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CITY of NOVI CITY COUNCIL

Agenda Item 2
April 27, 2009

SUBJECT: Approval and adoption of (1) Resolution of Understanding authorizing the Oakland County Brownfield Redevelopment Authority (OCBRA) to undertake review of a Brownfield Plan proposal for Oxid Corporation, 25275 Regency Drive, and to collect various fees in connection with the proposal; and (2) Resolution Concurring in the Provisions of a Brownfield Plan adopted by the OCBRA utilizing tax increment financing for a period of nine years ending no later than 2017.

SUBMITTING DEPARTMENT: Neighborhood & Business Relations

CITY MANAGER APPROVAL:

BACKGROUND INFORMATION:

A brownfield redevelopment has been proposed for property located at 25275 Regency Drive, west of Haggerty Road and north of Grand River. The proposal relates to the renovation/build-out of an existing building for occupancy by a company called OXID Corporation, which manufactures laser beam delivery systems. OXID is currently located in Farmington Hills. The project contemplates an investment of about \$1,350,000 in improvements and equipment.

The City has been informed that the property is a "facility" under state environmental laws and is eligible for clean-up using a tax recapture method under the Brownfield Redevelopment and Financing Act, Act 381 of 1996. Act 381 facilitates the financing of environmental clean-ups as part of property development by use of a tax increment financing method (TIF), which captures certain taxes related to the increased value of the improved property and uses that amount to offset the costs incurred by the developer in the clean-up. Eligible costs in a brownfield project include baseline environmental assessments (Phase I ESA, Phase II ESAs and BEA reports), due care activities, additional response activities, lead and asbestos surveys, abatement, and demolition. The developer may also be eligible for various state tax credits.

The City has not established a Brownfield Redevelopment Authority under Act 381. The proposal is to use the Oakland County Brownfield Redevelopment Authority (OCBRA), which was established by the County Board of Commissioners in 2001 to assist in brownfield redevelopment in communities that have not established their own such authorities. But the County will not generally proceed without knowing that the municipality in which the property is located is in support of the project. The process therefore starts informally with the convening of a "host committee" consisting of "at least one OCBRA board member and one locally elected official (or designee) of the subject municipality." The committee makes an initial recommendation to the OCBRA on the project and proposed Brownfield Plan. Mayor Landry appointed Ara Topouzian, Economic Development Director, as his designee for this meeting, which occurred on April 15, 2009. The proposed Brownfield Plan was recommended to the OCBRA, which then approved the Plan at its meeting on April 21, 2009.

The next step in the County's process is for the Plan to be approved by the Oakland County Board of Commissioners, after notice and a public hearing as provided by statute. The Board, however, will not process the Plan until it gets a more formal indication of the City's support. It therefore requires that the City adopt a form of resolution first indicating that it wants the County to undertake the process and acknowledging that the County will require certain fees for doing so (the Resolution of Understanding) and then indicating that the City Council has read the Brownfield

Plan and supports it (The Resolution Concurring in the Provisions of a Brownfield Plan). These are the two resolutions that have been prepared for consideration by the Council and attached for its review, along with the Brownfield Plan, which is also attached.

Additional Background Information on Oxid

Oxid was founded in 1980. It manufactures high-power laser beam delivery systems and components that are used in industrial manufacturing, medical laser system beam delivery components, and recently department of defense contracts. Initially these components were used in industrial laser systems by various customers. By 1986 a significant market started to develop for human medical laser system beam delivery components. Oxid Corporation was formed in 1986 to sell and service to this segment of the market, and is now a recognized brand name world-wide in medical laser beam delivery.. Oxid Corporation subcontracts its manufacturing to Laser Mechanisms, Inc., which is located in the same building complex. Oxid also contracts for its management, sales, and engineering labor to develop and sell new products from Laser Mechanisms.

A total of 25 jobs would be created/retained at an average yearly wage of \$30-70,000. Oxid makes a practice of hiring workers who can grow into higher level jobs based on their previous education and experience level. In addition to their direct hires, Oxid uses several local subcontractors for all of its machining, sheet metal, and circuit board work. These support companies will also be hiring new workers. The existing buildings have been underutilized since their construction in the early 2000s. Oxid is looking to relocate to 25275 Regency North, which offers 40% more space (22,000 sf) than their existing location in Farmington Hills. Regency 346, LLC, the Developer of the property at 25275 Regency North, is a single purpose entity created to oversee the purchase and management of the land and buildings.

Recommendation

Staff believes that this project merits consideration. This is unlike a straight property tax abatement in that it involves the environmental clean-up and a focused, capped amount of money that would be made available to the property owner for embarking upon these over-and-above environmental clean-up costs. It is projected that the estimated \$138,679 clean-up costs would be paid within 9 years, by 2017, through the incremental taxes above the current taxable value base of \$1,190,030. Taxes associated with the Novi school district will be unaffected. The City of Novi will benefit from the increase in tax base created by the expansion of these businesses and the economy will improve by the jobs. In addition, this may entice other businesses to redevelop the existing vacant properties available within this industrial park.

RECOMMENDED ACTION: Approval and adoption of (1) Resolution of Understanding authorizing the Oakland County Brownfield Redevelopment Authority (OCBRA) to undertake review of a Brownfield Plan proposal for Oxid Corporation, 25275 Regency Drive, and to collect various fees in connection with the proposal; and (2) Resolution Concurring in the Provisions of a Brownfield Plan adopted by the OCBRA utilizing tax increment financing for a period of nine years ending no later than 2017.

	1	2	Y	N
Mayor Landry				
Mayor Pro Tem Gatt				
Council Member Burke				
Council Member Crawford				

	1	2	Y	N
Council Member Margolis				
Council Member Mutch				
Council Member Staudt				



L. BROOKS PATTERSON,
OAKLAND COUNTY EXECUTIVE

To: City of Novi Council and
Oakland County Brownfield Redevelopment Authority Board

From: Dan Hunter, Manager Planning and Economic Development *DH*

Date: April 16, 2009

Re: Brownfield Plan for Novi Oxid Project

Dear Council and Board-

The Oakland County Brownfield Redevelopment Authority has duly appointed a local committee for the "Oxid project redevelopment" site located in the City of Novi. This committee consisted of Ara Topouzian, designee of Mayor David Landry and myself.

In addition to meetings with City staff, technical consultants and the developer, the local committee has been informed of the project activities, received, reviewed, and discussed the proposed Brownfield Plan.

At meeting of the full committee yesterday we unanimously expressed our support for the project and the Brownfield Plan, and recommend and encourage its adoption by the OCBRA, the City of Novi, and the Oakland County Board of Commissioners.

We look forward to seeing this important development progressing and contributing to an emerging vital downtown.

PLANNING & ECONOMIC
DEVELOPMENT SERVICES

DANIEL P. HUNTER, MANAGER

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Calendar
OXID consideration
Project consideration by: Oakland County BRA/ Oakland County Planning & Building/ Oakland County Finance Committee/ Oakland County Board of Commissioners/ Local Municipal Board

- April 6-** **Creation of a local host committee for the OXID project to recommend the adoption of the Brownfield Plan.**
- April 7- Receive final Brownfield plan regarding the OXID project.
- April 14- Send out information packet regarding the project to BRA board members.
- April 14- Submit Public Notice to County Clerk, regarding the BRA meeting.
- April 21- **BRA meeting, OXID project.**
- April 27-** **City of Novi Council meeting. Vote on resolution of understanding and Concurrent Resolution.**
- April 28-** **P&B Committee meeting. Recommending a public hearing by the BoC in regards to the OXID project.**
- May 7-** **BoC meeting: establish a public hearing for the BoC meeting on May 21.**
- May 7- Submit Public Notice to publishers, regarding the BoC meeting. Public Notice will be published on May 11th & May 13th.
- May 11 - Publish first notice of public hearing.
- May 11- Mail out information to the Planning and Building board.
- May 12-** **P&B Committee meeting Re: OXID Project. Vote on project**
- May 13- Publish second notice of public hearing.
- May 21-** **Conduct public hearing regarding OXID project by the BoC, Refer plan to Finance committee**
- ****BOARD OF COMMISSIONERS MAY APPROVE ON May 21st MEETING******
- June 4-** **Finance Committee meeting Re: OXID Project**
- June 11-** **BoC meeting to vote on OXID project**

STATE OF MICHIGAN
COUNTY OF OAKLAND
CITY OF NOVI

**RESOLUTION OF UNDERSTANDING REGARDING OXID COROPORATION
PROPOSED BROWNFIELD REDEVELOPMENT**

RECITATIONS:

WHEREAS, the City of Novi has a Brownfield project commonly known as the Oxid Project that it would like to have reviewed and processed by the Oakland County Brownfield Redevelopment Authority; and

WHEREAS, the City of Novi has not created a Brownfield Authority; and

WHEREAS, the Oakland County Brownfield Redevelopment Authority was created by Oakland County pursuant to MCL 125.2651 et seq. to assist jurisdictions like (name if CVT) that do not have their own Brownfield Authority; and

WHEREAS, the Oakland County Brownfield Redevelopment Authority is prepared to assist The City of Novi by reviewing the proposed Oxid Project, provided that The City of Novi acknowledges certain rights that the Oakland County Brownfield Redevelopment Authority has, to wit:

- (OCBRA or County) intends to collect an administrative fee via tax increment financing not to exceed \$9,000; and
- (OCBRA or County) intends to capture and collect \$12,500 these funds will be placed in the (OCBRA's or County's) revolving loan fund for future remediation projects; and

WHEREAS, the City of Novi will have the opportunity to provide public comment on any Brownfield plan (including the amount of the administrative fee to be collected) before it is finally adopted by the OCBRA and/or the Oakland County Board of Commissioners;

NOW BE IT THEREFORE RESOLVED that The City of Novi requests that the OCBRA undertake review of the Oxid Project.

IT IS FURTHER RESOLVED THAT The City of Novi acknowledges and understands that (OCBRA or County) intends to collect certain administrative fees, which will be specified in detail in any Brownfield Plan before it is finally adopted.

AYES:
NAYS:
ABSTENTIONS:
ABSENT:

CERTIFICATION

It is hereby certified that the foregoing Resolution is a true and accurate copy of the Resolution adopted by the City Council of the City of Novi at a meeting duly called and held on the 27th day of April, 2009.

City of Novi

By: _____
Maryanne Cornelius, Clerk

STATE OF MICHIGAN
COUNTY OF OAKLAND
CITY OF NOVI

**RESOLUTION CONCURRING WITH THE PROVISIONS OF
A BROWNFIELD PLAN ADOPTED BY THE OAKLAND COUNTY
BROWNFIELD REDEVELOPMENT AUTHORITY FOR THE
OXID PROJECT**

RECITATIONS:

WHEREAS, the Oakland County Board of Commissioners, pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, being Act 381 of the Public Acts of the State of Michigan of 1996, as amended (the "Act"), have established a Brownfield Redevelopment Authority and Board (OCBRA) to facilitate the clean up and redevelopment of Brownfields within Oakland County's communities; and

WHEREAS, the Oxid project in the City of Novi is an environmental hazard, a "facility" under state statute; and

WHEREAS, a Brownfield clean up and redevelopment plan (the "Plan") has been prepared to restore the environmental and economic viability of this parcel which the OCBRA has reviewed and modified; and

WHEREAS, pursuant to OCBRA by-laws, a local committee has been appointed, participated in discussions regarding the proposed plan and project, reviewed the plan, and recommends its approval; and

WHEREAS, the OCBRA, pursuant to and in accordance with Section 13 of the Act, shall consider recommending that the Oakland County Board of Commissioners approve the Brownfield Plan to be carried out within the City of Novi, relating to the redevelopment of the Oxid project located at 25275 Regency North (the "Property"); and

WHEREAS, the members of the City Council have reviewed the Plan, and have been provided a reasonable opportunity to express their views and recommendations regarding the Plan in accordance with Sections 13(13) of the Act; and

NOW THEREFORE BE IT RESOLVED THAT, the City Council of the City of Novi hereby concurs with the provisions of the Plan including approval of the Plan by the Oakland County Board of Commissioners and implementation of the Plan by the Oakland County Brownfield Redevelopment Authority.

BE IT FURTHER RESOLVED THAT should any section, clause or phrase of this Resolution be declared by the courts to be invalid, the same shall not affect the validity of this Resolution as a whole nor any part thereof other than the part so declared to be invalid.

BE IT FURTHER RESOLVED THAT all resolutions or parts of resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

AYES:
NAYS:
ABSTENTIONS:
ABSENT:

CERTIFICATION

It is hereby certified that the foregoing Resolution is a true and accurate copy of the Resolution adopted by the City Council of the City of Novi at a meeting duly called and held on the 27 day of April, 2009.

City of Novi

By: _____
Maryanne Cornelius, City Clerk

Tax Increment Financing Estimates
Table 1
25275 Regency North
Novi, MI

	2009	2010	2011	2012	2013	2014	2015	2016	2017	Total
Current Taxable Value	\$ 1,190,030	\$ 1,190,030	\$ 1,190,030	\$ 1,190,030	\$ 1,190,030	\$ 1,190,030	\$ 1,190,030	\$ 1,190,030	\$ 1,190,030	\$ 1,190,030
Comm. Tax Increment Value (increase of 1%)		\$ 1,865,030	\$ 1,883,680	\$ 1,902,517	\$ 1,921,542	\$ 1,940,758	\$ 1,960,165	\$ 1,979,767	\$ 1,999,565	
Incremental Difference (New Taxes-Existing)		\$ 675,000	\$ 693,650	\$ 712,487	\$ 731,512	\$ 750,728	\$ 770,135	\$ 789,737	\$ 809,535	
School Taxes - Millage										
School Operating	18.000000	\$ 12,150	\$ 1,675							\$ 13,825
State Educ Tax	6.000000	\$ 4,050	\$ 558							\$ 4,608
Total School Taxes - Captured only for work plan exempt environmental activities	24.000000									\$ 18,433
Local Taxes - Millage										
City	10.541600	\$ 7,116	\$ 7,312	\$ 7,511	\$ 7,711	\$ 7,914	\$ 8,118	\$ 8,325	\$ 8,534	\$ 62,541
Oakland County Operating	4.190000	\$ 2,828	\$ 2,906	\$ 2,985	\$ 3,065	\$ 3,146	\$ 3,227	\$ 3,309	\$ 3,392	\$ 24,858
Oakland Community College	1.584400	\$ 1,069	\$ 1,099	\$ 1,129	\$ 1,159	\$ 1,189	\$ 1,220	\$ 1,251	\$ 1,283	\$ 9,400
Oakland County ISD voted	3.168700	\$ 2,139	\$ 2,198	\$ 2,258	\$ 2,318	\$ 2,379	\$ 2,440	\$ 2,502	\$ 2,565	\$ 18,799
Oakland County ISD General	0.200300	\$ 135	\$ 139	\$ 143	\$ 147	\$ 150	\$ 154	\$ 158	\$ 162	\$ 1,188
Oakland County PK&RC	0.241500	\$ 163	\$ 168	\$ 172	\$ 177	\$ 181	\$ 186	\$ 191	\$ 196	\$ 1,433
Oakland County HCMA	0.241500	\$ 163	\$ 168	\$ 172	\$ 177	\$ 181	\$ 186	\$ 191	\$ 196	\$ 1,433
Oakland County zoo	0.100000	\$ 68	\$ 69	\$ 71	\$ 73	\$ 75	\$ 77	\$ 79	\$ 81	\$ 593
	20.268000									\$ 120,246
Local Debt or Special Assessment (NC)										
School Sink Fund	0.493200	\$ 333	\$ 342	\$ 351	\$ 361	\$ 370	\$ 380	\$ 389	\$ 399	\$ 2,926
School Supp	0.980000	\$ 662	\$ 680	\$ 698	\$ 717	\$ 736	\$ 755	\$ 774	\$ 793	\$ 5,814
School Debt	5.860000	\$ 3,956	\$ 4,065	\$ 4,175	\$ 4,287	\$ 4,399	\$ 4,513	\$ 4,628	\$ 4,744	\$ 34,766
	7.333200									
Total School Yearly Incremental Taxes		\$ 16,200	\$ 2,233							
Total Non-School Yearly Incremental Taxes		\$ 13,681	\$ 14,059	\$ 14,441	\$ 14,826	\$ 15,216	\$ 15,609	\$ 16,006	\$ 16,408	\$ 120,246
Administrative Fee Captured by the BRA		\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 8,000
Yearly Local Taxes Available for Capture		\$ 12,681	\$ 13,059	\$ 13,441	\$ 13,826	\$ 14,216	\$ 14,609	\$ 15,006	\$ 15,408	\$ 112,246
Cumulative Taxes Captured for Reimbursement		\$ 12,681	\$ 25,740	\$ 39,180	\$ 53,007	\$ 67,223	\$ 81,832	\$ 96,838	\$ 112,246	
Local Site Revolving Fund Capture (last year of capture)								\$ 11,779		\$ 11,779
Reimbursed Work Plan Exempt Environmental Expenses										
Local Capture (45.478% of Env Expenses)	15,109	\$ 12,681	\$ 1,886							\$ 14,567
School Capture (54.215% of Env Expenses)	17,891	\$ 16,200	\$ 2,233							\$ 18,433
Unreimbursed Work Plan Exempt Environmental Expenses	33,000	\$ 4,119	\$ -							
Reimbursed Local Only Environmental Expenses										
Unreimbursed Local Only Environmental Expenses	85,900		\$ 11,173	\$ 13,441	\$ 13,826	\$ 14,216	\$ 14,609	\$ 15,006	\$ 3,629	\$ 85,900
Annual Reimbursed Eligible Activities		\$ 28,881	\$ 15,292	\$ 13,441	\$ 13,826	\$ 14,216	\$ 14,609	\$ 15,006	\$ 3,629	
Cumulative Reimbursed Eligible Activities		\$ 28,881	\$ 44,173	\$ 57,614	\$ 71,440	\$ 85,656	\$ 100,265	\$ 115,271	\$ 118,900	\$ 118,900

Description of Eligible Activities (see Table 1 for a detailed description)	Estimated Cost
Work Plan Exempt Environmental Activities (school + local)	
1. Brownfield Plan Preparation	\$ 10,000
2. Due Care reporting and monitoring	\$ 20,000
3. Work Plan Exempt Environmental Contingency (15%)	\$ 3,000
Local Only Environmental Activities	
4. BEA Activities (Phase I ESA, Phase II ESA and BEA)	\$ 16,900
5. Vapor Barrier	\$ 39,000
6. Sub-slab vent system	\$ 10,000
7. Excavation, disposal, transportation of contaminated soils	\$ 11,000
8. Local Only Environmental Contingency (15%)	\$ 9,000
Eligible Activities to be funded by TIF	\$ 118,900
Authority Administrative Costs	\$ 8,000
Local Site Remediation Revolving Fund Capture	\$ 11,779
Eligible Activities to be funded by TIF	\$ 138,679

Tax Increment Financing (Estimated Reimbursements)	
Authority Administrative Costs	\$ 8,000
Local Site Remediation Revolving Fund Cost Captured	\$ 11,779
TOTAL	\$ 19,779



Local Capture 45.785%
School Capture 54.215%

22725 Orchard Lake Road - Farmington, MI 48336 - Phone: 248-615-1333 - Fax: 248-615-1334

OXID
CORPORATION

**Your Partner For
Medical Laser Device
Manufacturing**



medical engineering



OXID Corporation

OXID Corporation has been recognized as the world's leading manufacturer of medical laser articulated arms for over 28 years. Built to exacting standards, the "OXID" arm delivers the most accurate, repeatable performance in the industry. At OXID Corporation you can choose from over 400 different styles of articulated arms and counterweights, or we can custom engineer an arm to meet your design requirements. OXID Corporation also offers a complete line of handpieces, couplers, micromanipulators and scanners for both the "OXID" arm and other leading medical lasers.

Medical Articulated Arms

The Articulated Arm is used as a flexible delivery system where preserving the mode quality is essential. Carefully engineered components provide the best combination of inertia, friction and rotation for precise, hand-guided motions. Stainless steel ball bearings and connectors are used along with all-aluminum, anodized tubing and knuckle assemblies to withstand hospital environments.

Features

- OXID is the world's leading manufacturer of articulated arms
- All mirrors are removable and replaceable without any realignment
- Arms are factory pre-aligned with no adjustments required
- Accuracy is typically within a 0.5 mm circle at all arm positions in the near field (position) and within 0.5 milliradians far field (angular)
- Wide range of mounting and beam delivery accessories available



Contract Manufacturing

For the last 28 years, OXID has had a consistent track record of innovative products with the highest quality standards and just-in-time deliveries.

You can now take advantage of this established manufacturing facility to boost and improve your own productivity.

OXID Corporation has the ability and experience to design from the concept onward with full documentation, or simply manufacture to your existing specifications.

The lead time and just-in-time advantages will benefit your company across the board. Let us prove the savings in manpower, lead time, facilities, design and engineering time you can realize.



OAKLAND COUNTY
BROWNFIELD REDEVELOPMENT AUTHORITY

**BROWNFIELD PLAN FOR
THE REGENCY CENTER
25275 REGENCY DRIVE**

Prepared for the:

Oakland County Brownfield Redevelopment Authority
2100 Pontiac Lake Road
Waterford, Michigan 48328
Contact: Brad Hansen
Phone: 248-858-8073

Prepared by:

AKT Peerless Environmental Services
22725 Orchard Lake Road
Farmington, Michigan 48336
Contact Person: Anne Jamieson-Urena
Phone: 248-615-1333
AKT Peerless Project No. 5882f2

Last Revision Date: April 16, 2009



**OAKLAND COUNTY
BROWNFIELD REDEVELOPMENT AUTHORITY
BROWNFIELD PLAN**

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PROJECT SUMMARY

Project Name:	The Regency Center, City of Novi, Oakland County, Michigan
Project Location:	The Property is located at 25275 Regency Drive. The parcel ID number is: 50-22-24-276-022.
Type of Eligible Property:	Facility
Eligible Activities:	Development and preparation of a brownfield plan, Baseline Environmental Assessment (BEA) activities (Phase I Environmental Site Assessment (ESA), Phase II ESA and BEA), due care reporting and monitoring, due care activities, authority administration costs and local site remediation revolving fund capture. The due care activities include the potential installation of a vapor barrier and sub-slab venting system and the excavation and disposal of contaminated soil.
Reimbursable Costs:	\$138,679
Years to Complete Payback:	8 years
Estimated Capital Investment:	\$1.3 million

Project Overview: The project consists of the excavation and disposal of contaminated soil and the potential installation of a vapor barrier and venting system to prepare the building located at 25275 Regency Drive for interior build-out and occupancy. This Brownfield Plan has been created for the purpose of facilitating redevelopment of the Property by providing the developer reimbursement for certain eligible activities and eligibility to file an application for a Michigan Business Tax Credit.

I. INTRODUCTION

Oakland County (the County) established the Oakland County Brownfield Redevelopment Authority (the Authority) on November 29, 2001, by adoption of a resolution pursuant to the Brownfield Redevelopment Financing Act, Michigan Public Act 381 of 1996, as amended (Act 381). The Michigan Department of State, Office of the Great Seal, acknowledged receipt and filing of the resolution. The County Board of Commissioners established the Authority Board and appointed its members. Act 381, authorizes 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 eligible activities and Brownfield Redevelopment Michigan Business Tax Credits.

The main purpose of this Brownfield Plan (“Plan”) is to promote the redevelopment of and investment in a certain “brownfield” property within the County. Inclusion of property within this Plan will facilitate financing of environmental response and other eligible activities at eligible properties, and will also provide tax incentives to eligible taxpayers willing to invest in revitalization of eligible sites, commonly referred to as “brownfields.” By facilitating redevelopment of brownfield properties, this Plan is intended to promote economic growth for the benefit of the residents of the County and all taxing jurisdictions located within and benefited by the Authority.

The identification or designation of a developer or proposed use for the eligible property that is the subject of this 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, if tax increment revenues are proposed to be captured from that eligible property, to identify and authorize the eligible activities to be funded by such tax increment revenues. Any change in the proposed developer or proposed use of the 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. The applicable sections of Act 381 are noted throughout the Plan for reference purposes.

This Plan contains information required by Section 13(1) of Act 381.



II. GENERAL PROVISIONS

A. Description of the Eligible Property (Section 13 (1)(h)) and the Project

The property is located in the northeast ¼ of Section 24 (T.1.N/R.8.E) in the City of Novi, Oakland County, Michigan. The property is located at 25275 Regency Drive on the west side of Regency Drive. The property comprising the eligible property consists of one rectangular parcel, parcel identification number 50-22-24-276-022, and is referred to herein as the “Property.” The Property consists of two buildings located at 25275 and 25225 Regency Drive and occupies approximately 3.01 acres. The Property is a “facility,” which is described in further detail in Section B below.

The Property is zoned I-1 (Light Industrial District) and is currently developed for light industrial use and is located in an area of Novi that is characterized by light industrial properties, undeveloped properties, wooded and wetland areas, and surface roadways. The building located 25275 Regency Drive was built in 2004 and is still unfinished on the inside and has had no occupants. The building located at 25225 Regency Drive is occupied by Solid Signal, which currently operates an on-line retailing business and warehouse specializing in distributing satellite television equipment.

Regency 346, LLC and Oxid Corporation are the project developers (“Developer”). Regency 346, LLC is a single purpose entity created to oversee the purchase and management of the land and buildings. Oxid specializes in the design, manufacturing, and assembly of articulated arms, micromanipulators, scanner, beam delivery systems, laparoscopic couplers, contract manufacturing, and specification manufacturing. The project will include the excavation and disposal of contaminated soil, potential installation of a vapor barrier and sub-slab vent system and the complete build-out of the interior building located at 25275 Regency Drive. The project will prepare the building for occupancy and enable the Developer to be in close proximity to its manufacturing counterpart, Laser Mechanisms, Inc. located on the parcel to the north.

Attachment A includes several site maps of the eligible Property, refer to: Figure 1, Topographic Location Map; Figure 2, Parcel Map; Figure 3, Eligible Property Boundary Map and an aerial map. The legal description of the Property parcel is presented in Attachment B. Attachment E includes several photographs of the building located at 25275 Regency Drive.

B. Basis of Eligibility (Section 13 (1)(h) and Section 2 (m))

The Property is considered “eligible Property” as defined by Act 381, Section 2 because (a) the Property was previously utilized or is currently utilized for an industrial or commercial purpose; and (b) determined to be a facility as defined by Act 381.

In September 2002, the laboratory analyses from BBL’s Environmental Investigation Report did not identify soil and groundwater contamination above applicable Michigan Department of Environmental Quality (MDEQ) criteria for 25225 Regency Drive. However, laboratory analyses conducted for BBL’s environmental investigation did identify concentrations of mercury, selenium, ethyl benzene, toluene, tri-methylbenzene, and xylenes in the soil above MDEQ Groundwater Surface Interface cleanup levels.



Additionally, lead was detected in groundwater samples at a concentration greater than drinking water protection. The site was determined a “facility” as defined by Part 201 of NREPA, Michigan PA 451 of 1994, as amended and in February 2003, a Category N BEA was completed and submitted for disclosure to the MDEQ.

On June 10, 2008, AKT Peerless conducted a limited subsurface investigation at the Property to address the environmental concerns identified during previous environmental investigations. AKT Peerless (1) drilled two soil borings, (2) installed two temporary soil gas wells, and (3) collected soil and soil gas samples for laboratory analyses. AKT Peerless submitted soil samples for laboratory analyses of select parameters, including: VOCs, PNAs, and lead. In addition, AKT Peerless submitted the soil gas samples for laboratory analyses of VOCs.

The laboratory analytical results of soil samples indicate that concentrations of benzene, ethylbenzene, 1,2,4-TMB, xylene, and lead exceed MDEQ Generic Residential Drinking Water Protection Cleanup Criteria. Contaminant concentrations of ethylbenzene, 1,2,4-TMB, and xylene exceed MDEQ Generic Groundwater Surface Water Interface Protection Cleanup Criteria. The contaminant concentration of lead exceeded MDEQ Generic Residential Direct Contact Cleanup Criteria.

On July 2, 2008, a Baseline Environmental Assessment was completed by AKT Peerless. The BEA was submitted to the MDEQ on September 26, 2008. Based on laboratory analytical results, the subject Property meets the definition of a “facility”, as defined in Part 201 of Natural Resources and Environmental Protection Act (NREPA), Michigan Public Act (PA) 451, 1994, as amended.

C. Summary of Eligible Activities and Description of Costs (Section 13 (1)(a),(b))

The “eligible activities” that are intended to be carried out at the Property are considered “eligible activities” as defined by Sec 2 of Act 381, because they include: 1) the development and preparation of a brownfield plan; 2) baseline environmental assessment (BEA) activities (Phase I Environmental Site Assessment (ESA), Phase II ESA and BEA); 3) due care reporting and monitoring; and 4) due care activities. The due care activities include the potential installation of a vapor barrier and sub-slab venting system due to the conditions identified on the adjoining property, and the excavation and disposal of contaminated soil. A summary of the eligible activities and the estimated cost of each eligible activity intended to be paid for with Tax Incremental Revenues from the Property are shown in the table below:

ESTIMATED COST OF ELIGIBLE ACTIVITIES

Description of Eligible Activities	Estimated Cost
1. Development and Preparation of Brownfield Plan	\$ 10,000
2. Baseline Environmental Assessment Activities: Phase I ESA, Phase II, and BEA	\$ 16,900
3. Due Care Reporting and Monitoring	\$ 20,000
4. Vapor Barrier	\$ 39,000
5. Sub-Slab Ventilation System	\$ 10,000
6. Excavation, Disposal and Transportation of Contamination Soils	\$ 11,000
7. Contingency (15%) (excludes items 1, 2, and 8)	\$ 12,000
8. Authority Administrative Costs	\$ 8,000
9. Local Site Remediation Revolving Fund Capture	\$ 11,779
Total Eligible Activities to be Funded by TIF	\$ 138,679

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

Eligible activities will be conducted on the eligible Property for the building located at 25275 Regency Drive. Completion of the eligible activities will enable the Developer to begin complete build-out of the interior to prepare this building for occupancy. It is currently anticipated that eligible activities will be completed in mid to late 2009.

The Developer desires to be reimbursed for the costs of eligible activities. Tax increment revenue generated by the Property will be captured by the Authority and used to reimburse the cost of the eligible activities completed on the Property. Attachment C, Table 1. Tax Increment Financing Estimates, identifies the eligible activities and estimated costs that will be reimbursed with Tax Increment Revenues from school operating and local taxes.

The costs listed in the table above are estimated costs and may increase or decrease depending on the nature and extent of environmental contamination and other unknown conditions encountered on the Property. The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from tax increment revenues of the Authority from the Property shall be governed by the terms of the Authority's Eligible Activity Cost Reimbursement Procedures outlined in Attachment D.



D. Estimate of Captured Taxable Value and Tax Increment Revenues (Section 13(1)(c)); Beginning Date of Capture of Tax Increment Revenues (Section (13)(1)(f); Impact of Tax Increment Financing on Taxing Jurisdictions (Section 13(1)(g))

This Plan anticipates the capture of tax increment revenues to reimburse the Developer for the costs of eligible activities under this Plan in accordance the Authority's Eligible Activity Cost Reimbursement Procedures outlined in Attachment D. A table of estimated tax increment revenues to be captured is attached to this Plan in Attachment C, Table 1. Tax Increment Financing Estimates. Tax increment revenue capture is expected to start in 2010.

The total estimated cost of the eligible activities, authority administration costs and local site remediation revolving fund capture to be reimbursed through the capture of tax increment revenue is \$138,679. The Developer shall invest approximately \$1.3 million in personal and real property improvements on the Property. The effective initial taxable value for this Plan is \$1,190,030, and is based on land and real property tax only. No personal property tax was included for the initial taxable value. Redevelopment of the Property is expected to begin in 2009 with the first significant increase in taxable value of approximately \$675,000 beginning in 2010.

The captured incremental taxable value and associated tax increment revenue will be based on the actual increased taxable value from all taxable improvements on the Property and the actual millage rates levied by the various taxing jurisdictions during each year of the plan. Tax increments are projected to be captured and applied to reimbursement of eligible activity costs, payment of Authority administrative and operating expenses and local site remediation revolving fund capture, as shown in Attachment C, Table 1. Tax Increment Financing Estimates.

E. Plan of Financing (Section 13(1)(d)); Maximum Amount of Indebtedness (Section 13(1)(e))

The eligible activities are to be financed solely by the Developer. The Authority will reimburse the Developer for the cost of approved eligible activities, but only from tax increment revenues generated from the Property. No advances have been or shall be made by the County or the Authority for the costs of eligible activities under this Plan.

All eligible activity reimbursement authorized under this Plan shall be governed by the Authority's Eligible Activity Cost Reimbursement Procedures outlined in Attachment D. The inclusion of eligible activities and estimates of costs to be reimbursed in this Plan are intended to authorize the Authority to fund such reimbursements and does not obligate the Authority or the County to fund any reimbursement providing for the reimbursement of any costs for which tax increment revenues may be captured under this Plan, or which are permitted to be reimbursed under this Plan. The amount and source of any tax increment revenues that will be used for purposes authorized by this Plan, and the terms and conditions for such use and upon any reimbursement of the expenses permitted by the Plan, will be provided by the Authority's Eligible Activity Cost Reimbursement Procedures outlined in Attachment D, contemplated by this Plan.



Unless otherwise agreed upon by the Developer, the Authority, and the State of Michigan, the Authority shall not incur any note or bonded indebtedness to finance the purposes of this Plan.

F. Michigan Business Tax Credit

The Property is included in this Plan to enable “qualified taxpayers” eligibility for a credit against their Michigan business tax liability for “eligible investments”, as defined by Section 437(31) of Michigan Business Tax Act, incurred on the Property after the adoption of this Plan. Eligible investment is estimated at \$1,350,000.

By approval of this Plan, the Authority and the City neither intend to make nor have made representations to a developer or any other person of the availability, amount or value of any credit under the Michigan Business Tax 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 Michigan Business Tax Act for the Property. The Authority and the City 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 Michigan Business Tax Act for the Property.

G. Duration of Plan (Section 13(1)(f))

In no event shall the duration of the Plan exceed 35 years following the date of the resolution approving the Plan, nor shall the duration of the tax capture exceed the lesser of the period authorized under subsection (4) and (5) of Section 13 of Act 381 or 30 years. Further, in no event shall the beginning date of the capture of tax increment revenues be later than five years after the date of the resolution approving the Plan.

H. Effective Date of Inclusion in Brownfield Plan

The Property will become a part of this Plan on the date this Plan is approved by the Authority, City of Novi and the Oakland County Board of Commissioners. 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 amendment.

I. Displacement/Relocation of Individuals on Eligible Property (Section 13(1)(i-I))

The existing business located at 25225 Regency Drive will remain and there are no additional businesses or residences. Therefore, there are no persons residing on the eligible Property and no occupied residences will be acquired or cleared, therefore there will be no displacement or relocation of persons or businesses under this Plan.

J. Local Site Remediation Revolving Fund (“LSRRF”) (Section 8; Section 13(1)(m))

The Authority has established a Local Site Remediation Revolving Fund (LSRRF). The LSRRF will consist of all tax increment revenues authorized to be captured and deposited in the LSRRF, as specified in Section 13(5) of Act 381, under this Plan and any other plan of the Authority. It may also include funds appropriated or otherwise made available from public or private sources.



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

The amount of tax increment revenue authorized for capture and deposit in the LSRRF is estimated at \$11,779.

III. ATTACHMENTS

ATTACHMENT A

Site Maps

CONTINUED ON PAGE 6647



Continued on Page 6648

AKTPEERLESS
 environmental services
 FARMINGTON DETROIT SAGINAW LANSING
 WWW.AKTPEERLESS.COM

PARCEL MAP
 REGENCY 346, LLC
 25275 & 25225 REGENCY DRIVE
 NOVI, MICHIGAN
 PROJECT NUMBER : 5882F2-3-25

DRAWN BY: K Edmond
 DATE: 4/15/2009

FIGURE 2

AKTPEERLESS Environmental Services, Inc. 48000 Old Farmington Road, Farmington, MI 48335-1100



25325 Regency Dr.

25275 Regency Dr.
(Unit 4)

Grass

Novi Technology Center
40000 Grand River

Asphalt

Regency Drive

25250 Regency Dr.

25225 Regency Dr.

Grass

25175 Regency Dr.
(Unit 6)

AKTPEERLESS
environmental services

FARMINGTON DETROIT SAGINAW LANSING CHICAGO

www.aktpeerless.com

ELIGIBLE PROPERTY BOUNDARY MAP

REGENCY 346, LLC
25275 & 25225 REGENCY DRIVE
NOVI, MICHIGAN
PROJECT NUMBER : 5882F2-3-25

LEGEND

--- = ELIGIBLE PROPERTY
BOUNDARY MAP

DRAWN BY: K Edmond
DATE: 4/15/2009

0 35 70
SCALE: 1" = 70'±0

FIGURE 3



GENERAL INFORMATION

Site Address
 25275 REGENCY DR
 NOVI, MI 48375-2157
 Postal Address
 23548 SOUTHFIELD RD STE 200
 SOUTHFIELD, MI 48076-2028
 Parcel ID
 2224276022
 Owner(s)
 REGENCY 346 LLC
 Municipality
 CITY OF NOVI

ASSESSMENT INFORMATION

Assessed Value
 1372350
 Taxable Value
 763380
 Use
 INDUSTRIAL IMPROVED
 School District
 NOVI COMMUNITY SCHLS
 Neighborhood Code
 30130
 Date Added
 8/4/2003
 Property Description
 T1N, R8E, SEC 24 CAKLAND COUNTY
 CONDOMINIUM PLAN NO 1360 REGENCY
 CENTRE UNIT 4 L 23384 P 048 6-3-03 FR 017 &
 018

2008 Color
 1 inch equals 300 feet

Legend

- Parcel Lines
 - CVT Boundaries
 - Contours
 - Section Lines
 - Lake Contours
 - NORTH
- FEMA Data:**
- Base Flood Elevation
 - Cross Section
 - Floodway
- Floodplain:**
- 100 yr approx
 - 100 yr detailed
 - 500 yr

OakMap



Disclaimer: The information provided in this system has been compiled from recorded deeds, plats, tax maps, surveys and other public records and data. It is not a legally recorded map or survey and is not intended to be used as one. Users of this data are hereby notified that the information sources mentioned above should be consulted for verification of the information.

OXID CORPORATION FACILITY
25275 Regency Drive, Novi, Michigan 48375



Exterior - Office



Exterior - Rear of Building



Exterior - Southwest Exterior



Interior - Loading Dock



Interior - Unfinished Office Space



Interior - Unfinished Entry



Interior - Warehouse



Exterior - Site Improvements

ATTACHMENT B

Legal Description of Eligible Property to which the Plan Applies

Parcel identification number: 50-22-24-276-022

T1N, R8E, SEC 24 OAKLAND COUNTY CONDOMINIUM PLAN NO 1360
REGENCY CENTRE UNIT 4 L 23384 P 048 6-3-03 FR 017 & 018

ATTACHMENT C

Table 1 - TIF Table

Tax Increment Financing Estimates
Table 1
25275 Regency North
Novi, MI

	2009	2010	2011	2012	2013	2014	2015	2016	2017	Total
Current Taxable Value	\$ 1,190,030	\$ 1,190,030	\$ 1,190,030	\$ 1,190,030	\$ 1,190,030	\$ 1,190,030	\$ 1,190,030	\$ 1,190,030	\$ 1,190,030	\$ 1,190,030
Comm. Tax Increment Value (Increase of 1%)	\$ 1,865,030	\$ 1,883,680	\$ 1,902,517	\$ 1,921,542	\$ 1,940,758	\$ 1,960,165	\$ 1,979,767	\$ 1,999,565		
Incremental Difference (New Taxes-Existing)	\$ 675,000	\$ 693,650	\$ 712,487	\$ 731,512	\$ 750,728	\$ 770,135	\$ 789,737	\$ 809,535		
School Taxes - Millage										
School Operating	18,000,000	\$ 12,150	\$ 1,675							\$ 13,825
State Educ. Tax	6,000,000	\$ 4,650	\$ 558							\$ 4,608
Total School Taxes - Captured only for work plan exempt environmental activities	24,000,000									\$ 18,433
Local Taxes - Milling										
City	10,541,600	\$ 7,116	\$ 7,312	\$ 7,511	\$ 7,711	\$ 7,914	\$ 8,118	\$ 8,325	\$ 8,534	\$ 62,541
Oakland County Operating	4,190,000	\$ 2,828	\$ 2,905	\$ 2,985	\$ 3,065	\$ 3,146	\$ 3,227	\$ 3,309	\$ 3,392	\$ 24,858
Oakland County College	1,589,400	\$ 1,059	\$ 1,099	\$ 1,129	\$ 1,159	\$ 1,189	\$ 1,220	\$ 1,251	\$ 1,283	\$ 9,406
Oakland County ISD Bond	3,169,700	\$ 2,139	\$ 2,158	\$ 2,258	\$ 2,318	\$ 2,379	\$ 2,440	\$ 2,502	\$ 2,565	\$ 18,799
Oakland County ISD General	0,209,000	\$ 135	\$ 139	\$ 143	\$ 147	\$ 150	\$ 154	\$ 158	\$ 162	\$ 1,188
Oakland County PK&RC	0,241,500	\$ 163	\$ 168	\$ 172	\$ 177	\$ 181	\$ 186	\$ 191	\$ 195	\$ 1,433
Oakland County HCMA	0,241,500	\$ 163	\$ 168	\$ 172	\$ 177	\$ 181	\$ 186	\$ 191	\$ 195	\$ 1,433
Oakland County Zoo	0,100,000	\$ 68	\$ 69	\$ 71	\$ 73	\$ 75	\$ 77	\$ 79	\$ 81	\$ 593
Total Local Taxes	20,268,000									\$ 120,246
Local Debt or Special Assessment (NC)										\$ -
School Sink Fund	0,493,200	\$ 333	\$ 342	\$ 351	\$ 361	\$ 370	\$ 380	\$ 389	\$ 398	\$ 2,926
School Sepo	0,980,000	\$ 662	\$ 680	\$ 698	\$ 717	\$ 736	\$ 756	\$ 774	\$ 792	\$ 5,814
School Debt	5,860,000	\$ 3,956	\$ 4,065	\$ 4,175	\$ 4,287	\$ 4,399	\$ 4,513	\$ 4,628	\$ 4,744	\$ 34,766
	7,333,200									
Total School Yearly Incremental Taxes		\$ 16,200	\$ 2,233							
Total Non-School Yearly Incremental Taxes		\$ 13,681	\$ 14,059	\$ 14,441	\$ 14,826	\$ 15,216	\$ 15,609	\$ 16,006	\$ 16,408	\$ 120,246
Administrative Fee Captured by the BRA		\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 8,000
Yearly Local Taxes Available for Capture		\$ 12,681	\$ 13,059	\$ 13,441	\$ 13,826	\$ 14,216	\$ 14,609	\$ 15,006	\$ 15,408	\$ 112,246
Cumulative Taxes Captured for Reimbursement		\$ 12,681	\$ 25,740	\$ 39,180	\$ 53,007	\$ 67,223	\$ 81,832	\$ 96,838	\$ 112,246	
Local Site Revolving Fund Capture (last year of capture)									\$ 11,779	\$ 11,779
Reimbursed Work Plan Exempt Environmental Expenses										\$ 33,000
Local Capture (45.478% of Env Expenses)	15,100	\$ 12,681	\$ 1,886							\$ 14,567
School Capture (54.215% of Env Expenses)	17,891	\$ 16,200	\$ 2,233							\$ 18,433
Unreimbursed Work Plan Exempt Environmental Expenses	33,000	\$ 4,119								
Reimbursed Local Only Environmental Expenses			\$ 11,173	\$ 13,441	\$ 13,826	\$ 14,216	\$ 14,609	\$ 15,006	\$ 15,408	\$ 55,000
Unreimbursed Local Only Environmental Expenses	85,000	\$ 74,727	\$ 61,286	\$ 47,455	\$ 33,244	\$ 18,626	\$ 3,629	\$ -	\$ -	
Annual Reimbursed Eligible Activities		\$ 28,881	\$ 15,292	\$ 13,441	\$ 13,826	\$ 14,216	\$ 14,609	\$ 15,006	\$ 15,408	\$ 118,900
Cumulative Reimbursed Eligible Activities		\$ 28,881	\$ 44,173	\$ 57,614	\$ 71,440	\$ 85,656	\$ 100,265	\$ 115,271	\$ 130,679	\$ 118,900

Description of Eligible Activities (see Table 1 for a detailed description)	Estimated Cost
Work Plan Exempt Environmental Activities (school + local)	
1. Brownfield Plan Preparation	\$ 10,000
2. Due Care reporting and monitoring	\$ 20,000
3. Work Plan Exempt Environmental Contingency (15%)	\$ 3,000
Local Only Environmental Activities	
4. BEA Activities (Phase I ESA, Phase II ESA and BEA)	\$ 16,000
5. Vapor Barrier	\$ 30,000
6. Sub-slab vent system	\$ 10,000
7. Excavation, disposal, transportation of contaminated soil	\$ 11,000
8. Local Only Environmental Contingency (15%)	\$ 9,000
Eligible Activities to be funded by TIF	\$ 118,900
Authority Administrative Costs:	\$ 8,000
Local Site Remediation Revolving Fund Capture	\$ 11,779
Eligible Activities to be funded by TIF	\$ 138,679

Tax Increment Financing (Estimated Reimbursements)	
Authority Administrative Costs:	\$8,000
Local Site Remediation Revolving Fund Cost Captured	\$11,779
TOTAL	\$ 19,779



Local Capture 45.478%
School Capture 54.215%

22725 Orchard Lake Road - Farmington, MI 48326 - Phone: 248-615-1333 - Fax: 248-615-1334

ATTACHMENT D

OCBRA Eligible Activity Cost Reimbursement Procedures

Attachment D

OAKLAND COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY ELIGIBLE ACTIVITY COST REIMBURSEMENT PROCEDURES

Eligible Activity Cost Reimbursement

Upon approval of a Brownfield Plan for eligible property or the inclusion of additional parcels of eligible property in a Brownfield Plan where the owner/operator proposes to seek reimbursement of costs for eligible activities at eligible property, the OCBRA shall require the owner/operator to comply with the terms and conditions specified herein including the schedules governing the capture of the taxes, requests for reimbursement, required documentation, determination of eligible activities and reimbursement process as more fully defined below.

Documentation of Eligible Costs

PARTIES SEEKING REIMBURSEMENT OF COSTS OF ELIGIBLE ACTIVITIES ATTRIBUTABLE TO ELIGIBLE PROPERTY SHOULD SUBMIT TO THE OCBRA REQUESTS FOR REIMBURSEMENT ON A MONTHLY BASIS. THESE REQUESTS SHOULD INCLUDE THE FOLLOWING:

1. Reference to the Approved Brownfield Plan and parcel.
2. The total amount of the current monthly reimbursement request.
3. The total amount of the reimbursement requests sought to date pursuant to the Approved Brownfield Plan.
4. Identification of each eligible activity as a line item, the associated costs, with copies of detailed invoices for the eligible activities and proof of payment. (Parties seeking reimbursement should request detailed billings from contractors splitting out fees and costs of eligible activities from other services.)
5. Other information and documentation that may assist the OCBRA in determining whether the costs are for eligible activities attributable to an eligible property and that the costs are reasonable. This documentation may include evidence of a competitive bidding process and/or evidence that the costs are for eligible activities.
6. Certification by an authorized representative of the party seeking reimbursement that a) he or she has reviewed the request for reimbursement, b) the costs are for eligible activities attributable to eligible property, c) the request is for costs incurred and paid and d) he/she is authorized to seek reimbursement and to make the certification on behalf of the party seeking reimbursement.

The OCBRA will make the final determination of eligibility for all requests for reimbursement. Reimbursements will take place as tax capture allows. Reimbursement payment is expected to occur biannually: Within 90 days of receipt of taxes. No payments will be made if property taxes on any of the eligible properties are delinquent.

The OCBRA will make every effort to follow the reimbursement schedules as specified in OCBRA Brownfield Plans. For a specific Brownfield Plan, the OCBRA will not reimburse prior to or in excess of the amount of taxes captured from the eligible property. Shortfalls in capture will result in proportionate reductions in allocations made for eligible activity reimbursements. OCBRA administrative and legal costs for establishment and administration of the Brownfield Plan governing the eligible property take priority for reimbursement over all other eligible costs. Any residual administrative allocations not expended in a fiscal year will be carried forward to reimburse eligible administrative costs of the OCBRA.

The OCBRA reserves the right to deny or make partial reimbursement of requests for reimbursement, which it deems not in accordance with the Brownfield Plan, the Act and procedures, established by OCBRA for reimbursement.

ATTACHMENT E

25275 Regency Drive Building Photographs

OXID CORPORATION FACILITY
25275 Regency Drive, Novi, Michigan 48375



Exterior - Office



Exterior - Rear of Building



Exterior - Southwest Exterior



Interior - Loading Dock



Interior - Unfinished Office Space



Interior - Unfinished Entry



Interior - Warehouse



Exterior - Site Improvements