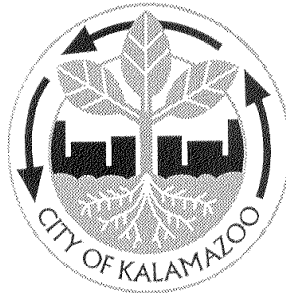




Amended and Restated Brownfield Plan



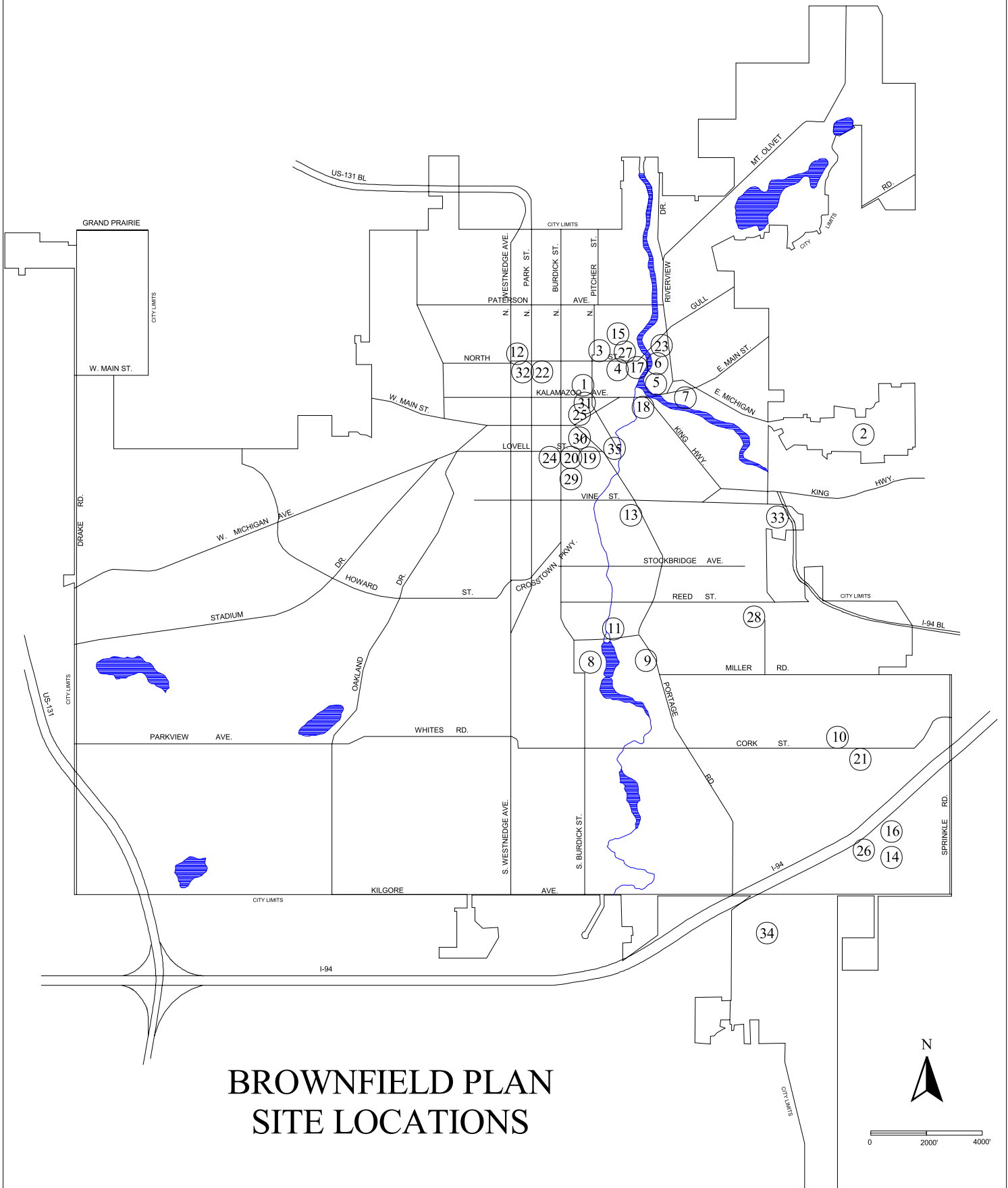
Tenth Amendment

May 2005

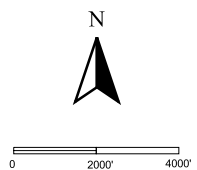
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CITY OF KALAMAZOO



BROWNFIELD PLAN SITE LOCATIONS



Amended and Restated Brownfield Plan May 2005

Introduction

This document is the city of Kalamazoo's Brownfield Plan, created pursuant to Section 13(1) of Michigan's Brownfield Redevelopment Financing Act (Public Act No. 381 of 1996), as amended by Public Act 259 of 2003. Section 13(1) enables the city of Kalamazoo's Brownfield Redevelopment Authority board to implement a Brownfield Plan and establishes 13 mandated requirements of the Plan (paragraphs "a" through "n"). Prior to implementation, the Brownfield Plan must be approved by the Brownfield Redevelopment Authority and the Kalamazoo City Commission. Prior to capturing school taxes for eligible activities, remedial action plan/work plan components of the Brownfield Plan must also be approved by the Michigan Department of Environmental Quality, and/or the Michigan Economic Growth Authority.

Because of its status as a "Core Community," Kalamazoo's Brownfield Plan can now be used as a basis for reimbursement for additional eligible activities such as infrastructure improvements, demolition, lead or asbestos abatement, and certain site preparation activities. This amended and restated Brownfield Plan incorporates such considerations. The Authority will use its discretion in approving reimbursement and method of payment for all eligible activities. The Authority will take into consideration factors such as total amount of reimbursement requested, projected unabated tax revenue generated by the development, and other pertinent factors. In the future, the Authority may further develop or refine policy which impacts reimbursement for eligible activities.

General Program Policy Statement

To further the legislative intent of the Brownfield Redevelopment Financing Act, and to achieve the goals of the city of Kalamazoo Brownfield Plan, it is the mission of the Brownfield Redevelopment Authority and the city's Brownfield Redevelopment Initiative to clean up environmentally challenged properties in the city and prepare them for desirable and productive re-uses which enhance the city's tax base. The city's Brownfield Plan is intended to establish a working set of sites which are prioritized first as those sites which are "orphaned" or abandoned and for which there are no other resources available to facilitate redevelopment. The city's financial and staffing resources are limited and the Brownfield Plan shall be comprised of a select group of sites which reflect the application of the criteria set forth above and the stated intent of the city's program.

Criteria For Sites Included In Brownfield Plan

1. A site must qualify as a facility, as functionally obsolete or blighted as defined by Public Act 145 of 2000, or be directly adjacent to such a site and part of an overall development plan which includes the adjacent facility.

2. It is a priority that a site must be publicly owned, abandoned, and/or generate minimal property tax base, if privately owned.
3. If a site is privately owned, and otherwise qualifies for inclusion in the Plan, then the private owner must consent to the inclusion of the site in the Plan.

Organization of Document

This document is meant to be a living document, subject to revision and amendment. As site-specific issues change, projections contained in this Plan will change accordingly. Site-specific work plans and remedial action plans will be added, as appropriate, subsequent to adoption of the Brownfield Plan. The following thirty-five sites have met, or are expected to meet, eligibility requirements and are included in the Brownfield Plan:

- 1) Speareflex Block
- 2) Schippers Crossing
- 3) Alumilite
- 4) Willard/Walbridge Block
- 5) Riverfront BRI Site
- 6) East Bank Site
- 7) Auto Ion Area
- 8) Panelyte
- 9) Former SER Plating
- 10) Former Lakeside Refinery
- 11) Former Performance Paper
- 12) NorthPoint Retail Park
- 13) Former Liberty Gasoline Station
- 14) Wellfield #13
- 15) Former Pioneer Paper Stock/Textile Systems, Inc.
- 16) Consumers/Covington Road LLC
- 17) CMI Riverside
- 18) CMI Creekside
- 19) South Town Commons **C**Former Bronson Hospital
- 20) South Town Commons **C**Kalamazoo Gazette
- 21) Stress-Con Industries
- 22) Northside Grocery Store Development Site
- 23) River East
- 24) Lovell and Rose
- 25) East Michigan Avenue Properties/Parking Lot #9
- 26) 4141 Manchester
- 27) CMI Block #4
- 28) 2220 Lane Blvd.
- 29) Public Safety Training Facility
- 30) Ramp #3

- 31) United Building
- 32) 507 North Park Street
- 33) City Yards
- 34) Stryker Headquarters
- 35) 341-357 South Pitcher Street

General Plan Provisions

Statutory requirements cited in Section 13 (d), (e), (f), (i), (j), (k), (l), (m) and (n) involve general principles and approaches applicable to each site included in the Authority's Plan:

Method of Financing (Section 13(d))

The Authority's Brownfield Plan will rely on a "pay-as-you-go" approach, utilizing tax increment financing (TIF) revenue generated from new development on eligible Brownfield sites. These funds will be accumulated in, and expended from, a Local Site Remediation Revolving Fund (LSRRF) established by the Authority.

Advances by the city from its economic development fund accounts or other sources may be required to cover certain eligible costs described in the Plan. It is understood that the city will be reimbursed for these expenses from TIF revenue as revenue is generated from new development on eligible sites.

It is anticipated that there will be instances where private parties will finance the costs of eligible activities under the Plan. To the extent that these costs are reimbursable, TIF revenue via the LSRRF will be used to reimburse these parties. In addition, federal and state grant sources may be utilized to cover the costs of otherwise eligible activities under the Plan. It is understood that to the extent federal and state grants are used for eligible activities, reimbursement from TIF revenues will not be necessary.

Maximum Amount of Bonded Indebtedness (Section 13(e))

It is not anticipated that the Authority will incur any bonded indebtedness with the adoption of its Brownfield Plan. It is the Authority's intent to pursue a "pay-as-you-go" approach to financing its Plan.

Duration of the Brownfield Plan (Section 13(f))

The Authority's Brownfield Plan will capture TIF revenue from eligible properties in excess of the amount authorized under Section 13(4) for not more than five years after the time that capture is required to cover eligible activities as defined in the Act. These "excess" funds will be deposited in the LSRRF and used for authorized purposes only. Therefore, the duration of the Plan will be no longer than five years after the expenditure of TIF funds for eligible activities on the last eligible site

identified in the Plan, or 30 years from the date of Plan approval, whichever is less, in accordance with Section 13(5).

Estimates of Numbers of Persons Residing on Eligible Properties; Study of Housing Market for Residents to be Displaced under Brownfield Plan (Section 13(i))

Eligible properties identified in this Plan contain no residents or residential properties which require displacement of individuals. Should eligible properties with residents targeted for displacement be added to the Plan in the future, the provisions of Section 13(i), 13(j), 13(k), and 13(l) will be addressed in detail through Plan amendments.

Plan for Relocation of Persons Displaced by Brownfield Plan (Section 13(j))

Section is not applicable at this time.

Provisions for Costs of Relocating Persons Displaced by Plan (Section 13(k))

Section is not applicable at this time.

Strategy for Compliance with Michigan Public Act 227 of 1972 (Section 13(l))

Section is not applicable at this time.

Description of Proposed Use of Local Site Remediation Revolving Fund (Section 13(m))

The fund will be used to reimburse the city or private parties for costs described for eligible sites identified in this Plan as well as for any related eligible activities on these sites.

Other Material that the Authority or Governing Body Considers Pertinent (Section 13(n))

None.

Statutory requirements cited in Section 13 (a), (b), (c), (g) and (h) are provided on a site-by-site basis in the following 35 chapters.

1) Speareflex Block

Eligible Property

205 East Kalamazoo Avenue, CCN #06-15-333-001

261 East Kalamazoo Avenue, CCN #06-15-334-001

The Speareflex Block comprises 3.02 acres and is characterized by a four-story warehouse building on the corner of Kalamazoo Avenue and North Pitcher Street and a single story Art Deco office building on Kalamazoo Avenue. Formerly used for the manufacture of automotive parts, this tax-reverted property was acquired by the city from the state in 1995 and deeded to the Authority in 2000. 261 East Kalamazoo Avenue was purchased in September 2000 by Shakespeare, LLC, who intends to renovate existing buildings for lease by commercial/office tenants. Speareflex, LLC purchased 205 East Kalamazoo Avenue in 2002. The ownership of both LLCs is the same.

Basis of Eligibility

This site is listed as a known site of environmental contamination with the Michigan Department of Environmental Quality Environmental Response Division and with the United States Environmental Protection Agency Comprehensive Environmental Response, Compensation and Liability Information System (Facility ID MID006009310). Known contaminants qualifying the site as a “facility” (per Natural Resources and Environmental Protection Act, Act 451, PA 1994, as amended) include chlorinated solvents, polynuclear aromatic hydrocarbons, phthalates, and heavy metals in soil as well as chlorinated solvents in groundwater.

The Plan (pursuant to Section 13(1), Act No. 381 of 1996)

- a. A description of the costs of the Plan intended to be paid for with the tax increment revenues;**
- b. A brief summary of the eligible activities that are proposed for each eligible property.**

The Michigan Department of Environmental Quality has completed an environmental cleanup and demolition project. These costs, although eligible activities, will be borne by the state and are not expected to require tax increment financing at this time. One Baseline Environmental Assessment has been budgeted through the city’s EPA Brownfield Pilot funds, and will not be subject to reimbursement; however, additional BEAs would be eligible. Future due care issues will likely create additional eligible activities. Costs of the Plan intended to be funded with tax increment financing include BEAs, due care activities, additional response activities, Act 381 work plan compilation costs, and “additional eligible activities” such as asbestos and lead paint abatement, selective demolition, removal of buried demolition debris and other site preparation activities, and infrastructure improvements within the public right-of-way such as repairs and connections to storm sewer, sanitary sewer, and water utilities.

205 East Kalamazoo Avenue: The Michigan Economic Growth Alliance approved \$35,523 in eligible activities on August 14, 2001. **261 East Kalamazoo Avenue:** The MDEQ approved \$15,000 in eligible activities on January 7, 2001; MEGA approved \$293,710 in eligible activities on

August 14, 2001. With the exception of costs to repair the lid to the Arcadia Creek storm sewer, all eligible activities took place prior to the August 14, 2001 MEGA approval date and will consequently only rely on non-school increments. The maximum developer's reimbursement for all eligible activities, by agreement with the Authority, is \$300,000. The Authority intends to additionally reimburse itself for water main upgrades (\$57,431) and reimburse the city of Kalamazoo for repair costs associated with repairs to the Arcadia Creek storm sewer (\$70,000).

c. An estimate of the captured taxable value and tax increment revenues for each year of the Plan from each parcel of eligible property.

Estimate of Captured Taxable Value: Using the developer's initial investment of \$6.5 million as a basis for valuation, the initial taxable value of real property could be \$3.25 million for the entire block.

Estimate of Tax Increment Revenues: Using the overall rate in the DDA district of 64.0901 mills, maximum annual tax increment revenues are estimated to be \$208,294 for years 1 - 5 after expenditure of funds for eligible activities under the Plan. Because of the site's location within the Downtown Development Authority and Tax Increment Financing District, the Brownfield Redevelopment Authority will only be able to capture a maximum of \$41,659 per year. This figure represents the 20 percent not already subject to capture by the DDA under the terms of its agreements with all other taxing jurisdictions.

Specifically, the Authority intends to capture all tax increment revenue on the 20 percent of real property value that cannot be captured, under existing agreements or Proposal A, by the DDA. Also, the Authority intends to capture 100 percent of personal property tax increment revenue generated by new development on the site which cannot be captured, under existing agreements or Proposal A, by the DDA. These tax increments will be captured for up to five years after the time that capture is required for the purpose of paying the costs of eligible activities on the Speareflex site.

g. Maximum Estimated Impact of Tax Increment Financing on Taxing Jurisdictions.

Taxing Unit	Business Millage Rate	Maximum Estimated Annual Taxes	% of Taxes Subject to Authority Capture	Maximum Estimated Annual Taxes Captured by Authority
KVCC	2.8135	\$9,144	20	\$1,829
DDA	2.0000	\$6,500	20	\$1,300
Metro Transit	1.0000	\$3,250	20	\$650
KPS Operating	18.0000	\$58,500	20	\$11,700
City Operating	19.2705	\$62,629	20	\$12,526
Solid Waste	1.8700	\$6,078	20	\$1,215

Taxing Unit	Business Millage Rate	Maximum Estimated Annual Taxes	% of Taxes Subject to Authority Capture	Maximum Estimated Annual Taxes Captured by Authority
County	6.1362	\$19,943	20	\$3,989
KRESA	3.0416	\$9,885	20	\$1,977
State Educ. Tax	6.0000	\$19,500	20	\$3,900
Kal. Library	3.9583	\$12,865	20	\$2,573
TOTAL	64.0901	\$208,294		\$41,659

Maximum annual taxable value = \$3.25 million

h. A legal description of each parcel of eligible property to which the Plan applies, a map showing the location and dimensions of each eligible property, and a statement of whether personal property is included as part of the eligible property.

205 EAST KALAMAZOO AVENUE:

A parcel of land situated in the City of Kalamazoo, County of Kalamazoo, State of Michigan, more fully described as:

Lots 1, 2, 11 and 12; and part of Lots 3 and 10; and part of the vacated alley of Block 17, of the ORIGINAL PLAT OF THE CITY OF KALAMAZOO, Section 15, T2S, R11W, more particularly described as: Beginning at the Northwest corner of Lot 1 of said Block 17; thence North 89° 50' 58" East, 186.26 feet along the North lines of Lots 1, 2 and 3; thence South 0° 17' 18" West, 330.0 feet to the South line of Lot 10; thence South 89° 50' 58" West 184.60 feet along the South lines of Lots 10, 11 and 12 to the Southwest corner of Lot 12 of said Block 17; thence North 0° 0' 0" West, 329.99 feet along the West lines of Lots 1 and 12 to the Northwest corner of Lot 1 of said Block 17 and the Point of Beginning. Said parcel contains approximately 1.40 acres of land. Subject to easements or restriction of record.

261 EAST KALAMAZOO AVENUE:

A parcel of land situated in the City of Kalamazoo, County of Kalamazoo, State of Michigan, more fully described as:

Lots 4, 5, 6, 7, 8 and 9; and part of Lots 3 and 10; and part of the vacated alley of Block 17, of the ORIGINAL PLAT OF THE CITY OF KALAMAZOO, Section 15, T2S, R11W, more particularly described as: Commencing at the Northwest corner of Lot 1 of said Block 17; thence North 89° 50' 58" East, 186.26 feet along the North lines of Lots 1, 2 and 3 to the Point of Beginning for the following; thence continuing North 89° 50' 58" East, 213.69 feet along the North lines of Lots 3, 4, 5, and 6 to the Northeast corner of said Lot 6 of said Block 17; thence South 0° 17' 18" West, 330.0 feet along the East lines of Lots 6 and 7 to the Southeast corner of Lot 7 of said Block 17; thence South 89° 50' 58" West 213.69 feet along the South lines of Lots 7, 8, 9, and 10 of said Block 17; thence North 0° 17' 18" East, 330.0 feet to the Point of Beginning. Said parcel contains approximately 1.62 acres of land. Subject to easements or restriction of record.

For location and dimensions of property, see attached site diagram. Personal property will be included as part of the eligible property.

2) Schippers Crossing

Eligible Property

2045 East Michigan Avenue, CCN #06-14-476-001
3101 East Michigan Avenue, CCN #06-13-449-002
2320 Schippers Lane, CCN #06-13-449-001

The 227.52-acre Schippers Crossing site is a city-owned utility asset, purchased in 1966 from National Gypsum Company, 40 acres of which were utilized in the late 1960s for the placement of wastewater solids sludges into engineered basins. The city's Department of Public Services has developed a plan for addressing environmental concerns and achieving closure for the site.

Basis of Eligibility

Known contaminants qualifying the site as a "facility" (per Natural Resources and Environmental Protection Act, Act 451, PA 1994, as amended) include metals (lead, manganese) in soil and groundwater.

The Plan (pursuant to Section 13(1), Act No. 381 of 1996)

- a. A description of the costs of the Plan intended to be paid for with the tax increment revenues;**
- b. A brief summary of the eligible activities that are proposed for each eligible property.**

Eligible environmental activities that may take place on the property include Phase I and II Environmental Site Assessments, Baseline Environmental Assessment(s), Section 7a Compliance Analyses, and Remedial Action Plan compilation and execution. Additional eligible activities could include extending water and sewer to the property and access road construction.

For purposes of projecting costs of eligible activities, Phase I and II Environmental Site Assessment portions of a BEA could be accomplished for approximately \$20,000-\$30,000 (one-time-only cost). The maximum fee for compiling a BEA for the site, including Section 7a considerations, would be approximately \$5,000-\$10,000 for each user, depending on the size of individual development components and the number of users. The total number of potential users cannot be estimated at this time. Additional eligible activities could exceed \$500,000 for construction of utility extensions and access roads to the property, as well as site preparation activities.

- c. An estimate of the captured taxable value and tax increment revenues for each year of the Plan from each parcel of eligible property.**

Estimate of Captured Taxable Value: In their May 1996 "Economic Assessment of Schippers Crossing," the Chesapeake Group concluded that one viable scenario for redevelopment would involve housing and light industrial development on the site, with some recreational and commercial

uses. Utilizing the consultants’ estimates of market demand and the market niches that the site could reasonably expect to accommodate, 200 housing units would yield approximately \$12,000,000 in taxable value per year at an average market value of \$120,000 per unit. Light industrial space, built for an average cost of \$40 per square foot, could yield an estimated \$2,860,000 per year in taxable value on 143,000 square feet of space projected in the study.

Estimate of Tax Increment Revenues: Using the respective rates for capturable millage on residential property (44.0901 mills) and business property (62.0901 mills), the maximum annual tax increment revenue is estimated to be \$177,579 (industrial) and \$529,081 (residential) for years 1 - 5 after expenditure of funds for eligible activities under the Plan.

Approximately 70 acres of the Schippers Crossing site fall within the Comstock Public School District, while the remaining acreage falls within the Kalamazoo Public School District. The 40 acres containing the sludge basins are located within the Comstock Public School District portion of the site.

For the sake of preliminary financial projections, it will be assumed that contamination problems on the entire site can be resolved to accommodate development as envisioned by the Chesapeake Group study. Further assuming that 70 of the approximately 150 developable acres, or 47 percent of the site, lie within the Comstock Public School District, the following table has been prepared to reflect a distribution of 53 percent of business taxes flowing to Kalamazoo Public Schools and 47 percent to Comstock Public Schools on the Schippers Crossing site.

It is the intent of the Authority to capture all tax increment revenue on real and personal property generated by new development on the site. These tax increments will be captured for up to five years after the time that capture is required for the purpose of paying the costs of eligible activities on the Schippers Crossing site.

g. Maximum Estimated Impact of Tax Increment Financing on Taxing Jurisdictions.

Taxing Unit	Residential Millage Rate	Maximum Estimated Annual Residential Taxes Captured by Authority	Business Millage Rate	Maximum Estimated Annual Business Taxes Captured by Authority	Total Maximum Estimated Annual Taxes Captured by Authority
KVCC	2.8135	\$33,762	2.8135	\$8,047	\$41,809
Metro Transit	1.0000	\$12,000	1.0000	\$2,860	\$14,860
KPS Operating	0.0000	\$0	18.0000	\$27,284 ¹	\$27,284
City Operating	19.2705	\$231,246	19.2705	\$55,114	\$286,360

¹Reflects 53% of estimated capturable taxes.

Taxing Unit	Residential Millage Rate	Maximum Estimated Annual Residential Taxes Captured by Authority	Business Millage Rate	Maximum Estimated Annual Business Taxes Captured by Authority	Total Maximum Estimated Annual Taxes Captured by Authority
Solid Waste	1.8700	\$22,440	1.8700	\$5,348	\$27,788
County	6.1362	\$73,634	6.1362	\$17,550	\$91,184
KRESA	3.0416	\$36,499	3.0416	\$8,699	\$45,198
State Educ. Tax	6.0000	\$72,000	6.0000	\$17,160	\$89,160
Kal. Library	3.9583	\$47,500	3.9583	\$11,321	\$58,821
Comstock PS	0.0000	\$0	18.0000	\$24,196 ²	\$24,196
TOTAL	44.0901	\$529,081	62.0901	\$177,579	\$706,660

Maximum estimated annual taxable value = \$12,000,000 residential and \$2,860,000 business

g. A legal description of each parcel of eligible property to which the Plan applies, a map showing the location and dimensions of each eligible property, and a statement of whether personal property is included as part of the eligible property.

**2045 EAST MICHIGAN AVENUE - NOT AVAILABLE AT THIS TIME
(CITY WELLFIELD SITE)**

3101 EAST MICHIGAN AVENUE:

3280 Sections 13, 14 & 24 T2S R11W Beg at intersec of ctr li East Michigan Avenue as est in 1928 & ctr li Wallace Avenue as ext SLY, th cont SLY alg ctr li Wallace Avenue as ext to SLY li of East Michigan Avenue, th SELY alg sd SLY li to intersec of SWLY ext of S li of land conveyed to City of Kalamazoo in Liber 166 Page 529, th NELY alg SWLY ext sd S li & sd S li to NE cot of land desc in exception #4 of Liber 819 Page 120, th S 20deg 47min E alg ELY li sd excepted land 255ft m-or-l, th S 69deg 13min W 220ft to NELY li East Michigan Avenue, th S 20deg 47min E alg sd NELY li 39.15ft, th cont alg sd NELY li sd Avenue 317ft m-or-l, th S 87deg 47min E 754.6ft to E li Sect 14, being also W li Sect 13, th SLY alg sd E li 121.42ft to a pt 295.35ft NLY of SE cor sd Sect 14, th ELY par with S li sd Sect 13 590.7ft, th S 1deg 8min W 295.35ft to S li sd Sect 13, th SELY alg NWLY ext of N li of Lincoln Avenue & sd N li to intersec of W li of land conveyed to Stanley & Josephine B. Sudeikis by Liber 770 Page 954, th NLY alg sd W li 97.63ft m-or-l to S li sd Sect 13, th ELY alg sd S li 250ft m-or-l to a pt 331.22ft W of SE cor SW 1/4 SW 1/4 sd Sect 13, th NLY 85ft par with N&S 1/8 li sd Sect 13, th ELY 1053.35ft, th SLY par with N&S 1/4 li sd Sect 13 & N&S 1/4 li Sect 24 375.18ft m-or-l to NLY li East Michigan Avenue, th ELY alg sd NLY li 894.84ft m-or-l to pt 290.36ft ELY of N&S 1/4 li sd Sect 24, th NLY par with sd 1/4 li to pt 50ft SLY of N li sd Sect 24, th ELY 840ft m-or-l to pt on E li Nazareth Road, th N 4deg 57min W alg sd E li sd Road to pt N 4deg 57min W 246.46ft from intersec of NLY li East Michigan Avenue & E li Nazareth Road,

²Reflects 47% of estimated capturable taxes.

th N 84deg 40min E 231.85ft, th NLY 165ft, th ELY par with NLY li East Michigan Avenue 90.75ft to W li PLAT OF LINCOLN HEIGHTS, th N alg W li sd PLAT to pt 1215.72ft W of E 1/4 post Sect 13, th WLY alg sd E&W 1/4 li 522.85ft to intersec W li Nazareth Road, th SLY alg W li sd Road to pt 132ft SLY of sd E&W 1/4 li, th WLY par with sd E&W 1/4 li 383ft, th NLY 132.7ft to pt on sd E&W 1/4 li which is 523ft E of ctr 1/4 post sd Sect 13, th W alg sd E&W 1/4 li 457ft, th SLY par with N&S 1/4 li Sect 13 665ft, th WLY par with E&W 1/4 li Sect 13, 66ft, to sd N&S 1/4 li sd Sect 13, th SLY alg sd N&S 1/4 li 37.72ft m-or-l to ctr li Schippers Lane, th S 62deg 33min W alg ctr li Schippers Lane 80.51ft, th S 54deg 25min W alg sd ctr li 195.11ft, th S 62deg 16min W alg sd ctr li 84.09ft, th S 76deg 34min W alg sd ctr li 26.62ft, th S par with W li of NE 1/4 of SW 1/4 sd Sect 13 383.2ft, to pt on S li of NE 1/4 of SW 1/4 sd Sect 13, th WLY alg sd S li 400.62ft, th NLY par with W li NE 1/4 of SW 1/4 sd Sect 13 342.5ft m-or-l to S li Schippers Lane, th NWLY & SWLY alg S li Schippers Lane to pt on W li of SE 1/4 of NW 1/4 of SW 1/4 sd Sect 13, th SLY alg sd W li to ctr li of Brook Ditch, th WLY alg str li Brook Ditch to ELY li of land formerly owned by John Bultje, th SELY & S alg sd ELY li of John Bultje's land to pt on N li SW 1/4 SW 1/4 sd Sect 13 - sd pt to be 4.32chs E of W li sd Sect 13 - th WLY alg sd N li 180ft m-or-l to pt on sd N li 105.12ft E of NW cor of SW 1/4 of SW 1/4 sd Sect 13, th NLY par with & 105.12ft ELY of W li sd Sect 13 132ft m-or-l to S li Schippers Lane, th NWLY alg S li Schippers Lane to pt 33ft WLY of & perpend to E li Sect 14 T2S R11W, th SLY par with & 33ft WLY of E li sd Sect 145.2ft m-or-l to N li SE 1/4 of SE 1/4 sd Sect 14, th WLY alg N li SE 1/4 SE 1/4 sd Sect 14 758ft m-or-l to W li Chicago Avenue, th SLY alg W li Chicago Avenue & SLY ext thereof 53ft m-or-l to pt in ctr li of a ditch, th SWLY alg ctr sd ditch 485.7ft m-or-l to ctr li old Lincoln Avenue as ext SELY, th WLY alg SELY ext sd ctr li & ctr li sd Avenue 96ft m-or-l to ext of ctr li Wallace Avenue, th SELY alg sd ext S of ctr li 7.75ft m-or-l to P.o.B. Excluding lands lying in R-o-W's.

2320 SCHIPPERS LANE - NOT AVAILABLE AT THIS TIME

For location and dimensions of property, see attached site diagram. Personal property will be included as part of the eligible property.

3) Alumilite

Eligible Property

315 East North Street, CCN #06-15-256-001(PP 9000772, 9009090)

Most recently utilized as the Fisher-Graff Steel Company, ownership of this 2.11-acre tax-reverted property was transferred from the state to the city of Kalamazoo in 1995; the property was subsequently sold to the Alumilite Corporation in 1997. The Alumilite Corporation has completed constructing a 10,000 square foot building on-site.

Basis of Eligibility

Known contaminants qualifying the site as a “facility” (per Natural Resources and Environmental Protection Act, Act 451, PA 1994, as amended) include semi-volatile organic compounds (polynuclear aromatic hydrocarbons and pentachlorophenol) and metals in the upper eight inches of soil, as well as chlorinated solvents (trichloroethene and tetrachloroethene), nickel, and thallium in groundwater.

The Plan (pursuant to Section 13(1), Act No. 381 of 1996)

- a. A description of the costs of the Plan intended to be paid for with the tax increment revenues;**
- b. A brief summary of the eligible activities that are proposed for each eligible property.**

Most eligible activities necessary for the redevelopment of this brownfield property were accomplished prior to Plan implementation. This site is included in the Plan primarily to allow the Alumilite Corporation to take advantage of credits against their single business tax liability for property improvements completed after Plan adoption. Placement of topsoil and other landscaping activities were necessary to mitigate the direct contact hazard posed by exposed surface soils. Cost of this eligible activity was \$24,920 and was approved by the DEQ on April 17, 1998.

- c. An estimate of the captured taxable value and tax increment revenues for each year of the Plan from each parcel of eligible property.**

Estimate of Captured Taxable Value: The Alumilite Corporation projected an investment of \$400,000 on the former Fisher-Graff site initially in new construction and equipment. This yielded an approximate taxable value of \$200,000 for the improved site.

Estimate of Tax Increment Revenues: Using the applicable capturable millage rate of 62.0901 mills, the annual projected tax increment revenue for the site is \$12,418 for years 1 - 5 after expenditure of funds for eligible activities under the Plan.

It is the intent of the Authority to capture all tax increment revenue on real and personal property generated by new development on the site. These tax increments will be captured for up to five years after the time that capture is required for the purpose of paying the costs of eligible activities on the Fisher-Graff/Alumilite site.

g. Maximum Estimated Impact of Tax Increment Financing on Taxing Jurisdictions.

Taxing Unit	Millage Rate	Maximum Estimated Annual Taxes Captured by Authority
KVCC	2.8135	\$563
Metro Transit	1.0000	\$200
KPS Operating	18.0000	\$3,600
City Operating	19.2705	\$3,854
Solid Waste	1.8700	\$374
County	6.1362	\$1,227
KRESA	3.0416	\$608
State Educ. Tax	6.0000	\$1,200
Kal. Library	3.9583	\$792
TOTAL	62.0901	\$12,418

Maximum estimated annual taxable value = \$200,000

h. A legal description of each parcel of eligible property to which the Plan applies, a map showing the location and dimensions of each eligible property, and a statement of whether personal property is included as part of the eligible property.

PLAT NO 2 OR REVISED PLAT OF RICHARDSON & WATTLES ADDITION Lots 1-2-3, 28-29-30. Also T C SHELDONS ADDITION BLK 42 Part of Lots 1-2-9 described as follows: Com at NE cor Lot 2, th WLY alg NLY li sd Lots 1-2 72.1 ft., th S 8deg 56min 41sec E 332.51ft m-or-l to a pt in S li Lot 9 22.2 ft W of SE cor thereof, th E alg S li sd Lot to SE cor of sd Lot, th N 330 ft m-or-l alg E li Lots 2 & 9 to P.O.B. Also a strip of land com at SE cor Lot 9 BLK 42 TC SHELDON'S ADD., th N alg E li of Lots 2&9 330 ft m-or-l to NE cor Lot 2 sd pt being on S li Frank Street, th E alg sd S li to NW cor Lot 30 RICHARDSON & WATTLES ADD., th S alg W li of Lots 30 & 1 330 ft m-or-l to SW cor Lot 1 sd pt being on N li North Street, th W alg sd N li to P.O.B. (Contains appr. 2.11 acres)

For location and dimensions of property, see attached site diagram. Personal property is included as part of the eligible property.

4) Willard/Walbridge Block

Eligible Property

507 Harrison Street, CCN #06-15-274-003

527 Harrison Street, CCN #06-15-274-001

514 East Ransom Street, CCN #06-15-273-003

507 Harrison Street: This 0.89-acre property is owned by the Brownfield Redevelopment Authority. MacKenzies' Bakery has expressed an interest in developing the property as a centralized baking facility.

527 Harrison Street: MacKenzies' Bakery purchased this 0.955-acre site from the city of Kalamazoo in July of 1997 and has completed construction of a 4,000-square foot bakery operation.

514 East Ransom Street: One Way Products purchased this 1.54-acre site in 2001 for development of a production facility for water-based cleaning compounds and as a high-end classic automobile dealership (JTS Classic Car Company).

Basis of Eligibility

Phase I and II Environmental Site Assessments were performed on the entire block, funded by a 1996 Michigan Department of Environmental Quality Site Assessment Fund grant. Known contaminants qualifying the site as a "facility" (per Natural Resources and Environmental Protection Act, Act 451, PA 1994, as amended) include polynuclear aromatic hydrocarbons (PNAs) and metals (arsenic, lead, zinc) in surface and near-surface soils. Three temporary groundwater monitoring wells were sampled and analyzed for volatile halocarbons and aromatics, PNAs, arsenic, lead, and zinc; no detectable concentrations of these substances were identified.

The Plan (pursuant to Section 13(1), Act No. 381 of 1996)

- a. A description of the costs of the Plan intended to be paid for with the tax increment revenues;
- b. A brief summary of the eligible activities that are proposed for each eligible property.

507 Harrison Street: Eligible activities for which tax increment revenues may be relied upon include two BEAs, foundation/rubble removal, surface soil sampling to evaluate direct contact risk, and due care soil capping. The total cost for these activities is estimated at \$125,000. **527 Harrison Street:** Placement of topsoil and asphalt was necessary to mitigate the direct contact hazard posed by exposed surface soils. Cost of this eligible activity was \$19,380 and was approved by the DEQ on April 20, 1998. **514 East Ransom Street:** Eligible activities include one BEA, surface soil sampling, and due care capping. Reasonable costs for infrastructure improvements such as utility leads and new sidewalk, curbcut, and drive apron construction will be reimbursed. Maximum reimbursement for all eligible activities is \$115,000.

c. An estimate of the captured taxable value and tax increment revenues for each year of the Plan from each parcel of eligible property.

Estimate of Captured Taxable Value: The MacKenzies' Bakery bread shop and One Way/JTS Classic Car portions of the block have already yielded more than \$1.4 million in private investment into buildings and equipment. Future development of the remainder of the block could result in another \$600,000, which would result in a combined taxable value of \$1,000,000 for the entire block.

Estimate of Tax Increment Revenues: Using the capturable millage rate on the site of 62.0901 mills, the maximum annual tax increment revenue is estimated to be \$62,090 for years 1-5 after the expenditure of funds for eligible activities under the Plan.

It is the intent of the Authority to capture all tax increment revenue on real and personal property generated by new development of the site. These tax increments will be captured for up to five years after the time that capture is required for the purpose of paying the costs of eligible activities on the Willard/Walbridge Block.

g. Maximum Impact of Tax Increment Financing on Taxing Jurisdictions.

Taxing Unit	Millage Rate	Estimated Annual Range of Taxes Captured by Authority
KVCC	2.8135	\$2,814
Metro Transit	1.0000	\$1,000
KPS Operating	18.0000	\$18,000
City Operating	19.2705	\$19,270
Solid Waste	1.8700	\$1,870
County	6.1362	\$6,136
KRESA	3.0416	\$3,042
State Educ. Tax	6.0000	\$6,000
Kal. Library	3.9583	\$3,958
TOTAL	62.0901	\$62,090

Maximum estimated taxable value = \$1,000,000

h. A legal description of each parcel of eligible property to which the Plan applies, a map showing the location and dimensions of each eligible property, and a statement of whether personal property is included as part of the eligible property.

507 HARRISON STREET: Part of Block 22 of the Original Plat of the Town of Kalamazoo as recorded in Liber 6 of Plats on page 8 in Kalamazoo County, Michigan, more particularly described as: Commencing at the Northeast corner of said Block 22; thence South 00E33'46" East along the

West right-of-way line of Harrison Street 165.58 feet to the Point of Beginning; thence continuing along said West right-of-way line South 00E33'46" East 169.76 feet to the Southeast corner of said Block 22; thence South 89E36'15" West along the North right-of-way line of East Willard Street 229.01 feet; thence North 00E16'18" West 169.17 feet; thence North 89E27'33" East 228.15 feet to the Point of Beginning. Containing 0.89 acres more or less.

527 HARRISON STREET: A parcel situated in Section 15, Town 2 South, Range 11 West, City of Kalamazoo, Kalamazoo County, Michigan, being described as: Beginning at the Northeast corner of Block 22, of the Original Plat of the Town of Kalamazoo as recorded in Liber 6 of Plats on page 8, and running thence South 00E33'46" East along the East line of said block, 165.58 feet to the centerline of vacated Harkin Court; thence South 89E27'33" West, 249.99 feet; thence North 00E33'46" West 167.19 feet to the North line of said Block 22; thence North 89E49'29" East along said North line 250.00 feet to the point of beginning.

514 EAST RANSOM STREET: Part of Block 22 of the Original Plat of the Town of Kalamazoo as recorded in Liber 6 of Plats on page 8 in Kalamazoo County, Michigan, more particularly described as: Beginning at the Northwest corner of Block 22; thence North 89E49'29" East along the South right-of-way line of East Ransom Street 187.31 feet; thence South 00E33'46" East 167.19 feet; thence North 89E27'33" East 21.84 feet; thence South 00E16'18" East 169.17 feet to a point on the North right-of-way line of East Willard Street; thence South 89E36'15" West along said North right-of-way line 210.00 feet to the Southwest corner of said Block 22; thence North 00E16'18" West along the East right-of-way line of Walbridge Street 337.03 feet to the Point of Beginning. Containing 1.54 acres more or less.

For location and dimensions of property, see attached site diagram. Personal property is included as part of the eligible property.

5) Riverfront BRI Site

Eligible Property

701 East Michigan Avenue, CCN #06-15-429-002

The Riverfront BRI site comprises approximately 2.5 acres, and was occupied by a coal-burning power plant for over 50 years. The city acquired the site in 1997 and transferred title to the Authority in 2000. The Authority is currently evaluating development proposals for reuse ranging from restaurant to retail.

Basis of Eligibility

Utilizing funds available through a 1996 MDEQ Site Assessment Fund grant, the city has performed Phase I and II Environmental Site Assessments. Known contaminants qualifying the site as a “facility” (per Natural Resources and Environmental Protection Act, P.A. 451, of 1994, as amended) include metals (arsenic, mercury, zinc), polynuclear aromatic hydrocarbons (PNAs), and polychlorinated biphenyls (PCBs) in soil.

The Plan (pursuant to Section 13(1), Act No. 381 of 1996)

- a. A description of the costs of the Plan intended to be paid for with the tax increment revenues;**
- b. A brief summary of the eligible activities that are proposed for each eligible property.**

Phase I and II Environmental Site Assessments were performed prior to Plan implementation. Since grant funding financed these expenses, these costs cannot be reimbursed from tax increment revenues.

Eligible activities for which tax increment revenues may be relied upon in the future include Baseline Environmental Assessment(s) for future development (includes Section 7a Compliance Analysis) and due care activities such as pavement and/or soil capping of areas with arsenic that exceed direct contact values. Removal of buried foundations and demolition debris may also qualify as eligible site preparation activity.

The total estimate for completing two BEAs, due care soil capping, foundation/debris removal, and other eligible activities is \$162,000.

- c. An estimate of the captured taxable value and tax increment revenues for each year of the Plan from each parcel of eligible property.**

Estimate of Captured Taxable Value: Using estimates for investments on the site ranging from retail development (\$1 million to \$1.4 million) or office development (\$3 million), the maximum estimated taxable value for redevelopment of the prime 2.5 acres of the site is \$1.5 million.

Estimate of Tax Increment Revenues: Applying a capturable millage rate of 62.0901 mills, the maximum estimated annual tax increment revenue for the site is \$93,135 for years 1 - 5 after expenditure of funds for eligible activities under the Plan. This estimate also only covers the south portion of the property.

It is the intent of the Authority to capture all tax increment revenue on real and personal property generated by new development on the site. These tax increments will be captured for up to five years after the time that capture is required for the purpose of paying the costs of eligible activities on the Riverfront BRI site.

g. Maximum Estimated Impact of Tax Increment Financing on Taxing Jurisdiction.

Taxing Unit	Millage Rate	Maximum Estimated Annual Taxes Captured by Authority
KVCC	2.8135	\$4,221
Metro Transit	1.0000	\$1,500
KPS Operating	18.0000	\$27,000
City Operating	19.2705	\$28,906
Solid Waste	1.8700	\$2,805
County	6.1362	\$9,204
KRESA	3.0416	\$4,562
State Educ. Tax	6.0000	\$9,000
Kal. Library	3.9583	\$5,937
TOTAL	62.0901	\$93,135

Maximum annual taxable value = \$1.5 million

h. A legal description of each parcel of eligible property to which the Plan applies, a map showing the location and dimensions of each eligible property, and a statement of whether personal property is included as part of the eligible property.

SOUTH PARCEL (701 EAST MICHIGAN AVENUE) A parcel of land located in the Southeast 1/4 Section 15, T.2S., R.11W., City of Kalamazoo, Kalamazoo County, Michigan and being more particularly described as follows. Comm. at the East 1/4 Post of Section 15, T.2S., R.11W.; Thence S 00E14'04" E along the West line of said Section 105.22' feet; Thence S 89E45'56" W perpendicular to the East line of said Section 36.88' feet to the Northwest corner of Lot #3 of Holtenhouse Plat for the Point of Beginning of the parcel hereinafter described; Thence S 03E19'58" E parallel with the West line of Ampersee Street 62.61' feet; Thence N 86E40'02" E, 4.00' feet; Thence S 03E19'58" E parallel with the West line of Ampersee Street 145.98' feet to the North line of East Michigan Avenue; Thence along the North line of East Michigan Avenue on a curve to the right 65.43' feet said curve having a radius of 640.00' feet and a long chord bearing S 81E11'20" W, 65.40' feet;

Thence S 84°06'54" W along the North line of East Michigan Avenue 300.00' feet; Thence N 31°57'04" W along the Easterly bank of the Kalamazoo River 332.19' feet; Thence along the South line of a Rail Road Right of Way on a curve to the right 150.02' feet said curve having a radius of 3500.00' feet and a long chord bearing N 88°23'19" E, 150.01' feet; Thence S 00°23'01" E, 19.80' to the Northwest corner of Lot #6 of Harris ~~3~~ Plat; Thence along the South line of a 19.8' wide Alley Way on a curve to the right 373.22' feet said curve having a radius of 3480.20' feet and a long chord bearing S 87°18'41" E, 373.04' feet to the Point of Beginning. Said parcel containing 2.54 Acres.

For location and dimensions of property, see attached site diagram. Personal property will be included as part of the eligible property.

6) East Bank Site

Eligible Property

433 Amperssee Avenue, CCN #06-15-294-001

430 Amperssee Avenue, CCN #06-14-170-002

434 Amperssee Avenue, CCN #06-14-170-075

502 Amperssee Avenue, CCN #06-14-170-074

The East Bank site comprises approximately eight acres. Much of the site adjoins the Kalamazoo River and was used for over 50 years for the deposition of coal fly ash waste by Consumers Power Company. The eastern 0.55 acres were formerly used as an underground tank recycling yard. The city acquired the power plant and fly ash portions of the site in 1997 and the Amperssee Avenue lots in 1998. The Authority acquired the entire site in 2000 and envisions high-density residential development as the highest and best use for the site.

Basis of Eligibility

Utilizing funds available through a 1996 MDEQ Site Assessment Fund grant, the city has performed Phase I and II Environmental Site Assessments. Known contaminants qualifying the site as a “facility” (per Natural Resources and Environmental Protection Act, P.A. 451, of 1994, as amended) include metals (arsenic and lead), petroleum hydrocarbon contamination, polynuclear aromatic hydrocarbons (PNAs), polychlorinated biphenyls (PCBs) and vinyl chloride in soil.

The Plan (pursuant to Section 13(1), Act No. 381 of 1996)

- a. A description of the costs of the Plan intended to be paid for with the tax increment revenues;**
- b. A brief summary of the eligible activities that are proposed for each eligible property.**

Phase I and II Environmental Site Assessments were performed prior to Plan implementation. Since grant funding financed these expenses, these costs cannot be reimbursed from tax increment revenues.

Eligible activities for which tax increment revenues may be relied upon in the future include Baseline Environmental Assessment(s) for future development (includes Section 7a Compliance Analysis) and due care activities such as pavement and/or soil capping of areas with contaminants that exceed direct contact values. Additional eligible activities could include fly ash removal and stabilization, as well as construction of infrastructure needed for residential development. Eligible activities subject to reimbursement could be as high as \$600,000.

- c. An estimate of the captured taxable value and tax increment revenues for each year of the Plan from each parcel of eligible property.**

Estimate of Captured Taxable Value: Using estimates developed for the city’s Clean Michigan Initiative Waterfront Redevelopment Grant Application in 1999, the site could support the

development of condominiums and apartments, providing more than 160,000 square feet of living space at a total required investment of \$19 million. The maximum taxable value would be \$9.5 million.

Estimate of Tax Increment Revenues: Applying a capturable residential millage rate of 44.0901 mills, the maximum estimated annual tax increment revenue for the site is \$418,856 for years 1-5 after expenditure of funds for eligible activities under the Plan. This estimate also only covers the south portion of the property.

It is the intent of the Authority to capture all tax increment revenue on real and personal property generated by new development on the site. These tax increments will be captured for up to five years after the time that capture is required for the purpose of paying the costs of eligible activities on the East Bank site. It should be noted that this site has been designated by the state of Michigan as a Renaissance Zone. **All capturable property taxes will be eliminated for a 15-year period beginning January 1, 2001.**

g. Maximum Estimated Impact of Tax Increment Financing on Taxing Jurisdiction.

Taxing Unit	Millage Rate	Maximum Estimated Annual Taxes Captured by Authority
KVCC	2.8135	\$26,728
Metro Transit	1.0000	\$9,500
KPS Operating	0.0000	\$0
City Operating	19.2705	\$183,070
Solid Waste	1.8700	\$17,765
County	6.1362	\$58,294
KRESA	3.0416	\$28,895
State Educ. Tax	6.0000	\$57,000
Kal. Library	3.9583	\$37,604
TOTAL	44.0901	\$418,856

Maximum annual taxable value = \$9.5 million

h. A legal description of each parcel of eligible property to which the Plan applies, a map showing the location and dimensions of each eligible property, and a statement of whether personal property is included as part of the eligible property.

433 AMPERSEE AVENUE: A parcel of land located in the Northeast 1/4 Section 15 and the Northwest 1/4 of Section 14, T.2S., R.11W., City of Kalamazoo, Kalamazoo County, Michigan and being more particularly described as follows. Comm. at the West 1/4 Post of Section 14, T.2S., R.11W.; Thence North along the West line of said Section 11.28' feet to the North line of a Rail Road Right of Way for the Point of Beginning of the parcel hereinafter described; Thence along said

Rail Road Right of Way on a curve to the left 555.73' feet said curve having a radius of 3600.00' feet and a long chord bearing N 88E16'17" W, 555.18 feet; Thence N 16E41'38" E along the Easterly bank of the Kalamazoo River 164.18' feet; Thence N 43E04'16" E along said River 132.68 feet; Thence N 48E14'38" E along said River 138.34 feet; Thence N 31E45'03" E along said River 152.28' feet; Thence N 09E17'34" E along said River 124.25' feet; Thence N 03E34'11" W along said River 111.11' feet; Thence N 16E51'31" W along said River 77.16' feet to the South line of Hotop Street; Thence S 89E36'46" E along the South line of Hotop Street 302.13' feet; Thence S 03E19'59" E parallel with and 16.5' feet West of the center line of Ampersee Street 329.49' feet; Thence N89E31'58" W along the North line of Sherwood Avenue 16.53' feet to the West line of Ampersee Street; Thence S03E19'58" E along the West line of Ampersee Street 480.67' feet to the North Line of a Rail Road Right of Way; Thence along the North line of said Rail Road Right of Way on a curve to the left 90.29' feet said curve having a radius of 3600.00 feet and a long chord bearing N 83E07'50" W, 90.28' feet to the Point of Beginning. Said parcel containing 7.46 Acres.

AMPERSEE AVENUE LOTS (430, 434, 502 Ampersee Avenue) M AMPERSEE PLAT UNION ADDITION, Lots 75, 74, and the South **2 of Lot 73.**

For location and dimensions of property, see attached site diagram. Personal property will be included as part of the eligible property.

7) Auto Ion Area

Eligible Property

50 Mills Street, CCN #06-14-307-001
74 Mills Street, CCN #06-14-312-026
910 O’Neil Street, CCN #06-14-311-033

The three parcels that comprise the Auto Ion Area site total approximately 3.4 acres. 50 Mills Street is city-owned and formerly utilized for storage of impounded motor vehicles. 74 Mills Street is the Auto Ion property, currently owned by the state and scored as a federal National Priorities List (Superfund) site (this parcel is also situated adjacent to the west of a contaminated site known as “Conrail Botsford Yards”). 910 O’Neil is a vacant, undeveloped city-owned parcel situated on the Kalamazoo River (this parcel is situated adjacent to the west of a contaminated site known as “Production Painting”).

Basis of Eligibility

This site is listed as a known site of environmental contamination with the Michigan Department of Environmental Quality Environmental Response Division and with the United States Environmental Protection Agency Comprehensive Environmental Response, Compensation and Liability Information System (Facility ID MID980794382). In 1993, an excavation of all soil above the water table was conducted at 74 Mills Street, due to the presence of metals (arsenic, cadmium, chromium, lead, and nickel) and polynuclear aromatic hydrocarbons (benzo(a)pyrene). Remaining contaminants in groundwater qualifying the site as a “facility” (per Natural Resources and Environmental Protection Act, P.A. 451, of 1994, as amended) include chlorinated solvents (vinyl chloride, trichloroethene) and metals (arsenic, cadmium, lead, nickel).

The Plan (pursuant to Section 13(1), Act No. 381 of 1996)

- a. A description of the costs of the Plan intended to be paid for with the tax increment revenues;**
- b. A brief summary of the eligible activities that are proposed for each eligible property.**

The USEPA has determined that “natural attenuation” is the acceptable cleanup alternative for the Auto Ion site (74 Mills); groundwater contamination will be allowed to slowly discharge into the Kalamazoo River, with periodic monitoring to ensure contaminant levels do not increase significantly. Reportedly, the entire 74 Mills Street parcel has been filled with clean soil, minimizing the likelihood that additional remedial activities will be necessary.

Eligible activities which may rely on tax increment revenues include Phase I and II Environmental Site Assessments at 50 Mills and 910 O’Neil as well as Baseline Environmental Assessments (including Section 7a Compliance Analyses) for all three parcels. Based on environmental efforts already undertaken at the site, the Phase I and II Environmental Site Assessment portions of a BEA

should be accomplished for approximately \$20,000 (one time only cost). The maximum fee for compiling a BEA for the site, including Section 7a considerations, would be approximately \$5,000 for each user. The total number of potential users is estimated at three.

c. An estimate of the captured taxable value and tax increment revenues for each year of the Plan from each parcel of eligible property.

Estimate of Captured Taxable Value: Assuming market potential for a mix of commercial, office, light industrial and/or recreational uses for the three separate parcels, which range in size from about one-half acre to about 1.5 acres, a maximum estimate of potential investment value is \$1.2 million. This yields a taxable value of \$600,000.

Estimate of Tax Increment Revenues: Applying the rate of 62.0901 mills to the estimated value range, the projected annual tax increment revenue for the site is \$37,254 for years 1 - 5 after expenditure of funds for eligible activities under the Plan.

It is the intent of the Authority to capture all tax increment revenue on real and personal property generated by new development on the site. These tax increments will be captured for up to five years after the time that capture is required for the purpose of paying the costs of eligible activities on the Auto Ion Area.

g. Maximum Estimated Impact of Tax Increment Financing on Taxing Jurisdiction.

Taxing Unit	Millage Rate	Maximum Estimated Annual Taxes Captured by Authority
KVCC	2.8135	\$1,688
Metro Transit	1.0000	\$600
KPS Operating	18.0000	\$10,800
City Operating	19.2705	\$11,562
Solid Waste	1.8700	\$1,122
County	6.1362	\$3,682
KRESA	3.0416	\$1,825
State Educ. Tax	6.0000	\$3,600
Kal. Library	3.9583	\$2,375
TOTAL	62.0901	\$37,254

Maximum estimated annual taxable value = \$600,000

h. A legal description of each parcel of eligible property to which the Plan applies, a map showing the location and dimensions of each eligible property, and a statement of whether personal property is included as part of the eligible property.

50 MILLS STREET : T ONEILLS PLAT UNION ADDITION LOTS 15-16-17-18-19-20-21-22.

74 MILLS STREET: T ONEILLS PLAT UNION ADDITION LOTS 23-24-25-26-27-28.

910 ONEIL STREET: T ONEIL PLAT, UNION ADDITION LOT 32, EXC E 14 FT. ALSO LOTS 33 & 34. ALSO RIPARIAN RIGHTS.

For location and dimensions of property, see attached site diagram. Personal property will be included as part of the eligible property.

8) Panelyte

Eligible Property

2403 South Burdick Street, CCN #06-27-401-001

The Panelyte site comprises 22.48 acres, characterized by the presence of several small dilapidated buildings and the foundation and floor slab remains of a former manufacturing building covering 100,000 square feet of land area. The southern portion of the property was historically used as a landfill. Historical users of the property included Bryant Paper Company, St. Regis Paper Company's Panelyte Division, and Reliance Universal. The Panelyte laminate process involved saturating paper product with fluid plastic resins pressed under high temperatures to produce a single sheet of plastic. This property reverted to the state of Michigan for unpaid taxes in 1992.

Basis of Eligibility

This site is listed as a known site of environmental contamination with the Michigan Department of Environmental Quality Environmental Response Division and with the United States Environmental Protection Agency Comprehensive Environmental Response, Compensation and Liability Information System (Facility No. MID982070195). Known contaminants qualifying the site as a "facility" (per Natural Resources and Environmental Protection Act, P.A. 451, of 1994, as amended) include metals (arsenic, cadmium, chromium, mercury, lead), polychlorinated biphenyls (PCBs), and polynuclear aromatic hydrocarbons (PNAs) in soil as well as the chlorinated solvent tetrachloroethene in groundwater.

The Plan (pursuant to Section 13(1), Act No. 381 of 1996)

- a. A description of the costs of the Plan intended to be paid for with the tax increment revenues;**
- b. A brief summary of the eligible activities that are proposed for each eligible property.**

The Michigan Department of Environmental Quality has allocated funding from the Cleanup and Redevelopment Fund to accomplish environmental assessment and soil cleanup associated with a PCB release, building and foundation demolition, fuel oil tank removal, and demolition of a 100' high radial smokestack. These costs, although eligible activities, will be borne by the state and are not expected to require tax increment financing at this time. In the event that state funding is unable to accomplish these goals, an amendment of this Plan may be necessary.

Costs of the Plan intended to be paid for with tax increment revenues include Baseline Environmental Assessment(s), including Section 7a Compliance Analyses, for prospective users of the property. The Phase I and II Environmental Site Assessment portions of a BEA have already been performed for the site. The maximum fee for compiling a BEA for the site, including Section 7a considerations, would be approximately \$5,000 for each user. The total number of potential users

cannot be accurately projected at this time. Additional eligible activities could exceed \$500,000 for construction of a railroad crossing and extension of water and sewer utilities.

c. An estimate of the captured taxable value and tax increment revenues for each year of the Plan from each parcel of eligible property.

Estimate of Captured Taxable Value: Due to its proximity to a Superfund site and other prohibitive features, the maximum, estimated developable portion of the site is 8 - 12 acres. Assuming a mix of potential uses in the categories of office, light industrial, and warehouse space and an estimate of \$40 per square foot cost of construction for 120,000 square feet, the maximum investment on the site is estimated at \$4.8 million. This yields an estimated taxable value for the site of \$2.4 million.

Estimate of Tax Increment Revenues: The applicable, capturable millage rate for the site is 62.0901 mills. This yields a maximum estimated annual revenue range of \$149,016 for years 1 - 5 after expenditure of funds for eligible activities under the Plan.

It is the intent of the Authority to capture all tax increment revenue on real and personal property generated by new development on the site. These tax increments will be captured for up to five years after the time that capture is required for the purpose of paying the costs of eligible activities on the Panelyte site. **It should be noted that this site is included in a designated Renaissance Zone approved by the state of Michigan. All capturable taxes will be eliminated for a 15-year period, beginning January 1, 2001.**

g. Maximum Estimated Impact of Tax Increment Financing on Taxing Jurisdiction.

Taxing Unit	Millage Rate	Maximum Estimated Annual Taxes Captured by Authority
KVCC	2.8135	\$6,752
Metro Transit	1.0000	\$2,400
KPS Operating	18.0000	\$43,200
City Operating	19.2705	\$46,249
Solid Waste	1.8700	\$4,488
County	6.1362	\$14,727
KRESA	3.0416	\$7,300
State Educ. Tax	6.0000	\$14,400
Kal. Library	3.9583	\$9,500
TOTAL	62.0901	\$149,016

Maximum annual taxable value = \$2.4 million

h. A legal description of each parcel of eligible property to which the Plan applies, a map showing the location and dimensions of each eligible property, and a statement of whether personal property is included as part of the eligible property.

SECTION 27-2-11 COM AT CEN 1/4 POST SEC 27, TH S 89 DEG 52 MIN E ALG E&W 1/4 LI SD SEC 99.1 FT TO A PT ON ELY LI NYC RR R-O-W FOR PL OF BEG, TH S 10 DEG 37 MIN E ALG ELY LI NYC RR R-O-W 619.05 FT, TH S 13 DEG 29 MIN E ALG ELY LI SD R-O-W 475.02 FT TO A JOG IN SD R-O-W, TH S 89 DEG 24 MIN E ALG SD JOG & IN CONTINUATION THEREOF 617.89 FT, TH N 36 DEG 37 MIN W 867.63 FT, TH N 5 DEG 57 MIN W 34.86 FT, TH S 79 DEG 31 MIN E 83.84 FT, TH N 0 DEG 11 MIN W 277.05 FT, TH N 48 DEG 39 MIN E 60.49 FT, TH S 85 DEG 59 MIN E 187.72 FT, TH N 6 DEG 18 MIN W 54.96 FT TO E & W 1/4 LI SD SEC, TH S 89 DEG 52 MIN E ALG E & W 1/4 LI SD SEC 112.63 FT, TH N 1 DEG 37 MIN W 745.17 FT, TH N 89 DEG 52 MIN W 440.87 FT, TH S 0 DEG 5 MIN E 47.5 FT, TH N 89 DEG 52 MIN W PAR WITH E & W 1/4 LI SD SEC 65.4 FT, TH S 31 DEG 53 MIN W 77.85 FT, TH S 76 DEG 21 MIN W 26.9 FT, TH N 83 DEG 31 MIN W 113.4 FT TO ELY LI RR R-O-W, TH S 3 DEG 23 MIN W ALG ELY LI NYC RR R-O-W 638.F FT TO PL OF BEG. EXC COM 99.1 FT E OF CEN 1/4 POST SD SEC 27, RNG TH N ALG ELY R-O-W LI NYC RR 638.5 FT, TH S 83 DEG 31 MIN E 113.4 FT, TH N 76 DEG 21 MIN E 26.9 FT, TH N 31 DEG 53 MIN E 77.85 FT, TH S 89 DEG 52 MIN E 65.4 FT, TH N 0 DEG 5 MIN W 47.5 FT, TH S 89 DEG 52 MIN E 91.45 FT, TH S 1 DEG 16 MIN E 130.3 FT, TH S 54 DEG 48 MIN E 23.77 FT FOR PL OF BEG, TH S 81 DEG 45 MIN E 31.7 FT, TH S 38 DEG 37 MIN E 58.53 FT, TH S 8 DEG 20 MIN W 171.23 FT, TH N 81 DEG 45 MIN W 74.29 FT, TH N 8 DEG 18 MIN E 211.21 FT TO PL AF BEG.

For location and dimensions of property, see attached site diagram. Personal property will be included as part of the eligible property.

9) Former SER Plating

Eligible Property

2152 Portage Street, CCN #06-27-283-005

The SER Plating property, a tax-reverted property acquired by the city in 1998, was characterized by the presence of a two-story, 10,000 square foot building demolished in January of 1998. Title was transferred to the Authority in 2000. The property was sold to ALP, LLC in 2004; related land assembly supports the future development of housing for the developmentally disabled. Total land area comprises 0.76 acres. Historical use of the property included residential dwellings between 1900 and 1982 and three electroplating businesses between 1947 and 1987.

Basis of Eligibility

This site is listed as a known site of environmental contamination with the Michigan Department of Environmental Quality Environmental Response Division and with the United States Environmental Protection Agency Comprehensive Environmental Response, Compensation and Liability Information System (Facility ID MID006004857). Known contaminants qualifying the site as a “facility” (per Natural Resources and Environmental Protection Act, P.A. 451, of 1994, as amended) include heavy metals (cadmium, chromium, nickel) and cyanide in soil.

The Plan (pursuant to Section 13(1), Act No. 381 of 1996)

- a. A description of the costs of the Plan intended to be paid for with the tax increment revenues;**
- b. A brief summary of the eligible activities that are proposed for each eligible property.**

Between 1987 and 1992, the USEPA removed chemicals, building materials, and debris contaminated with plating process chemicals. Building decontamination and asbestos abatement activities were completed in 1992. Soil contamination remains beneath the building foundation; EPA assessed the soil in the spring of 1998 and the DEQ has completed extensive environmental testing. These costs, although eligible activities, will be borne by the USEPA, the state, and the city and are not expected to require tax increment financing at this time.

Costs of the Plan intended to be paid for with tax increment revenues include Baseline Environmental Assessment(s), including Section 7a Compliance Analyses, for prospective users of the property. Based on environmental efforts already undertaken at the site, the maximum fee for compiling a BEA for the site, including Section 7a considerations, would be approximately \$5,000 for each user. Additional activities include foundation/rubble removal and due care soil capping, estimated at \$50,000.

c. An estimate of the captured taxable value and tax increment revenues for each year of the Plan from each parcel of eligible property.

Estimate of Captured Taxable Value: Assuming that this 0.76 acre site has potential for multi-family residential development, the estimated value for new investment is \$400,000 for a 5,000 square foot building. This yields a taxable value of \$200,000 for new development on the site.

Estimate of Tax Increment Revenues: Using the applicable, capturable millage rate of 62.0901 mills, the annual tax increment revenues are projected to be \$12,418 for years 1 - 5 after expenditure of funds for eligible activities under the Plan.

It is the intent of the Authority to capture all tax increment revenue on real and personal property generated by new development on the site. These tax increments will be captured for up to five years after the time that capture is required for the purpose of paying the costs of eligible activities on the SER Plating site.

g. Maximum Estimated Impact of Tax Increment Financing on Taxing Jurisdiction.

Taxing Unit	Millage Rate	Maximum Estimated Annual Taxes Captured by Authority
KVCC	2.8135	\$562
Metro Transit	1.0000	\$200
KPS Operating	18.0000	\$3,600
City Operating	19.2705	\$3,854
Solid Waste	1.8700	\$374
County	6.1362	\$1,228
KRESA	3.0416	\$608
State Educ. Tax	6.0000	\$1,200
Kal. Library	3.9583	\$792
TOTAL	62.0901	\$12,418

Maximum estimated annual taxable value = \$200,000

h. A legal description of each parcel of eligible property to which the Plan applies, a map showing the location and dimensions of each eligible property, and a statement of whether personal property is included as part of the eligible property.

2152 Portage: A parcel of land in the City of Kalamazoo, Michigan, more particularly described as follows: Delos Phillips Addition, the North 50 feet of the South 100 feet of Lot 10, also the South 50 feet of Lot 10, also the North 116 feet of Lot 11 except the East 7 Rods of the South 49½ feet.

For location and dimensions of property, see attached site diagram. Personal property will be included as part of the eligible property.

10) Former Lakeside Refinery

Eligible Property

2700 East Cork Street, CCN #06-36-130-001

2705 East Cork Street, CCN #06-25-364-001

2805 East Cork Street, CCN #06-25-387-001

3119 East Cork Street, CCN #06-25-389-001

This former petroleum refinery and bulk storage facility comprises 52.7 acres in four contiguous parcels and is dissected by East Cork Street, Grand Trunk Railroad tracks, and Davis Creek. The city acquired 2700 and 2805 East Cork Street from the state in 1998, 3119 East Cork Street in 2002, and 2705 East Cork Street in 2003. The parcel at 2700 East Cork Street was sold to High Grade Materials in 2003 and has been redeveloped as a concrete manufacturing facility. The city intends to develop portions of 2805-3119 East Cork Street as a business park.

Basis of Eligibility

This site is listed as a known site of environmental contamination with the Michigan Department of Environmental Quality Environmental Response Division and with the United States Environmental Protection Agency Comprehensive Environmental Response, Compensation and Liability Information System (Facility ID MID005380019). Known contaminants qualifying the site as a “facility” (per Natural Resources and Environmental Protection Act, P.A. 451, of 1994, as amended) include lead in soil and free-phase petroleum product in groundwater.

The Plan (pursuant to Section 13(1), Act No. 381 of 1996)

- a. A description of the costs of the Plan intended to be paid for with the tax increment revenues;**
- b. A brief summary of the eligible activities that are proposed for each eligible property.**

Between 1996 and 1997, the USEPA conducted cleanup activities including removal of 56 above-ground storage tanks, three underground storage tanks, and all components of the former refinery. Cleanup activities were completed by the USEPA in 1998. Some petroleum-impacted groundwater and soil remains on-site. Further cleanup efforts, although eligible activities, will likely be borne by the MDEQ. In the event that MDEQ actions do not accomplish these goals, an amendment of this Plan may be necessary.

2700 East Cork Street: Eligible activities related to the development of this parcel by High Grade Materials included demolition of the former “De-Wax Plant,” phased environmental assessments and related due care activities, and infrastructure improvements. The combined cost of these activities should not exceed \$140,000.

2805-3119 East Cork Street: Eligible activities to date total \$155,000 for various demolition and infrastructure costs. An additional investment, into infrastructure construction, of \$750,000 is anticipated during 2005-2006. Assuming nine developments occur within the park, another \$50,000 in due diligence reimbursements will likely be necessary, for a total estimated \$955,000 in eligible activities.

c. An estimate of the captured taxable value and tax increment revenues for each year of the Plan from each parcel of eligible property.

Estimate of Captured Taxable Value: Assuming that there are 36 developable acres on the 53-acre site for light industrial and/or office space, and assuming the construction of about 10,000 square feet of space per acre in a range of construction costs between \$40 - \$60 per square foot, the projection for the maximum value of new investment on the site is \$21,600,000. This yields an estimated taxable value of \$10,800,000.

Estimate of Tax Increment Revenues: Using the capturable millage rate for the site of 62.0901 mills, the estimate for annual tax increment revenue for the site is \$670,573 for years 1 - 5 after expenditure of funds for eligible activities under the Plan.

Approximately 40.58 acres of Lakeside Refinery fall within the Comstock Public School District (77%), while the remaining acreage (23%) falls within the Kalamazoo Public School District.

It is the intent of the Authority to capture all tax increment revenue on real and personal property generated by new development on the site. These tax increments will be captured for up to five years after the time that capture is required for the purpose of paying the costs of eligible activities on the Lakeside Refinery site.

g. Maximum Estimated Impact of Tax Increment Financing on Taxing Jurisdiction.

Taxing Unit	Millage Rate	Estimated Annual Taxes Captured by Authority
KVCC	2.8135	\$30,386
Metro Transit	1.0000	\$10,800
KPS Operating	18.0000	\$44,712 ¹
City Operating	19.2705	\$208,121
Solid Waste	1.8700	\$20,196
County	6.1362	\$66,271
KRESA	3.0416	\$32,849

¹Reflects 23% of estimated capturable taxes.

Taxing Unit	Millage Rate	Estimated Annual Taxes Captured by Authority
State Educ. Tax	6.0000	\$64,800
Kal. Library	3.9583	\$42,750
Comstock P.S.	18.0000	\$149,688 ²
TOTAL	62.0901	\$670,573

Maximum annual taxable value = \$10,800,000

h. A legal description of each parcel of eligible property to which the Plan applies, a map showing the location and dimensions of each eligible property, and a statement of whether personal property is included as part of the eligible property.

2700 EAST CORK STREET: SECTION 36-2-11 COMM AT THE NW COR OF SD SEC 36; TH N 89 DEG 47 MIN 23 SEC E, 1,154.29 FT ALG THE N LI SD SEC 36 TO THE ELY ROW LI OF THE PENNSYLVANIA RR; TH S 10 DEG 57 MIN 07 SEC E, 33.59 FT ALG SD ELY ROW LI TO THE S ROW LI OF E CORK ST AND THE POB; TH CONT S 10 DEG 57 MIN 07 SEC E, 638.20 FT ALG SD ELY ROW LI; TH N 89 DEG 47 MIN 23 SEC E, 330.00 FT PARA WITH THE S ROW LI OF E CORK ST; TH N 10 DEG 58 MIN 49 SEC W, 519.95 FT; TH N 21 DEG 54 MIN 13 SEC W, 134.74 FT TO THE S ROW LI OF E CORK ST; THE S 89 DEG 47 MIN 23 SEC W, 319.18 FT ALG THE S ROW LI OF E CORK ST TO THE POB (CONTAINING 209,966.27 SQ FT OR 4.8202 ACRES).

2705 E CORK STREET: SEC 25-2-11 THAT PART OF S **2** SW 1/4 SEC 25 LYING ELY OF ELY LI OF GR&I RR R-O-W & WLY OF WLY LI CK&S RR R-O-W. 12.12 ACRES.

2805 EAST CORK STREET: SEC 25-2-11 THAT PART OF SE 1/4 SW 1/4 SEC 25 LYING E OF ELY LI GTW RR ROW EXC E 20 RDS. 25.76 ACRES.

3119 EAST CORK STREET: SEC 25-2-11 THE E **2** OF E **2** SE 1/4 SW 1/4 SEC 25. 10 ACRES.

For location and dimensions of property, see attached site diagram. Personal property will be included as part of the eligible property.

²Reflects 77% of estimated capturable taxes.

11) Former Performance Paper

Eligible Property

315 East Alcott Street, CCN #06-27-221-001
405 East Alcott Street, CCN #06-27-213-001
505 East Alcott Street, CCN #06-27-224-001
423 Reed Street, CCN #06-22-467-001

The subject property comprises approximately 27.23 acres divided by Portage Creek, and characterized by the presence of three aging industrial paper manufacturing complexes (mills C, D and E) and a power house. An additional 4.33-acre parcel of vacant floodplain is also located north of Reed Street, along the west bank of Portage Creek. Performance Paper was the most recent owner of the properties and Portage Paper was the most recent operator; both entities have claimed bankruptcy protection and the entire property is expected to revert to state ownership in early 2003. All parcels except the 4.33-acre floodplain are included within a Renaissance Zone, effective January 1, 2001-December 31, 2015.

Basis of Eligibility

The subject property is listed as a known site of environmental contamination with the Michigan Department of Environmental Quality Environmental Response Division and with the United States Environmental Protection Agency Comprehensive Environmental Response, Compensation and Liability Information System (Facility ID MID006007306). The subject property is considered part of the National Priorities List (NPL) site, "Allied Paper/Portage Creek/Kalamazoo River." Although the contamination of concern at the NPL site is polychlorinated biphenyls (PCBs), no PCBs have been detected in surface soil samples collected from an area surrounding Mill "C." Known contaminants qualifying the site as a "facility" (per Natural Resources and Environmental Protection Act, Act 451, PA 1994, as amended) include lead in soil.

The Plan (pursuant to Section 13(1), Act No. 381 of 1996)

- a. A description of the costs of the Plan intended to be paid for with the tax increment revenues;**
- b. A brief summary of the eligible activities that are proposed for each eligible property.**

The State of Michigan has embarked upon a bond-funded demolition and cleanup project, and the mill complexes are expected to begin coming down in the Fall of 2003. Since the majority of the property is in a Renaissance Zone, no tax increment revenue will be available for the site until 2013. Eligible activities related to the redevelopment of the site should be completed well before that time and we do not anticipate authorizing significant eligible TIF activities beyond baseline environmental assessment(s) for whatever development team is chosen for the site. For planning purposes, total BEA costs should not exceed \$15,000.

c. An estimate of the captured taxable value and tax increment revenues for each year of the Plan from each parcel of eligible property.

Estimate of Captured Taxable Value: The baseline taxable value of the property is \$210,250. Three quality light industrial developments on the site could result in a tenfold increase in taxable value, for a net taxable value gain of \$1,927,800.

Estimate of Tax Increment Revenues: Using the capturable millage rate on the site of 62.0901 mills, the annual tax increment revenue is estimated to be \$119,697 after expenditures of funds for eligible activities under the Plan.

It is the intent of the Authority to capture all tax increment revenue on real and personal property not subject to tax abatement, which is generated by new development on the site. These tax increments will be captured for up to five years after the time that capture is required for the purpose of paying the costs of eligible Brownfield Plan activities on the site. **This entire site has been designated as a Renaissance Zone by the state of Michigan. All capturable property taxes will be eliminated for a 15-year period, beginning January 1, 2001.**

g. Maximum Estimated Impact of Tax Increment Financing on Taxing Jurisdictions.

Taxing Unit	Millage Rate	Maximum Estimated Annual Taxes Captured by Authority
KVCC	2.8135	\$5,424
Metro Transit	1.0000	\$1,927
KPS Operating	18.0000	\$34,700
City Operating	19.2705	\$37,150
Solid Waste	1.8700	\$3,605
County	6.1362	\$11,829
KRESA	3.0416	\$5,864
State Educ. Tax	6.0000	\$11,567
Kal. Library	3.9583	\$7,631
TOTAL	62.0901	\$119,697

Maximum estimated net taxable value = \$1,927,800

h. A legal description of each parcel of eligible property to which the Plan applies, a map showing the location and dimensions of each eligible property, and a statement of whether personal property is included as part of the eligible property.

315 East Alcott Street: SECTION 27-2-11 NE 1/4; Com at NW cor of Lot 22 of REED AND MILHAM'S ADDITION, th N 89deg 51min 8sec W 623.48ft alg S li Bryant Street and its ext Wly to the P.o.B. for the following: th S 13deg 6min 52sec W 200.28ft, th S 27deg 58min 29sec W 289.72ft to N li Alcott Street, th S 89deg 26min 40sec W 210.30ft alg sd N li to E li of RR RoW, th N 3deg 50min 32sec E 117.06ft alg sd E li, th N 5deg 0min 19sec E 104.30ft alg sd E li, th N 83deg 38min 49sec W 25.00ft alg sd E li, th NLY alg arc of non-tangent curve to right 233.63ft (R=2242.43ft, chord = N 9deg 20min 20sec E 233.53ft) to sd Wly ext of Bryant Street, th S 89deg 51min 8sec E 361.54ft alg sd ext S li to P.o.B. Containing approximately 3.21 acres (139,687 sq.ft) of land.

405 East Alcott Street: SECTION 27-2-11 Beg on W li Belford Street at NE cor Lot 15 of REED & MILHAM ADDITION, th N 89deg 51min 8sec W alg N li Lots 15-16-17-18 sd PLAT 200.40ft to NW cor Lot 18 sd PLAT, th S 0deg 6min 51sec W alg W li sd Lot 18, 172.08ft to N li Bryant Street, th N 89deg 51min 48sec W thereon 169.18ft to W end of Bryant Street, th S 0deg 6min 59sec W 66ft to S li sd Bryant Street, th S 89deg 51min 8sec E thereon 115.96ft, th S 77deg 6min 41sec W 89.5ft, th S 58deg 58min 52sec W 81.44ft, th SWLY 118.39ft alg non-tangent curve to left (R=395.75ft, chord S 50deg 24min 39sec W 117.95ft), th S 40deg 8min 50sec W 196.39ft, th S 3deg 17min 6sec W 158.78ft, th S 85deg 21min 26sec W 36.9ft, th S 89deg 26min 40sec W 131.03ft, th N 27deg 58min 29sec E 289.72ft, th N 13deg 6min 52sec E 200.28, th N 89deg 51min 8sec W 361.54ft to E li of R.R. R.o.W.(ConRail), th NELY alg sd E R.o.W. li 176.9ft alg non-tangent curve to right (R=2242.43ft, chord N 14deg 34min 56sec E 176.85ft), th cont alg sd E R.o.W li N 16deg 50min 37sec E 745.69ft to S li Reed Avenue, th N 89deg 59min 10sec E 727.35ft alg sd S li to W li Belford Street, th S 0deg 11min 35sec W 649.46ft alg sd W li to P.o.B. EXC the following: (Com on N li Bryant Street at W end thereof, th N 89deg 51min 8sec W 224.02ft for P.o.B for following: th S 88deg 57min 58sec W 5.18ft, th N 20deg 31min 57sec E 116.81ft, th N 51deg 26min 4sec E 30.9ft, th N 71deg 53min 8sec W 344.66ft, th S 22deg 10min 48sec W 147.96ft, th S 12deg 25min 11sec W 116.65ft, th S 89deg 51min 8sec E 343.1ft, th N 18deg 53min 59sec E 16.9ft to P.o.B.) (approx. 16.13 acres)

505 East Alcott Street: SECTION 27-2-11 NE 1/4; Beg at the NE cor Lot 28 of REED AND MILHAM'S ADDITION, th S 0deg 8min 12sec E 69.99ft alg E li sd Lot, th S 89deg 45min 30sec E 51.15ft to E li Lot 29 sd Plat, th S 0deg 3min 0sec E 63.38ft alg sd E li, th N 89deg 50min 56sec W 79.87ft, th S 0deg 3min 52sec E 32.98ft, th S 36deg 58min 21sec W 145.83ft, S 35deg 42min 14sec W 117.07ft to N li Alcott Street, th S 85deg 22min 18sec W 150.55ft alg sd N li, th S 85deg 21min 26sec W 669.97ft alg sd N li, th N 3deg 17min 6sec E 158.78ft, th N 40deg 8min 50sec E 196.36ft, th NELY 118.39ft alg arc of non-tangent curve to right (R=395.75ft, chord = N 50deg 24min 39sec E 117.95ft), th N 58deg 58min 52sec E 81.44ft, th N 77deg 6min 41sec E 89.50ft to S li Bryant Street, th S 89deg 51min 8sec E 253.38ft alg sd S li to NW cor of Lot 22 of sd Plat, th S 89deg 52min 54sec E 365.30ft alg S li Bryant Street to P.o.B. Containing approximately 7.89 acres (343,874 sq.ft) of land.

423 Reed Street: SECTION 22-2-11 COM AT THE INTERSECTION OF N LI REED ST & ELY LI OF THE CONRAIL, FORMERLY N.Y.C. R.R., R-O-W, TH N 89DEG 59MIN 10SEC E ALG N LI REED ST 206FT FOR PL OF BEG OF LAND HEREINAFTER DESCRIBED, TH N 5DEG 26MIN 10SEC E 132.60FT TO A PT 132FT N OF N LI REED ST AS MEASURED AT RIGHT ANGLES THERETO, TH S 89DEG 59MIN 10SEC W PAR TO N LI SD REED ST 140.49FT, TH N 7DEG 51MIN 24SEC E 7.95FT, TH S 89DEG 59MIN 10SEC W PAR TO N LI SD REED ST 37FT TO ELY LI OF SD RAILROAD, TH N 16DEG 46MIN 24SEC E THEREON 682.87FT TO S LI EGGLESTON AVE, TH N 89DEG 53MIN 43SEC E THEREON 190.11FT TO NLY EXTENSION OF CEN LI PORTAGE CREEK, TH S 4DEG 3MIN 2SEC W ALG SD EXTENSION & CEN LI PORTAGE CREEK, ALSO RECORDED AS S 3DEG 57MIN W, 795.94FT TO N LI REED ST, TH S 89DEG 59MIN 10SEC W THEREON 61FT, TH N 6DEG 12MIN 11SEC E 132.78FT, TH S 89DEG 59MIN 10SEC W PAR TO N LI REED ST 58.81FT, TH S 5DEG 26MIN 10SEC W 132.60FT TO N LI REED ST, TH S 89DEG 59MIN 10SEC W THEREON 49FT TO PL OF BEG.

For location and dimensions of property, see attached site diagram. Personal property will be included as part of the eligible property.

12) NorthPoint Retail Park

Eligible Property

700 North Westnedge Avenue, CCN #06-15-160-001

This property was assembled in 1983 by the city and held for use as a future Public Safety facility. The city's Brownfield Redevelopment Initiative assumed responsibility for the site in 1996, when Public Safety determined the land was surplus. Title was transferred to the Authority in 2000. Land use history includes residential dwellings, a variety of commercial uses, and two gasoline filling stations and repair garages between the 1930s and 1983 (708 and 728 North Westnedge). City records indicate the underground storage tanks associated with these uses were removed in 1975 and 1983, respectively.

The city sold the property to the Northside Economic Potential Group (NEPG), who has developed a retail center on the property.

Basis of Eligibility

Based on the gasoline filling station and repair garage previous uses of the subject property, the United States Environmental Protection Agency's Field Analytical Support Program tested the site on October 27-28 and November 18, 1997. Fifteen soil samples were analyzed for volatile and semi-volatile organic compounds, metals, and polychlorinated biphenyls (PCBs), substances typically associated with former gasoline filling station/repair garage sites. Three groundwater samples were also analyzed for the presence of volatile and semi-volatile organic compounds. Known contaminants qualifying the site as a "facility" (per Natural Resources and Environmental Protection Act, Act 451, PA 1994, as amended) include lead, cadmium, chromium, and phenanthrene in soil. The MDEQ recently completed extensive environmental testing, and final reports have been received.

The Plan (pursuant to Section 13(1), Act No. 381 of 1996)

- a. A description of the costs of the Plan intended to be paid for with the tax increment revenues;**
- b. A brief summary of the eligible activities that are proposed for each eligible property.**

Eligible activities for which reimbursement will be sought include environmental assessments and related due care activities, rubble removal, and infrastructure improvements. Costs are estimated to be under \$80,000 and will be recouped from captured taxes once the Renaissance Zone status begins to expire in 2013.

c. An estimate of the captured taxable value and tax increment revenues for each year of the Plan from each parcel of eligible property.

Estimate of Captured Taxable Value: Assuming that the site has potential for commercial development and that a current prospect pursues development of a +/- 10,000-square-foot building, with a cost of approximately \$50 per square foot, then new investment valued at \$500,000 is estimated. This development scenario reflects an estimated taxable value of \$250,000.

Estimate of Tax Increment Revenues: Using the applicable capturable millage rate of 62.0901 mills, the total annual tax increment revenue is projected to be \$15,523 for years 1-5 after expenditure of funds for eligible activities under the Plan.

It is the intent of the Authority to capture all tax increment revenue on real and personal property generated by new development on this site. These tax increments will be captured for up to five years after the time that capture is required for the purpose of paying the costs of eligible activities on the North Street and North Westnedge Street site. **It should be noted that this site has been designated by the state of Michigan as a Renaissance Zone. All capturable property taxes will be eliminated for a 15-year period, beginning January 1, 2001.**

g. Maximum Estimated Impact of Tax Increment Financing on Taxing Jurisdictions.

Taxing Unit	Millage Rate	Maximum Estimated Annual Taxes Captured by Authority
KVCC	2.8135	\$703
Metro Transit	1.0000	\$250
KPS Operating	18.0000	\$4,500
City Operating	19.2705	\$4,818
Solid Waste	1.8700	\$468
County	6.1362	\$1,534
KRESA	3.0416	\$760
State Educ. Tax	6.0000	\$1,500
Kal. Library	3.9583	\$990
TOTAL	62.0901	\$15,523

Maximum estimated annual taxable value = \$250,000

h. A legal description of each parcel of eligible property to which the Plan applies, a map showing the location and dimensions of each eligible property, and a statement of whether personal property is included as part of the eligible property.

700 NORTH WESTNEDGE AVENUE: Situated in Section 15, Town 2 South, Range 11 West, in the City and County of Kalamazoo, State of Michigan, and more fully described as follows:

LOTS 7, 8, 9, AND 10 AND PART OF LOTS 6 AND 11, HOEDEMAKER'S ADDITION TO THE CITY OF KALAMAZOO, BEING A SUBDIVISION IN SECTION 15, TOWN 2 SOUTH, RANGE 11 WEST, CITY OF KALAMAZOO, KALAMAZOO COUNTY, MICHIGAN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 1, PAGES 55 AND 56, KALAMAZOO COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 8; THENCE NORTH ON THE EAST RIGHT-OF-WAY LINE OF WESTNEDGE AVENUE 322.55 FEET TO A POINT THAT IS 16.50 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 11; THENCE NORTH 89 DEGREES 25' 51" EAST ON THE SOUTH RIGHT-OF-WAY LINE OF FRANK STREET 79.00 FEET; THENCE SOUTH PARALLEL WITH THE EAST RIGHT-OF-WAY LINE OF SAID WESTNEDGE AVENUE 49.34 FEET TO THE NORTH LINE OF SAID LOT 10; THENCE NORTH 89 DEGREES 33' 32" EAST ON SAID NORTH LOT LINE 53.32 FEET TO THE NORTHEAST CORNER OF SAID LOT 10; THENCE SOUTH 00 DEGREES 01' 01" WEST ON THE EAST LINE OF SAID LOTS 9 AND 10 A DISTANCE OF 131.90 FEET TO THE NORTH LINE OF SAID LOT 6; THENCE SOUTH 89 DEGREES 54' 04" WEST ON SAID NORTH LOT LINE 8.51 FEET; THENCE SOUTH 00 DEGREES 03' 53" WEST 142.08 FEET TO THE NORTH RIGHT-OF-WAY LINE OF NORTH STREET; THENCE SOUTH 89 DEGREES 48' 34" WEST ON SAID NORTH RIGHT-OF-WAY LINE 123.61 FEET TO THE POINT OF BEGINNING.

The Property consists of 0.89 acres of vacant land.

For location and dimensions of property, see attached site diagram. Personal property will be included as part of the eligible property.

13) Former Liberty Gasoline Station

Eligible Property

930 Portage Street, CCN #06-22-291-002

Title to this 0.4-acre, tax-reverted parcel was received from the state of Michigan in December of 1997. This site was occupied by gasoline filling stations and repair garages between 1939 and 1989. Underground storage tank (UST) records maintained at the state and local levels indicate three USTs most recently registered on-site were removed in May of 1990. Historically, as many as eight additional UST systems were present on the property, used to store gasoline, diesel, kerosene, and fuel oil.

The Authority sold the site in 2004 for development of a Little Caesars restaurant.

Basis of Eligibility

Based on the gasoline filling station and repair garage previous uses of the subject property, the United States Environmental Protection Agency's Field Analytical Support Program tested the site on October 27-28, 1997. Nine soil samples were analyzed for volatile and semi-volatile organic compounds, metals, and polychlorinated biphenyls (PCBs), substances typically associated with former gasoline filling station/repair garage sites. One groundwater sample was also analyzed for the presence of volatile and semi-volatile organic compounds. Known contaminants detected in soil samples qualifying the site as a "facility" (per Natural Resources and Environmental Protection Act, Act 451, PA 1994, as amended) include lead, cadmium, chromium, naphthalene, xylenes, and trimethylbenzene. No groundwater contamination above generic residential cleanup criteria was detected in the sample analyzed.

The Plan (pursuant to Section 13(1), Act No. 381 of 1996)

- a. A description of the costs of the Plan intended to be paid for with the tax increment revenues;**
- b. A brief summary of the eligible activities that are proposed for each eligible property.**

Eligible activities for which tax increment revenues will be captured include environmental assessments and related due care activities, site preparation and infrastructure improvements (e.g., streetscape, fencing and lighting within the public right-of-way). The total estimated cost for these activities is \$68,000.

- c. An estimate of the captured taxable value and tax increment revenues for each year of the Plan from each parcel of eligible property.**

Estimate of Captured Taxable Value: Assuming that this 0.4-acre site is redeveloped as a \$400,000 restaurant, the captured taxable value of real property could be as high as \$200,000.

Estimate of Tax Increment Revenues: Using the applicable, capturable millage rate of 62.0901 mills, the total annual tax increment revenue is projected to be \$12,418 for years 1-5 after expenditure of funds for eligible activities under the Plan.

It is the intent of the Authority to capture all tax increment revenue on real and personal property generated by new development on this site. These tax increments will be captured for up to five years after the time that capture is required for the purpose of paying the costs of eligible activities on the former Liberty Gas Station site.

g. Maximum Estimated Impact of Tax Increment Financing on Taxing Jurisdiction.

Taxing Unit	Millage Rate	Estimated Annual Taxes Captured by Authority
KVCC	2.8135	\$563
Metro Transit	1.0000	\$200
KPS Operating	18.0000	\$3,600
City Operating	19.2705	\$3,854
Solid Waste	1.8700	\$374
County	6.1362	\$1,227
KRESA	3.0416	\$608
State Educ. Tax	6.0000	\$1,200
Kal. Library	3.9583	\$792
TOTAL	62.0901	\$12,418

Maximum estimated annual taxable value = \$200,000

h. A legal description of each parcel of eligible property to which the Plan applies, a map showing the location and dimensions of each eligible property, and a statement of whether personal property is included as part of the eligible property.

Carrs Addition. Lots 1-2.

For location and dimensions of property, see attached site diagram. Personal property will be included as part of the eligible property.

14) Wellfield #13

Eligible Property

4175 Davis Creek Court, 06-36-475-001
3550 Covington Road, 06-36-454-002

4233 Davis Creek Court, 06-36-480-001
3603 East Kilgore Road, 06-36-490-002

This brownfield site comprises 15.6 acres, purchased by the Brownfield Redevelopment Authority in 1998. The parcel at 4175 Davis Creek Court was purchased in 2004 by MCP Real Estate, LLC, and is currently under development as a 34,000 square-foot meat processing facility. Approximately 1.2 acres of developable land remain, together with about six acres of wetlands.

Basis of Eligibility

Based on concerns revealed in a May 1997 Phase I Environmental Site Assessment (abandoned drums, miscellaneous debris) a Phase II ESA was completed on the subject property in December of 1997. Known contaminants qualifying the site as a “facility” (per Natural Resources and Environmental Protection Act, Act 451, PA 1994, as amended) include arsenic, lead, and zinc in soil. The presence of crude oil in the abandoned pipeline beneath the western portion of this site presents a potential for a release of petroleum products to the subsurface environment. Michigan DEQ contractors removed the crude oil in 2002-2003.

The Plan (pursuant to Section 13(1), Act No. 381 of 1996)

- a. A description of the costs of the Plan intended to be paid for with the tax increment revenues;**
- b. A brief summary of the eligible activities that are proposed for each eligible property.**

Eligible activities conducted since this property was first included in the Plan in 1998 total \$18,088 expended for environmental assessment and related due care activities. MCP Real Estate is expected to expend \$350,000-\$500,000 on site preparation activities, to raise site grade to an elevation suitable to construct an appropriate storm water handling system.

- c. An estimate of the captured taxable value and tax increment revenues for each year of the Plan from each parcel of eligible property.**

Estimate of Captured Taxable Value: Assuming that this site has seven developable acres of land for industrial development and that buildings are constructed which average 10,000 square feet per acre, with an average construction cost of \$50 per square foot, then new investment valued at \$3.5 million is estimated. This development scenario reflects an estimated taxable value of \$1,750,000.

Estimate of Tax Increment Revenues: Using the applicable, capturable millage rate of 62.0901 mills, the total annual tax increment revenue is projected to be \$108,658 for years 1-5 after expenditure of funds for eligible activities under the Plan.

It is the intent of the Authority to capture all tax increment revenue on real and personal property generated by new development of the site. These increments will be captured for up to five years after the time that capture is required for the purpose of paying the costs of eligible activities on the former city Wellfield #13 site.

g. Maximum Estimated Impact of Tax Increment Financing on Taxing Jurisdictions.

Taxing Unit	Millage Rate	Estimated Annual Taxes Captured by Authority
KVCC	2.8135	\$4,924
Metro Transit	1.0000	\$1,750
Comstock P.S.	18.0000	\$31,500
City Operating	19.2705	\$33,723
Solid Waste	1.8700	\$3,273
County	6.1362	\$10,738
KRESA	3.0416	\$5,323
State Educ. Tax	6.0000	\$10,500
Kal. Library	3.9583	\$6,927
TOTAL	62.0901	\$108,658

Maximum estimated annual taxable value = \$1,750,000

h. A legal description of each parcel of eligible property to which the Plan applies, a map showing the location and dimensions of each eligible property, and a statement of whether personal property is included as part of the eligible property.

4175 Davis Creek Court: Sect 36-2-11 Part of the S 1/2 of Sect 36 described as follows: Com at the E 1/4 cor of Sect 36; th N 89deg 0min 16sec W 1323.22ft alg the E&W 1/4 li to the W li of the NE 1/4 of the SE 1/4; th S 0deg 54min 57sec W 1327.26ft alg sd W li to the NW cor of the SE 1/4 of the SE 1/4 and p.o.b. for the following: th S 88deg 59min 26sec E 663.82ft alg the N li of the SE 1/4 of the SE 1/4; th S 0deg 50min 34sec W 526ft; th N 88deg 59min 26sec W 664.49ft to the W li of the SE 1/4 of the SE 1/4; th N 0deg 54min 57sec E 382ft; th N 88deg 59min 26sec E 20ft; th N 0deg 54min 57sec E 144.0ft; th S 88deg 59min 26sec E 20.0ft to p.o.b. Containing approx. 8.08 acres.

4233 Davis Creek Court: Sect 36-2-11 SE 1/4 SE 1/4 of sd Sect, Exc E 661.09ft. Also Exc beg on N li Kilgore Road at a pt 63.58ft E of N & S ctr li SE 1/4 sd Sect 36, th N 89deg 59min 25sec E alg N li Kilgore Road 600ft to pt 661.09ft W of E li sd Sect (sd pt also meas 663.58ft E of N&S ctr li of SE 1/4 of sd Sect, th N 0deg 09min 45sec W 350ft, th S 89deg 59min 25sec W 200ft, th S 0deg 09min 45sec E 20ft to a pt 330ft N of N li of Kilgore Road, th S 89deg 59min 25sec W 463.58ft to the N&S ctr li of SE 1/4 of sd Sect, th S 0deg 09min 45sec E 330ft alg sd N&S ctr li to N li of Kilgore Road, th N 89deg 59min 25sec E 63.58ft to P.o.B. Also Exc, Part of the S 1/2 of Sect 36

described as follows: Com at the E 1/4 cor of Sect 36; th N 89deg 0min 16sec W 1323.22ft alg the E&W 1/4 li to the W li of the NE 1/4 of the SE 1/4; th S 0deg 54min 57sec W 1327.26ft alg sd W li to the NW cor of the SE 1/4 of the SE 1/4 and p.o.b. for the following: th S 88deg 59min 26sec E 663.82ft alg the N li of the SE 1/4 of the SE 1/4; th S 0deg 50min 34sec W 526ft; th N 88deg 59min 26sec W 664.49ft to the W li of the SE 1/4 of the SE 1/4; th N 0deg 54min 57sec E 382ft; th N 88deg 59min 26sec E 20ft; th N 0deg 54min 57sec E 144.0ft; th S 88deg 59min 26sec E 20.0ft to p.o.b.

3550 Covington Road: SECTION 36-2-11 W 1/2 SE 1/4 The N 600.56ft of the E 20ft of the following: Com at S 1/4 post sd Sect, th N 89deg 55min 4sec E alg S li sd Sect 435ft, th N 0deg 6min 22sec W par to N&S 1/4 li sd Sect 704.01ft for P.o.B. for the following: th N 89deg 55min 4sec E 891.28ft, th N 0deg 11min 7sec W alg E li W 1/2 SE 1/4 sd Sect 1223.92ft to Sly li Covington Rd, th S 77deg 33min 18 sec W 572.78ft alg Sly li Covington Rd, th alg a curve to left (Radius = 1112.92ft, Chord = S 75deg 2min 31sec W 96.33ft) 96.36ft, th S 0deg 6min 22sec E 772.55ft, th S 89deg 54min 37sec W 236.98ft, th S 0deg 6min 59sec E 303.98ft to P.o.B. Contains approx. 0.276 acres of land.

3603 East Kilgore: Beg on N li Kilgore Road at a pt 63.58ft E of N & S ctr li SE 1/4 sd Sect 36, th N 0deg 09min 45sec W 330ft, th S 89deg 59min 25sec W 63.58ft to N&S ctr li of SE 1/4 of sd Sect, th S 0deg 09min 45sec E 330ft alg sd N&S ctr li to the N li of Kilgore Road, th N 89deg 59min 25sec E 63.58ft to P.o.B. Containing approx. 0.48 acres.

For location and dimensions of property, see attached site diagram. Personal property will be included as part of the eligible property.

15) Former Pioneer Paper Stock/Textile Systems, Inc.

Eligible Property

817 Walbridge Street, CCN #06-15-222-001

Former junkyard and contiguous parcels acquired by Borgess Health Alliance for construction of Textile Systems, Inc.'s new laundry facility (2.77 acres).

Basis of Eligibility

The subject property is a "facility" (per Natural Resources and Environmental Protection Act, Act 451, PA 1994, as amended) based on the presence of heavy metals and polynuclear aromatic hydrocarbons in soil.

The Plan (pursuant to Section 13(1), Act No. 381 of 1996)

- a. A description of the costs of the Plan intended to be paid for with the tax increment revenues;**
- b. A brief summary of the eligible activities that are proposed for each eligible property.**

Activities eligible for reimbursement from captured taxes include Phase I and II Environmental Assessments (approximate fee, \$30,000), as well as Baseline Environmental Assessment and related activities. The maximum fee for compiling a BEA for the site (including Section 7a requirements) would be approximately \$5,000 per user.

- c. An estimate of the captured taxable value and tax increment revenues for each year of the Plan from each parcel of eligible property.**

Initial estimates predicted the site would be tax exempt, due to its affiliation with various healthcare providers; however, real property associated with the project was determined by the city assessor to be taxable.

Estimate of Captured Taxable Value: The baseline taxable value of the property was \$8,450. The 2001 taxable value is \$831,600, leaving a maximum capturable value of \$823,150.

Estimate of Tax Increment Revenues: Using the applicable, capturable millage rate of 62.0901 mills, the maximum total tax increment revenue is projected to be \$51,109 per year for years 1-5 after expenditure of funds for eligible activities under the Plan.

g. Estimated Impact of Tax Increment Financing on Revenues of Taxing Jurisdictions.

Taxing Unit	Millage Rate	Estimated Annual Taxes Captured by Authority
KVCC	2.8135	\$2,316
Metro Transit	1.0000	\$823
KPS Operating	18.0000	\$14,817
City Operating	19.2705	\$15,862
Solid Waste	1.8700	\$1,539
County	6.1362	\$5,051
KRESA	3.0416	\$2,504
State Educ. Tax	6.0000	\$4,939
Kal. Library	3.9583	\$3,258
TOTAL	62.0901	\$51,109

2001 net taxable value = \$823,150

h. A legal description of each parcel of eligible property to which the Plan applies, a map showing the location and dimensions of each eligible property, and a statement of whether personal property is included as part of the eligible property.

SCHEID & HAYS ADDITION Lots 1, 2, 3, 4, 5 & 6. Also PLAT NO 2 OR REVISED PLAT OF RICHARDSON & WATTLES ADDITION Lots 35, 36, 37, 38, 39 & 50.

For location and dimensions of property, see attached site diagram. To the extent found taxable, personal property will be included as part of the eligible property.

16) Consumers/Covington Road LLC

Eligible Property

3600 Covington Road, CCN #06-36-440-001
3610 Covington Road, CCN #06-36-441-002
4141 Davis Creek Court, CCN #06-36-445-001

Originally purchased by Ozinga RMC for use as a ready-mix concrete batch plant, the 8.36-acre parcel was split into three parcels, and the 2.2-acre parcel now known as 3610 Covington Road was transferred to Authority ownership in 2000. In 2001, the remaining two parcels were purchased by Consumers Concrete, who intends to sell/lease the parcels for uses other than manufacturing concrete.

Basis of Eligibility

Known contaminants qualifying the site as a “facility” (per Natural Resources and Environmental Protection Act, Act 451, PA 1994, as amended) include arsenic and mercury in the soil.

The Plan (pursuant to Section 13(1), Act No. 381 of 1996)

- a. A description of the costs of the Plan intended to be paid for with the tax increment revenues;**
- b. A brief summary of the eligible activities that are proposed for each eligible property.**

Eligible activities for the subject property include Phase I and II Environmental Site Assessments and a BEA, which were performed between August and November 1999 and are reimbursable using non-school taxes. However, Ozinga has waived the reimbursement in exchange for access to Davis Creek Court across Brownfield Authority property. Authority expenses related to wetlands acquisition include BEA and due care compliance activities, which should not exceed \$15,000.

- c. An estimate of the captured taxable value and tax increment revenues for each year of the Plan from each parcel of eligible property.**

Estimate of Captured Taxable Value: Ozinga has indicated their desire to divide the property and make approximately two acres available for additional economic development purposes. Based on an estimated investment of \$1.3 million by Ozinga and an additional investment of \$700,000 by the new owner of the other parcel, the tentative future taxable value of the property is \$1,000,000.

Estimate of Tax Increment Values: Using the applicable, capturable millage rate of 62.0901 mills, the total annual tax increment revenue is projected to be \$62,090 for years 1-5 after expenditure of funds for eligible activities under the Plan.

It is the intent of the Authority to capture all tax increment revenue on real and personal property generated by new development of this site. These increments will be captured for up to five years after the time that capture is required for the purpose of paying the costs of eligible activities on the site.

g. Maximum Estimated Impact of Tax Increment Financing on Taxing Jurisdictions.

Taxing Unit	Millage Rate	Estimated Annual Taxes Captured by Authority
KVCC	2.8135	\$2,814
Metro Transit	1.0000	\$1,000
Comstock P.S.	18.0000	\$18,000
City Operating	19.2705	\$19,271
Solid Waste	1.8700	\$1,870
County	6.1362	\$6,136
KRESA	3.0416	\$3,041
State Educ. Tax	6.0000	\$6,000
Kal. Library	3.9583	\$3,958
TOTAL	62.0901	\$62,090

Maximum estimated annual net taxable value = \$1,000,000

h. A legal description of each parcel of eligible property to which the Plan applies, a map showing the location and dimensions of each eligible property, and a statement of whether personal property is included as part of the eligible property.

3600 Covington:

G36-1F Section 36 T2S R11W Part of the NE 1/4 SE 1/4 sd Sect 36 desc as follows; Com at E 1/4 cor of Sect 36 sd pt also being NE cor of VAN RICK INDUSTRIAL PARK, thn alg N li sd Plat N 89deg 47min 30sec W 1322.97ft (rec 1323.22ft), th S 0deg 8min 20sec W 726.49ft (rec 726.75ft) to P.o.B. for following: th N 77deg 53min 50sec E 254.32ft, th S 22deg 15min 50sec E 83.56ft, th S 42deg 6min 23sec E 146.05ft, th S 5deg 21min 1sec W 160.36ft, th N 89deg 46min 10sec W 364.01ft, th N 0deg 8min 20sec E 290.56ft to P.o.B. Contains appr. 2.49 Acres
Ingress & egress access to Davis Creek Court, see deed/survey.

3610 Covington:

G36-1F Section 36 T2S R11W Part of the NE 1/4 SE 1/4 sd Sect 36 desc as follows; Com at E 1/4 cor of Sect 36 sd pt also being NE cor of VAN RICK INDUSTRIAL PARK, th alg N li sd Plat N 89deg 47min 30sec W 1322.97ft (rec 1323.22ft), th S 0deg 8min 20sec W 726.49ft (rec 726.75ft), th N 77deg 53min 50sec E 254.32ft to P.o.B. for following: th N 77deg 53min 50sec E 17.25 ft to WLY r.o.w. li of Grand Trunk Western Railroad, th S 42deg 6min 10sec E alg sd r.o.w. li 890.87ft to S li of NE 1/4 of SE 1/4 of sd Sect 36, th N 89deg 46min 10sec W alg sd S li 243.85ft, th N 18deg 4min 43sec W 187.77ft, th N 71deg 11min 52sec W 204.29ft, th N 3deg 31min 3sec W 66.82ft, th N 5deg 21min 1sec E 160.36ft, th N 42deg 6min 23sec W 146.05ft, th N 22deg 15min 50sec W 83.56ft to P.o.B. Contains appr. 2.20 Acres

4141 Davis Creek Court:

G36-1F Section 36 T2S R11W Part of the NE 1/4 SE 1/4 sd Sect 36 desc as follows; Com at E 1/4 cor of Sect 36 sd pt also being NE cor of VAN RICK INDUSTRIAL PARK, th alg N li sd Plat N 89deg 47min 30sec W 1322.97ft (rec 1323.22ft), th S 0deg 8min 20sec W 1017.05ft to P.o.B. for following: th S 89deg 46min 10sec E 364.01ft, th S 3deg 31min 3sec E 66.82ft, th S 71deg 11min 52sec E 204.29ft, th S 18deg 4min 43sec E 187.77ft, th N 89deg 46min 10sec W 620.52ft, th N 0deg 8min 20sec E 310.0ft to P.o.B. Contains appr. 3.67 Acres
Ingress & egress access to Davis Creek Court, see deed/survey.

For location and dimensions of property, see attached site diagram. Personal property is not included as part of the eligible property.

17) CMI Riverside

Eligible Property

630 Caves Court, CCN #06-15-292-001
650 Caves Court, CCN #06-15-288-012
700 Caves Court, CCN #06-15-283-007
626 Gull Street, CCN #06-15-291-001
640 Gull Street, CCN #06-15-286-003
508 Harrison Street, CCN #06-15-295-001

635 Caves Court, CCN #06-15-292-020
660 Caves Court, CCN #06-15-288-010
600 Gull Street, CCN #06-15-290-001
632 Gull Street, CCN #06-15-286-002
646 Gull Street, CCN #06-15-287-004

This 8.23-acre collection of properties along the west side of the Kalamazoo River constitutes the target redevelopment area within the city's Clean Michigan Initiative Waterfront Redevelopment grant. The Gull Street parcels consist of vacant, former residential land, vacant parcels along the river, and four parcels formerly operated as Kalamazoo Tank & Silo and Riverside Foundry. It is the intention of the Authority to acquire all parcels, develop public space along the Kalamazoo River, and prepare the remainder of the site for quality mixed-use development. The Authority anticipates many current parcels will be combined and reconfigured over time.

Basis of Eligibility

The following parcels qualify the site as a "facility" (per Natural Resources and Environmental Protection Act, 1994 PA 451, as amended): 660 Caves Court, due to the presence of petroleum hydrocarbons and metals in surface soils; 630 Caves Court, due to the presence of arsenic, cyanide and mercury in surface soils, as well as various metals, petroleum hydrocarbons, and chlorinated solvents in an on-site storm drain; 508 Harrison, due to the presence of mercury in surface soils. Remaining parcels are eligible because they are situated adjacent to the above parcels. The Authority anticipates that further testing, as the project progresses, will reveal the presence of additional contaminants.

The Plan (pursuant to section 13(1), Act No. 381 of 1996)

- a. A description of the costs of the plan intended to be paid for with the tax increment revenues;**
- b. A brief summary of the eligible activities that are proposed for each eligible property.**

The Authority will perform environmental assessments, including a baseline environmental assessment, as needed for liability protection, using grant funds from the city's CMI Kalamazoo River Waterfront Redevelopment grant. Anticipated eligible activities for the future development could include BEA(s), due care soil capping, infrastructure and site preparation. Cost estimates for eligible activities will not be available until acquisitions, site planning, and development negotiations are closer to completion.

c. An estimate of the captured taxable value and tax increment revenues for each year of the plan from each parcel of eligible property.

Estimate of Captured Taxable Value: Assuming one-third of the site is eventually covered with high-quality commercial structures, the maximum investment would be \$12 million, yielding a \$6 million taxable value.

Estimate of Tax Increment Values: Using the applicable, capturable millage rate of 62.0901 mills, the total annual tax increment revenue is projected to be \$186,270 for years 1-5 after expenditure of funds for eligible activities under the plan.

It is the intent of the Authority to capture all tax increment revenue on real and personal property generated by new development of this site. These increments will be captured for up to five years after the time that capture is required for the purpose of paying the costs of eligible activities on the site.

g. Maximum Estimated Impact of Tax Increment Financing on Taxing Jurisdictions.

Taxing Unit	Millage Rate	Estimated Annual Taxes Captured by Authority
KVCC	2.8135	\$8,440
Metro Transit	1.0000	\$3,000
KPS Operating	18.0000	\$54,000
City Operating	19.2705	\$57,811
Solid Waste	1.8700	\$5,610
County	6.1362	\$18,409
KRESA	3.0416	\$9,125
State Educ. Tax	6.0000	\$18,000
Kal. Library	3.9583	\$11,875
TOTAL	62.0901	\$186,270

Maximum estimated annual taxable value = \$3,000,000

h. A legal description of each parcel of eligible property to which the plan applies, a map showing the location and dimensions of each eligible property, and a statement of whether personal property is included as part of the eligible property.

630 Caves Court, 06-15-292-001: Com at inter of E li of Harrison Street and SLY li of Gull Street; th N 44deg 54min 0sec E 253.0ft alg S li of Gull Street to SWLY li of Cave's Court; th S 45deg 6min 6sec E 132.0ft alg SWLY li of sd Court; th S 86deg 17min 46sec E 24.19ft alg S li sd Court to p.o.b.: th cont S 86deg 17min 46sec E 238.0ft alg sd S li to ELY li sd Court; th N 20deg 43min 58sec E 139.0ft alg sd Court; th S 69deg 16min 2sec E 120.95ft to a shoreline traverse line running appr. parallel with WLY shore of Kalamazoo River; th S 30deg 9min 11sec W 233.31ft alg sd traverse; th S 36deg 33min 1sec W 294.21ft alg sd traverse; th S 24deg 14min 27sec W 99.07ft alg sd traverse to NLY li

of Michigan Central Railroad Right of Way; th S 88deg 38min 22sec W 100.0ft alg sd NLY li; th N 1deg 32min 0sec W 75.04ft; th N 1deg 28min 10sec W 45.51ft; th N 88deg 31min 50sec E 6.47ft; th N 0deg 20min 44sec W 159.7ft; th N 0deg 4min 57sec W 40.76ft; th N 0deg 7min 13sec W 50.01ft; th N 89deg 52min 47sec E 14.65ft; th N 1deg 32min 12sec W 68.34ft to p.o.b. Together with all that land which may lie between the shoreline traverse line and the WLY shore of the Kalamazoo River as bounded on the N and S by the ELY ext of the applicable property lines. Parcel contains appr. 2.943 acres to appr. shoreline.

635 Caves Court, 06-15-292-020: CAVES ADDITION LOT 20. ALSO, PART OF LOT 2 COM AT E COR LOT 1, TH NELY 92FT ALG A LI PAR WITH GULL ST, TH NELY TO A PT 3.2FT NELY OF SE COR LOT 3, TH S 57DEG 37MIN 30SEC E 65.8FT TO SW COR LOT 21, TH S TO SW COR LOT 20, TH WLY 170.7FT AL S LI LOT 2, TH N TO BEG.

650 Caves Court: CAVE'S ADDITION, NORTH ½ OF LOT 12.

660 Caves Court: CAVE'S ADDITION, LOTS 8-9-10-11.

700 Caves Court: CAVE'S ADDITION, LOT 7.

600 Gull Street, 06-15-290-001: Beg at inter of E li of Harrison Street and SLY li of Gull Street; th N 44deg 54min 0sec E 253.0ft alg S li of Gull Street to SWLY li of Cave's Court; th S 45deg 6min 6sec E 132.0ft alg SWLY li of sd Court; th S 86deg 17min 46sec E 24.19ft alg S li sd Court; th S 1deg 32min 12sec E 68.34ft; th S 89deg 52min 47sec W 14.65ft; th S 0deg 7min 13sec E 30.12ft; th S 88deg 43min 57sec W 283.0ft to E li of Harrison Street; th N 1deg 32min 6sec W 20.26ft alg sd E li to p.o.b. Parcel contains appr. 0.807 acres.

626 Gull Street, 06-15-291-001: CAVES ADDITION LOT 1 & PART OF LOT 2 COM AT S COR LOT 1 TH ELY 26 FT ON SLY LI LOT 2 TH NLY TO E COR LOT 1 TH SWLY 40 FT TO BEG

632 Gull Street, 06-15-286-002: CAVES ADDITION Part of Lot 2 desc as follows: Com at W cor Lot 2 at the SELY li of Gull Street, th SELY 111ft to E cor of Lot 1, th NELY 92ft par to SELY li of Gull Street, th NWLY 111ft to sd SELY li, th SWLY alg sd SELY li 92ft to P.o.B.

640 Gull Street: CAVE'S ADDITION, PART OF LOTS 1-2-3, COM AT N COR LOT 3 TH SW TO W COR LOT 3 TH SELY 111 FT TO PT 92 FT NE OF E COR LOT 1 TH NELY TO S COR LOT 3 TH NELY 3.2 FT ALG SELY LI LOT 3 TH NWLY TO BEG.

646 Gull Street: CAVE'S ADDITION, PART OF LOTS 3-4 COM AT PT 22 FT SWLY FROM E COR OF LOT 3 TH NWLY TO W COR OF LOT 4 TH NELY ALG SELY LI GULL ST 50 FT TH SELY TO PT ON SELY LI LOT 4 27.2 FT NELY FROM S COR LOT 4 TH SWLY 49.2 FT TO BEG.

508 Harrison Street, 06-15-295-001: Com at inter of ELY li of Harrison Street and SLY li of Gull Street; th S 1deg 32min 6sec E 20.26ft alg sd ELY li to p.o.b.; th N 88deg 43min 57sec E 283.0ft; th S 0deg 7min 13sec E 19.89ft; th S 0deg 4min 57sec E 40.76ft; th S 0deg 20min 44sec E 159.7ft; th S 88deg 31min 50sec W 6.47ft; th S 1deg 28min 10sec E 45.51ft; th S 1deg 32min 0sec E 75.04ft to NLY li of Michigan Central Railroad Right of Way; th S 88deg 38min 22sec W alg sd r.o.w. li 271.66ft to E li of Harrison Street; th N 1deg 32min 6sec W alg sd E li 341.34ft to p.o.b. Contains appr. 2.172 acres

For location and dimensions of property, see attached site diagram. Personal property is included as part of the eligible property.

18) CMI Creekside

Eligible Property

646 East Michigan Avenue, CCN #06-15-437-004

This approximately 0.99-acre vacant parcel is part of the city's Clean Michigan Initiative Kalamazoo River Waterfront Redevelopment grant area. The property is covered with concrete pavement and foundations associated with the site's historical use as a bulk petroleum storage facility and gasoline filling station. The Authority purchased the property from TPI Petroleum, Inc. in 2001.

Basis of Eligibility

The site is a "facility" (per Natural Resources and Environmental Protection Act, Act 451, PA 1994, as amended), due to the presence of petroleum hydrocarbon contamination in site soils and groundwater. No development activities or subsequent tax capture will occur until the "facility" status has been confirmed through environmental testing.

The Plan (pursuant to section 13(1), Act No. 381 of 1996)

- a. A description of the costs of the plan intended to be paid for with the tax increment revenues;**
- b. A brief summary of the eligible activities that are proposed for each eligible property.**

The Authority will perform environmental assessments, including a baseline environmental assessment, as needed for liability protection, using grant funds from the city's CMI Kalamazoo River Waterfront Redevelopment grant. Anticipated eligible activities for the future development could include BEA(s), due care soil capping, infrastructure and removal of foundations (site preparation). Cost estimates for eligible activities will not be available until acquisitions, site planning, and development negotiations are closer to completion.

- c. An estimate of the captured taxable value and tax increment revenues for each year of the plan from each parcel of eligible property.**

Estimate of Captured Taxable Value: Assuming an attractive commercial or office structure will be constructed on-site, a maximum investment of \$2 million could occur, yielding a taxable value of \$1 million.

Estimate of Tax Increment Revenues: Using the applicable, capturable millage rate of 62.0901 mills, the total annual tax increment revenue is projected to be \$62,090 for years 1-5 after expenditure of funds for eligible activities under the plan.

It is the intent of the Authority to capture all tax increment revenue on real and personal property generated by new development of this site. These increments will be captured for up to five years

after the time that capture is required for the purpose of paying the costs of eligible activities on the site.

g. Maximum Estimated Impact of Tax Increment Financing on Taxing Jurisdictions

Taxing Unit	Millage Rate	Estimated Annual Taxes Captured by Authority
KVCC	2.8135	\$2,814
Metro Transit	1.0000	\$1,000
KPS Operating	18.0000	\$18,000
City Operating	19.2705	\$19,271
Solid Waste	1.8700	\$1,870
County	6.1362	\$6,136
KRESA	3.0416	\$3,041
State Educ. Tax	6.0000	\$6,000
Kal. Library	3.9583	\$3,958
TOTAL	62.0901	\$62,090

Maximum estimated annual net taxable value = \$1,000,000

h. A legal description of each parcel of eligible property to which the plan applies, a map showing the location and dimensions of each eligible property, and a statement of whether personal property is included as part of the eligible property.


COM AT PT ON S LI MICH AVE 329.54 FT E OF INTER OF CONTINUATION S OF E LI HARRISON ST TH S 12 R E 227.68 FT N 180.57 FT TO SWLY LI CELLUM AVE NWLY ALG CELLUM AVE 30.65 FT TO S LI MICH AVE TH WLY ALG S LI MICH AVE 202.15 FT TO PL OF BEG

For location and dimensions of property, see attached site diagram. Personal property will be included as part of the eligible property.

19) South Town Commons Former Bronson Hospital

Eligible Property

252 East Lovell Street, CCN #06-22-128-001 (Bronson Methodist Hospital)
252 East Lovell Street Rear, CCN #06-22-128-003 (Bronson Methodist Hospital)
306 East Lovell Street, CCN #06-22-200-001 (Bronson Methodist Hospital)
127 East Cedar Street, CCN #06-22-132-002 (Bronson Methodist Hospital)
433 South Burdick Street, CCN #06-22-132-013 (South portion of Parking Lot #14, HINCO, LLC)
John Street, between Lovell Street and East Walnut Streets, proposed for vacation

The South Town Commons  Former Bronson Hospital project comprises approximately 9.1 acres currently characterized by the presence of portions of the now-vacated Bronson Hospital, including the West Medical Building, the North Tower, part of a city parking lot owned by HINCO, LLC, and a portion of John Street located between East Lovell and East Walnut streets, which has been proposed for formal vacation. The project proposes to redevelop the Bronson property for office and residential apartment uses.

Although The Hinman Company (HINCO, LLC) is no longer planning to redevelop the site for mixed uses including residential apartments and commercial/office space, the site will stay in the plan for the benefit of whatever redevelopment occurs at the site.

Basis of Eligibility

The portion of the property occupied by former Bronson Hospital buildings is functionally obsolete and, as such, is no longer able to support the function for which it was intended due to changes in technology and deficiencies of design. Before constructing its replacement facility, Bronson engaged independent consultants to assess the former hospital facility. These consultants unanimously agreed that it would cost more to remodel the former facility than it would to construct a totally new facility given the deficiencies in the former facility's design, changes in technology, and stricter licensing requirements for hospitals.

The Plan (pursuant to Section 13(1), Act No. 381 of 1996)

- a. A description of the costs of the Plan intended to be paid for with the tax increment revenues;**
- b. A brief summary of the eligible activities that are proposed for each eligible property.**

The maximum costs for environmental response activities, such as Phase I/II environmental site assessments and Baseline Environmental Assessments (BEAs), are estimated at \$100,000. Additional eligible activities, such as asbestos and lead abatement associated with renovation, could cost an additional \$900,000. No developer has requested reimbursement for eligible activities, nor has an agreement been negotiated between the BRA and any developer with respect to reimbursement. Reimbursement for any eligible activities is also subject to Act 381 Work Plan approval by the Authority, the Michigan Department of Environmental Quality, and the Michigan Economic Growth Authority.

c. An estimate of the captured taxable value and tax increment revenues for each year of the Plan from each parcel of eligible property.

Estimate of Captured Taxable Value: Using a total estimated non-residential initial investment of \$2 million as a basis of valuation, the initial taxable value of real and personal property could be \$1.1 million for the entire project. It should be noted that this figure represents a maximum taxable value (including personal property which will depreciate over time) and does not take into consideration the impact of potential future tax exemption certifications.

Estimate of Tax Increment Revenues: Using the overall rate in the DDA district of 64.0901 mills, maximum annual real property tax increment revenues are estimated to be \$64,091 for years 1 - 5 after expenditure of funds for eligible activities under the Plan. Because of the site’s location within the Downtown Development Authority and Tax Increment Financing District, the Brownfield Redevelopment Authority will only be able to capture a maximum of \$12,818 per year. This figure represents the 20 percent not already subject to capture by the DDA under the terms of its agreements with all other taxing jurisdictions.

Specifically, the Authority intends to capture all tax increment revenue on the 20 percent of real property value that cannot be captured, under existing agreements or Proposal A, by the DDA. Also, the Authority intends to capture 100 percent of personal property tax increment revenue generated by new development on the site which cannot be captured, under existing agreements or Proposal A, by the DDA. These tax increments will be captured for up to five years after the time that capture is required for the purpose of paying the costs of eligible activities, and will decline over time as personal property depreciates. It is important to note that although personal property could produce up to \$6,409 for year one (see personal property capture chart below), future tax exemption programs could result in significant deferral of tax increment capture, and any future personal property value would depreciate significantly over the tax exemption period.

g. Maximum Estimated Impact of Tax Increment Financing on Taxing Jurisdictions:

Because the DDA does not capture personal property taxes, two charts are necessary to depict the maximum impact on all taxing jurisdictions:

Real Property

Taxing Unit	Business Millage Rate	Maximum Estimated Annual Taxes	% of Taxes Subject to Authority Capture	Maximum Estimated Annual Taxes Captured by Authority
KVCC	2.8135	\$2,814	20	\$563
DDA	2.0000	\$2,000	20	\$400
Metro Transit	1.0000	\$1,000	20	\$200
KPS Operating	18.0000	\$18,000	20	\$3,600
City Operating	19.2705	\$19,271	20	\$3,854

Taxing Unit	Business Millage Rate	Maximum Estimated Annual Taxes	% of Taxes Subject to Authority Capture	Maximum Estimated Annual Taxes Captured by Authority
Solid Waste	1.8700	\$1,870	20	\$374
County	6.1362	\$6,136	20	\$1,227
KRESA	3.0416	\$3,042	20	\$608
State Educ. Tax	6.0000	\$6,000	20	\$1,200
Kal. Library	3.9583	\$3,958	20	\$792
TOTAL	64.0901	\$64,091		*\$12,818

Maximum annual net taxable value = \$1 million for Real Property

*School Increments = \$5,408; Non-School Increments = \$7,410

Personal Property

Taxing Unit	Millage Rate	Maximum Estimated Taxes Captured by Authority for Year One *
KVCC	2.8135	\$281
DDA	2.0000	\$200
Metro Transit	1.0000	\$100
KPS Operating	18.0000	\$1,800
City Operating	19.2705	\$1,927
Solid Waste	1.8700	\$187
County	6.1362	\$614
KRESA	3.0416	\$304
State Education Tax	6.0000	\$600
Kalamazoo Public Library	3.9583	\$396
TOTAL	64.0901	**\$6,409

Maximum annual net taxable value = \$100,000 for Personal Property

*Personal property depreciates over time, producing a steady decline in taxable value

**School Increments = \$2,704; Non-School Increments = \$3,705

h. A legal description of each parcel of eligible property to which the Plan applies, a map showing the location and dimensions of each eligible property, and a statement of whether personal property is included as part of the eligible property.

252 EAST LOVELL STREET (06-22-128-001): PART OF SECTION 22-2-11 COM ON S LIE LOVELL ST AT ITS INTERSECTION WITH W LI PINE ST, RNG TH W ALG S LIE LOVELL ST 200FT, TH S PAR WITH W LI PINE ST 76FT, TH N 89DEG 16MIN E 87.15FT, TH N 0DEG 44MIN E 3FT, TH N 89DEG 16MIN E 112.85FT TO W LI PINE ST, TH N ALG W LI PINE ST 75FT TO BEG. ALSO N 75FT OF W 1/2 VACATED PINE ST. 0.21 ACRES.

252 EAST LOVELL STREET REAR (06-22-128-003): SECTION 22-2-11 A PARCEL OF LAND BOUNDED ON THE N BY THE S LI OF EAST LOVELL STREET, ON THE W BY THE E LI OF RE-LOCATED JOHN STREET,

ON THE S BY THE N LI OF RE-LOCATED CEDAR STREET, ON THE E BY THE W LI VACATED PINE STREET. ALSO, THAT PART OF VACATED PINE STREET LYING E OF & ADJACENT TO DESCRIBED PROPERTY, EXC N 75FT OF W 1/2 OF VACATED PINE STREET. ALSO, EXC COM AT SW COR OF EAST LOVELL STREET & VACATED PINE STREET; TH W ALG S LI E LOVELL STREET 200FT; TH S PAR WITH W LI VACATED PINE STREET 76FT; TH N 89DEG 16MIN E 87.15FT; TH N 0DEG 44MIN E 3FT; TH N 89DEG 16MIN E 112.85FT TO W LI VACATED PINE STREET; TH N ALG SD W LI 75FT TO P.O.B. ALSO COM AT E LI JOHN STREET & S LI LOVELL STREET; TH S 8DEG 44MIN 44SEC W 5.97FT; TH 126.99FT ALG CURVE TO LEFT (RADIUS = 852.47FT, CHORD = S 4DEG 22MIN 38SEC W 126.87FT); TH S 0DEG 6MIN 35SEC W 164.53FT; TH S 3DEG 44MIN 50SEC E 27.98FT FOR P.O.B. FOR FOLLOWING: TH S 3DEG 44MIN 50SEC E 15.05FT; TH S 17DEG 56MIN 14SEC E 26.45FT; TH S 62DEG 46MIN 6SEC E 19.57FT; TH S 1DEG 43MIN 11SEC E 49.57FT; TH S 17DEG 56MIN 14SEC W 61.1FT; TH S 17DEG 55MIN 50SEC E 11.21FT; TH N 19DEG 26MIN 0SEC W 126.59FT; TH N 17DEG 26MIN 57SEC W 13.51FT; TH 27.28FT ALG A CURVE TO RIGHT (RADIUS = 89.51FT, CHORD = N 8DEG 43MIN 8SEC W 27.17FT) TH N 0DEG 0MIN 40SEC E 8.36FT TO P.O.B.

306 EAST LOVELL STREET (06-22-200-001): SEC 22-2-11 ALL THAT CERTAIN PARCEL OF LAND BOUNDED ON N BY S LI LOVELL ST, ON E BY W LI JASPER ST, ON W BY E LI VACATED PINE ST, ON S BY A LI COM AT PT ON W LI JASPER ST, SD PT BEING 429FT S ALG W LI JASPER ST FROM SW COR OF LOVELL & JASPER STS, TH WLY 165FT ALG N LI LOT 28 TO NW COR SD LOT, TH WLY 109.23FT TO PT ON E LI VACATED PINE ST 430.73FT S OF SE COR VACATED PINE & LOVELL STS, EXC COM 33FT S & 40.68FT E OF N 1/4 COR SD SEC, TH W ALG S LI LOVELL ST TO SW COR LOVELL ST & PINE ST BEFORE VACATED, TH S 129.41FT, TH E 180.12FT, TH N 20.5FT, TH E 16FT, TH N 109.47FT TO PL OF BEG.

433 SOUTH BURDICK STREET (06-22-132-013): BLEYKERS ADDITION LOTS 1 & 2. ALSO COM AT NE COR SD LOT 1; TH E 17.17FT; TH N 66FT; TH W TO E LI S BURDICK STREET; TH S 66FT; TH E TO P.O.B., EXC W 177.76FT. ALSO COM AT NE COR LOT 1 BLEYKER'S ADDITION; TH SLY ALG E LI LOTS 1 & 2 BLEYKER'S ADDITION 86.56FT TO A PT 45.5FT N OF SE COR SD LOT 2 & N LI CEDAR STREET; TH ELY ALG A LI PAR WITH & 45.5FT N OF SD N LI CEDAR STREET 41.13FT; TH N 16DEG 17MIN 55SEC W 42.04FT; TH NWLY ALG A CURVE TO RIGHT TANGENT TO LAST DESCRIBED COURSE (RADIUS = 319.5FT, CENTRAL ANGLE OF 85DEG 35MIN 19SEC, CHORD = 47.85FT) 47.89FT TO ELY EXTENSION OF N LI LOT 1 BLEYKER'S ADDITION; TH WLY ALG EXTENSION OF SD N LI 19.42FT TO NE COR OF LOT 1 BLEYKER'S ADDITION & P.O.B. ALSO COM AT NE COR LOT 1 BLEYKER'S ADDITION; TH N 89DEG 39MIN 42SEC E ALG N LI LOT 1 RANSOMS PLAT 20.09FT FOR P.O.B.; TH CONT N 89DEG 39MIN 42SEC E ALG SD LI 14.15FT; TH 87.38FT ALG CURVE TO LEFT (RADIUS = 440.64FT, CHORD = S 7DEG 48MIN 4SEC E 87.24FT) TH S 89DEG 39MIN 42SEC W 4.34FT; TH N 16DEG 17MIN 55SEC W 42.04FT; TH 47.11FT ALG CURVE TO RIGHT (RADIUS = 319.5FT, CHORD = N 12DEG 4MIN 29SEC W 47.06FT) TO P.O.B. ALSO ALL THAT PAR OF VACATED CEDAR STREET LYING S OF & ADJACENT TO SD PROPERTY. EXC FROM ABOVE DESCRIBED PARCEL, BEG AT NE COR LOT 1 DEN BLEYKER'S ADDITION; TH S 89DEG 50MIN 51SEC W ALG N LI SD LOT 1 104.16FT TO A PT 176.72FT E OF E LI OF BURDICKS STREET; TH N 0DEG 53MIN 39SEC W 66FT; TH N 89DEG 32MIN 52SEC E 122.87FT TO A PT 16.5FT W OF W LI JOHN STREET; TH S 0DEG 16MIN 10SEC W PAR WITH & 16.5FT W OF W LI JOHN STREET 66.64FT TO N LI OF LOT 1 EXTENDED ELY; TH S 89DEG 50MIN 51SEC W ALG SD EXTENSION 17.37FT TO P.O.B. FOR THIS EXCLUSION. 1.08 ACRES.

127 EAST CEDAR STREET (06-22-132-002): RANSOM'S PLAT ON SEC 22 PART OF LOT 1 DESCRIBED AS - COM ON W LI SD LOT 1 ON N LI CEDAR STREET, AS VACATED; TH N 1DEG 32MIN 0SEC W 45.50FT; TH S 89DEG 51MIN 0SEC E 42.44FT; TH S 18DEG 23MIN 0SEC E 47.96FT; TH N 89DEG 51MIN 0SEC W 56.34FT TO P.O.B. ALSO, N 1/2 OF VACATED CEDAR STREET LYING S OF & ADJACENT TO SD PROPERTY.

For location and dimensions of property, see attached site diagram. Personal property will be included as part of the eligible property.

20) South Town Commons **C** Kalamazoo Gazette

Eligible Property

423 South Burdick Street, CCN #06-22-127-002 (The Herald Company)

401 South Burdick Street, CCN #06-22-127-003 (The Herald Company)

The South Town Commons **C** Kalamazoo Gazette project comprises approximately 1.5 acres characterized by the presence of the general operations of the Kalamazoo Gazette. The project represents a \$31.8 million investment by the Kalamazoo Gazette into a new press.

The Kalamazoo Gazette replaced obsolete production equipment by purchasing and installing an offset printing press and inserting equipment with accompanying new computer, platemaking, newsprint handling, conveyors, and buffering equipment. The facility to house the new press comprises approximately 33,000 square feet with an estimated cost of approximately \$7 million. The investment for the press and associated equipment is estimated to be \$19.5 million and related renovations and land acquisition (Lot #14) at \$1.9 million.

Basis of Eligibility

The Kalamazoo Gazette property is eligible as a “facility” due to the presence of contamination at the southwest corner of East Lovell and John Streets, associated with the property’s former use as a gasoline filling station. The Kalamazoo Gazette property is also eligible due to the functionally obsolete nature of currently-used newspaper production equipment, which was built 32 or more years ago. The existing press cannot meet the standard of printing quality normally produced by modern printing presses. This equipment is inefficient and much more costly to operate and maintain in comparison with equipment in use by most other newspaper production operations in the United States. Therefore, the equipment is unable to be used to adequately perform the function for which it was intended as a result of advances in printing technology.

The Plan (pursuant to Section 13(1), Act No. 381 of 1996)

- a. A description of the costs of the Plan intended to be paid for with the tax increment revenues;**
- b. A brief summary of the eligible activities that are proposed for each eligible property.**

Proposed activities potentially eligible for reimbursement total \$1,495,000 and are detailed below.

Environmental response activities for which reimbursement is requested by the Gazette include environmental investigation of historical gasoline filling station (\$20,000) and removal and disposal of tanks, piping and contaminated soil (\$100,000). **Additional eligible activities** may include demolition of the building at 423 South Burdick (\$75,000), demolition and removal of old printing press from 401 South Burdick (\$300,000), and asbestos abatement at 401 South Burdick Street (\$1,000,000). Reimbursement for all eligible activities is limited to \$500,000, pursuant to a separate agreement between the BRA and the Gazette.

c. An estimate of the captured taxable value and tax increment revenues for each year of the Plan from each parcel of eligible property.

Estimate of Captured Taxable Value: Using the total maximum estimated initial investment of \$31,800,000 as a basis for valuation, the initial taxable value of real and personal property could be \$15,900,000 for the entire project. It should be noted that this figure represents a maximum taxable value (including personal property which will depreciate over time) and does not take into consideration the impact of potential future tax exemption certifications.

Estimate of Tax Increment Revenues: Using the overall rate in the DDA district of 64.0901 mills, maximum annual real property tax increment revenues are estimated to be \$394,155 for years 1 - 5 after expenditure of funds for eligible activities under the Plan. Because of the site’s location within the Downtown Development Authority and Tax Increment Financing District, the Brownfield Redevelopment Authority will only be able to capture a maximum of \$78,830 per year. This figure represents the 20 percent not already subject to capture by the DDA under the terms of its agreements with all other taxing jurisdictions. It is important to note that this maximum estimate could drop significantly, depending upon future application of various available tax exemption certifications.

Specifically, the Authority intends to capture all tax increment revenue on the 20 percent of real property value that cannot be captured, under existing agreements or Proposal A, by the DDA. Also, the Authority intends to capture 100 percent of personal property tax increment revenue generated by new development on the site which cannot be captured, under existing agreements or Proposal A, by the DDA. These tax increments will be captured for up to five years after the time that capture is required for the purpose of paying the costs of eligible activities, and will decline over time as personal property depreciates. It is important to note that although personal property could produce up to \$624,877 for year one (see personal property capture chart below), tax abatement programs such as PA 198 plant rehabilitation would result in a six-year deferral of tax increment capture, and any future personal property value would depreciate significantly over that six-year period.

g. Maximum Estimated Impact of Tax Increment Financing on Taxing Jurisdictions:

Because the DDA does not capture personal property taxes, two charts are necessary to depict the maximum impact on all taxing jurisdictions:

Real Property

Taxing Unit	Business Millage Rate	Maximum Estimated Annual Taxes	% of Taxes Subject to Authority Capture	Maximum Estimated Annual Taxes Captured by Authority
KVCC	2.8135	\$17,303	20	\$3,461
DDA	2.0000	\$12,300	20	\$2,460
Metro Transit	1.0000	\$6,150	20	\$1,230
KPS Operating	18.0000	\$110,700	20	\$22,140

Taxing Unit	Business Millage Rate	Maximum Estimated Annual Taxes	% of Taxes Subject to Authority Capture	Maximum Estimated Annual Taxes Captured by Authority
City Operating	19.2705	\$118,514	20	\$23,702
Solid Waste	1.8700	\$11,501	20	\$2,300
County	6.1362	\$37,737	20	\$7,547
KRESA	3.0416	\$18,706	20	\$3,741
State Educ. Tax	6.0000	\$36,900	20	\$7,380
Kal. Library	3.9583	\$24,344	20	\$4,869
TOTAL	64.0901	\$394,155	20	*\$78,830

Maximum annual net taxable value = \$6.15 million for Real Property

*School Increments = \$33,261; Non-School Increments = \$45,569

Personal Property

Taxing Unit	Millage Rate	Maximum Estimated Taxes Captured by Authority for Year One *
KVCC	2.8135	\$27,432
DDA	2.0000	\$19,500
Metro Transit	1.0000	\$9,750
KPS Operating	18.0000	\$175,500
City Operating	19.2705	\$187,887
Solid Waste	1.8700	\$18,233
County	6.1362	\$59,825
KRESA	3.0416	\$29,657
State Education Tax	6.0000	\$58,500
Kalamazoo Public Library	3.9583	\$38,593
TOTAL	64.0901	**\$624,877

Maximum annual net taxable value = \$9.75 million for Personal Property

*Personal property depreciates over time, producing a steady decline in taxable value

**School Increments = \$272,509; Non-School Increments = \$352,368

h. A legal description of each parcel of eligible property to which the Plan applies, a map showing the location and dimensions of each eligible property, and a statement of whether personal property is included as part of the eligible property.

401 SOUTH BURDICK STREET (06-22-127-003):

SECTION 22-3-11 BEG AT THE INTERSECTION OF THE S R-O-W LI OF EAST LOVELL STREET & E R-O-W LI OF BURDICK STREET; TH E ALG SD S LI 325.20FT TO THE W R-O-W LI OF JOHN STREET; TH S ALG SD W LI 261.51FT; TH W PARALLEL TO N LI OF LOT 1 OF DEN BLEYKER'S ADDITION 139.00FT; TH N 35.20FT; TH W 174.25FT TO E R-O-W LI OF BURDICK STREET; TH NLY ALG SD E LI 231FT TO P.O.B. ALSO BEG AT NE COR LOT 1 DEN BLEYKER'S ADDITION; TH S 89DEG 50MIN 51SEC W ALG N LI SD LOT 1 104.16FT

TO A PT 176.72FT E OF E LI OF BURDICKS STREET; TH N 0DEG 53MIN 39SEC W 66FT; TH N 89DEG 32MIN 52SEC E 122.87FT TO A PT 16.5FT W OF W LI JOHN STREET; TH N 89DEG 21MIN 43SEC E 16.5FT TO W LI JOHN STREET; TH S 0DEG 5MIN 1SEC W ALG W LI JOHN STREET 66.73FT TO N LI OF SD LOT 1 EXTENDED ELY; TH S 89DEG 50MIN 51SEC W ALG SD EXTENSION 33.87FT TO P.O.B. 2.04 ACRES.

423 SOUTH BURDICK STREET (06-22-127-002):

COM ON E LI OF BURDICK STREET 14R S OF S LI OF LOVELL STREET; TH E 174.25FT; TH S 35.2FT; TH W 174.25FT; TH N 33FT TO P.O.B. 0.13 ACRES.

For location and dimensions of property, see attached site diagram. Personal property will be included as part of the eligible property.

21) Stress-Con Industries

Eligible Property

3102 East Cork Street, CCN #06-36-139-001

Stress-Con Industries currently occupies 31.96 acres and is located at 3102 East Cork Street. For many years, the property has been used for the manufacture of pre-cast concrete products. Stress-Con intends to invest \$6 million upgrading the property, including \$3 million in new equipment, a new concrete batch plant, and a new 50,000 square foot manufacturing building.

Basis of Eligibility

The Stress-Con property is eligible as a Facility due to the presence of heavy metals, polynuclear aromatic hydrocarbons (PNAs) and volatile organic compounds (VOCs) in soil.

The Plan (pursuant to Section 13(1), Act No. 381 of 1996)

- a. A description of the costs of the Plan intended to be paid for with the tax increment revenues;**
- b. A brief summary of the eligible activities that are proposed for each eligible property.**

The Authority intends to reimburse Stress-Con for up to \$175,000, or five years of non-school tax capture, whichever is less. Eligible activities include costs associated with hooking the property up to the municipal wastewater system, and/or improving stormwater management.

- c. An estimate of the captured taxable value and tax increment revenues for each year of the Plan from each parcel of eligible property.**

Estimate of Captured Taxable Value: The 2002 assessed and taxable value of real and personal property at Stress-Con are \$476,400 and \$392,400, respectively, for a total of \$868,800. Using Stress-Con's estimates, future taxable values will be \$2,050,000, resulting in a net increase of \$1,181,220. It should be noted that this figure represents a maximum taxable value (including personal property which will depreciate over time) and does not take into consideration the impact of potential future tax exemption certifications.

Estimate of Tax Increment Revenues: Using the overall business millage rate of 62.0901 mills, maximum annual available real and personal property tax increment revenues are estimated to be \$73,342 for years 1-5 after expenditure of funds for eligible activities under the Plan. In the event that only non-school increments are relied upon, the yearly figure is reduced to \$44,993. It is important to note that this maximum estimate could drop significantly, depending upon future application of various available tax exemption certifications.

g. Maximum Estimated Impact of Tax Increment Financing on Taxing Jurisdictions:

Taxing Unit	Millage Rate	Maximum Estimated Annual Taxes Captured by Authority
KVCC	2.8135	\$3,323
Metro Transit	1.0000	\$1,181
Comstock P.S.	18.0000	\$21,262
City Operating	19.2705	\$22,763
Solid Waste	1.8700	\$2,209
County	6.1362	\$7,248
KRESA	3.0416	\$3,593
State Educ. Tax	6.0000	\$7,087
Kal. Library	3.9583	\$4,676
TOTAL	62.0901	*\$73,342

Net increased taxable value = \$1,181,220

*School increments = \$28,349; Non-school increments = \$44,993

h. A legal description of each parcel of eligible property to which the Plan applies, a map showing the location and dimensions of each eligible property, and a statement of whether personal property is included as part of the eligible property.

Section 36-2-11 Lots 6-7-8-9-10-11-12-13 GEMBRIT INDUSTRIAL PARK. Also beg at N 1/4 post sd Sect 36; th E alg N li sd Sect 90ft to NW cor sd GEMBRIT INDUSTRIAL PARK; th S 0deg 45min E alg W li sd Plat 1564.47ft to SW cor Lot 13 sd Plat, sd pt lying also on NELY r-o-w li Grand Trunk Railroad; th N 42deg 20min 30sec W alg sd r-o-w li 405.81ft; th N 47deg 39min 30sec E alg sd r-o-w li 33 ft; th N 42deg 20min 30sec W alg sd r-o-w li 700ft; th S 47deg 39min 30sec W alg sd r-o-w li 33ft; th N 42deg 20min 30sec W alg sd r-o-w li 159.33ft; th NWLY alg a curve to the right on sd r-o-w li 740 feet m-or-l to N li sd Sect; th N 89deg 56min 15sec E 1098.08ft to P.o.B., Exc NLY 33ft for East Cork Street.

For location and dimensions of property, see attached site diagram. Personal property will be included as part of the eligible property.

22) Northside Grocery Store Development Site

Eligible Property

512 North Park Street, CCN #06-15-172-102

612 North Park Street, CCN #06-15-167-108

The Northside Association for Community Development (NACD) and Felpausch Food Centers partnered to construct a 29,000 square-foot grocery store and retail space, which was completed in 2003 at 512 North Park Street. The remaining three parcels, north of Ransom Street, were once occupied by Lockshore Dairy; the 0.94-acre land area is slated for development of new offices for NACD, a day care facility, and possible commercial space in 2004.

Basis of Eligibility

The parcel at 512 North Park is eligible as a “facility” due to the presence of arsenic and lead in on-site soils. The three former Lockshore Dairy parcels are eligible because they are adjacent to the north of 512 North Park Street.

The Plan (pursuant to section 13(1), Act No. 381 of 1996)

- a. A description of the costs of the plan intended to be paid for with the tax increment revenues;**
- b. A brief summary of the eligible activities that are proposed for each eligible property.**

Since all parcels are located in a Renaissance Zone, tax increment revenues will not be available for eligible activities until 2013, at which time property taxes will be phased in at 25 percent of their full value. With the exception of about \$20,300 in Phase II Environmental Site Assessment and rubble removal activities at the former Lockshore Dairy property, remaining environmental due diligence activities have already been accomplished using brownfield assessment pilot grant funds from the USEPA.

- c. An estimate of the captured taxable value and tax increment revenues for each year of the Plan from each parcel of eligible property.**

Estimate of Captured Taxable Value: Assuming the \$3 million construction and equipment budget for the grocery store is accurate, and another \$500,000 is invested on the Lockshore parcels, the resulting maximum taxable value would be expected to be about \$1,750,000 (includes allowance for \$1 million in personal property).

Estimate of Tax Increment Revenues: Using the overall business millage rate of 62.0901 mills, maximum annual available real and personal property tax increment revenues are estimated to be \$108,658 for years 1 - 5 after the property becomes fully taxable in 2016. It is important to note that this maximum estimate will be significantly less, since property tax rates for Renaissance Zone sites

will be at 25 percent for 2013, 50 percent for 2014, and 75 percent for 2015, before becoming fully taxable in 2016. **Due to Renaissance Zone benefits, all capturable property taxes have been eliminated until 2013.**

g. Maximum Estimated Impact of Tax Increment Financing on Taxing Jurisdictions:

Taxing Unit	Millage Rate	Maximum Estimated Annual Taxes Captured by Authority*
KVCC	2.8135	\$4,924
Metro Transit	1.0000	\$1,750
KPS Operating	18.0000	\$31,500
City Operating	19.2705	\$33,723
Solid Waste	1.8700	\$3,273
County	6.1362	\$10,738
KRESA	3.0416	\$5,323
State Educ. Tax	6.0000	\$10,500
Kal. Library	3.9583	\$6,927
TOTAL	62.0901	**\$108,658

Maximum annual taxable value = \$1,750,000

* Beginning in 2013

** Maximum annual non-school capture = \$66,658

h. Legal description of each parcel of eligible property to which the plan applies, a map showing the location and dimensions of each eligible property, and a statement of whether personal property is included as part of the eligible property.

512 North Park Street, CCN #06-15-172-102

Original Plat, Block 29, Lots 1, 2, 3, 4, 5, 6, 7 and 8. Also the vacated public alley lying North of the North line of Lots 5-8, said alley being 19.8 feet in width by 264 feet in length.

612 North Park Street, CCN #06-15-167-108

Original Plat, Lots 5, 6, 7 & 8 in Block 34.

For location and dimensions of property, see attached site diagram. Personal property will be included as part of the eligible property.

23) River East

Eligible Property

810 Gull Street, CCN #06-15-279-035
830 Gull Street, CCN #06-15-249-032
816 Bridge Street, CCN #06-15-279-036
819 Hotop Avenue, CCN #06-15-284-038
710 River Street, CCN #06-15-284-042

812 Bridge Street, CCN #06-15-284-041
822 Bridge Street, CCN #06-15-279-136
715 Amperssee Street, CCN #06-15-284-037
560 River Street, CCN #06-15-284-141

The properties included in the River East site have various historical uses including gas station, automobile service, advertising sales and junkyards. 810 Gull is a former gas station and repair garage that was acquired by the Authority in 2003. 830 Gull is the former Central Advertising, which was acquired by the Authority through tax reversion in 2002. Remaining properties, used as junk yards, are either owned or targeted for acquisition by the Authority. The properties total 1.99 acres.

Basis of Eligibility

All parcels in the River East project area are eligible for inclusion in the Plan based upon blight. 810 Gull, 819 Hotop, 812 Bridge, 822 Bridge and 715 Amperssee have also been confirmed as a “facility” (per Natural Resources and Environmental Protection Act, 1994 PA 451, as amended), due to the presence of heavy metals, petroleum constituents, and chlorinated solvents above Generic Residential Cleanup Criteria (GRCC).

The Plan (pursuant to section 13(1), Act No. 381 of 1996)

- a. A description of the costs of the plan intended to be paid for with the tax increment revenues;**
- b. A brief summary of the eligible activities that are proposed for each eligible property.**

Tax increment revenues will be used to offset expenses associated with Phase I and II Environmental Site Assessments, Baseline Environmental Assessments, demolition, underground storage tank removal, and any necessary due care activities that become apparent during the course of the Authority’s site stabilization. The current maximum cost estimate for these eligible activities is \$202,000.

- c. An estimate of the captured taxable value and tax increment revenues for each year of the Plan from each parcel of eligible property.**

Estimate of Captured Taxable Value: Assuming one-third of the property is developed with quality commercial structures, the anticipated investment is \$2,000,000, resulting in a taxable value of \$1,000,000 for real property only. This increased taxable value will grow as adjoining parcels are added to the Plan during future amendments.

Estimate of Tax Increment Revenues: Using the overall business millage rate of 62.0901 mills, maximum annual available real property tax increment revenues are estimated to be \$62,090 for years 1 – 5.

g. Maximum Estimated Impact of Tax Increment Financing on Taxing Jurisdictions:

Taxing Unit	Business Millage Rate	Maximum Estimated Annual Taxes Captured by Authority
KVCC	2.8135	\$2,814
Metro Transit	1.0000	\$1,000
KPS Operating	18.0000	\$18,000
City Operating	19.2705	\$19,270
Solid Waste	1.8700	\$1,870
County	6.1362	\$6,136
KRESA	3.0416	\$3,042
State Educ. Tax	6.0000	\$6,000
Kal. Library	3.9583	\$3,958
TOTAL	62.0901	*\$62,090

Maximum annual increased taxable value = \$1,000,000

*Maximum annual non-school capture = \$38,090

h. Legal description of each parcel of eligible property to which the plan applies, a map showing the location and dimensions of each eligible property, and a statement of whether personal property is included as part of the eligible property.

810 Gull Street, 06-15-279-035: M AMPERSES PLAT UNION ADD LOT 35 ALSO A PARCEL BEG AT NW COR LOT 35 AMPERSES PLAT UNION ADD RNG TH SWLY ALG SELY LI GULL ST 36 1/2FT TH SELY AND PERPENDICULAR TO SELY LI GULL ST 25½ FT M-O-L TO A PT ON NLY LI BRIDGE ST EXT WLY THELY ALG NLY LI BRIDGE ST AS EXT WLY TO SW COR LOT 35 TH NWLY ALG WLY LI SD LOT 35 45.1FT TO BEG

830 Gull Street, 06-15-249-032: M AMPERSE PLAT UNION ADD Lots 31-32 exc com at NE cor Lot 31; th S alg W li Ampersee Avenue 143.32ft to a pt 10ft SLY fr NE cor Lot 32; th N 89deg 53min W 22ft; th N 47deg 39min 30sec W 109.93ft to SELY li Gull Street; th NELY alg SELY li Gull Street 101.7ft to beg.

816 Bridge Street, 06-15-279-036: M AMPERSE PLAT UNION ADD W ½ OF LOT 36

819 Hotop Avenue, 06-15-284-038: M AMPERSE PLAT UNION ADD LOTS 38 & 39

812 Bridge Street, 06-15-284-041: 12604 M AMPERSE PLAT UNION ADD E ½ OF LOTS 40-41

822 Bridge Street, 06-15-279-136: 12596 M AMPERSE PLAT UNION ADD E ½ OF LOT 36

715 Amperssee Street, 06-15-284-037: 12598 M AMPERSE PLAT UNION ADD LOT 37

560 River Street, 06-15-284-141: M AMPERSES PLAT UNION ADD W 1/2 OF LOTS 40-41

710 River Street, 06-15-284-042: M AMPERSE PLAT UNION ADD LOTS 42-43

For location and dimensions of property, see attached site diagram. Personal property will be included as part of the eligible property.

24) Lovell and Rose

Eligible Property

215 East Lovell Street, 06-22-104-002

424 South Rose Street, 06-22-104-001

Formerly the site of the city's Public Safety Headquarters and a public parking lot, this 2.03-acre site has been made available by the city for private redevelopment. 215 East Lovell contains a three-story, 43,000 square foot structure built in 1959, which is functionally obsolete and will likely be demolished. 424 South Rose Street adjoins 215 East Lovell Street to the west and south, and is currently used as a public parking lot.

Basis of Eligibility

The former public safety building is functionally obsolete and the surrounding property may be a "facility" (per Natural Resources and Environmental Protection Act, 1994 PA 451, as amended), due to the former presence of underground storage tanks.

The Plan (pursuant to section 13(1), Act No. 381 of 1996)

- a. A description of the costs of the plan intended to be paid for with the tax increment revenues;**
- b. A brief summary of the eligible activities that are proposed for each eligible property.**

Tax increment revenues will be used to offset expenses associated with Phase I and II Environmental Site Assessments, Baseline Environmental Assessments, demolition, and asbestos abatement. The current maximum cost estimate for these eligible activities is \$600,000.

- c. An estimate of the captured taxable value and tax increment revenues for each year of the Plan from each parcel of eligible property.**

Estimate of Captured Taxable Value: Assuming one-third of the property is developed with quality three-story residential and commercial structures, the anticipated investment would be about \$8.45 million, resulting in a taxable value of \$4,225,000 for real property only.

Estimate of Tax Increment Revenues: Using the overall residential homestead millage rate of 46.0901 mills, maximum annual available real property tax increment revenues are estimated to be \$194,731 for years 1 – 5. Since the subject property is within the Downtown Development Authority District, the Brownfield Redevelopment Authority may only capture 20 percent of the increase, which amounts to \$38,946 per year.

g. Maximum Estimated Impact of Tax Increment Financing on Taxing Jurisdictions:

Taxing Unit	Residential Millage Rate	Maximum Estimated Annual Taxes	% of Taxes Subject to Authority Capture	Maximum Estimated Annual Taxes Captured by Authority
KVCC	2.8135	\$11,887	20	\$2,377
Metro Transit	1.0000	\$4,225	20	\$845
KPS Operating	0.0000	\$0	0	\$0
City Operating	19.2705	\$81,418	20	\$16,284
Solid Waste	1.8700	\$7,901	20	\$1,580
County	6.1362	\$25,925	20	\$5,185
KRESA	3.0416	\$12,851	20	\$2,570
State Educ. Tax	6.0000	\$25,350	20	\$5,070
Kal. Library	3.9583	\$16,724	20	\$3,345
DDA	2.0000	\$8,450	20	\$1,690
TOTAL	46.0901	\$194,731	20	*\$38,946

Maximum annual increased taxable value = \$4,225,000

*Maximum annual non-school tax capture = \$34,561

h. Legal description of each parcel of eligible property to which the plan applies, a map showing the location and dimensions of each eligible property, and a statement of whether personal property is included as part of the eligible property.

215 East Lovell Street, 06-22-104-002: SECTION 22-2-11 COM AT INTERSECTION OF S LI W LOVELL ST WITH W LI S ROSE ST, TH W ALG S LI W LOVELL ST 152FT, TH S 231FT, TH E 86FT, TH N 82.5FT, TH E 66FT TO W LI S ROSE ST, TH N ALG SD W LI 148.5FT TO S LI W LOVELL ST & PL OF BEG.

424 South Rose Street, 06-22-104-001: SECTION 22-2-11 COM AT NW COR S ROSE ST & W CEDAR ST, TH N ALG W LI S ROSE ST 165FT, TH W 152FT, TH N 231FT TO S LI W LOVELL ST, TH W ALG SD S LI 74.87FT, TH S 210FT, TH W 20.62FT, TH S 186FT TO N LI W CEDAR ST, TH E ALG SD N LI 247.49FT TO PL OF BEG.

For location and dimensions of property, see attached site diagram. Personal property will be included as part of the eligible property.

25) East Michigan Avenue Properties/Parking Lot #9

Eligible Property

128 East Water Street, 06-15-377-009
139 North Edwards Street, 06-15-348-253
109 East Michigan Avenue, 06-15-376-003
119 East Michigan Avenue, 06-15-377-008
127 East Michigan Avenue, 06-15-377-006

162 East Water Street, 06-15-347-247
105 East Michigan Avenue, 06-15-376-004
113 East Michigan Avenue, 06-15-376-002
123 East Michigan Avenue, 06-15-377-007

The subject property is comprised of City Parking Lot #9 and several inter-connected buildings along East Michigan Avenue. The properties comprising Parking Lot #9 were assembled by the city for creation of the “Shoppers Parking Lot” in 1961; several buildings were demolished at that time. Historical uses of the property included numerous commercial uses, automobile repair garages, service stations, sheet metal fabricating, printing, drug manufacturing, Police Headquarters and the City Armory. Parking Lot #9 is owned by the City of Kalamazoo and the adjoining buildings on East Michigan Avenue are owned by Downtown Tomorrow, Incorporated.

Basis of Eligibility

During 2003, a strip of land along the western portion of Parking Lot #9 was sold for expansion of the Dewing Building. Environmental testing revealed the presence of tetrachloroethene (PCE) and polynuclear aromatic hydrocarbons at levels above state residential cleanup criteria in soil beneath the site. Based on the history of manufacturing and automobile repairing, additional testing would likely reveal the presence of similar contaminants throughout the lot, qualifying it as a “facility” (per Natural Resources and Environmental Protection Act, 1994 PA 451, as amended). In particular, petroleum underground storage tanks were historically present at 128 East Water Street and 139 North Edwards Street (formerly known as 178 East Water). The remainder of the cited properties are eligible because they are adjacent to properties that have or will be confirmed as “facilities.”

The Plan (pursuant to section 13(1), Act No. 381 of 1996)

- a. A description of the costs of the plan intended to be paid for with the tax increment revenues;**
- b. A brief summary of the eligible activities that are proposed for each eligible property.**

Tax increment revenues will be used to offset expenses associated with Phase I and II Environmental Site Assessments, Baseline Environmental Assessments, demolition, asbestos abatement, site preparation, and infrastructure improvements. The current maximum cost estimate for these eligible activities is \$1,250,000.

c. An estimate of the captured taxable value and tax increment revenues for each year of the Plan from each parcel of eligible property.

Estimate of Captured Taxable Value: Current development discussions focus on a \$40 million project centered around the construction of a new office building, resulting in a taxable value of \$20 million. Deducting the current taxable value of existing structures brings the final estimated future taxable value to \$19,420,000.

Estimate of Tax Increment Revenues: Using the overall business millage rate of 64.0901 mills, maximum annual available real property tax increment revenues are estimated to be \$1,244,629 for years 1 – 5. Since the subject property is within the Downtown Development Authority District, the Brownfield Redevelopment Authority may only capture 20 percent of the increase, which amounts to \$248,926 per year.

g. Maximum Estimated Impact of Tax Increment Financing on Taxing Jurisdictions:

Taxing Unit	Business Millage Rate	Maximum Estimated Annual Taxes	% of Taxes Subject to Authority Capture	Maximum Estimated Annual Taxes Captured by Authority
KVCC	2.8135	\$54,638	20	\$10,928
Metro Transit	1.0000	\$19,420	20	\$3,884
KPS Operating	18.0000	\$349,560	20	\$69,912
City Operating	19.2705	\$374,233	20	\$74,847
Solid Waste	1.8700	\$36,315	20	\$7,263
County	6.1362	\$119,165	20	\$23,833
KRESA	3.0416	\$59,068	20	\$11,813
State Educ. Tax	6.0000	\$116,520	20	\$23,304
Kal. Library	3.9583	\$76,870	20	\$15,374
DDA	2.0000	\$38,840	20	\$7,768
TOTAL	64.0901	\$1,244,629	20	\$248,926

Maximum annual increased taxable value=\$19,420,000

h. Legal description of each parcel of eligible property to which the plan applies, a map showing the location and dimensions of each eligible property, and a statement of whether personal property is included as part of the eligible property.

City-Owned Parcels:

128 East Water Street, 06-15-377-009: ORIGINAL PLAT Lot 244, exc W 40ft. N 32ft of Lot 94, exc W 40ft. Lot 245. N 32ft of blank Lot adjoining S li Lot 245.

162 East Water Street, 06-15-347-247: SECTION 15-2-11 COM AT A PT ON S LI WATER ST 199.53FT WLY FROM WLY LI N EDWARDS ST, TH WLY ALG S LI WATER ST 99.64FT, TH SLY MAKING AN ANGLE OF 69DEG 52MIN WITH LAST DESCRIBED LI 156.57FT TO A PT 20FT N OF THE EDWARDS & CHAMBERLAIN BLDG, TH 101.4FT ELY MAKING AN ANGLE OF 80DEG 59MIN WITH LAST DESCRIBED LI, TH NLY MAKING AN ANGLE OF 99DEG 10MIN WITH LAST DESCRIBED LI & BEING PAR WITH THE 100FT DISTANCE FROM THE SECOND DESCRIBED LI TO A PT 24.58FT SLY FROM THE PL OF BEG, TH NLY 24.58FT TO PL OF BEG. Also inc all of Lot 247 of ORIGINAL PLAT of KALAMAZOO lying ELY and NLY of Ihling Court (sd inclusion was formerly a police station).

139 North Edwards Street, 06-15-348-253: ORIGINAL PLAT PART OF LOTS 249, 251, 253, 255, 98, 100 & 102 COM AT THE INTERSECTION OF SLY LI WATER ST & WLY LI N EDWARDS ST, SD PT ALSO BEING NE COR LOT 255, TH S ALG E LI SD LOT 165FT TO SE COR SD LOT, TH W ALG S LI SD LOT 82.5FT TO NE COR LOT 102, TH S ALG E LI SD LOT 45.26FT, TH W PAR WITH S LI WATER ST 187.82FT, M-OR-L, TH NELY 202.7FT, M-OR-L, TO A PT 24.58FT S OF S LI WATER ST & 33FT W OF E LI LOT 251, TH N 24.58FT TO SLY LI WATER ST, TH E ALG SD SLY LI 199.53FT, M-OR-L, TO PL OF BEG.

DTI-Owned Parcels:

105 East Michigan Avenue, 06-15-376-004: 218 ORIGINAL PLAT E 22FT OF W 44FT OF S 80FT OF LOT 92.

109 East Michigan Avenue, 06-15-376-003: 220 ORIGINAL PLAT W 21 1/2 FT OF E 22FT OF S 80FT OF LOT 92.

113 East Michigan Avenue, 06-15-376-002: 224 ORIGINAL PLAT E 0.50FT OF S 80FT OF LOT 92. ALSO W 28FT OF S 80FT OF LOT 94.

119 East Michigan Avenue, 06-15-377-008: 226 ORIGINAL PLAT E 25FT OF W 53FT OF S 80FT OF LOT 94.

123 East Michigan Avenue, 06-15-377-007: 228 ORIGINAL PLAT E 13FT OF S 80FT OF LOT 94. W 9FT OF S 80FT OF BLANK LOT ADJOINING E LI LOT 94.

127 East Michigan Avenue, 06-15-377-006: 1950 ORIGINAL PLAT PART OF BLANK LOT COM ON N LI E MICHIGAN AVE 141FT E OF E LI BURDICK ST, N 80FT, E 21 1/2 FT, S 80FT, W 21 1/2 FT TO BEG.

For location and dimensions of property, see attached site diagram. Personal property will be included as part of the eligible property.

26) 4141 Manchester

Eligible Property

4141 Manchester, 06-36-339-001

The subject property, also known as the former Mead property, contains a 387,360 square-foot manufacturing building set upon a 34.4-acre parcel. The property was originally developed in 1968, manufacturing spiral-bound notebooks, folders and day-planners until 2000, when the plant was closed. The subject property is currently owned by Shoemaker, Brown, Deer, LLC who have leased portions of the building for warehousing. The property is being added to the Brownfield Plan in order to offer tax incentives and tax increment financing for eligible activities as inducements for future owners to create quality manufacturing jobs.

Basis of Eligibility

The subject property is eligible for Plan inclusion based upon functional obsolescence. Obsolescence has been confirmed by the Kalamazoo City Assessor. At present, the property is not believed to be a “facility” (per Natural Resources and Environmental Protection Act, 1994 PA 451, as amended).

The Plan (pursuant to section 13(1), Act No. 381 of 1996)

- a. A description of the costs of the plan intended to be paid for with the tax increment revenues;**
- b. A brief summary of the eligible activities that are proposed for each eligible property.**

Tax increment revenues will be used to offset expenses associated with environmental due diligence, site preparation, and infrastructure improvements. The current maximum cost estimate for these eligible activities is \$1,000,000.

- c. An estimate of the captured taxable value and tax increment revenues for each year of the Plan from each parcel of eligible property.**

Estimate of Captured Taxable Value: Current development discussions focused on a \$55 million project centered around the rehabilitation of the property for manufacturing use: \$22 million on real property and \$33 million on equipment. Assuming that personal property tax abatement will be included as a project incentive, the final estimated future taxable value upon which capture can be based is \$11,000,000.

Estimate of Tax Increment Revenues: Using the overall business millage rate of 62.0901 mills, maximum annual available real property tax increment revenues are estimated to be \$682,991 for years 1 – 5. This number may be reduced by half in the event that real property tax abatement is included as a project incentive.

g. Maximum Estimated Impact of Tax Increment Financing on Taxing Jurisdictions:

Taxing Unit	Business Millage Rate	Maximum Estimated Annual Taxes Captured by Authority
KVCC	2.8135	\$30,948
Metro Transit	1.0000	\$11,000
Comstock PS Operating	18.0000	\$198,000
City Operating	19.2705	\$211,976
Solid Waste	1.8700	\$20,570
County	6.1362	\$67,498
KRESA	3.0416	\$33,458
State Educ. Tax	6.0000	\$66,000
Kal. Library	3.9583	\$43,541
TOTAL	62.0901	\$682,991

Maximum annual increased taxable value=\$11,000,000

h. Legal description of each parcel of eligible property to which the plan applies, a map showing the location and dimensions of each eligible property, and a statement of whether personal property is included as part of the eligible property.

4141 Manchester Road, 06-36-339-001: Section 36-2-11 Com at ctr 1/4 post sd Sect 36; th N 89deg 51min E alg E&W 1/4 li sd Sect, 73.38ft to SELY li US Hwy I-94 for P.o.B.; th SWLY alg curve to right with central angle of 9deg 57min 57sec, a radius of 5829.65ft, an arc length of 1014ft & chord of 1012.68ft bearing S 55deg 10min 47sec W; th S 0deg 17min 52sec E, 497.47ft; th N 89deg 42min 08sec E, 53ft; th alg curve to right with central angle of 141deg 29min 27sec, a radius of 53ft & a length of 130.88ft; th alg curve to left with central angle of 51deg 29min 27sec, a radius of 53ft & a length of 47.63ft; th S 0deg 17min 52sec E, 446.55ft; th N 55deg 51min 34sec E alg NLY li Covington Road, 1436.98ft; th N 0deg 08min W, 852.50ft to sd E&W 1/4 li; th S 89deg 51min W alg sd E&W 1/4 li, 427.62ft to P.o.B. Also all that part of W 1/2 NE 1/4 sd Sect 36 lying SWLY of GTW RR r-o-w & SLY of a li 150ft SLY of (meas at right angles) & par to a li described as beg at pt on E li sd Sect 36 which is S 0deg 31min 22sec E, 42.56ft from NE cor sd Sect; th S 45deg 36min 38sec W, 3195ft to pt of curvature of a 5729.65ft radius curve to the right, chord bearing S 54deg 58min 08sec W; th SWLY alg the arc of sd curve 1871.67ft to pt of tangency of sd curve & a pt of ending. Exc com at ctr 1/4 post sd Sect; th N 89deg 51min E alg sd E&W 1/4 li 501ft for P.o.B.; th cont N 89deg 51min E alg sd 1/4 li 460.77ft, th WLY alg curve to left with a radius of 453.34ft, control angle 62deg 4min 20sec a dist of 491.09ft; curve subtended by chord bearing & dist of N 80deg 24min 36sec W 467.47ft; th S 0deg 8min E 79.09ft to P.o.B. 34.04 ACRES.

For location and dimensions of property, see attached site diagram. Personal property will be included as part of the eligible property.

27) CMI Block #4

Eligible Property

600 Walbridge Street, 06-15-263-001	510 East North Street, 06-15-268-112
516 East North Street, 06-15-264-003	518 East North Street, 06-15-264-004
518 East North Street Rear, 06-15-264-104	524 East North Street, 06-15-264-205
526 East North Street, 06-15-264-005	511 East Ransom Street, 06-15-268-001
513 East Ransom Street, 06-15-269-010	

The subject property comprises approximately 1.81 acres, including the former Central Iron and Metal operation on North Street and a former Johnson-Howard lumber warehouse on Ransom Street. Historical operations also included junkyards, railroads, a trucking company, various iron, metal, paper stock, lumber and plumbing warehouses, two barrel companies and a waste paper baling facility. The railroad property located at 510 East North Street is being purchased by the BRA; the balance of the subject property is owned by the BRA.

Parcels at 516, 518 and 524 East North Street were sold to local artist Holly Fisher in 2004, for development of the “Smartshop” Cool Cities Initiative project.

Basis of Eligibility

CMI Block #4 has been confirmed as a “facility” (per Natural Resources and Environmental Protection Act, 1994 PA 451, as amended), due to the presence of chlorinated solvents, heavy metals, and petroleum hydrocarbons in soil and groundwater.

The Plan (pursuant to section 13(1), Act No. 381 of 1996)

- a. A description of the costs of the plan intended to be paid for with the tax increment revenues;**
- b. A brief summary of the eligible activities that are proposed for each eligible property.**

Tax increment revenues will be used to offset expenses associated with Phase I and II Environmental Site Assessments, Baseline Environmental Assessments, demolition, asbestos abatement, site preparation, and infrastructure improvements. The current maximum cost estimate for these eligible activities is \$400,000.

- c. An estimate of the captured taxable value and tax increment revenues for each year of the Plan from each parcel of eligible property.**

Estimate of Captured Taxable Value: Current development discussions focus on reusing the Central Iron and Metal Building and redeveloping the balance of the subject property with new structures. Total maximum investment is expected to be \$2,500,000, resulting in a net gain in captured taxable value of \$1,250,000.

Estimate of Tax Increment Revenues: Using the overall business millage rate of 62.0901 mills, maximum annual available real property tax increment revenues are estimated to be \$77,613 for years 1 – 5. This number may be reduced by half in the event that real property tax abatement is included as a project incentive.

g. Maximum Estimated Impact of Tax Increment Financing on Taxing Jurisdictions:

Taxing Unit	Business Millage Rate	Maximum Estimated Annual Taxes Captured by Authority
KVCC	2.8135	\$3,517
Metro Transit	1.0000	\$1,250
KPS Operating	18.0000	\$22,500
City Operating	19.2705	\$24,088
Solid Waste	1.8700	\$2,338
County	6.1362	\$7,670
KRESA	3.0416	\$3,802
State Educ. Tax	6.0000	\$7,500
Kal. Library	3.9583	\$4,948
TOTAL	62.0901	\$77,613

Maximum annual increased taxable value=\$1,250,000

h. Legal description of each parcel of eligible property to which the plan applies, a map showing the location and dimensions of each eligible property, and a statement of whether personal property is included as part of the eligible property.

600 Walbridge Street, 06-15-263-001: ORIGINAL PLAT Part of Lot 12, Blk 41 Beg at SW cor sd Lot 12; th N 0deg 11min 00sec E alg W li sd Lot 12, 153.81ft to NW cor sd Lot 12; th N 89deg 37min 20sec E alg N li sd Lot, 35.66ft to a pt distant 15ft measured WLY & perpendicular to ctr li of main track of the railroad as located August 17, 1977; th S par to & 15ft distant from ctr li sd track a distance of 153.81ft to a pt on S li sd Lot; th S 89deg 38min 00sec W alg sd S li, 36.15ft to pt of beg. Containing 5,522 sq ft, m-or-l. Also part of Lot 1, Blk 41 Beg at SW cor sd Lot 1; th N 0deg 11min 00sec E alg W li sd Lot 1, 153.81ft to NW cor sd Lot 1; th N 89deg 37min 20sec E alg N li sd Lot, 35.12ft to a pt distant 15ft measured WLY & perpendicular to ctr li of main track of the railroad as located August 17, 1977; th S par to & 15ft distant from ctr li sd track a distance of 153.80ft to a pt on S li sd Lot; th S 89deg 37min 20sec W alg sd S li, 35.61ft to pt of beg. Containing 5,439 sq ft, m-or-l.

510 East North Street, 06-15-268-112: ORIGINAL PLAT OF THE TOWN (NOW CITY) OF KALAMAZOO Lot 12 of Block 41, Excluding beginning at Southwest corner of said Lot 12; thence

North 0 degrees 11 minutes 00 seconds East along West line of said Lot 12, 153.81 feet to Northwest corner of said Lot 12; thence North 89 degrees 37 minutes 20 seconds East along North line of said Lot, 35.66 feet to a point 15 feet measured Westerly & perpendicular to centerline of main track of the railroad as located August 17, 1977; thence South parallel to & 15 feet distant from centerline of said track a distance of 153.81 feet to a point on South line of said Lot; thence South 89 degrees 38 minutes 00 seconds West along said South line, 36.15 feet to point of beginning of this exclusion.

ALSO ORIGINAL PLAT OF THE TOWN (NOW CITY) OF KALAMAZOO Lot 1 of Block 41, Excluding beginning at Southwest corner of said Lot 1; thence North 0 degrees 11 minutes 00 seconds East along West line of said Lot 1, 153.81 feet to Northwest corner of said Lot 1; thence North 89 degrees 37 minutes 20 seconds East along North line of said Lot, 35.12 feet to a point 15 feet measured Westerly & perpendicular to centerline of main track of the railroad as located August 17, 1977; thence South parallel to & 15 feet distant from centerline of said track a distance of 153.80 feet to a point on South line of said Lot; thence S 89 degrees 37 minutes 20 seconds West along said South line, 35.61 feet to point of beginning of this exclusion.

ALSO any part of East Butler Court located in Block 41 of ORIGINAL PLAT OF THE TOWN (NOW CITY) OF KALAMAZOO lying adjacent to and between the above described parcels.

516 East North Street, 06-15-264-003: ORIGINAL PLAT LOT 2, BLK 41 W 3 1/2 R OF LOT 3.

518 East North Street, 06-15-264-004: ORIGINAL PLAT BLK 41 E 1/2 R OF N 5 R OF LOT 3 W 3 R OF N 5 R OF LOT 4.

518 East North Street Rear, 06-15-264-104: ORIGINAL PLAT E 1/2 R OF S 72.6 FT OF LOT 3, W 3 R OF S 72.6 FT OF LOT 4 BLK 41.

524 East North Street, 06-15-264-205: ORIGINAL PLAT BLK 41 E 1 R OF LOT 4 W 12-3/8 FT OF LOT 5.

526 East North Street, 06-15-264-005: ORIGINAL PLAT E 28-7/8 FT OF W 2 1/2 R OF LOT 5 BLK 41.

511 East Ransom Street, 06-15-268-001: ORIGINAL PLAT OF THE TOWN (NOW CITY) OF KALAMAZOO W 1/2 of Lot 11 of Block 41.

513 East Ransom Street, 06-15-269-010: ORIGINAL PLAT LOT 10, BLK 41 E 1/2 OF LOT 11.

For location and dimensions of property, see attached site diagram. Personal property will be included as part of the eligible property.

28) 2220 Lane Boulevard

Eligible Property

2220 Lane Boulevard, 06-26-243-001

The subject property, also known as the former Centrifugal Steel Castings Company, is a 1.9-acre tax-reverted property with a 20,000 square-foot building foundation. Historical users included Centrifugal Steel Castings Company, Reed Foundry, Southern Michigan Modern Crete, Western Board and Paper, Cadillac Overall Supply Company, Brunswick Corporation, Midwest Moulded Plastics, and Barber Products. The building was destroyed by fire in 1994 and subsequently reverted to state-ownership through tax foreclosure. The BRA purchased the subject property from the state in 2003.

Basis of Eligibility

The Michigan Department of Environmental Quality performed a “Brownfield Redevelopment Assessment” of the property in late 2003, and found that the property is a “facility” (per Natural Resources and Environmental Protection Act, 1994 PA 451, as amended) based upon the presence of metals and chlorinated solvents in soil and groundwater, at concentrations exceeding generic residential cleanup criteria.

The Plan (pursuant to section 13(1), Act No. 381 of 1996)

- a. A description of the costs of the plan intended to be paid for with the tax increment revenues;**
- b. A brief summary of the eligible activities that are proposed for each eligible property.**

Tax increment revenues will be used to offset expenses associated with environmental due diligence, site preparation (foundation removal), and infrastructure improvements. The current maximum cost estimate for these eligible activities is \$300,000.

- c. An estimate of the captured taxable value and tax increment revenues for each year of the Plan from each parcel of eligible property.**

Estimate of Captured Taxable Value: Assuming the property can be fully developed by building another 20,000 square-foot manufacturing facility, an investment of \$2,000,000 is reasonable, resulting in a net future taxable value of \$1,000,000.

Estimate of Tax Increment Revenues: Using the overall business millage rate of 62.0901 mills, maximum annual available real property tax increment revenues are estimated to be \$62,091 for years 1 – 5. This number may be reduced by half in the event that real property tax abatement is included as a project incentive.

g. Maximum Estimated Impact of Tax Increment Financing on Taxing Jurisdictions:

Taxing Unit	Business Millage Rate	Maximum Estimated Annual Taxes Captured by Authority
KVCC	2.8135	\$2,814
Metro Transit	1.0000	\$1,000
KPS Operating	18.0000	\$18,000
City Operating	19.2705	\$19,271
Solid Waste	1.8700	\$1,870
County	6.1362	\$6,136
KRESA	3.0416	\$3,042
State Educ. Tax	6.0000	\$6,000
Kal. Library	3.9583	\$3,958
TOTAL	62.0901	\$62,091

Maximum annual increased taxable value=\$1,000,000

h. Legal description of each parcel of eligible property to which the plan applies, a map showing the location and dimensions of each eligible property, and a statement of whether personal property is included as part of the eligible property.

2220 Lane Boulevard, 06-26-243-001: 9616 SECTION 26-2-11 BEG AT A PT IN S LI LANE BLVD 814.09FT E OF E LI FACTORY ST, TH E ALG SD S LI 90.91FT TO A PT WHICH IS 99FT SWLY AS MEAS AT RIGHT ANGLES TO SWLY LI OF PENN RR R-O-W, TH SELY PAR TO SD R-O-W 281.11 FT TO A PT 205.1FT S OF S LI LANE BLVD, TH S 100FT, TH W PAR TO S LI SD BLVD 263.21FT TO A PT 827.78FT E OF E LI FACTORY ST, TH NWLY 305.41FT TO BEG. ALSO COM AT NE COR ABOVE DESCR PARCEL RNG TH SELY PAR TO WLY LI R-O-W LI PENN RR TO A PT 205.1FT S OF S LI LANE BLVD EXT TH S 100FT TH E 66FT TH N TO A PT MEAS AT RGT ANG 33FT DIST FROM WLY LI PENN RR R-O-W TH NWLY PAR TO WLY LI SD R-O-W TO S LI LANE BLVD EXT TH W TO BEG RESERVING R-O-W FOR UTILITIES OVER NELY & ELY 46FT.

For location and dimensions of property, see attached site diagram. Personal property will be included as part of the eligible property.

29) Public Safety Training Facility

Eligible Property

116 West Cedar Street, 06-22-130-004

The subject property is a 0.76-acre parcel containing the City of Kalamazoo's Public Safety Training Facility, a 14,800 square-foot building originally constructed in 1957 as a fire station. The property is included in the city's Brownfield Plan to create redevelopment incentives once the property is made available for private acquisition.

Basis of Eligibility

The subject property is functionally obsolete, as it is no longer able to serve the function for which it was originally developed. Asbestos containing building materials are known to be present and environmental due diligence will at some point reveal whether the subject property is a "facility" (per Natural Resources and Environmental Protection Act, 1994 PA 451, as amended).

The Plan (pursuant to section 13(1), Act No. 381 of 1996)

- a. A description of the costs of the plan intended to be paid for with the tax increment revenues;**
- b. A brief summary of the eligible activities that are proposed for each eligible property.**

Tax increment revenues will be used to offset expenses associated with Phase I and II Environmental Site Assessments, Baseline Environmental Assessments, possible demolition, asbestos abatement, site preparation, and infrastructure improvements. The current maximum cost estimate for these eligible activities is \$250,000.

- c. An estimate of the captured taxable value and tax increment revenues for each year of the Plan from each parcel of eligible property.**

Estimate of Captured Taxable Value: A \$2 million project on-site could result in a net future taxable value of \$1 million.

Estimate of Tax Increment Revenues: Using the overall business millage rate of 64.0901 mills, maximum annual available real property tax increment revenues are estimated to be \$64,091 for years 1 – 5. Since the subject property is within the Downtown Development Authority District, the Brownfield Redevelopment Authority may only capture 20 percent of the increase, which amounts to \$12,818 per year.

g. Maximum Estimated Impact of Tax Increment Financing on Taxing Jurisdictions:

Taxing Unit	Business Millage Rate	Maximum Estimated Annual Taxes	% of Taxes Subject to Authority Capture	Maximum Estimated Annual Taxes Captured by Authority
KVCC	2.8135	\$2,814	20	\$563
Metro Transit	1.0000	\$1,000	20	\$200
KPS Operating	18.0000	\$18,000	20	\$3,600
City Operating	19.2705	\$19,271	20	\$3,854
Solid Waste	1.8700	\$1,870	20	\$374
County	6.1362	\$6,136	20	\$1,227
KRESA	3.0416	\$3,042	20	\$608
State Educ. Tax	6.0000	\$6,000	20	\$1,200
Kal. Library	3.9583	\$3,958	20	\$792
DDA	2.0000	\$2,000	20	\$400
TOTAL	64.0901	\$64,091	20	\$12,818

Maximum annual increased taxable value=\$1,000,000

h. Legal description of each parcel of eligible property to which the plan applies, a map showing the location and dimensions of each eligible property, and a statement of whether personal property is included as part of the eligible property.

116 West Cedar Street, 06-22-130-004: 6622 Section 22-2-11 Com at a pt on E li S Rose Street 109.5ft N of N li W Cedar Street; th N 82.5ft; th E 99ft; th S 20ft; th E to a pt 227.7ft E of E li S Rose Street; th SLY to a pt on N li W Cedar Street 141.87ft W of W li S Burdick Street; th W alg sd N li to a pt 71ft E of E li S Rose Street; th N 109.5ft; th W 71ft to beg.

For location and dimensions of property, see attached site diagram. Personal property will be included as part of the eligible property.

30) Ramp #3

Eligible Property

141 East South Street, 06-15-388-095

The subject property is a 3.26-acre parcel fully developed as a two-level public parking ramp. The structure was originally constructed in 1956 by Gilmore Brothers Department Store and expanded in 1974, for a total capacity of 750 parking spaces. The City of Kalamazoo purchased the ramp in 1978 for \$2.1 million. Former uses of the property include a parking lot, at least two gasoline filling stations, a hotel, and numerous farmers' sheds.

Basis of Eligibility

The subject property is eligible based upon the presence of petroleum constituents and solvents. Environmental due diligence has confirmed the subject property is a "facility" (per Natural Resources and Environmental Protection Act, 1994 PA 451, as amended).

The Plan (pursuant to section 13(1), Act No. 381 of 1996)

- a. A description of the costs of the plan intended to be paid for with the tax increment revenues;**
- b. A brief summary of the eligible activities that are proposed for each eligible property.**

Tax increment revenues will be used to offset expenses associated with Phase I and II Environmental Site Assessments, Baseline Environmental Assessments, possible demolition, site preparation, and infrastructure improvements. The current maximum cost estimate for these eligible activities is \$645,000.

- c. An estimate of the captured taxable value and tax increment revenues for each year of the Plan from each parcel of eligible property.**

Estimate of Captured Taxable Value: Current discussions involve a project with a total private investment of \$23 million that could result in a net future taxable value of \$11.5 million.

Estimate of Tax Increment Revenues: Using the overall business millage rate of 64.0901 mills, maximum annual available real property tax increment revenues are estimated to be \$737,035 for years 1 – 5. Since the subject property is within the Downtown Development Authority District, the Brownfield Redevelopment Authority may only capture 20 percent of the increase, which amounts to \$147,407 per year.

g. Maximum Estimated Impact of Tax Increment Financing on Taxing Jurisdictions:

Taxing Unit	Business Millage Rate	Maximum Estimated Annual Taxes	% of Taxes Subject to Authority Capture	Maximum Estimated Annual Taxes Captured by Authority
KVCC	2.8135	\$32,355	20	\$6,471
Metro Transit	1.0000	\$11,500	20	\$2,300
KPS Operating	18.0000	\$207,000	20	\$41,400
City Operating	19.2705	\$221,611	20	\$44,322
Solid Waste	1.8700	\$21,505	20	\$4,301
County	6.1362	\$70,566	20	\$14,113
KRESA	3.0416	\$34,978	20	\$6,996
State Educ. Tax	6.0000	\$69,000	20	\$13,800
Kal. Library	3.9583	\$45,520	20	\$9,104
DDA	2.0000	\$23,000	20	\$4,600
TOTAL	64.0901	\$737,035	20	\$147,407

Maximum annual increased taxable value=\$11,500,000

h. Legal description of each parcel of eligible property to which the plan applies, a map showing the location and dimensions of each eligible property, and a statement of whether personal property is included as part of the eligible property.

141 East South Street, 06-15-388-095: ORIGINAL PLAT SEC 15-2-11 LOTS 155, 157, 159 & 193. ALSO THAT PORTION OF LOTS 95 & 153 LYING SLY OF THE FOLLOWING DESCRIBED LI-----BEG AT A PT ON WLY LI PORTAGE ST WHICH IS N 44DEG 48MIN 10SEC W 344.86FT NWLY FROM N LI SOUTH ST, TH S 45DEG 11MIN 50SEC W 14.58FT, TH S 44DEG 48MIN 10SEC E 16.42FT, TH S 45DEG 11MIN 50SEC W 82.49FT, TH N 50DEG 5MIN 47SEC W 124.26FT TO S LI EXCHANGE PL, TH W ALG SD S LI TO E LI FARMERS AVE FOR PL OF ENDING. EXC THAT PART LYING WITHIN FARMERS AVE R-O-W. ALSO EXC BEG AT A PT ON E LI FARMERS AVE, AS NOW ESTABLISHED, 287.3FT N OF N LI SOUTH ST, TH N 0DEG 11MIN W 91.23FT, TH N 89DEG 49MIN E 21.01FT, TH S 0DEG 11MIN E 91.23FT, TH S 89DEG 49MIN W 21.01FT TO BEG OF THIS EXCEPTION.

For location and dimensions of property, see attached site diagram. Personal property will be included as part of the eligible property.

31) United Building

Eligible Property

202 East Kalamazoo Avenue, 06-15-338-282

242 East Kalamazoo Avenue, 06-15-339-280

The subject property comprises two parcels on the south side of Kalamazoo Avenue, and is characterized by the presence of a former gasoline filling station currently used as an automobile detailing center and a 24,000 square-foot building currently used as an electrical supply distribution center. United Building, LLC (developer) would like to raze the detailing center and completely renovate the 24,000 square-foot structure for mixed uses, including commercial office.

Basis of Eligibility

The parcel at 202 East Kalamazoo Avenue is a “facility” (per Natural Resources and Environmental Protection Act, 1994 PA 451, as amended) based upon information on file at the Michigan Department of Environmental Quality. The site has been impacted by a release of waste oil and possibly other petroleum compounds. 242 East Kalamazoo Avenue is eligible because it is contiguous to 202 East Kalamazoo Avenue.

The Plan (pursuant to section 13(1), Act No. 381 of 1996)

- a. A description of the costs of the plan intended to be paid for with the tax increment revenues;**
- b. A brief summary of the eligible activities that are proposed for each eligible property.**

Tax increment revenues will be used to reimburse the developer for expenses associated with Phase I and II Environmental Site Assessments, Baseline Environmental Assessments (and related services), demolition, site preparation, lead and asbestos abatements and infrastructure improvements. The current maximum cost estimate for these eligible activities is \$501,600.

- c. An estimate of the captured taxable value and tax increment revenues for each year of the Plan from each parcel of eligible property.**

Estimate of Captured Taxable Value: The estimated total private investment of \$4.6 million could result in a future taxable value of \$2.3 million.

Estimate of Tax Increment Revenues: Using the overall business millage rate of 64.0901 mills, maximum annual available real property tax increment revenues are estimated to be \$147,407 for years 1 – 5. Since the subject property is within the Downtown Development Authority District, the Brownfield Redevelopment Authority may only capture 20 percent of the increase, which amounts to \$29,481 per year.

g. Maximum Estimated Impact of Tax Increment Financing on Taxing Jurisdictions:

Taxing Unit	Business Millage Rate	Maximum Estimated Annual Taxes	% of Taxes Subject to Authority Capture	Maximum Estimated Annual Taxes Captured by Authority
KVCC	2.8135	\$6,471	20	\$1,294
Metro Transit	1.0000	\$2,300	20	\$460
KPS Operating	18.0000	\$41,400	20	\$8,280
City Operating	19.2705	\$44,322	20	\$8,864
Solid Waste	1.8700	\$4,301	20	\$860
County	6.1362	\$14,113	20	\$2,823
KRESA	3.0416	\$6,996	20	\$1,399
State Educ. Tax	6.0000	\$13,800	20	\$2,760
Kal. Library	3.9583	\$9,104	20	\$1,821
DDA	2.0000	\$4,600	20	\$920
TOTAL	64.0901	\$147,407	20	\$29,481

Maximum annual increased taxable value=\$2,300,000

h. Legal description of each parcel of eligible property to which the plan applies, a map showing the location and dimensions of each eligible property, and a statement of whether personal property is included as part of the eligible property.

202 East Kalamazoo Avenue, 06-15-338-282: ORIGINAL PLAT PART OF LOTS 281 & 282 COM AT NW COR LOT 282 SD PLAT, TH N 89DEG 54MIN 20SEC E 0.80FT PAR WITH CTR LI KALAMAZOO AVE TO E LI EDWARDS ST & PL OF BEG, TH CONTINUING N 89DEG 54MIN 20SEC E 97.78FT ALG S LI KALAMAZOO AVE, TH S 0DEG 5MIN 40SEC E 73.17FT PERPENDICULAR WITH SD S LI, TH S 89DEG 54MIN 20SEC W 97.18FT PAR WITH SD S LI TO SD E LI EDWARDS ST, TH N 0DEG 34MIN W 73.17FT ALG SD E LI TO PL OF BEG. CONTAINING 0.164 ACRES.

242 East Kalamazoo Avenue, 06-15-339-280: ORIGINAL PLAT Lot 279, EXC E 10-1/2ft; Lot 280; Lots 281 & 282, EXC N 73.17ft of W 98.58ft; also EXC that part of Lot 282 lying in Edwards St.

For location and dimensions of property, see attached site diagram. Personal property will be included as part of the eligible property.

32) 507 North Park Street

Eligible Property

507 North Park Street, 06-15-302-105

The subject property comprises the eastern 92 feet of the block bounded by North Park, West Ransom, North Westnedge and West Willard streets, formerly occupied by several storage buildings associated with the adjoining Fibers of Kalamazoo manufacturing operations. NPLC, LLC (developer) plans to purchase the subject property from Fibers of Kalamazoo and redevelop the property for retail purposes.

Basis of Eligibility

The Fibers of Kalamazoo property is a “facility” (per Natural Resources and Environmental Protection Act, 1994 PA 451, as amended) based upon the confirmed presence of metals, chlorinated hydrocarbons and petroleum hydrocarbons in soil and/or groundwater. The subject property is therefore eligible for inclusion in the Plan because it is adjacent to a “facility.” Once environmental due diligence is completed for the subject property, it is likely that the presence of similar on-site contaminants will be confirmed.

The Plan (pursuant to section 13(1), Act No. 381 of 1996)

- a. A description of the costs of the plan intended to be paid for with the tax increment revenues;**
- b. A brief summary of the eligible activities that are proposed for each eligible property.**

Tax increment revenues will be used to reimburse the developer for expenses associated with environmental due diligence, site preparation (foundation removal), and infrastructure improvements. The current maximum cost estimate for these eligible activities is \$150,000.

- c. An estimate of the captured taxable value and tax increment revenues for each year of the Plan from each parcel of eligible property.**

Estimate of Captured Taxable Value: Based upon the estimated investment of \$1,000,000 into property improvements, the net future taxable value could be as high as \$500,000.

Estimate of Tax Increment Revenues: Using the overall business millage rate of 62.0901 mills, maximum annual available real property tax increment revenues are estimated to be \$31,045 for years 1 – 5.

g. Maximum Estimated Impact of Tax Increment Financing on Taxing Jurisdictions:

Taxing Unit	Business Millage Rate	Maximum Estimated Annual Taxes Captured by Authority
KVCC	2.8135	\$1,407
Metro Transit	1.0000	\$500
KPS Operating	18.0000	\$9,000
City Operating	19.2705	\$9,635
Solid Waste	1.8700	\$935
County	6.1362	\$3,068
KRESA	3.0416	\$1,521
State Educ. Tax	6.0000	\$3,000
Kal. Library	3.9583	\$1,979
TOTAL	62.0901	\$31,045

Maximum annual increased taxable value=\$500,000

h. Legal description of each parcel of eligible property to which the plan applies, a map showing the location and dimensions of each eligible property, and a statement of whether personal property is included as part of the eligible property.

507 North Park Street, 06-15-302-105: ORIGINAL PLAT part of Block 30 Beg at SW cor of West Ransom Street and North Park Street; th W 92.5ft alg S li of West Ransom Street; th S 0deg 1min 39sec E 331.95ft (recorded 330ft) parallel to W li of North Park Street to the N li of West Willard Street; th S 89deg 56min 25sec E 92.5ft alg N li of West Willard Street to the W li of North Park Street; th N 0deg 1min 39sec W 332.05ft (recorded 330ft) alg sd W li to p.o.b. Contains 0.705 acres.

For location and dimensions of property, see attached site diagram. Personal property will be included as part of the eligible property.

33) City Yards

Eligible Property

911 Hatfield, 06-23-290-001

The City Yards site comprises approximately 12 acres and is currently utilized for offices, equipment maintenance and materials storage. A portion of the site was once used for the manufacture of asphaltic concrete. The City of Kalamazoo wishes to dispose of the property by making it available for private commercial/industrial development.

Basis of Eligibility

The subject property is a “facility” (per Natural Resources and Environmental Protection Act, 1994 PA 451, as amended) based upon the presence of chlorides and petroleum contaminants in soil and groundwater, associated with historic uses.

The Plan (pursuant to section 13(1), Act No. 381 of 1996)

- a. A description of the costs of the plan intended to be paid for with the tax increment revenues;**
- b. A brief summary of the eligible activities that are proposed for each eligible property.**

Tax increment revenues will be used to offset expenses associated with environmental due diligence, site preparation (foundation removal), and infrastructure improvements. The current maximum cost estimate for these eligible activities is \$300,000.

- c. An estimate of the captured taxable value and tax increment revenues for each year of the Plan from each parcel of eligible property.**

Estimate of Captured Taxable Value: Assuming the property can be fully developed through the adaptive reuse of existing structures, as well as the construction of an additional 20,000 square-foot manufacturing facility, the maximum anticipated future taxable value would be \$2,000,000.

Estimate of Tax Increment Revenues: Using the overall business millage rate of 62.0901 mills, maximum annual available real property tax increment revenues are estimated to be \$124,180 for years 1 – 5. This number may be reduced in the event that real property tax abatement is included as a project incentive.

g. Maximum Estimated Impact of Tax Increment Financing on Taxing Jurisdictions:

Taxing Unit	Business Millage Rate	Maximum Estimated Annual Taxes Captured by Authority
KVCC	2.8135	\$5,627
Metro Transit	1.0000	\$2,000
KPS Operating	18.0000	\$36,000
City Operating	19.2705	\$38,541
Solid Waste	1.8700	\$3,740
County	6.1362	\$12,272
KRESA	3.0416	\$6,083
State Educ. Tax	6.0000	\$12,000
Kal. Library	3.9583	\$7,917
TOTAL	62.0901	\$124,180

Maximum annual increased taxable value=\$2,000,000

h. Legal description of each parcel of eligible property to which the plan applies, a map showing the location and dimensions of each eligible property, and a statement of whether personal property is included as part of the eligible property.

911 Hatfield, 06-23-290-001: SECTION 23-2-11 THAT PART OF SEC 23 BOUNDED ON THE N BY VINE ST, ON THE E BY SHUSTER AVE & US-12, ON THE S & W BY WHITE AVE AS RELOCATED. ALSO, BEG AT A PT ON N LI E VINE ST, 514.29FT, M-OR-L, E OF THE INTERSECTION OF N LI E VINE ST & E R-O-W LI OF CK&S RR, SD PT OF BEG ALSO BEING 33FT WLY OF SE COR LOT 400 OF RECORDED PLAT OF RIVERSIDE, RNG TH NLY PAR WITH & 33FT WLY OF E LI SD LOT 400, & ITS EXTENSION NLY, 233.58FT TO WLY R-O-W LI OF HWY I-94 BL, (SD WLY R-O-W LI ALSO BEING SW LIMITS OF THE FORMER KALAMAZOO CITY PARK), TH S 44DEG 24MIN E 332.04FT ALG SD WLY R-O-W LI TO N LI E VINE ST, TH N 89DEG 6MIN 15SEC W ALG N LI E VINE ST TO PL OF BEG.

For location and dimensions of property, see attached site diagram. Personal property will be included as part of the eligible property.

34) Stryker Headquarters

Eligible Property

Fairfield Road, 10-02-219-001

The new Stryker Headquarters site comprises 6.13 acres at the eastern end of Fairfield Road, adjacent to the west of the Kalamazoo/Battle Creek International Airport. Currently used for rental car overflow parking, the vacant parcel is proposed for development of a 75,000 square-foot corporate office building.

Basis of Eligibility

The subject property is eligible for Plan inclusion based upon the likely presence of hydrocarbon and metals contaminants associated with parking lot usage. There is also a potential for impact from migration of groundwater contaminants from various off-site sources. Once adequate environmental testing has occurred, the subject property's status as a "facility" (per Natural Resources and Environmental Protection Act, 1994 PA 451, as amended) will be confirmed.

The Plan (pursuant to section 13(1), Act No. 381 of 1996)

- a. A description of the costs of the plan intended to be paid for with the tax increment revenues;**
- b. A brief summary of the eligible activities that are proposed for each eligible property.**

Tax increment revenues will be used to offset expenses associated with environmental due diligence, site preparation, and infrastructure improvements. The current maximum cost estimate for these eligible activities is \$400,000.

- c. An estimate of the captured taxable value and tax increment revenues for each year of the Plan from each parcel of eligible property.**

Estimate of Captured Taxable Value: Total development costs, including real and personal property improvements, are currently estimated at \$20,000,000; based upon reasonable construction cost assumptions, the maximum anticipated real property taxable value at project completion would be \$6,000,000.

Estimate of Tax Increment Revenues: Using the overall business millage rate of 62.0901 mills, maximum annual available real property tax increment revenues are estimated to be \$372,541 for years 1 – 5. This number may be reduced in the event that real property tax abatement is included as a project incentive.

g. Maximum Estimated Impact of Tax Increment Financing on Taxing Jurisdictions:

Taxing Unit	Business Millage Rate	Maximum Estimated Annual Taxes Captured by Authority
KVCC	2.8135	\$16,881
Metro Transit	1.0000	\$6,000
PPS Operating	18.0000	\$108,000
City Operating	19.2705	\$115,623
Solid Waste	1.8700	\$11,220
County	6.1362	\$36,817
KRESA	3.0416	\$18,250
State Educ. Tax	6.0000	\$36,000
Kal. Library	3.9583	\$23,750
TOTAL	62.0901	\$372,541

Maximum annual increased taxable value=\$6,000,000

h. Legal description of each parcel of eligible property to which the plan applies, a map showing the location and dimensions of each eligible property, and a statement of whether personal property is included as part of the eligible property.

Part of the NE ¼ of Section 2 T3S, R11W; commencing at the North ¼ corner of Section 2; thence South 0 degrees 35 minutes 50 seconds East along the North & South ¼ line of Section 2 a distance of 1129.82 feet (recorded as 1130.0 feet); thence North 89 degrees 24 minutes 32 seconds East 996.88 feet (recorded as North 89 degrees 24 minutes 10 seconds East 997.27 feet) to the point of beginning, said point being on the North line of Fairfield Road; thence North 0 degrees 32 minutes 18 seconds West 541.88 feet (recorded as North 0 degrees 35 minutes 50 seconds West 542.17 feet); thence North 89 degrees 59 minutes 28 seconds East 101.85 feet (recorded as North 89 degrees 51 minutes 10 seconds East 101.74 feet); thence North 0 degrees 51 minutes 54 seconds West 47.35 feet (recorded as North 0 degrees 8 minutes 50 seconds West 47.0 feet); thence North 89 degrees 56 minutes 28 seconds East 299.81 feet (recorded as North 89 degrees 51 minutes 10 seconds East 299.17 feet); thence South 9 degrees 11 minutes 15 seconds East 542.42 feet (recorded as South 9 degrees 12 minutes 50 seconds East); thence South 9 degrees 11 minutes 15 seconds East 116.90 feet; thence South 89 degrees 28 minutes 32 seconds West 154.27 feet; thence North 0 degrees 31 minutes 28 seconds West 65.72 feet to the North line of Fairfield Road; thence South 89 degrees 28 minutes 32 seconds West 346.28 feet along the North line of Fairfield Road to the point of beginning. Parcel contains approx. 267,012 square feet or 6.13 Acres.

For location and dimensions of property, see attached site diagram. Personal property will be included as part of the eligible property.

35) 341-357 South Pitcher Street

Eligible Property

341 South Pitcher Street, 06-15-468-001
357 South Pitcher Street, 06-15-468-002

This 0.92-acre vacant lot was formerly used as a bulk petroleum storage facility and gasoline filling station. Local attorneys are relocating a 4,000 square-foot historic residential dwelling to the site, for redevelopment as professional offices. The developer estimates the renovation costs will exceed \$200,000 and up to 20 professionals will eventually be employed on-site.

Basis of Eligibility

The subject property is eligible for Plan inclusion based upon the presence of petroleum constituents and heavy metals in soil and groundwater above residential cleanup criteria as proscribed in the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (a “facility”).

The Plan (pursuant to section 13(1), Act No. 381 of 1996)

- a. A description of the costs of the plan intended to be paid for with the tax increment revenues;**
- b. A brief summary of the eligible activities that are proposed for each eligible property.**

Tax increment revenues will be used to offset expenses associated with environmental due diligence and due care, site preparation (foundation removal), and infrastructure improvements, up to a maximum of \$15,000.

- c. An estimate of the captured taxable value and tax increment revenues for each year of the Plan from each parcel of eligible property.**

Estimate of Captured Taxable Value: Assuming the property can be fully developed through the adaptive reuse of the relocated structure, the taxable value could increase by as much as \$200,000.

Estimate of Tax Increment Revenues: Using the overall business millage rate of 64.0901 mills, maximum annual available real property tax increment revenues are estimated to be \$12,818 for years 1 – 5. This number is reduced to \$2,564 per year due to the pre-existence of the Downtown Development Authority (DDA) TIF district, which already captures 80 percent of all new tax increments.

g. Maximum Estimated Impact of Tax Increment Financing on Taxing Jurisdictions:

Taxing Unit	Business Millage Rate	Maximum Estimated Annual Taxes	% of Taxes Subject to Authority Capture	Maximum Estimated Annual Taxes Captured by Authority
KVCC	2.8135	\$563	20	\$113
Metro Transit	1.0000	\$200	20	\$40
KPS Operating	18.0000	\$3,600	20	\$720
City Operating	19.2705	\$3,854	20	\$771
Solid Waste	1.8700	\$374	20	\$75
County	6.1362	\$1,227	20	\$245
KRESA	3.0416	\$608	20	\$122
State Educ. Tax	6.0000	\$1,200	20	\$240
Kal. Library	3.9583	\$792	20	\$158
DDA	2.0000	\$400	20	\$80
TOTAL	64.0901	\$12,818	20	\$2,564

Maximum annual increased taxable value=\$200,000

h. Legal description of each parcel of eligible property to which the plan applies, a map showing the location and dimensions of each eligible property, and a statement of whether personal property is included as part of the eligible property.

341 South Pitcher Street: PT OF SE 1/4 SEC 15-2- 11 COM AT INT ELY LI PITCHER ST & ELY EXT OF SLY LI SPRING ST TH S 31 DEG 40 MIN E 498 FT FOR BEG TH N 41 DEG E 120.65 FT TO SWLY R/W LI PENN RR TH S 8 DEG 28 MIN E 137.94 FT TH S 4 DEG 47 MIN W 102.64 FT TO ELY LI PITCHER ST TH N 31 DEG 40 MIN W 173.47 FT TO BEG.

357 South Pitcher Street: PT OF SE 1/4 SEC 15-2- 11 COM AT INT OF ELY LI PITCHER ST & ELY EXT OF SLY LI SPRING ST TH S 31 DEG 40 MIN E 671.47 FT FOR BEG TH N 4 DEG 47 MIN E 102.64 FT TH N 8 DEG 28 MIN W 137.94 FT TH S 54 DEG 51 MIN E ALG WLY R/W LI PENN RR 54.75 FT TO WLY BANK OF PORTAGE CREEK TH SLY ALG SD WLY BANK TO PITCHER ST TH N 31 DEG 40 MIN W 107.67 FT TO BEG.

For location and dimensions of property, see attached site diagram. Personal property will be included as part of the eligible property.

Aggregate Table 1

Maximum Estimated Tax Increment Revenues Captured by Brownfield Redevelopment Authority for 35 Aggregate Sites

Taxing Unit Impacted	Years 1-5 (each year)
Kalamazoo Valley Community College	\$271,088
Downtown Development Authority	\$39,318
Metro Transit	\$96,350
Kalamazoo Public Schools Operating	\$781,465
City Operating	\$1,856,734
Solid Waste	\$180,178
County	\$591,224
Kalamazoo Regional Educational Service Agency	\$293,062
State Education Tax	\$578,107
Kalamazoo Library	\$381,389
Parchment Public Schools	\$0
Parchment Library	\$0
Portage Public Schools	\$108,000
Comstock Public Schools	\$442,646
Totals	\$5,619,561

Note: These figures reflect maximum captured dollars per year based upon all projects beginning simultaneously and tax capture ending simultaneously. In reality, projects on various sites will begin in different years, with five-year tax capture on each site ending in different years. The figures reflected in this table are for illustrative purposes only. The true tax investments will be far less per year, but over a longer time frame than five years. This explanation also applies to the estimate of taxable value in Aggregate Table 2.

For sites within the Downtown Development Authority District, figures represent 20% of estimated taxable value for real property and 100% of estimated taxable value for personal property, due to existing agreements between DDA and other taxing units.

Above figures do not account for Renaissance Zone designation for five of the thirty-five brownfield sites, beginning January 1, 2001. Capturable tax figures will be less than estimated in charts.

Aggregate Table 2

Aggregate Estimates of Captured Taxable Value for Each Year of Amended Plan

Maximum Estimated Captured Taxable Value for 35 Sites:

Taxing Unit	Years 1-5 (each year)
Kalamazoo Valley Community College	\$137,587,170
Downtown Development Authority	\$58,895,000
Metro Transit	\$137,587,170
Kalamazoo Public Schools Operating	\$90,995,950
City Operating	\$137,587,170
Solid Waste	\$137,587,170
County	\$137,587,170
Kalamazoo Regional Educational Service Agency	\$137,587,170
State Education Tax	\$137,587,170
Kalamazoo Library	\$137,587,170
Parchment Public Schools	\$0
Parchment Library	\$0
Portage Public Schools	\$6,000,000
Comstock Public Schools	\$40,591,220

Notes: See note for Aggregate Table 1.

Above figures do not account for Renaissance Zone designation for five of the thirty-five brownfield sites, beginning January 1, 2001. Taxable value figures will be less than estimated in charts.

ASSUMPTIONS AND NOTES:

1. 2004 tax rates used.
2. No inflationary factor applied to projections.
3. Years 1-5 reflect cumulative estimates per year for all sites at their fully-developed, maximum taxable value. In reality, sites will be prepared and redeveloped at various and staggered times. The five-year maximum duration of tax capture will begin later in the life of the Brownfield Plan for some sites. Therefore, the tax capture for any given year, as reflected in this table, will be a lesser amount during the first five-year period. The total number of years subject to tax capture will be greater than five, but no more than 30, with the five-year statutory limitation on tax capture per site after the completion of eligible activities under the Plan.