

**CITY OF MADISON HEIGHTS  
BROWNFIELD REDEVELOPMENT AUTHORITY**

**ACT 381 BROWNFIELD PLAN**

**28220 John R Road  
City of Madison Heights, Oakland County, Michigan  
City of Madison Heights Brownfield Redevelopment Authority**

**April 10, 2026**

**Prepared on Behalf of**  
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**Approved by the Brownfield Redevelopment Authority on April 16, 2026  
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# ACT 381 BROWNFIELD PLAN

## 1.0 INTRODUCTION

In order to promote the revitalization of environmentally distressed, historic, functionally obsolete and blighted areas within the boundaries of the City of Madison Heights, Michigan (“the City”), the City established the City of Madison Heights Brownfield Redevelopment Authority (“BRA” or the “Authority”) pursuant to the Brownfield Redevelopment Financing Act, Michigan Public Act 381 of 1996, as amended, MCL 125.2651 et seq. (“Act 381”).

The purpose of this Brownfield Plan (the “Plan”) is to promote the redevelopment of and investment in the eligible brownfield property within the City and to facilitate financing of eligible activities at the brownfield property. Inclusion of Brownfield Property within any Plan in the City will facilitate financing of eligible activities at eligible properties and will provide tax incentives to eligible taxpayers willing to invest in revitalization of eligible sites, commonly referred to as “Brownfields.” By facilitating redevelopment of the brownfield property, this Plan is intended to promote economic growth for the benefit of the residents of the City and taxing units located within the City 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. Any change in the proposed developer or the determination of the ultimate 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 contains information required by Section 13(2) of Act 381, MCL 125.2663, as amended.

### 1.1 Proposed Redevelopment and Future Use for Each Eligible Property

28220 John R, LLC (“Developer”) proposes to redevelop the former restaurant building at 28220 John R Road, Madison Heights, Michigan (the “Property”) by demolishing the existing vacant restaurant structure and site improvements for the new construction of an approximately 9,500 square foot commercial building to be occupied by dental offices, medical offices, and/or other office tenants (the “Project”). The developer has an initial dental practice tenant for the building, which proposes to occupy approximately one-half of the building and anticipates bringing up to 15 new full-time equivalent employees and additional part-time employees to Madison Heights. Additional employment will be created by one or more intended additional building tenant(s), with the number of additional new jobs to be based upon the nature of the additional tenant(s). The redevelopment of the Property is expected to bring new workers and services to the City, support nearby businesses and assist in catalyzing continued investment along the John R corridor.

Total capital investment is estimated to be approximately \$3.7 million. Site assessment activities commenced in 2025. Construction is expected to begin in mid-2026 and is estimated to be substantially completed within approximately 9 to 12 months.

Preliminary site plans are included in Figure 1.

## 1.2 Eligible Property Information

The Property is considered “Eligible Property” as defined by Act 381, Section 2 because the Property is determined to be “Functionally Obsolete” as defined by Act 381, or adjacent and contiguous to Eligible Property.

The Eligible Property consists of one (1) parcel totaling approximately 1.07 acres at 28220 John R Road, City of Madison Heights, Oakland County, Michigan. The land was last used as a restaurant and adjacent surface parking lot. The parcel and all tangible personal property located thereon will comprise the eligible property and are referred to herein as the “subject property.”

The Eligible Property is located on the John R corridor, bounded by John R Road to the west, Groveland Street to the east, and commercial properties to the north and south. Detailed parcel information is outlined below.

Property Address	Parcel ID <sup>1</sup>	Acres	Eligibility
28220 John R Road	44-25-13-106-013	1.07	Functionally obsolete

The Eligible Property is currently zoned “Community Business District” (“B-2”). The Property was previously used as a McDonald’s restaurant and is currently vacant.

The Eligible Property’s legal description is included in Figure 1. The Eligible Property location map is included in Figure 1.

The determination of “Functional Obsolete” status is due to inadequacies in design and deteriorated condition resulting from the lengthy building vacancy. Functionally obsolete improvements that currently remain on the property will be demolished and removed during the construction process. See the affidavit concerning functional obsolescence signed by the City of Madison Heights Assessor and attached as Attachment B.

## 2.0 Information Required by Section 13(2) of the Statute

### 2.1 Description of Costs to Be Paid for With Tax Increment Revenues

Tax Increment Financing revenues will be used to reimburse the costs of “Eligible Activities” (as defined and permitted under Act 381) that include but are not limited to pre-approved activities, asbestos assessment and abatement, building demolition, site demolition, site preparation, infrastructure improvements and the preparation and implementation of the Brownfield Plan and possible Act 381 Work Plan. An estimated itemization of these activities and associated expenses is included in Table 1.

Developer requests the capture of tax increment revenues (“TIR”) from available local tax

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<sup>1</sup> The Eligible Property was formerly identified as parcel numbers 44-25-13-106-010 and 44-25-13-106-011.

millages, school operating tax millages, and state education tax millages for Eligible Activities at the Property, including demolition. All included activities are intended to be “Eligible Activities” under Act 381. Costs of Eligible Activities may be reimbursed whether they are incurred before or after adoption of this Brownfield Plan. Reimbursements to the Developer for the Eligible Activities costs incurred or to be incurred under the Plan shall not exceed \$987,450 unless the Plan is amended and approved by the City of Madison Heights City Council.

## 2.2 Summary of Eligible Activities

The following eligible activities and budgeted costs are intended as part of the development of the Property and are to be financed solely by the Developer. All activities are intended to be “Eligible Activities” under Act 381. The Authority is not responsible for any cost of eligible activities and will incur no debt other than pursuant to the reimbursement agreement to be executed consistent with this Plan.

1. Pre-Approved Activities. Work Plan Approval Exempt Activities include a Phase I environmental site assessment (ESA), a Phase II environmental investigation, baseline environmental assessment, and the initial \$250,000 incurred for asbestos, mold, and lead abatement and demolition (see below). Additional environmental response activities and potential due care investigations may be incurred under this Plan if warranted based upon any additional information obtained in the future. Pre-Approved Activities are estimated to be \$134,329, including costs related to ESAs, asbestos assessments and demolition costs.
2. Asbestos Assessment and Removal. A pre-demolition hazardous materials assessment of the former McDonald’s building may identify the presence of hazardous materials including asbestos in the building that will be properly removed and disposed of prior to the demolition of the building. The plan includes the removal and disposal of all asbestos containing material prior to commencement or during building demolition. Eligible costs are estimated to be \$2,450 and are included in the total referenced in Section 2.2.1 above.
3. Demolition. Demolition of the building and all site improvements on the parcels will be removed, properly disposed of, and backfilled. Materials will be recycled to the extent reasonably practical. Eligible costs include project engineering, staking, permits, general conditions payroll, construction management fee and general contractor insurance related to building and site demolition activities for a total estimated amount of 121,088. The estimated costs are included in the total referenced in Section 2.2.1 above.
4. Site Preparation. Site preparation activities are required to prepare the site for development including the excavation unsuitable soils and materials, mass grading of the Project site, geotechnical engineering, temporary erosion control, and temporary site control during construction at a total estimated cost of \$403,554.
5. Infrastructure Improvements. Infrastructure improvements necessary in the public right-of-way including connections to City water mains and storm water systems, installation or repair of sidewalk improvements, curbs and gutters, alley ways, and/or driveways. An urban storm water management system is also

required at the Property to capture and divert water discharge to the City sewer system. Costs included in this Plan related to the urban storm water system are only included to the extent that the costs exceed costs that would be incurred to construct a storm water retention system on a similarly-scaled greenfield site. Infrastructure costs are estimated to be \$294,681.

6. Preparation and implementation of the Brownfield Plan and associated activities. Preparation and implementation of the Brownfield Plan and associated activities at a cost of approximately \$30,000 will be supported by the BRA.
7. Contingency. A 15% contingency of \$124,885 for both Local-Only activities and Pre-Approved Activities is provided to address unanticipated environmental, demolition and/or other costs or conditions that may be encountered prior to completion of eligible activities. The contingency amount is not based on the cost of preparation and implementation of the Brownfield Plan.

The total estimated cost of Eligible Activities subject to reimbursement to the owner from tax increment revenues is \$832,565 with a potential \$124,885 contingency, resulting in a total, not to exceed cost of \$987,450 unless the Plan is amended and approved by the MHBRA and City Council. At the time of Plan Submission, it is estimated that \$987,450 of the total eligible activities will be reimbursed over 28 years.

### **2.3 Estimate of Captured Taxable Value and Tax Increment Revenues**

Incremental taxes on the Eligible Property included in the project will be captured under this Plan commencing in the 2027 tax year to reimburse Eligible Activity costs (provided that taxes captured for school operating purposes will be captured and used to reimburse only the costs described in section 13b(8) of Act 381, MCL 125.2663b(8)). The combined base taxable value of the Property shall be determined based on the taxable value of the Property as of December 31, 2025 (tax year 2026), which is \$281,550. The estimated taxable value of the land and completed improvements on the Property is \$905,341 (as of December 31, 2027) with interim increases of taxable value during development and construction. An estimated annual increase in taxable value of 3% has been used to estimate future taxable value and tax increment revenue. Table 2 includes estimates of captured tax increment revenues for each year of the Plan from the Eligible Property and reimbursements. The Plan will also capture all eligible incremental personal property taxes, but Table 2 does not include an estimate of those incremental personal property taxes due to the uncertainty at this time of the amount of taxable personal property expected to be generated.

Payment of BRA administrative fees will occur prior to reimbursement of eligible activity costs to Developer.

The BRA has established a Local Brownfield Revolving Fund (LBRF). The LBRF will consist of all tax increment revenues authorized to be captured and deposited in the LBRF, as specified in Section 13(5) of Act 381, under this Plan and any other plan of the BRA. It may also include funds appropriated or otherwise. The estimated total capture for the LBRF included in this plan following Developer reimbursement is estimated to be \$120,508. Any funds deposited into the LBRF as part of this Plan will be used in accordance with the requirements of Act

381. LBRF capture will occur after all payments have been made to Developer, estimated in Table 2.

**2.4 Method of Financing and Description of Advances Made by the Municipality**

Eligible activities will be paid and financed by Developer. Developer will be reimbursed for eligible costs as described in Section 2.2 and outlined in Table 1. Costs for Eligible Activities funded by Developer will be reimbursed under Act 381 with incremental taxes generated by the Property. The estimated amount of tax increment revenue capture from the Property to Developer, BRA, the LBRF and the State Brownfield Redevelopment Fund is \$1,205,893. Actual capture is expected to vary from this estimated based upon the nature, taxable value and time of development of the Property.

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

**2.5 Maximum Amount of Note or Bonded Indebtedness**

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

**2.6 Duration of Brownfield Plan**

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. The Property will become part of this Plan on the date this Plan is approved by the City of Madison Heights City Council.

**2.7 Estimated Impact of Tax Increment Financing on Revenues of Taxing Jurisdictions**

Taxes on the Eligible Property will continue to be disbursed throughout the duration of this Plan to taxing jurisdictions based upon the initial (base) taxable value.

The following is a summary of the impact to taxing jurisdictions from revenues generated from the assumed redevelopment for the life of the Plan, including the amount captured for Developer eligible activity reimbursement, administrative fees, the state brownfield redevelopment fund, and the local brownfield revolving fund:

	Reimbursement of Costs and Interest (if applicable)	BRA Admin. Costs	State Redev. Fund	Local Brownfield Revolving Fund	Surplus distributions to taxing units	Total
<b>School Taxes</b>						
School Operating	\$ 129,204	\$ -	\$ -	\$ -	\$ 7,856	\$ 137,060
State Education Tax	\$ 20,306	\$ -	\$ 22,935	\$ -	\$ 2,629	\$ 45,870
<b>Total</b>	\$ 149,510	\$ -	\$ 22,935	\$ -	\$ 10,485	\$ 182,931
<b>Non-school Taxes</b>						
City Operating	\$ 361,063	\$ 32,317	\$ -	\$ 51,926	\$ -	\$ 445,306
Solid Waste	\$ 64,748	\$ 5,795	\$ -	\$ 9,312	\$ -	\$ 79,855
Lampere Sinking	\$ 76,328	\$ 6,832	\$ -	\$ 10,977	\$ -	\$ 94,137
Road Improvement	\$ 48,948	\$ 4,381	\$ -	\$ 7,039	\$ -	\$ 60,369
Senior Citizens	\$ 11,623	\$ 1,040	\$ -	\$ 1,672	\$ -	\$ 14,335
County Gen Fund	\$ 104,697	\$ 9,371	\$ -	\$ 15,057	\$ -	\$ 129,125
Oakland Comm College	\$ 39,286	\$ 3,516	\$ -	\$ 5,650	\$ -	\$ 48,452
OISD Allocated	\$ 4,960	\$ 444	\$ -	\$ 713	\$ -	\$ 6,118
OISD Voted	\$ 78,553	\$ 7,031	\$ -	\$ 11,297	\$ -	\$ 96,881
Oakland Transit	\$ 25,060	\$ 2,243	\$ -	\$ 3,604	\$ -	\$ 30,907
H-C Metroparks	\$ 5,461	\$ 489	\$ -	\$ 785	\$ -	\$ 6,735
County Park & Rec	\$ 17,212	\$ 1,541	\$ -	\$ 2,475	\$ -	\$ 21,228
<b>Total Incremental Local Taxes Paid</b>	\$ 837,939	\$ 75,000	\$ -	\$ 120,508	\$ -	\$ 1,033,447
<b>Total School and Non-School Capturable</b>	\$ 987,449	\$ 75,000	\$ 22,935	\$ 120,508	\$ 10,485	\$ 1,216,378

Non-capturable millages, including debt millages and the zoo authority and art institute levies, are estimated to generate an additional \$245,939 during the life of the Plan as presented below:

<b><u>Non-Capturable Taxes</u></b>	
Zoo Authority	3,072
Art Institute	6,325
P&F Pension	229,988
Chapt 20 Drain	6,555
<b>Total Non-Capturable Millages</b>	<b>\$ 245,939</b>

See Table 2 for a complete breakdown of estimated available tax increment revenue and estimated annual reimbursements. Capture from personal property taxes is not included in the estimates due to the uncertainty as to the amount of taxable personal property that will be present.

## 2.8 Legal Description, Property Map, Statement of Qualifying Characteristics and Personal Property

The legal description of the Property included in this Plan is attached in Figure 1. A property location map is included in Figure 1. Documentation describing characteristics that qualify the Property as eligible property are provided in Appendix B. Personal property is included as part of the eligible property to the extent that it is taxable personal property.

## 2.9 Estimates of Residents and Displacement of Individuals/Families

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

**2.10 Plan for Relocation of Displaced Persons**

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

**2.11 Provisions for Relocation Costs**

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

**2.12 Strategy for Compliance with Michigan’s Relocation Assistance Law**

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

**2.13 Other Material that the Authority or Governing Body Considers Pertinent**

The City of Madison Heights City Council, in accordance with the Act, may amend this Plan in order to fund additional eligible activities associated with the project described herein.

# Figure 1

## Legal Description, Map of the Eligible Property, and Preliminary Site Plan

**Legal Description**

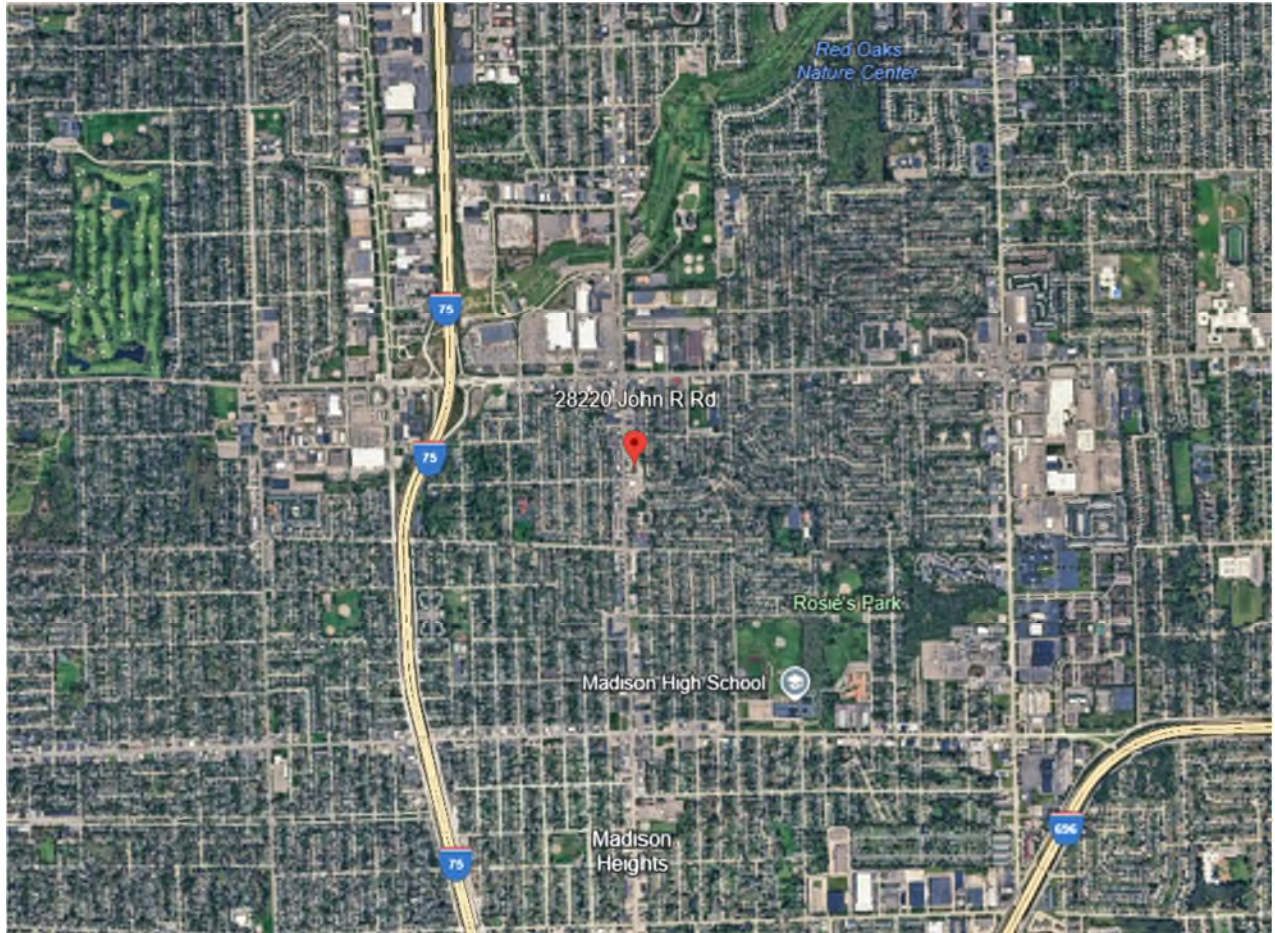
T1N R11E. SEC 13 WILLSON LAWN SUB PART OF LOT 1 ALSO OF 'FOREST MANOR SUB' ALL OF LOTS 1 2 & 3 ALSO VAC ALLEY ADJ TO SAME. ALSO OF 'SUPERVISOR'S REPLAT OF LOTS 47 48. 65 & OUTLOTS A & B OF FOREST MANOR SUB' (PER COURT ORDER L 3248 P 461) PART OF OUTLOT A ALL DESC AS BEG AT NE COR OF SD LOT 1 OF 'FOREST MANOR SUB' TH S 00-54-35 W 200.17 FT TH N 89-45-38 W 228.01 FT. TH N 00-54-35 E 205. 77 FT TH N 88-21-17 W 7 FT, TH N 00-54-35 E 4.14 FT. TH S 88-55-59 E 66.84 FT TH S 88-19-35 E 33.17 FT TH S 00-54-35 W 4.80 FT. TH S 88-21-17 E 135.01 FT TO BEG 3-24-26 FR 010 & 011

Commonly Known As: 28220 John R. Road

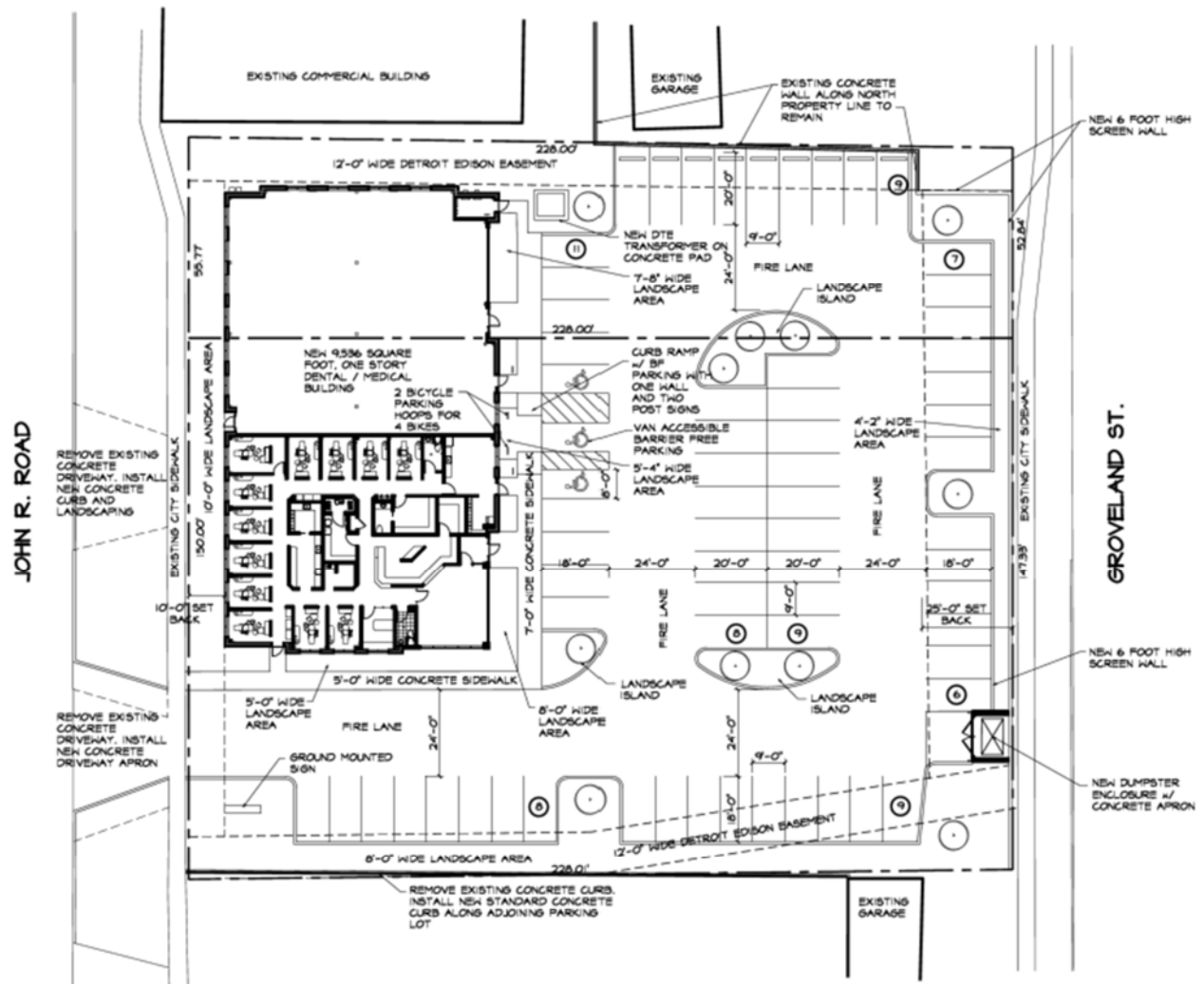
Tax Parcel ID\*: 44-25-13-106-013

\*The Eligible Property was formerly identified as parcel numbers 44-25-13-106-010 and 44-25-13-106-011 prior to a parcel combination.

## Map of Eligible Property

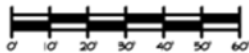


# Preliminary Site Plan



## PROPOSED SITE PLAN

Scale: 1" = 20'-0"



## SITE INFORMATION

ZONING: B-2 COMMUNITY BUSINESS DISTRICT

## PARKING REQUIREMENTS

PARKING REQUIRED:

- DENTAL / MEDICAL OFFICES:
- = SPACE PER 300 USABLE SQ FT
- = 9,536 X 75%
- = 7,152 / 300
- = 23.84
- = 24 PARKING SPACES

# Table 1

## Estimated Costs of Eligible Activities

<b>Local-Only Eligible Activities</b>	<b>Cost</b>	<b>Cost</b>
<b>Site Preparation</b>		<b>\$403,554</b>
<i>Land balancing, excavation of unstable materials, mass grading, and geotechnical engineering</i>	\$296,297	
<i>Soil erosion control measures</i>	\$9,751	
<i>Temporary site control during construction, including temporary fencing</i>	\$20,329	
<i>Project engineering, staking, permits, general conditions payroll, construction management fee and general contractor insurance allocated pro rata to site preparation activities</i>	\$77,177	
<b>Infrastructure Improvements</b>		<b>\$294,681</b>
<i>Installation and/or replacement of public sidewalks, curbs and gutters, alley ways, and driveways</i>	\$31,825	
<i>Storm water management system installation and related costs for storm water infrastructure*</i>	\$175,000	
<i>Installation of City water and sewer/sanitary connection valves and leads at Property rights-of-way</i>	\$31,500	
<i>Project engineering, staking, permits, general conditions payroll, construction management fee and general contractor insurance allocated pro rata to infrastructure improvement activities</i>	\$56,356	
<b>Local-Only Eligible Activities Sub-Total</b>		<b>\$698,235</b>
<b>Contingency (15%)</b>		<b>\$104,735</b>
<b>Local-Only Eligible Activities Total</b>		<b>\$802,971</b>
<b>Additional Eligible Activities for School Tax and Local Taxes Reimbursement</b>	<b>Cost</b>	<b>Cost</b>
<b>Phase I and Phase II</b>		<b>\$10,792</b>
<b>Due Care Planning</b>		<b>\$0</b>
<b>Lead, Asbestos, Mold Abatement</b>		<b>\$2,450</b>
<i>Pre-demolition asbestos assessment for structure</i>	\$2,450	
<b>Abestos, Mold, Lead and Building Haz. Materials Abatement and Demolition (up to \$250,000)</b>		<b>\$121,088</b>
<i>Building and site demolition activities</i>	\$97,931	
<i>Project engineering, staking, permits, general conditions payroll, construction management fee and general contractor insurance allocated pro rata to demolition activities</i>	\$23,157	
<b>Additional Eligible Activities Sub-Total</b>		<b>\$134,329</b>
<b>Contingency (15%)</b>		<b>\$20,149</b>
<b>Brownfield Plan and/or Work Plan Preparation and Implementation</b>		<b>\$30,000</b>
<b>Additional Eligible Activities Total</b>		<b>\$184,479</b>
<b>Overall Eligible Activities Total</b>		<b>\$987,450</b>

\*Storm water management costs included are incremental to those costs that would be incurred to construct a storm water retention system on a similar scaled greenfield site.

## Table 2

### TIF Table (Tax Capture/Reimbursement Schedule)



	B	C	AD	AE	AF	AG	AH	AI	AJ	AK	AL	AM
1	<b>John R Brownfield Plan</b>											
2	<b>Table</b>											
3	0.26											
4			<b>2049</b>	<b>2050</b>	<b>2051</b>	<b>2052</b>	<b>2053</b>	<b>2054</b>	<b>2055</b>	<b>2056</b>	<b>Totals</b>	
7	Assumed annual increase in TV											
9	Base/Initial Taxable Value											
10	Building		102,324	102,324	102,324	102,324	102,324	102,324	102,324	102,324	102,324	
11	Land		179,226	179,226	179,226	179,226	179,226	179,226	179,226	179,226	179,226	
12	Total		281,550	281,550	281,550	281,550	281,550	281,550	281,550	281,550	281,550	
14	New/Incremental value											
15	Building		1,330,483	1,370,397	1,411,509	1,453,854	1,497,470	1,542,394	1,588,666	1,636,326		
16	Land		164,190	174,492	185,104	196,034	207,292	218,887	230,831	243,132		
17	Total Real Property Taxable Value		\$1,684,202	\$1,734,728	\$1,786,770	\$1,840,373	\$1,895,584	\$1,952,451	\$2,011,025	\$2,071,356		
18	Captured Taxable Value: Real Estate		\$1,402,652	\$1,453,178	\$1,505,220	\$1,558,823	\$1,614,034	\$1,670,901	\$1,729,475	\$1,789,806		
98												
99												
100	<b>School Taxes</b>											
101	School Operating		-	-	-	-	-	-	-	-	-	137,060
102	State Education Tax		-	-	-	-	-	-	-	-	-	45,870
103	<b>Total</b>		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 182,931
104	<b>Non-school Taxes</b>											
105	City Operating		19,011	19,696	20,401	21,128	21,876	22,647	23,440	24,258	445,306	
106	Solid Waste		3,409	3,532	3,658	3,789	3,923	4,061	4,203	4,350	79,855	
107	Lamphere Sinking		4,019	4,164	4,313	4,466	4,625	4,787	4,955	5,128	94,137	
108	Road Improvement		2,577	2,670	2,766	2,864	2,966	3,070	3,178	3,289	60,369	
110	Senior Citizens		612	634	657	680	704	729	755	781	14,335	
111	County Gen Fund		5,513	5,711	5,916	6,126	6,343	6,567	6,797	7,034	129,125	
112	Oakland Comm College		2,068	2,143	2,220	2,299	2,380	2,464	2,550	2,639	48,452	
113	OISD Allocated		261	271	280	290	301	311	322	333	6,118	
114	OISD Voted		4,136	4,285	4,438	4,597	4,759	4,927	5,100	5,278	96,881	
115	Oakland Transit		1,319	1,367	1,416	1,466	1,518	1,572	1,627	1,684	30,907	
116	H-C Metroparks		288	298	309	320	331	343	355	367	6,735	
117	County Park & Rec		906	939	973	1,007	1,043	1,080	1,117	1,156	21,228	
118	<b>Total Incremental Local Taxes Paid</b>		\$ 44,120	\$ 45,709	\$ 47,346	\$ 49,032	\$ 50,768	\$ 52,557	\$ 54,400	\$ 56,297	\$ 1,033,447	
119	<b>Total School and Non-School Capturable</b>		\$ 44,120	\$ 45,709	\$ 47,346	\$ 49,032	\$ 50,768	\$ 52,557	\$ 54,400	\$ 56,297	\$ 1,216,378	
120												
121	<b>Non-Capturable Taxes</b>											
122	Zoo Authority		131	136	141	146	151	156	162	167	3,072	
123	Art Institute		270	280	290	300	311	322	333	345	6,325	
124	P&F Pension		9,819	10,172	10,537	10,912	11,298	11,696	12,106	12,529	229,988	
125	Chapt 20 Drain		280	290	300	311	322	333	345	357	6,555	
126	<b>Total Non-Capturable Millages</b>		\$ 10,500	\$ 10,878	\$ 11,267	\$ 11,669	\$ 12,082	\$ 12,508	\$ 12,946	\$ 13,398	\$ 245,939	
127	<b>Total Mills</b>		\$ 54,619	\$ 56,587	\$ 58,613	\$ 60,700	\$ 62,850	\$ 65,065	\$ 67,346	\$ 69,695	\$ 1,462,317	
128	<b>Total Tax Increment Revenue (TIR) Available</b>		\$ 44,120	\$ 45,709	\$ 47,346	\$ 49,032	\$ 50,768	\$ 52,557	\$ 54,400	\$ 56,297	\$ 1,216,378	
129	<b>TOTAL CAPTURE</b>											
130												
131												
132	BRA Administrative Fee		2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	75,000	
133	50% SET to State Brownfield Redevelopment Fund		-	-	-	-	-	-	-	-	22,935	
134												
135	<b>Adjusted capture</b>											
136	Adjusted Annual Captured Non-School Taxes		41,620	43,209	44,846	46,532	48,268	50,057	51,900	53,797	958,447	
137	Adjusted Annual Captured School Taxes (SET)		-	-	-	-	-	-	-	-	22,935	
138	Adjusted Annual Captured School Taxes (School Oper)		-	-	-	-	-	-	-	-	137,060	
139	<b>Adjusted Annual Total Incremental Taxes</b>		\$ 41,620	\$ 43,209	\$ 44,846	\$ 46,532	\$ 48,268	\$ 50,057	\$ 51,900	\$ 53,797	\$ 1,118,442	
140	<b>ADJUSTED CAPTURE</b>											

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S
1	<b>28220 John R Brownfield Plan</b>																		
2	<b>Reimbursement Table</b>																		
3	Rev. 04.10.26																		
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Reimbursement Values	Proportionality for all capture	Taxes for Dev. Pmts	Total to Developer
School Taxes	15.0%	\$ 149,511	\$ 149,511
Local/Non-School Taxes	85.0%	\$ 837,939	\$ 837,939
<b>TOTAL</b>		<b>\$ 987,450</b>	<b>\$ 987,450</b>
School and Local Tax Eligible	18.7%	\$ 184,479	\$ 184,479
Local-Only	81.3%	\$ 802,971	\$ 802,971
<b>TOTAL</b>		<b>\$ 987,450</b>	<b>\$ 987,450</b>

Estimated Total Years of Plan: 30

Estimated Capture	\$ 1,216,378
Administrative Fees	\$ 75,000
State Brownfield Redevelopment Fund	\$ 22,935
Local Brownfield Revolving Fund	\$ 120,508

		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	2041		
15	Total School Incremental Revenue	\$ 1,959	\$ 14,926	\$ 15,576	\$ 16,245	\$ 16,935	\$ 17,645	\$ 18,376	\$ 19,130	\$ 19,906	\$ 20,705	\$ 21,528	\$ -	\$ -	\$ -	\$ -	\$ -		
16	State Brownfield Redevelopment Fund (50% of SET); max 25 yrs	\$ 246	\$ 1,871	\$ 1,953	\$ 2,037	\$ 2,123	\$ 2,212	\$ 2,304	\$ 2,398	\$ 2,496	\$ 2,596	\$ 2,699	\$ -	\$ -	\$ -	\$ -	\$ -		
17	School TIR Available for Reimbursement	\$ 1,713	\$ 13,055	\$ 13,623	\$ 14,209	\$ 14,812	\$ 15,433	\$ 16,072	\$ 16,731	\$ 17,410	\$ 18,109	\$ 18,829	\$ -	\$ -	\$ -	\$ -	\$ -		
19	Total Local/Non-schools Incremental Revenue	\$ 2,575	\$ 19,621	\$ 20,475	\$ 21,355	\$ 22,262	\$ 23,195	\$ 24,157	\$ 25,147	\$ 26,167	\$ 27,218	\$ 28,300	\$ 29,415	\$ 30,563	\$ 31,745	\$ 32,963			
20	BRA Administrative Fee	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500			
21	Local TIR Available for Reimbursement	\$ 75	\$ 17,121	\$ 17,975	\$ 18,855	\$ 19,762	\$ 20,695	\$ 21,657	\$ 22,647	\$ 23,667	\$ 24,718	\$ 25,800	\$ 26,915	\$ 28,063	\$ 29,245	\$ 30,463			
22	Total School & Local/Non-schools TIR Available	\$ 1,788	\$ 30,176	\$ 31,598	\$ 33,064	\$ 34,573	\$ 36,128	\$ 37,729	\$ 39,378	\$ 41,077	\$ 42,827	\$ 44,629	\$ 26,915	\$ 28,063	\$ 29,245	\$ 30,463			
23	DEVELOPER																		
24	Beginning Developer Reimbursement Balance																		
25	Local-Only Eligible Activities	\$ 802,971	\$ 61	\$ 13,922	\$ 14,617	\$ 15,333	\$ 16,070	\$ 16,829	\$ 17,611	\$ 18,416	\$ 19,246	\$ 20,100	\$ 25,800	\$ 26,915	\$ 28,063	\$ 29,245	\$ 30,463		
28	School Tax Reimbursement		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
29	Local Tax Reimbursement		\$ 61	\$ 13,922	\$ 14,617	\$ 15,333	\$ 16,070	\$ 16,829	\$ 17,611	\$ 18,416	\$ 19,246	\$ 20,100	\$ 25,800	\$ 26,915	\$ 28,063	\$ 29,245	\$ 30,463		
30	Total Local-Only Eligible Activities Reimbursement Balance	\$ 802,971	\$ 802,910	\$ 788,988	\$ 774,371	\$ 759,038	\$ 742,968	\$ 726,140	\$ 708,529	\$ 690,113	\$ 670,867	\$ 650,767	\$ 624,967	\$ 598,053	\$ 569,990	\$ 540,745	\$ 510,281		
32	School Tax and Local Tax Eligible Costs for Pre-Approved Activities	\$ 184,479	\$ 1,727	\$ 16,253	\$ 16,981	\$ 17,731	\$ 18,503	\$ 19,299	\$ 20,118	\$ 20,962	\$ 21,832	\$ 22,727	\$ 8,345	\$ -	\$ -	\$ -	\$ -		
33	School Tax Reimbursement		\$ 1,713	\$ 13,055	\$ 13,623	\$ 14,209	\$ 14,812	\$ 15,433	\$ 16,072	\$ 16,731	\$ 17,410	\$ 18,109	\$ 8,345	\$ -	\$ -	\$ -	\$ -		
34	Local Tax Reimbursement		\$ 14	\$ 3,199	\$ 3,358	\$ 3,523	\$ 3,692	\$ 3,866	\$ 4,046	\$ 4,231	\$ 4,422	\$ 4,618	\$ -	\$ -	\$ -	\$ -	\$ -		
35	Total School Tax and Local Tax Eligible Cost Reimbursement Balance	\$ 184,479	\$ 182,752	\$ 166,499	\$ 149,517	\$ 131,786	\$ 113,283	\$ 93,984	\$ 73,865	\$ 52,903	\$ 31,072	\$ 8,345	\$ -	\$ -	\$ -	\$ -	\$ -		
38	Total Annual Developer Reimbursement	\$ 1,788	\$ 30,176	\$ 31,598	\$ 33,064	\$ 34,573	\$ 36,128	\$ 37,729	\$ 39,378	\$ 41,077	\$ 42,827	\$ 34,145	\$ 26,915	\$ 28,063	\$ 29,245	\$ 30,463			
40	LOCAL BROWNFIELD REVOLVING FUND																		
41	LBRF Deposits *																		
42	School Tax Capture	Cap=	\$ 159,995	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
43	Local/Non-Schools Tax Capture	Cap=	\$ 958,447	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
44	Total LBRF Capture	Total Cap=	\$ 1,118,442	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
45	* Limited deposits for up to five years of capture for LBRF Deposits after eligible activities are reimbursed.																		

	A	T	W	X	Y	Z	AA	AB	AC	AD	AE	AF	AG	AH	AI
1	<b>28220 John R Brownfield Plan</b>														
2	<b>Reimbursement Table</b>														
3	Rev. 04.10.26														
4															
5															
6															
7															
8															
9															
10		16	19	20	21	22	23	24	25	26	27	28	29	30	
14		2042	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	Totals
15	Total School Incremental Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 182,931
16	State Brownfield Redevelopment Fund (50% of SET); max 25 yrs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,935
17	School TIR Available for Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 159,995
18															\$ -
19	Total Local/Non-schools Incremental Revenue	\$ 34,218	\$ 38,212	\$ 39,624	\$ 41,079	\$ 42,577	\$ 44,120	\$ 45,709	\$ 47,346	\$ 49,032	\$ 50,768	\$ 52,557	\$ 54,400	\$ 56,297	\$ 1,033,447
20	BRA Administrative Fee	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 75,000
21	Local TIR Available for Reimbursement	\$ 31,718	\$ 35,712	\$ 37,124	\$ 38,579	\$ 40,077	\$ 41,620	\$ 43,209	\$ 44,846	\$ 46,532	\$ 48,268	\$ 50,057	\$ 51,900	\$ 53,797	\$ 958,447
22	Total School & Local/Non-schools TIR Available	\$ 31,718	\$ 35,712	\$ 37,124	\$ 38,579	\$ 40,077	\$ 41,620	\$ 43,209	\$ 44,846	\$ 46,532	\$ 48,268	\$ 50,057	\$ 51,900	\$ 53,797	\$ 1,118,442
23															\$ -
24	<b>DEVELOPER</b>														
25	<b>Beginning Developer Reimbursement Balance</b>														
26															\$ -
27	Local-Only Eligible Activities	\$ 31,718	\$ 35,712	\$ 37,124	\$ 38,579	\$ 40,077	\$ 41,620	\$ 43,209	\$ 44,846	\$ 46,532	\$ 48,268	\$ 50,057	\$ 51,900	\$ 53,797	\$ 802,971
28	School Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
29	Local Tax Reimbursement	\$ 31,718	\$ 35,712	\$ 37,124	\$ 38,579	\$ 40,077	\$ 41,620	\$ 43,209	\$ 44,846	\$ 46,532	\$ 48,268	\$ 50,057	\$ 51,900	\$ 53,797	\$ 802,971
30	Total Local-Only Eligible Activities Reimbursement Balance	\$ 478,563	\$ 375,500	\$ 338,376	\$ 299,797	\$ 259,720	\$ 218,101	\$ 174,892	\$ 130,046	\$ 83,514	\$ 35,246	\$ -	\$ -	\$ -	\$ -
31															\$ -
32	School Tax and Local Tax Eligible Costs for Pre-Approved Activities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 184,479
33	School Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 149,511
34	Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 34,968
35	Total School Tax and Local Tax Eligible Cost Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
36															\$ -
37															\$ -
38	Total Annual Developer Reimbursement	\$ 31,718	\$ 35,712	\$ 37,124	\$ 38,579	\$ 40,077	\$ 41,620	\$ 43,209	\$ 44,846	\$ 46,532	\$ 48,268	\$ 50,057	\$ 51,900	\$ 53,797	\$ 987,450
39															\$ -
40	<b>LOCAL BROWNFIELD REVOLVING FUND</b>														
41	<b>LBRF Deposits *</b>														
42	School Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
43	Local/Non-Schools Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,811	\$ 51,900	\$ 53,797	\$ 120,508
44	Total LBRF Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,811	\$ 51,900	\$ 53,797	\$ 120,508
45	* Limited deposits for up to five years of capture for LBRF Deposits after eligible activities are reimbursed.														

# **Attachment A**

## **Brownfield Plan Resolution(s)**

# **Attachment B**

## **Signed Affidavit for Functional Obsolescence**

**AFFIDAVIT OF DEBRA KOPP**

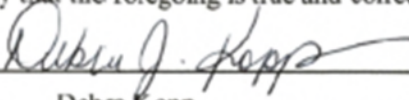
STATE OF MICHIGAN    )  
                                  )ss.  
COUNTY OF OAKLAND    )

I, Debra Kopp, having first been duly sworn, deposes and says:

1.     I make this affidavit from my own personal knowledge and I am competent to testify to the matters set forth herein.
  
2.     I am the City Assessor, MMAO, PPE for the City of Madison Heights, County of Oakland, State of Michigan.
  
3.     I have inspected the specific properties and related improvements at the location of 28220 John R Road (Parcel Numbers 44-25-13-106-010 and 44-25-13-106-011). The property suffers from severe physical depreciation and has been vacant for an extended period of time.
  
4.     On the basis of my inspection or knowledge of the property, I have determined that the property is “functionally obsolete” because it 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 superadequacies in design, or other similar factors that affect the property itself or the property’s relationship with other surrounding property.

Dated this 10<sup>th</sup> day of April, 2026.

I declare under penalty of perjury that the foregoing is true and correct.

  
\_\_\_\_\_  
Debra Kopp  
City of Madison Heights Assessor

Subscribed and sworn to before me  
this 10<sup>th</sup> day of April, 2026.

  
\_\_\_\_\_  
Thomas Clancy  
Notary Public

THOMAS CLANCY  
NOTARY PUBLIC, STATE OF MI  
COUNTY OF OAKLAND  
MY COMMISSION EXPIRES Jul 6, 2030  
ACTING IN COUNTY OF macomb



Oakland County, Michigan

My Commission Expires: Jul 5, 2030