

# PRESS RELEASE

FOR IMMEDIATE DISTRIBUTION

SEPTEMBER 19, 2004

## **STRATHMORE DEVELOPMENT COMPANY TO UTILIZE \$66.3 MILLION IN STATE AND LOCAL PROPERTY TAX CAPTURE FOR ANN ARBOR MIXED USE BROWNFIELD REDEVELOPMENT PROJECT**

---

On September 14, 2004, Strathmore Development Company, through its affiliate Lower Town Development Group, L.L.C., received approval from the Michigan Economic Development Corporation to utilize \$66.3 million in state and local property tax capture to redevelop an environmentally contaminated site located in Ann Arbor, Michigan. The project is located on 6.4 acres and will include professional office space, a state of the art athletic facility, loft apartments, retail shops, restaurants, and a parking deck. Lower Town Development Group, L.L.C. will invest \$148 million in the project, resulting in the creation of 582 jobs.

The Brownfield Tax Increment Financing (TIF) award of \$66.3 million will be utilized for eligible Michigan Economic Development Corporation (MEDC) and Michigan Economic Growth Authority (MEGA) activity costs including: (a) the removal and/or treatment of contaminated soil and groundwater; (b) demolition of existing site buildings and substructures that must be removed to prepare the site for redevelopment; (c) site preparation which includes relocation of existing utilities, land balancing, mass grading, and foundation work to address special soil concerns; (d) infrastructure improvements including the parking deck; and (e) contingencies for unanticipated environmental conditions and other site preparation and infrastructure costs.

Strathmore Development Company is an East Lansing based real estate investment, development, and management company, specializing in the redevelopment of environmentally challenged sites, historic renovations, with experience in all aspects of retail, office, and residential real estate. Strathmore and its employees maintain numerous professional affiliations including membership in the National Trust for Historic Preservation, American Bar Association, State Bar of Michigan, American Institute of Certified Public Accountants, Urban Land Institute, National Society of Professional Engineers, and has a proven track record of successfully completing challenging projects while benefiting our clients, partners, and the communities we serve.

### **FOR ADDITIONAL INFORMATION CONTACT:**

Strathmore Development Company  
314 M.A.C. Avenue, Suite 100  
East Lansing, MI 48823  
Phone: (517) 336-4400  
Facsimile: (517) 336-4499  
Email: [scottc@strathmoredev.com](mailto:scottc@strathmoredev.com)