

**BROWNFIELD REDEVELOPMENT PLAN  
THE HISTORIC THOMPSON BLOCK  
THOMPSON BLOCK PARTNERS  
400-408 NORTH RIVER STREET  
and 107 EAST CROSS STREET  
CITY OF YPSILANTI, MICHIGAN**

*for*

WASHTENAW COUNTY  
BROWNFIELD REDEVELOPMENT AUTHORITY  
WASHTENAW COUNTY, MICHIGAN

**February 24, 2014**

**Washtenaw County Brownfield Redevelopment Authority**

**Brownfield Redevelopment Plan**

**For**

**The Historic Thompson Block**

**400-408 North River St.  
& 107 East Cross St**

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## **ATTACHMENTS**

- A. Figure 1.a – 1.i : Property Location Map, Site Plans & Building Plans  
Figure 2: Boundary Map of Eligible Property  
Figure 3: Project Illustrations
- B. Legal Description
- C. Tables 1 – Sources and Uses  
Table 2 – Annual Tax Increment Financing Table  
Table 3 – Eligible Activities
- D. Affidavit from Level 3 Assessor
- E. Obsolete Property Rehabilitation Exemption Certificate (New cert forthcoming)
- F. Thompson Block: Approach to the Renovation, Historic Background and a description of the 2009 fire and some photos for reference

## PROJECT SUMMARY

<b>Project Name:</b>	The Historic Thompson Block
<b>Project Location:</b>	The eligible property is located at 400-408 North River Street and 107 East Cross Street, Original Legal Description: Parcels 11-11-04-495-023 & 11-11-04-495-015, see Combined Legal Description, Attachment B.
<b>Type of Eligible Property:</b>	Obsolete Property
<b>Eligible Activities:</b>	Lead and Asbestos Abatement, Demolition, Site Preparation and Infrastructure Improvements, Storm Water Management System
<b>Reimbursable Costs:</b>	\$271,578.31
<b>Estimated Eligible Investment:</b>	\$7 million
<b>Annual Tax Revenue Before Project:</b>	\$6,200.00
<b>Annual Tax Revenue After Project:</b>	\$120,000 (based on estimated value of real and personal property)
<b>Project Overview:</b>	The Property will be redeveloped and used as a mixed-use building containing ground floor retail, second floor office space, and third floor loft apartments. The overall investment for the project is approximately \$7 million. The plan includes \$271,578.31 to be reimbursed through tax increment financing (TIF) attributable to school operating taxes. Construction is anticipated to begin summer of 2014 and will continue for approximately 12 months. This Brownfield Plan has been created to allow for the use of TIF attributable to school operating taxes, and to allow for the submittal of a Michigan Business Tax Brownfield credit, which would facilitate the redevelopment of the Property.

## **BROWNFIELD PLAN**

**The Historic Thompson Block  
400 North River Street  
(400 & 408 North River St.  
& 107 East Cross Street)  
Ypsilanti, Michigan**

### **1.0 INTRODUCTION**

In order to promote the revitalization of environmentally distressed and blighted areas with the boundaries of Washtenaw County, Michigan (“County”), the County has established the Washtenaw County Brownfield Redevelopment Authority (“Authority”) in 1999 by the adoption of a resolution pursuant to the Brownfield Redevelopment Financing Act, Michigan Public Act 381 of 1996, as amended (Act 381). Act 381 authorized the Authority to undertake all activities allowed by law. The primary purpose of Act 381 is to encourage the redevelopment of contaminated, functionally obsolete, or blighted property by providing economic incentives through tax increment financing for certain eligible activities and Michigan Business Tax (MBT) Brownfield credits.

The primary purpose of this Brownfield Plan (“Plan”) is to promote the redevelopment of and private investment in certain “Brownfield” properties within the County. Inclusion of property within this Plan will facilitate financing of the qualified local unit of governments 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 County and all taxing units located within and benefited by the Authority.

The Plan describes qualifying factors that determine “eligible property” status, as Functionally Obsolete and Blighted and makes it a Brownfield site. The Plan also describes the methods used to revitalize the site, including the cost and amount of tax dollars generated by the new development that will be used to pay for the revitalization. Once approved by the City of Ypsilanti, the Authority, and the Washtenaw County Board of Commissioners (“Governing Body”), the Plan acts as a guide for implementation of the project.

The identification or designation of a developer or proposed use for the eligible property that is the subject of this Plan shall not be integral to the effectiveness or validity of this Plan. This Plan is intended to apply to the eligible property identified in this Plan, and to identify and authorize the eligible activities to be funded by tax increment revenues. Any change in the proposed developer or proposed use of the eligible property shall not necessitate an amendment to this Plan, affect the application of this Plan to the eligible property, or impair the rights available to the Authority under this Plan.

This Plan is intended to be a living document, which may be modified or amended in accordance with the requirements of Act 381, as necessary to achieve the purposes of Act 381. This Brownfield Plan contains information required by Act 381 Section 13(1).

## **2.0 DEFINITIONS AS USED IN THIS PLAN**

All terms used in this Brownfield Plan are defined as provided in Michigan Public Act 381 of 1996, as amended (MCL 125.2652 Definitions) (Act 381), or Part 201, Environmental Remediation and Michigan Public Act 36 of 2007 (Michigan Business Tax Act) and Michigan Public Act 451 of 1994 (Natural Resources and Environmental Protection Act).

MCL 125.2652 Definitions:

"Additional response activities" means response activities identified as part of a Brownfield plan that are in addition to baseline environmental assessment activities and due care activities for an eligible property.

"Authority" means a Brownfield redevelopment authority created under this act.

"Baseline environmental assessment activities" means those response activities identified as part of a Brownfield plan that are necessary to complete a baseline environmental assessment for an eligible property in the Brownfield plan.

"Blighted" means property that meets any of the following criteria as determined by the governing body:

Has been declared a public nuisance in accordance with a local housing, building, plumbing, fire, or other related code or ordinance.

Is an attractive nuisance to children because of physical condition, use, or occupancy.

Is a fire hazard or is otherwise dangerous to the safety of persons or property.

Has had the utilities, plumbing, heating, or sewerage permanently disconnected, destroyed, removed, or rendered ineffective so that the property is unfit for its intended use.

"Brownfield Plan" means a plan that meets the requirements of Section 13 and is adopted under Section 14 of Act 381.

"Captured taxable value" means the amount in 1 year by which the current taxable value of an eligible property subject to a Brownfield Plan, including the taxable value or assessed value, as appropriate, of the property for which specific taxes are paid in lieu of property taxes, exceeds the initial taxable value of that eligible property. The State Tax Commission shall prescribe the method for calculating captured taxable value.

"Eligible activities" or "eligible activity" means 1 or more of the following:

Baseline environmental assessment activities.

Due care activities.

Additional response activities.

For eligible activities on eligible property that was used or is currently used for commercial, industrial, or residential purposes that is in a qualified local governmental unit, that is owned or under the control of a land bank fast track authority, or that is located in an economic opportunity zone, and is a facility, functionally obsolete, or blighted, and except for purposes of former section 38d of the single business tax act, 1975 PA 228, the following additional activities:

Infrastructure improvements that directly benefit eligible property.

Demolition of structures that is not response activity under section 20101 of the natural resources and environmental protection act, 1994 PA 451, MCL 324.20101.

Lead or asbestos abatement.

Site preparation that is not response activity under section 20101 of the natural resources and environmental protection act, 1994 PA 451, MCL 324.20101.

Assistance to a land bank fast track authority in clearing or quieting title to, or selling or otherwise conveying, property owned or under the control of a land bank fast track authority or the acquisition of property by the land bank fast track authority if the acquisition of the property is for economic development purposes.

Except as otherwise provided in this subdivision, "eligible property" means property for which eligible activities are identified under a Brownfield Plan that was used or is currently used for commercial, industrial, public, or residential purposes, including personal property located on the property, to the extent included in the Brownfield Plan, and that is 1 or more of the following:

Is in a qualified local governmental unit and is a facility, functionally obsolete, or blighted, and includes parcels that are adjacent or contiguous to that property if the development of the adjacent and contiguous parcels is estimated to increase the captured taxable value of that property.

Is not in a qualified local governmental unit and is a facility, and includes parcels that are adjacent or contiguous to that property if the development of the adjacent and contiguous parcels is estimated to increase the captured taxable value of that property.

Is tax reverted property owned or under the control of a land bank fast track authority.

"Fiscal year" means the fiscal year of the authority.

"Functionally obsolete" means that the property is unable to be used to adequately perform the function for which it was intended due to a substantial loss in value resulting from factors such as overcapacity, changes in technology, deficiencies or super adequacies in design, or other similar factors that affect the property itself or the property's relationship with other surrounding property.

"Governing body" means the elected body having legislative powers of a municipality creating an authority under this act.

"Infrastructure improvements" means a street, road, sidewalk, parking facility, pedestrian mall, alley, bridge, sewer, sewage treatment plant, property designed to reduce, eliminate, or prevent the spread of identified soil or groundwater contamination, drainage system, waterway, waterline, water storage facility, rail line, utility line or pipeline, or other similar or related structure or improvement, together with necessary easements for the structure or improvement, owned or used by a public agency or functionally connected to similar or supporting property owned or used by a public agency, or designed and dedicated to use by, for the benefit of, or for the protection of the health, welfare, or safety of the public generally, whether or not used by a single business entity, provided that any road, street, or bridge shall be continuously open to public access, and that other property shall be located in public easements or rights-of-way and sized to accommodate reasonably foreseeable development of eligible property in adjoining areas.

"Initial taxable value" means the taxable value of an eligible property identified in and subject to a Brownfield Plan at the time the resolution adding that eligible property in the Brownfield Plan is adopted, as shown either by the most recent assessment roll for which equalization has been completed at the time the resolution is adopted or, if provided by the Brownfield Plan, by the next assessment roll for which equalization will be completed following the date the resolution adding that eligible property in the Brownfield Plan is adopted. Property exempt from taxation at the time the initial taxable value is determined shall be included with the initial taxable value of zero. Property for which a specific tax is paid in lieu of property tax shall not be considered exempt from taxation. The State Tax Commission shall prescribe the method for calculating the initial taxable value of property for which a specific tax was paid in lieu of property tax.

"Local taxes" means all taxes levied other than taxes levied for school operating purposes.

"Municipality" means all of the following:

A city.

A village.

A township in those areas of the township that are outside of a village.

A township in those areas of the township that are in a village upon the concurrence by resolution of the village in which the zone would be located.

A county.

"Qualified local governmental unit" means that term as defined in the obsolete property rehabilitation act, 2000 PA 146, MCL 125.2781 to 125.2797.

"Qualified taxpayer" means that term as defined in former sections 38d and 38g of the single business tax act, 1975 PA 228, or section 437 of the Michigan business tax act, 2007 PA 36, MCL 208.1437.

"Response activity" means that term as defined in section 20101 of the natural resources and environmental protection act, 1994 PA 451, MCL 324.20101.

"Tax increment revenues" means the amount of ad valorem property taxes and specific taxes attributable to the application of the levy of all taxing jurisdictions upon the captured taxable value of each parcel of eligible property subject to a Brownfield Plan and personal property located on that property. Tax increment revenues exclude ad valorem property taxes specifically levied for the payment of principal of and interest on either obligations approved by the electors or obligations pledging the unlimited taxing power of the local governmental unit, and specific taxes attributable to those ad valorem property taxes. Tax increment revenues attributable to eligible property also exclude the amount of ad valorem property taxes or specific taxes captured by a Downtown Development Authority, Tax Increment Finance Authority, or local development finance authority if those taxes were captured by these other authorities on the date that eligible property became subject to a Brownfield Plan under this act.

"Taxable value" means the value determined under section 27a of the general property tax act, 1893 PA 206, MCL 211.27a.

"Taxes levied for school operating purposes" means all of the following:

The taxes levied by a local school district for operating purposes.

The taxes levied under the state education tax act, 1993 PA 331, MCL 211.901 to 211.906.

That portion of specific taxes attributable to taxes described under subparagraphs (i) and (ii).

"Work plan" means a plan that describes each individual activity to be conducted to complete eligible activities and the associated costs of each individual activity.

Please find additional definitions in:

Act 36 of 2007; **MICHIGAN BUSINESS TAX ACT**

Act 451 of 1994; **NATURAL RESOURCES AND ENVIRONMENTAL PROTECTION ACT**

### **3.0 BROWNFIELD PROJECT—THE HISTORIC THOMPSON BLOCK**

#### **3.1 DESCRIPTION OF THE PROJECT AND COSTS TO BE PAID THROUGH THE BROWNFIELD PLAN AND SUMMARY OF ELIGIBLE ACTIVITIES (MCL 125.2663(1)(a) and (b))**

##### *A. Project Description*

Public Act 381 of 1996, as amended, defines "eligible property" as ". . .property for which eligible activities are identified under a Brownfield Plan that was used or is currently used for commercial, industrial, public or residential purposes, including personal property located on the property, to the extent included in the Brownfield Plan, and that is 1 or more of the following: (i) Is in a qualified local unit of government and is a facility, functionally obsolete, or blighted, and includes parcels that are adjacent or contiguous to that property if the development of the adjacent and contiguous parcels is estimated to increase the captured taxable value of that property."

The eligible property consists of originally two parcels, located in the City of Ypsilanti (City) and having the address of 400-408 North River Street and 107 East Cross Street (Parcel ID Numbers 11-11-04-495-015, 11-11-04-495-023) herein referred to collectively as the "Property". The Property is located in a commercial area of the City and is currently vacant. A legal description of the Property is included in **Attachment B**. **Attachment A.1.a** provides a location map, and **Attachment A.2** provides a map designating the eligible property boundary.

The Historic Thompson Block is a 150-year old three-story building located in Ypsilanti's historic Depot Town area. Built with the bricks and stone of the Great Western Hotel, the Thompson Block has played host to the 14<sup>th</sup> and 27<sup>th</sup> infantry during the civil war, it was rumored to have been a stop on the Underground Railroad with a direct link to the Michigan Central Railroad across the street. Other previous uses included a paint store, bicycle shop, fire department and a Dodge dealership (one of the first in the area).

Project investors, hereinafter referred to as the "Developer," intend to redevelop the Property as a mixed-use building that includes residential condominiums, retail and office space, and a parking lot for municipal and residential uses. The phase of the project that is the basis for this plan will include up to 16 luxury loft units (15,642 sf) and 13,342 square feet of retail /class-A office space/commercial space construction along with

associated site amenities such as parking and landscaping. Examples of uses that may be included within the development include, but are not limited to, restaurant, retail, and professional office uses. Exact uses will be defined more fully as planning for the project continues and is formalized.

The overall estimated investment for the portion of the project that is the basis for this Plan is approximately \$7 million. Construction is anticipated to begin in the summer of 2014, and will continue until estimated completion in mid-2015. This Plan has been created for the purpose of facilitating redevelopment of the Property, to allow the Authority to utilize tax incremental financing (TIF) attributable to school operating taxes to reimburse the Developer for the cost of certain eligible activities and to allow for a qualified taxpayer to apply for a Michigan Business Tax Brownfield Credit.

The completed Thompson Block project will dramatically improve a highly visible stretch of River Street, and the most visible corner in Depot Town. The redevelopment of the Thompson Block will also encourage development in the area, bring visitors to Depot Town, and help support new and existing restaurant and retail establishments. The improvements to this currently vacant and blighted property will be permanent, and will help raise the value of this and the surrounding buildings to several times their current value, all of which will benefit the surrounding community considerably.

*B. Identification of the Property as Blighted and Functionally Obsolete*

The property is considered “eligible property” as defined by Act 381, Section 2 because (a) the Property was previously utilized for commercial purpose; (b) it is located within the City of Ypsilanti, a qualified local government unit under Act 381; and (c) the Property is determined to be functionally obsolete as defined by Act 381.

The building is dangerous and unable to be used to adequately perform the function for which it was intended due to a substantial deterioration. The requisite affidavit signed by a Level 3 Assessor certifying the assessor’s expert opinion that the Property is functionally obsolete is provided in **Attachment D**. Further description of its eligibility is outlined below and **Attachment E** provides illustrations further documenting the building’s obsolescence. The description below also documents the building’s current state of disrepair.

Functionally Obsolete:

- The property is unable to be used to adequately perform the function for which it was intended due to a substantial loss in value resulting from deficiencies in design and changes in technology.
- Mechanical and electrical systems must be replaced.
- The building is an attractive nuisance to children because of physical conditions.
- It is a fire hazard or is otherwise dangerous.
- Life safety systems (smoke detectors, fire alarm systems, exit signs and fire sprinklers) must be installed.

- The property has had utilities disconnected permanently due to them being rendered ineffective for current usage.
- The elevators must be brought up to code.
- Interior finishes have been stripped.
- A new security system must be installed
- The windows must be rehabilitated or replaced
- The entire roof must be replaced as well as most of the flooring systems as a result of a significant fire in 2009.

*C. Description of Costs to be Paid for with Tax Increment Revenues and Summary of Eligible Activities*

Eligible activities that will take place as part of this project are described in the **TIF Eligible Cost of Redevelopment Activities Showing MSF Specific Costs** table below and attachment (**Table 2**) including more detail include lead and asbestos abatement, demolition, site preparation, and infrastructure improvements. Tax increment revenues attributable to school operating taxes generated by the new development will be captured by the Authority, and used to reimburse the Developer for the cost of eligible activities completed on the Property. The Plan constitutes a public purpose by providing new tax revenues and employment for the community. The estimated cost of the eligible activities is shown below.

**TIF Eligible Cost of Redevelopment Activities Showing MSF Specific Costs**

**Project Name:** The Thompson Block  
**Project Address:** 400-408 North River St & 107 E Cross St  
 Ypsilanti Michigan 48198  
**Parcel Number(s):** 11-11-04-495-015 & 11-11-04-495-023

Item/Activity	Total Cost
<b>Further Assessment Activities (Supplemental Phase II, BEA, Brownfield Plan, etc.)</b>	
Brownfield Plan	\$5,000.00
Act 381 Work Plan	\$7,500.00
<b>MSF Eligible Activities (building demolition, site preparation, infrastructure improvements and lead &amp; asbestos abatement)</b>	
Building Demolition	\$24,000.00
Selective Interior Demolition	\$70,250.00
Site Preparation & Utilities	\$0.00
Infrastructure Improvements	\$84,105.00
10% Architectural / Engineering	\$17,835.50
Asbestos Abatement	\$8,475.00
Lead Abatement	\$5,625.00
15% Abatement Supervision	\$2,115.00

Engineering, Design, Testing & Supt/GCs	\$27,311.99
<b>Consulting Services</b>	
MSF Review Fees	NA
15% Contingency based on all eligible investments (potentially add 33,546.60)	\$31,860.83
<b>Projected Totals</b>	<b>\$271,578.31</b>

**TIF:** Tax Increment Financing

The costs listed in the **TIF Eligible Cost of Redevelopment Activities Showing MSF Specific Costs** (table above) are estimated costs, and may increase or decrease depending on unknown conditions encountered on the Property. No costs of eligible activities will be qualified for reimbursement except to the extent permitted in accordance with the terms and conditions of the approved Plan. This Plan will dictate the total cost of eligible activities subject to reimbursement, provided that the total cost of eligible activities subject to reimbursement shall not exceed the estimated costs set forth above, without requiring an amendment to this Plan. As long as the total costs are not exceeded, line items costs of eligible activities may be adjusted after the date of this Plan as approved by the Authority/Governing Body, to the extent adjustments do not violate the terms of the approved Michigan Economic Growth Authority Act 381 Work Plan.

### **3.2 ESTIMATE OF CAPTURED TAXABLE VALUE AND TAX INCREMENT REVENUES (MCL 125.2663 (1)(c))**

The Developer has received an Obsolete Properties Rehabilitation Act (OPRA) tax abatement from the City of Ypsilanti and the State Tax Commission for 12 years (the Obsolete Property Rehabilitation Exemption Certificate is provided in **Attachment E**, Therefore; local taxes on the building have been frozen. The State of Michigan Treasury Department has granted an OPRA abatement on 50% of the school operating taxes for the first six years. The Plan proposes capturing the available tax increment revenues attributable to school operating taxes, because the local taxes on the building have been frozen. The total estimated cost of the eligible activities to be reimbursed through the capture of tax increment revenue attributable to school operating taxes is \$271,578.31 The Developer shall invest approximately \$7 million in personal and real property improvements on the Property. Redevelopment of the Property is expected to initially generate incremental taxable value in 2016 with the first significant increase in taxable value of approximately \$1.6 million. It is estimated that the 2016 through 2026 tax increment revenues attributable to school operating taxes will be captured. This annual reimbursement will enable the Developer to justify the debt to income ratio with the lender, additionally it will allow for the project to flourish in a protected fiscal situation in its formative years.

Captured incremental taxable value and associated tax increment revenue will be based on the annual increased taxable value from the actual taxable improvements on the Property, and the millage rates attributable to school operating taxes.

**3.3 METHOD OF FINANCING AND DESCRIPTION OF ADVANCES BY THE MUNICIPALITY (MCL 125.2663(1)(d))**

Project costs are to be financed by the Developer. The Authority will reimburse the Developer for the cost of approved eligible activities, but only from tax increment revenues attributable to school operating taxes generated from the Property. No advance has been made or shall be made by the City, Authority, or the Governing Body for the costs of eligible activities under this Plan.

**3.4 MAXIMUM AMOUNT OF NOTE OR BONDED INDEBTEDNESS (MCL 125.2663(1)€)**

Project costs are to be financed by the Developer and the Authority/Governing Body shall not incur any note or bonded indebtedness to finance the purposes of this Plan.

**3.5 DURATION OF BROWNFIELD PLAN (MCL 125.2663(1)(f))**

The duration of the Brownfield Plan for eligible activities on eligible property shall not exceed 35 years following the date of the governing body resolution approving the Plan. The date of tax capture shall commence during the year construction begins or the immediate following year, but the beginning date of tax capture shall not exceed five years beyond the date of the governing body resolution approving the Plan. Tax increment revenue capture shall not exceed 30 years.

**3.6 ESTIMATED IMPACT OF TAX INCREMENT FINANCING ON REVENUES OF TAXING JURISDICTIONS (MCL 125.2663(1)(g))**

The following table presents a summary of the tax increment revenues, generated by the taxing jurisdictions, which will be captured by the Authority to reimburse eligible activities under this Plan. 69,272.52

**TAXES CAPTURED BY TAXING JURISDICTION**

<b>Taxing Jurisdiction</b>	<b>Total</b>
State Education Tax (SET)	\$ 68,243.07
School Operating	\$ 203,335.24
<b>TOTAL Collected</b>	<b>\$ 271,578.31</b>

Additional information related to the impact of tax increment financing on the various taxing jurisdictions is presented in **Attachment C.2**.

**3.7 MICHIGAN BUSINESS TAX CREDIT**

The Property is included in this Plan to enable “qualified taxpayers” as defined by Michigan Public Act 36 of 2007, as amended, Michigan Business Tax (MBT) Act, to avail themselves of eligibility for a credit against their Michigan Business Tax liability for eligible investments incurred on the Property after the adoption of this Plan. Eligible investment is estimated at approximately \$7 Million.

By approval of this Plan, the City, Authority, and Governing Body do not intend to make, nor have made representation to a developer or any other person of the availability, amount or value of any credit under the MBT Act or that adoption of this Plan will qualify or entitle a developer or any other person to apply for or receive pre-approval or approval of any credit under the MBT Act for the Property. The City, Authority, and Governing Body also assume no obligation to take any action or to modify or amend this Plan to facilitate or to allow any person to receive pre-approval or approval of any credit under the MBT Act for the Property.

### **3.8 LEGAL DESCRIPTION, PROPERTY MAP AND PERSONAL PROPERTY (MCL 125.2663(1)(h))**

**Attachment B** includes a legal description of the Property, **Attachment A.1** provides a property location map and **Attachment A.2** provides a map of the eligible property boundaries.

The Property is considered “eligible property” as defined by Act 381, Section 2 because (a) the Property was previously utilized for commercial purpose; (b) it is located within the City of Ypsilanti, a qualified local government unit under Act 381; and (c) the Property is determined to be functionally obsolete and blighted as defined by Act 381. **Attachment D** provides an affidavit from a Level 3 Assessor determining the building to be functionally obsolete.

### **3.9 ESTIMATES OF RESIDENTS AND DISPLACEMENT OF FAMILIES (MCL 125.2663(1)(i))**

There are no persons residing on the Property to which this Plan applies and, therefore there are no families to be displaced.

### **3.10 PLAN FOR RELOCATION OF DISPLACED PERSONS (MCL 125.2663 (1)(j))**

There are no persons residing on the Property to which this Plan applies and, therefore there are no families to be displaced.

### **3.11 PROVISIONS FOR RELOCATION COSTS (MCL 125.2663 (1)(k))**

There are no persons residing on the Property to which this Plan applies and, therefore there are no families to be displaced.

**3.12 STRATEGY FOR COMPLIANCE WITH MICHIGANS RELOCATION ASSISTANCE LAW (MCL 125.2663 (1)(l))**

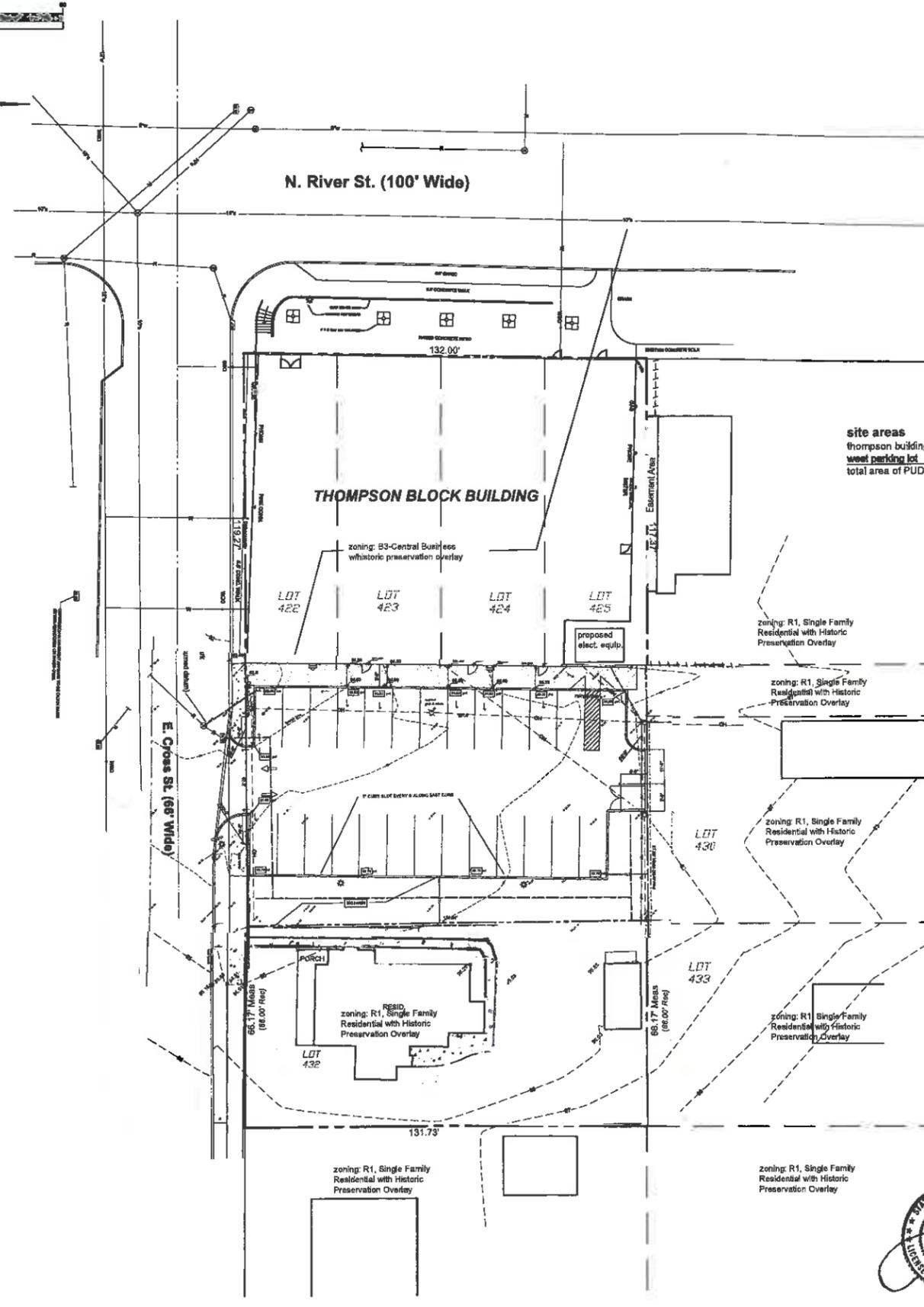
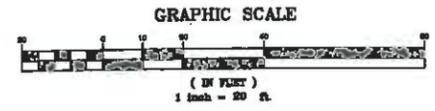
There are no persons residing on the Property to which this Plan applies, and therefore there is no need for compliance with Act 227 of the Public Acts of 1972, being Section 213.321 to 213.332 of the Michigan Compiled Laws.

**3.13 DESCRIPTION OF PROPOSED USE OF LOCAL SITE REMEDIATION REVOLVING FUND (MCL 125.2663 (1)(m))**

Tax increment revenue will not be deposited in the Authority's Local Site Remediation Revolving Fund as part of this Plan

**3.14 OTHER MATERIAL THAT THE AUTHORITY OR GOVERNING BODY CONSIDERS PERTINENT**

None



**site areas**  
 thompson building (including alley to be vacated): 15,637.42 sq. ft. 0.36 acres  
 west parking lot: 8,846.58 sq. ft. 0.20 acres  
 total area of PUD: 24,384.00 sq. ft. 0.56 acres



**PUD notes:**  
 The existing Thompson Block Building and proposed parking lot (Lots 422-425, Lot 431 and the adjoining alley to be vacated) comprise the proposed PUD.  
 The existing apartment building to the east is not part of the PUD application and is shown here for context purposes.  
 A recorded easement to allow the use of a portion of 414 N. River for the addition of a fence, and to allow for securing fence and gate to house located there will be required prior to the start of construction.  
 The base underlying zoning for this PUD application is B-3, Central Business.  
 Minimum Size - Sec. 122-573(2): 1/2 acre if the proposal involves a historically significant structure.

**Sec. 122-394. Area regulations.**

No building or structure nor any enlargement thereof in a B3 central business district shall be erected except in conformance with the following lot area, yard and building coverage requirements.  
 (1) **Lot area and width.** The minimum lot area and width and the maximum percent of building coverage shall be determined by the use and the required off-street parking, loading, screening walls and yard setbacks as provided in this chapter for the respective uses and use districts.  
 (2) **Front yard.** Where all frontage on the same side of a street between two intersecting streets is located entirely within business zoning districts and where a setback has been established by 50 percent of such frontage, then this established setback shall determine the required front yard. In all other cases, there shall be a front yard of not less than five feet.  
 (3) **Side yard.** No side yards are required along the interior side lot lines if building walls are built of fire-resistant construction, except as otherwise specified in the building code. If walls of structures, facing such interior side lot lines, contain windows or other openings, side yards of not less than three feet shall be provided.

- (4) **Street side yard.** In the B3 central business district the street side yard setback on a corner lot shall follow the requirements of subsection (2) of this section.
- (5) **Courtyards.** Courts starting at the ground floor level may be substituted for side yards opposite windows along an interior lot line, but not opposite exits, and shall be not less than five feet in depth for a one-story building, eight feet for a two-story building, plus two feet for each additional story.
- (6) **Rear yards.** There shall be a rear yard of not less than ten feet. If a building is used in part as a dwelling, a minimum rear yard of 25 feet plus five feet for each story in excess of two stories shall be provided, starting at the floor level first used as a dwelling. Rear yards abutting an alley may be measured from the centerline of an alley, provided no wall or fence is constructed along the rear property line.
- (7) **Abutting a residential district.** Notwithstanding the above, no principal building or accessory structure associated with a business use shall be located closer than 25 feet to any adjacent residential district. In addition, an obscuring fence or greenbelt shall be provided and maintained on those sides or rear of the property abutting land zoned residential, as per section 122-703.

**Sec. 122-395. Height regulations.**

No building or structure in a B3 central business district shall exceed six stories or 75 feet in height, whichever is less. See section 122-640 for height exceptions.

**Sec. 122-396. Development standards.**

- (a) **Site plan review.** Site plan review and approval are required for uses in the B3 district in accordance with article IV of the chapter.
- (b) **General standards.** Buildings and uses in the B3 district shall be subject to all applicable standards and requirements set forth in this chapter, including nonconformities, general provisions, off-street parking requirements, signs, and flood damage prevention.

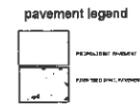
**exemptions requested**

setbacks:	required	exemption	result
rear yard:	25'	25'	0'
abutting residential:	25'	22'	3'

Landscaping: None  
 Parking: None  
 Screenwalls: yes not installed no walls

**parking requirement**

4 units of 2 bedrm apts: 2 space/unit = 8 spaces  
 12 units of 1 bedrm apts: 1-1/2 space/unit = 18 spaces  
 total required: 26 spaces  
 total provided: 26 spaces



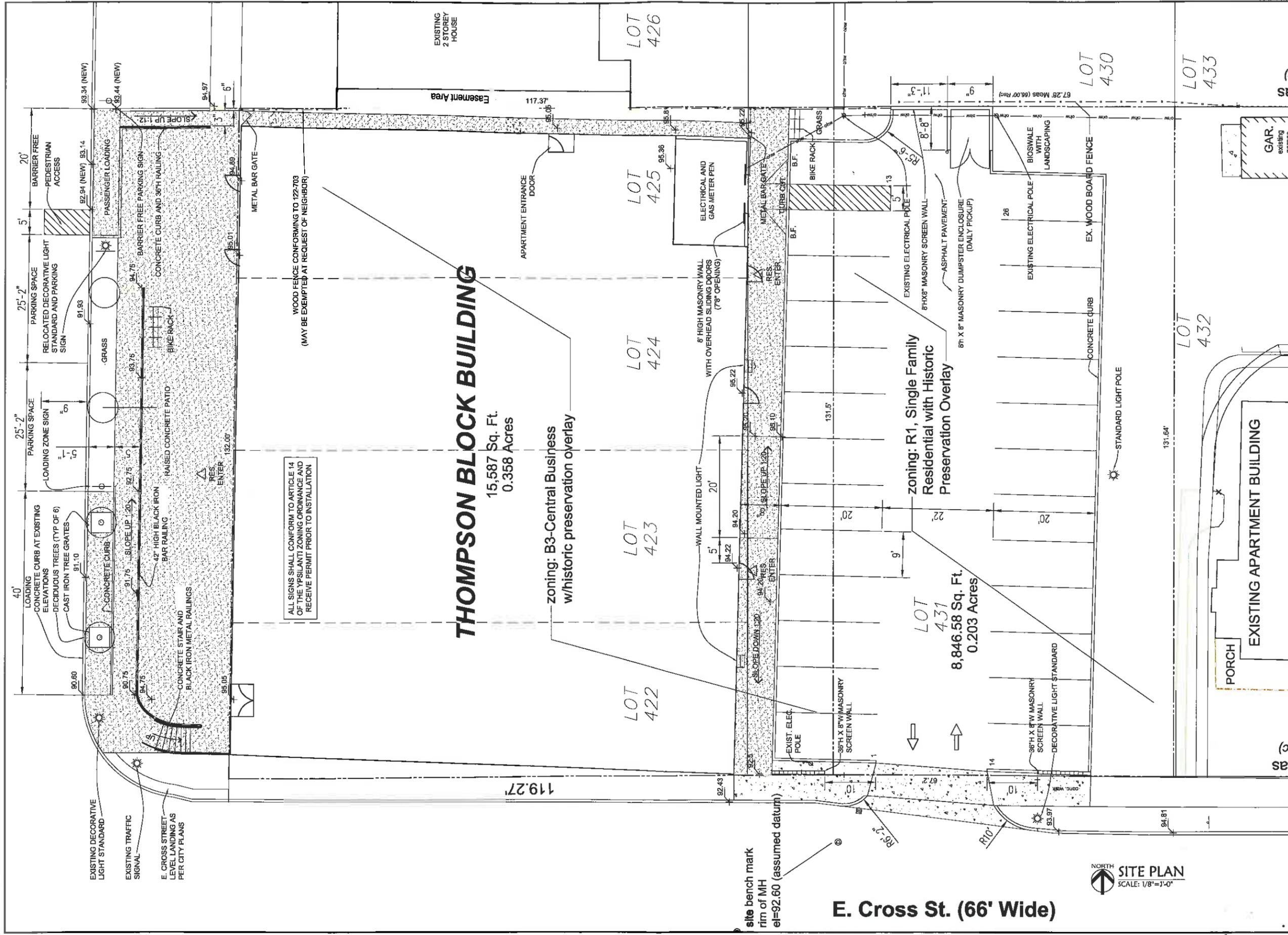
MASON BROWNS ASSOCIATES, LLC  
 CIVIL ENGINEERS & SURVEYORS  
 2708 BRIDLE ROAD  
 BLOOMFIELD HILLS, MICHIGAN 48304  
 (248) 425-9789 mason\_brown@mbaassoc.com

THOMPSON BLOCK PUD PLAN  
 Lots 422-425 & 431, N. Norris Addition  
 Winnebago County, Michigan

THOMPSON BLOCK PARTNERS, LLC  
 221 Felch Street Suite 6  
 Ann Arbor, MI 48103

REVISIONS	DATE	BY	FOR
DESIGN	2015-12-03		
DRAWING	2015-07-16		
CHECKED	2015-07-16		

SCALE: as shown  
 DATE: 07-15-13  
 JOB NO.: 13-014  
 SHEET: 1



Date	Issued For
2012.08.16	SPA
2013.09.05	SPA B1
2013.11.11	SPA B2
2013.12.05	



David Lender  
Architect PC  
planning • architecture • interiors

420 South Water Street  
Marine City, Michigan 48039  
566-721-3410

ARCHITECTURAL SITE PLAN  
THOMPSON BLOCK  
DIPLOMATA TOWN  
400 NORTH OLIVER ROAD  
YPSILANTI, MICHIGAN

DO NOT SCALE DRAWINGS

Job No.  
**1302**



Drawing No.  
**A-1**

**SITE PLAN**  
SCALE: 1/8"=1'-0"

**E. Cross St. (66' Wide)**

site bench mark  
rim of MH  
el=92.60 (assumed datum)

ALL SIGNS SHALL CONFORM TO ARTICLE 14  
OF THE YPSILANTI ZONING ORDINANCE AND  
RECEIVE PERMIT PRIOR TO INSTALLATION

**THOMPSON BLOCK BUILDING**  
15,587 Sq. Ft.  
0.358 Acres

zoning: B3-Central Business  
w/historic preservation overlay

zoning: R1, Single Family  
Residential with Historic  
Preservation Overlay

LOT 431  
8,846.58 Sq. Ft.  
0.203 Acres

LOT 422  
LOT 423  
LOT 424  
LOT 425  
LOT 426  
LOT 430  
LOT 432  
LOT 433

EXISTING  
2 STOREY  
HOUSE

EXISTING APARTMENT BUILDING

GAR.  
existing  
outside

STANDARD LIGHT POLE

CONCRETE CURB

BIOSWALE  
WITH  
LANDSCAPING

ASPHALT PAVEMENT

EXISTING ELECTRICAL POLE

8" HIGH MASONRY WALL  
WITH OVERHEAD SLIDING DOORS  
(7'8" OPENING)

APARTMENT ENTRANCE  
DOOR

Easement Area

WOOD FENCE CONFORMING TO 122-703  
(MAY BE EXEMPTED AT REQUEST OF NEIGHBOR)

EXISTING DECORATIVE  
LIGHT STANDARD  
EXISTING TRAFFIC  
SIGNAL  
E. CROSS STREET  
LEVEL LANDING AS  
PER CITY PLANS

93.34 (NEW)  
93.44 (NEW)  
92.94 (NEW)  
93.14

20'  
BARRIER FREE  
PEDESTRIAN  
ACCESS

25'-2"  
PARKING SPACE  
RELOCATED DECORATIVE LIGHT  
STANDARD AND PARKING  
SIGN

25'-2"  
PARKING SPACE  
LOADING ZONE SIGN

40'  
LOADING  
CONCRETE CURB AT EXISTING  
ELEVATIONS  
DECIDUOUS TREES (TYP OF 6)  
CAST IRON TREE GRATES

90.60  
90.75  
91.75  
SLOPE UP 1.20

EXISTING TRAFFIC  
SIGNAL

91.93  
91.75  
92.75

20'  
BARRIER FREE  
PARKING SIGN

94.75  
CONCRETE CURB AND 36" RAILING

93.75  
GRASS

92.75  
RAISED CONCRETE PATIO

91.75  
42" HIGH BLACK IRON  
BAR RAILING

90.75  
CONCRETE STAIR AND  
BLACK IRON METAL RAILINGS

95.05  
RES.  
ENTER

94.89  
6"

93.34 (NEW)  
93.44 (NEW)

94.75  
BARRIER FREE PARKING SIGN

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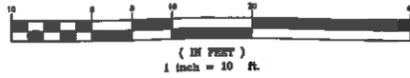
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95.05  
RES.  
ENTER

94.89  
6"

GRAPHIC SCALE



DETENTION CALCULATION

PAVT AREA	=	0.255 acre
ROOF AREA	=	0 acre
WATER SURFACE AREA	=	0 acre
SEMI-PERVIOUS AREA	=	0.03 acre
TOTAL AREA	=	0.315 acre

USE HYDROLOGIC SOIL GROUP B, SLOPE BETWEEN 1% AND 3% = 0.25

$$C = (\text{ROOF} + \text{PAVT}) \times 0.65 + (\text{WATER}) \times 1.00 + (\text{SEMI-PERVIOUS}) \times 0.25 \times \text{SITE AREA}$$

$$C = 0.817$$

$$Q_a = (0.15 \text{ cfs/acre}) \times (\text{area}) = 0.04725 \text{ CFS}$$

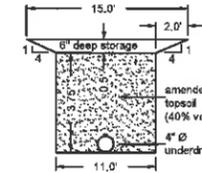
$$Q_p = Q_a \times C = 0.18 \text{ CFS/ACRE-IMP}$$

$$T = 25 + \text{SQRT}(10312.5 / Q_a) = 211.95 \text{ MIN.}$$

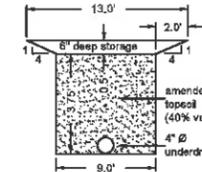
$$V_s = (18500 / (T + 25)) \times (Q_a \times T) = 13,201.64 \text{ CF/ACRE-IMP}$$

$$V_t = V_s \times A \times C = 3,396.20 \text{ CF}$$

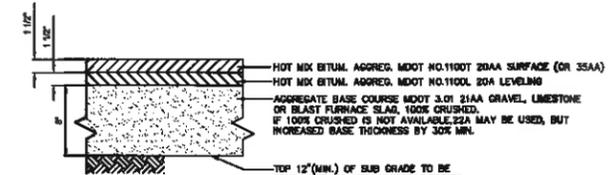
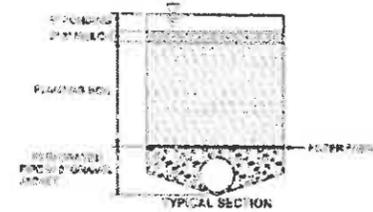
detention provided



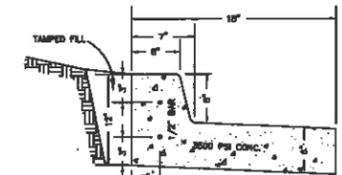
bioswale along east property line:  
 $A = 11 \times 0.5 \times 2 \times 0.5 = 6.50$   
 $+ 11 \times 3.75 \times 40\% = 16.50$   
 $+ 4' \varnothing = 0.08$   
 Total = 23.08 sf  
 length = 123 ft  
 $V = 23.08 \text{ sf} \times 123 \text{ ft} = 2,840 \text{ cf}$



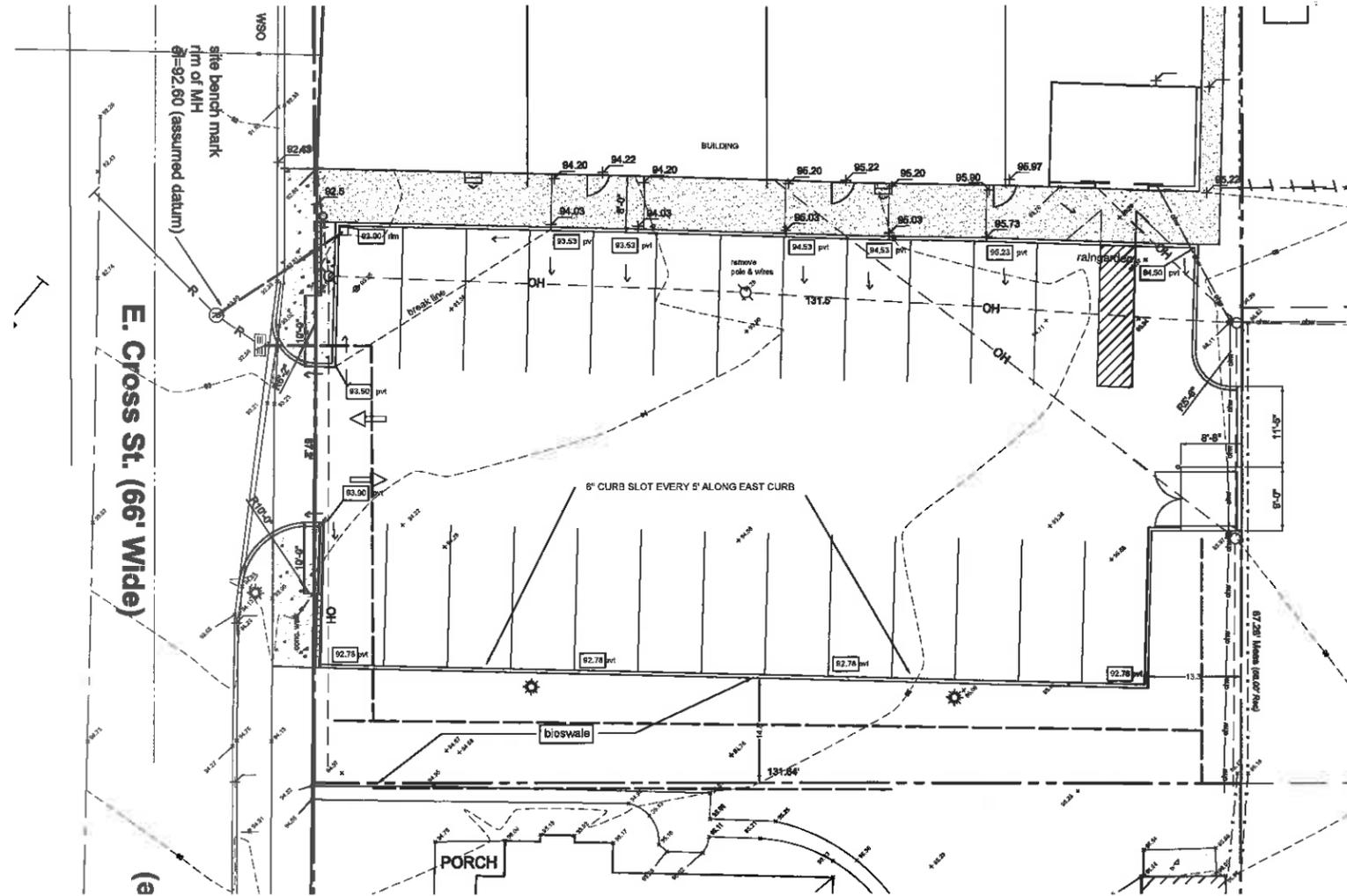
bioswale along north property line:  
 $A = 9 \times 0.5 \times 2 \times 0.5 = 5.50$   
 $+ 9 \times 3.5 \times 40\% = 12.60$   
 $+ 4' \varnothing = 0.08$   
 Total = 18.18 sf  
 length = 35 ft  
 $V = 18.18 \text{ sf} \times 35 \text{ ft} = 637 \text{ cf}$   
 total storage = 637 + 2840 = 3477 cf



ASPHALT PAVING DETAIL



SEAL - OUT CURB & GUTTER



E. Cross St. (66' Wide)

(a)

grading legend

EXISTING SPOT ELEVATION  
 PROPOSED FINISH GRADE



Know what's below.  
 Call before you dig.

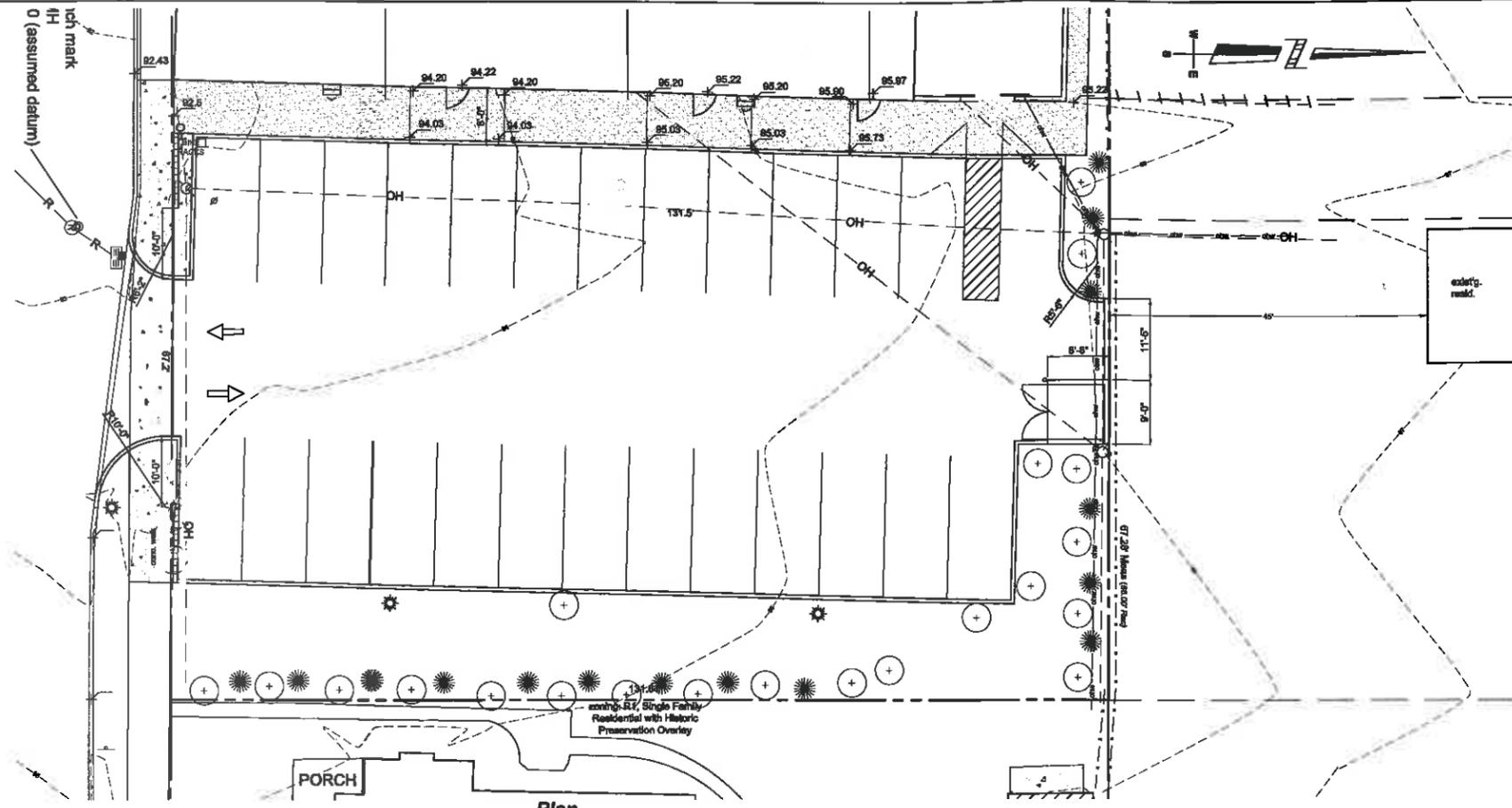
MASON BROWNS ASSOCIATES, LLC  
 CIVIL ENGINEERS & SURVEYORS  
 2798 BRIDLE ROAD  
 BLOOMFIELD HILLS, MICHIGAN 48304  
 (248) 425-9789 mason\_brown@abglobal.net

PROPOSED PARKING LOT  
 GRADING & DETENTION PLAN  
 Lot 431, M. Norris Addition  
 Washtenaw County, Michigan

THOMPSON BLOCK PARTNERS, LLC  
 Ann Arbor, MI 48103 107 East Green Street, City of Ypsilanti  
 221 Fitch Street Suite 6

2013-12-03	REVISIONS
2013-07-16	PER CLIENT
2013-03-18	PER CITY & CLIENT
2013-03-13	PER CITY & CLIENT
13-014.DWG	DESIGN
	DRAWN: mb
	CHECKED: mb
	FIELD OR: mt

SCALE	as shown
DATE	07-18-13
JOB NO.	13-014
SHEET	3



**LANDSCAPING:**  
 ON SITE PARKING PROVIDED: 31 SPACES TOTAL

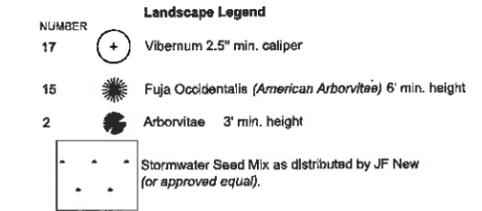
**PARKING LOT TREES**  
 1 TREE/8 SPACES x 26 SPACES = 3 REQUIRED  
 STREET FRONTAGE TREES: 1 TREE/30' x 67' = 2 REQUIRED  
 STREET ORNAMENTAL DECIDUOUS TREES: 1/20' x 67' = 3 REQUIRED  
 TOTAL PROVIDED = 8

**SCREENING ALONG NORTH & EAST PROPERTY LINES**  
 SINCE BIORETENTION IS PROPOSED IN THESE AREAS, NO SCREEN WALL IS PROPOSED. AN EXEMPTION WILL BE REQUESTED.

**SCREENING PLANTS**  
 A TOTAL OF 19 DECIDUOUS TREES AND 17 EVERGREEN TREES, ALL WATER TOLERANT ARE PROPOSED.

SEE PLAN FOR LOCATION AND LANDSCAPE LEGEND FOR SPECIES.  
 ALL LANDSCAPING TO COMPLY WITH CITY REQUIREMENTS.

**LANDSCAPE AREAS**  
 REQUIRED = 10% OF TOTAL AREA OF  
 = 10% x (24,384) = 2,438 SQ. FT  
 PROVIDED = 2,490 SQ. FT. = 10.2%



Sec. 122-711. Installation, maintenance, and completion.

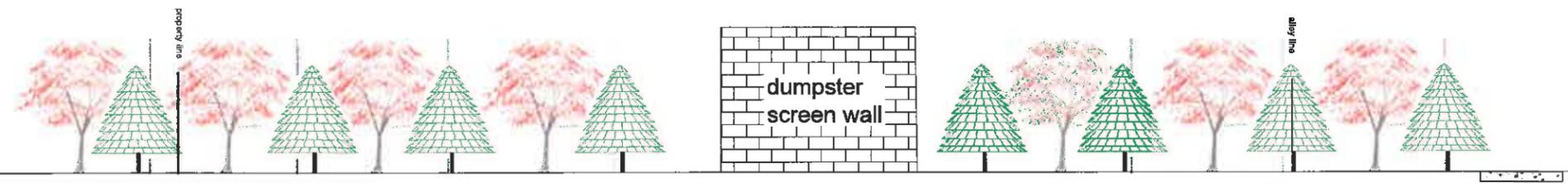
a. All landscaping required by this Ordinance shall be planted before obtaining a Certificate of Occupancy or the appropriate Final-Use Certificate, as set forth in Sections 122-135, shall be placed in excess in the amount of the cost of landscaping to be released only after landscaping is completed.

b. All landscaping and landscape elements shall be planted and earth moving or grading performed, in a sound workmanlike manner according to accepted planting and grading procedures.

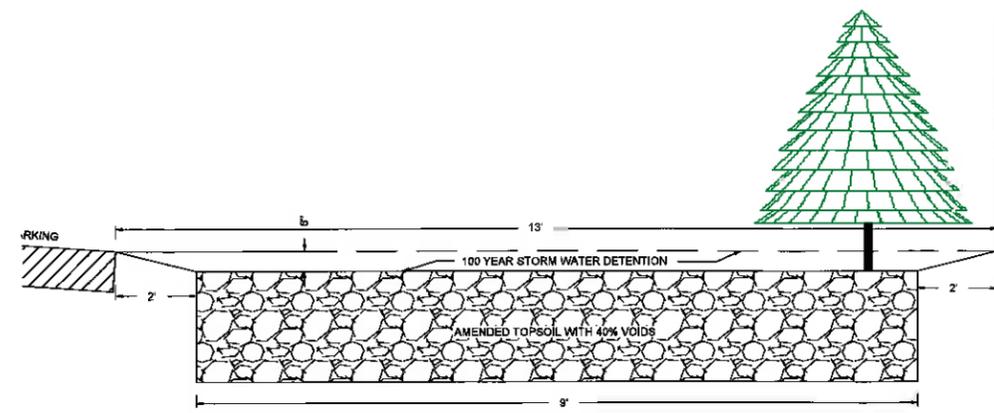
c. All plant material shall be maintained in good condition so as to present a healthy, neat and orderly appearance and shall be trimmed or pruned in such a manner so as to not alter the natural growth potential.

d. The owner of property required to be landscaped by this Ordinance shall maintain such landscaping in a strong and healthy condition, free from physical damage or injury arising from lack of water, chemical damage, insects, diseases, blight or other causes.

e. All landscaped areas shall be provided with a readily available and acceptable water supply. Underground sprinkler systems shall be installed, utilized and maintained in order to insure the proper watering of all plant materials on the site.



**Elevation along North Bioretention Swale**  
 1" = 4"



**Section thru North Bioretention Swale**  
 1" = 2"

**Table 1**  
 Long-Term Maintenance Schedule  
 Thompson Block, Ypsilanti, MI

Maintenance Activities	System Component	
	Bioswale	Frequency
<b>Monitoring/Inspection</b>		
-Inspect for sediment accumulation/dumping of stone filter	X	Annually
-Inspect for floatables, dead vegetation & debris	X	Annually & after major events
-Inspect for erosion & integrity of system	X	Annually & after major events
-Inspect all components during wet weather & compare to as-built plans	X	Annually
-Monitor plantings/vegetation	X	2 times per year
-Ensure means of access for maintenance remain clear/open	X	Annually
<b>Preventative Maintenance</b>		
-Remove accumulated sediment	X	As needed**
-Remove floatables, dead vegetation & debris	X	As needed
-Re-apply/replace mulch layer	X	Reapply every 6 months, replace every 2 years
-Replace subsurface components (e.g., soil, underdrain systems, etc.)	X	Every 5 years or as needed (e.g., when water table ponds more than 6 hours)
-Remove invasive plant species	X	Annually
<b>Re-medial Actions</b>		
-Repair/replace areas of erosion	X	As needed
-Replace dead plantings, bushes, trees	X	As needed
-Replace bare areas	X	As needed
-Structural repairs	X	As needed
-Make adjustments/repairs to ensure proper functioning	X	As needed



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 221 Felch Street Suite 6  
 Ann Arbor, MI 48103 107 East Cross Street, City of Ypsilanti

PROPOSED PARKING LOT  
 PARKING LOT SITE PLAN  
 Lot 431, M. Norris Addition  
 Washtenaw County, Michigan

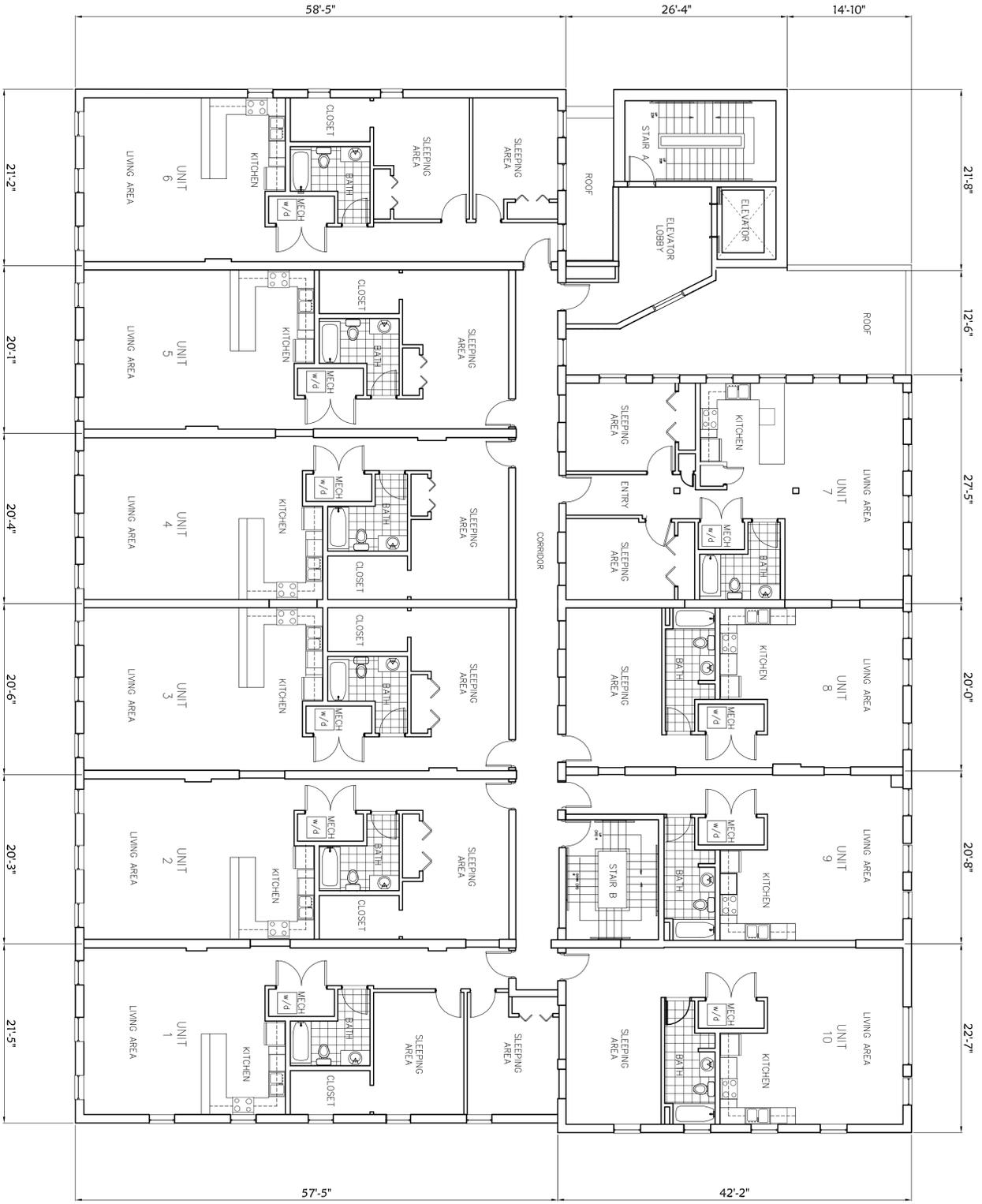
2013-02-03  
 2013-07-19  
 2013-08-19  
 2013-08-13

REVISIONS:  
 PER CLIENT  
 PER CITY  
 PER CITY & CLIENT

13-014.DWG  
 DESIGN: MIB  
 DRAWN: MB  
 CHECKED: MB  
 FIELD: DC, MB

SCALE:  
 as shown  
 DATE:  
 07-15-13  
 JOB NO.  
 13-014  
 SHEET  
 4





NORTH  
  
**SECOND FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"

Job No.  
**1302**

DO NOT SCALE DRAWINGS

STATE OF MICHIGAN  
 LAND AND WATER  
 LABORER ARCHITECT  
 No. 35751  
 David Lavender  
 ARCHITECT

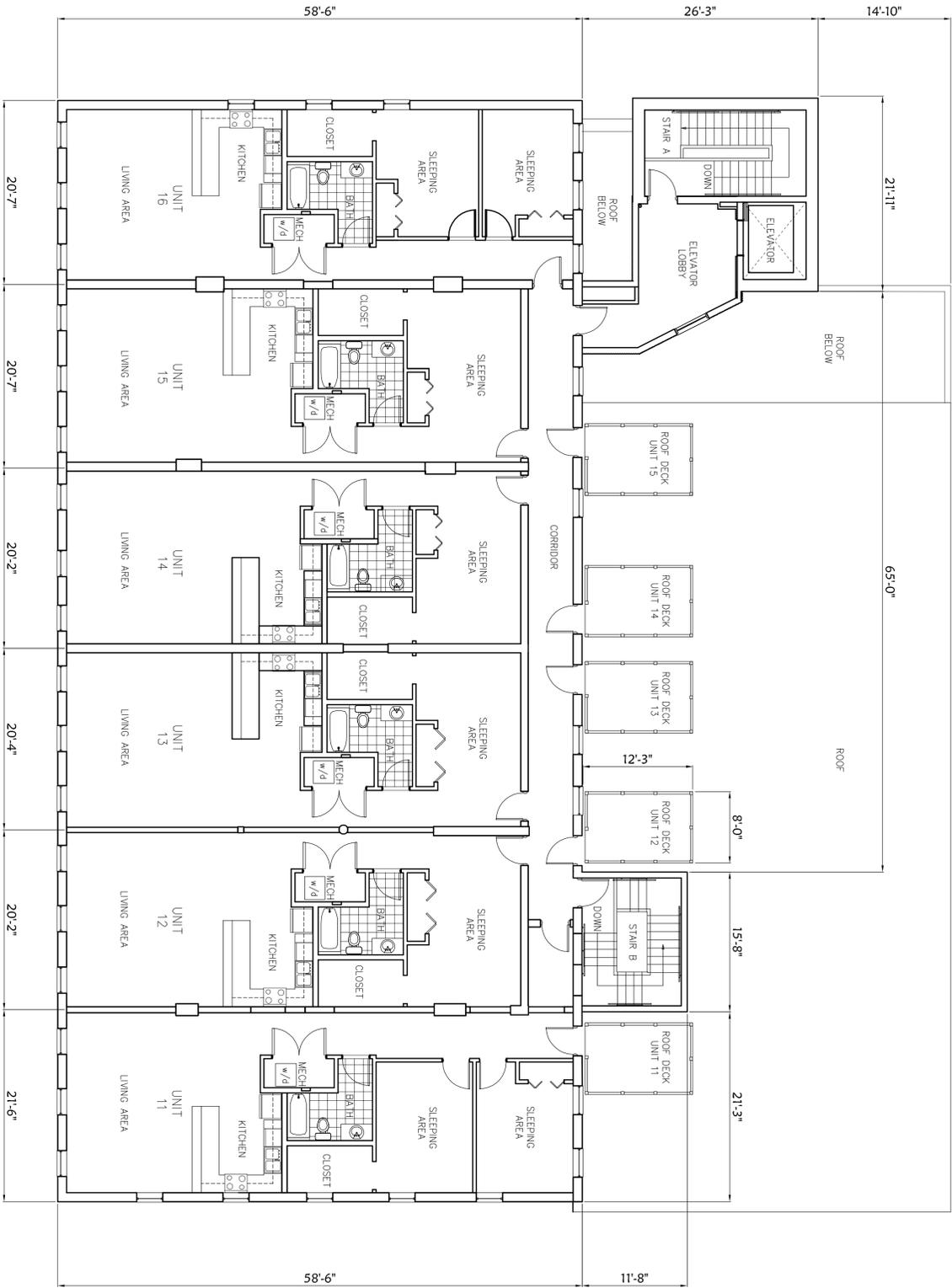
Drawing No.  
**A-4**

**SECOND FLOOR PLAN**  
**THOMPSON BLOCK**  
 DEPOT TOWN  
 400 NORTH RIVER ROAD  
 YPSILANTI, MICHIGAN

420 South Water Street  
 Marine City Michigan 48039  
 586-921-3410



Drawn	Date	Issued For
DL	2013.08.16	SPA
Designed	2013.09.09	SPA_R1
Checked	.	.
Approved	.	.
DL	.	.



NORTH  
  
 SCALE: 1/8" = 1'-0"  
**THIRD FLOOR PLAN**

Drawn	Date	Issued For
DL	2013.08.16	SPA
Designed	2013.09.09	SPA_R1
.	.	.
Checked	.	.
.	.	.
Approved	.	.
DL	.	.

**THIRD FLOOR PLAN**  
**THOMPSON BLOCK**  
 DEPOT TOWN  
 400 NORTH RIVER ROAD  
 YPSILANTI, MICHIGAN

420 South Water Street  
 Marine City Michigan 48039  
 586-921-3410



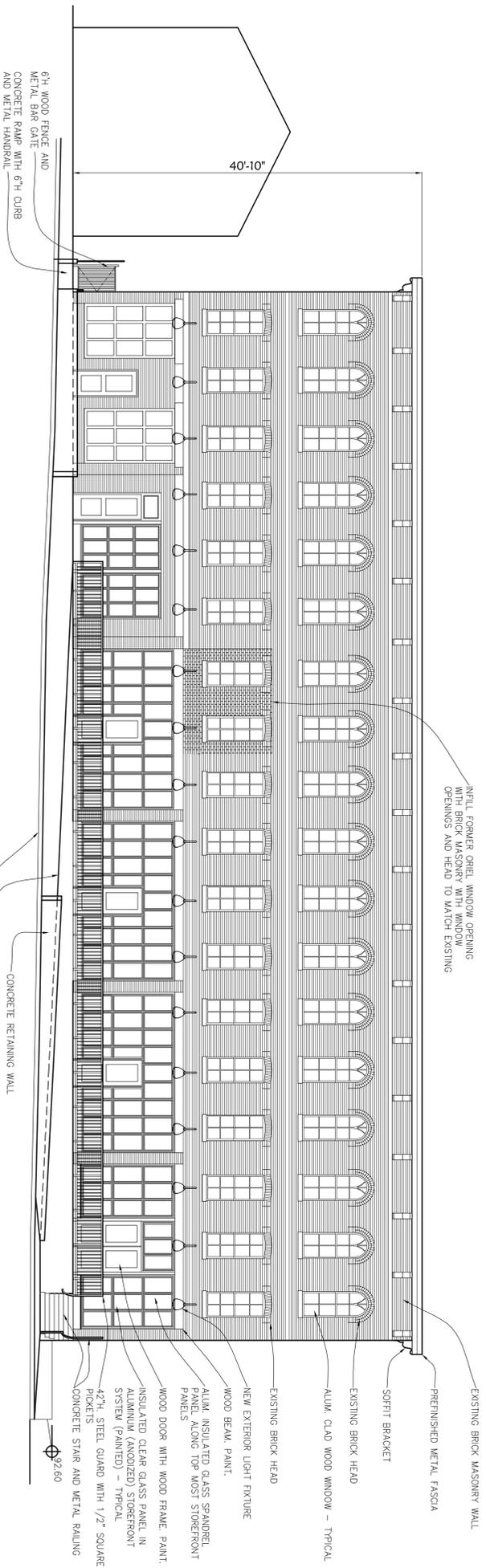
DO NOT SCALE DRAWINGS

Job No.  
**1302**



Drawing No.

**A-5**



**RIVER STREET  
WEST ELEVATION**  
SCALE: 1/8"=1'-0"



**PARKING  
EAST ELEVATION**  
SCALE: 1/8"=1'-0"

Drawn	Date	Issued For
DL	2013.08.16	SPA
Designed	.	.
Checked	.	.
Approved	.	.
DL	.	.

420 South Water Street  
Marine City Michigan 48039  
586-921-3410

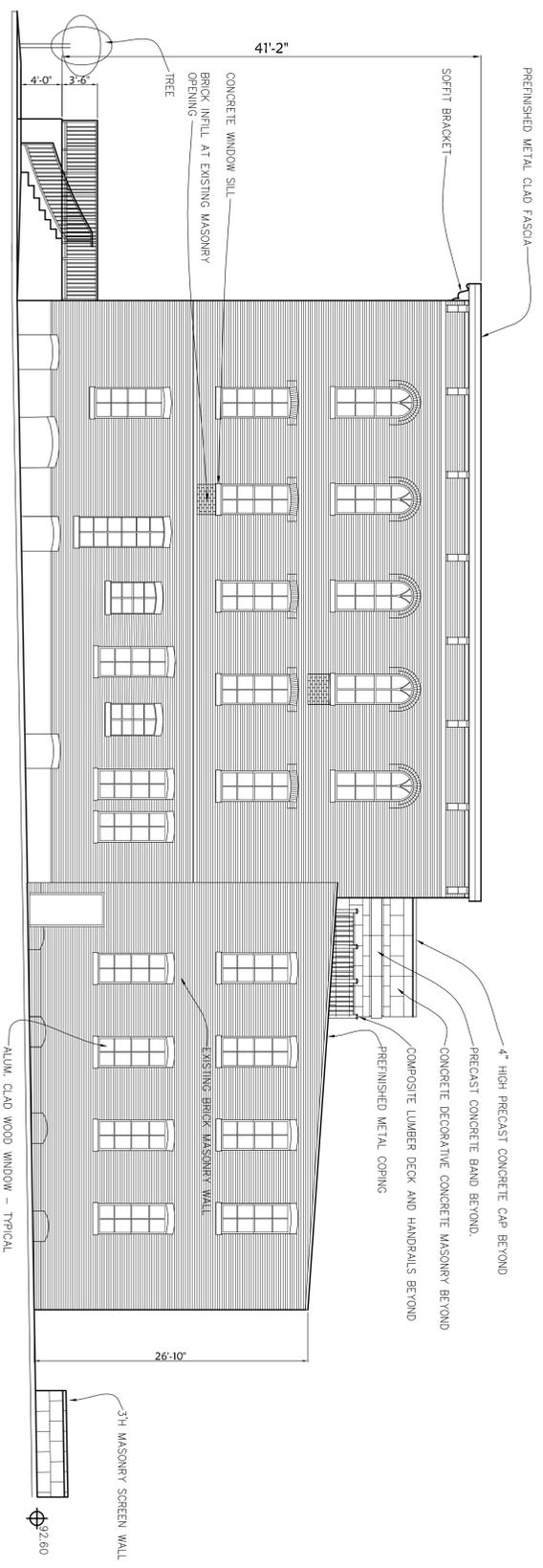


**ELEVATIONS  
THOMPSON BLOCK**  
DEPOT TOWN  
400 NORTH RIVER ROAD  
YPSILANTI, MICHIGAN

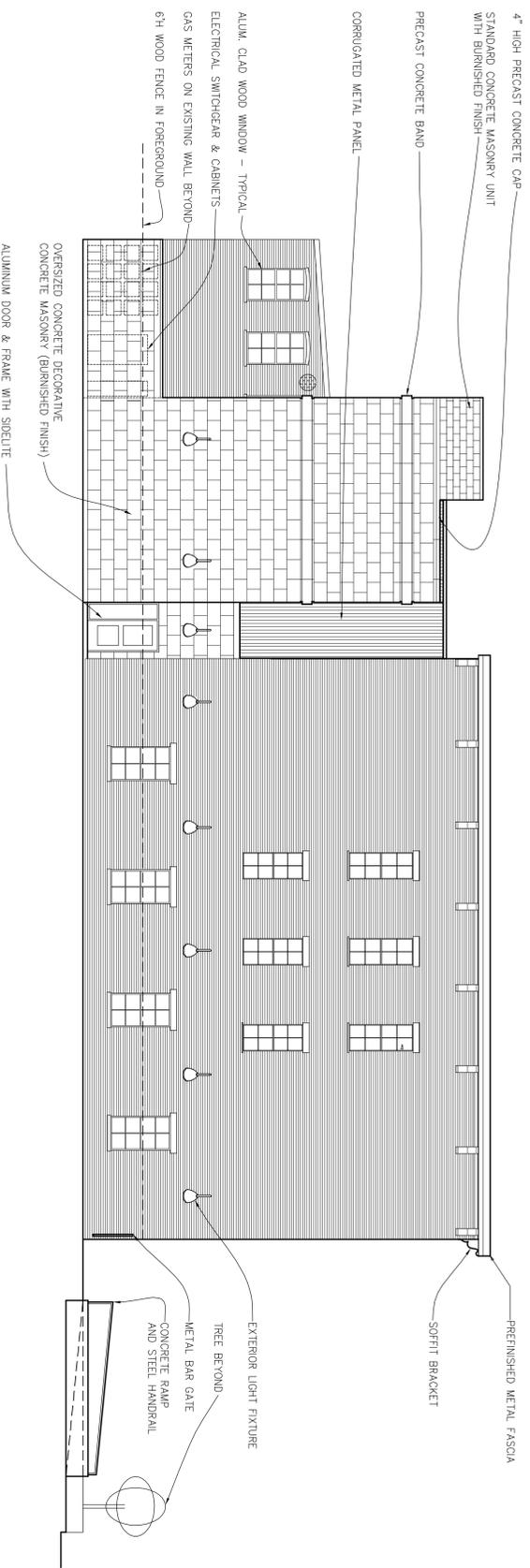
Job No.  
**1302**  
DO NOT SCALE DRAWINGS



Drawing No.  
**A-6**



**EAST CROSS  
WEST ELEVATION**  
SCALE: 1/8"=1'-0"



**RESIDENTIAL  
SOUTH ELEVATION**  
SCALE: 1/8"=1'-0"

Drawn	Date	Issued For
DL	2013.08.16	SPA
Designed	2013.09.09	SPA_R1
Checked		
Approved		
DL		

420 South Water Street  
Marine City Michigan  
48039  
586-921-3410



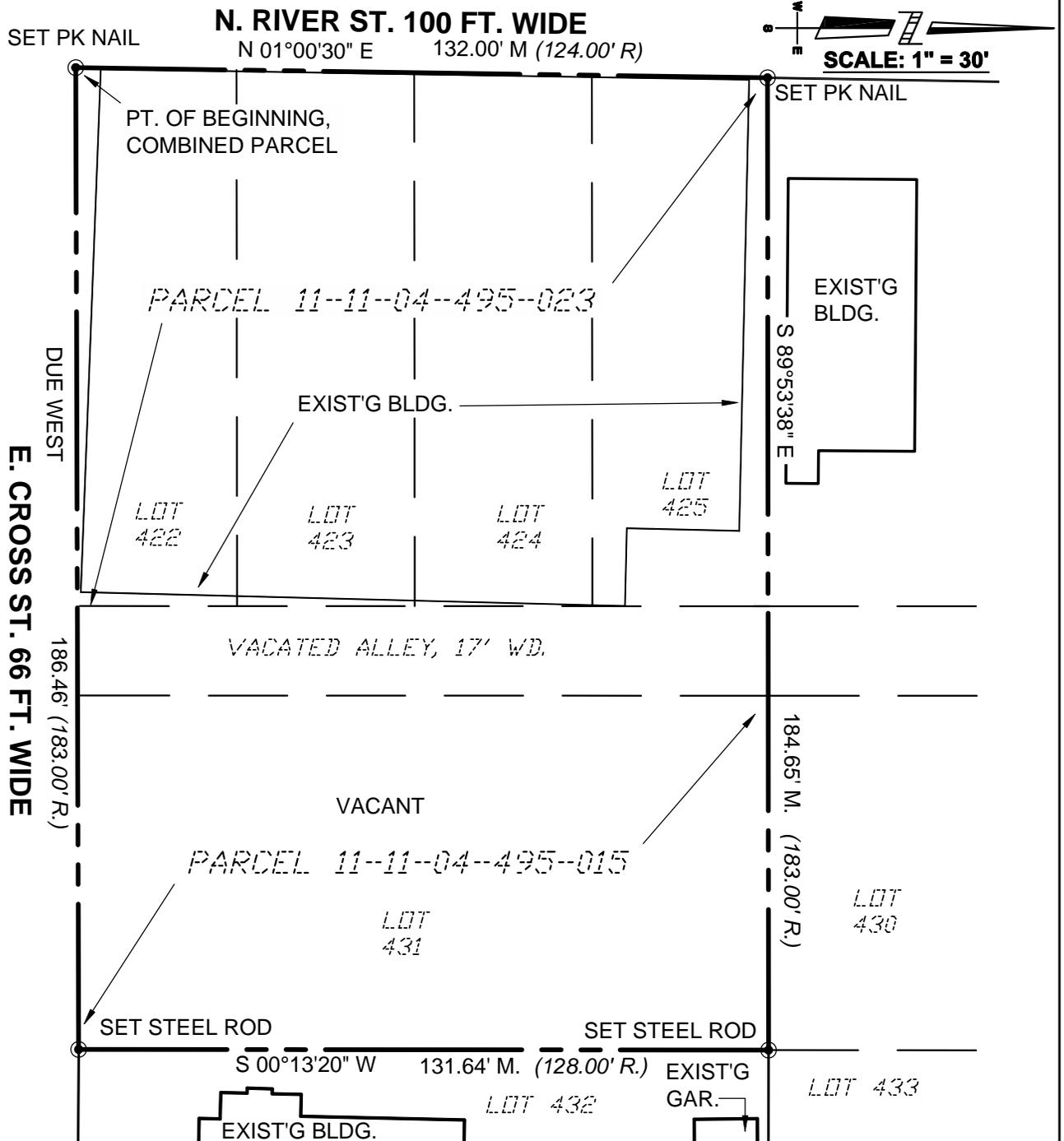
**ELEVATIONS  
THOMPSON BLOCK**  
DEPOT TOWN  
400 NORTH RIVER ROAD  
YPSILANTI, MICHIGAN

DO NOT SCALE DRAWINGS

Job No.  
**1302**



Drawing No.  
**A-7**

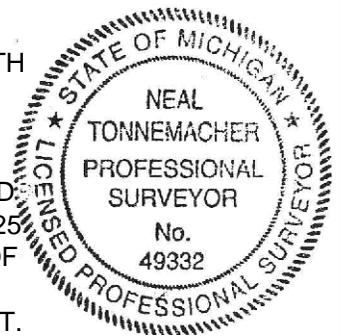


**ORIGINAL LEGAL DESCRIPTIONS:**

PARCEL 11-11-04-495-023  
 LOTS 422, 423, 424 AND 425, M. MORRIS' ADDITION, AS RECORDED IN LIBER N, PAGE 162, WASHTENAW COUNTY RECORDS.  
 PARCEL 11-11-04-495-015  
 LOT 431, M. MORRIS' ADDITION, AS RECORDED IN LIBER N, PAGE 162, WASHTENAW COUNTY RECORDS.

**COMBINED LEGAL DESCRIPTION:**

LOTS 422, 423, 424, 425, 431 AND THE NORTH/SOUTH 17' WD. VACATED ALLEY LYING ADJACENT THERETO, M. MORRIS' ADDITION, AS RECORDED IN LIBER N, PAGE 162, WASHTENAW COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE SW CORNER OF SAID LOT 422, BEING ALSO THE INTERSECTION OF THE EAST LINE OF N. RIVER ST., 100' WD. WITH THE NORTH LINE OF E. CROSS ST., 66' WIDE; THENCE N.01°00'30"E. 132.00 FT. ALONG THE WEST LINE OF SAID LOTS 422-425; THENCE S.89°53'38"E. 184.65 FT. ALONG THE NORTH LINE OF SAID LOTS 425 AND 431 AND THEIR EXTENTION ACROSS SAID VACATED ALLEY, THENCE S.00°13'20"W. 131.64 FT. ALONG THE EAST LINE OF SAID LOT 431; THENCE DUE WEST 186.46 FT. ALONG THE SOUTH LINE OF SAID LOTS 425 AND 431 AND THEIR EXTENTION ACROSS SAID VACATED ALLEY, TO THE POINT OF BEGINNING. CONTAINING 0.56 ACRES.  
 BEARINGS BASED ON THE NORTH LINE OF SAID E. CROSS ST. AS DUE EAST/WEST.



WE HEREBY CERTIFY that we have surveyed the parcel of land described and delineated hereon; that said plan is a true representation of a survey as performed by us and that there are no encroachments other than as shown hereon; that said survey was performed with an error of closure of 1:17,423; and that we have fully complied with the requirements of Section 3 of Act No. 132, Public Acts, 1970, as amended.

NOTE: SET IRON BARS 1/2" DIA. X 18" POINTS MARKED THUS "⊙"  
 ○ = INDICATES FOUND IRON BAR  
 R = INDICATES RECORDED  
 M = INDICATES MEASURED IN FIELD  
 DATE OF SURVEY: MAY 23, 2013  
 FOR: THOMPSON BLOCK PARTNERS, LLC JOB NUMBER: 13-014C

MASON BROWNS ASSOCIATES, LLC  
 CIVIL ENGINEERS & SURVEYORS  
 2708 BRIDLE ROAD  
 BLOOMFIELD HILLS, MICHIGAN 48304  
 (248) 425-9789 mason\_brown@sbcglobal.net

BY:   
 PE & LS, Mich. No. 49332

# Thompson Block Partners LLC

221 Felch Street  
Ann Arbor, Michigan 48103  
734-662-6133 / 734-662-5869

Attachment B.1

Prepared by Fred J. Beal  
1/31/2013  
Updated for TBP 04/18/2013  
Updated for LMF-CRP 05/24/2013  
Updated with final site plans 08/01/2013

## The Thompson Block Re-development

400 North River Street and 107 East Cross Street  
Ypsilanti, Michigan 48197

Thompson Block As Designed with 107  
East Cross Parking Lot

With \$4.4 Million in Construction Financing and \$2.9 Million in  
Permanent Loans

## Adaptive Reuse Analysis

A project of Thompson Block Partners LLC

### Sources and Uses of Funds

Thompson Block Re-development as a mixed use project, including the owner's cost of temporary Fire Response / Façade Stabilization Work and Fire Repairs related to the September 23, 2009 fire incident, plus all costs to complete the buildout of the project for 2nd and 3rd floor loft apartments as envisioned in the JC Beal Construction Inc. drawings of March 8, 2008, 1st floor commercial units with basements below as discussed since, and the construction of an adjacent parking lot.

### Sources of Funds

	Construction Financing	Permanent Financing
<b>Equity Investment:</b>		
Historic Equities Fund I ( Prorated Value of Building )	\$200,000.00	\$200,000.00
Historic Equities Fund I ( Cash previously applied to listed Uses)	\$230,000.00	\$230,000.00
107 East Cross Contribution	\$40,000.00	\$40,000.00
Investor Cash	\$75,000.00	\$75,000.00
Deferred Development Fee	\$970,280.00	\$970,280.00
<b>Total Equity Investment</b>	<b>\$1,515,280.00</b>	<b>\$1,515,280.00</b>
<b>Incentive Financing: Assumes Owner will transfer credits to affiliates for use internally</b>		
Historic Preservation Tax Credit Sale		
Federal	82.0% 20% \$5,946,680.00	\$0.00
State Basic	85.0% 5% \$5,946,680.00	\$975,255.52
State Enhanced	85.0% 15% \$5,946,680.00	\$252,733.90
Brownfields (MBT) Tax Credit		\$758,201.70
Basic / Urban Credit	85.0% 12.5% \$2,990,265.00	\$0.00
New Market Tax Credits	Not contemplated	\$317,715.66
Conservation / Façade Easement Funds	Not contemplated	\$0.00
<b>Total Incentive Financing</b>	<b>\$0.00</b>	<b>\$2,303,906.78</b>
<b>Debt Financing</b>		
Private / Bank Financing	\$2,900,000.00	\$1,800,000.00
Tax Credit Bridge Loan	\$1,500,000.00	\$0.00
CRP Loan		\$1,100,000.00
<b>Total Debt Financing</b>	<b>\$4,400,000.00</b>	<b>\$2,900,000.00</b>
<b>Total Sources of Funds</b>	<b>\$5,915,280.00</b>	<b>\$6,719,186.78</b>

# The Thompson Block Re-development

## Uses of Funds

		Construction Financing	Permanent Financing
<b>Land ( Building ) Cost:</b>			
Thompson Block Purchase Price		\$200,000.00	\$200,000.00
107 East Cross Purchase Price		\$40,000.00	\$40,000.00
Closing & Finance Costs	NA	\$0.00	\$0.00
<b>Total Land Cost</b>		<b>\$240,000.00</b>	<b>\$240,000.00</b>
<b>Site Planning, Building Design and Tax Credit Costs</b>			
Misc Developer Services		\$25,000.00	\$75,000.00
Survey		\$12,500.00	\$12,500.00
Architecture & Engineering (Round 1 and 2)		\$190,000.00	\$200,000.00
Special Façade Engineering Costs		\$30,000.00	\$30,000.00
Re-submit for Historic / MBT Credits		\$10,000.00	\$10,000.00
<b>Total Site Planning and Building Design Costs</b>		<b>\$267,500.00</b>	<b>\$327,500.00</b>
<b>Preconstruction Costs:</b>			
Appraisal Costs ( As-is, and As-completed )		\$10,000.00	\$10,000.00
Phase 1 Environmental Report		\$5,000.00	\$5,000.00
Phase 2 Environmental, incl. lead and asbestos		\$10,000.00	\$10,000.00
Tax Credit and Miscellaneous Legal Expenses		\$45,000.00	\$65,000.00
Deal Accounting and Cost Certification		\$25,000.00	\$50,000.00
Bank Fees: Financing / Processing / Closing Fees		\$45,000.00	\$80,000.00
Soft Cost Contingency		\$38,000.00	\$40,900.00
<b>Total Preconstruction Costs</b>		<b>\$178,000.00</b>	<b>\$260,900.00</b>
<b>Construction Costs:</b>			
400-408 North River: Prior Accumulated Construction Costs		\$0.00	\$200,000.00
400-408 North River: Resi-Comm Project Version	\$3,950,000.00		\$3,950,000.00
Site work and Utilities including 107 Parking Lot	"		"
Fire Stabilization and Cleanup Costs	"		"
Demolition and Abatement	"		"
Core / Shell, & Infrastructure Costs	"		"
Vertical Transportation Addition	"		"
Apartment Build-out	"		"
Construction Administration	"		"
Building and misc permits	"		"
DTE / City utilities fees and costs	"		"
Construction Contingency	"		"
Tenant Build-out Allowance			\$300,000.00
Builders Risk & Liability Insurance	\$40,000.00		\$40,000.00
Construction Finance Costs	\$110,000.00		\$160,000.00
		<b>\$4,100,000.00</b>	<b>\$4,650,000.00</b>
<b>Building Operations (for the ownership period prior to occupancy)</b>			
Utilities:	\$15,000.00		\$15,000.00
Property taxes:	\$50,000.00		\$50,000.00
Building Insurance	\$20,000.00		\$20,000.00
Maintenance and misc. expenses	\$10,000.00		\$10,000.00
Building Operations Contingency	\$9,500.00		\$9,500.00
<b>Total Building Operations expenses</b>		<b>\$104,500.00</b>	<b>\$104,500.00</b>
<b>Marketing / Leasing Costs</b>			
Marketing Program Costs	\$5,000.00		\$15,000.00
Outside Leasing Fees	\$0.00		\$26,000.00
<b>Total Marketing / Leasing Costs</b>		<b>\$5,000.00</b>	<b>\$41,000.00</b>
<b>Reserves and Fees</b>			
<b>Development Fee ( Deferred): 20% of Historic QRE's</b>	\$970,280.00		\$970,280.00
<b>Project Contingency and Reserve</b>	\$50,000.00		\$125,000.00
<b>Bridge Loan Repayment</b>	\$0.00		\$0.00
<b>Total reserves and fees</b>		<b>\$1,020,280.00</b>	<b>\$1,095,280.00</b>
<b>Total Uses of Funds</b>		<b>\$5,915,280.00</b>	<b>\$6,719,180.00</b>

# Thompson Block Partners LLC

221 Felch Street  
Ann Arbor, Michigan 48103  
734-662-6133 / 734-662-5869

Prepared by Fred J. Beal  
1/31/2013  
Updated for TBP 04/18/2013  
Updated for LMF-CRP 05/24/2013  
Updated with final site plans 08/01/2013

## The Thompson Block Re-development

400 North River Street and 107 East Cross Street  
Ypsilanti, Michigan 48197

Thompson Block As Designed with  
107 East Cross Parking Lot

### Adaptive Reuse Analysis

A project of Thompson Block Partners LLC

#### Sources and Uses of Funds

Page 3 Intentionally Left Blank

# The Thompson Block Re-development

## Tax Credit Rehabilitation Expense (QRE) Analysis

MBT Analysis	Federal and State Historic Credit Analysis	
\$0.00	\$0.00	Land ( Building ) Cost:
		Purchase Price
\$0.00	\$0.00	Closing & Finance Costs
		Total Land Cost
		Site Planning and Building Design Costs
\$75,000.00	\$75,000.00	Misc Pre-construction Services Costs
\$12,500.00	\$12,500.00	Survey
\$50,000.00	\$50,000.00	Architecture & Engineering
\$30,000.00	\$30,000.00	Special Façade Investigation Costs
\$10,000.00	\$10,000.00	Re-submit for Historic / MBT Credits
		Total Site Planning and Building Design Costs
		Preconstruction Costs:
\$10,000.00	\$10,000.00	Appraisal Costs ( As-is, and As-comp
\$5,000.00	\$5,000.00	Phase 1 Environmental Report
\$10,000.00	\$10,000.00	Phase 2 Environmental, incl. lead and asbestos
\$0.00	\$25,000.00	Tax Credit and Miscellaneous Legal Expenses
\$0.00	\$25,000.00	Deal Accounting and Cost Certification
\$0.00	\$80,000.00	Bank Fees: Financing / Processing / Closing Fees
\$40,900.00	\$40,900.00	Soft Cost Contingency
		Total Preconstruction Costs
		Construction Costs:
\$0.00	\$75,000.00	400-408 North River: Prior Accumulated Construction Costs
\$3,950,000.00	\$3,950,000.00	400-408 North River: All Residential Project Version
"	"	Site work and Utilities
"	"	Fire Stabilization and Cleanup Costs
"	"	Demolition and Abatement
"	"	Core / Shell, & Infrastructure Costs
"	-\$150,000.00	Vertical Transportation Addition
"	"	Apartment Build-out
"	"	Construction Administration
"	"	Building and misc permits
"	"	DTE / City utilities fees and costs
"	"	Construction Contingency
\$300,000.00	\$300,000.00	Tenant Build-out Allowance
\$0.00	\$40,000.00	Builders Risk & Liability Insurance
\$0.00	\$160,000.00	Construction Finance Costs
		Total Construction Costs
		<b>Building Operations</b> (for the ownership period prior to occupancy)
\$0.00	\$15,000.00	Utilities:
\$0.00	\$30,000.00	Property taxes:
\$0.00	\$20,000.00	Building Insurance
\$0.00	\$15,000.00	Maintenance and misc. expenses
\$0.00	\$8,000.00	Building Operations Contingency
		Total Building Operations expenses
		<b>Marketing / Leasing Costs</b>
\$0.00	\$15,000.00	Marketing Program Costs
\$0.00	\$0.00	Leasing Fees
		Total Marketing / Leasing Costs
\$0.00	\$970,280.00	<b>Development Fee ( Deferred): 20% of Historic QRE's</b>
\$0.00	\$125,000.00	<b>Project Contingency and Reserve</b>
		Total reserves and fees
<b>\$4,493,400.00</b>	<b>\$5,946,680.00</b>	<b>Total Qualified Rehabilitation Expenses (QRE's)</b>

<b>MBT Credit approved with QRE of \$2,990,265.00 unless amended</b>
--

**\$2,990,265.00**

Amended Brownfield Redevelopment Plan - Historic Thompson Block  
ATTACHMENT C, TABLE 2.1

2-24-2014

**Taxable value Frozen for OPRA adjustment**

400 N. River	56600
408 N. River	39708
107 E. Cross	13,000
<b>Total</b>	<b>109308</b>

**Post Development True Market Value**

400 North River	\$ 2,000,000.00
408 N. River	\$ 1,000,000.00
107 E. Cross	\$ 200,000.00
<b>Total</b>	<b>\$ 3,200,000.00</b>

**Taxing Jurisdictions**

**Existing taxable Value (2007)**

400 & 408 N. River	\$ 57,856.00
107 E. Cross	\$ 13,000.00
<b>Total</b>	<b>\$ 70,856.00</b>

**Local Capture**

Intermediate School District (ISD)	3.97450
Library	2.78450 DDA Capture
Community College (WCC)	3.63760 DDA Capture
County Operating	5.76540 DDA Capture
Ypsilanti General Operating	19.02110 DDA Capture
Police and Fire Pension	3.98500 DDA Capture
Sanitation	2.78140 DDA Capture
Street Improvement	3.46410
<b>TOTAL</b>	<b>45.41360</b>

**State Capture**

State Education Tax (SET)	3.00000
State Education Tax (SET), future Brownfield Fund	3.00000 State Capture
School Operating	18.00000
<b>TOTAL</b>	<b>24.00000</b>

State Capture Minus 50% Opra Reduction of Millage

State Education Tax (SET)	3.00000
School Operating	9.00000
<b>TOTAL</b>	<b>12.00000</b>

Total Capture	69.41	0.069414
With Debt Total Capture	74.27	0.07427
Local Capture and Debt Total	45.41	0.04541

Amended Brownfield Redevelopment Plan - Historic Thompson Block  
ATTACHMENT C, TABLE 2.1

2-24-2014

**Post Development Taxable Value**

400 N. River	\$1,000,000.00
408 N. River	\$500,000.00
107 East Cross	\$100,000.00
TOTAL	\$1,600,000.00

**Inflation Rate (assumed)** 1%





221 Felch Street  
 Ann Arbor, Michigan 48103  
 734-662-6133 / 734-662-5869  
 and  
 277 Gratiot, Suite 500  
 Detroit, Michigan 48226  
 313-963-8951 / 313-963-1344

Breakdown by Fred J. Beal  
 January 30, 2008  
 Revised March 28, 2008  
 Revised August 1, 2013  
 Revised January 14, 2014  
 Revised February 17, 2014  
 Revised 2/24/14

## The Thompson Block Re-development

## Table 3 - MSF Eligible Activities Costs

400-408 North River Street, Ypsilanti, MI 48198

Information pulled from Construction Estimate

### Environmental Evaluation / Public Infrastructure Improvements, Demolition / Contingency

					2/17/2014
					School & Local MSF
					Act 381 eligible activ.
	Quantity	Unit	Unit Cost	Extension	
<b>1 Environmental Assessment Activities</b>					<b>12,500.00</b>
Brownfield Plan	1	LS	\$5,000.00	\$5,000.00	
Act 381 Work Plan	1	LS	\$7,500.00	\$7,500.00	
<b>2 Site Preparation / Development</b>					<b>178,355.00</b>
<b>Demolition</b> (to prep bldg and site for re-development )					
<b>2A. Building Demolition</b>					<b>24,000.00</b>
Completely remove NE building bay	24,000	CF	\$0.75	\$18,000.00	
Hauling / disposal cost related to same	12,000	CF	\$0.50	\$6,000.00	
<b>2B. Selective Demolition</b>					<b>70,250.00</b>
Remove storefronts	1,200	SF	\$5.00	\$6,000.00	
Clear out building contents	10,000	CF	\$0.75	\$7,500.00	
Remove fallen debris					
Floor & roof joists / sheathing	12000	CF	\$0.75	\$9,000.00	
Roofing and flashing materials	5500	CF	\$1.25	\$6,875.00	
Brick wall debris	9000	CF	\$1.25	\$11,250.00	
Timber beams and columns	500	CF	\$1.50	\$750.00	
Misc debris fallen onto basement	2500	CF	\$1.00	\$2,500.00	
Remove damaged materials still in place					
Floor & roof joists / sheathing	5400	SF	\$1.50	\$8,100.00	
Roofing and flashing materials	3000	SF	\$1.25	\$3,750.00	
Failing masonry wall sections	500	SF	\$2.50	\$1,250.00	
Timber beams and columns	300	SF	\$1.75	\$525.00	
Dumpsters for removals	30	each	\$425.00	\$12,750.00	
<b>2C. Site Preparation and Utilities Work</b>	(to correct inadequate City furnished utilities)				<b>0.00</b>
Gas installation and related fees	LS	NA	\$4,500.00		
Underground electrical installation	LS	NA	\$8,000.00		
Water installation and related fees	LS	NA	\$20,000.00		
Sewer installation and related fees	LS	NA	\$6,000.00		
Excavation & patching at the street	LS	NA	\$4,000.00		
<b>2D. Infrastructure Improvements</b>	(to improve public approach / parking / lighting/storm water mgmt)				<b>84,105.00</b>
Remove sidewalk, stairs, curb, asphalt	12,000	SF	\$1.75	\$21,000.00	
New sidewalk structure / stairs	2,400	SF	\$10.00	\$24,000.00	
Curb and gutter at revised street parking	160	NA	\$0.00	\$0.00	
Rear Sidwalk	800	NA	\$0.00	\$0.00	
Asphalt work	8,000	NA	\$0.00	\$0.00	
Excavation & backfill, storm water mgmt	300	YD	\$20.85	\$6,255.00	
Hauling / disposal cost related to same	12,000	CF	\$0.50	\$6,000.00	
Exterior lighting	16	NA	\$0.00	\$0.00	
Construct bioswale and rain garden	2500	SF	\$2.50	\$6,250.00	
Plant biswale and rain garden	2500	SF	\$2.50	\$6,250.00	
Trees appropriate to same	40	each	\$150.00	\$6,000.00	
Additional site plantings	1	allow	\$2,500.00	\$2,500.00	
4" underdrain at Bioswale and rain garden	300	lf	\$12.50	\$3,750.00	
Related 12" connection drain	40	lf	\$15.00	\$600.00	
Catch basins	1	NA	\$1,500.00	\$1,500.00	
<b>2E. Architectural &amp; Engineering for Above</b>	10.0%	(of above)		\$17,835.50	<b>17,835.50</b>
<b>3 Remediation Activities</b>					<b>16,215.00</b>
<b>3A. Asbestos Abatement</b>					<b>8,475.00</b>
Asbestos pipe wrap	150	LF	\$10.00	\$1,500.00	
VAT and mastic	3,500	SF	\$0.75	\$2,625.00	
Roof flashings and coatings	300	SF	\$2.50	\$750.00	

	Pick up fallen asbestos debris	40	hrs	\$75.00	\$3,000.00	
	Engineering controls for ACM removal	1	LS	\$600.00	\$600.00	
<b>3B.</b>	<b>Lead Abatement</b>					<b>5,625.00</b>
	Paint removal	1,500	SF	\$2.75	\$4,125.00	
	Engineering controls for LCM removal	1	LS	\$1,500.00	\$1,500.00	
<b>3D.</b>	<b>Abatement Supervision</b>	15.0%	(of above)		\$2,115.00	<b>2,115.00</b>
					<b>Subtotal</b>	<b>212,405.50</b>

<b>4</b>	<b>Engineering, Design, Testing, GC's and Fees</b>					
	Architecture and Engineering (6.5%)			6.50%	\$13,806.36	<b>13,806.36</b>
	Construction Supervision and misc GC's (7.5%)			7.50%	\$13,505.63	<b>13,505.63</b>
	SUBTOTAL				\$224,551.98	<b>239,717.48</b>
	Construction Management Fee (7.5%)			5.00%	\$11,227.60	<b>0.00</b>
	Building and Miscellaneous Permits			1.25%	\$2,947.24	<b>0.00</b>
	General Liability & Builders Risk Insurance (1.3%)			1.30%	\$3,103.45	<b>0.00</b>

<b>5</b>	<b>Consulting Services</b>					
	MEGA Review Fees	1	LS	NA	\$0.00	

	<b>Subtotal</b>					<b>239,717.48</b>
--	-----------------	--	--	--	--	-------------------

<b>6</b>	<b>Contingency</b>					
	Construction Contingency (15%)			15.00%	\$31,860.83	<b>31,860.83</b>

	<b>Total MSF Activities</b>					<b>271,578.31</b>
--	-----------------------------	--	--	--	--	-------------------



**City of Ypsilanti**

Finance Department  
Assessment Division

To All Parties Concerned,

June 24, 2008

The property located at 400-412 North River Street, Ypsilanti, MI 48198 has been deemed functionally obsolete by the City of Ypsilanti

The property is unable to be used to adequately perform the function for which it was intended due to a substantial loss in value resulting from deficiencies in design and changes in technology. The poor condition of the property is also affecting both the value of the property itself and the property's relationship with other surrounding property.

If you have any questions, please feel free to contact me. Thank you

Sharon Doom  
City Assessor  
Level III

Michigan Department of Treasury  
4482 (2-07)



## Obsolete Property Rehabilitation Exemption Certificate

Certificate No. 3-07-0002

Pursuant to the provisions of Public Act 146 of 2000, as amended, the State Tax Commission hereby issues an Obsolete Property Rehabilitation Exemption Certificate for the commercial property, owned by Historic Equities Fund, LLC, and located at 400 - 408 North River, City of Ypsilanti, County of Washtenaw, Michigan.

This certificate provides the authority for the assessor to exempt the commercial property for which this Obsolete Property Rehabilitation Exemption Certificate is in effect, but not the land on which the rehabilitated facility is located or the personal property, from ad valorem taxation. This certificate further provides the authority to levy a specific tax known as the Obsolete Properties tax.

This certificate, unless revoked as provided by Public Act 146 of 2000, as amended, shall remain in force for a period of 12 year(s);

**Beginning December 30, 2007, and ending December 30, 2019.**

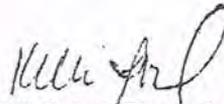
The real property investment amount for this obsolete facility is **\$3,500,000**.

The frozen taxable value of the real property related to this certificate is **\$96,308**.

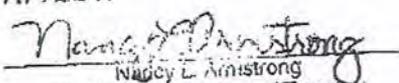
The State Treasurer has excluded from the specific tax **one-half of the mills levied for local school operating purposes and one-half of the state education tax** to be levied for this certificate for a period of six years, beginning **December 30, 2007** and ending **December 30, 2013**.

This Obsolete Property Rehabilitation Exemption Certificate is issued on **June 15, 2007**. This certificate was revised on **November 5, 2007** and supersedes all certificates previously issued.



  
Kelli Sobel, Executive Secretary  
State Tax Commission

A TRUE COPY  
ATTEST:

  
Nancy L. Armstrong  
Michigan Department of Treasury



STATE OF MICHIGAN  
DEPARTMENT OF TREASURY  
LANSING

JENNIFER M. GRANHOLM  
GOVERNOR

ROBERT J. KLEINE  
STATE TREASURER

October 31, 2007

Stewart Beal, President  
Historic Equities Fund, LLC  
221 Felch, Suite 6  
Ann Arbor, MI 48103

Re: Obsolete Property Rehabilitation Act Certificate #3-07-0002, Historic Equities Fund, LLC,  
400 - 408 North River, City of Ypsilanti, Washtenaw County

Dear Mr. Beal:

Pursuant to the requirements of Act 146, P.A. of 2000, as amended, the State Tax Commission has approved the above mentioned obsolete property rehabilitation application at a meeting held on June 15, 2007. The exemption has been approved for 12 years.

The pre-rehabilitation taxable value of the real property will remain frozen at \$96,308 for the duration of the certificate. The current taxable value, which includes the rehabilitation investment portion, will be determined by the assessor on a yearly basis. Both taxable values described will be utilized to determine the annual tax bill for this facility.

I am pleased to inform you that the State Treasurer has also approved the additional exemption of fifty percent of the mills levied for local school operating purposes (9 mills) and the State Education Tax (3 mills) for six consecutive years beginning with the 2008 tax year.

For questions regarding this letter, please contact the Department at P.O. Box 30471, Lansing, MI 48909-7971 or call (517) 373-3272.

Sincerely,

A handwritten signature in green ink that reads "Thomas F. Saxton".

Thomas F. Saxton  
Deputy State Treasurer

c: Frederick Headen, Director, Bureau of Local Government Services  
Sharon Doom, Assessor, City of Ypsilanti



## Obsolete Property Rehabilitation Exemption Certificate

Certificate No. 3-07-0002

Pursuant to the provisions of Public Act 146 of 2000, as amended, the State Tax Commission hereby issues an Obsolete Property Rehabilitation Exemption Certificate for the commercial property, owned by **Historic Equities Fund, LLC**, and located at **400 - 408 North River, City of Ypsilanti**, County of Washtenaw, Michigan.

This certificate provides the authority for the assessor to exempt the commercial property for which this Obsolete Property Rehabilitation Exemption Certificate is in effect, but not the land on which the rehabilitated facility is located or the personal property, from ad valorem taxation. This certificate further provides the authority to levy a specific tax known as the Obsolete Properties tax.

This certificate, unless revoked as provided by Public Act 146 of 2000, as amended, shall remain in force for a period of **12 year(s)**;

**Beginning December 30, 2007, and ending December 30, 2019.**

The real property investment amount for this obsolete facility is **\$3,500,000**.

The frozen taxable value of the real property related to this certificate is **\$96,308**.

The State Treasurer **has excluded** from the specific tax **one-half of the mills levied for local school operating purposes and one-half of the state education tax** to be levied for this certificate for a period of six years, beginning **December 30, 2007** and ending **December 30, 2013**.

This Obsolete Property Rehabilitation Exemption Certificate is issued on **June 15, 2007**. This certificate was revised on November 5, 2007 and supersedes all certificates previously issued.



  
Kelli Sobel, Executive Secretary  
State Tax Commission

**Attachment F.1**

## **The Thompson Block:**

### **JC Beal Construction Inc. Approach to Renovation**

The re-development of **The Thompson Block**, consisting of 6 bays of 3 story 1860's era brick building located at 400 North River Street in Ypsilanti's Depot Town area, will require a somewhat unique renovation approach by JC Beal Construction Inc..

The buildings, originally constructed in 1861 using recycled brick from a yet earlier structure, have seen many uses, and significant alterations over the last 150 years. While an active commercial venue for almost 100 years, and presumably well maintained during that period, they were primarily used for storage and severely neglected in the period of 1950-2000.

***The building suffered a significant fire in 2009*** at which point only a heroic façade stabilization effort by JC Beal managed to keep the street facing facades intact. While the remaining portions of the building are structurally sound, especially since the completion of additional floor framing and façade stabilization work in 2011, significant areas of the building require the construction of new bearing walls and floor systems not originally anticipated in the 2008 renovation plan, and the installation of complete new infrastructure and finishes to convert the existing condition into the planned bustling mixed use community of retail / restaurant, and residential uses.

#### **First some additional historic background**

The Thompson Block is a 150 + year old commercial building, located in Depot Town in the core of Ypsilanti's Downtown Historic District. The building was constructed in part with the bricks and stones of the former Great Western Hotel, another historic building in the area. This structure has played host to the 14th and 27th infantry during the civil war, it was rumored to have been a stop on the Underground Railroad with a direct link to the Michigan Central Railroad across the street. In its long and robust lifetime the building has been a paint store, a bicycle shop, a fire department, and one of the first Dodge dealerships in the area.

The Ypsilanti Historic District contains the historic core of Ypsilanti, one of Michigan's oldest towns, including the historic downtown, with buildings dating back at least to the early 1850's; a second old commercial/industrial area dating from the 1840's and 50's; and the city's oldest residential neighborhoods on either bank of the Huron River. of the town founders who were instrumental in promoting the city's commercial and industrial growth during the nineteenth century also remain standing within the district. The district contains most of Ypsilanti's oldest homes, commercial, industrial, and civic buildings, and churches. The age, quality, and diversity of this architecture is almost unique in Michigan for a town of Ypsilanti's size.

Numerous buildings both in the downtown and in the Depot Town area survive from the pre Civil War heyday of development of these two separate commercial/industrial areas, the one "Downtown Ypsilanti" focusing on the town's main through highway, the other "Depot Town" on water power sites and a railroad line and depot.

The Thompson Block is a key component of the Depot Town streetscape, and its re-development will add immeasurably to the local areas commercial success and quality of life. The completed project will dramatically improve a highly visible stretch of River Street and the most visible corner in Depot Town; encouraging further development in the area, and bringing additional visitors to Depot Town to support both new and existing restaurant and retail establishments. The improvements will be permanent, and will help raise the value of this and the surrounding buildings to several times their current value, to the substantial benefit of the surrounding community considerably.

## **The Renovation Project: Work to Date**

The planned re-development of the Thompson Block, came together starting in late 2005 through the vision of Stewart Beal when JC Beal Construction Inc., a local firm specializing in historic rehab / redevelopment work was brought in to assist Historic Equities Fund in assembling the project. After two years of work in design and engineering, tax credit assembly, marketing, pursuit of financing and pre-construction planning, construction was initiated in mid 2008 but halted abruptly shortly thereafter when the bank providing the construction loan was felled by the national recession and banking crises.

Unfortunately for the project and its developer, the building suffered a significant arsonist set fire in 2009 while the recession continued. Fortunately the JC Beal Construction Inc. team, led by Fred J. Beal was able, through heroic façade stabilization effort initiated while the fire still smoldered, managed to keep the street facing building facades intact. The temporary shoring system cobbled together on less than 8 hours notice at the time of the fire, was removed in the summer of 2011 when the major facades and portions of the adjoining cross walls were reconstructed, and tied together by floor and roof framing added in the south building bay across the front of the building.

## **Construction Work: Project Completion**

At this point the building facades and floor systems are structurally sound, and while additional infill is required, the construction activities required are straightforward, consisting as with the work performed in 2011 of constructing multiwythe brick walls and installing floor systems of structural wood bond beams, joists, and decking to provide a platform for the remaining work. This work will all be performed by hand, working from scaffold erected within the existing building envelope.

The additional work activities required to convert the existing building into the 16 luxury lofts and 14,000sf of retail / restaurant space proposed can be broken down into several basic categories: Exterior Restoration, Life Safety / Building Circulation, Utility Upgrades and Interior Build-out.

**Exterior Restoration:** Portions of the masonry building exterior were stabilized when construction began in 2008 and additional areas saw improvement in the 2011 façade stabilization effort. That said the entire building envelope will be revisited when work restarted to insure the building's long term improvement. All masonry work will be inspected, and tuckpointed where necessary.

The windows originally intended to be restored, but almost without exception destroyed in the 2009 fire, will be replaced, and the storefronts rebuilt in a historically accurate manner. Site improvements will include a new raised front patio area and sidewalks along River and Cross Streets, and a parking lot on Cross Street.

**Life Safety / Building Circulation:** In its recent past the building had contained multiple staircases and no functioning elevator. A new stair / elevator tower will be constructed near the parking lot and a second egress stair added within the building to provide for safe, convenient, and fire rated access / egress pathways. The building will also be equipped with a modern fire alarm and fire suppression system that will greatly enhance the building's overall safety.

**Utility Upgrades:** The building's electrical, mechanical, plumbing and communications systems will be completely modernized. New electrical switch gear will be installed and each tenant or dwelling unit will be individually metered. New residential HVAC systems will be installed to provide economical heating and cooling to the residential units, and individual roof top mechanical units will serve the retail/commercial component. Phone, cable television and internet service will be installed throughout the building.

**Interior Build Out:** The interior of the building will be developed into two distinct components: Commercial, and Residential. The commercial component in the basement and first floor will see the development of "white box" space to house several separate businesses, while the residential component on floors two and three will be finished out as 16 luxury loft apartments in studio, one, and two bedroom configurations.



## Thompson Block Fire 09-23-09

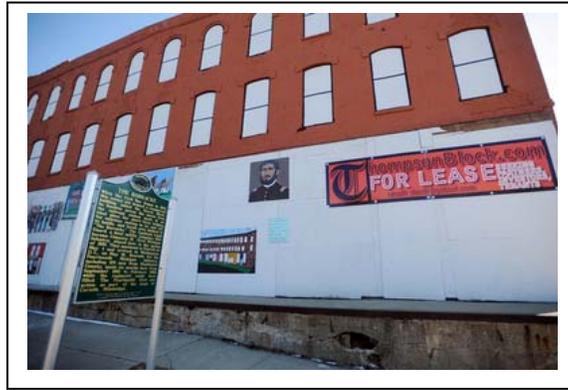
Attachment F.2



Attachment F.3: Thompson Block September 29, 2009



Attachment F.4,



Thompson Block Today





# the Thompson Block

Historic Renovation

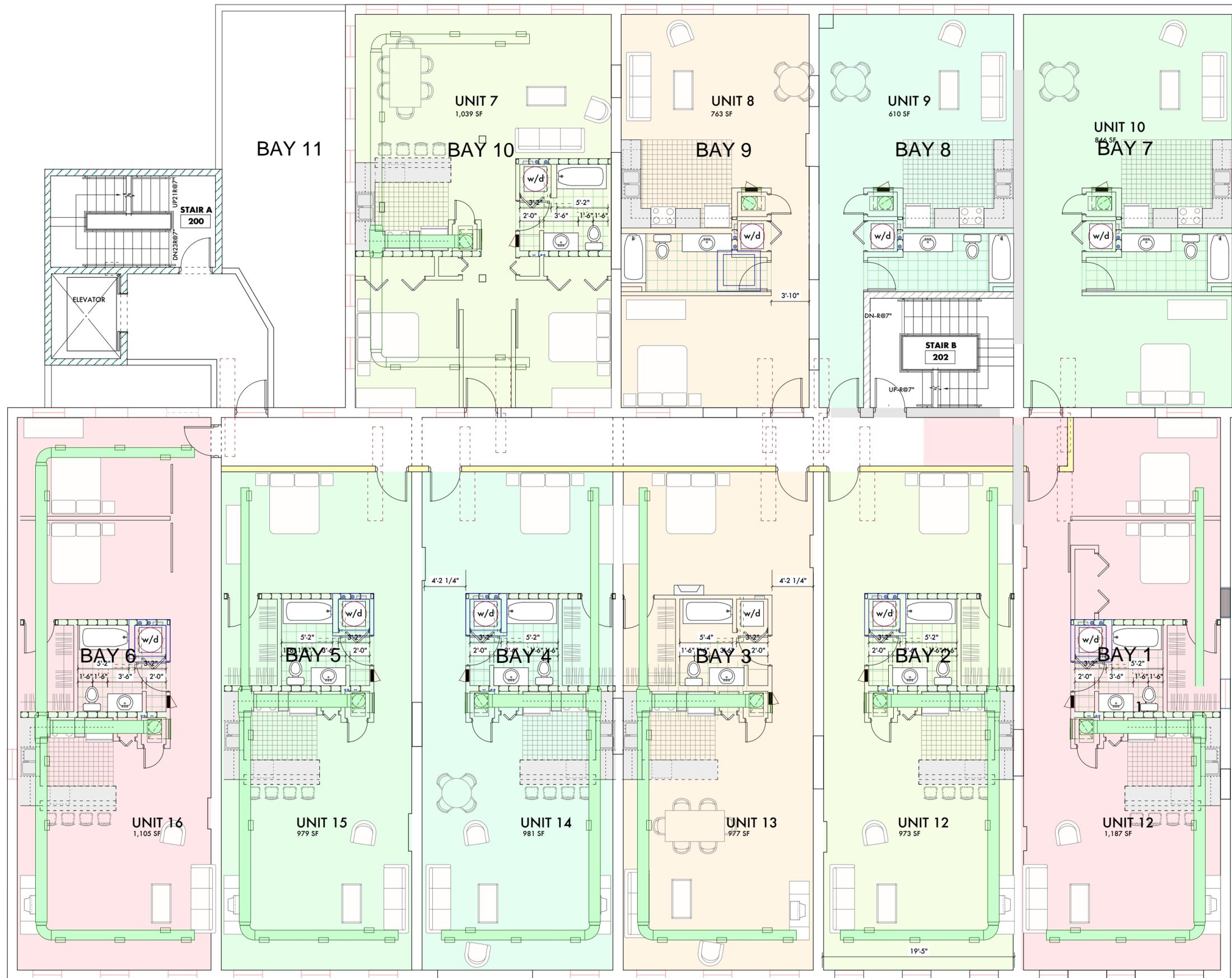
Depot Town

Ypsilanti, Michigan

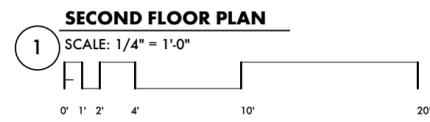








**PROGRESS SET  
NOT FOR CONSTRUCTION**



15 Nov 2006 Owner Review  
7 Nov 2006 Owner Review  
13 Sept 2006 Owner Review  
Date: Issued For:

**Thompson Block**

Depot Town  
Ypsilanti, Michigan

construction manager:  
JCBeal Construction Inc.



**CONSTRUCTION DOCUMENTS**  
Project Number: 05105 Date: 10-20-06

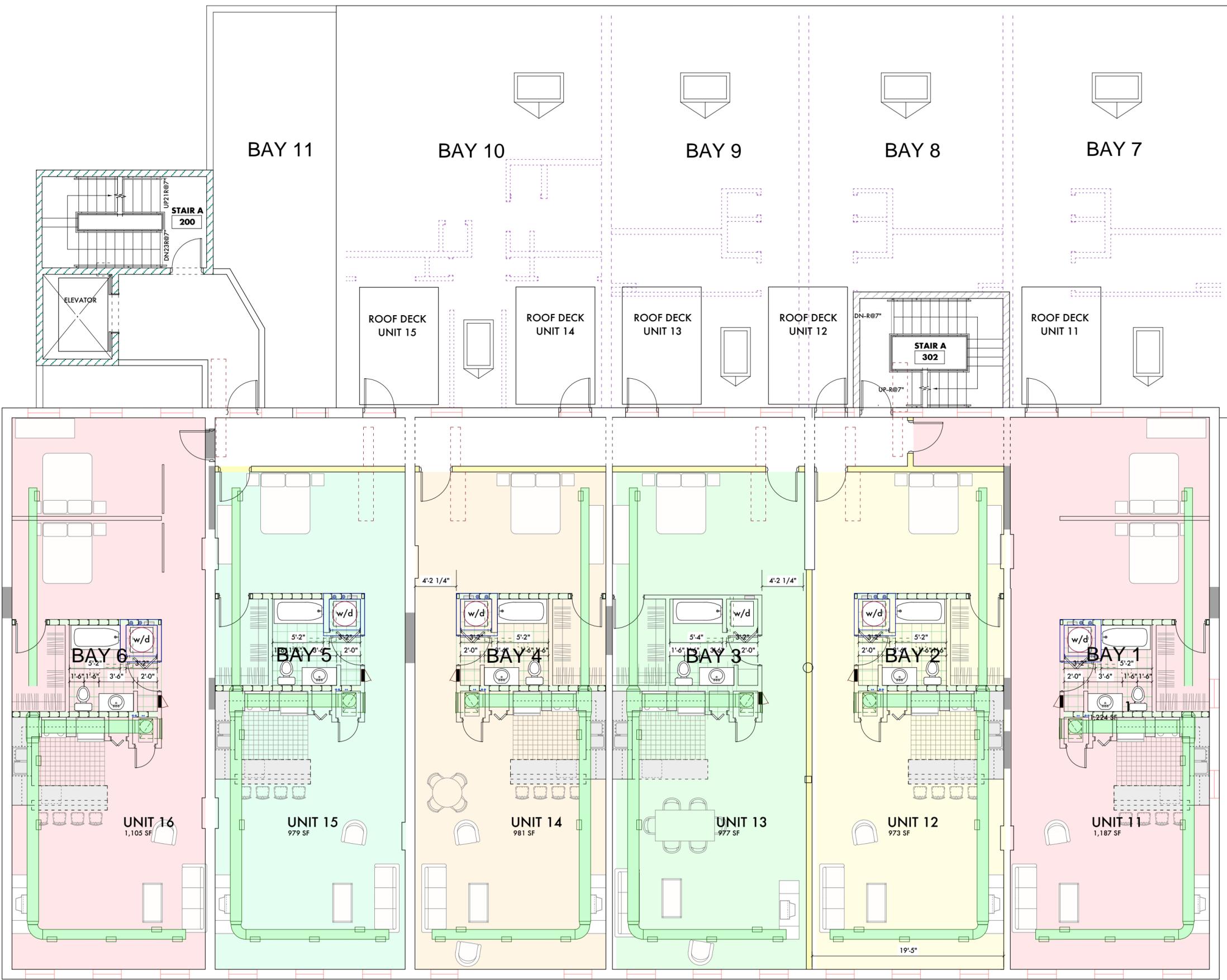
Sheet Title:  
**2ND FLOOR PLAN -  
SCHEME D**

Sheet Number:  
**A3.12 (D)**

© 2006 JC Beal Construction, Inc.

**WALL CONSTRUCTION**

-  UNIT SEPARATION WALL (SEE SHEET A8.10)
 
-  (1) LAYER 5/8", TYPE 'X' GYPSUM BOARD ON 3/4" RESILIENT CHANNEL ON 1/4" GYPSUM BOARD ON EACH SIDE 3 5/8" METAL STUDS. INSULATE FULL CAVITY WITH ACOUSTICAL INSULATION
 
-  2-HOUR RATED WALL  
8" CONCRETE BLOCK WALL (NOMINAL) (SIMILAR TO UL U907)
 
-  2-HOUR RATED WALL (SEE SHEET A8.10)  
(2) LAYERS 5/8", TYPE 'X' GYPSUM BOARD EACH SIDE ON 3 1/2" METAL STUDS. INSULATE BOTH METAL STUDS WITH ACOUSTICAL INSULATION (SIMILAR TO UL U411)
 
-  CONTRACTOR'S ALTERNATE:  
USE 2-HOUR RATED GYPSUM BOARD SHAFT WALL
 
-  TYPICAL INTERIOR PARTITION (SEE SHEET A8.10)  
0-HOUR RATED WALL  
(1) LAYER 1/2", GYPSUM BOARD EACH SIDE ON 3 5/8" METAL STUDS.
 
-  NOTE: MOISTURE RESISTANT GYPSUM BOARD AT INTERIOR OF BATHROOMS AND MECHANICAL CLOSETS  
EXISTING WALL TO REMAIN
 
-  2-HOUR RATED WALL  
16" CONCRETE BLOCK WALL (NOMINAL)  
4" THICK DECORATIVE CONCRETE BLOCK ON 2" AIRSPACE ON 2" RIGID INSULATION ON 8" CONCRETE BLOCK BACK-UP - BELOW VISIBLE AREAS BELOW ROOF LINE WALL IS TO BE (2) 8" THICK CONCRETE BLOCKS DOWN TO FOOTING (SIMILAR TO UL U907)
 



15 Nov 2006 Owner Review  
 7 Nov 2006 Owner Review  
 13 Sept 2006 Owner Review  
 Date: Issued For:

**Thompson Block**

Depot Town  
 Ypsilanti, Michigan

construction manager:  
 JCBear Construction Inc.

**JCBear CONSTRUCTION INC.**  
 Precisely as intended.

**CONSTRUCTION DOCUMENTS**  
 Project Number: 05105 Date: 10-21-06

Sheet Title:  
**3RD FLOOR PLAN – SCHEME D**

Sheet Number:  
**A3.13 (D)**  
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**PROGRESS SET  
 NOT FOR CONSTRUCTION**

