**$ 697,716**	**$ 712,487**	**$ 727,553**	**$ 10,412,339**

TABLE 3

Tax Increment Revenue Reimbursement Estimates

PINCHIN

Tax Increment Reimbursement Estimates
148 Residential Units Self Storage

Developer Maximum Reimbursement	Total Proportionality	School & Local Taxes	Local-Only Taxes	Total
TOTAL	100.00%	**$ 6,523,178**	**$ (0)**	**$ 6,523,178**
State	38.44%	$ 2,507,351	$ -	$ 2,507,351
Local	61.56%	$ 4,015,827	$ (0)	$ 4,015,827
TOTAL	100.00%	**$ 6,523,178**	**$ -**	**$ 6,523,178**
EGLE	0.45%	$ 25,000	$ -	$ 25,000
MSHDA	99.55%	$ 6,498,178	$ -	$ 6,498,178

Years of Developer Reimbursement:	14
Estimated Total Years of Plan:	19

Estimated Capture	
Administrative Fees	$ 185,161
State Revolving Fund	$ 388,276
LBRF	$ 1,975,762
Developer Capture + Interest	$ 6,523,178
Total	$ 9,072,378

	Brownfield	*1*	*2*	*3*	*4*	*5*	*6*	*7*	*8*	*9*	*10*	*11*	*12*	*13*	*14*	*15*
		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Total State Incremental Revenue		$0	$55,298	$118,214	$216,902	$221,575	$226,340	$231,201	$236,159	$241,216	$246,374	$251,636	$257,003	$262,477	$268,060	$273,756
State Brownfield Revolving Fund (50% of SET)		$0	$6,912	$14,777	$27,113	$27,697	$28,293	$28,900	$29,520	$30,152	$30,797	$31,455	$32,125	$32,810	$33,508	$34,219
State TIR Available for Reimbursement		**$0**	**$48,386**	**$103,437**	**$189,790**	**$193,878**	**$198,048**	**$202,301**	**$206,639**	**$211,064**	**$215,578**	**$220,182**	**$224,877**	**$229,667**	**$234,553**	**$239,536**
Total Local Incremental Revenue		$0	$79,847	$170,692	$313,191	$319,937	$326,818	$333,837	$340,996	$348,298	$355,746	$363,344	$371,093	$378,997	$387,059	$395,283
BRA Administrative Fee (2% of State and Local Capture)		$0	$2,703	$5,778	$10,602	$10,830	$11,063	$11,301	$11,543	$11,790	$12,042	$12,300	$12,562	$12,829	$13,102	$13,381
Local TIR Available for Reimbursement		**$0**	**$77,144**	**$164,914**	**$302,589**	**$309,107**	**$315,755**	**$322,536**	**$329,453**	**$336,508**	**$343,704**	**$351,044**	**$358,531**	**$366,167**	**$373,957**	**$381,902**
Total State & Local TIR Available		**$0**	**$125,530**	**$268,351**	**$492,379**	**$502,984**	**$513,802**	**$524,837**	**$536,092**	**$547,572**	**$559,282**	**$571,225**	**$583,408**	**$595,835**	**$608,510**	**$621,438**
DEVELOPER	Beginning Balance															
DEVELOPER Reimbursement Balance	***$5,567,500***	***$5,567,500***	***$5,441,970***	***$5,173,619***	***$4,681,241***	***$4,178,256***	***$3,664,454***	***$3,139,617***	***$2,603,525***	***$2,055,954***	***$1,496,672***	***$925,447***	***$342,038***	***$0***	***$0***	***$0***
Unreimbursed Interest Balance	***$955,678***	***$955,678***	***$955,678***	***$955,678***	***$955,678***	***$955,678***	***$955,678***	***$955,678***	***$955,678***	***$955,678***	***$955,678***	***$955,678***	***$955,678***	***$701,882***	***$93,372***	***$0***
MSHDA Non-Environmental Costs	$5,542,500															
State Tax Reimbursement		$0	$48,169	$102,973	$188,937	$193,007	$197,158	$201,392	$205,711	$210,116	$214,610	$219,193	$223,868	$105,253	$0	$0
Local Tax Reimbursement		$0	$76,797	$164,173	$301,230	$307,719	$314,337	$321,088	$327,973	$334,997	$342,161	$349,468	$356,921	$235,250	$0	$0
Developer Reimbursement Balance		$5,542,500	$5,417,534	$5,150,388	$4,660,220	$4,159,495	$3,647,999	$3,125,519	$2,591,835	$2,046,722	$1,489,952	$921,291	$340,503	$0	$0	$0
Interest Reimbursement*	$955,678															
State Tax Reimbursement		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$123,940	$234,553	$28,862
Local Tax Reimbursement		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$129,857	$373,957	$64,510
Interest Reimbursement Balance		$955,678	$955,678	$955,678	$955,678	$955,678	$955,678	$955,678	$955,678	$955,678	$955,678	$955,678	$955,678	$701,882	$93,372	$0
Total MSHDA Reimbursement Balance		**$6,498,178**	**$6,373,212**	**$6,106,066**	**$5,615,899**	**$5,115,173**	**$4,603,678**	**$4,081,197**	**$3,547,513**	**$3,002,400**	**$2,445,630**	**$1,876,969**	**$1,296,181**	**$701,882**	**$93,372**	**$0**
Interest Accumulation			$138,250	$138,250	$133,757	$121,206	$107,843	$93,635	$78,543	$62,528	$45,552	$27,571	$8,543			
MSHDA Non-Environmental Costs	**$6,498,178**															
State Tax Reimbursement		$0	$48,169	$102,973	$188,937	$193,007	$197,158	$201,392	$205,711	$210,116	$214,610	$219,193	$223,868	$229,192	$234,553	$28,862
Local Tax Reimbursement		$0	$76,797	$164,173	$301,230	$307,719	$314,337	$321,088	$327,973	$334,997	$342,161	$349,468	$356,921	$365,106	$373,957	$64,510
Developer Reimbursement Balance		**$6,498,178**	**$6,373,212**	**$6,106,066**	**$5,615,899**	**$5,115,173**	**$4,603,678**	**$4,081,197**	**$3,547,513**	**$3,002,400**	**$2,445,630**	**$1,876,969**	**$1,296,181**	**$701,882**	**$93,372**	**$0**
EGLE Environmental Costs	**$25,000**															
State Tax Reimbursement		$0	$217	$464	$852	$871	$889	$908	$928	$948	$968	$989	$1,010	$475	$0	$0
Local Tax Reimbursement		$0	$346	$741	$1,359	$1,388	$1,418	$1,448	$1,479	$1,511	$1,543	$1,576	$1,610	$1,061	$0	$0
Developer Reimbursement Balance		**$25,000**	**$24,436**	**$23,231**	**$21,020**	**$18,762**	**$16,455**	**$14,098**	**$11,691**	**$9,232**	**$6,721**	**$4,156**	**$1,536**	**$0**	**$0**	**$0**
Total Annual Developer Reimbursement		**$0**	**$125,530**	**$268,351**	**$492,379**	**$502,984**	**$513,802**	**$524,837**	**$536,092**	**$547,572**	**$559,282**	**$571,225**	**$583,408**	**$595,835**	**$608,510**	**$93,372**

LOCAL BROWNFIELD REVOLVING FUND

LBRF Deposits		**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$342,392**
State Tax Capture		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$25,000
Local Tax Capture		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$317,392
Total LBRF Capture																

Tax Increment Reimbursement Estimates
148 Residential Units Self Storage

	Brownfield	16	17	18	19	
		2041	2042	2043	2044	TOTAL
Total State Incremental Revenue		$0	$0	$0	$0	$3,106,211
State Brownfield Revolving Fund (50% of SET)		$0	$0	$0	$0	$388,276
State TIR Available for Reimbursement		**$0**	**$0**	**$0**	**$0**	**$2,669,549**
Total Local Incremental Revenue		$403,671	$412,226	$420,953	$429,855	$6,151,841
BRA Administrative Fee (2% of State and Local Capture)		$8,073	$8,245	$8,419	$8,597	$185,161
Local TIR Available for Reimbursement		**$395,597**	**$403,982**	**$412,534**	**$421,257**	**$5,966,680**
Total State & Local TIR Available		**$395,597**	**$403,982**	**$412,534**	**$421,257**	**$ 8,684,614**
DEVELOPER	Beginning Balance					
DEVELOPER Reimbursement Balance	***$5,567,500***	***$0***	***$0***	***$0***	***$0***	
Unreimbursed Interest Balance	***$955,678***	***$0***	***$0***	***$0***	***$0***	
MSHDA Non-Environmental Costs	$5,542,500					
State Tax Reimbursement		$0	$0	$0	$0	$2,110,387
Local Tax Reimbursement		$0	$0	$0	$0	$3,432,113
Developer Reimbursement Balance		$0	$0	$0	$0	
Interest Reimbursement*	$955,678					
State Tax Reimbursement		$0	$0	$0	$0	$387,355
Local Tax Reimbursement		$0	$0	$0	$0	$568,323
Interest Reimbursement Balance		$0	$0	$0	$0	
Total MSHDA Reimbursement Balance		**$0**	**$0**	**$0**	**$0**	
Interest Accumulation						
MSHDA Non-Environmental Costs	**$6,498,178**					
State Tax Reimbursement		$0	$0	$0	$0	$2,497,742
Local Tax Reimbursement		$0	$0	$0	$0	$4,000,436
Developer Reimbursement Balance		**$0**	**$0**	**$0**	**$0**	
EGLE Environmental Costs	**$25,000**					
State Tax Reimbursement		$0	$0	$0	$0	$9,519
Local Tax Reimbursement		$0	$0	$0	$0	$15,481
Developer Reimbursement Balance		**$0**	**$0**	**$0**	**$0**	
Total Annual Developer Reimbursement		**$0**	**$0**	**$0**	**$0**	$6,523,178
LOCAL BROWNFIELD REVOLVING FUND						
LBRF Deposits		**$395,597**	**$403,982**	**$412,534**	**$421,257**	**$1,975,762**
State Tax Capture		$0	$0	$0	$0	$25,000
Local Tax Capture		$395,597	$403,982	$412,534	$421,257	$1,950,762
Total LBRF Capture						