

ACT 381 BROWNFIELD PLAN

400 ROSE PHASE 2

**423 S. Park St., 427 S. Park St., 429 S. Park St., 314 W. Cedar St., 234
W. Cedar St.**

**Kalamazoo County, City of Kalamazoo
City of Kalamazoo Brownfield Redevelopment Authority**

12/1/2020

Approved by the Brownfield Redevelopment Authority on January 21, 2021

Approved by the Kalamazoo City Commission on March 1, 2021

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ACT 381 BROWNFIELD PLAN

1.0 INTRODUCTION

1.1 **Proposed Redevelopment and Future Use for Each Eligible Property**

The proposed project represents Phase II of the successfully completed 400 Rose project, which developed vacant land into 121 market rate apartments and 14 apartments dedicated to workforce housing along with new commercial space and associated parking. Phase II will be situated on a combination of parcels totaling approximately 1.341 acres, located at the intersection of South Park Street and West Cedar Street in the City of Kalamazoo, Michigan (the "Property"). The Property contains several parking lots in addition to four structures, all which have been demolished in preparation for the project.

The developer has incurred and will incur "eligible activity" expenses in connection with the Property, as defined in the Brownfield Redevelopment Financing Act of 1996 ("Act 381"), including department specific activities, lead and asbestos abatement, demolition, site preparation and infrastructure improvements.

The purpose of this Plan is to provide for reimbursement of the eligible activity expenses incurred and to be incurred by the developer on the Property and improvements that will directly benefit the Property. The proposed project will transform the northeast corner of South Park Street and West Cedar Street from a collection of older structures into a new four-story, 101 unit apartment building over 115 underground parking spaces (the "Project"). This project is the second phase of the pre-planned two phase 400 Rose development, the first phase of which was completed in March of 2020.

The new building will feature four stories of residential apartments, some commercial space, property management office as well as amenities along Cedar near the east end of the building. The building on this parcel will have a footprint of approximately 24,000 square feet. The total building square footage will be approximately 140,000 square feet. This flat-roofed structure is planned to be wood-framed with an exterior finish of brick, metal, cementitious materials, some vinyl siding facing the interior parking lot and glass. The parking structure will be constructed of poured and pre-cast concrete, situated below ground except for the upper most three feet, and will be architecturally enhanced as viewed from the streets. In addition to the new building, the project will include enhancements to the surrounding streetscape, including street side parking, interior surface parking, a new underground parking facility, entry features, ground-level and building amenities, as well as new landscaping.

Four full stories of exceptional apartments, with approximately 500 square feet of new commercial space along Cedar Street, will add activity and density to the southwest section of downtown. To enhance the curb appeal, a sidewalk street-side

walk-up amenity is included in three locations that accesses the center corridor, and therefore the amenity areas, of the first floor of the building. Additionally, street parking is desired and has been site planned for and requested in discussions with City Planning officials along both Park and Cedar Streets. Street parking in this area will help to calm nearby traffic, as well as provide a buffer for pedestrians in the sidewalk.

With its downtown location, the project will provide new housing opportunities within walking distance of large employment and transit hubs. Ten percent of the residential units will be available as workforce housing, providing more affordable housing options within the City. This accessibility could help to reduce car traffic on local roads, as well as the noise and air pollution typically generated by cars. Likewise, the downtown location of the project promotes the use of existing infrastructure, reducing the impact on the community's stormwater, sanitary and water resources.

Overall, the combined projects (phase 1 and phase 2) will provide approximately 236 new units of housing opportunities and 194 new structured parking spaces in a revitalized streetscape. Once downtown, residents will have walkable access to the concentration of jobs, transit, and entertainment options located in the city's urban core.

The total capital investment on the project will be approximately \$25 million.

1.2 Eligible Property Information

Basis of Eligibility

The property is eligible based upon its qualification as a "Facility." Envirologic Technologies, Inc. (Envirologic) conducted Phase II Environmental Site Assessment (ESA) activities on July 23, 2015. Arsenic, has been identified at "facility" concentrations in shallow soil across the site. The presence of metals in excess of select Generic Residential Cleanup Criteria (GRCC) demonstrate that the following parcels meet the definition of a "facility" as defined by Part 201 of the Natural Resources and Environmental Protection Act: 429 S. Park Street & 318 W. Cedar.

Location and Legal Description

234 W. Cedar Parcel ID: 06-22-108-009 0.71 Acres
Kalamazoo, MI 49007

Legal Description:

SILLS ADDITION, Liber K of Deeds Page 438; The East 133 feet of Lot 7. The East 133 feet of Lot 6, excluding commencing at the northwest corner of Lot 6; thence North 89 degrees 26 minutes 18 seconds East 177.69 feet to the point of beginning for this exclusion; thence North 89 degrees 26 minutes 18 seconds East 133.10 feet; thence South 00 degrees 09 minutes 36 seconds East 10.31 feet; thence South 89

degrees 26 minutes 18 seconds West 133.0 feet; thence North 00 degrees 43 minutes 20 seconds West 10.31 feet to the point of beginning for this exclusion. Also including beginning on the north line of West Cedar Street at its intersection with the east line of SILLS ADDITION, said point also being the southeast corner of Lot 7 of SILLS ADDITION; thence North 132 feet along the east line of SILLS ADDITION; thence North 00 degrees 09 minutes 36 seconds West 20.60 feet; thence North 89 degrees 18 minutes 42 seconds East 66.22 feet; thence South 00 degrees 16 minutes 29 seconds East 20.83 feet; thence South 132 feet to the north line of West Cedar Street; thence West 66 feet along the north line of West Cedar Street to the east line of SILLS ADDITION and the point of beginning.

314 W. Cedar Parcel ID: 06-22-107-010 0.44 Acres
Kalamazoo, MI 49007

Legal Description:

SILLS ADDITION, Liber K of Deeds Page 438; Lot 6, excluding the East 133 feet and excluding the West 82.5 feet. Lot 7, excluding the East 133 feet and excluding beginning at a point 42.77 feet north of the southwest corner of Lot 7; thence North along the west line of Lot 7 to the Northwest corner of Lot 7; thence East 82.5 feet along the north line of Lot 7; thence South 16 feet parallel with the west line of Lot 7; thence West 16.5 feet parallel with the north line of Lot 7; thence South parallel with the west line of Lot 7 to a point 42.77 feet North of the south line of Lot 7; thence West 66 feet parallel with the north line of Lot 7 to the west line of Lot 7 and the point of beginning for this exclusion.

429 S. Park St. Parcel ID: 06-22-107-008 0.064 Acres
Kalamazoo, MI 49007

Legal Description:

40036 SILLS ADDITION PART OF LOT 7 COM ON E LI OF PARK ST 42.77FT N OF N LI OF CEDAR ST, N ALG SD E LI 42.5FT, E PAR WITH SD N LI 66FT, S PAR WITH SD E LI 42.5FT, W 66FT TO BEG.

427 S. Park St. Parcel ID: 06-22-107-002 0.068 Acres
Kalamazoo, MI 49007

Legal Description:

40014 SILLS ADDITION PT OF LOT 6 COM ON E LI OF PARK ST 85.27 FT N OF N LI OF CEDAR ST N ALG SD E LI 36 FT E 5 R S 36 FT W 5 R TO BEG

423 S. Park St. Parcel ID: 06-22-107-001 0.069 Acres
Kalamazoo, MI 49007

Legal Description:

40012 SILLS ADDITION PT OF LOT 6 COM ON E LI OF PARK ST 121.27 FT N OF N LI OF CEDAR ST E 5 R N 36 FT W 5 R TO E LI OF PARK ST S 36 FT TO BEG

As part of the redevelopment, it is anticipated that all the parcels will be combined into a new single parcel, with an address that is yet to be determined.

2.0 Information Required by Section 13(2) of the Statute

2.1 Description of Costs to Be Paid for With Tax Increment Revenues

Tax increment revenues will be used to reimburse the developer and City of Kalamazoo Brownfield Redevelopment Authority (KBRA) for the cost of eligible activities as authorized by the Brownfield Redevelopment Financing Act (Act 381). Statutorily approved environmental eligible activities and if approved by the Michigan Strategic Fund ("MSF"), non-environmental eligible activities will be reimbursed with local and school tax increment revenues (TIR). The remaining eligible activities will be reimbursed with local TIR only.

The total cost of eligible activities is anticipated to be \$6,400,325. Authority administrative costs are anticipated to be \$260,235. Funding to the State Brownfield Redevelopment Fund is anticipated to be \$248,600. Capture of TIR to the Local Brownfield Revolving Fund (LBRF) is estimated to be \$810,118. The estimated cost of all eligible activities under this plan are summarized in Table 1.

Environmental Activities

Department specific activities considered under this plan may include Phase I & Phase II Environmental Site Assessments (ESA), Baseline Environmental Assessments (BEA), Due Care Plans and Due Care Plan implementation.

Non-Environmental Activities

Because the City of Kalamazoo is a Qualified Local Governmental Unit ("QLGU"), additional non-environmental costs ("Michigan Strategic Fund ("MSF") Eligible Activities") can be reimbursed through a brownfield plan. This plan will provide for reimbursement of eligible demolition; lead, asbestos & mold abatement; site preparation; and infrastructure improvements.

Authority Expenses

Actual eligible costs incurred by the City of Kalamazoo Brownfield Redevelopment Authority ("KBRA") are included in this plan as an eligible expense. These expenses will be reimbursed with local tax increment revenues only.

2.2 Summary of Eligible Activities

2.2.1 Phase I & Phase II ESA, BEA and Due Care Plan

The cost of these activities is estimated to be \$62,500.

2.2.2 Lead and Asbestos Abatement

The developer will incur costs associated with initial surveys of the Property and proper abatement and disposal of lead and asbestos prior to demolition activities. The cost of these activities is estimated to be \$51,704.

2.2.3 Demolition

The existing structures and site improvements will be demolished to make way for vertical construction on the site. The cost of these activities is estimated to be \$105,000.

2.2.4 Infrastructure Improvements

Infrastructure improvements on this project are both public and private, as permitted under Act 381. The project involves the installation of a parking structure submerged beneath the proposed building, the installation of an urban storm water management system, improvements within the right of way, in addition to associated engineering, design, oversight and project management. The submerged parking structure will be cast in place and precast concrete resting beneath the footprint of the proposed vertical development. It will extend to approximately 8 feet below grade and connect to the underground parking contained within phase I of the development. Costs associated with this aspect of the project which are eligible activities include concrete, stairwells, additional stops for elevators, drop ceilings & insulation, fire protection, mechanical, electrical and storm water systems.

Infrastructure Improvements within the right of way include the installation of sidewalk and associated snow melt, curb and gutter, sewer and water mains and associated taps, fire hydrants, new paved on street parking, and landscaping within the right of way. The cost of these activities is estimated to be \$5,445,548.

2.2.5 Site Preparation

Eligible site preparation activities include geotechnical surveying, surveying & staking, and clearing and grubbing. 2,594 cubic yards of soil will be moved during land balancing activities. Site preparation activities also include temporary improvements for construction access, erosion control, site security fencing, traffic control and associated engineering, design, oversight and project management. The cost of these activities is estimated to be \$346,982.

2.2.6 Contingency

A 7.5% contingency on future costs is included to cover unexpected cost overruns encountered during construction on the future costs. The contingency is \$454,163.

2.2..7 Brownfield Plan Preparation

The cost to prepare the Brownfield Plan and Act 381 Work Plan is anticipated to be \$40,000.

2.2..8 Local Brownfield Revolving Fund

The Authority intends to capture non-school tax increment for deposit in the local brownfield revolving fund for a full five years. This capture is estimated to be \$810,818.

2.3 Estimate of Captured Taxable Value and Tax Increment Revenues

An estimate of the captured taxable value for this redevelopment by year is depicted in Table 2. This plan captures all available TIR, including real and personal property TIR.

2.4 Method of Financing and Description of Advances Made by the Municipality

The eligible activities contemplated under this plan will be financed by the developer and reimbursed as outlined in this plan and accompanying development agreement. No advances from the City are anticipated at this time.

2.5 Maximum Amount of Note or Bonded Indebtedness

No note or bonded indebtedness for this project is anticipated at this time. Therefore, this section is not applicable.

2.6 Duration of Brownfield Plan

The duration of this plan is estimated to be up to 30 years to allow for the capture and reimbursement of all eligible activities including administrative costs of the authority. It is estimated that the redevelopment of the property will be completed in 2022. Capture of TIR is expected to begin in 2022, however could be delayed for up to 5 years after the approval of this plan as permitted by Act 381. An analysis showing the reimbursement schedule is attached as Table 3.

2.7 Estimated Impact of Tax Increment Financing on Revenues of Taxing Jurisdictions

An estimate of the impact of tax increment financing on the revenues of all taxing jurisdictions is illustrated in detail within Table 2.

2.8 Legal Description, Property Map, Statement of Qualifying Characteristics and Personal Property

The property consists of five parcels which will be combined into a single parcel, which represent a combined 1.341 acres in size and is located at the northeast corner

of the intersection of South Park Street and West Cedar Street. A legal description of the property along with a map showing eligible property dimensions, is attached as Figure 1.

The property is eligible based upon its qualification as a "Facility" due to the presence of metals in excess of select Generic Residential Cleanup Criteria (GRCC).

Taxable personal property, if any, is included in this plan.

2.9 Estimates of Residents and Displacement of Individuals/Families

No persons reside at the property; therefore, this section is not applicable.

2.10 Plan for Relocation of Displaced Persons

No persons reside at the property; thus, none will be displaced. Therefore, this section is not applicable.

2.11 Provisions for Relocation Costs

No persons reside at the property; thus, none will be displaced. Therefore, this section is not applicable.

2.12 Strategy for Compliance with Michigan's Relocation Assistance Law

No persons reside at the property; thus, none will be displaced. Therefore, this section is not applicable.

2.13 Other Material that the Authority or Governing Body Considers Pertinent

None.

Legal Description

Legal Description of Record

PROPERTY DESCRIBED IN SCHEDULE 'A' OF SUN TITLE TITLE COMMITMENT NO. C145002 REV. No 2:

THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

LAND SITUATED IN THE CITY OF KALAMAZOO, KALAMAZOO COUNTY, MICHIGAN:

PARCEL (A) INCLUDES PARCELS 1 THROUGH 13, AND ADDITIONALLY A METES & BOUNDS PARCEL SHOWN BELOW.

PARCEL 1:

A PART OF SILL'S ADDITION TO KALAMAZOO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER K OF DEEDS ON PAGE 438, KALAMAZOO COUNTY RECORDS, AND DESCRIBED AS FOLLOWS: COMMENCING ON THE NORTH LINE OF CEDAR STREET 132 FEET EAST OF THE EAST LINE OF PARK STREET; THENCE NORTH PARALLEL WITH PARK STREET 85.27 FEET; THENCE EAST PARALLEL WITH CEDAR STREET 45.7 FEET; THENCE SOUTH PARALLEL WITH PARK STREET 85.27 FEET TO THE NORTH LINE OF CEDAR STREET; AND THENCE WEST 45.7 FEET TO THE PLACE OF BEGINNING.

PARCEL 2A:

PART OF LOTS 6 AND 7 OF THE PLAT OF THE ALLOTMENT OF THE NORTH END OF 20 ACRES IN THE WEST PART OF THE EAST HALF (1/2) OF THE WEST HALF (1/2) OF THE NORTHWEST QUARTER (1/4) OF SECTION 22, TOWN 2 SOUTH, RANGE 11 WEST, CONVEYED BY RANSOM TO SILL AND KNOWN AS SILL'S ADDITION TO KALAMAZOO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER K OF DEEDS ON PAGE 438, KALAMAZOO COUNTY RECORDS, AND MORE PARTICULARLY DESCRIBED AS: COMMENCING ON THE NORTH LINE OF SAID LOT 6 AT A POINT 8 RODS WEST OF THE NORTHEAST CORNER THEREOF; THENCE WEST ON SAID NORTH LINE 31 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID LOT TO A POINT 85.27 FEET NORTH OF THE NORTH LINE OF CEDAR STREET; THENCE EAST 31 FEET; THENCE NORTH TO THE PLACE OF BEGINNING.

PARCEL 2B:

PART OF LOTS 6 AND 7 OF PLAT OF ALLOTMENT OF THE NORTH END OF 20 ACRES IN THE WEST PART OF THE EAST HALF (1/2) OF THE WEST HALF (1/2) OF THE NORTHWEST QUARTER (1/4) OF SECTION 22, TOWN 2 SOUTH, RANGE 11 WEST, CONVEYED BY RANSOM TO SILL AND KNOWN AS SILL'S ADDITION TO KALAMAZOO, COMMENCING ON THE NORTH LINE OF SAID LOT 6 AT A POINT 163 FEET WEST OF THE NORTHEAST CORNER THEREOF; THENCE WEST ON SAID NORTH LINE 31 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID LOT 6 TO A POINT 85.27 FEET NORTH OF THE NORTH LINE OF CEDAR STREET; THENCE EAST 31 FEET; AND THENCE NORTH TO THE PLACE OF BEGINNING.

PARCEL 2C:

PART OF LOTS 6 AND 7 OF THE ALLOTMENT OF THE NORTH END OF 20 ACRES IN THE WEST PART OF EAST HALF (1/2) OF NORTHWEST QUARTER (1/4) OF SECTION 22, TOWN 2 SOUTH, RANGE 11 WEST, CONVEYED BY RANSOM TO SILL, AND KNOWN AS SILL'S ADDITION TO KALAMAZOO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER K OF DEEDS ON PAGE 438, KALAMAZOO COUNTY RECORDS, COMMENCING ON THE NORTH LINE OF SAID LOT 6 AT A POINT 194 FEET WEST OF THE NORTHEAST CORNER THEREOF; THENCE WEST ON SAID NORTH LINE TO A POINT 5 RODS EAST OF THE EAST LINE OF PARK STREET IN THE CITY OF KALAMAZOO; THENCE SOUTH PARALLEL WITH THE EAST LINE OF PARK STREET TO A POINT 85.27 FEET NORTH OF THE NORTH LINE OF CEDAR STREET; THENCE EAST TO A POINT 194 FEET WEST OF THE EAST LINE OF SAID LOTS; AND THENCE NORTH TO THE PLACE OF BEGINNING.

PARCEL 3:

COMMENCING ON THE NORTH LINE OF CEDAR STREET AT A POINT 99 FEET EAST OF THE NORTHEAST CORNER OF PARK AND CEDAR STREETS; THENCE EAST 33 FEET; THENCE NORTH 85.27 FEET; THENCE WEST 33 FEET; THENCE SOUTH 85.27 FEET TO THE PLACE OF BEGINNING. ALSO DESCRIBED AS THE EAST 33 FEET OF THE WEST 132 FEET OF THE SOUTH 85.27 FEET OF LOT 7, SILL'S ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER K OF DEEDS ON PAGE 438, KALAMAZOO COUNTY RECORDS.

PARCEL 4:

COMMENCING AT A POINT 10 FEET SOUTH OF THE NORTHWEST CORNER OF LOT 6 OF SILL'S ADDITION TO KALAMAZOO; THENCE SOUTH ON SAID WEST LINE 38 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID LOT, 5 RODS; THENCE NORTH 36 FEET TO THE SOUTH LINE OF A CEMENT DRIVE; AND THENCE WEST ON THE SOUTH SIDE OF SAID CEMENT DRIVE 5 RODS TO THE PLACE OF BEGINNING. AGREEING TO CONVEY HERewith THE USE OF CEMENT DRIVEWAY NEXT NORTH OF ABOVE DESCRIBED PREMISES FOR GENERAL HIGHWAY PURPOSES, AND SUBJECT TO RIGHT OF WAY 4 FEET WIDE NORTH AND SOUTH OFF THE SOUTH SIDE OF THE ABOVE DESCRIBED PARCEL OF LAND.

PARCEL 5:

PART OF LOT 6 OF PLAT OF THE ALLOTMENT OF THE NORTH END OF 20 ACRES IN THE WEST HALF (1/2) OF THE EAST HALF (1/2) OF THE WEST HALF (1/2) OF THE NORTHWEST QUARTER (1/4) OF SECTION 22, TOWN 2 SOUTH, RANGE 11 WEST, CONVEYED BY RANSOM TO SILL, AND KNOWN AS SILL'S ADDITION TO KALAMAZOO, COMMENCING 85.27 FEET NORTH OF THE NORTHEAST CORNER OF PARK AND CEDAR STREETS IN THE CITY OF KALAMAZOO AS THE NORTHWEST CORNER OF THE LAND CONVEYED BY AZRO HEALY AND WIFE TO GEORGE N. BOLLES, NOVEMBER 14, 1887; THENCE EAST ON THE NORTH LINE OF SAID LAND 5 RODS; THENCE NORTH 36 FEET; THENCE WEST 5 RODS TO THE EAST LINE OF PARK STREET; AND THENCE SOUTH 36 FEET TO THE PLACE OF BEGINNING, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER K OF DEEDS ON PAGE 438, KALAMAZOO COUNTY RECORDS.

PARCEL 6:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 7 OF THE ALLOTMENT OF THE NORTH END OF 20 ACRES IN THE WEST PART OF THE LAST HALF (1/2) OF NORTHWEST QUARTER (1/4) OF SECTION 22, TOWN 2 SOUTH, RANGE 11 WEST, CONVEYED BY RANSOM TO SILL KNOWN AS SILL'S ADDITION TO KALAMAZOO; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 7, 42.77 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID LOT 7, 66 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID LOT 7 TO THE SOUTH LINE OF SAID LOT 7; AND THENCE WEST ALONG SAID SOUTH LINE TO THE PLACE OF BEGINNING.

PARCEL 7:

PART OF LOT 6 OF THE ALLOTMENT OF THE NORTH END OF 20 ACRES IN THE WEST PART OF THE EAST HALF (1/2) OF THE WEST HALF (1/2) OF THE NORTHWEST QUARTER (1/4) OF SECTION 22, TOWN 2 SOUTH, RANGE 11 WEST, CONVEYED BY RANSOM TO SILL KNOWN AS SILL'S ADDITION TO KALAMAZOO, COMMENCING AT A POINT 4 RODS WEST OF THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTH PARALLEL WITH THE EAST LINE OF LOT 6 ABOUT 2 RODS TO A POINT 8 RODS NORTH OF THE NORTH LINE OF CEDAR STREET; THENCE WEST PARALLEL WITH THE NORTH LINE OF LOT 6, 4 RODS; THENCE NORTH ABOUT 2 RODS TO THE NORTH LINE OF SAID LOT; THENCE EAST ON THE NORTH LINE OF SAID LOT 6, 4 RODS TO THE PLACE OF BEGINNING. ALSO A RIGHT OF WAY FOR INGRESS AND EGRESS AS DESCRIBED IN LIBER 90 OF DEEDS, PAGE 167, KALAMAZOO COUNTY RECORDS.

PARCEL 8:

PART OF LOTS 6 AND 7 OF SILL'S ADDITION TO KALAMAZOO, AS RECORDED IN LIBER K OF PLATS, PAGE 438, KALAMAZOO COUNTY RECORDS, DESCRIBED AS COMMENCING AT A POINT ON THE NORTH LINE OF CEDAR STREET, 66 FEET EAST OF THE EAST LINE OF PARK STREET; THENCE EAST ON THE NORTH LINE OF CEDAR STREET, 33 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF PARK STREET, 85.27 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF CEDAR STREET 33 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF PARK STREET, 85.27 FEET TO THE PLACE OF BEGINNING. EXCEPTING THE RIGHT OF WAY OVER THE EAST 3 1/2 FEET AND GRANTING THE RIGHT OF WAY OVER A 3 1/2 FEET NEXT EAST FOR A 7 FOOT DRIVEWAY, THE CENTERLINE OF WHICH IS THE EAST LINE OF THE LAND ABOVE DESCRIBED.

PARCEL 9:

PART OF LOTS 6 AND 7 OF THE ALLOTMENT OF THE NORTH END OF 20 ACRES IN THE WEST PART OF THE EAST HALF (1/2) OF THE WEST HALF (1/2) OF THE NORTHWEST QUARTER (1/4) OF SECTION 22, TOWN 2 SOUTH, RANGE 11 WEST, CONVEYED BY RANSOM TO SILL, KNOWN AS SILL'S ADDITION TO KALAMAZOO, DESCRIBED AS COMMENCING AT A POINT ON THE EAST LINE OF PARK STREET, 42.77 FEET NORTH OF THE NORTH LINE OF CEDAR STREET; THENCE NORTH ON THE EAST LINE OF PARK STREET, 42.50 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF CEDAR STREET 66 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF PARK STREET, 42.50 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF CEDAR STREET 66 FEET TO THE PLACE OF BEGINNING.

PARCEL 10:

THE EAST 4 RODS OF LOTS 6 AND 7 OF SILL'S ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER K OF DEEDS, PAGE 438, KALAMAZOO COUNTY RECORDS, EXCEPTING THEREFROM A TRIANGULAR PARCEL OFF THE NORTHEAST CORNER OF SAID LOT 6 DESCRIBED AS COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 6; THENCE WEST 12 FEET; THENCE SOUTHEASTERLY TO A POINT IN THE EAST LINE OF SAID LOT 12 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 12 FEET TO THE PLACE OF BEGINNING.

ALSO, A PARCEL OF LAND LOCATED IN SECTION 22, TOWN 2 SOUTH, RANGE 11 WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 6 ACCORDING TO THE RECORDED PLAT OF SILL'S ADDITION AND RUNNING THENCE SOUTH 12 FEET TO A POINT ON THE EAST LINE OF SAID LOT 6 FOR THE PLACE OF BEGINNING; THENCE NORTH 45 DEGREES WEST 18.97 FEET TO A POINT ON THE NORTH LINE OF LOT 6 OF SILL'S ADDITION; THENCE WEST ALONG SAID NORTH LINE 54.0 FEET; THENCE NORTH PARALLEL TO THE EAST LINE OF LOT 6, 18.24 FEET; THENCE EAST 55.38 FEET; THENCE SOUTH 43 DEGREES 24 MINUTES EAST 15.42 FEET TO A POINT ON THE EXTENSION NORTH OF THE EAST LINE OF LOT 6 OF SILL'S ADDITION; THENCE NORTH OF THE EAST LINE OF LOT 6 OF SILL'S ADDITION; THENCE SOUTH 18.75 FEET TO THE PLACE OF BEGINNING, BEING A PARCEL OF LAND LOCATED PARTLY IN LOT 5 AND PARTLY IN LOT 6 OF SILL'S ADDITION TO THE VILLAGE (NOW CITY) OF KALAMAZOO.

LESS AND EXCEPT:

A PARCEL OF LAND LOCATED IN SECTION 22, TOWN 2 SOUTH, RANGE 11 WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 6 ACCORDING TO THE RECORDED PLAT OF SILL'S ADDITION AND RUNNING THENCE WEST ALONG THE NORTH LINE OF SAID LOT 6, 66 FEET TO THE NORTHWEST CORNER OF LOT 6; THENCE NORTH PARALLEL TO THE EAST LINE OF SAID LOT 6, 18.24 FEET; THENCE EAST PARALLEL TO THE NORTH LINE OF SAID LOT 6, 55.38 FEET; THENCE SOUTH 43°24' EAST 15.42 FEET TO A POINT ON THE EXTENSION NORTH OF THE EAST LINE OF SAID LOT 6 OF SILL'S ADDITION; THENCE SOUTH TO THE PLACE OF BEGINNING, BEING A PARCEL OF LAND LOCATED IN LOT 5 OF SILL'S ADDITION TO THE VILLAGE (NOW CITY) OF KALAMAZOO. EXCEPTING AND RESERVING AN EASEMENT IN THE SOUTH 4 FEET THEREOF TO THE USE OF THE ABUTTING LANDS ON THE SOUTH FOR CONVENIENCE OF GOING THEREON TO BUILD, REPAIR OR OTHERWISE MAINTAIN STRUCTURES LOCATED ON SAID ABUTTING LANDS ON THE SOUTH.

PARCEL 11:

THE WEST HALF (1/2) OF THE FOLLOWING DESCRIBED LAND: COMMENCING ON THE NORTH LINE OF WEST CEDAR STREET IN THE SAID CITY OF KALAMAZOO 4 RODS WEST OF THE SOUTHEAST CORNER OF LOT 7 OF SILL'S ADDITION TO KALAMAZOO ACCORDING TO THE RECORDED PLAT OF SAID ADDITION ON FILE AND OF RECORD IN THE OFFICE OF THE REGISTER OF DEEDS IN AND FOR SAID KALAMAZOO COUNTY AND RUNNING THENCE NORTH 8 RODS; THENCE WEST 4 RODS; THENCE SOUTH 8 RODS TO THE NORTH LINE OF CEDAR STREET AND THENCE EAST ON THE NORTH LINE OF CEDAR STREET TO THE PLACE OF BEGINNING.

PARCEL 12:

THE EAST HALF (1/2) OF THE FOLLOWING DESCRIBED LAND: COMMENCING ON THE NORTH LINE OF WEST CEDAR STREET IN THE SAID CITY OF KALAMAZOO 4 RODS WEST OF THE SOUTHEAST CORNER OF LOT 7 OF SILL'S ADDITION TO KALAMAZOO ACCORDING TO THE RECORDED PLAT OF SAID ADDITION ON FILE AND OF RECORD IN THE OFFICE OF THE REGISTER OF DEEDS IN AND FOR SAID KALAMAZOO COUNTY AND RUNNING THENCE NORTH 8 RODS; THENCE WEST 4 RODS; THENCE SOUTH 8 RODS TO THE NORTH LINE OF CEDAR STREET AND THENCE EAST ON THE NORTH LINE OF CEDAR STREET TO THE PLACE OF BEGINNING.

PARCEL 13:

COMMENCING ON THE NORTH LINE OF CEDAR STREET IN THE CITY OF KALAMAZOO AT A CONTINUATION OF THE WEST LINE OF BLEYKER'S ADDITION TO THE VILLAGE (NOW CITY) OF KALAMAZOO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 1 OF PLATS, PAGE 49; THENCE NORTH ON A CONTINUATION OF SAID WEST LINE 8 RODS; THENCE EAST PARALLEL WITH THE NORTH LINE OF CEDAR STREET 4 RODS; THENCE SOUTHERLY 8 RODS TO THE NORTH LINE OF CEDAR STREET AND THENCE WEST ON THE NORTH LINE OF SAID STREET 4 RODS TO THE PLACE OF BEGINNING.

ALSO INCLUDING A PARCEL OF LAND DESCRIBED AS:

PART OF THE NORTHWEST 1/4 OF SECTION 22, TOWN 2 SOUTH, RANGE 11 WEST, ALSO BEING PART OF LOT 6, SILL'S ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER K OF DEEDS, PAGE 438, DESCRIBED AS: COMMENCING AT THE NORTHEAST RIGHT-OF-WAY INTERSECTION OF PARK STREET (PUBLIC) AND CEDAR STREET (PUBLIC); THENCE NORTH 00 DEGREES 42 MINUTES 59 SECONDS WEST ALONG THE EAST RIGHT-OF-WAY OF PARK STREET (66 FEET WIDE/PUBLIC), A DISTANCE OF 166.70 FEET TO THE NORTH LINE OF SAID LOT 6; THENCE NORTH 89 DEGREES 26 MINUTES 18 SECONDS EAST ALONG SAID NORTH LINE A DISTANCE OF 177.69 FEET; THENCE CONTINUING NORTH 89 DEGREES 26 MINUTES 18 SECONDS EAST ALONG SAID NORTH LINE A DISTANCE OF 133.10 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 36 SECONDS EAST A DISTANCE OF 13.08 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 18 MINUTES 42 SECONDS EAST A DISTANCE OF 66.22 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 29 SECONDS EAST A DISTANCE OF 20.83 FEET; THENCE SOUTH 89 DEGREES 30 MINUTES 18 SECONDS WEST A DISTANCE OF 66.26 FEET; THENCE NORTH 00 DEGREES 09 MINUTES 36 SECONDS WEST A DISTANCE OF 20.60 FEET TO THE POINT OF BEGINNING.

EXCEPTING A PARCEL OF LAND DESCRIBED AS:

PART OF THE NORTHWEST 1/4 OF SECTION 22, TOWN 2 SOUTH, RANGE 11 WEST, ALSO BEING PART OF LOT 6, SILL'S ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER K OF DEEDS, PAGE 438, DESCRIBED AS: COMMENCING AT THE NORTHEAST RIGHT-OF-WAY INTERSECTION OF PARK STREET (66 FEET WIDE/PUBLIC) AND CEDAR STREET (PUBLIC); THENCE NORTH 00 DEGREES 42 MINUTES 59 SECONDS WEST ALONG THE EAST RIGHT-OF-WAY OF PARK STREET (PUBLIC), A DISTANCE OF 166.70 FEET TO THE NORTH LINE OF SAID LOT 6; THENCE NORTH 89 DEGREES 26 MINUTES 18 SECONDS EAST ALONG SAID NORTH LINE A DISTANCE OF 177.69 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 26 MINUTES 18 SECONDS EAST ALONG SAID LINE AND THE EASTERLY EXTENSION THEREOF, A DISTANCE OF 133.10 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 36 SECONDS EAST, A DISTANCE OF 10.31 FEET; THENCE SOUTH 89 DEGREES 26 MINUTES 18 SECONDS WEST, A DISTANCE OF 133.00 FEET; THENCE NORTH 00 DEGREES 43 MINUTES 20 SECONDS WEST, A DISTANCE OF 10.31 FEET TO THE POINT OF BEGINNING.

39-06-22-107-001

39-06-22-107-002

39-06-22-107-008

39-06-22-108-009

39-06-22-107-010

Table 1

Eligible Activity Costs

ESTIMATED BROWNFIELD ELIGIBLE ACTIVITIES

400 Rose Phase 2

DEQ Eligible Activities Costs and Schedule		
DEQ Eligible Activities	Cost	Completion Season/Year
Baseline Environmental Assessment Activities		
Phase I Environmental Site Assessment (ESA)	\$ 5,000.00	2015
Phase II ESA	\$ 5,000.00	2015
Supplemental Phase II ESA	\$ 5,000.00	2020
Baseline Environmental Assessment (BEA)	\$ 15,000.00	2015
Soft Costs	\$ 5,000.00	2021
Project Management	\$ 15,000.00	2021
Total - BEA Activities	\$ 50,000.00	
Due Care Activities		
Due Care Planning	\$ 5,000.00	2021
Due Care Plan(s)	\$ 7,500.00	2021
Due Care Plan-Pre Development	\$ -	
Due Care Plan-Construction Management Plan	\$ -	
Due Care Plan-Post Construction	\$ -	
Due Care Investigation	\$ -	
Clearing and Grubbing	\$ -	
Dewatering	\$ -	
Dewatering-Analytical	\$ -	
Dewatering-Diposal	\$ -	
Dewatering-Reporting & Management	\$ -	
Dewatering-Treatment	\$ -	
<i>Subtotal - Dewatering</i>	\$ -	
Due Care-Direct Contact Barrier	\$ -	
Existing Monitoring Well Abandonment	\$ -	
Due Care-Backfill & Compaction	\$ -	
Gas Vapor Mitigation System (GVMS)	\$ -	
GVMS-Passive Venting System	\$ -	

GVMS-Specialized Foundations	\$	-	
GVMS-Vapor Barrier Design (incl. MDEQ approval)	\$	-	
GVMS-Vapor Barrier Installation	\$	-	
GVMS-System Post-Installation Testing	\$	-	
GVMS-Vapor Barrier Installation Oversight	\$	-	
<i>Subtotal - GVMS Activities</i>	\$	-	
Health and Safety Plan(s)	\$	-	
Installation of Monitoring Wells	\$	-	
Impacted Urban Debris/Historic Fill	\$	-	
Liners for Rain Gardens	\$	-	
Soil Management	\$	-	
Soil Management-Disposal	\$	42,000.00	2021
Soil Management-Excavation	\$	10,500.00	2021
Soil Management-Trucking	\$	21,000.00	2021
<i>Subtotal - Soil Management</i>	\$	-	
Sheeting and Shoring	\$	-	
Surveying and Staking	\$	-	
Temporary Truck Wash Facility	\$	-	
Temporary Site Control	\$	-	
Temporary Access and/or Roads	\$	-	
Temporary Erosion Control	\$	-	
Temporary Erosion Control - Silt Fencing	\$	5,250.00	2021
Temporary Erosion Control - Sediment Bags	\$	2,625.00	2021
MDEQ BRG (Grant) "Mini" Work Plan	\$	-	
MDEQ BRG (Grant) Project Work Plan	\$	-	
On-Site Environmental Project Management	\$	-	
On-Site Environmental Construction Management	\$	-	
Environmental Field Activity Project Management & i	\$	-	
Due Care - Bid Specifications	\$	500.00	2021
Due Care - Soft Costs	\$	500.00	2021
Due Care - Project Management	\$	5,000.00	2021

Total - Additional Response Activities	\$	-	
Environmental Insurance			
Reasonable Costs of Environmental Insurance	\$	5,000.00	
DEQ Eligible Activities Sub-Total	\$	154,875.00	
Contingency	\$	11,615.63	
Interest (Indicate %)	\$	-	
Brownfield Plan and/or Work Plan Preparation	\$	15,000.00	
Brownfield Plan and/or Work Plan Implementation	\$	5,000.00	
DEQ Eligible Activities Total Costs	\$	186,490.63	
MSF Eligible Activities Costs and Schedule			
MSF Eligible Activities			
Baseline Environmental Assessment Activities	Cost		Completion Season/Year
Demolition			
Site Demolition	\$	52,500.00	2021
Building Demolition	\$	105,000.00	2020
Demolition-Backfill & Compaction	\$	-	
Excavation of Unstable Material - Demolition	\$	-	
Pre-Demolition Survey	\$	-	
Underground Storage Tank (UST) Removal	\$	50,000.00	2021
On-Site Demolition Oversight	\$	-	
Field Project Management & Field Oversight During	\$	-	
Demolition - Bid Specifications	\$	-	
Demolition - Soft Costs	\$	-	
Demolition - Oversight & Project Management	\$	3,780.00	2021
Demolition - Project Management	\$	-	
Total - Demolition	\$	211,280.00	
Lead & Asbestos Abatement			
Lead & Asbestos Survey	\$	10,065.00	2020
L & A - Abatement	\$	41,639.00	2020
On-Site Asbestos Abatement Oversight	\$	-	
Field Project Management & Field Oversight During	\$	-	
L & A - Bid Specifications	\$	-	
L & A - Soft Costs	\$	-	
L & A - Project Management	\$	-	
Total - Lead & Asbestos Abatement	\$	51,704.00	2020
Site Preparation			
Geotechnical Engineering	\$	-	
Geotechnical Survey	\$	10,000.00	2020
Clearing and Grubbing	\$	-	

Excavation for Unstable Material (Urban or Historic F	\$	10,500.00	2021
Excavation for Unstable Material (Urban or Historic F	\$	10,500.00	2021
Compaction & Sub-base Preparation Related to MSF-Eligible Activities	\$	-	
Cut & Fill Operations	\$	73,500.00	2021
Dewatering Related to MSF-Eligible Activities	\$	-	
Site Preparation-Backfill & Compaction	\$	-	
Grading	\$	-	
Land Balancing	\$	-	
Relocation of Existing (Active) Utilities	\$	26,250.00	2021
Retaining Walls	\$	-	
Retaining Walls - Excavation Portion	\$	-	
Retaining Walls - Non-Excavation Costs	\$	-	
<i>Subtotal - Retaining Walls</i>			
Special Foundations to Address Subsurface Debris En	\$	-	
Engineering of Special Foundations to Address Subsu	\$	-	
Removal of Pilings Spoils (Material Management) for	\$	-	
On-Site 3rd Party Oversight of Special Foundations	\$	-	
<i>Subtotal - Special Foundations to Address Subsurface Debris Env. Impacted Unstable Fill</i>			
Soil Management	\$	-	
Soil Excavation	\$	-	
Soil Transportation	\$	-	
Soil Disposal	\$	-	
<i>Subtotal - Soil Management</i>			
Surveying & Staking	\$	-	
Temporary Construction Access for Site Prep.	\$	-	
Temporary Erosion Control for Site Prep.	\$	-	
Temporary Erosion Control (site prep.) - Silt Fencing	\$	-	
Temporary Erosion Control (site prep.) - Sediment Ba	\$	-	
Temporary Fencing for Site Prep.	\$	-	
Temporary Site Control for Site Prep.	\$	-	
Temporary Sheet piling and Shoring	\$	-	

Temporary Traffic Control	\$ 57,750.00	2021
On-Site Site Preparation Oversight	\$ 58,240.00	2021
Field Project Management & Field Oversight Du	\$ -	
Site Preparation - Bid Specifications	\$ -	
Site Preparation - Soft Costs	\$ -	
Site Preparation - Engineering & Design	\$ 75,000.00	2021
Site Preparation - Project Management	\$ 14,742.00	2021
Total - Site Preparation	\$ 346,982.00	2021
Infrastructure Improvements (eligible)		
Approaches in ROW	\$ -	
Bike Paths	\$ -	
BIKE RACKS	\$ 5,250.00	2022
Bridge(s)	\$ -	
Curbs & Gutter in ROW	\$ 16,800.00	2022
Irrigation in ROW - IN LANDSCAPE	\$ 7,875.00	2022
Landscape in ROW	\$ 7,875.00	2022
Landscaping in ROW	\$ -	
Lighting in ROW	\$ 5,250.00	2022
Park/ Seating Areas in ROW	\$ -	
Relocation of Utilities		
Underground Parking	\$ 4,403,019.34	2021
Roads (Public)	\$ 61,150.40	2022
Sanitary Sewer Mains in ROW	\$ 35,595.00	2022
Sidewalk & Pavers in ROW	\$ -	
Sidewalks in ROW	\$ 37,800.00	2022
Signage in ROW	\$ 2,625.00	2022
Snow Melt in ROW	\$ 143,346.00	2022
Storm Sewers in ROW	\$ -	
Streetscape in ROW	\$ -	
Urban Stormwater Management System	\$ 147,577.50	2021
USM - Green Roofs	\$ 81,144.00	2022

USM - Stormwater Engineering	\$	-	
USM - Stormwater Piping	\$	-	
USM - Surveying & Staking	\$	-	
USM - Rain Gardens: environmental portion	\$	-	
<i>Subtotal - Urban Stormwater Management System</i>			
Utility Disconnects and Connections, Fees & Hookup	\$	-	
Temporary Sheeting and Shoring	\$	232,050.00	2021
Temporary Sheeting and Shoring Design and Engineer	\$	-	
Water Mains and Service Lines (inc. taps)	\$	21,000.00	2021
On-Site Infrastructure Improvements Oversight	\$	189,280.00	2021
Field Project Management & Field Oversight During	\$	-	
Infrastructure Improvements - Bid Specifications	\$	-	
Infrastructure Improvements - Soft Costs	\$	-	
Infrastructure Improvements - Project Management	\$	47,911.50	2021
Total - Infrastructure Improvements	\$	5,445,548.73	
MSF Eligible Activities Sub-Total	\$	6,055,514.73	
Contingency	\$	454,163.60	
Interest (Indicate %)	\$	-	
Brownfield Plan and/or Work Plan Preparation	\$	15,000.00	2021
Brownfield Plan and/or Work Plan Implementation	\$	5,000.00	
DEQ Eligible Activities Total Costs	\$	6,524,678.34	

Table 2

Tax Capture Schedule

Two tables are provided that reflect separate schedules, one for DDA Parcel and one for the No DDA Parcel.

DDA

		Estimated Taxable Value (TV) Increase Rate:														TOTAL
		Plan Year	19	20	21	22	23	24	25	26	27	28	29	30		
		Calendar Year	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051		
		Base Taxable Value	\$ 78,864	\$ 78,864	\$ 78,864	\$ 78,864	\$ 78,864	\$ 78,864	\$ 78,864	\$ 78,864	\$ 78,864	\$ 78,864	\$ 78,864	\$ 78,864	\$ -	
		Estimated New TV	\$ 1,913,836	\$ 1,932,974	\$ 1,952,304	\$ 1,971,827	\$ 1,991,545	\$ 2,011,461	\$ 2,031,575	\$ 2,051,891	\$ 2,072,410	\$ 2,093,134	\$ 2,114,066	\$ 2,135,206	\$ -	
		Incremental Difference (New TV - Base TV)	\$ 1,834,972	\$ 1,854,110	\$ 1,873,440	\$ 1,892,963	\$ 1,912,681	\$ 1,932,597	\$ 1,952,711	\$ 1,973,027	\$ 1,993,546	\$ 2,014,270	\$ 2,035,202	\$ 2,056,342	\$ -	
Estimated Tax	School Capture	Milage Rate														
	NEZ Rate															
	6.0000	2.0656	\$ 11,010	\$ 11,125	\$ 11,241	\$ 11,358	\$ 11,476	\$ 11,596	\$ 11,716	\$ 11,838	\$ 11,961	\$ 12,086	\$ 12,211	\$ 12,338	\$ 263,557	
	17.6757	9.1700	\$ 32,434	\$ 32,773	\$ 33,114	\$ 33,459	\$ 33,808	\$ 34,160	\$ 34,516	\$ 34,875	\$ 35,237	\$ 35,604	\$ 35,974	\$ 36,347	\$ 620,476	
	School Total	23.6757	\$ 43,444	\$ 43,897	\$ 44,355	\$ 44,817	\$ 45,284	\$ 45,756	\$ 46,232	\$ 46,713	\$ 47,199	\$ 47,689	\$ 48,185	\$ 48,685	\$ 1,084,033	
Incremental Diff	Local Capture	Milage Rate														
	NEZ Rate															
	12.0000	4.1312	\$ 22,020	\$ 22,249	\$ 22,481	\$ 22,716	\$ 22,952	\$ 23,191	\$ 23,433	\$ 23,678	\$ 23,923	\$ 24,171	\$ 24,422	\$ 24,676	\$ 511,969	
	0.7470	0.2572	\$ 1,371	\$ 1,385	\$ 1,399	\$ 1,414	\$ 1,429	\$ 1,444	\$ 1,459	\$ 1,474	\$ 1,489	\$ 1,505	\$ 1,520	\$ 1,536	\$ 32,813	
	1.9638	0.6761	\$ 3,604	\$ 3,641	\$ 3,679	\$ 3,717	\$ 3,756	\$ 3,795	\$ 3,835	\$ 3,875	\$ 3,915	\$ 3,956	\$ 3,997	\$ 4,038	\$ 86,262	
	1.8000	0.6197	\$ 3,303	\$ 3,337	\$ 3,372	\$ 3,407	\$ 3,443	\$ 3,479	\$ 3,515	\$ 3,551	\$ 3,588	\$ 3,626	\$ 3,663	\$ 3,701	\$ 76,795	
	0.3131	0.1078	\$ 575	\$ 581	\$ 587	\$ 593	\$ 599	\$ 605	\$ 611	\$ 618	\$ 624	\$ 631	\$ 637	\$ 644	\$ 13,753	
	2.7970	0.9629	\$ 5,132	\$ 5,188	\$ 5,240	\$ 5,295	\$ 5,350	\$ 5,405	\$ 5,462	\$ 5,519	\$ 5,576	\$ 5,634	\$ 5,692	\$ 5,752	\$ 122,861	
	4.6608	1.6046	\$ 8,552	\$ 8,642	\$ 8,732	\$ 8,823	\$ 8,915	\$ 9,007	\$ 9,101	\$ 9,196	\$ 9,292	\$ 9,388	\$ 9,486	\$ 9,584	\$ 198,849	
	1.4409	0.4619	\$ 2,644	\$ 2,672	\$ 2,699	\$ 2,728	\$ 2,756	\$ 2,785	\$ 2,814	\$ 2,843	\$ 2,873	\$ 2,902	\$ 2,933	\$ 2,963	\$ 60,987	
	0.0993	0.0318	\$ 182	\$ 184	\$ 186	\$ 188	\$ 190	\$ 192	\$ 194	\$ 196	\$ 198	\$ 200	\$ 202	\$ 204	\$ 4,203	
	0.6500	0.0284	\$ 1,193	\$ 1,205	\$ 1,218	\$ 1,230	\$ 1,243	\$ 1,256	\$ 1,269	\$ 1,282	\$ 1,296	\$ 1,309	\$ 1,323	\$ 1,337	\$ 21,124	
	0.3484	0.1117	\$ 639	\$ 646	\$ 653	\$ 660	\$ 668	\$ 673	\$ 680	\$ 687	\$ 695	\$ 702	\$ 709	\$ 716	\$ 14,746	
	3.0260	0.9700	\$ 5,553	\$ 5,611	\$ 5,669	\$ 5,728	\$ 5,788	\$ 5,848	\$ 5,909	\$ 5,970	\$ 6,032	\$ 6,095	\$ 6,159	\$ 6,222	\$ 131,895	
	1.4250	0.4784	\$ 2,615	\$ 2,642	\$ 2,670	\$ 2,697	\$ 2,728	\$ 2,754	\$ 2,783	\$ 2,812	\$ 2,841	\$ 2,870	\$ 2,900	\$ 2,930	\$ 62,421	
	1.5000	0.4808	\$ 2,752	\$ 2,781	\$ 2,810	\$ 2,839	\$ 2,869	\$ 2,899	\$ 2,929	\$ 2,960	\$ 2,990	\$ 3,021	\$ 3,053	\$ 3,085	\$ 65,381	
	0.9958	0.3192	\$ 1,827	\$ 1,846	\$ 1,866	\$ 1,885	\$ 1,905	\$ 1,924	\$ 1,945	\$ 1,965	\$ 1,985	\$ 2,006	\$ 2,027	\$ 2,048	\$ 43,404	
	3.9213	1.2569	\$ 7,195	\$ 7,271	\$ 7,346	\$ 7,423	\$ 7,500	\$ 7,578	\$ 7,657	\$ 7,737	\$ 7,817	\$ 7,899	\$ 7,981	\$ 8,064	\$ 170,919	
	Local Total	37.6884	\$ 12,4985	\$ 69,157	\$ 69,878	\$ 70,607	\$ 71,343	\$ 72,086	\$ 72,836	\$ 73,595	\$ 74,360	\$ 75,134	\$ 75,915	\$ 76,703	\$ 77,500	
	County 911	0.0593	\$ 340	\$ 343	\$ 347	\$ 350	\$ 354	\$ 358	\$ 361	\$ 365	\$ 369	\$ 373	\$ 377	\$ 381	\$ 8,068	
	2.6284	0.26284	\$ 15,047	\$ 15,204	\$ 15,362	\$ 15,522	\$ 15,684	\$ 15,847	\$ 16,012	\$ 16,179	\$ 16,347	\$ 16,517	\$ 16,689	\$ 16,862	\$ 357,416	
	0.2750	0.0882	\$ 505	\$ 510	\$ 515	\$ 521	\$ 526	\$ 531	\$ 537	\$ 543	\$ 548	\$ 554	\$ 560	\$ 565	\$ 11,987	
	Total Non-Capturable Taxes	8.6601	\$ 2,7759	\$ 15,891	\$ 16,057	\$ 16,224	\$ 16,393	\$ 16,564	\$ 16,736	\$ 16,911	\$ 17,087	\$ 17,264	\$ 17,444	\$ 17,625	\$ 17,808	
	County 911	0.0593	\$ 340	\$ 343	\$ 347	\$ 350	\$ 354	\$ 358	\$ 361	\$ 365	\$ 369	\$ 373	\$ 377	\$ 381	\$ 8,068	
	2.6284	0.26284	\$ 15,047	\$ 15,204	\$ 15,362	\$ 15,522	\$ 15,684	\$ 15,847	\$ 16,012	\$ 16,179	\$ 16,347	\$ 16,517	\$ 16,689	\$ 16,862	\$ 357,416	
	0.2750	0.0882	\$ 505	\$ 510	\$ 515	\$ 521	\$ 526	\$ 531	\$ 537	\$ 543	\$ 548	\$ 554	\$ 560	\$ 565	\$ 11,987	
	Total Non-Capturable Taxes	8.6601	\$ 2,7759	\$ 15,891	\$ 16,057	\$ 16,224	\$ 16,393	\$ 16,564	\$ 16,736	\$ 16,911	\$ 17,087	\$ 17,264	\$ 17,444	\$ 17,625	\$ 17,808	
	County 911	0.0593	\$ 340	\$ 343	\$ 347	\$ 350	\$ 354	\$ 358	\$ 361	\$ 365	\$ 369	\$ 373	\$ 377	\$ 381	\$ 8,068	
	2.6284	0.26284	\$ 15,047	\$ 15,204	\$ 15,362	\$ 15,522	\$ 15,684	\$ 15,847	\$ 16,012	\$ 16,179	\$ 16,347	\$ 16,517	\$ 16,689	\$ 16,862	\$ 357,416	
	0.2750	0.0882	\$ 505	\$ 510	\$ 515	\$ 521	\$ 526	\$ 531	\$ 537	\$ 543	\$ 548	\$ 554	\$ 560	\$ 565	\$ 11,987	
	Total Non-Capturable Taxes	8.6601	\$ 2,7759	\$ 15,891	\$ 16,057	\$ 16,224	\$ 16,393	\$ 16,564	\$ 16,736	\$ 16,911	\$ 17,087	\$ 17,264	\$ 17,444	\$ 17,625	\$ 17,808	
	County 911	0.0593	\$ 340	\$ 343	\$ 347	\$ 350	\$ 354	\$ 358	\$ 361	\$ 365	\$ 369	\$ 373	\$ 377	\$ 381	\$ 8,068	
	2.6284	0.26284	\$ 15,047	\$ 15,204	\$ 15,362	\$ 15,522	\$ 15,684	\$ 15,847	\$ 16,012	\$ 16,179	\$ 16,347	\$ 16,517	\$ 16,689	\$ 16,862	\$ 357,416	
	0.2750	0.0882	\$ 505	\$ 510	\$ 515	\$ 521	\$ 526	\$ 531	\$ 537	\$ 543	\$ 548	\$ 554	\$ 560	\$ 565	\$ 11,987	
	Total Non-Capturable Taxes	8.6601	\$ 2,7759	\$ 15,891	\$ 16,057	\$ 16,224	\$ 16,393	\$ 16,564	\$ 16,736	\$ 16,911	\$ 17,087	\$ 17,264	\$ 17,444	\$ 17,625	\$ 17,808	
	County 911	0.0593	\$ 340	\$ 343	\$ 347	\$ 350	\$ 354	\$ 358	\$ 361	\$ 365	\$ 369	\$ 373	\$ 377	\$ 381	\$ 8,068	
	2.6284	0.26284	\$ 15,047	\$ 15,204	\$ 15,362	\$ 15,522	\$ 15,684	\$ 15,847	\$ 16,012	\$ 16,179	\$ 16,347	\$ 16,517	\$ 16,689	\$ 16,862	\$ 357,416	
	0.2750	0.0882	\$ 505	\$ 510	\$ 515	\$ 521	\$ 526	\$ 531	\$ 537	\$ 543	\$ 548	\$ 554	\$ 560	\$ 565	\$ 11,987	
	Total Non-Capturable Taxes	8.6601	\$ 2,7759	\$ 15,891	\$ 16,057	\$ 16,224	\$ 16,393	\$ 16,564	\$ 16,736	\$ 16,911	\$ 17,087	\$ 17,264	\$ 17,444	\$ 17,625	\$ 17,808	
	County 911	0.0593	\$ 340	\$ 343	\$ 347	\$ 350	\$ 354	\$ 358	\$ 361	\$ 365	\$ 369	\$ 373	\$ 377	\$ 381	\$ 8,068	
	2.6284	0.26284	\$ 15,047	\$ 15,204	\$ 15,362	\$ 15,522	\$ 15,684	\$ 15,847	\$ 16,012	\$ 16,179	\$ 16,347	\$ 16,517	\$ 16,689	\$ 16,862	\$ 357,416	
	0.2750	0.0882	\$ 505	\$ 510	\$ 515	\$ 521	\$ 526	\$ 531	\$ 537	\$ 543	\$ 548	\$ 554	\$ 560	\$ 565	\$ 11,987	
	Total Non-Capturable Taxes	8.6601	\$ 2,7759	\$ 15,891	\$ 16,057	\$ 16,224	\$ 16,393	\$ 16,564	\$ 16,736	\$ 16,911	\$ 17,087	\$ 17,264	\$ 17,444	\$ 17,625	\$ 17,808	
	County 911	0.0593	\$ 340	\$ 343	\$ 347	\$ 350	\$ 354	\$ 358	\$ 361	\$ 365	\$ 369	\$ 373	\$ 377	\$ 381	\$ 8,068	
	2.6284	0.26284	\$ 15,047	\$ 15,204	\$ 15,362	\$ 15,522	\$ 15,684	\$ 15,847	\$ 16,012	\$ 16,179	\$ 16,347	\$ 16,517	\$ 16,689	\$ 16,862	\$ 357,416	
	0.2750	0.0882	\$ 505	\$ 510	\$ 515	\$ 521	\$ 526	\$ 531	\$ 537	\$ 543	\$ 548	\$ 554	\$ 560	\$ 565	\$ 11,987	
	Total Non-Capturable Taxes	8.6601	\$ 2,7759	\$ 15,891	\$ 16,057	\$ 16,224	\$ 16,393	\$ 16,564	\$ 16,736	\$ 16,911	\$ 17,087	\$ 17,264	\$ 17,444	\$ 17,625	\$ 17,808	
	County 911	0.0593	\$ 340	\$ 343	\$ 347	\$ 350	\$ 354	\$ 358	\$ 361	\$ 365	\$ 369	\$ 373	\$ 377	\$ 381	\$ 8,068	
	2.6284	0.26284	\$ 15,047	\$ 15,204	\$ 15,362	\$ 15,522	\$ 15,684	\$ 15,847	\$ 16,012	\$ 16,179	\$ 16,347	\$ 16,517	\$ 16,689	\$ 16,862	\$ 357,416	
	0.2750	0.0882	\$ 505	\$ 510	\$ 515	\$ 521	\$ 526	\$ 531	\$ 537	\$ 543	\$ 548	\$ 554	\$ 560	\$ 565	\$ 11,987	
	Total Non-Capturable Taxes	8.6601	\$ 2,7759	\$ 15,891	\$ 16,057	\$ 16,224	\$ 16,393	\$ 16,564	\$ 16,736	\$ 16,911	\$ 17,087	\$ 17,264	\$ 17,444	\$ 17,625	\$ 17,808	
	County 911	0.0593	\$ 340	\$ 343	\$ 347	\$ 350	\$ 354	\$ 358	\$ 361	\$ 365	\$ 369	\$ 373	\$ 377	\$ 381	\$ 8,068	
	2.6284	0.26284	\$ 15,047	\$ 15,204	\$ 15,362	\$ 15,522	\$ 15,684	\$ 15,847	\$ 16,012	\$ 16,179	\$ 16,347	\$ 16,517	\$ 16,689	\$ 16,862	\$ 357,416	
	0.2750	0.0882	\$ 505	\$ 510	\$ 515	\$ 521	\$ 526	\$ 531	\$ 537	\$ 543	\$ 548	\$ 554	\$ 560	\$ 565	\$ 11,987	
	Total Non-Capturable Taxes	8.6601	\$ 2,7759	\$ 15,891	\$ 16,057	\$ 16,224	\$ 16,393	\$ 16,564	\$ 16,736	\$ 16,911	\$ 17,087	\$ 17,264	\$ 17,444	\$ 17,625	\$ 17,808	
	County 911	0.0593	\$ 340	\$ 343	\$ 347	\$ 350	\$ 354	\$ 358	\$ 361	\$ 365	\$ 369	\$ 373	\$ 377	\$ 381	\$ 8,068	
	2.6284	0.26284	\$ 15,047	\$ 15,204	\$ 15,362	\$ 15,522	\$ 15,684	\$ 15,847	\$ 16,012	\$ 16,179	\$ 16,347	\$ 16,517	\$ 16,689	\$ 16,862	\$ 357,416	
	0.2750															

No DDA Schedule

Estimated Taxable Value (TV) Increase Rate: 1.0%																			
Plan Year		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Calendar Year		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Base Taxable Value		\$ 95,114	\$ 95,114	\$ 95,114	\$ 95,114	\$ 95,114	\$ 95,114	\$ 95,114	\$ 95,114	\$ 95,114	\$ 95,114	\$ 95,114	\$ 95,114	\$ 95,114	\$ 95,114	\$ 95,114	\$ 95,114	\$ 95,114	\$ 95,114
Estimated New TV		\$ 2,300,000	\$ 2,323,000	\$ 2,346,200	\$ 2,369,692	\$ 2,393,389	\$ 2,417,323	\$ 2,441,496	\$ 2,465,911	\$ 2,490,570	\$ 2,515,478	\$ 2,540,631	\$ 2,566,037	\$ 2,591,696	\$ 2,617,615	\$ 2,643,791	\$ 2,670,229	\$ 2,696,931	\$ 2,723,900
Incremental Difference (New TV - Base TV)		\$ 2,204,886	\$ 2,227,886	\$ 2,251,116	\$ 2,274,578	\$ 2,298,275	\$ 2,322,209	\$ 2,346,382	\$ 2,370,797	\$ 2,395,456	\$ 2,420,362	\$ 2,445,517	\$ 2,470,923	\$ 2,496,584	\$ 2,522,501	\$ 2,548,677	\$ 2,575,115	\$ 2,601,817	\$ 2,628,786
		NEZ Phase In																	
		(5/8)																	
		(3/4)																	
		(7/8)																	
School Capture	Millage Rate																		
State Education Tax (SET)	2.9556	\$ 4,554	\$ 4,602	\$ 4,650	\$ 4,698	\$ 4,747	\$ 4,797	\$ 4,847	\$ 4,897	\$ 4,948	\$ 4,998	\$ 5,048	\$ 5,098	\$ 5,148	\$ 5,198	\$ 5,248	\$ 5,298	\$ 5,348	\$ 5,398
School Operating Tax	0.1700	\$ 20,219	\$ 20,430	\$ 20,643	\$ 20,859	\$ 21,075	\$ 21,295	\$ 21,516	\$ 21,740	\$ 21,968	\$ 22,198	\$ 22,430	\$ 22,664	\$ 22,900	\$ 23,138	\$ 23,378	\$ 23,620	\$ 23,864	\$ 24,110
School Total	11.2356	\$ 24,773	\$ 25,032	\$ 25,293	\$ 25,556	\$ 25,823	\$ 26,091	\$ 26,363	\$ 26,637	\$ 26,914	\$ 27,194	\$ 27,476	\$ 27,760	\$ 28,046	\$ 28,334	\$ 28,624	\$ 28,916	\$ 29,210	\$ 29,506
Local Capture	Millage Rate																		
CITY OPERATING	4.1312	\$ 9,109	\$ 9,204	\$ 9,300	\$ 9,397	\$ 9,495	\$ 9,594	\$ 9,693	\$ 9,794	\$ 9,896	\$ 9,999	\$ 10,103	\$ 10,207	\$ 10,312	\$ 10,417	\$ 10,523	\$ 10,629	\$ 10,736	\$ 10,843
CCTA	0.2572	\$ 587	\$ 573	\$ 579	\$ 585	\$ 591	\$ 597	\$ 603	\$ 610	\$ 616	\$ 622	\$ 628	\$ 634	\$ 640	\$ 646	\$ 652	\$ 658	\$ 664	\$ 670
SOLID WASTE	0.6197	\$ 1,366	\$ 1,381	\$ 1,395	\$ 1,410	\$ 1,424	\$ 1,439	\$ 1,454	\$ 1,469	\$ 1,484	\$ 1,499	\$ 1,514	\$ 1,529	\$ 1,544	\$ 1,559	\$ 1,574	\$ 1,589	\$ 1,604	\$ 1,619
NCTA	0.1018	\$ 238	\$ 240	\$ 243	\$ 245	\$ 248	\$ 250	\$ 253	\$ 256	\$ 258	\$ 261	\$ 264	\$ 267	\$ 270	\$ 273	\$ 276	\$ 279	\$ 282	\$ 285
KVCC	0.9629	\$ 2,123	\$ 2,145	\$ 2,168	\$ 2,190	\$ 2,213	\$ 2,236	\$ 2,259	\$ 2,283	\$ 2,307	\$ 2,330	\$ 2,354	\$ 2,378	\$ 2,402	\$ 2,426	\$ 2,450	\$ 2,474	\$ 2,498	\$ 2,522
COUNTY OPERATING - Summer	1.6046	\$ 3,538	\$ 3,575	\$ 3,612	\$ 3,650	\$ 3,688	\$ 3,726	\$ 3,765	\$ 3,804	\$ 3,844	\$ 3,884	\$ 3,924	\$ 3,964	\$ 4,004	\$ 4,044	\$ 4,084	\$ 4,124	\$ 4,164	\$ 4,204
COUNTY OPERATING - Winter - Public Safety	0.4619	\$ 1,018	\$ 1,029	\$ 1,040	\$ 1,051	\$ 1,062	\$ 1,073	\$ 1,084	\$ 1,095	\$ 1,106	\$ 1,117	\$ 1,128	\$ 1,139	\$ 1,150	\$ 1,161	\$ 1,172	\$ 1,183	\$ 1,194	\$ 1,205
COUNTY HOUSING	0.0318	\$ 70	\$ 71	\$ 72	\$ 72	\$ 73	\$ 74	\$ 75	\$ 75	\$ 76	\$ 76	\$ 77	\$ 78	\$ 78	\$ 79	\$ 80	\$ 80	\$ 81	\$ 82
COUNTY 911	0.2004	\$ 459	\$ 464	\$ 469	\$ 474	\$ 479	\$ 484	\$ 489	\$ 494	\$ 499	\$ 503	\$ 508	\$ 513	\$ 518	\$ 523	\$ 528	\$ 533	\$ 538	\$ 543
COUNTY SENIOR	0.1117	\$ 246	\$ 249	\$ 251	\$ 254	\$ 257	\$ 259	\$ 262	\$ 265	\$ 268	\$ 271	\$ 274	\$ 277	\$ 280	\$ 283	\$ 286	\$ 289	\$ 292	\$ 295
KRESA OPERATING	0.9970	\$ 3,260	\$ 3,299	\$ 3,338	\$ 3,378	\$ 3,418	\$ 3,458	\$ 3,498	\$ 3,538	\$ 3,578	\$ 3,618	\$ 3,658	\$ 3,698	\$ 3,738	\$ 3,778	\$ 3,818	\$ 3,858	\$ 3,898	\$ 3,938
KRESA SPECIAL ED	0.4734	\$ 1,198	\$ 1,221	\$ 1,244	\$ 1,268	\$ 1,291	\$ 1,315	\$ 1,339	\$ 1,364	\$ 1,388	\$ 1,412	\$ 1,436	\$ 1,460	\$ 1,484	\$ 1,508	\$ 1,532	\$ 1,556	\$ 1,580	\$ 1,604
KRESA ENHANCEMENT	0.4808	\$ 1,055	\$ 1,066	\$ 1,077	\$ 1,088	\$ 1,100	\$ 1,111	\$ 1,123	\$ 1,134	\$ 1,146	\$ 1,158	\$ 1,169	\$ 1,181	\$ 1,192	\$ 1,204	\$ 1,215	\$ 1,227	\$ 1,238	\$ 1,250
KRESA CTE	0.3192	\$ 704	\$ 711	\$ 719	\$ 726	\$ 734	\$ 741	\$ 749	\$ 757	\$ 765	\$ 773	\$ 781	\$ 789	\$ 797	\$ 805	\$ 813	\$ 821	\$ 829	\$ 837
KALAMAZOO LIBRARY	1.2569	\$ 2,771	\$ 2,800	\$ 2,830	\$ 2,859	\$ 2,889	\$ 2,919	\$ 2,949	\$ 2,980	\$ 3,011	\$ 3,041	\$ 3,071	\$ 3,101	\$ 3,131	\$ 3,161	\$ 3,191	\$ 3,221	\$ 3,251	\$ 3,281
Local Total	12.0294	\$ 26,523	\$ 26,800	\$ 27,080	\$ 27,362	\$ 27,647	\$ 27,935	\$ 28,226	\$ 28,519	\$ 28,816	\$ 29,116	\$ 29,418	\$ 29,722	\$ 30,028	\$ 30,336	\$ 30,646	\$ 30,958	\$ 31,272	\$ 31,588
Non-Capturable Millages	Millage Rate																		
COUNTY JUV. HOME DEBT	0.0593	\$ 131	\$ 132	\$ 134	\$ 135	\$ 136	\$ 138	\$ 139	\$ 141	\$ 142	\$ 144	\$ 145	\$ 147	\$ 148	\$ 150	\$ 151	\$ 152	\$ 154	\$ 155
SCHOOL DEBT	2.6204	\$ 5,796	\$ 5,856	\$ 5,917	\$ 5,979	\$ 6,041	\$ 6,104	\$ 6,167	\$ 6,231	\$ 6,296	\$ 6,361	\$ 6,426	\$ 6,491	\$ 6,557	\$ 6,623	\$ 6,689	\$ 6,755	\$ 6,821	\$ 6,888
KRESA DEBT	0.0882	\$ 84	\$ 86	\$ 88	\$ 90	\$ 92	\$ 94	\$ 96	\$ 98	\$ 100	\$ 102	\$ 104	\$ 106	\$ 108	\$ 110	\$ 112	\$ 114	\$ 116	\$ 118
Total Non-Capturable Taxes	2.7759	\$ 6,121	\$ 6,184	\$ 6,249	\$ 6,314	\$ 6,380	\$ 6,446	\$ 6,513	\$ 6,581	\$ 6,650	\$ 6,719	\$ 6,789	\$ 6,859	\$ 6,929	\$ 7,000	\$ 7,071	\$ 7,142	\$ 7,213	\$ 7,284
Total Tax Increment Revenue (TIR) Available for Capture		\$ 51,297	\$ 51,832	\$ 52,372	\$ 52,918	\$ 53,469	\$ 54,026	\$ 54,589	\$ 55,157	\$ 55,730	\$ 56,308	\$ 56,891	\$ 57,479	\$ 58,072	\$ 58,670	\$ 59,273	\$ 59,881	\$ 60,494	\$ 61,112

Estimated Taxable Value (TV) Increase Rate: 1.0%															
Plan Year	19	20	21	22	23	24	25	26	27	28	29	30	TOTAL		
Calendar Year	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051			
Base Taxable Value	\$ 95,114	\$ 95,114	\$ 95,114	\$ 95,114	\$ 95,114	\$ 95,114	\$ 95,114	\$ 95,114	\$ 95,114	\$ 95,114	\$ 95,114	\$ 95,114	\$ -		
Estimated New TV	\$ 2,751,139	\$ 2,778,651	\$ 2,806,437	\$ 2,834,501	\$ 2,862,846	\$ 2,891,475	\$ 2,920,390	\$ 2,949,594	\$ 2,979,090	\$ 3,008,880	\$ 3,038,969	\$ 3,069,359	\$ -		
Incremental Difference (New TV - Base TV)	\$ 2,656,025	\$ 2,683,537	\$ 2,711,323	\$ 2,739,387	\$ 2,767,732	\$ 2,796,361	\$ 2,825,276	\$ 2,854,480	\$ 2,883,976	\$ 2,913,766	\$ 2,943,855	\$ 2,974,245	\$ -		
School Capture															
	Millage Rate	NEZ Rate													
State Education Tax (SET)	6.0000	2.0656	\$ 15,936	\$ 16,101	\$ 16,268	\$ 16,436	\$ 16,606	\$ 16,778	\$ 16,952	\$ 17,127	\$ 17,304	\$ 17,483	\$ 17,663	\$ 17,845	\$ 381,502
School Operating Tax	17.6757	9.1700	\$ 46,947	\$ 47,433	\$ 47,925	\$ 48,421	\$ 48,922	\$ 49,428	\$ 49,939	\$ 50,455	\$ 50,976	\$ 51,503	\$ 52,035	\$ 52,572	\$ 1,187,716
School Total	23.6757	11.2356	\$ 62,883	\$ 63,535	\$ 64,192	\$ 64,857	\$ 65,528	\$ 66,206	\$ 66,890	\$ 67,582	\$ 68,280	\$ 68,985	\$ 69,698	\$ 70,417	\$ 1,569,218
Local Capture															
	Millage Rate	NEZ Rate													
CITY OPERATING	12.0000	4.1312	\$ 31,872	\$ 32,202	\$ 32,536	\$ 32,873	\$ 33,213	\$ 33,556	\$ 33,903	\$ 34,254	\$ 34,608	\$ 34,965	\$ 35,326	\$ 35,691	\$ 741,070
CCTA	0.7470	0.2572	\$ 1,984	\$ 2,005	\$ 2,025	\$ 2,046	\$ 2,067	\$ 2,089	\$ 2,110	\$ 2,132	\$ 2,154	\$ 2,177	\$ 2,199	\$ 2,222	\$ 47,497
SOLID WASTE	1.8000	0.6197	\$ 4,781	\$ 4,830	\$ 4,880	\$ 4,931	\$ 4,982	\$ 5,033	\$ 5,085	\$ 5,138	\$ 5,191	\$ 5,245	\$ 5,299	\$ 5,354	\$ 111,160
KCTA	0.3131	0.1078	\$ 832	\$ 840	\$ 849	\$ 858	\$ 867	\$ 876	\$ 885	\$ 894	\$ 903	\$ 912	\$ 922	\$ 931	\$ 19,908
KVCC	2.7970	0.9629	\$ 7,429	\$ 7,506	\$ 7,584	\$ 7,662	\$ 7,741	\$ 7,821	\$ 7,902	\$ 7,984	\$ 8,066	\$ 8,150	\$ 8,234	\$ 8,319	\$ 177,844
COUNTY OPERATING - Summer	4.6608	1.6046	\$ 12,379	\$ 12,507	\$ 12,637	\$ 12,768	\$ 12,900	\$ 13,033	\$ 13,168	\$ 13,304	\$ 13,442	\$ 13,580	\$ 13,721	\$ 13,862	\$ 287,832
COUNTY OPERATING - Winter - Public Safety	1.4409	0.4619	\$ 3,827	\$ 3,867	\$ 3,907	\$ 3,947	\$ 3,988	\$ 4,029	\$ 4,071	\$ 4,113	\$ 4,156	\$ 4,198	\$ 4,242	\$ 4,286	\$ 88,277
COUNTY HOUSING	0.0993	0.0318	\$ 264	\$ 266	\$ 269	\$ 272	\$ 275	\$ 278	\$ 281	\$ 283	\$ 286	\$ 289	\$ 292	\$ 295	\$ 6,084
COUNTY 911	0.6500	0.2084	\$ 1,726	\$ 1,744	\$ 1,762	\$ 1,781	\$ 1,799	\$ 1,818	\$ 1,836	\$ 1,855	\$ 1,875	\$ 1,894	\$ 1,914	\$ 1,933	\$ 47,497
COUNTY SENIOR	0.3484	0.1117	\$ 925	\$ 935	\$ 945	\$ 954	\$ 964	\$ 974	\$ 984	\$ 995	\$ 1,005	\$ 1,015	\$ 1,026	\$ 1,036	\$ 21,345
KRESA OPERATING	3.0260	0.9970	\$ 8,037	\$ 8,120	\$ 8,204	\$ 8,289	\$ 8,375	\$ 8,462	\$ 8,549	\$ 8,638	\$ 8,727	\$ 8,817	\$ 8,908	\$ 9,000	\$ 191,477
KRESA SPECIAL ED	1.4250	0.4784	\$ 3,785	\$ 3,824	\$ 3,864	\$ 3,904	\$ 3,944	\$ 3,985	\$ 4,026	\$ 4,068	\$ 4,110	\$ 4,152	\$ 4,195	\$ 4,238	\$ 90,355
KRESA ENHANCEMENT	1.5000	0.4808	\$ 3,984	\$ 4,025	\$ 4,067	\$ 4,109	\$ 4,152	\$ 4,195	\$ 4,238	\$ 4,282	\$ 4,326	\$ 4,371	\$ 4,416	\$ 4,461	\$ 94,639
KRESA CTE	0.9958	0.3192	\$ 2,645	\$ 2,672	\$ 2,700	\$ 2,728	\$ 2,756	\$ 2,785	\$ 2,813	\$ 2,842	\$ 2,872	\$ 2,902	\$ 2,931	\$ 2,962	\$ 62,828
KALAMAZOO LIBRARY	3.9213	1.2569	\$ 10,415	\$ 10,523	\$ 10,632	\$ 10,742	\$ 10,853	\$ 10,965	\$ 11,079	\$ 11,193	\$ 11,309	\$ 11,426	\$ 11,544	\$ 11,663	\$ 247,406
Local Total	35.7246	12.0294	\$ 94,885	\$ 95,868	\$ 96,861	\$ 97,864	\$ 98,876	\$ 99,899	\$ 100,932	\$ 101,975	\$ 103,029	\$ 104,093	\$ 105,168	\$ 106,254	\$ 2,227,543
Non-Capturable Millages															
	Millage Rate	NEZ Rate													
COUNTY JUV. HOME DEBT	0.1851	0.0593	\$ 492	\$ 497	\$ 502	\$ 507	\$ 512	\$ 518	\$ 523	\$ 528	\$ 534	\$ 539	\$ 545	\$ 551	\$ 11,678
SCHOOL DEBT	8.2000	2.6284	\$ 21,779	\$ 22,005	\$ 22,233	\$ 22,463	\$ 22,695	\$ 22,930	\$ 23,167	\$ 23,407	\$ 23,649	\$ 23,893	\$ 24,140	\$ 24,389	\$ 517,360
KRESA DEBT	0.2750	0.0882	\$ 730	\$ 738	\$ 746	\$ 753	\$ 761	\$ 769	\$ 777	\$ 785	\$ 793	\$ 801	\$ 810	\$ 818	\$ 17,351
Total Non-Capturable Taxes	8.6601	2.7759	\$ 23,001	\$ 23,240	\$ 23,480	\$ 23,723	\$ 23,969	\$ 24,217	\$ 24,467	\$ 24,720	\$ 24,976	\$ 25,234	\$ 25,494	\$ 25,757	\$ 546,389
Total Tax Increment Revenue (TIR) Available for Capture															
			\$ 157,769	\$ 159,403	\$ 161,053	\$ 162,720	\$ 164,404	\$ 166,105	\$ 167,822	\$ 169,557	\$ 171,309	\$ 173,079	\$ 174,866	\$ 176,671	\$ 3,796,761

Table 3

Reimbursement Schedule

	Developer Maximum Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total	Estimated Total																	
						Years of Plan: 30																	
						Estimated Capture																	
						Administrative Fees																	
						State Brownfield Redevelopment Fund																	
						Local Brownfield Revolving Fund																	
TOTAL																							
MDEQ																							
MSF																							
Plan Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18					
	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039					
Total State Incremental Revenue	\$ 41,864	\$ 42,302	\$ 42,745	\$ 43,192	\$ 43,643	\$ 44,099	\$ 44,560	\$ 45,025	\$ 45,495	\$ 45,967	\$ 46,442	\$ 46,922	\$ 47,407	\$ 47,897	\$ 48,392	\$ 48,892	\$ 49,397	\$ 49,907					
State Brownfield Redevelopment Fund (50% of SET)	\$ 3,848	\$ 3,889	\$ 3,929	\$ 3,970	\$ 4,012	\$ 4,054	\$ 4,096	\$ 4,139	\$ 4,182	\$ 4,224	\$ 4,267	\$ 4,310	\$ 4,353	\$ 4,396	\$ 4,439	\$ 4,482	\$ 4,525						
State TIR Available for Reimbursement	\$ 38,016	\$ 38,414	\$ 38,816	\$ 39,222	\$ 39,632	\$ 40,046	\$ 40,464	\$ 40,886	\$ 41,313	\$ 41,745	\$ 42,182	\$ 42,624	\$ 43,071	\$ 43,523	\$ 43,980	\$ 44,442	\$ 44,909						
Total Local Incremental Revenue	\$ 45,535	\$ 46,012	\$ 46,493	\$ 46,980	\$ 47,471	\$ 47,967	\$ 48,468	\$ 48,974	\$ 49,485	\$ 49,999	\$ 50,519	\$ 51,044	\$ 51,574	\$ 52,109	\$ 52,649	\$ 53,194	\$ 53,744						
BRA Administrative Fee 10%	\$ 4,554	\$ 4,601	\$ 4,649	\$ 4,698	\$ 4,747	\$ 4,797	\$ 4,847	\$ 4,897	\$ 4,948	\$ 4,999	\$ 5,050	\$ 5,101	\$ 5,152	\$ 5,203	\$ 5,254	\$ 5,305							
Local TIR Available for Reimbursement	\$ 40,982	\$ 41,411	\$ 41,844	\$ 42,282	\$ 42,724	\$ 43,170	\$ 43,621	\$ 44,076	\$ 44,536	\$ 45,001	\$ 45,471	\$ 45,946	\$ 46,426	\$ 46,911	\$ 47,401	\$ 47,896							
Total State & Local TIR Available	\$ 78,998	\$ 79,825	\$ 80,660	\$ 81,503	\$ 82,355	\$ 83,216	\$ 84,085	\$ 84,963	\$ 85,849	\$ 86,744	\$ 87,647	\$ 88,558	\$ 89,477	\$ 90,404	\$ 91,339	\$ 92,282							
DEVELOPER	Beginning Balance																						
Reimbursement Balance	\$ 4,475,867	\$ 4,396,870	\$ 4,317,045	\$ 4,236,385	\$ 4,154,882	\$ 4,072,527	\$ 3,989,311	\$ 3,905,226	\$ 3,820,264	\$ 3,734,415	\$ 3,544,319	\$ 3,342,474	\$ 3,128,658	\$ 2,902,644	\$ 2,674,276	\$ 2,443,531	\$ 2,210,386	\$ 1,974,815	\$ 1,736,796				
EGLE Environmental Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -						
State Tax Reimbursement																							
Local Tax Reimbursement																							
Total EGLE Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -						
MSF Non-Environmental Costs	\$ 4,475,867	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -						
State Tax Reimbursement	\$ 38,016	\$ 38,414	\$ 38,816	\$ 39,222	\$ 39,632	\$ 40,046	\$ 40,464	\$ 40,886	\$ 41,313	\$ 41,745	\$ 42,182	\$ 42,624	\$ 43,071	\$ 43,523	\$ 43,980	\$ 44,442							
Local Tax Reimbursement	\$ 40,982	\$ 41,411	\$ 41,844	\$ 42,282	\$ 42,724	\$ 43,170	\$ 43,621	\$ 44,076	\$ 44,536	\$ 45,001	\$ 45,471	\$ 45,946	\$ 46,426	\$ 46,911	\$ 47,401								
State & Local Reimbursement Balance	\$ 4,396,870	\$ 4,317,045	\$ 4,236,385	\$ 4,154,882	\$ 4,072,527	\$ 3,989,311	\$ 3,905,226	\$ 3,820,264	\$ 3,734,415	\$ 3,544,319	\$ 3,342,474	\$ 3,128,658	\$ 2,902,644	\$ 2,674,276	\$ 2,443,531	\$ 2,210,386	\$ 1,974,815	\$ 1,736,796					
Local Only Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -						
Local Tax Reimbursement - BRA																							
Total Local Only Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -						
Total Annual Reimbursement	\$ 78,998	\$ 79,825	\$ 80,660	\$ 81,503	\$ 82,355	\$ 83,216	\$ 84,085	\$ 84,963	\$ 85,849	\$ 86,744	\$ 87,647	\$ 88,558	\$ 89,477	\$ 90,404	\$ 91,339	\$ 92,282							
LOCAL BROWNFIELD REVOLVING FUND																							
LBRF Deposits *	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -							
State Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -							
Local Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -							
Total LBRF Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -							

* Up to five years of capture for LBRF Deposits after eligible activities are reimbursed. May be taken from DEQ & Local TIR only.

	19	20	21	22	23	24	25	26	27	28	29	30	TOTAL
	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	TOTAL
Total State Incremental Revenue	\$ 106,328	\$ 107,432	\$ 108,547	\$ 109,674	\$ 110,812	\$ 111,961	\$ 113,122	\$ 114,295	\$ 115,479	\$ 116,675	\$ 117,883	\$ 119,103	\$ 1,844,734
State Brownfield Redevelopment Fund (50% of State TIR)	\$ 13,473	\$ 13,613	\$ 13,754	\$ 13,897	\$ 14,041	\$ 14,187	\$ 14,334	\$ 14,483	\$ 14,633	\$ 14,784	\$ 14,937	\$ 15,092	\$ 220,081
State TIR Available for Reimbursement	\$ 92,855	\$ 93,819	\$ 94,793	\$ 95,777	\$ 96,771	\$ 97,775	\$ 98,788	\$ 99,812	\$ 100,846	\$ 101,891	\$ 102,945	\$ 104,011	\$ 1,624,654
Total Local Incremental Revenue	\$ 164,043	\$ 165,747	\$ 167,468	\$ 169,206	\$ 170,962	\$ 172,735	\$ 174,526	\$ 176,335	\$ 178,162	\$ 180,008	\$ 181,872	\$ 183,754	\$ 2,602,350
BRA Administrative Fee	\$ 16,404	\$ 16,575	\$ 16,747	\$ 16,921	\$ 17,096	\$ 17,274	\$ 17,453	\$ 17,634	\$ 17,816	\$ 18,001	\$ 18,187	\$ 18,375	\$ 260,235
Local TIR Available for Reimbursement	\$ 147,638	\$ 149,172	\$ 150,721	\$ 152,286	\$ 153,866	\$ 155,462	\$ 157,074	\$ 158,702	\$ 160,346	\$ 162,007	\$ 163,684	\$ 165,379	\$ 2,342,115
Total State & Local TIR Available	\$ 240,493	\$ 242,991	\$ 245,514	\$ 248,063	\$ 250,637	\$ 253,236	\$ 255,862	\$ 258,514	\$ 261,192	\$ 263,898	\$ 266,630	\$ 269,389	\$ -
DEVELOPER													
Reimbursement Balance	\$ 1,496,303	\$ 1,253,312	\$ 1,007,798	\$ 759,735	\$ 509,098	\$ 255,862	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ -
EGLE Environmental Costs													
State Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total EGLE Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
MSF Non-Environmental Costs													
State Tax Reimbursement	\$ 92,855	\$ 93,819	\$ 94,793	\$ 95,777	\$ 96,771	\$ 97,775	\$ 98,788	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,821,217
Local Tax Reimbursement	\$ 147,638	\$ 149,172	\$ 150,721	\$ 152,286	\$ 153,866	\$ 155,462	\$ 157,074	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,654,651
State & Local Reimbursement Balance	\$ 1,496,303	\$ 1,253,312	\$ 1,007,798	\$ 759,735	\$ 509,098	\$ 255,862	\$ (0)	\$ -					
Local Only Costs													
Local Tax Reimbursement - BRA	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Local Only Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Annual Reimbursement	\$ 240,493	\$ 242,991	\$ 245,514	\$ 248,063	\$ 250,637	\$ 253,236	\$ 255,862	\$ -	\$ 4,475,867				
LOCAL BROWNFIELD REVOLVING FUND													
LBRF Deposits *	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 158,702	\$ 160,346	\$ 162,007	\$ 163,684	\$ 165,379	\$ 810,118
Total LBRF Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 158,702	\$ 160,346	\$ 162,007	\$ 163,684	\$ 165,379	\$ 810,118

* Up to five years of capture for LBRF Deposits after eligible activities are reimbursed. May be taken from DEQ & Local TIR only.

Attachment A

Brownfield Plan Resolution(s)

**CITY OF KALAMAZOO
BROWNFIELD REDEVELOPMENT AUTHORITY**

**A RESOLUTION APPROVING THE IMPLEMENTATION OF
AN ACT 381 BROWNFIELD PLAN FOR
400 ROSE PHASE 2 AND
RECOMMENDING ADOPTION BY THE
CITY COMMISSION**

Minutes of a regular meeting of the City of Kalamazoo Brownfield Redevelopment Authority (“BRA”) held on January 21, 2021 at 7:30 a.m., local time, virtually pursuant to the Open Meetings Act.

PRESENT: Nathan Bolton, Jason Novotny, Jim Escamilla, Kevan Hess, Patti Owens,
Vice Mayor Patrese Griffin, Jamauri Bogan, Lucas Middleton, Fritz Brown

ABSENT: _____

The following resolution was offered by Member Patti Owens and seconded by Member Fritz Brown.

RECITALS:

A. The City has created the City of Kalamazoo Brownfield Redevelopment Authority (the “Authority”), under the provisions of Act 381, Public Acts of Michigan, 1996, as amended (“Act 381”).

B. Under Resolution No. 08-16, the City Commission delegated the public hearing process to the Authority regarding any future proposed Act 381 Brownfield Plan, including proposed Act 381 Brownfield Plan for 400 Rose Phase 2.

C. A public hearing was held by the Authority on January 21, 2021, on the Brownfield Plan for 400 Rose Phase 2, Kalamazoo; notice of the public hearing was given to all taxing authorities levying ad valorem or specific taxes against any parcels within the Brownfield Plan, and was also given by publication, as required by Act 381.

D. Following the public hearing on the 400 Rose Phase 2 Brownfield Plan, the Authority, in consideration of any comments heard at the public hearing or written communications received at or prior to the public hearing, determines that the Brownfield Plan constitutes a public purpose in that:

- a. It meets all requirements of Section 13 of Act 381.

- b. The proposed method of financing the costs of eligible activities of the 400 Rose Phase 2 Brownfield Plan is feasible, and the Authority has the authority to arrange the necessary financing.
- c. The description of eligible activities and their estimated costs are reasonable and necessary to carry out the purposes of Act 381, and
- d. The amount of captured taxable value estimated to result from the 400 Rose Phase 2 Brownfield Plan is reasonable.

THEREFORE, IT IS RESOLVED THAT:

The City of Kalamazoo Brownfield Redevelopment Authority approves the implementation of the Act 381 Brownfield Plan for 400 Rose Phase 2 in Kalamazoo and recommends the City Commission adopt a resolution approving this Brownfield Plan.

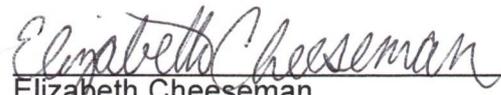
AYES: Nine (9) Directors: Nathan Bolton, Jason Novotny, Jim Escamilla, Kevan Hess, Vice Mayor Patrese Griffin, Jamauri Bogan, Lucas Middleton, Fritz Brown, Patti Owens

NAYS: Zero (0)

RESOLUTION DECLARED.

CERTIFICATE

The foregoing is a true and complete copy of a resolution adopted by the Brownfield Redevelopment Authority at a regular meeting held on January 21, 2021. Public notice was given and the meeting was conducted in compliance with Emergency Order Under MCL 333.2253. Minutes of the meeting will be available as required by the Act.


Elizabeth Cheeseman
Recording Secretary

CITY OF KALAMAZOO, MICHIGAN

RESOLUTION NO. 21-15

**A RESOLUTION ADOPTING AND APPROVING AN ACT 381 BROWNFIELD PLAN
FOR 400 ROSE PHASE II**

Minutes of a regular meeting of the City Commission of the City held on March 1, 2021 at 7:00 p.m., local time, by electronic means.

PRESENT, Commissioners: Cunningham, Hess, Knott, Praedel, Urban, Mayor Anderson

ABSENT, Commissioners: Vice Mayor Griffin

The following resolution was offered by Commissioner Urban and seconded by Commissioner Cunningham.

RECITALS

- A. On May 5, 1997 the City of Kalamazoo (“City”) created the City of Kalamazoo Brownfield Redevelopment Authority (“Authority”), under the provisions of Act 381, Public Acts of Michigan, 1996, as amended (“Act 381”).
- B. Following the establishment of the Authority, the City has implemented Brownfield Plans, as required under Act 381, for the purposes of identifying real estate parcels for revitalization, redevelopment and reuse.
- C. The Authority has implemented the Act 381 Brownfield Plan for 400 Rose Phase II.
- D. Under Resolution No. 08-16, the City Commission delegated to the Authority the public hearing process regarding any future proposed Act 381 Brownfield Plan, including proposed 400 Rose Phase II.
- E. On January 21, 2021 the Authority held a public hearing as required under Act 381 and approved the implementation of 400 Rose Phase II Brownfield Plan.
- F. Following the public hearing, the Authority adopted a resolution recommending that the City Commission approve the 400 Rose Phase II Brownfield Plan.

G. The City Commission has reviewed Authority's resolution and Brownfield Plan, and finds that this Plan constitutes a public purpose in that:

- a. Notice of the public hearing was given to all taxing authorities levying ad valorem or specific taxes against any property affected by Wayside Brownfield Plan, and was also given by publication, as required by Act 381.
- b. It meets all requirements of Section 13 of Act 381.
- c. The proposed method of financing the costs of eligible activities of the Brownfield Plan is feasible, and the Authority has the authority to arrange the necessary financing.
- d. The costs of the eligible activities proposed by the Brownfield Plan are reasonable and necessary to carry out the purposes of Act 381, and
- e. The amount of captured taxable value estimated to result from the Brownfield Plan is reasonable.

THEREFORE, IT IS RESOLVED:

The Act 381 Brownfield Plan for 400 Rose Phase II, as implemented by the City of Kalamazoo Brownfield Redevelopment Authority, is adopted and approved.

AYES, Commissioners: Cunningham, Hess, Knott, Praedel, Urban, Mayor Anderson

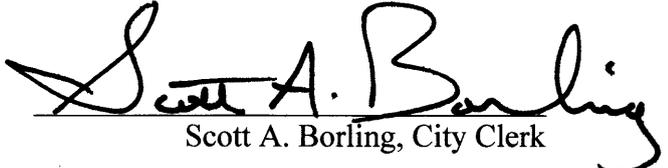
NAYS, Commissioners: None

ABSTAIN, Commissioners: None

RESOLUTION DECLARED ADOPTED.

CERTIFICATE

The foregoing is a true and complete copy of a resolution adopted by the City Commission of the City of Kalamazoo at a regular meeting held on March 1, 2021. Public notice was given, and the meeting was conducted in full compliance with the Michigan Open Meetings Act (PA 267,1976) as amended by PA 254 of 2020. Minutes of the meeting will be available as required by said Act.


Scott A. Borling, City Clerk

Attachment B

Development Agreement

Attachment D

Verification of Facility Status



B2015 02232 PL

Baseline Environmental Assessment Submittal Form

This form is for submittal of a Baseline Environmental Assessment (BEA), as defined by the Environmental Remediation, Part 201 of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended, and the Part 201 Rules promulgated thereunder, for the purpose of establishing an exemption to liability pursuant to Section 20126(1)(c) for a new owner or operator of property that is a facility as defined by Section 20101(1)(r). The BEA report must be conducted either prior to or within 45 days after becoming the owner or operator, whichever is earliest. This form and the BEA report must be submitted to the DEQ within 6 months of becoming the owner or operator whichever is earliest. A separate BEA is required for each legal entity that is or will be a new owner or operator of the property. To maintain the exemption to liability, the owner and operator must also disclose the BEA to any subsequent purchaser or transferee before conveying interest in the property pursuant to Section 20126(1)(c) and Rule 919. An owner or operator of a facility also has due care obligations under Section 20107a with respect to any existing contamination to prevent unacceptable exposure; prevent exacerbation; take reasonable precautions; provide reasonable cooperation, assistance, and access to authorized persons taking response activities at the property; comply with land and resource use restrictions associated with response activities; not impede the effectiveness or integrity of land and resource use restrictions implemented at the property, and comply with the Part 10 Rules. Documentation of due care evaluations and response activities needs to be available, but not submitted, to the DEQ within 8 months of becoming the owner or operator of a facility.

Submitter Information

Name of legal entity that will own or operate the property: Park@Cedar, LLC Address: 4200 W. Centre Ave. City: Portage State: Michigan Zip: 49024 Contact person (Name & Title): Mr. Joe Gesmundo Telephone: 269-329-3622 E-Mail: jgesmundo@abvinc.com	Contact for BEA questions if different from submitter Name & Title: Anna Jones– Project Scientist Company: Envirollogic Technologies, Inc. Address: 2960 Interstate Parkway City: Kalamazoo State: Michigan Zip: 49048 Telephone (269)342-1100 E-Mail: ajones@envirollogic.com
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Property Information

Street Address of Property: City: Kalamazoo State: Michigan Zip: 49007 Property Tax ID (include all applicable IDs): 423 S. Park St. (ID # 06-22-107-001) 427 S. Park St. (ID # 06-22-107-002) 429 S. Park St. (ID # 06-22-107-008) 433 S. Park St. (ID # 06-22-107-009) 228 Cedar St. (ID # 06-22-108-001) 234 Cedar St. (ID # 06-22-108-008) 304 Cedar St. (ID # 06-22-108-003) 306 W. Cedar St. (ID # 06-22-108-004) 310 W. Cedar St. (ID # 06-22-108-005) 314 W. Cedar St. (ID # 06-22-107-006) 318 W. Cedar St. (ID # 06-22-107-007) 309 Reese Place (ID # 06-22-108-002) 311 Reese Place (ID # 06-22-108-007) 315 Reese Place (ID# 06-22-108-006) 317 Reese Place (ID # 06-22-107-003)	County: Kalamazoo City/Village/Township: City of Kalamazoo Town: 2S Range: 11W Section: 22 Quarter: SW1/4 Quarter-Quarter: SE1/4 of SW1/4 Decimal Degrees Latitude: 42.287853 Decimal Degrees Longitude: -85.586373 Reference point for latitude and longitude: Center of site <input checked="" type="checkbox"/> Main/front door <input type="checkbox"/> Front gate/main entrance <input type="checkbox"/> Other <input type="checkbox"/> Collection method: Google Earth Survey <input type="checkbox"/> GPS <input type="checkbox"/> Interpolation <input checked="" type="checkbox"/>								
Address according to tax records, if different than above (include all applicable addresses): City: State: Zip:	<div style="text-align: center;"> <p>RECEIVED</p> <p>JUL 20 2015</p> <p>MDEQ-KAL-RRD</p> </div>								
Status of submitter relative to the property (check all that apply): <table style="width: 100%; border: none;"> <tr> <td style="text-align: center;">Former</td> <td style="text-align: center;">Current</td> <td style="text-align: center;">Prospective</td> </tr> <tr> <td>Owner <input type="checkbox"/></td> <td>Owner <input checked="" type="checkbox"/></td> <td>Owner <input type="checkbox"/></td> </tr> <tr> <td>Operator <input type="checkbox"/></td> <td>Operator <input type="checkbox"/></td> <td>Operator <input type="checkbox"/></td> </tr> </table>		Former	Current	Prospective	Owner <input type="checkbox"/>	Owner <input checked="" type="checkbox"/>	Owner <input type="checkbox"/>	Operator <input type="checkbox"/>	Operator <input type="checkbox"/>
Former	Current	Prospective							
Owner <input type="checkbox"/>	Owner <input checked="" type="checkbox"/>	Owner <input type="checkbox"/>							
Operator <input type="checkbox"/>	Operator <input type="checkbox"/>	Operator <input type="checkbox"/>							

Applicable Dates (provide date for all that are relevant):

MM/DD/YYYY

Date All Appropriate Inquiry (AAI) Report or Phase I Environmental Assessment Report completed:	06/24/2015
Date Baseline Environmental Assessment Report conducted:	06/25/2015
Date submitter first became the owner:	05/13/2015
Date submitter first became the operator (if prior to ownership):	NA
Anticipated date of becoming the owner for prospective owners:	NA
Anticipated date of becoming the operator for prospective operators:	NA
If former owner or operator of this property, prior dates of being the owner or operator:	NA

Source of contamination at the property (check all that are known to apply):

Facility regulated under Part 201, other source, or source unknown Part 201 Site ID, if known:	<input checked="" type="checkbox"/>
Leaking Underground Storage Tank regulated pursuant to Part 213 Part 211/213. Facility ID, if known:	<input type="checkbox"/>
Oil or gas production and development regulated pursuant to Part 615 or 625	<input type="checkbox"/>
Licensed landfill regulated pursuant to Part 115	<input type="checkbox"/>
Licensed hazardous waste treatment, storage, or disposal facility regulated pursuant to Part 111	<input type="checkbox"/>

Check the appropriate response to each of the following questions:

YES NO

- | Check the appropriate response to each of the following questions: | YES | NO |
|---|-------------------------------------|--------------------------|
| 1. Is the property at which the BEA was conducted a "facility" as defined by Section 20101? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Is the All Appropriate Inquiry (AAI) compliant with 40 CFR 312, or is the Phase I Environmental Assessment compliant with ASTM E1527-05? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3. Was the BEA, including the AAI, sampling, and analyses, conducted either prior to or within 45 days of the date of becoming the owner, operator, or of foreclosure, whichever is earliest, or within the alternate time-frames provided in Part 201 Rule 903(8) for submitters involved in oil and gas development under Part 615 or 625 property, or Rule 903(9) for property acquired through condemnation procedures? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4. Is this BEA being submitted to the department within 6 months of the submitter first becoming the owner or operator, or foreclosing? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 5. Does the BEA provide sufficient rationale to demonstrate that the data are reliable and relevant to define conditions at the property at the time of purchase, occupancy, or foreclosure, even if the BEA relies on studies of data prepared by others or conducted for other purposes? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. Does this BEA contain the legal description of the property addressed by the BEA? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 7. Does this BEA contain the environmental analytical results, a scaled map showing the sample locations, and the basis for the determination that the property is a facility as defined by Section 20101(1)(f)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Environmental Consultant Signature:

To the best of my knowledge and belief, this BEA and all related materials are true, accurate, and complete. The All Appropriate Inquiry (AAI) was conducted in conformance with the scope and limitations of the All Appropriate Inquiry Rule, 40 CFR 312 or a Phase I Environmental Site Assessment (Phase I) was conducted in conformance with the scope and limitations of the ASTM E1527-05. The property is a facility as defined by Section 20101(1)(r) and I have provided the sampling and analyses that support that determination. Any exceptions to, or deletions from, the All Appropriate Inquiry Rule or ASTM E1527-05 are described in the BEA report. I understand that intentionally submitting false information in a BEA is a felony and may result in fines of up to \$25,000 for each violation.

Signature: 

Date: 7/17/15

Printed Name: Anna Jones

Company: Envirologic Technologies, Inc.

Mailing Address: 2960 Interstate Parkway

City: Kalamazoo State: Michigan

Zip: 49048

Telephone: (269) 342-1100

E-Mail: ajones@envirologic.com

RECEIVED

JUL 20 2015

DEQ-KAL-RRR

Submitter Signature:

With my signature below, I certify that to the best of my knowledge and belief, this BEA and all related materials are true, accurate, and complete. I understand that intentionally submitting false information in a BEA is a felony and may result in fines of up to \$25,000 for each violation.

Signature:



Date:

7/14/15

Printed Name: Joe Gesmundo

Title and Relationship of signatory to submitter: Managing Member; Park@Cedar, LLC

Address: 4200 W. Centre Ave. City: Portage State: Michigan Zip: 49024

Telephone: 269-329-3622

E-Mail: jgesmundo@abvinc.com

B201502232 PL

RECEIVED

JUL 20 2015

MDEQ-KAL-RRD



RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF ENVIRONMENTAL QUALITY
KALAMAZOO DISTRICT OFFICE



DAN WYANT
DIRECTOR

August 17, 2015

**ACKNOWLEDGEMENT OF RECEIPT OF A
BASELINE ENVIRONMENTAL ASSESSMENT**

BEA ID#: B201502232PL

**Legal Entity: Park@Cedar, LLC
Attn: Mr. Joseph Gesmundo
4200 W. Centre Avenue
Portage, MI 49024-4640**

**Property Address: Northeastern Corner of S. Park Street and West Cedar Street
Kalamazoo, Kalamazoo County, MI**

On July 20, 2015, the Department of Environmental Quality (DEQ) received a Baseline Environmental Assessment Report dated June 25, 2015, for the above legal entity and property. This letter is your acknowledgement that the DEQ has received and recorded the BEA. The DEQ maintains an administrative record of each BEA as received.

This BEA was submitted pursuant to Section 20126(1)(c) of Part 201, Environmental Remediation and/or Section 21323a(1)(b) of Part 213, Leaking Underground Storage Tanks, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA). A BEA is submitted for the purpose of establishing an exemption to liability for a new owner or operator of property that has been demonstrated to be a facility or property as defined by Section 20101(1)(s) of Part 201, Environmental Remediation and/or property as defined by Section 21303(d) of Part 213, Leaking Underground Storage Tanks, of the NREPA. Pursuant to Sections 20126(1)(c) and 21323a(1)(b), the conditions of this exemption require the legal entity to disclose the BEA to a subsequent purchaser or transferee of the property.

The BEA is only for the legal entity and property identified in the BEA and on the BEA Submittal Form. Each new legal entity that becomes the owner or operator of this facility must submit their own BEA.

The DEQ is not making any findings about the adequacy of the submittal or whether the submitter is liable or is eligible to submit. The submitted BEA does not alter liability with regard to a subsequent release, threat of release, or exacerbation of existing conditions that is the responsibility of the legal entity submitting the BEA.

The legal entity, as the owner and/or operator of a facility or property, may have Due Care responsibilities under Section 20107a of Part 201, Environmental Remediation and/or Section 21304c of Part 213, Leaking Underground Storage Tanks, of the NREPA.

The legal entity may also have responsibility under applicable state and federal laws, including, but not limited to, Part 201, Environmental Remediation; Part 111, Hazardous Waste Management; Part 211, Underground Storage Tank Regulations; Part 213, Leaking Underground Storage Tanks; Part 615, Supervisor of Wells, of the NREPA; and the Michigan Fire Prevention Code, 1941 PA 207, as amended.

Pursuant to Section 20112a(6) of Part 201, Environmental Remediation, the property(s) identified in the BEA will be placed on the inventory of facilities, which updated daily and posted on the DEQ's website: <https://secure1.state.mi.us/FacilitiesInventoryQueries>

Authorized signature:



Frank Ballo, District Supervisor
Remediation and Redevelopment Division
Kalamazoo District Office
7953 Adobe Road
Kalamazoo, MI 49009
269-567-3531
ballof@michigan.gov

Enclosures

cc: Ms. Anna Jones, Envirologic Technologies