

RFQ Supplemental Information for
North Village Site and Park Property
October 15, 2019



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Northfield Township
Township Manager
Steve Aynes
8350 Main Street
Whitmore Lake, MI 48189

RE: RFQ for North Village Site and Park Property

Dear Mr. Aynes,

Thank you for taking the time to meet with A.R. Brouwer Company LLC and our team over the last two months. Through these meetings we have gained valuable insight into the vision for the North Village development and what is important to the community.

Based on these meetings our concept plan has been refined. We believe the current version addresses many of the Townships Master Plan goals such as mixed-use, efficient land use and improved public amenities such as pathways and public spaces. Our mix of owner-occupied units and rental units combined with the commercial buildings will achieve the North Village vision and support the economic surge Northfield Township imagines. We understand the importance of increasing the student population for Whitmore Lake Public Schools and anticipate an increase of approximately 144 students or a potential \$1,152,000 annually.

We are currently evaluating the economics of the development and intend to submit a purchase offer. We are reviewing the tax implications of the project for the Township in order to have a clear picture of the economic benefits that our project can provide. We are also evaluating the construction costs associated with this major downtown development.

Thank you for working with us on this process. We hope that you will consider postponing any action on purchase offers to allow us to submit a qualified and complete offer for your consideration.

Included with this correspondence are the proposed floor plans and elevations for the various buildings and tax information for your review. We believe they clearly indicate our progress towards a qualified purchase offer.

We look forward to continuing to work with the Township's elected officials, staff and volunteers to achieve the North Village vision.

Thank you for your consideration.

A handwritten signature in black ink, appearing to read "Steve Brouwer". The signature is fluid and cursive, with the first name "Steve" and last name "Brouwer" clearly distinguishable.

Steve Brouwer and the North Village Team

PROPERTY TAX PROJECTIONS
NORTH VILLAGE DEVELOPMENT
NORTHFIELD / WHITMORE LAKE
DRAFT OCTOBER 14, 2019

		<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>ASSUMPTIONS & NOTES</u>
<u>BROUWER MIXED USE DEVELOPMENT</u>									
FOR SALE HOUSING	48 Units	\$0	\$6,162	\$104,602	\$215,479	\$332,916	\$342,903	\$354,949	Taxes on land only 2021 Taxes on buildings commence 2022 \$300,000 Average Price in 2019/2020 \$150,000 Assessed amount @ 50% 41.0821 mi \$6,162 Taxes per unit Annual inflation
COMMERCIAL / RETAIL BUILDING #1		\$0	\$5,908	\$91,670	\$94,420	\$97,252	\$100,170	\$103,175	Taxes on land only 2021, building 2022
COMMERCIAL / RETAIL BUILDING #2		\$0	\$5,170	\$5,325	\$32,280	\$33,249	\$34,246	\$35,274	Taxes on land only 2021, building 2023 59.0821 Mills
APARTMENTS		\$0	\$0	\$64,593	\$66,531	\$68,527	\$70,582	\$72,700	82 Units 5% Payment in Lieu (PILOT) Average Re \$1,375 Per unit 90% Effective revenue after vacancy and utils. Annual inflation
TOTAL TAXES - BROUWER DEVELOPMENTS (excludes town owned community components)		\$0	\$17,240	\$266,189	\$408,710	\$531,943	\$547,902	\$566,098	
** TAXES FOCUSED ON LOCAL IMPACT (47% - excludes State, County and regional portion)		\$0	\$8,275	\$127,771	\$196,181	\$255,333	\$262,993	\$271,727	







MATCHLINE - SEE SHEET 1

Main Street

Storm Water Area

Residential Homes 3

Mixed Use 2

Parking
35 Spaces

Parking
89 Spaces

Residential Homes 2

Residential Homes 3

Residential Homes 1

PHASE I

Residential Apartments 1 (3 Story)
850-900 Square Feet Per Unit
40 Units per Building
Parking Required: 80, Parking Provided: 90
Residential Apartments 2 (3 Story)
850-900 Square Feet Per Unit
42 Units per Building
Parking Required: 84, Parking Provided: 89
TOTAL: 82 UNITS

PHASE II

Residential Homes 1
Duplex Unit 1,250 Square Feet per Unit
18 Units
Residential Homes 2
Duplex Unit 1,400 Square Feet per Unit
12 Units
Residential Homes 3
Duplex Unit 1,600 Square Feet per Unit
18 Units
TOTAL: 48 UNITS

Mixed Use 1 (2 Story)
11,700 Square Feet Total
Parking Required: 74, Parking Provided: 74
Passive Community Green Space
Active Community Green Space
Beach & Marina Terrace
Storm Water Areas
Trail System

Mixed Use 2 (2 Story)
3,200 Square Feet Total
Parking Required: 16, Parking Provided: 35

Storm Water Areas
Marina & Fishing Pier

PARKING

On-Street Parking
68 Spaces

**Additional Mixed Use and
Residential Apartment Parking**
19+10+5 = 34 Spaces

Total Public Parking
68+34 = 102 Spaces

OPEN SPACE

35% TOTAL OPEN SPACE

Barker Road



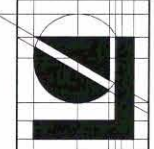
FILE LOCATION: H:\PROJECTS\WORKING\AR Brouwer - North Village\North Village\Plans\Apartment\Plan-Apartment.dwg
DATE PLOTTED: 10/11/2014
LINDHOUT ASSOCIATES architects aia pc
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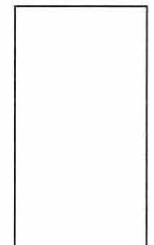
STREETFRONT RENDERING

APARTMENT FLOOR PLAN AND ELEVATION STUDY

SCALE: 1/8" = 1'-0"



Lindhout Associates
architects aia pc
10465 citation drive, brighton, michigan 48116-9510
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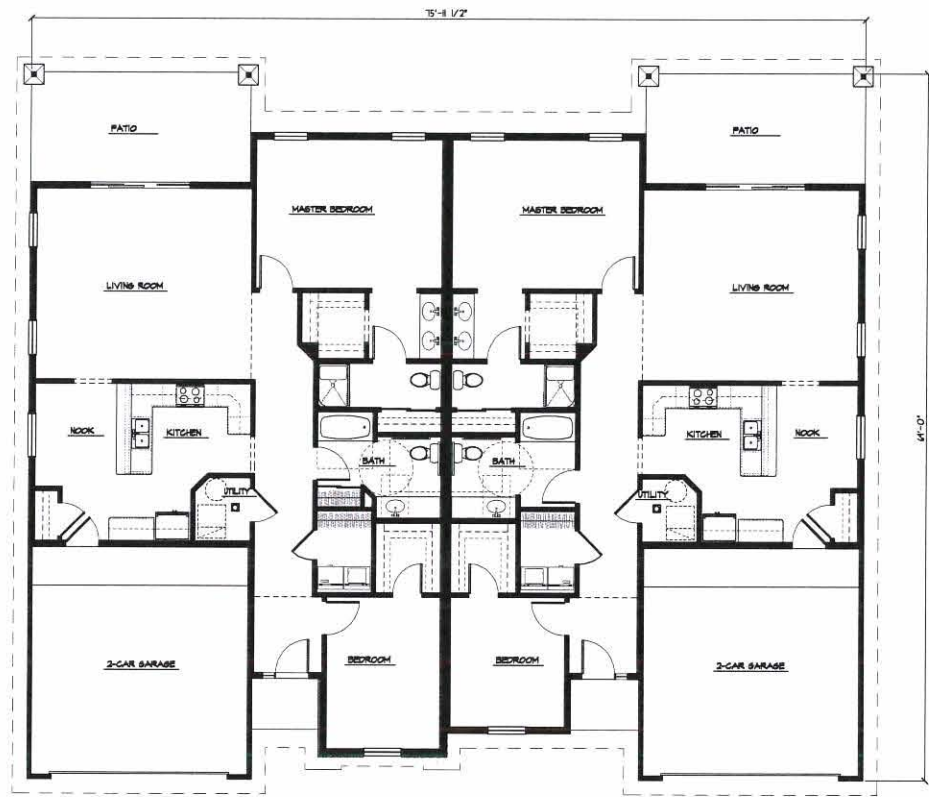
TOWNSHIP REVIEW
Issued for

DR: []
CK'D: []
APP'D: []
10-14-2014
date

NEW DEVELOPMENT FOR:
A.R. BROUWER - NORTH VILLAGE
MAIN ST., NORTHFIELD TOWNSHIP, MI
APARTMENT STUDY

A1.1
1909B

FILE LOCATION: H:\BROWER\NORTH VILLAGE\NORTH VILLAGE\NORTH VILLAGE\A2.1
DATE PLOTTED: 10/02/09
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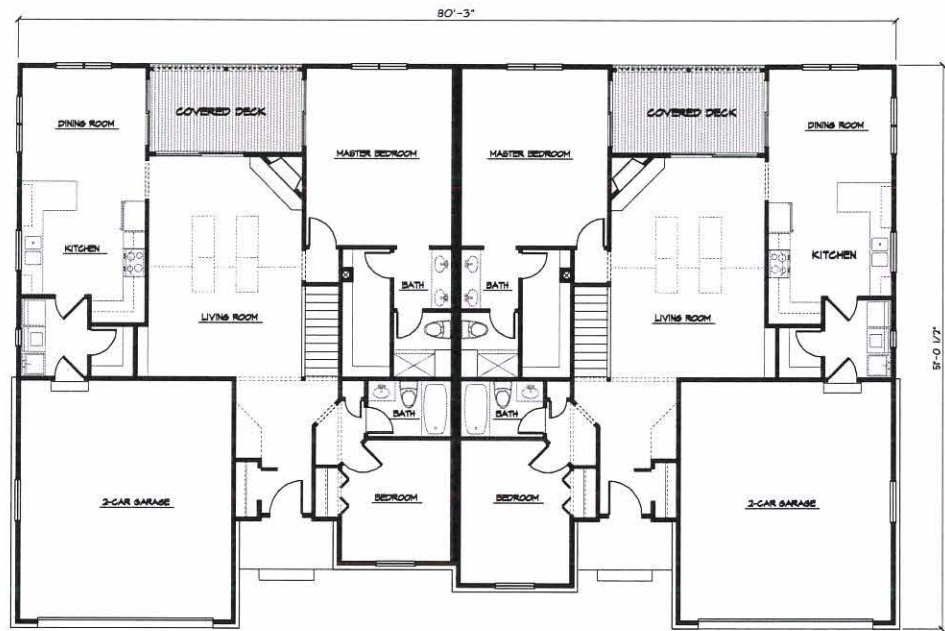


1 DUPLEX PLAN - SLAB ON GRADE OPTION
A2.1 SCALE: 1/8" = 1'-0"

PROPOSED BUILDING AREA
FLOOR AREA = 4,076 sq.ft.
GARAGE = 423 sq.ft.
TOTAL: 4,499 sq.ft.



2 SAMPLE DUPLEX IMAGE - SLAB ON GRADE OPTION
A2.1 NOT TO SCALE



3 DUPLEX PLAN - BASEMENT OPTION
A2.1 SCALE: 1/8" = 1'-0"

PROPOSED BUILDING AREA
FLOOR AREA = 3,615 sq.ft.
GARAGE = 451 sq.ft.
TOTAL: 4,066 sq.ft.



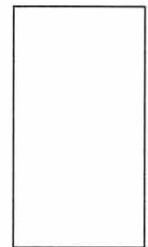
4 SAMPLE DUPLEX IMAGE - BASEMENT OPTION
A2.1 NOT TO SCALE

DUPLEX FLOOR PLAN AND ELEVATION STUDY

LINE LEGEND			
(Solid line)	NEW CONSTRUCTION	(Dashed line)	EXISTING TO REMAIN
(Dotted line)	HIDDEN WORK	(Dash-dot line)	EXISTING TO BE REMOVED



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TOWNSHIP REVIEW
issued for

dr: bsa
ck: ck
app'd: app'd
10-14-2009
date

NEW DEVELOPMENT for:
A.R. BROWER - NORTH VILLAGE
MAIN ST., NORTHFIELD TOWNSHIP, MI
DUPLEX STUDY

A2.1
19093



SCALE: 1/8" = 1'-0"



A photograph of the interior of the restaurant. The space features dark wood tables and chairs. A large mural is painted on the wall, depicting a scene with figures. There are large windows on the right side, and a counter area is visible in the background. Several people are seated at tables, and a person is standing near the counter. The lighting is warm, and the overall atmosphere is casual.