

**REDFORD TOWNSHIP MEDICAL BUILDING DEVELOPMENT
15502 & 15534 BEECH DALY, REDFORD TOWNSHIP**

THE PROPERTY



The Property is approximately 1-acre in size and is located at 15502-15534 Beech Daly in Redford Township, Wayne County, Michigan in a traditional commercial and residential neighborhood within the Redford Township DDA District. Historical operations on the Property since the early 1940s included a gasoline station and a meeting hall. The property had been underutilized for approximately 12 years.

THE PROJECT

The proposed development will provide a 12,000 square foot specialized medical office connected to the local hospital and will help advance the Redford Township DDA's overall development plans for the area. The developer will experience costs above and beyond typical development as a result of buildings, fill material and foundations left over from former commercial structures that exist on site and need to be demolished. Contaminated soil and fill material must be removed and disposed of in a Type II Landfill in order to ready the site for construction.

AKT PEERLESS' ROLE

AKT Peerless Environmental Services worked with the Developer, and Local and State agencies to come up with creative solutions for this smaller brownfield site in order to maximize the number of incentives available. Various examples of services AKT Peerless provided are listed below:

- Phase I Environmental Site Assessment, Phase II Site Investigation, Baseline Environmental Assessment, Due Care and Additional Response Activities, and pre-demolition hazardous material surveys.
- Brownfield Redevelopment Plan - that included a Tax Increment Financing (TIF) Plan – approval of **\$28,750 in Local Tax Capture** for Eligible Activities.
- Act 381 Work Plans for State Tax Capture - approval of approximately **\$167,000** in Eligible Activities for this Project.
- Brownfield Redevelopment Single Business Tax Credit –State of Michigan approval of a maximum of **\$167,420** for this Project.

RESULT

In total, Brownfield and other financial incentives secured for this project are estimated to be **\$363,170 or nearly 12% of the overall project costs.**