# Southgate City Council Agenda

**Council Chambers**

**14400 Dix-Toledo Rd., Southgate, Michigan 48195**

Wednesday June 3, 2026

## 6:30pm **Work Study Session**

1. Officials Reports
2. Discussion of Agenda Items

## 7:00 pm **Regular Meeting**

*Pledge of Allegiance*

**Roll Call:** Ayres-Reiss, Gawlik, George, Graziani, Kuspa, Price, Rauch

**Minutes:**
1. Work Study Meeting Minutes dated May 20, 2026
2. Regular City Council Meeting Minutes dated May 20, 2026

**Scheduled Persons in the Audience:**

**Consideration of Bids:**

**Scheduled Hearings:**

**Communications "A"**

1. Memo from Administrator; Re: Public Hearing Request for Former Aquinas High School Brownfield Plan Page 5
2. Letter from Mayor; Re: Appointment to Board of Zoning Appeals Page 48
3. Letter from Mayor; Re: Approve Grant Writer Consulting Fee Page 49

**Communications "B" – (Receive and File):**

**Ordinances:**

**Old Business:**

**New Business:**

**Unscheduled Persons in the Audience:**

**Claims & Accounts:** **Warrant #1546 $3,542,057.86**

**Adjournment:**

Janice M. Ferencz

**Janice M. Ferencz, City Clerk**

City Council

# Work Study Session

May 20, 2026

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**An Informal Meeting of the Council of the City of Southgate was held on May 20, 2026 at 6:30 P.M. and called to order by Council President Zoey Kuspa.**

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|---|---|
| Present: | Priscilla Ayres-Reiss, Edward Gawlik, Jr., Karen George, Christian Graziani, Zoey Kuspa, Adriene Price, Phil Rauch |
| Absent: | |
| Also Present: | Mayor Joseph G. Kuspa, City Attorney Edward Zelenak, City Administrator Daniel Marsh, Assistant City Administrator/Finance Director Doug Drysdale, City Clerk Janice Ferencz, City Treasurer Chris Rollet, City Engineer John Miller, Police Chief Mark Mydlarz, Police Deputy Chief Brent Newsted, Fire Chief Justin Graves, DPS Director Phil Ferro, Recreation Director Julie Goddard, Building Director Tim Leach |

*Discussed the following agenda items:*

- Adoption of Proposed 26/27 Budget and Millage Rates
- Approval of Proposed 26/27 Water/Sewer Rates
- Approval of Proposed 26/27 SWDD User Charges
- Emergency Notification System Subscription-Waiver of Bid
- Law Enforcement Scheduling System-Waiver of Bid
- Vacuum Pump Assembly-Waiver of Bid
- Replacement Bobcat Loader-Waiver of Bid
- Appointments to Board of Review
- Appointment to Brownfield Redevelopment Authority/Economic Development Corp

This meeting ended at 6:45 p.m.

# City of Southgate
# Regular City Council Meeting
# May 20, 2026

A Regular Meeting of the Council of the City of Southgate was held on Wednesday, May 20, 2026 in the Southgate City Hall Council Chambers and was called to order at 7:00 PM by Council President Zoey Kuspa.

*A moment of silence was given in Memory of Aidan Hennessey, son of John Hennessey.*

**This meeting began with the Pledge of Allegiance.**

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|---|---|
| Present: | Priscilla Ayres-Reiss, Edward Gawlik, Jr., Karen George, Christian Graziani, Zoey Kuspa, Adriene Price, Phil Rauch |
| Absent: | |
| Also Present: | Mayor Joseph G. Kuspa, City Attorney Edward Zelenak, City Administrator Daniel Marsh, Assistant City Administrator/Finance Director Doug Drysdale, City Clerk Janice Ferencz, City Treasurer Chris Rollet, City Engineer John Miller, Police Chief Mark Mydlarz, Police Deputy Chief Brent Newsted, Fire Chief Justin Graves, DPS Director Phil Ferro, Recreation Director Julie Goddard, Building Director Tim Leach |

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## **Minutes:**

Moved by Ayres-Reiss, supported George, RESOLVED, that the minutes of the City Council Work Study Session dated May 6, 2026 be approved as presented. Motion carried unanimously.

Moved by Rauch, supported by Price, RESOLVED, that the minutes of the Regular City Council Meeting dated May 6, 2026 be approved as presented. Motion carried unanimously.

Moved by Ayres-Reiss, supported by George, RESOLVED, that the minutes of the Public Hearing re: the Proposed Water Sewer Rate Increase dated May 6, 2026 be approved as presented. Motion carried unanimously.

Moved by Gawlik, supported by Rauch, RESOLVED, that the minutes of the Public Hearing re: the Proposed FY 26-27 Budget and Millage Rates dated May 6, 2026 be approved as presented. Motion carried unanimously.

Moved by Rauch, supported by Ayres-Reiss, RESOLVED, that the minutes of the Public Hearing re: the User Charge System for SWDD dated May 6, 2026 be approved as presented. Motion carried unanimously.

## **Communications "A":**

1. <u>Memo from Asst. City Admin./Fin. Dir.; Re: Adoption of Proposed 26/27 Budget & Millage Rates</u> moved by Gawlik, supported by Ayres-Reiss, THAT the Southgate City Council adopt the Fiscal Year 2026/27 proposed operating budget and proposed millage rates as presented, and authorize the 1% administration fee for all taxes to be levied and collected during the fiscal year commencing July 1, 2026 through June 30, 2027. Motion carried unanimously.

2. <u>Memo from Asst. City Admin./Fin. Dir.; Re: Approval of Proposed 26/27 Water & Sewer Rates</u> moved by Rauch, supported by George, THAT the Southgate City Council approve the 2025/26 proposed Water Rate at $42.41, the proposed Sewer Rate at $53.64, the proposed Capital Rate at $10.00, and the Non-Residential User Rate at $1.53 per 1,000 cubic feet, with the rates effective July 1, 2026. Motion carried unanimously.

3. <u>Memo from Asst. City Admin./Fin. Dir.; Re: Approval of Proposed 26/27 SWDD User Charges</u> moved by Ayres-Reiss, supported by George, THAT the Southgate City Council approve the 2026/27 fiscal year apportionment of costs related to the operations, maintenance, and replacement of facilities

constructed by the Southgate-Wyandotte Relief Drain Drainage District, in the amount of $1,393,815.00. Motion carried unanimously.

4. Letter from Mayor; Re: Purchase of Emergency Notification System Subscription (Waiver of Bid) moved by Rauch, supported by George, THAT the Southgate City Council waive the city bid process and approve the proposal for a 3-year subscription with Hyper-Reach Technology for emergency notification services in the annual amount of $7,500.00, for the period of July 1, 2026 through June 30, 2029. Motion carried unanimously.

5. Letter from Mayor; Re: Purchase of Law Enforcement Scheduling System (Waiver of Bid) moved by Price, supported by Rauch, THAT the Southgate City Council waive the city bid process and approve the purchase of law enforcement scheduling software from Pace Scheduler in the first-year amount of $3,110.00. Motion carried unanimously.

6. Letter from Mayor; Re: Purchase of Vacuum Pump Assembly (Waiver of Bid) moved by George, supported by Ayres-Reiss, THAT the Southgate City Council waive the city bid process and approve the purchase of a replacement vacuum pump assembly and couplers for the fire department from Flo-Aire Heating and Cooling (Southgate, MI) in the amount of $3,853.00. Motion carried unanimously.

7. Letter from Mayor; Re: Purchase of Replacement Bobcat Loader (Waiver of Bid) moved by Gawlik, supported by George, THAT the Southgate City Council waive the city bid process and approve the purchase of a replacement Bobcat Loader from Carleton Equipment Company Bobcat of Motor City in the amount of $80,920.19, under the Sourcewell contract #02032-CEC. Motion carried unanimously.

8. Letter from Mayor; Re: Appointments to Board of Review moved by George, supported by Ayres-Reiss, THAT the Southgate City Council concur with the Mayor's Appointments of Maryann Zelasko & Paul Knott (alternate) to the Board of Review with a term expiring June 2029. Motion carried unanimously.

9. Letter from Mayor; Re: Appointment to Brownfield Redevelopment Authority/Economic Development Corp moved by Rauch, supported by Price, THAT the Southgate City Council concur with the Mayor's Appointment of Ron Moran to the Brownfield Redevelopment Authority/Economic Development Corp. with a term expiring June 2032. Motion carried unanimously.

**Claims and Accounts:**

Moved by Rauch, supported by Ayres-Reiss, RESOLVED, that Claims and Accounts be paid as outlined on Warrant #1545 for $2,774,202.25. Motion carried unanimously.

**Adjournment:**

Moved by Ayres-Reiss, supported by George, RESOLVED THAT this Regular Meeting of the Southgate City Council be adjourned at 7:15 P.M. Motion carried unanimously.

Zoey Kuspa
Council President

Janice M. Ferencz
City Clerk

# City of Southgate

**Memorandum**

To: Honorable City Council Members

From: Dan Marsh, City Administrator DM

Date: May 28, 2026

Re: Public Hearing Regarding Proposed Former Aquinas High School Redevelopment Brownfield Plan

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On May 20, 2026 the Southgate Brownfield Redevelopment Authority met to review a proposed Brownfield Plan for the former Aquinas High School. The plan proposes the removal of asbestos and demolition for the school building, the construction of between 100-148 market rate townhouse style apartments, and a self storage facility.

The Developer is requesting a total of $6,523,178 in reimbursable costs of which a maximum of $4,020,000 would come from local taxing jurisdictions. Full reimbursement is expected to take 14 years. However, a maximum reimbursement period of 20 years has also been included. The total project cost is estimated to be $30,000,000 with an estimated initial taxable value at approximately $9,700,000 (once all 148 units are constructed).

The Brownfield Redevelopment Authority Board voted to recommend approval of the plan to Council. Therefore, the Administration recommends a Public Hearing be held on July 1, 2026 to take public comment on the plan per the requirement established by PA 381.

If you have any questions please contact me.

***Proposed Motion:*** *to establish a Public Hearing during the regularly scheduled City Council Meeting on Wednesday, July 1, 2026, at 7:00 p.m., regarding the Proposed Former Aquinas High School Redevelopment Brownfield Plan pursuant to the Brownfield Redevelopment Financing Act, Public Act 381 of 1996, as amended.*

*The purpose of the Public Hearing is to receive public comment on the Proposed Former Aquinas High School Redevelopment Brownfield Plan, including the proposed use of tax increment financing and eligible activities described therein.*

*Further, the City Clerk is directed to provide notice of the Public Hearing in accordance with the requirements of Public Act 381 of 1996, as amended, including publication and availability of the proposed Brownfield Plan for public inspection prior to the hearing.*



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

Brownfield Redevelopment Authority
Special Meeting Minutes
May 20, 2026

**Roll Call:**
Present: Galanis, Moran, Oben, Oliver, Szatmari
Absent: Casanova, DiCarlo, Laskaris, Leonard

**Also Present:** Dan Marsh, City Administrator; Adriene Price, City Council Liaison; Jacob Bacall, Bacall Development/Applicant; Sara Jo Shipley, Pinchin/Project Manager

Meeting was called to order by acting Chairman Moran at 5:00pm.

**Approval of Minutes**
Motion by Galanis to approve meeting minutes dated November 19, 2025. Supported by Oben. Motion carried unanimously.

**Review of Former Aquinas High School Redevelopment**

Dan Marsh introduced the project. Jacob Bacall and Sara Jo Shipley presented the proposed plan and took questions.

Motion by Oben to recommend approval to the Southgate City Council of the Brownfield Plan which indicates reimbursable costs rom the local taxing jurisdictions a maximum $4,020,000 submitted by Pinchin on behalf of Northline Property Group, LLC for the redevelopment of the former Aquinas High School Property, as presented, pursuant to the provisions of the Brownfield Redevelopment Financing Act, Public Act 3811 of 1996, as amended. Supported by Galanis. Motion carried unaimosuly.

**Other Business:**
None

Persons in the Audience:
None

**Adjournment:**
Oben made motion to adjourn, supported by Szatmari. Motion carried unanimously. Meeting adjourned at 5:55pm

# 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**<br>**sarajo.shipley@pinchin.com** |

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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. |

## TABLE OF CONTENTS


I. INTRODUCTION AND PURPOSE ..... 1

- I.a Property Description ..... 1
- I.b Basis of Eligibility ..... 2
- I.c Project Description ..... 2

II. GENERAL PROVISIONS ..... 4

- II.a Description of Costs to be Paid for with Tax Increment Revenues (Section 13 (2)(a)) ..... 4
- II.b Brief Summary of the Eligible Activities that are Proposed (Section 13 (2)(b)) ..... 5
- II.c Estimate of Captured Taxable Value and Tax Increment Revenues (Section 13 (2)(c)) ..... 6
- II.d Method of Financing Plan Costs and Description of Advances by the Municipality (Section 13 (2)(d)) 7
- II.e Maximum Amount of Note or Bonded Indebtedness (Section 13 (2)(e)) ..... 7
- II.f Duration of the Brownfield Plan (Section 13 (2)(f)) ..... 7
- II.g Estimated Impact of Tax Increment Financing on Revenues of Taxing Jurisdictions (Section 13 (2)(g)) ..... 7
- II.h Legal Description, Property Map, Property Characteristics, and Personal Property (Section 13 (2)(h)) 8
- II.i Estimates of the Number of Persons Residing on the Property (Section 13 (2)(i)) ..... 9
- II.j Plan for Relocation of Displaced Residents (Section 13 (2)(j)) ..... 9
- II.k Provisions for Relocation Costs (Section 13 (2)(k) ..... 9
- II.l Strategy for Compliance with Michigan's Relocation Assistance Law (Section 13 (2)(l) ..... 9
- II.m Other Material that the Authority or Governing Body Considers Pertinent (Section 13 (2)(m)) 9


### APPENDICES


| | |
|---|---|
| APPENDIX A | Legal Description |
| APPENDIX B | Eligible Property Location Map |
| APPENDIX C | Current Site Photos |
| APPENDIX D | Site Plans and Renderings |
| APPENDIX E | Documentation of Eligibility |


### TABLES


| | |
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| TABLE 1 | Eligible Activity Cost Schedule |
| TABLE 2 | Tax Increment Revenue Capture Estimates |
| TABLE 3 | Tax Increment Reimbursement Estimates |

## 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*
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

PM ENVIRONMENTAL PINCHIN

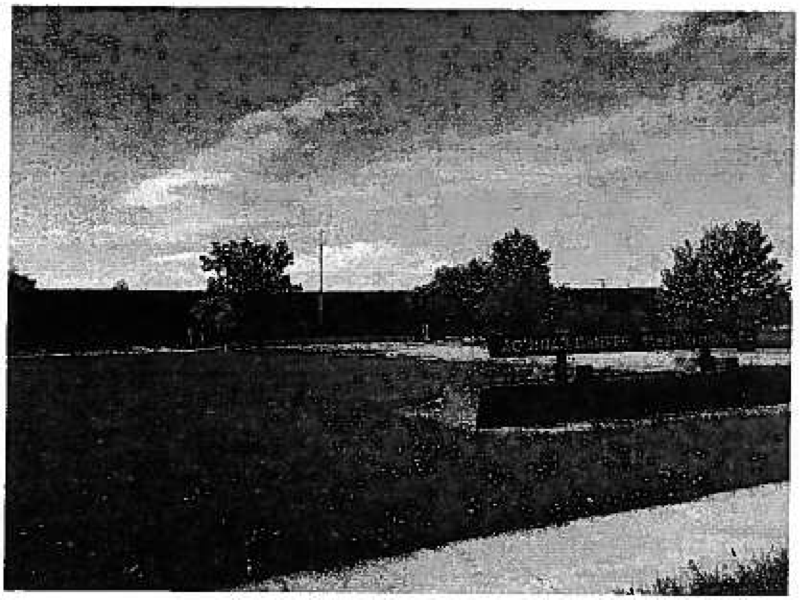
N W E S

APPENDIX C

Current Site Photos

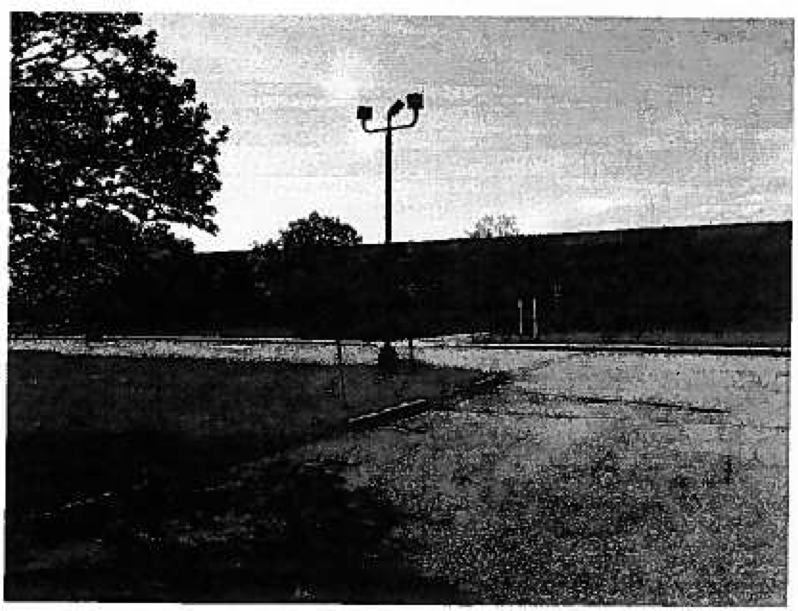
**Photographs From Site Reconnaissance**
**PM Project No. 01-14719-0-0001**
**Location: 15601 Northline Road, Southgate, Michigan**

## Photograph 1



Overview of the subject property

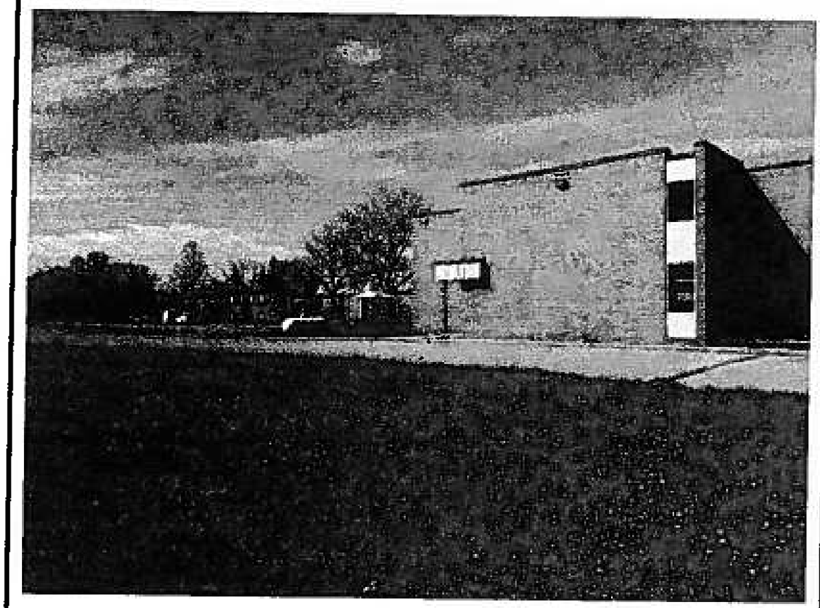
## Photograph 2



Northern exterior wall of the building

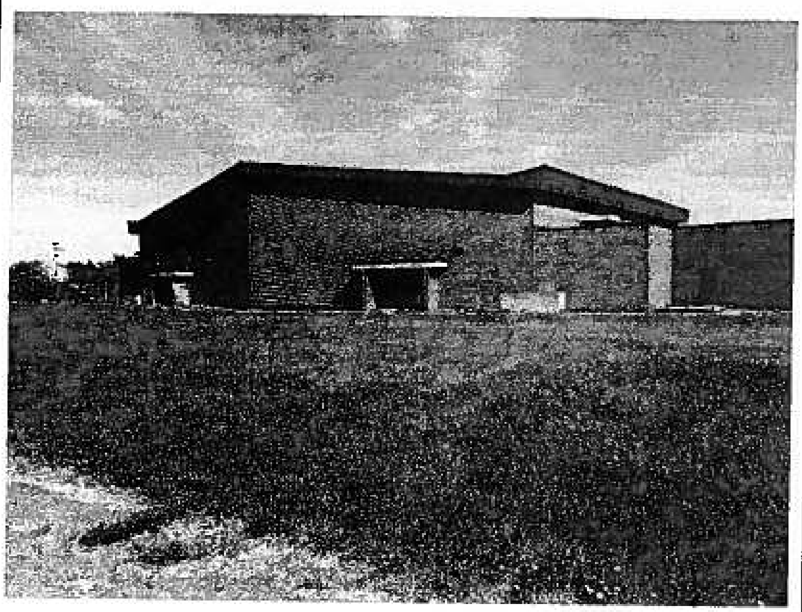
Photographs From Site Reconnaissance
PM Project No. 01-14719-0-0001
Location: 15601 Northline Road, Southgate, Michigan

## Photograph 3

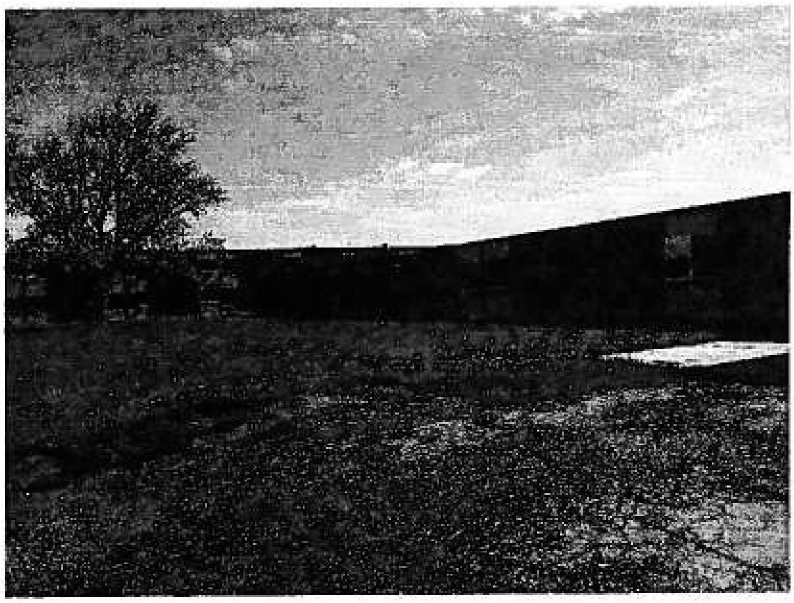


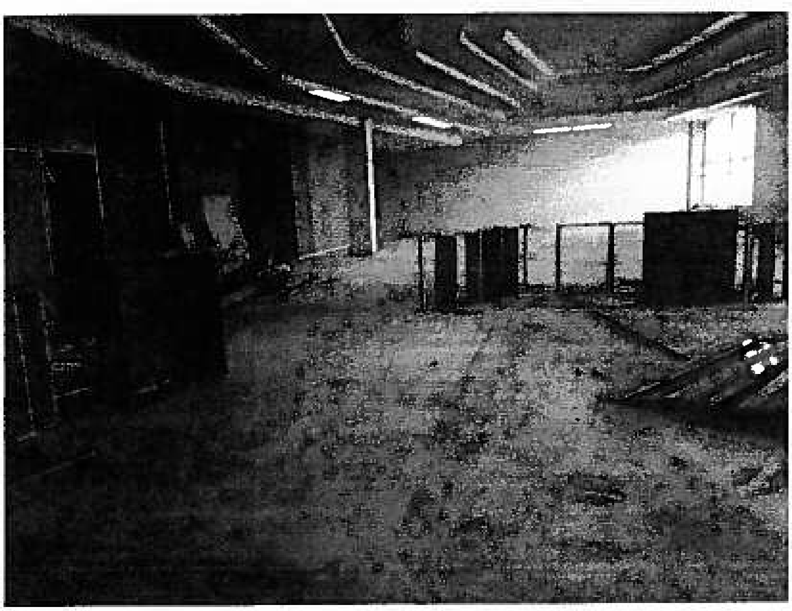
Eastern exterior wall of the building

## Photograph 4



Southern exterior wall of the building

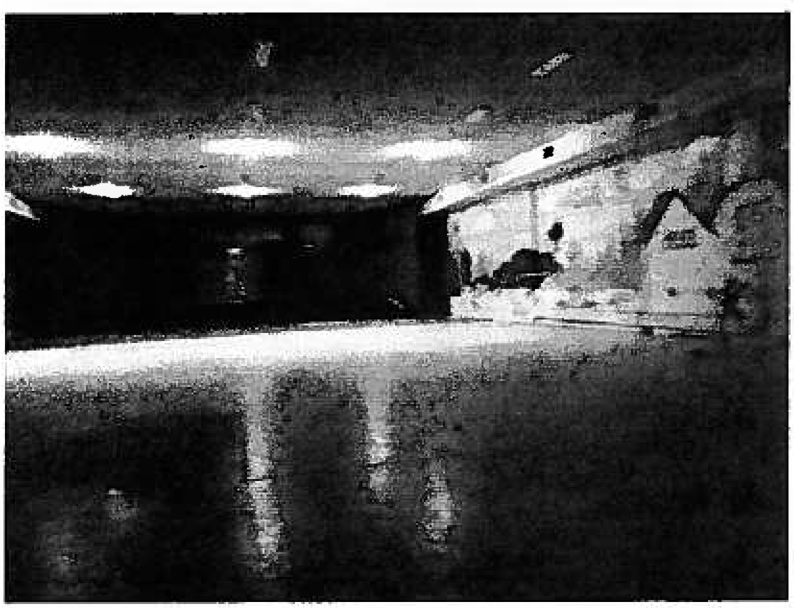
| Photograph 5 | |
|---|---|
|  | Western exterior wall of the building |

| Photograph 6 | |
|---|---|
|  | Library area |

## Photograph 7

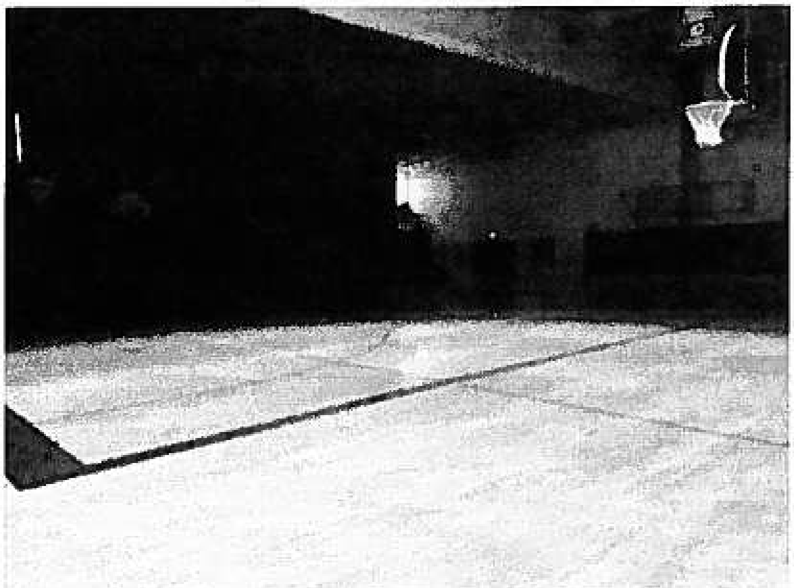
Typical former classroom

## Photograph 8



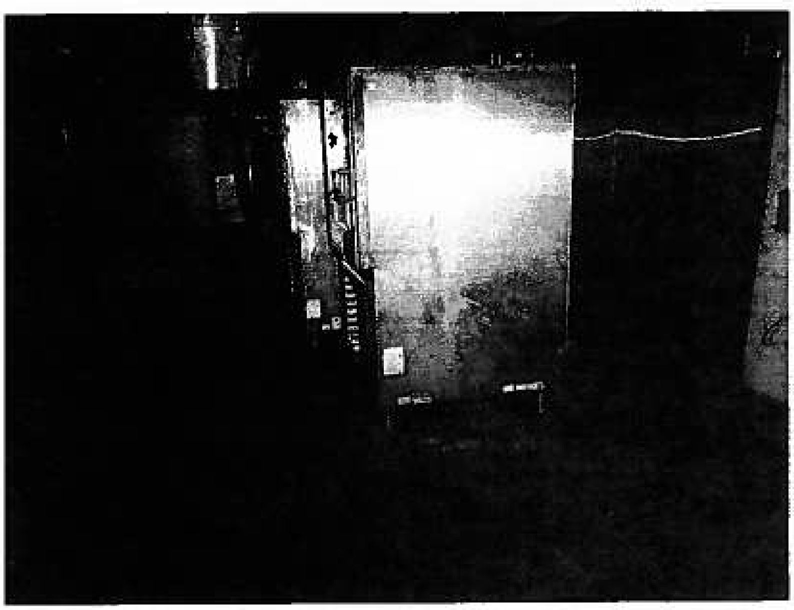
Auditorium

## Photograph 9



Gymnasium

## Photograph 10

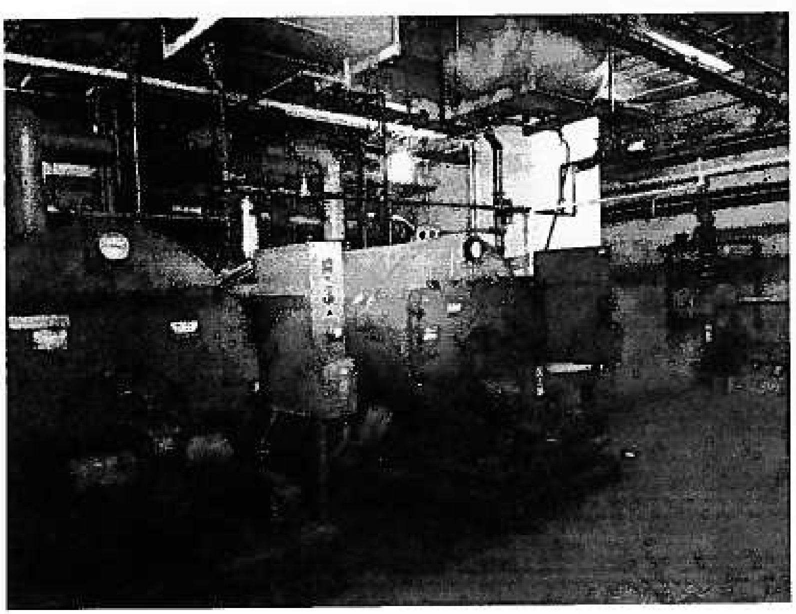


Kitchen

**Photograph 11**

Typical former office area

**Photograph 12**

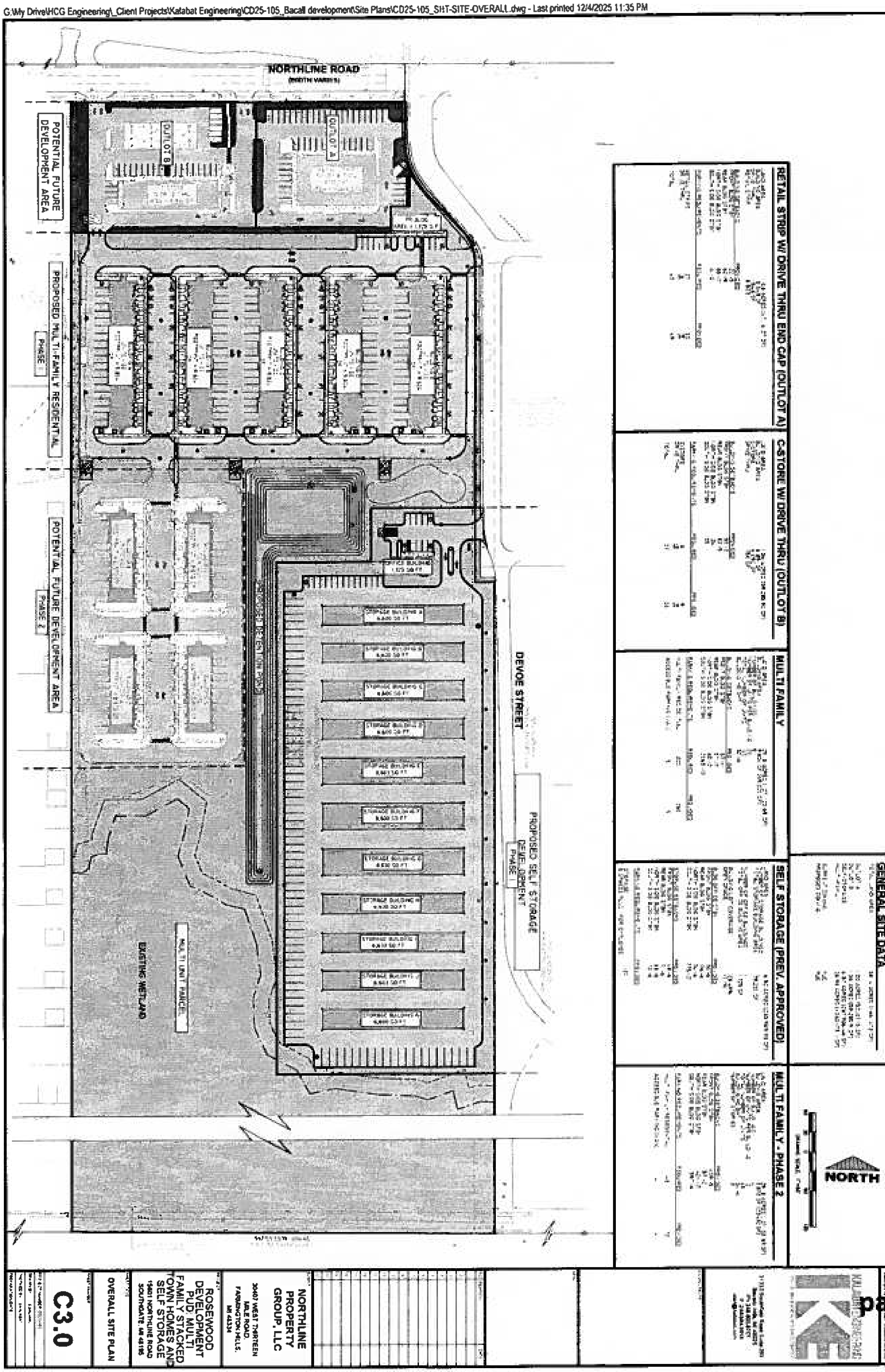


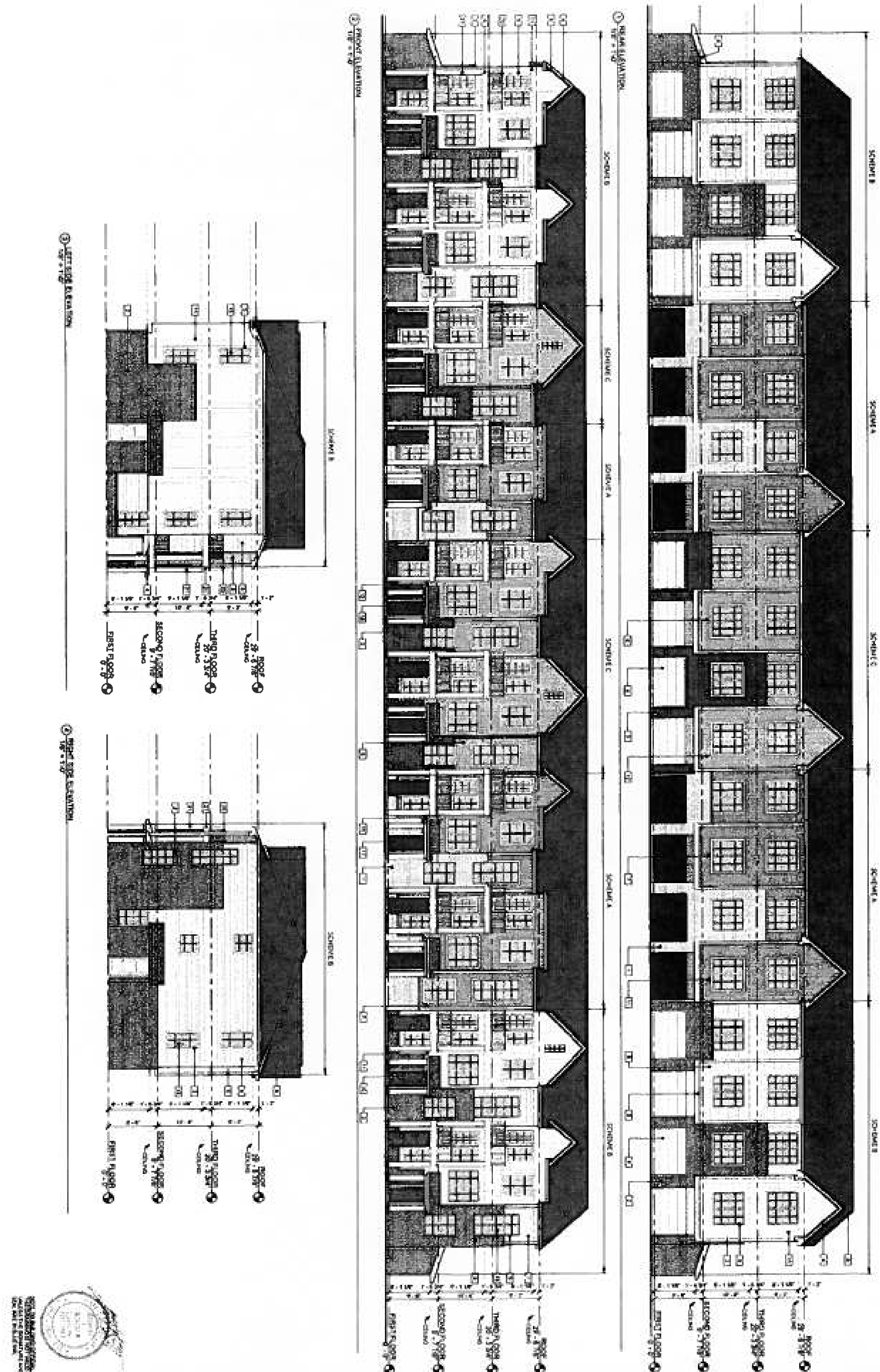
Boiler room

**APPENDIX D**

**Site Plans and Renderings**

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





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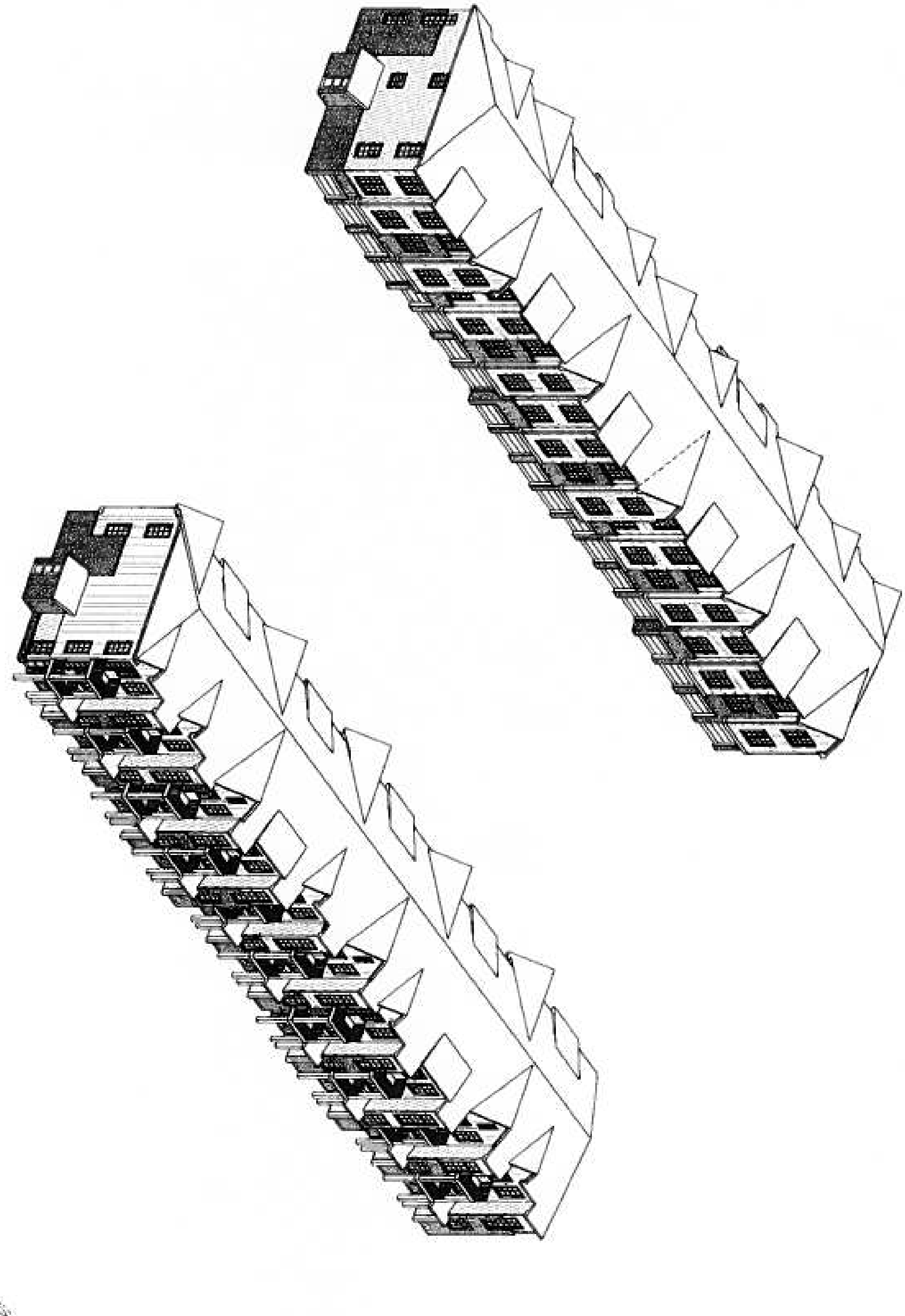
2445 Franklin Road
Bloomfield Hills, MI 48302
248-334-5000

A5

BACALL DEVELOPMENT
NORTHLINE APARTMENTS

SOUTHGATE, MI

EXT ELEVATIONS



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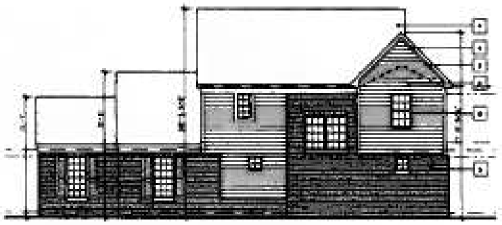
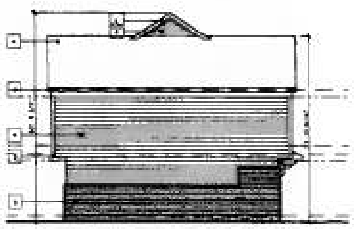
| | | | |
|---|---|---|---|
| A7 | BACALL DEVELOPMENT<br>NORTHLINE APARTMENTS<br>SOUTHGATE, MI | RENDERINGS | 2445 Franklin Road<br>Bloomfield Hills, MI 48302<br>248•334•5000 |

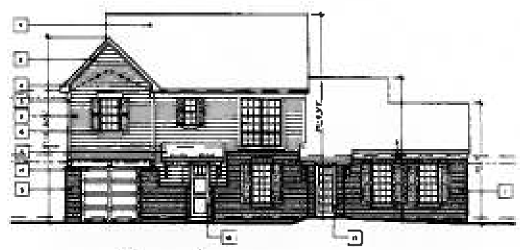


FRONT (NORTH) ELEVATION

LEFT SIDE (WEST) ELEVATION



RIGHT SIDE (EAST) ELEVATION

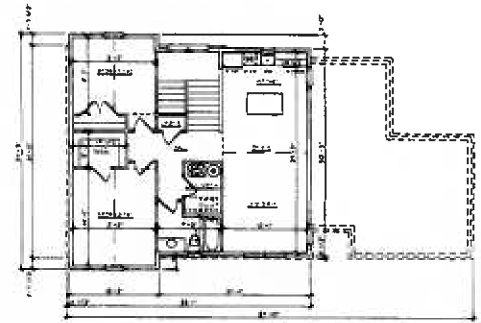


REAR (SOUTH) ELEVATION

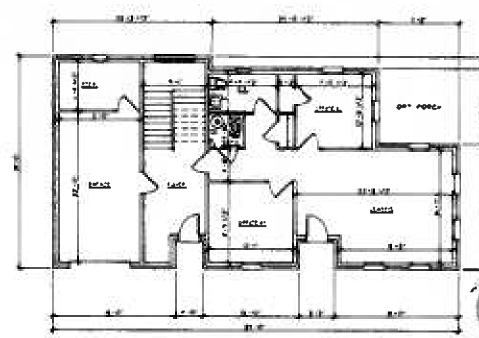
FRONT ELEVATION RENDERING - MULTIFAMILY LEASING

| EXTERIOR MATERIAL LEGEND (BACALL) | | | |
|---|---|---|---|
| [illegible] | [illegible] | [illegible] | [illegible] |
| 1 | [illegible] | [illegible] | [illegible] |
| 2 | [illegible] | [illegible] | [illegible] |
| 3 | [illegible] | [illegible] | [illegible] |
| 4 | [illegible] | [illegible] | White |
| 5 | [illegible] | [illegible] | White |
| 6 | [illegible] | [illegible] | [illegible] |
| 7 | [illegible] | [illegible] | [illegible] |
| 8 | [illegible] | [illegible] | [illegible] |
| 9 | [illegible] | [illegible] | [illegible] |
| 10 | [illegible] | [illegible] | [illegible] |
| 11 | [illegible] | [illegible] | [illegible] |
| 12 | [illegible] | [illegible] | [illegible] |
| 13 | [illegible] | [illegible] | [illegible] |
| 14 | [illegible] | [illegible] | [illegible] |
| 15 | [illegible] | [illegible] | [illegible] |
| 16 | [illegible] | [illegible] | [illegible] |
| 17 | [illegible] | [illegible] | [illegible] |
| 18 | [illegible] | [illegible] | [illegible] |
| 19 | [illegible] | [illegible] | [illegible] |
| 20 | [illegible] | [illegible] | [illegible] |
| 21 | [illegible] | [illegible] | [illegible] |
| 22 | [illegible] | [illegible] | [illegible] |
| 23 | [illegible] | [illegible] | [illegible] |
| 24 | [illegible] | [illegible] | [illegible] |

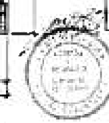
| BUILDING DATA | |
|---|---|
| | SQUARE FOOTAGE |
| LEASING - 1ST FLR | 915 |
| APARTMENT | |
| 1ST FLR - FOYER | 292 |
| 2ND FLR | 1115 |
| CONDITIONED AREA TOTAL | 1407 |
| 1ST FLR - GARAGE + STOR | 399 |



SECOND FLOOR PLAN



FIRST FLOOR PLAN



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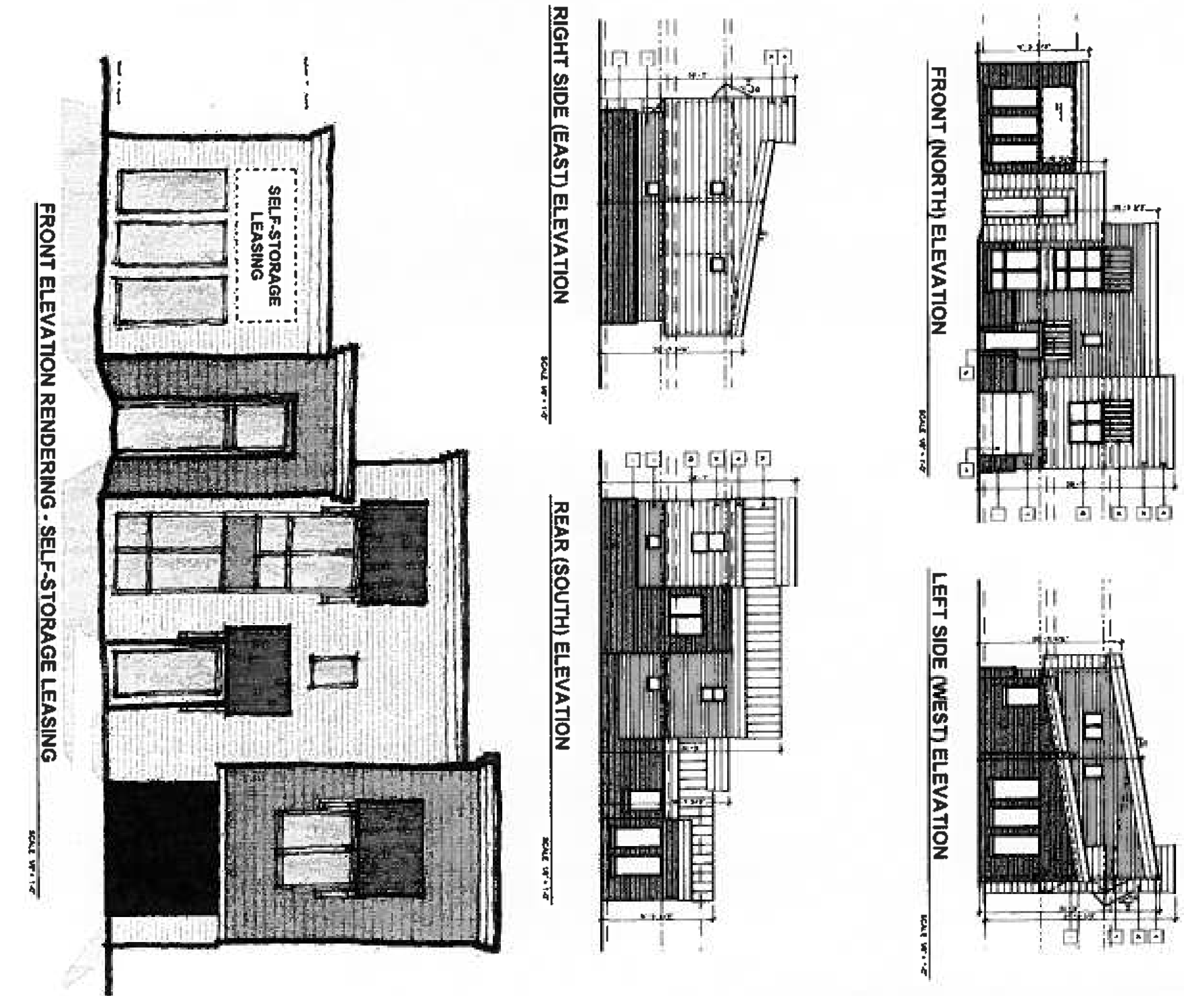
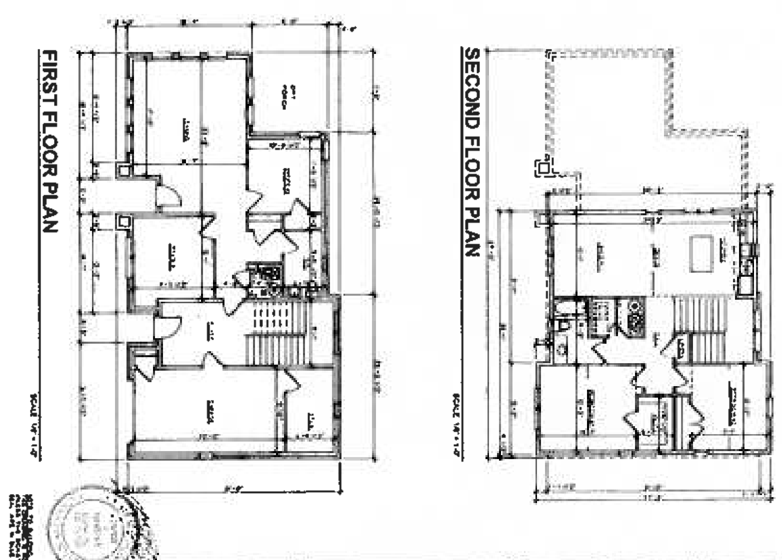
BACALL
LEASING BUILDING
SOUTHGATE, MICHIGAN

MULTIFAMILY LEASING
PLANS AND ELEVATIONS

AB




**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 |

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BACALL
LEASING BUILDING
SOUTHGATE, MICHIGAN

LEASING BUILDINGS
PLANS AND ELEVATIONS

2445 Franklin Road
Bloomfield Hills, MI 48302
248-334-5000

APPENDIX E

Documentation of Eligibility

**JOSEPH G. KUSPA**
*Mayor*

**JANICE M. FERENCZ**
*City Clerk*

**CHRISTOPHER P. ROLLET**
*Treasurer*

# 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% |

| | |
|---|---|
| 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 |

| Allowed Interest | Allowed Interest | Totals |
|---|---|---|
| $955,678.24 | | $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 | | $4,905,678.24 |

**TIF Summary**

| | |
|---|---|
| Scheduled payment | $ 361,704.38 |
| Scheduled number of payments | 14 |
| Actual Allowed Interest (MSF & EGLE or BRA Capped Interest, whichever is less) | $955,678.24 |

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

| 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 |

**TABLE 2**

**Tax Increment Revenue Capture Estimates**

# Tax Increment Capture Estimates
## 148 Units and Storage

| 148 & Storage |
|---|
| Southgate |

Value (TV) Increase Rate: 2.00%    Multiplier 1.020

| Brownfield Plan Year | Millage Rate | | 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 | $ 118,234 | $ 216,903 | $ 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 | $ 363,144 | $ 371,093 |
| **Non-Capturable Millages** | | | | | | | | | | | | | | |
| School Debt | [illegible] | | $ - | $ 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 | [illegible] | | $ - | $ 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 | [illegible] | | $ - | $ 229 | $ 489 | $ 897 | $ 916 | $ 936 | $ 956 | $ 976 | $ 997 | $ 1,018 | $ 1,040 | $ 1,062 |
| Police/Fire | [illegible] | | $ - | $ 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 | [illegible] | | $ - | $ 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 | $ 614,580 | $ 628,095 |

## Tax Increment Capture Estimates
## 148 Units and Storage

| 148 & Storage<br>Southgate | Value (TV) Increase Rate: | 2.00% | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | **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 | 10.3880 | | $ 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 | Beginning Balance | 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 | [illegible] | $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 | [illegible] | [illegible] | $10,830 | $11,063 | $11,301 | $11,543 | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] |
| 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** | | | | | | | | | | | | | | | | |
| DEVELOPER Reimbursement Balance | $5,547,500 | $5,547,500 | $5,441,970 | $5,178,619 | $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 | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | $14,098 | [illegible] | [illegible] | [illegible] | [illegible] | $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**

| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 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 | $382,276 |
| **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 | | | | | | |

JOSEPH G. KUSPA
*Mayor*

JANICE M. FERENCZ
*City Clerk*

CHRISTOPHER P. ROLLET
*Treasurer*

# City of Southgate



May 26, 2026

To The Honorable
Southgate City Council
Southgate, Michigan 48195

**Re: Appointments to Board of Zoning Appeals**

Ladies and Gentlemen:

Please be advised I have made the following appointment:

**Board of Zoning Appeals** – for a term expiring December 2027:

Barb Harness 13411 Longtin

This appointment will fill the vacancy created by the resignation of Jake Orman.

Your concurrence on these appointments is appreciated.

Sincerely,

Joseph G. Kuspa
Mayor

Cc: City Clerk



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

May 29, 2026

To the Honorable
City Council
Southgate, Michigan 48195

Re: Recommendation to Approve Grant Writer Consulting Fee

Ladies and Gentlemen:

I have reviewed the above and concur with the Fire Chief's recommendation to approve payment for grant writing consulting services provided by JW2 Consultants in the amount of $6,000.00. The AFG grant application will apply for assistance in purchasing a new ladder truck for the fire department.

Your concurrence on this matter would be greatly appreciated.

Funds are available in the General Fund Fire Department Budget.

Sincerely,

Joseph G. Kuspa
Mayor



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# City of Southgate

## MEMORANDUM

**TO:** Honorable Mayor and City Council

**FROM:** Douglas Drysdale, Assistant City Administrator / Finance Director DWD

**DATE:** May 29, 2026

**RE:** Recommendation to Approve Grant Writer Consulting Fee

I have reviewed the above item with the Fire Chief and concur with his recommendation to approve the use of JW2 Consultants in the not-to-exceed amount of $6,000.00 for assistance in preparing and writing the Assistance to Firefighters Grant (AFG). This AFG grant application will apply for assistance in purchasing a new ladder truck for the fire department.

Adequate funds are available in the General Fund Fire Dept budget.

**Proposed Motion**

Approve consulting fee agreement with JW2 Consultants in the not-to-exceed amount of $6,000.00 for assistance in preparing and writing the Assistance to Firefighters Grant (AFG) application for the purpose of purchasing a new ladder truck for the fire department.



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// Southgate Fire Department
14730 Reaume Parkway
Southgate, Michigan 48195
(734) 258-3080 / FAX (734) 246-1352
Justin Graves, Fire Chief
(734) 258-3070
jgraves@southgatemi.gov

To: Honorable Mayor Kuspa

From: Fire Chief Justin Graves

Re: Request to use a grant writer

Date: 05/29/2026

Dear Mayor,

The Fire Department is requesting to use Chris Wiggins of JW2 Consultants to assist in preparing and writing a grant to procure an AFG grant for 1 million dollars to aid in purchasing a new ladder truck for the department.

With the highly competitive and complex nature of navigating and securing a grant of this size, using a grant writer will increase the odds of success substantially. The department has used Mr. Wiggins in the past to write regional grants with success.

It is my recommendation and in the best interest of the Fire Department that we use Chris Wiggins of JW2 Consultants to assist and prepare the AFG grant not to exceed $6,000. Adequate funding is available within the Fire Department budget.

Sincerely,

Justin Graves

Fire Chief

CC: City Administrator, Finance Director, file