

**WASHTENAW COUNTY
BROWNFIELD REDEVELOPMENT AUTHORITY**

**BROWNFIELD PLAN FOR THE
AUTOMOTIVE COMPONENTS HOLDINGS, LLC –
SALINE PROJECT**

Prepared by:

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Date: April 7, 2010

Approved by the Washtenaw County Brownfield Redevelopment Authority on April 8, 2010.

Approved by the Saline City Council on April 12, 2010.

Approved by the Washtenaw County Board of Commissioners on _____.

**COUNTY OF WASHTENAW COUNTY
BROWNFIELD REDEVELOPMENT AUTHORITY
BROWNFIELD PLAN**

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PROJECT SUMMARY

Project Name: Automotive Components Holdings, LLC, Saline, Michigan

Project Location: The property is situated at 7700 Michigan Avenue in Saline. The Property consists of one parcel that is approximately 187 acres in size.

Type of Eligible Property: Facility

Eligible Activities: Environmental Assessment Activities

Reimbursable Costs: None (Brownfield Plan doesn't seek TIF)

Estimated Capital Investment: \$10,000,000

Project Overview: The project consists of expanded investment in the Saline Automotive Components Holdings facility. The project will result in expanded operations and product manufacture at the facility. It is projected to provide about 2,000 retained jobs.

This Brownfield Plan has been created to facilitate continued rehabilitation and investment in the property, and to allow for Michigan Business Tax Credits to be pursued on eligible investment categories.

INTRODUCTION

Washtenaw County (The County) established the Washtenaw County, Brownfield Redevelopment Authority (the Authority) in 1999, 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 certain eligible activities and Brownfield Redevelopment Michigan Business Tax 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 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 units 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 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 Brownfield 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 Section 31 (T. 3S, R. 6E), in the City of Saline, Washtenaw County, Michigan. The property is situated at 7700 Michigan Avenue, Saline, Michigan. The property consists of one parcel and contains approximately 187 acres. The parcel meets the definition of a facility.

The Saline Automotive Components Holdings, LLC site is a manufacturing facility located in the eastern portion of the City of Saline. The site is generally located north of Michigan Avenue and South of the Norfolk Southern Railroad line. The facility includes approximately 1.6 million square feet of structure that includes over 60 loading bays. Nearly 2,000 employees are employed at the site. The facility operates three employment shifts and produces a variety of products, predominantly, instrument panels and center console assemblies that are installed in variety of vehicle models. The majority of the property's parking and access drives are paved, with approximately 60% of the total site area comprised of physical improvements. The property's parcel identification number is 18-12-31-101-001.

The Property is currently zoned I-4 Industrial, is industrially developed, and located in an area of the City of Saline characterized by commercial and industrial properties, and surface roadways. Adjacent land uses are other industrial and commercial land uses. The zoning is in concurrence with the existing City of Saline Master Plan.

Automotive Components Holdings, LLC is the project developer ("Developer"). However, the identified "Developer" in the Brownfield Plan is subject to change. The project will include the investment of new personal property, environmental remediation activities, facility/site preparation, and equipment/operational expansion of the plant.

The parcels and all tangible personal property located thereon will comprise the eligible property and is referred to herein as the "Property."

Attachment A includes a site map of the eligible property, aerial photograph and Parcel Map. The legal description of the property is presented in Attachment B.

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

The site is a Facility pursuant to Part 20101 of the Natural Resources and Environmental Protection Act of 1994 due to levels sodium chloride that exceed part 201 levels. There are exceedances of metals, organics, and other constituents that exceed Part 201 standards and are the basis of current clean-up actions.

The Saline Plant property is subject to both federal and state hazardous waste cleanup and other legal requirements resulting from the regulatory status of prior manufacturing operations; primarily chromium plating, the use of chlorinated solvents and degreasers and on-site waste disposal. In accordance with the federal Resource Conservation and Recovery Act of 1976 and the Michigan Natural Resources and Environmental Protection Act of 1994, the Saline Plant has commenced environmental remediation actions to

address these issues identified during a previous and comprehensive site-wide assessment process.

The Michigan Department of Natural Resources and Environment is working with ACH on the Saline Plant environmental remediation planning and implementation. The state approved an updated Resource Conservation and Recovery Act (RCRA) Post-Closure Plan for the property in May 2007. This Post-Closure Plan* is the state enforcement document that initiates and guides corrective actions in accordance with both state and federal environmental cleanup requirements. All environmental work proposed and completed at Saline is subject to State of Michigan environmental agency review and approval.

*Updated Post Closure Plan for the Automotive Components Holdings LLC Saline Plant
Dated December 8, 2006
Prepared by Tetra Tech of Ann Arbor, MI

Report approved by MDEQ in letter dated May 18, 2007.

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

Activity	Est. Cost
Phase I, II, and/or Baseline Environmental Assessments	\$150,000
Total Eligible Activities	\$150,000

Environmental remediation activities have begun on the site and are expected to be completed during the next few years at an estimated total cost of \$13 million. No tax increment financing is being sought in support of these activities.

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))

There will be no tax increment financing by the Authority as part of this Plan.

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

The Developer shall finance all costs of activities under this Plan and intends to seek Michigan Business Tax Credits based on the level of investment. There will be no advances by the City, County, or Authority related to this Plan.

F. Michigan Business Tax Credit

A Michigan Business Tax Credit will be sought in connection with this project. The inclusion of the property within the Plan would enable “qualified taxpayers” as defined by Michigan Public Act 36 of 2007, as amended (the “Michigan Business Tax Act”) to avail themselves of 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.

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

The Plan shall remain in effect for as many years as is required to fully complete the project, or 30 years, whichever is less.

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 County.

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

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)); Brownfield Redevelopment Authority Administrative Funds (Section 13 (19))

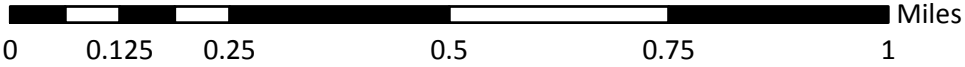
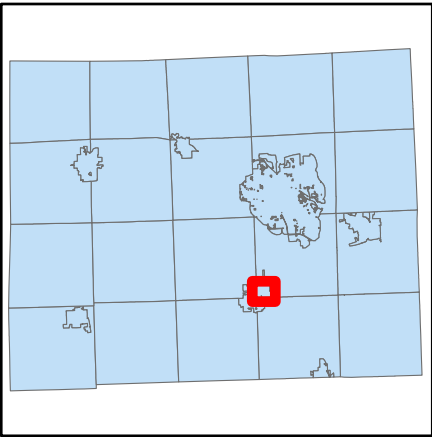
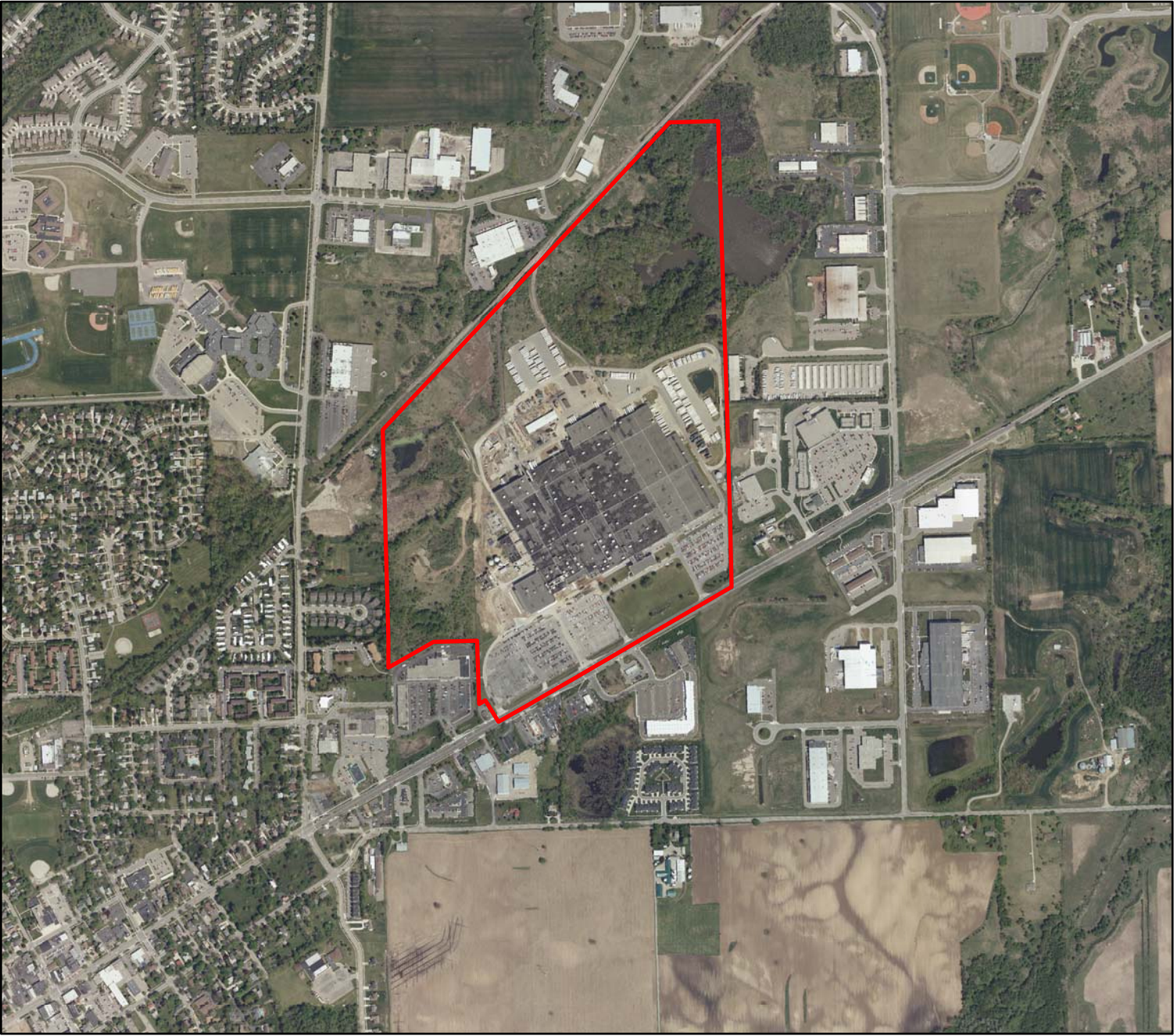
No tax increment revenue will not be deposited in the Authority’s Local Site Remediation Revolving Fund or will be captured for administrative functions of the Authority as part of this Plan.

III. ATTACHMENTS

Attachment A

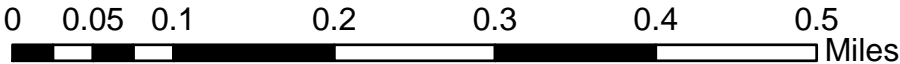
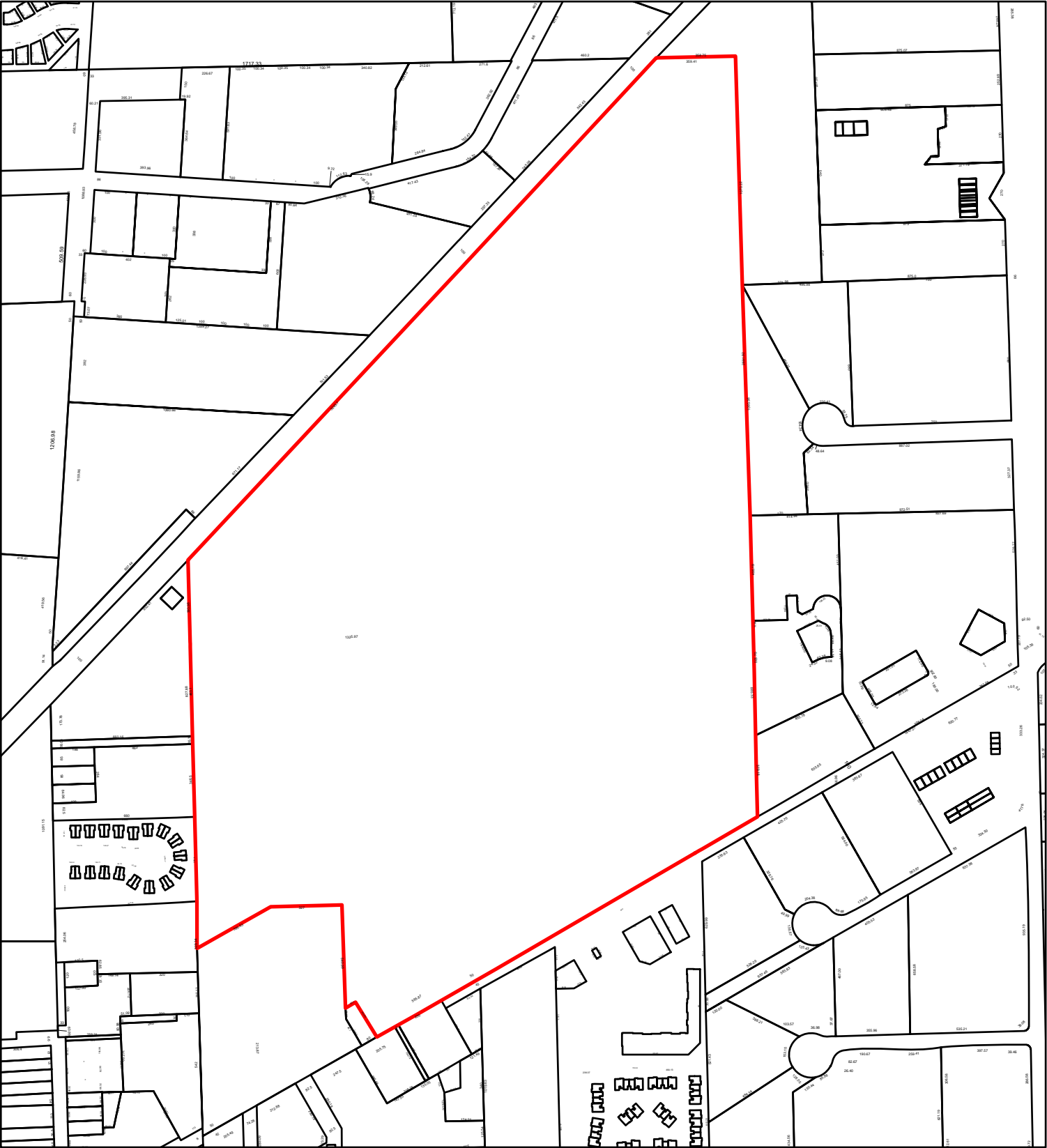
Site Maps

Saline Automotive Components Holdings, LLC Brownfield Project Location Map



Project Location in Washtenaw County

Saline Automotive Components Holdings, LLC Brownfield Project Parcel Map



Attachment B

Legal Description

Legal Description

Land situated in the City of Saline, County of Washtenaw, State of Michigan, as described as follows:

Commencing at the center of Section 31, Town 3 South, Range 6 East, thence North 89 degrees 38 minutes 42 seconds West 1325.97 feet; in the East and West of 1/4 line for the Point of Beginning, thence North 0 degrees 03 minutes 21 seconds West 393.98 feet; thence North 45 degrees 15 minutes 27 seconds East 3245.70 feet; thence South 89 degrees 28 minutes 41 seconds East 359.41 feet along the North line of Section 31, Town 3 South, Range 6 East; thence South 0 degrees 03 minutes 03 seconds West 2691.92 feet; thence South 0 degrees 15 minutes 31 seconds West 885.33 feet; thence South 61 degrees 44 minutes 45 seconds West 2082.87 feet; thence North 28 degrees 15 minutes 15 seconds West 195.85 feet; thence South 61 degrees 44 minutes 45 seconds West 53.10 feet; thence North 0 degrees 09 minutes 05 seconds West 484.46 feet; thence North 89 degrees 50 minutes 53 seconds West 327.00 feet; thence South 63 degrees 05 minutes 17 seconds West 395.63 feet; thence North 0 degrees 19 minutes 20 seconds East 200.00 feet; thence North 0 degrees 28 minutes 45 seconds West 770.52 feet; thence North 0 degrees 0 minutes 29 seconds East 463.10 feet to the Point of Beginning, part of Section 31, Town 3 South, Range 6 East.