



# **CITY OF KALAMAZOO'S EIGHTH AMENDMENT TO REVISED BROWNFIELD PLAN**



**Approved by the Brownfield Redevelopment Authority on [enter date approved]  
Approved by the Kalamazoo City Commission on [enter date approved]**

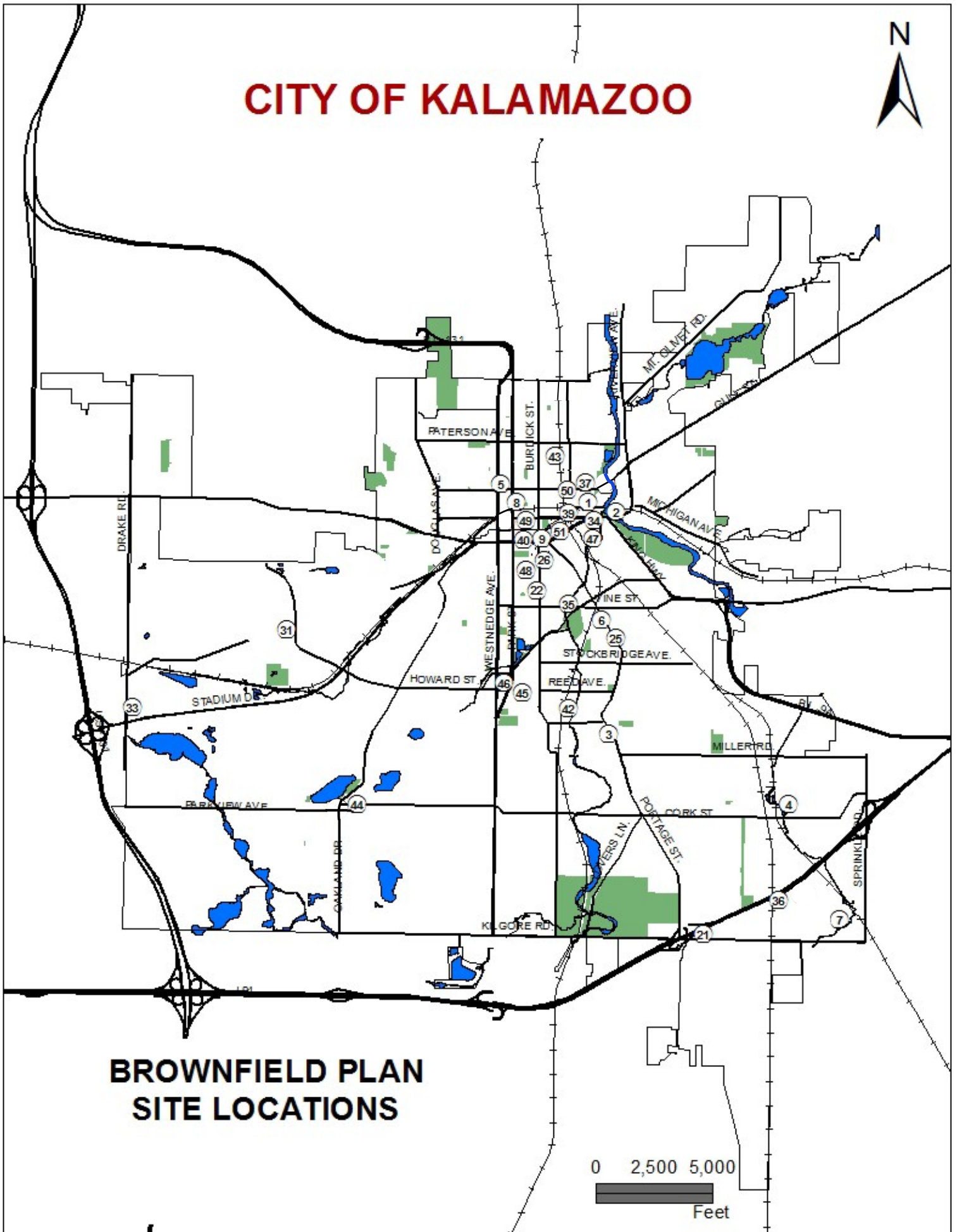
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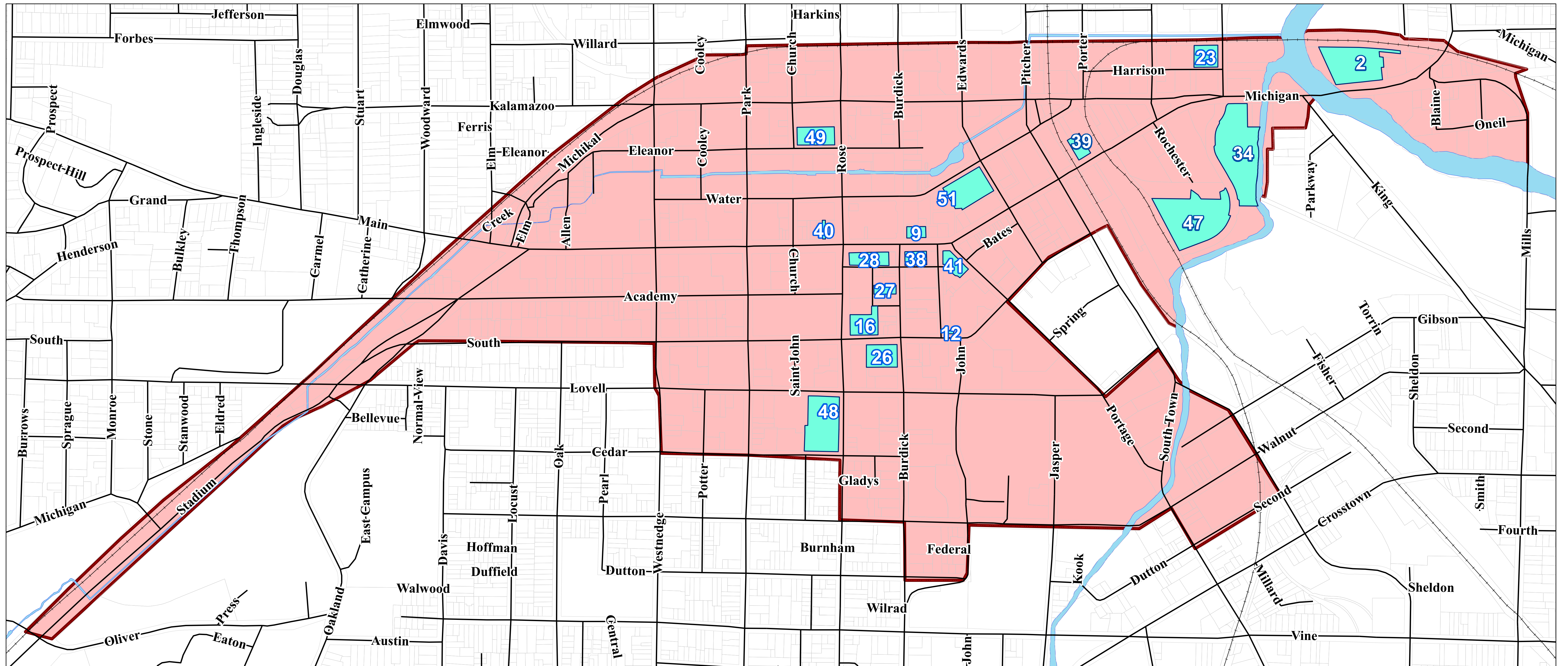
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# CITY OF KALAMAZOO



# Brownfield Plans Approved in the Downtown Economic Growth Authority District

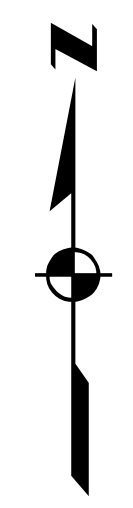
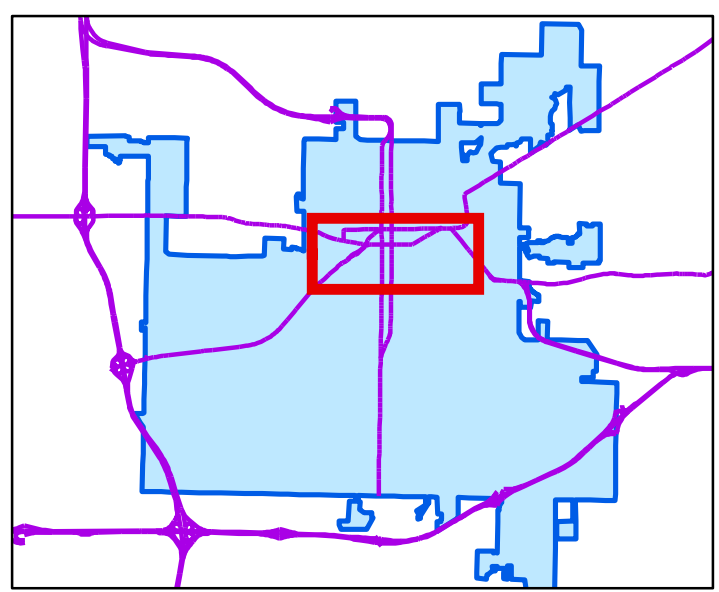


Bobby Darke, AICP - City of Kalamazoo - 8/19/2020

LOCATION WITHIN CITY LIMITS

**Legend**

- Brownfield Plans
- Railroads
- Parcels
- Rivers
- DEGA\_Boundary
- City Limits



# **NINETH AMENDMENT TO REVISED BROWNFIELD PLAN**

## **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 (“Act 381”). Section 13(1) enables the City of Kalamazoo’s Brownfield Redevelopment Authority (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 Environment, Great Lakes, and Energy (EGLE), 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 sites have met, or are expected to meet, eligibility requirements and are included in the Brownfield Plan:

- 1) Willard/Walbridge Block
- 2) 701 East Michigan Avenue
- 3) Former SER Plating
- 4) Former Lakeside Refinery
- 5) NorthPoint Retail Park
- 6) Former Liberty Gasoline Station
- 7) Wellfield #13
- 8) Northside Grocery Store Development Site
- 9) 105 East Michigan Avenue
- 10) (removed)
- 11) 512 – 524 East North Street
- 12) Ramp #3
- 13) (removed)
- 14) 507 North Park Street
- 15) (removed)
- 16) South & Rose
- 17) Former J.A. Richards Blocks
- 18) (removed)
- 19) (removed)
- 20) (removed)
- 21) 1919 East Kilgore Service Road
- 22) 610 South Burdick Street
- 23) 419 Harrison Street
- 24) (removed)
- 25) 1101 Portage Street
- 26) 316 South Kalamazoo Mall
- 27) 154 South Kalamazoo Mall
- 28) 155 West Michigan Avenue
- 29) 1807 North Pitcher Street
- 30) 500 Block East Ransom Street
- 31) 2700 Block of West Michigan Avenue
- 32) 500-516 East Butler Court
- 33) 4620 Stadium Drive and 2075 South Drake Road

- 34) 600 East Michigan Avenue
- 35) 425 East Vine Street
- 36) 4124 Manchester Road
- 37) 508 East Frank Street
- 38) 108 East Michigan Avenue
- 39) 421 and 427 East Michigan Avenue
- 40) 216 and 220 West Michigan Avenue
- 41) 162 East Michigan Avenue
- 42) 315 E Alcott Street (formerly 400 Bryant Street)
- 43) 225 Parsons Street
- 44) 1910 Parkview Avenue
- 45) 1825 S. Park Street
- 46) 412 Howard Street
- 47) Foundry Phase II
- 48) 215 West Lovell Street and 418/424 South Rose Street
- 49) 303 North Rose Street
- 50) 619 Porter Street and 316 East North Street
- 51) 180 East Water Street
- 52) 615 West Kalamazoo Avenue

### **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 by the Authority and reimbursed to the appropriate entities on an annual basis. It is anticipated that there will be instances where private parties will finance the cost of eligible activities under the Plan. To the extent that these costs are reimbursable, TIF revenue will be used to reimburse these parties on an annual basis as TIF revenue is generated. It is also the intent of the Authority to capture TIF revenue, as applicable administrative fees, allowable under Act 381. For each active project (TIF revenue collection occurring) contained within this Brownfield Plan, administrative fees will be reimbursed to the Authority after reimbursements for all eligible activities have been completed. Because allowable administrative fees are based on the number of active projects in any given year, the administrative fees for each active project will be calculated each year, once all TIF revenue has been collected and tabulated for that year. The final five years of TIF revenue capture will be accumulated in, and expended from, a Local Brownfield Revolving Fund (LBRF) established by the Authority. These "excess" LBRF funds will be used to fund eligible activities on eligible properties.

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. In addition, federal and state grant sources may be utilized to cover the costs of



otherwise eligible activities under the Plan.

**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 LBRF and used for authorized purposes only. Therefore, the duration of the Plan will be no longer than five years after the capture of TIF funds for eligible activities and administrative fees on the last eligible site identified in the Plan, or 35 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))**

This section is not applicable at this time.

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

This section is not applicable at this time.

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

This 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 public or private entities 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 50 chapters.

# 1) Willard/Walbridge Block

## Eligible Property

507 Harrison Street, 06-15-274-004  
527 Harrison Street, 06-15-274-002

514 East Ransom Street, 06-15-273-004

507 Harrison Street: This 0.78-acre property was sold by the Brownfield Redevelopment Authority to The Peoples Food Co-Operative of Kalamazoo in November 2010. Construction of a new building was initiated in December 2010. The building will include a minimum of 6,300 square feet to house retail grocery operations and to provide leasable space for an incubator kitchen for use by others.

519 East Willard Street: This 0.11-acre vacant property is currently owned by the Brownfield Redevelopment Authority. The parcel was formerly part of the adjoining 507 Harrison Street property located directly to the east. Current plans are to sell the parcel to One Way Products to accommodate the future expansion of their 514 East Ransom Street 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. An expansion that includes an additional approximate 3,000-square-foot building for production and retail has also been completed.

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). Plans for future expansion are to include an additional approximate 12,000-square-foot addition for manufacturing.

## 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: Among eligible activities for which tax increment revenues may be relied upon include, but are not limited to, BEAs, foundation/rubble removal, site preparation surface soil

sampling to evaluate direct contact risk, due care soil capping and infrastructure improvements. The total cost for these activities is estimated at \$285,000.

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. Additional eligible activities for the expansion may include, but are not limited to, contaminated soil removal and disposal, and due care soil capping, making the total cost for eligible activities an estimated \$95,000.

514 East Ransom Street: Eligible activities include, but are not limited to, BEAs, surface soil sampling, soil removal and disposal, due care capping and infrastructure improvements. Reasonable costs for infrastructure improvements such as utility leads and new sidewalk, curb cut and drive apron construction will be reimbursed. Maximum reimbursement for all eligible activities is estimated at \$185,000.

Total eligible costs for all activities associated with redevelopment at the three parcels is estimated at \$565,000.

**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 \$1.82 million in private investment into buildings and equipment. The Peoples Food Co-Operative project is expected to yield a total minimum investment of \$1.1 million. The current estimated combined capturable taxable value for the entire block is \$1.46 million.

Estimate of Tax Increment Revenues: Using the capturable millage rate of 61.7701 mills, the maximum annual tax increment revenue is estimated to be \$90,181 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 514 East Ransom and 527 Harrison Streets sites and all non-school tax increment revenue on real and personal property generated by new development of the 507 Harrison Street 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.

**f. Duration of the Brownfield Plan for eligible activities.**

507 Harrison Street: The beginning of capture of tax increment revenues was Summer 1998 and will continue for a period necessary to reimburse eligible activities plus five years of additional tax capture, but not longer than allowed by law.

527 Harrison Street: The beginning of capture of tax increment revenues was Summer 1998 and will continue for a period necessary to reimburse eligible activities plus five years of additional tax

capture, but not longer than allowed by law.

514 East Ransom Street: The beginning of capture of tax increment revenues was Summer 1998 and will continue for a period necessary to reimburse eligible activities plus five years of additional tax capture, but not longer than allowed by law.

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

<b>Taxing Unit</b>	<b>Millage Rate</b>	<b>Estimated Annual Range of Taxes Captured by Authority</b>
State Education Tax	6.0000	\$ 3,537.53
KPS Operating	17.6757	\$ 10,421.38
City Operating	12.0000	\$ 7,075.06
CCTA (Metro Transit)	0.7470	\$ 440.42
Solid Waste	1.8000	\$ 1,061.26
KCTA (County Transportation)	0.3131	\$ 184.60
KVCC	2.7970	\$ 1,649.08
County Operating (Summer)	4.6608	\$ 2,747.95
County Operating (Winter – Public Safety)	1.4409	\$ 849.54
County Housing	0.0993	\$ 58.55
County Senior	0.3484	\$ 205.41
County 911 Dispatch	0.6500	\$ 383.23
KRESA Operating	2.8823	\$ 1,699.37
KRESA Allocated	0.1437	\$ 84.72
KRESA Special Ed	1.4925	\$ 879.96
KRESA Enhancement	1.5000	\$ 884.38
Kalamazoo Library	3.9213	\$ 2,311.95
DDA	1.9638	N/A
<b>TOTAL (School, no DDA)</b>	<b>58.4720</b>	<b>\$ 34,474.39</b>

**Maximum estimated taxable value = \$1,460,000**

**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: ORIGINAL PLAT OF THE TOWN OF (now City) KALAMAZOO Block 22 Lots 7 & 8 & part of Lot 9 Also that part of vacated Harkin Court. Parcel particularly described as follows: Beginning at the southeast corner of Block 22 of ORIGINAL PLAT OF THE TOWN OF KALAMAZOO; thence South 89deg 36min 15sec West 200 feet along the south line of Lots 7 thru 9; thence North 00deg 33min 46sec West 169.25 feet to the north line of the south 1/2 of vacated Harkin Court; thence North 89deg 27min 33sec East 200 feet along said north line to the west line of Harrison Street; thence South 00deg 33min 46sec East 169.76 feet along said west line to the southeast corner of Block 22 and the point of beginning. (Contains approximately 0.778 acres) Based on a survey dated 10/30/2006

519 East Willard Street: ORIGINAL PLAT OF THE TOWN OF (now City) KALAMAZOO Block

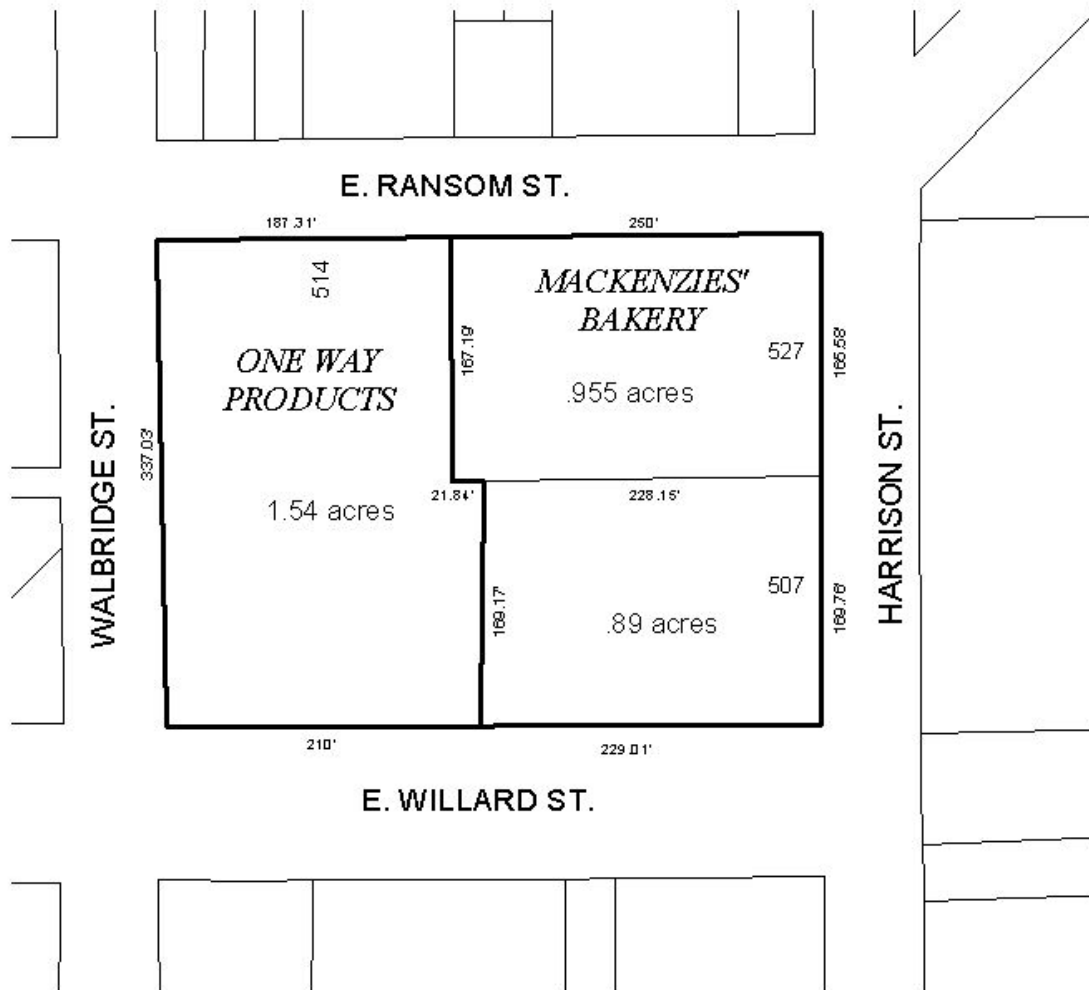
22 Part of Lot 9 also part of vacated Harkin Court more particularly described as follows: Commencing at the southeast corner of Block 22 of ORIGINAL PLAT OF THE TOWN OF KALAMAZOO; thence South 89deg 36min 15sec West 200ft along the south line of Lots 7 thru 9 to the point of beginning; thence South 89deg 36min 15sec West 29.01ft along the south line of Lot 9; thence North 00deg 16min 18sec West 169.17ft to the north line of the south 1/2 of vacated Harkin Court; thence North 89deg 27min 33sec East 28.15ft along said north line; thence South 00deg 33min 46sec East 169.25ft to the north line of Willard Street and the point of beginning. Based on a survey dated 10/30/2006

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 00°33'46" East along the East line of said block, 165.58 feet to the centerline of vacated Harkin Court; thence South 89°27'33" West, 249.99 feet; thence North 00°33'46" West 167.19 feet to the North line of said Block 22; thence North 89°49'29" 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 89°49'29" East along the South right-of-way line of East Ransom Street 187.31 feet; thence South 00°33'46" East 167.19 feet; thence North 89°27'33" East 21.84 feet; thence South 00°16'18" East 169.17 feet to a point on the North right-of-way line of East Willard Street; thence South 89°36'15" West along said North right-of-way line 210.00 feet to the Southwest corner of said Block 22; thence North 00°16'18" 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.

SITE LOCATION: WILLARD/WALBRIDGE BLOCK



3/03 TKS

## 2) 701 East Michigan Avenue

### Eligible Property

701 East Michigan Avenue, 06-15-429-003

The 701 East Michigan Avenue 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 Brownfield Redevelopment Authority in 2000. The Authority has negotiated and approved a proposed redevelopment project for the site. Project plans call for the investment of approximately \$5.4 million in constructing (~\$3.1 million) and equipping (~\$2.3 million) an approximate 30,000 gross square foot building for purposes of a micro-brewing operation. An approximated conceptual breakdown of the proposed uses for the project is 4,500 square feet for a brew pub, 24,000 square feet to brew and produce beer, 1,500 square feet for administrative offices, and associated parking of approximately 75+ on-site spaces.

### 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.**

Tax increment revenues will be used to offset eligible expenses associated with any eligible activities that are allowed under Act 381, as amended. Specific expected activities include demolition, site preparation, infrastructure improvements, environmental assessment, due care, and environmental response activities. The current cost estimate for eligible activities is up to \$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: Using the estimate for the proposed project investment of \$5.4 million at the property, the maximum estimated taxable value for redevelopment of the prime 2.5 acres of the site is \$2.7 million.

Estimate of Tax Increment Revenues: Applying a capturable millage rate of 37.7701 mills, the maximum estimated annual tax increment revenue for the site is \$101,978 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 701 East Michigan Avenue site.

**f. Duration of the Brownfield Plan for eligible activities.**

For purposes of reimbursement time period for eligible activities, and given the proposed timeline for construction of the proposed project, it is assumed that the first full year of tax capture for eligible activity reimbursement will be 2014. This capture will continue for a period necessary to reimburse eligible activities and administrative expenses of the authority plus five years of additional tax capture, but not longer than allowed by law.

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

<b>Taxing Unit</b>	<b>Millage Rate</b>	<b>Estimated Annual Range of Taxes Captured by Authority</b>
State Education Tax	6.0000	N/A
KPS Operating	17.6757	N/A
City Operating	12.0000	\$ 14,434.80
CCTA (Metro Transit)	0.7470	\$ 898.57
Solid Waste	1.8000	\$ 2,165.22
KCTA (County Transportation)	0.3131	\$ 376.63
KVCC	2.7970	\$ 3,364.51
County Operating (Summer)	4.6608	\$ 5,606.48
County Operating (Winter – Public Safety)	1.4409	\$ 1,733.26
County Housing	0.0993	\$ 119.45
County Senior	0.3484	\$ 419.09
County 911 Dispatch	0.6500	\$ 781.89
KRESA Operating	2.8823	\$ 3,467.12
KRESA Allocated	0.1437	\$ 172.86
KRESA Special Ed	1.4925	\$ 1,795.33
KRESA Enhancement	1.5000	\$ 1,804.35
Kalamazoo Library	3.9213	\$ 4,716.93
DDA	1.9638	N/A
<b>TOTAL (No school or DDA)</b>	<b>34.7963</b>	<b>\$ 41,856.47</b>

**Maximum annual taxable value = \$2.7 million**

**2020 Actual Taxable Value = \$1,202,900**

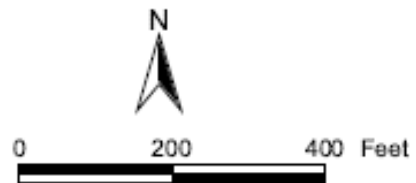
**h. A legal description of each parcel of eligible property to which the Plan applies, a map showing the location and dimensions of each eligible property, and a statement of whether personal property is included as part of the eligible property.**

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 00°14'04" E along the West line of said Section 105.22' feet; Thence S 89°45'56" 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 03°19'58" E parallel with the West line of

Ampersee Street 62.61' feet; Thence N 86°40'02" E, 4.00' feet; Thence S 03°19'58" 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 81°11'20" 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's 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.

# SITE LOCATION: 701 E MICHIGAN AVE



1000 TS

### 3) Former SER Plating

#### Eligible Property

2152 Portage Street, 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 and administrative expenses of the authority on the SER Plating site.

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

<b>Taxing Unit</b>	<b>Millage Rate</b>	<b>Estimated Annual Range of Taxes Captured by Authority</b>
State Education Tax	6.0000	\$ 92.00
KPS Operating	17.6757	\$ 271.02
City Operating	12.0000	\$ 184.00
CCTA (Metro Transit)	0.7470	\$ 11.45
Solid Waste	1.8000	\$ 27.60
KCTA (County Transportation)	0.3131	\$ 4.80
KVCC	2.7970	\$ 42.89
County Operating (Summer)	4.6608	\$ 71.46
County Operating (Winter – Public Safety)	1.4409	\$ 22.09
County Housing	0.0993	\$ 1.52
County Senior	0.3484	\$ 5.34
County 911 Dispatch	0.6500	\$ 9.97
KRESA Operating	2.8823	\$ 44.19
KRESA Allocated	0.1437	\$ 2.20
KRESA Special Ed	1.4925	\$ 22.88
KRESA Enhancement	1.5000	\$ 23.00
Kalamazoo Library	3.9213	\$ 60.13
DDA	1.9638	N/A
<b>TOTAL (School, no DDA)</b>	<b>58.4720</b>	<b>\$ 896.55</b>

**Maximum estimated annual taxable value = \$200,000**

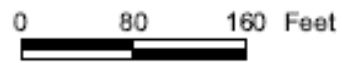
**2020 Actual Taxable Value = \$15,333**

**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.

# SITE LOCATION: FORMER SER PLATING



3/03 TKS



## 4) 2700 East Cork Street

### Eligible Property

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

The subject is part of a former petroleum refinery and bulk storage facility and the parcel comprises approximately 4.8 acres of the original 53-acre site. Two other former refinery parcels (2705 and 2805 East Cork St.) were previously included in this Chapter (formerly Chapter 6 identified as “Former Lakeside Refinery”) and the two other parcels were removed from the Brownfield Plan in October 2017. The Brownfield Redevelopment Authority (BRA) acquired 2700 East Cork Street in 2001 through the tax reversion process. The parcel at 2700 East Cork Street was sold to High Grade Materials in 2003 and has been redeveloped as a concrete manufacturing facility.

### 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.**

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 plus applicable BRA administrative fees

- 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 2017 taxable value (TV) is \$238,993. The TV is reduced by \$42,500 (non-capturable initial TV), for a net TV of \$196,493 upon which capture is based.

Estimate of Tax Increment Revenues: Using the capturable millage rate for the site of 32.4996 mills, the current for annual tax increment revenue for the site is \$6,386.

It is the intent of the Authority to capture all tax increment revenue on real and personal property generated by the 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 and administrative expenses of the authority on the subject site.

**f. Duration of the Brownfield Plan for eligible activities.**

2700 East Cork Street: The beginning of capture of tax increment revenues was Summer 2004 and will continue for a period necessary to reimburse eligible activities plus five years of additional tax capture, but not longer than allowed by law.

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

<b>Taxing Unit</b>	<b>Millage Rate</b>	<b>Estimated Annual Range of Taxes Captured by Authority</b>
State Education Tax	6.0000	N/A
KPS Operating	17.6757	N/A
City Operating	12.0000	\$ 2,355.01
CCTA (Metro Transit)	0.7470	\$ 146.60
Solid Waste	1.8000	\$ 353.25
KCTA (County Transportation)	0.3131	\$ 61.45
KVCC	2.7970	\$ 548.91
County Operating (Summer)	4.6608	\$ 914.69
County Operating (Winter – Public Safety)	1.4409	\$ 282.78
County Housing	0.0993	\$ 19.49
County Senior	0.3484	\$ 68.37
County 911 Dispatch	0.6500	\$ 127.56
KRESA Operating	2.8823	\$ 565.65
KRESA Allocated	0.1437	\$ 28.20
KRESA Special Ed	1.4925	\$ 292.90
KRESA Enhancement	1.5000	\$ 294.38
Kalamazoo Library	3.9213	\$ 769.56
DDA	1.9638	N/A
<b>TOTAL (No school or DDA)</b>	<b>34.7963</b>	<b>\$ 6,828.81</b>

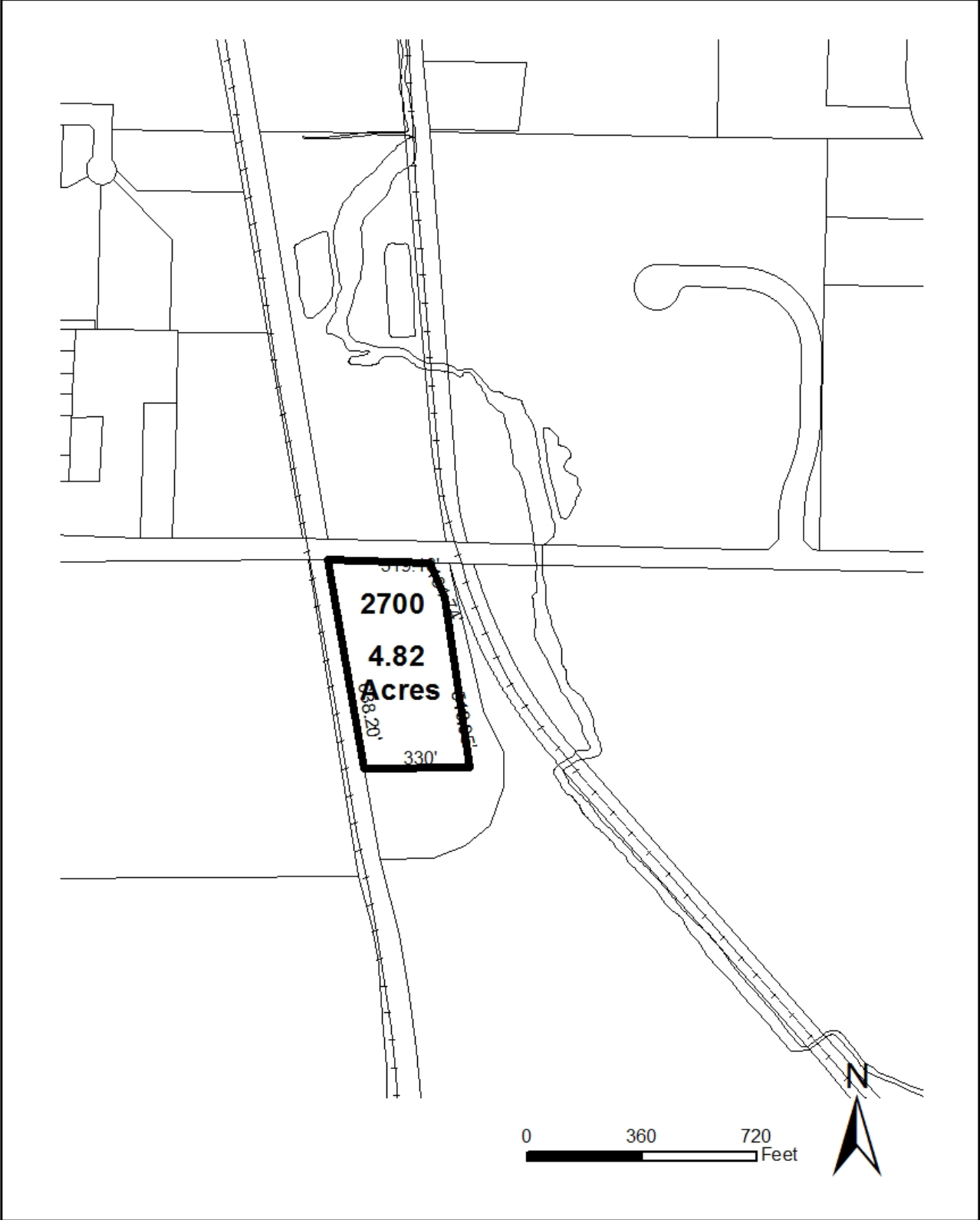
**Net annual taxable value = \$196,493**  
**2020 Actual Taxable Value = \$238,751**

**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 E CORK STREET: G36-4 SECTION 36-2-11 Com at the NW cor of Sect 36; th N 89deg 47min 23sec E, 1,154.29ft alg the N li sd Sect 36 to the ELY R.o.W. li of the Pennsylvania RR; th S 10deg 57min 07sec E, 33.59ft alg sd ELY R.o.W. li to the S R.o.W. li of East Cork Street and the P.o.B.; th cont S 10deg 57min 07sec E, 638.20ft alg sd ELY R.o.W. li; th N 89deg 47min 23sec E, 330.00ft par with the S R.o.W li of East Cork Street; th N 10deg 58min 49sec W, 519.95ft; th N 21deg 54min 13sec W, 134.74ft to the S R.o.W. li of East Cork Street; th S 89deg 47min 23sec W, 319.18ft alg the S R.o.W. li of East Cork Street to the P.o.B. (CONTAINING 209,966.27 SQ FT OR 4.8202 ACRES)

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

# SITE LOCATION: 2700 East Cork Street



## 5) NorthPoint Retail Park

### Eligible Property

700 North Westnedge Avenue, 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 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.

**f. Duration of the Brownfield Plan for eligible activities.**

The date for the beginning of capture of tax increment revenues is May 4, 2003 and will continue for a period necessary to reimburse eligible activities and administrative expenses of the authority plus five years of additional tax capture, but not longer than allowed by law.

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

<b>Taxing Unit</b>	<b>Millage Rate</b>	<b>Estimated Annual Range of Taxes Captured by Authority</b>
State Education Tax	6.0000	\$ 1,580.81
KPS Operating	17.6757	\$ 4,657.00
City Operating	12.0000	\$ 3,161.63
CCTA (Metro Transit)	0.7470	\$ 196.81
Solid Waste	1.8000	\$ 474.24
KCTA (County Transportation)	0.3131	\$ 82.49
KVCC	2.7970	\$ 736.92
County Operating (Summer)	4.6608	\$ 1,227.98
County Operating (Winter – Public Safety)	1.4409	\$ 379.63
County Housing	0.0993	\$ 26.16
County Senior	0.3484	\$ 91.79
County 911 Dispatch	0.6500	\$ 171.25
KRESA Operating	2.8823	\$ 759.40
KRESA Allocated	0.1437	\$ 37.86
KRESA Special Ed	1.4925	\$ 393.23
KRESA Enhancement	1.5000	\$ 395.20
Kalamazoo Library	3.9213	\$ 1,033.14
DDA	1.9638	N/A
<b>TOTAL (School, no DDA)</b>	<b>58.4720</b>	<b>\$ 15,405.56</b>

**Maximum estimated annual taxable value = \$250,000**  
**2020 Actual Taxable Value = \$263,469**

**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.



SITE LOCATION: NORTHPOINT RETAIL PARK



3/03 TKS

## 6) Former Liberty Gasoline Station

### Eligible Property

930 Portage Street, 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 and administrative expenses of the authority on the former Liberty Gas Station site.

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

<b>Taxing Unit</b>	<b>Millage Rate</b>	<b>Estimated Annual Range of Taxes Captured by Authority</b>
State Education Tax	6.0000	\$ 520.48
KPS Operating	17.6757	\$ 1,533.31
City Operating	12.0000	\$ 1,040.96
CCTA (Metro Transit)	0.7470	\$ 64.80
Solid Waste	1.8000	\$ 156.14
KCTA (County Transportation)	0.3131	\$ 27.16
KVCC	2.7970	\$ 242.63
County Operating (Summer)	4.6608	\$ 404.31
County Operating (Winter – Public Safety)	1.4409	\$ 124.99
County Housing	0.0993	\$ 8.61
County Senior	0.3484	\$ 30.22
County 911 Dispatch	0.6500	\$ 56.39
KRESA Operating	2.8823	\$ 250.03
KRESA Allocated	0.1437	\$ 12.47
KRESA Special Ed	1.4925	\$ 129.47
KRESA Enhancement	1.5000	\$ 130.12
Kalamazoo Library	3.9213	\$ 340.16
DDA	1.9638	N/A
<b>TOTAL (School, no DDA)</b>	<b>58.4720</b>	<b>\$ 5,072.27</b>

**Maximum estimated annual taxable value = \$200,000**

**2020 Actual Taxable Value = \$86,747**

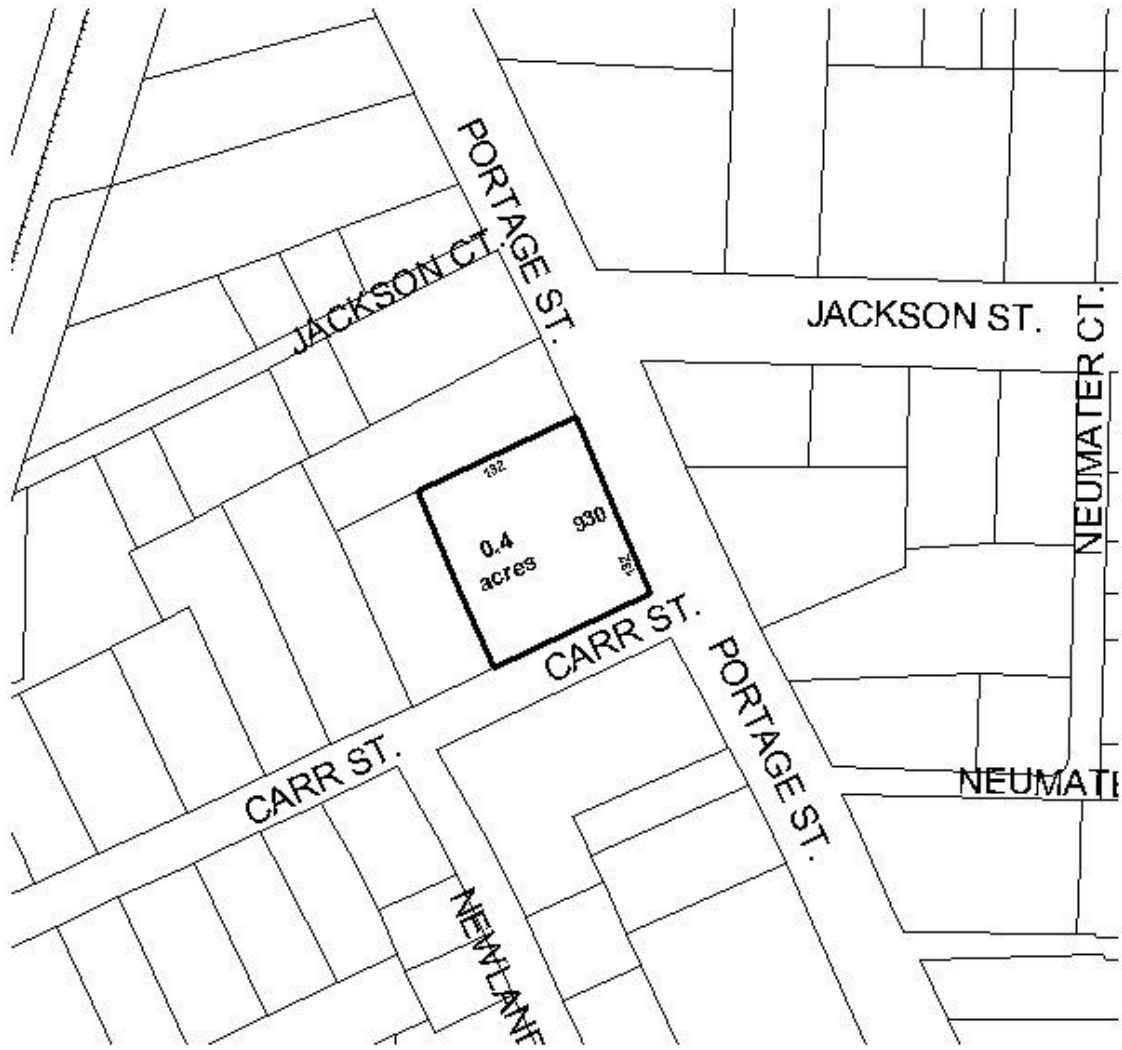
**h. A legal description of each parcel of eligible property to which the Plan applies, a map showing the location and dimensions of each eligible property, and a statement of whether personal property is included as part of the eligible property.**

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.

SITE LOCATION:

# FORMER LIBERTY GASOLINE STATION



0 80 160 Feet

A scale bar with three segments, labeled 0, 80, and 160 Feet.

3/03 TKS

## 7) 4175 Davis Creek Court

### Eligible Property

4175 Davis Creek Court, 06-36-475-001

This brownfield site comprises 8.08 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, (MCP) and was redeveloped as a 34,000 square-foot meat processing facility. Three other parcels (4233 Davis Creek Ct., 3550 Covington Rd., and 3603 E Kilgore Rd) were previously included in this Chapter (formerly Chapter 9 identified as “Wellfield#13”) and the three other parcels were removed from the Brownfield Plan in October 2017.

### 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 presented a potential for a release of petroleum products to the subsurface environment and Michigan Department of Environmental Quality 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 \$26,343 expended for environmental assessment and related due care activities. MCP expended \$341,539 (plus interest) 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: The 2016 taxable value (TV) is \$1,862,400. The non- capturable initial TV is \$0, for a net TV of \$1,862,400 upon which capture is based.

Estimate of Tax Increment Revenues: Using the capturable millage rate for the site of 32.4996 mills, the current for annual tax increment revenue for the site is \$11,330.

It is the intent of the Authority to capture all tax increment revenue on real and personal property generated by the 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 and administrative expenses of the authority on the subject site.

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

<b>Taxing Unit</b>	<b>Millage Rate</b>	<b>Estimated Annual Range of Taxes Captured by Authority</b>
State Education Tax	6.0000	N/A
KPS Operating	17.6757	N/A
City Operating	12.0000	\$ 10,971.31
CCTA (Metro Transit)	0.7470	\$ 682.96
Solid Waste	1.8000	\$ 1,645.70
KCTA (County Transportation)	0.3131	\$ 286.26
KVCC	2.7970	\$ 2,557.23
County Operating (Summer)	4.6608	\$ 4,261.26
County Operating (Winter – Public Safety)	1.4409	\$ 1,317.38
County Housing	0.0993	\$ 90.79
County Senior	0.3484	\$ 318.53
County 911 Dispatch	0.6500	\$ 594.28
KRESA Operating	2.8823	\$ 2,635.22
KRESA Allocated	0.1437	\$ 131.38
KRESA Special Ed	1.4925	\$ 1,364.56
KRESA Enhancement	1.5000	\$ 1,371.41
Kalamazoo Library	3.9213	\$ 3,585.15
DDA	1.9638	N/A
<b>TOTAL (No school or DDA)</b>	<b>34.7963</b>	<b>\$ 31,813.42</b>

**Maximum estimated annual taxable value = \$1,862,400**

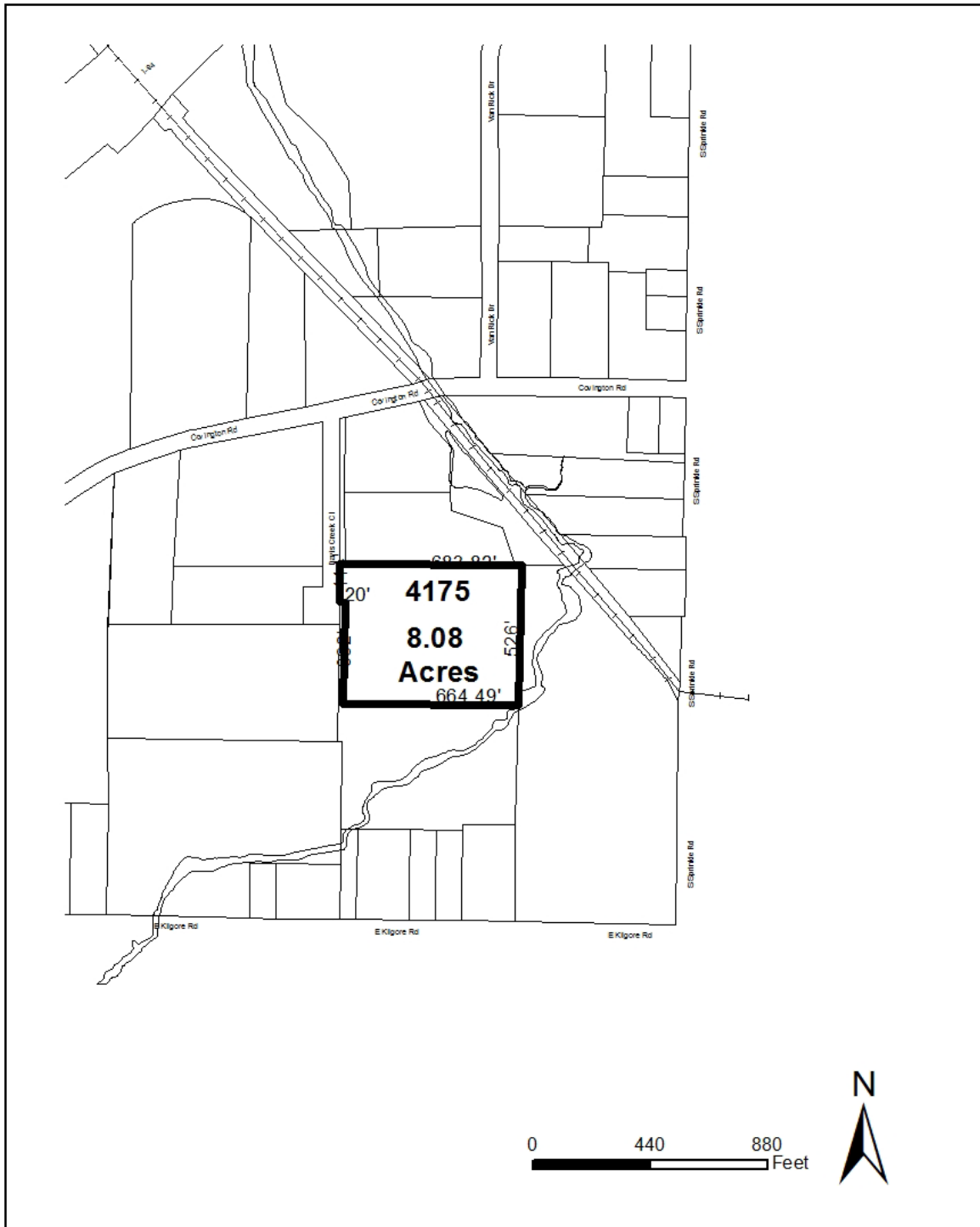
**2020 Actual Taxable Value = \$914,276**

**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.

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

# SITE LOCATION: 4175 Davis Creek Ct



## 8) Northside Grocery Store Development Site

### Eligible Property

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

612 North Park Street, 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.



It is the intent of the Authority to capture all available 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 cost of eligible activities.

**f. Duration of the Brownfield Plan for eligible activities.**

The date for the beginning of capture of tax increment revenues is June 2, 2008 and will continue for a period necessary to reimburse eligible activities and administrative expenses of the authority plus five years of additional tax capture, but not longer than allowed by law.

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

<b>Taxing Unit</b>	<b>Millage Rate</b>	<b>Estimated Annual Range of Taxes Captured by Authority</b>
State Education Tax	6.0000	\$ 3,081.77
KPS Operating	17.6757	\$ 9,078.75
City Operating	12.0000	\$ 6,163.55
CCTA (Metro Transit)	0.7470	\$ 383.68
Solid Waste	1.8000	\$ 924.53
KCTA (County Transportation)	0.3131	\$ 160.82
KVCC	2.7970	\$ 1,436.62
County Operating (Summer)	4.6608	\$ 2,393.92
County Operating (Winter – Public Safety)	1.4409	\$ 740.09
County Housing	0.0993	\$ 51.00
County Senior	0.3484	\$ 178.95
County 911 Dispatch	0.6500	\$ 333.86
KRESA Operating	2.8823	\$ 1,480.43
KRESA Allocated	0.1437	\$ 73.81
KRESA Special Ed	1.4925	\$ 766.59
KRESA Enhancement	1.5000	\$ 770.44
Kalamazoo Library	3.9213	\$ 2,014.09
DDA	1.9638	N/A
<b>TOTAL (School, no DDA)</b>	<b>58.4720</b>	<b>\$ 30,032.91</b>

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

**\* Beginning in 2013**

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

**2020 Actual Taxable Value = \$536,079**

**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.

# SITE LOCATION: NORTHSIDE GROCERY STORE DEVELOPMENT SITE



3/03 TKS

## 9) 105 East Michigan Avenue

### Eligible Property

105 East Michigan Avenue, 06-15-376-010  
105 East Michigan Avenue Rear, 06-15-376-011

This .38-acre project site is comprised of two parcels (acreage of .261 and .119), and several interconnected buildings along East Michigan Avenue and rear entryway. Three other parcels (128 E. Water St, 162 E. Water St., and 139 N. Edwards St.) were previously included in this Chapter (formerly Chapter 18 identified as “East Michigan Avenue Properties/Parking Lot #9”) and the three other parcels were removed from the Brownfield Plan in October 2017. Downtown Tomorrow, Incorporated sold the properties on East Michigan Avenue to Mavcon in 2010. The 30,000 square foot redevelopment resulted in 10,000 square feet commercial and 20,000 square feet residential space.

### Basis of Eligibility

The existing buildings located at 105 East Michigan Avenue are eligible for plan inclusion based upon functional obsolescence, as confirmed by the Kalamazoo City Assessor.

### 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 eligible expenses associated with any eligible activities that are allowed under Act 381, as amended. 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: The 2016 taxable value (TV) is \$1,021,520. The TV is reduced by \$578,145 (non-capturable initial TV), for a net TV of \$443,375 upon which capture is based.

Estimate of Tax Increment Revenues: Using the capturable millage rate for the site of 32.4996 mills, the current for annual tax increment revenue for the site is \$15,280.

It is the intent of the Authority to capture all tax increment revenue on real and personal property generated by the 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 and administrative expenses of the authority on the subject site.

**f. Duration of the Brownfield Plan for eligible activities.**

The beginning of capture of tax increment revenues was 2015 and will continue for a period necessary to reimburse eligible activities plus five years of additional tax capture, but not longer than allowed by law.

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

<b>Taxing Unit</b>	<b>Millage Rate</b>	<b>Estimated Annual Range of Taxes Captured by Authority</b>
State Education Tax	6.0000	N/A
KPS Operating	17.6757	N/A
City Operating	12.0000	\$ 6,234.77
CCTA (Metro Transit)	0.7470	\$ 388.11
Solid Waste	1.8000	\$ 935.22
KCTA (County Transportation)	0.3131	\$ 162.68
KVCC	2.7970	\$ 1,453.22
County Operating (Summer)	4.6608	\$ 2,421.58
County Operating (Winter – Public Safety)	1.4409	\$ 748.64
County Housing	0.0993	\$ 51.59
County Senior	0.3484	\$ 181.02
County 911 Dispatch	0.6500	\$ 337.72
KRESA Operating	2.8823	\$ 1,497.54
KRESA Allocated	0.1437	\$ 74.66
KRESA Special Ed	1.4925	\$ 775.45
KRESA Enhancement	1.5000	\$ 779.35
Kalamazoo Library	3.9213	\$ 2,037.37
DDA	1.9638	\$ 1,020.32
<b>TOTAL (No school + DDA)</b>	<b>36.7601</b>	<b>\$ 19,099.22</b>

**Annual increased taxable value=\$443,375**

**2020 Actual Taxable Value = \$1,097,709**

**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.**

105 East Michigan Avenue, 06-15-376-010: ORIGINAL PLAT OF THE VILLAGE (NOW CITY) OF KALAMAZOO, Liber 6 of Plats Page 8; The East 44 feet of the South 80 feet of Lot 92. Also the South 80 feet of Lot 94. The West 30.5 feet of the South 80 feet of a blank Lot adjoining the east line of Lot 94.

105 East Michigan Avenue Rear, 06-15-376-011:  
ORIGINAL PLAT OF THE TOWN (NOW CITY) OF KALAMAZOO, Liber 6 of Plats Page 8;

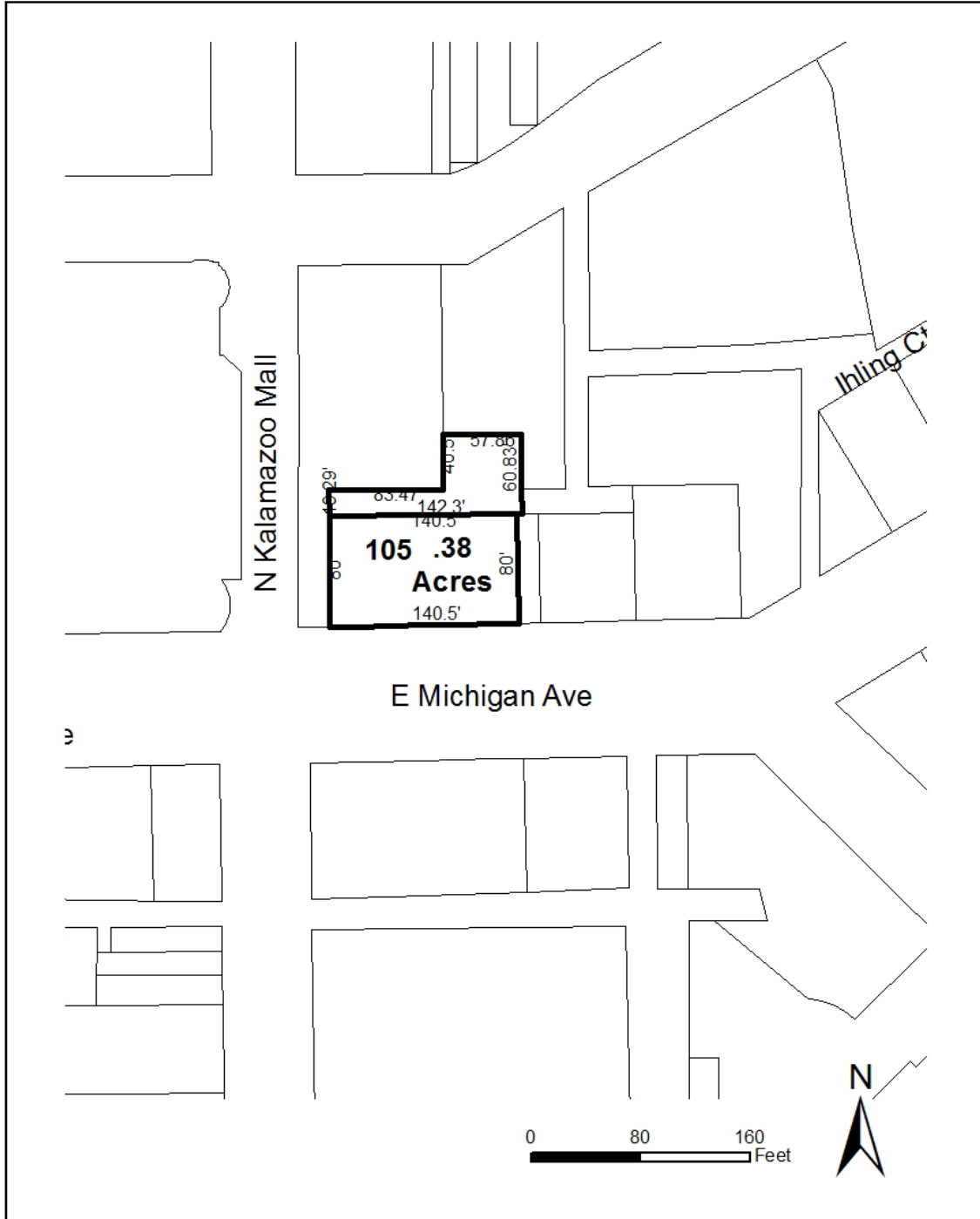
Part of Whiskey Alley described as commencing at the southwest corner of Lot 92 of the Plat; thence North 00deg 06min 41sec East 100ft along the east line of Burdick Street to the monumented north line of the South 100 feet of said Lot and the north line of a 19.5 foot alley as described in Liber 788 of Deeds on Page 458, said alley formerly being described in Liber 242 of Deeds on Page 381 and surveyed since as a 20ft wide alley over the North 20ft of the South 100ft of said Lot;

thence North 89deg 42min 39sec East along said north line to a point 23ft East of the west line of Lot 92 as described in Document 2002-006459 and the place of beginning of the land hereinafter described; thence North 89deg 42min 39sec East 141.27ft along the north line of said alley to the extension of the monumented east line of the West 30.5ft of the Blank Lot adjoining the east line of Lot 94 of said Plat; thence South 00deg 04min 26sec East 20.33ft along said extension to the north line of the South 80ft of said Blank Lot; thence South 89deg 49min 21sec West 142.30ft to a building seam as described in Liber 259 of Deeds on Page 501; thence North 00deg 01min 55sec West 0.75ft along said building seam to a building face; thence North 89deg 27min 23sec East 0.97ft along the northerly building line to a point 23ft East of the west line of Lot 92; thence North 00deg 06min 41sec East 19.29ft parallel to the west line of Lot 92 to the place of beginning.

Also including commencing at the southwest corner of Lot 92; thence North 00deg 06min 41sec East 100ft along the east right-of-way line of Burdick Street as recorded in said Plat to the north line of the South 100ft of said Lot and the north line of a 19.5ft alley as described in Liber 788 of Deeds on Page 458, said alley formerly being described in Liber 242 of Deeds on Page 381 and surveyed since as a 20ft wide alley over the North 20ft of the South 100ft of said Lot; thence North 89deg 42min 39sec East 66.47ft along said north line to the west line of Lot 94 of said Plat; thence continuing along the monumented north line of said alley North 89deg 42min 39sec East 40ft for the place of beginning of the land hereinafter described; thence North 00deg 09min 34sec West 40.5ft parallel with the west line of Lot 94 of said Plat; thence North 89deg 42min 39sec East 57.86ft parallel with the monumented north line of said alley to the extension of the monumented east line of the West 30.50ft of the Blank Lot adjoining the east line of Lot 94 of said Plat; thence South 00deg 04min 26sec East 40.5ft along said extension to the monumented north line of said alley; thence South 89deg 42min 39sec West 57.8ft along said monumented North line to the place of beginning.

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

# SITE LOCATION: 105 East Michigan Ave





## **10) 4141 Manchester** *(chapter removed September 2020)*

### **Eligible Property**

4141 Manchester, 06-36-339-001

# 11) 512 – 524 East North Street

## Eligible Property

512 East North Street, 06-15-264-402  
516 East North Street, 06-15-264-406  
520 East North Street, 06-15-264-407  
524 East North Street, 06-15-264-403

514 East North Street, 06-15-264-404  
518 East North Street, 06-15-264-401  
522 East North Street, 06-15-264-405

The subject property comprises approximately 0.75 acres, including the former Central Iron and Metal operation. Historical operations on the subject and adjoining properties 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 subject parcel, originally known as 516 East North Street, was sold to local artist Holly Fisher in 2004 for development of the “Smartshop” Cool Cities Initiative project. The balance of the adjoining properties to the south, east and west are owned by the BRA. The Smartshop was closed in 2010 and the 516 East North Street parcel was sold to LADD Real Estate, LLC in 2010 and renovation of the site building was initiated. The renovated building is a mixed-use facility including two owner-occupied condominiums, four rental studio apartments, office space for tenants Life Story Network and Ignertia, and an art studio. There is a small gallery space for the use of local artists during monthly Art Hops. As part of the LADD Real Estate renovation, the subject property was established as a condominium, with seven separate addresses and property identification numbers associated with seven condominium units.

## Basis of Eligibility

512-524 East North Street and the adjoining properties have been confirmed as a “facilities” (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 any eligible activities that are allowed under Act 381. 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: Total maximum investment could be up to \$2,000,000 resulting in a net gain in captured taxable value of \$1,000,000.

Estimate of Tax Increment Revenues: Using the overall non-school business millage rate of 37.7701 mills, maximum annual available real property tax increment revenues are estimated to be \$37,770 for years 1-5.

It is the intent of the Authority to capture all available non-school 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 cost of eligible activities.

**f. Duration of the Brownfield Plan for eligible activities.**

512-524 East North Street: The beginning of capture of tax increment revenues was Summer 2005 and will continue for a period necessary to reimburse eligible activities and administrative expenses of the authority plus five years of additional tax capture, but not longer than allowed by law.

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

<b>Taxing Unit</b>	<b>Millage Rate</b>	<b>Estimated Annual Range of Taxes Captured by Authority</b>
State Education Tax	6.0000	N/A
KPS Operating	17.6757	N/A
City Operating	12.0000	\$ 2,442.84
CCTA (Metro Transit)	0.7470	\$ 152.07
Solid Waste	1.8000	\$ 366.43
KCTA (County Transportation)	0.3131	\$ 63.74
KVCC	2.7970	\$ 569.39
County Operating (Summer)	4.6608	\$ 948.80
County Operating (Winter – Public Safety)	1.4409	\$ 293.32
County Housing	0.0993	\$ 20.21
County Senior	0.3484	\$ 70.92
County 911 Dispatch	0.6500	\$ 132.32
KRESA Operating	2.8823	\$ 586.75
KRESA Allocated	0.1437	\$ 29.25
KRESA Special Ed	1.4925	\$ 303.83
KRESA Enhancement	1.5000	\$ 305.36
Kalamazoo Library	3.9213	\$ 798.26
DDA	1.9638	N/A
<b>TOTAL (No school or DDA)</b>	<b>34.7963</b>	<b>\$ 7,083.48</b>

**Maximum annual increased taxable value=\$1,000,000**  
**2020 Actual Taxable Value = \$273,877**

**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.**

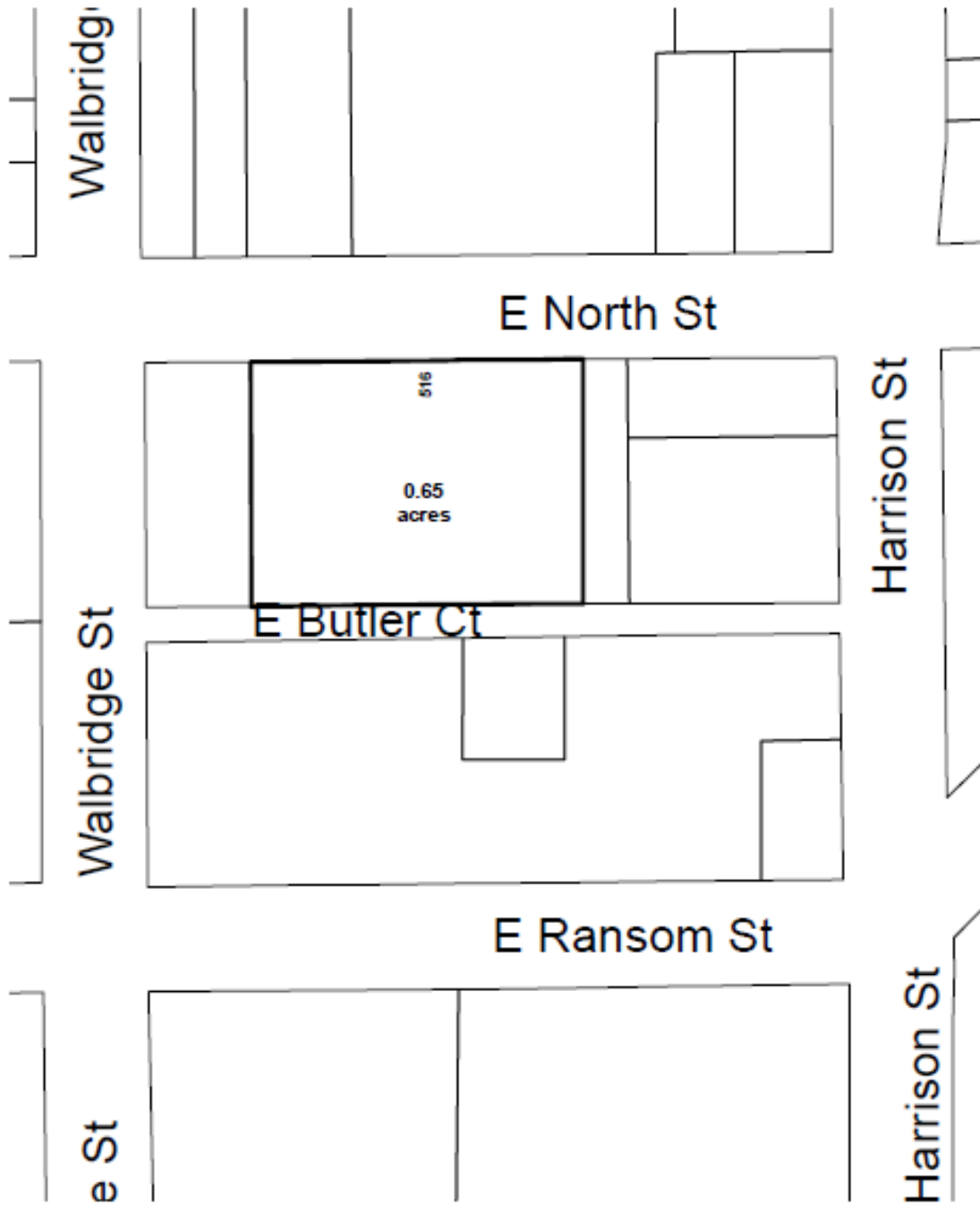
516 East North Street, 06-15-264-303: ORIGINAL PLAT OF THE TOWN (NOW CITY) OF KALAMAZOO, Liber 3 of Plats Page 8, also recorded at Liber 6 of Plats Page 8; Lot 2 in Block 41.

Lot 3 in Block 41. Lot 4 in Block 41. The West 12.375 feet of Lot 5 in Block 41.

Now Known as 512-524 East North Street: Kalamazoo County Condominium Subdivision Plan No. 251 Ignertia Condominiums according to the master deed recorded 2011-019944, Units 1 through 7.

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

**SITE LOCATION: 512-524 EAST NORTH STREET**



0 100 200 Feet



## 12) Ramp #3

### Eligible Property

173 East South Street, 06-15-392-300  
130 Portage Street, 06-15-382-201  
180 Portage Street, 06-15-388-100  
231 Farmers Alley, 06-15-387-300

231 East South Street, 06-15-388-101  
140 Portage Street, 06-15-383-200  
149 Farmers Alley, 06-15-387-301

The subject property is 3.26 acres 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 \$3,750,000.

- 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.

It is the intent of the Authority to capture all available 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 cost of eligible activities and administrative expenses of the authority.

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

<b>Taxing Unit</b>	<b>Millage Rate</b>	<b>Estimated Annual Range of Taxes Captured by Authority</b>
State Education Tax	6.0000	\$ 15,433.36
KPS Operating	17.6757	\$ 45,465.91
City Operating	12.0000	\$ 30,866.72
CCTA (Metro Transit)	0.7470	\$ 1,921.45
Solid Waste	1.8000	\$ 4,630.01
KCTA (County Transportation)	0.3131	\$ 805.36
KVCC	2.7970	\$ 7,194.52
County Operating (Summer)	4.6608	\$ 11,988.64
County Operating (Winter – Public Safety)	1.4409	\$ 3,706.32
County Housing	0.0993	\$ 255.42
County Senior	0.3484	\$ 896.16
County 911 Dispatch	0.6500	\$ 1,671.95
KRESA Operating	2.8823	\$ 7,413.93
KRESA Allocated	0.1437	\$ 369.63
KRESA Special Ed	1.4925	\$ 3,839.05
KRESA Enhancement	1.5000	\$ 3,858.34
Kalamazoo Library	3.9213	\$ 10,086.47
DDA	1.9638	\$ 5,051.34
<b>TOTAL (School + DDA)</b>	<b>60.4358</b>	<b>\$ 155,454.60</b>

**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.**

173 East South Street, 06-15-392-300: ORIGINAL PLAT Section 15-2-11 Area #1 (skywalk portion, exhibit A-1, exhibit D) Com on the N li of South Street at a pt S 89deg 53min 26sec E 25.0ft from the SW cor of Lot 95 of sd Plat being the NE cor of Farmers Alley and South Street as now established; th S 89deg 53min 26sec E 31.79ft to p.o.b.; th N 0deg 06min 34sec E 20.18ft; th S 89deg 53min 26sec E 14.67ft; th N 0deg 06min 34sec E 5.51ft; th S 89deg 53min 26sec E 27.01ft; th S 0deg 06min 34sec W 25.69ft to the N li of South Street; th N 89deg 53min 26sec W 41.68ft alg sd N li to beg. The parking structure (06-15-382-200) has an air easement above the Farmer's Alley Retail Space (06-15-387-300); the Rave Theater area (06-15-388-100); and the Portage Street Retail Space (06-15-383-200).

231 East South Street, 06-15-188-101: ORIGINAL PLAT Section 15-2-11 (South Street Retail Space, Exhibit B-3) Com on the N li of South Street at a pt S 89deg 53min 26sec E 25.0ft from the SW cor of

Lot 95 of sd Plat being the NE cor of Farmers Alley and South Street as now established; th S 89deg 53min 26sec E 158.13ft alg the N li of South Street; th N 67deg 30min 27sec E 35.66ft alg sd N li; th N 45deg 0min 54sec E 77.32ft alg sd N li to p.o.b.; th N 0deg 06min 42sec W 130.78ft; th S 89deg 54min 55sec E 48.75ft; th S 44deg 54min 55sec E 22.38ft; th S 77deg 09min 09sec E 41.09ft to the N li of South Street; th S 45deg 0min 54sec W 148.55ft alg sd N li to p.o.b.

149 Farmers Alley, 06-15-387-301: ORIGINAL PLAT Section 15-2-11 Area #2 (Compactor, exhibit A-2, exhibit E) Com on the N li of South Street at a pt S 89deg 53min 26sec E 25.0ft from the SW cor of Lot 95 of sd Plat being the NE cor of Farmers Alley and South Street as now established; th N 0deg 11min 56sec W 286.76ft alg sd E li; th N 89deg 52min 26sec E 21.02ft; th N 0deg 10min 03sec W 17.89ft; th N 45deg 05min 05sec E 23.60ft to p.o.b.; th N 45deg 05min 05sec 31.92ft; th S 44deg 54min 55sec E 47.08ft; th S 45deg 05min 05sec W 31.92ft; th N 44deg 54min 55sec W 47.08ft to p.o.b. The parking structure (06-15-382-200) has an air easement above the Farmer's Alley Retail Space (06-15-387-300); the Rave Theater area (06-15-388-100); and the Portage Street Retail Space (06-15-383-200).

155 Farmers Alley, 06-15-387-300: ORIGINAL PLAT Section 15-2-11 (Farmer's Alley Retail Space, Exhibit B-2) Beg on the N li of South Street at a pt S 89deg 53min 26sec E 25.0ft from the SW cor of Lot 95 of sd Plat being the NE cor of Farmers Alley and South Street as now established; th N 0deg 11min 56sec W 286.76ft alg sd E li; th N 89deg 52min 26sec E 21.02ft; th N 0deg 10min 03sec W 17.89ft; th N 45deg 05min 05sec E 23.60ft; th S 44deg 54min 55sec E 47.08ft; th N 45deg 05min 05sec E 1.71ft; th S 0deg 05min 05sec W 18.70ft; th N 89deg 54min 55sec W 22.35ft; th S 0deg 05min 05sec W 197.35ft; th S 89deg 54min 55sec E 5.52ft; th S 0deg 05min 05sec W 40.50ft; th S 89deg 54min 55sec E 49.92ft; th S 0deg 05min 05sec W 32.85ft to the N li of South Street; th N 89deg 53min 26sec W 30.33ft; th N 0deg 06min 34sec E 25.69ft; th 89deg 53min 26sec W 27.01ft; th S 0deg 06min 34sec W 5.51ft; th N 89deg 53min 26sec W 14.67ft; th S 0deg 06min 34sec W 20.18ft to the N li of South Street; th N 89deg 53min 26sec W 31.79ft alg the N li of South Street to p.o.b. This parcel has an easement over the Northern portion known as the Service Court (exhibit I). The parking structure (06-15-382-200) has an air easement above the Farmer's Alley Retail Space (06-15-387-300); the Rave Theater area (06-15-388-100); and the Portage Street Retail Space (06-15-383-200).

130 Portage Street, 06-15-382-201: ORIGINAL PLAT Section 15-2-11 Area #3 (Parking structure, exhibit A-3) Commencing on the north line of East South Street at a point S 89deg 53min 26sec E 25.0ft from the SW corner of Lot 95 of said Plat being the NE corner of Farmers Alley and South Street as now established; thence N 0deg 11min 56sec W 286.76ft along said E line; thence N 89deg 52min 26sec E 21.02ft; thence N 0deg 10min 03sec W 17.89ft to p.o.b.; thence N 0deg 10min 3sec W 73.36ft; thence S 89deg 48min 51sec W 21.05ft to the east line of Farmer's Alley; thence N 0deg 08min 21sec W 100.75ft to the southerly line of Exchange Place; thence N 89deg 58min 30sec E 18.42ft along said southerly line; thence S 50deg 08min 30sec E 89.52ft to the exterior wall of the parking ramp; thence along the exterior of said helix wall of the parking ramp 37.78ft along the arc of a curve to the right (Radius = 52.83ft, chord of S 65deg 36min 23sec E 39.98ft); thence N 45deg 06min 05sec E 87.17ft to the southwesterly line of Portage Street; thence S 44deg 54min 55sec E 80.75ft along said southwesterly line; thence S 45deg 05min 05sec W 39.83ft; thence N 44deg 54min 55sec W 24.75ft; thence S 45deg 05min 05sec W 40.17ft; thence N44deg 54min 55sec W 5.92ft; thence S 45deg 05min 05sec W 80.17ft; thence N 44deg 54min 55sec W 1.33ft; thence S 45deg 05min 05sec W 13.41ft; thence N 44deg 54min 55sec W 47.08ft; thence S 45deg 05min 05sec W 55.52ft to p.o.b. The parking structure (06-15-382-201) has an air easement above the Farmer's Alley Retail Space (06-15-387-300); the Rave Theater area (06-15- 388-100); and the Portage Street Retail Space (06-15-383-200).

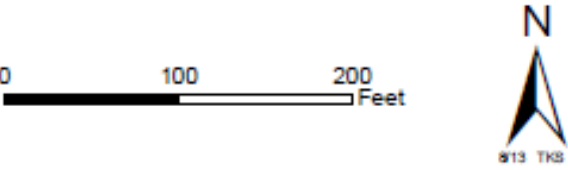
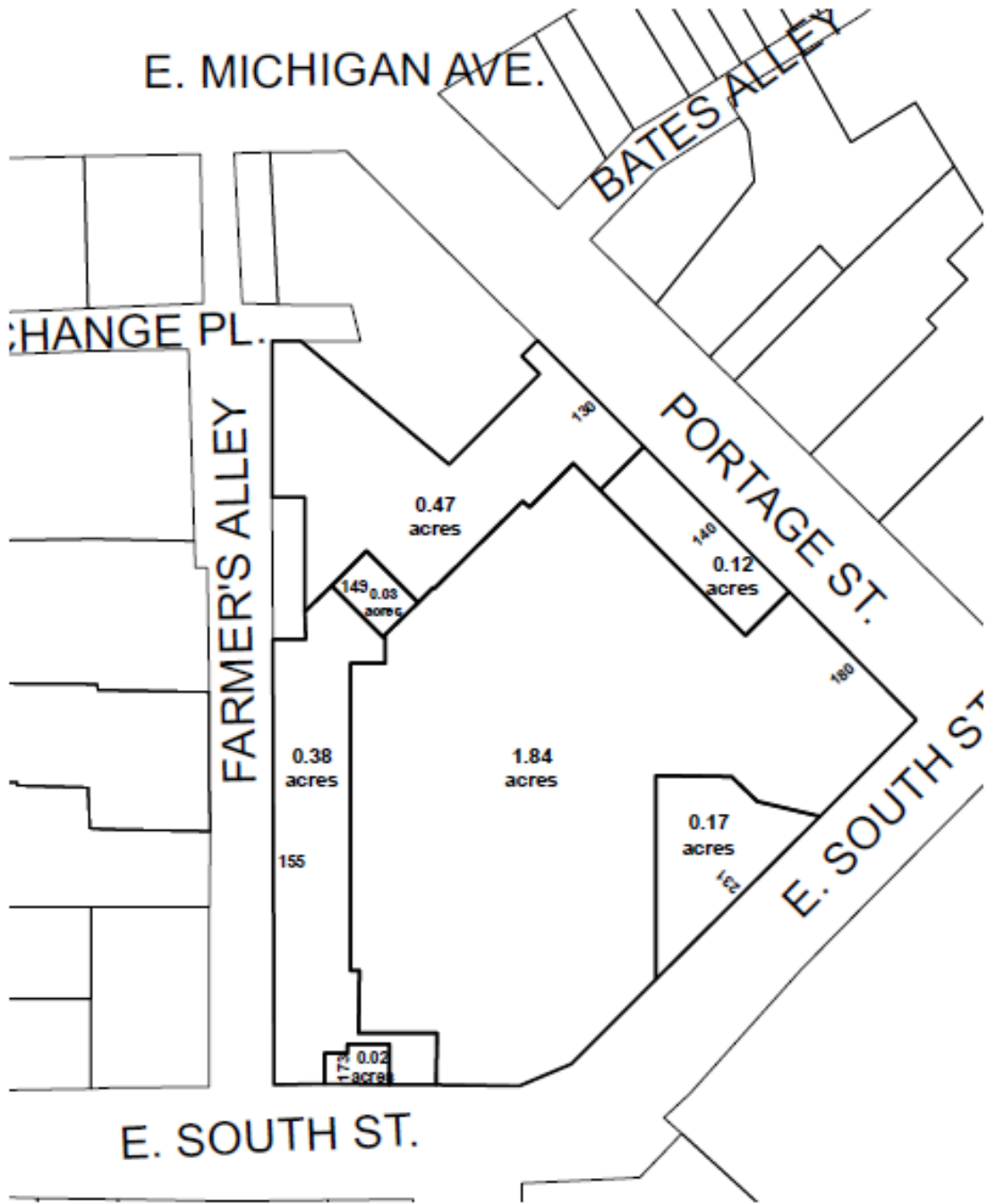


140 Portage Street, 06-15-383-200: ORIGINAL PLAT Section 15-2-11 (Portage Street Retail Space, Exhibit B-1) Com on the N li of South Street at a pt S 89deg 53min 26sec E 25.0ft from the SW cor of Lot 95 of sd Plat being the NE cor of Farmers Alley and South Street as now established; th S 89deg 53min 26sec E 158.13ft alg the N li of South Street; th N 67deg 30min 27sec E 35.66ft alg sd N li; th N 45deg 0min 54sec E 313.66ft to the SWLY li of Portage Street; th N 44deg 54min 55sec W 115.98ft alg sd SWLY li to p.o.b.; th S 45deg 05min 05sec W 39.83ft; th N 44deg 54min 55sec W 131.71ft; th N 45deg 05min 05sec E 39.83ft to the SWLY li of Portage Street; th S 44deg 54min 55sec E 131.71ft alg sd SWLY li to p.o.b. This parcel has two easement through the parcel known as the Portage Street North Hallway Easement (exhibit H) and the Portage Street South Hallway Easement (a.k.a. Meter Room, exhibit K) The parking structure (06-15-382-200) has an air easement above the Farmer's Alley Retail Space (06-15-387-300); the Rave Theater area (06-15- 388-100); and the Portage Street Retail Space (06-15-383-200).

180 Portage Street, 06-15-388-100: ORIGINAL PLAT Section 15-2-11 (Rave Theater, Exhibit C) Com on the N li of South Street at a pt S 89deg 53min 26sec E 25.0ft from the SW cor of Lot 95 of sd Plat being the NE cor of Farmers Alley and South Street as now established; th N 0deg 11min 56sec W 261.31ft alg sd E li; th S 89deg 54min 55sec E 49.65ft to p.o.b.; th N 0deg 05min 05sec E 9.35ft; th S 89deg 54min 55sec E 22.35ft; th N 0deg 05min 05sec E 18.70ft; N 45deg 05min 05sec E 43.62ft; th S 44deg 54min 55sec E 1.33ft; th N 45deg 05min 05sec E 80.17ft; th S 44deg 54min 55sec E 5.92ft; th N 45deg 05min 05sec E 40.17ft; th S 44deg 54min 55sec E 156.46ft; th N 45deg 05min 05sec E 39.83ft to the SWLY li of Portage Street; th S 44deg 54min 55sec E 115.98ft alg sd SWLY li to the NWLY li of South Street; th S 45deg 0min 54sec W 87.79ft alg sd NWLY li; th N 77deg 09min 09sec W 41.09ft; th N 44deg 54min 55sec W 23.38ft; th N 89deg 54min 55sec W 48.75ft; th S 0deg 06min 42sec E 130.78ft to the NWLY li of South Street; th S 45deg 0min 54sec W 77.32ft alg sd NWLY li; th S 67deg 30sec 27min W 35.66ft alg sd NWLY li; th N 89deg 53min 26sec W 54.34ft alg sd NWLY li; th N 0deg 05min 05sec E 32.85ft; th N 89deg 54min 55sec W 49.92ft; th N 0deg 05min 05sec E 40.50ft; th N 89deg 54min 55sec W 5.52ft; th N 0deg 05min 05sec E 188.0ft to p.o.b. The parking structure (06-15-382-200) has an air easement above the Farmer's Alley Retail Space (06-15-387-300); the Rave Theater area (06-15-388-100); and the Portage Street Retail Space (06-15-383-200).

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

# SITE LOCATION: RAMP #3



## **13) United Building** *(chapter removed September 2020)*

### **Eligible Property**

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

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

## 14) 507 North Park Street

### **Eligible Property**

507 North Park Street, 06-15-302-106

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 \$200,000.

- 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.

It is the intent of the Authority to capture all available 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 cost of eligible activities and administrative expenses of the authority.

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

<b>Taxing Unit</b>	<b>Millage Rate</b>	<b>Estimated Annual Range of Taxes Captured by Authority</b>
State Education Tax	6.0000	\$ 1,532.47
KPS Operating	17.6757	\$ 4,514.59
City Operating	12.0000	\$ 3,064.94
CCTA (Metro Transit)	0.7470	\$ 190.79
Solid Waste	1.8000	\$ 459.74
KCTA (County Transportation)	0.3131	\$ 79.97
KVCC	2.7970	\$ 714.39
County Operating (Summer)	4.6608	\$ 1,190.42
County Operating (Winter – Public Safety)	1.4409	\$ 368.02
County Housing	0.0993	\$ 25.36
County Senior	0.3484	\$ 88.99
County 911 Dispatch	0.6500	\$ 166.02
KRESA Operating	2.8823	\$ 736.17
KRESA Allocated	0.1437	\$ 36.70
KRESA Special Ed	1.4925	\$ 381.20
KRESA Enhancement	1.5000	\$ 383.12
Kalamazoo Library	3.9213	\$ 1,001.55
DDA	1.9638	N/A
<b>TOTAL (School, no DDA)</b>	<b>58.4720</b>	<b>\$ 14,934.45</b>

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

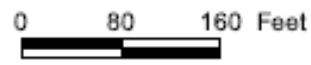
**2020 Actual Taxable Value = \$260,675**

**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, 06-15-302-106: 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 0deg1min 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.

SITE LOCATION: 507 NORTH PARK STREET



6/04 TKS

## **15) City Yards** *(chapter removed September 2020)*

### **Eligible Property**

911 Hatfield, 06-23-290-001

# 16) South & Rose

## Eligible Property

277 South Rose Street, 06-15-390-300

The subject property comprises 0.68 acres and contains one primary building fronting South Street, as well as a parking lot office exposed to both South and Rose Streets. The property was historically used as a church, gasoline filling station, restaurant, and parking lot from at least 1887 to present. Greenleaf Holdings acquired the property in August of 2005 and would like to redevelop the site for new office space and associated parking purposes. Redevelopment plans for the Greenleaf Holdings 3, LLC project include razing the current office building at 130 West South Street and parking lot office/surface parking at 140 West South Street. Current estimates call for a total project investment of approximately \$31,500,000 for demolition, site preparation and construction of an eight-story office tower and parking structure. Of the eight stories, four will be dedicated to parking (two below grade and two above).

## Basis of Eligibility

The subject property is eligible for Plan inclusion based upon the presence of petroleum constituents and heavy metals in soil (believed to be associated with the former gasoline filling station) above residential and commercial I 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 eligible expenses including, but not limited to, site preparation and development, review, and implementation of an Act 381 work plan. The current maximum cost estimate for eligible activities is \$2,527,482.

- 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 will be developed as described, the maximum anticipated future taxable value is estimated to be \$13,551,045. The current taxable value is \$494,626, leaving a net future taxable value, upon which capture can be based, of \$13,056,419.

Estimate of Tax Increment Revenues: Using the overall business millage rate of 65.3183 mills, maximum annual available real property tax increment revenues are estimated to be \$852,823 for years 1 – 5. This number is reduced to \$421,247 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 except for Kalamazoo Public School operating and State Education Tax.



It is the intent of the Authority to capture all available 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 cost of eligible activities and administrative expenses of the authority.

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

<b>Taxing Unit</b>	<b>Millage Rate</b>	<b>Estimated Annual Range of Taxes Captured by Authority</b>
State Education Tax	6.0000	\$ 20,412.55
KPS Operating	17.6757	\$ 60,134.36
City Operating	12.0000	\$ 40,825.10
CCTA (Metro Transit)	0.7470	\$ 2,541.36
Solid Waste	1.8000	\$ 6,123.77
KCTA (County Transportation)	0.3131	\$ 1,065.20
KVCC	2.7970	\$ 9,515.65
County Operating (Summer)	4.6608	\$ 15,856.47
County Operating (Winter – Public Safety)	1.4409	\$ 4,902.07
County Housing	0.0993	\$ 337.83
County Senior	0.3484	\$ 1,185.29
County 911 Dispatch	0.6500	\$ 2,211.36
KRESA Operating	2.8823	\$ 9,805.85
KRESA Allocated	0.1437	\$ 488.88
KRESA Special Ed	1.4925	\$ 5,077.62
KRESA Enhancement	1.5000	\$ 5,103.14
Kalamazoo Library	3.9213	\$ 13,340.62
DDA	1.9638	\$ 6,681.03
<b>TOTAL (School + DDA)</b>	<b>60.4358</b>	<b>\$ 205,608.15</b>

**Maximum annual increased taxable value=\$13,056,419**

**2020 Actual Taxable Value = \$3,896,718**

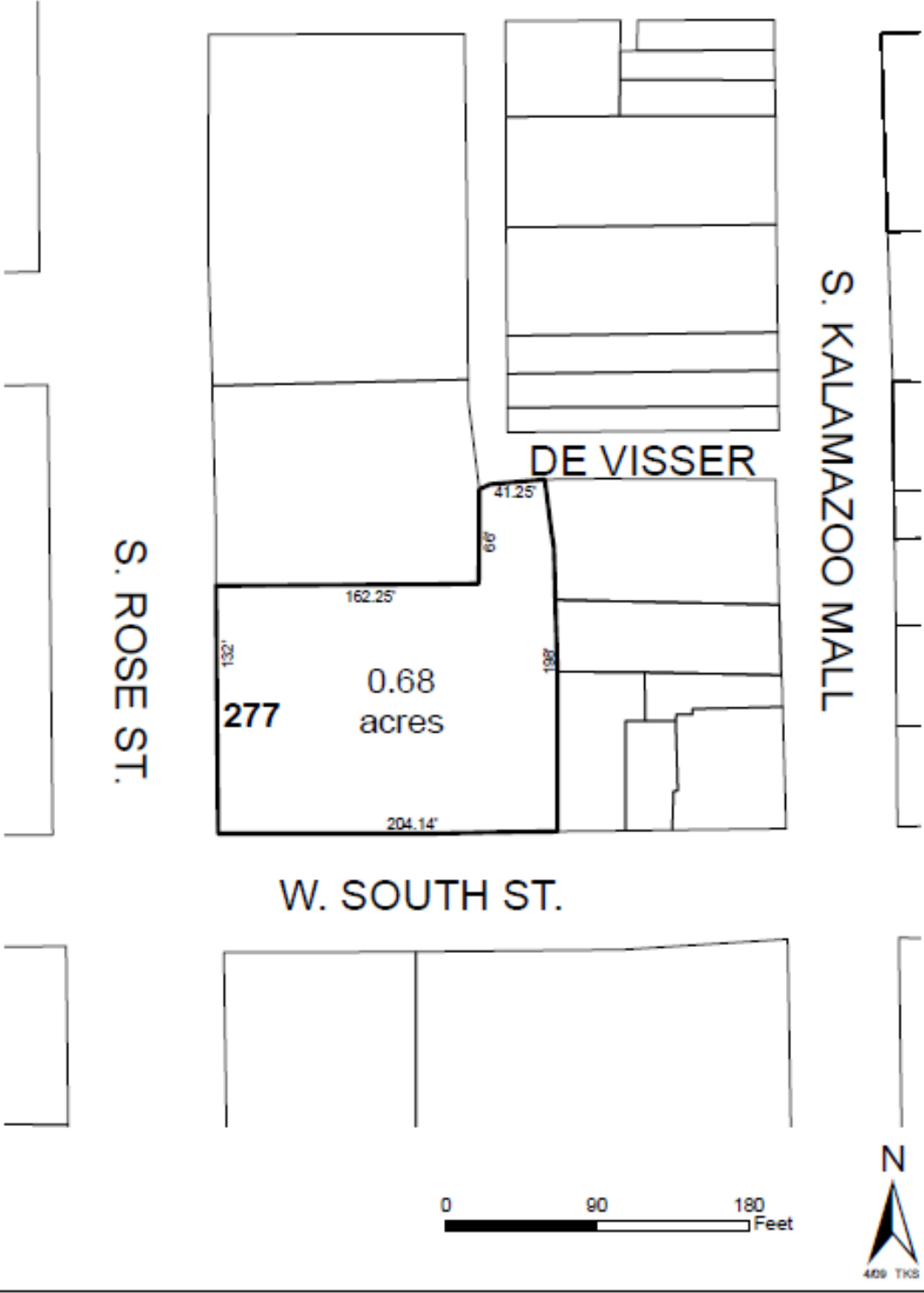
**h. Legal description of each parcel of eligible property to which the plan applies, a map showing the location and dimensions of each eligible property, and a statement of whether personal property is included as part of the eligible property.**

277 South Rose Street, 06-15-390-300: ORIGINAL PLAT OF THE TOWN NOW CITY OF KALAMAZOO Lot 227 and part of Lots 224, 225, 226, 228 & 229 described as follows: Com at a pt 132ft W of the NW cor of South Burdick Street and West South Street; th N 01deg 40min 05sec E 201.5ft (also recorded as N 198ft); th N 87deg 57min 11sec W 46.45ft (also recorded as W 41.25ft); th S 02deg 0min 41sec W 69.5ft (also recorded as S 66ft parallel with the W li of South Burdick Street); th N 87deg 58min 37sec W 156.78ft (also recorded as W 162.25ft) to the E li of South Rose Street; th S 02deg 03min 20sec W 132.08ft (also recorded as S 132ft) alg the E li of South Rose Street to the N li of West South Street; th S 87deg 59min 43sec E 204.53ft (also recorded as

E 204.14ft) alg sd N li to p.o.b.

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

**SITE LOCATION: SOUTH AND ROSE**



## 17) Former J.A. Richards Blocks *(chapter revised May 2021)*

### Eligible Property

~~314 Parsons Street, 06-15-215-076~~

810 North Pitcher Street, 06-15-250-031

813 Porter Street, 06-15-251-233

825 Porter Street, 06-15-221-060

~~315 East Frank Street, 06-15-250-150~~

322 Parsons Street, 06-15-215-075

809 Porter Street, 06-15-251-133

817 Porter Street, 06-15-221-003

901 Porter Street, 06-15-216-200

322 Parsons Street: This 0.20-acre, tax-reverted parcel (formerly three contiguous parcels, combined on January 20, 2011) was acquired by the BRA from the State of Michigan in July 2006 and from the Kalamazoo County Treasurer in December 2010. The parcel is currently vacant.

810 North Pitcher Street: This 0.07-acre, tax-reverted parcel was acquired by the BRA from the Kalamazoo County Treasurer in August 2012. The parcel currently contains an approximate 1,154 square foot dilapidated residential structure with a carport.

809 Porter Street: This 0.06-acre, tax-reverted parcel was acquired by the BRA from the Kalamazoo County Treasurer in August 2012. The parcel is currently vacant.

813 Porter Street: This 0.07-acre, tax-reverted parcel was acquired by the BRA from the Department of Natural Resources for the State of Michigan in May 2000. The parcel is currently vacant.

817 Porter Street: This 0.13-acre, tax-reverted parcel was acquired by the BRA from the Kalamazoo County Treasurer in August 2012. The parcel is currently vacant.

825 Porter Street: This 0.50-acre, tax-reverted parcel (formerly two contiguous parcels, combined on January 20, 2011) was acquired by the BRA from the City of Kalamazoo in 2003 and from the Kalamazoo County Treasurer in December 2010. The parcel is currently vacant.

901 Porter Street: This 0.45-acre, tax-reverted parcel (formerly two contiguous parcels, combined on January 20, 2011) was acquired by the BRA from the State of Michigan in July 2009 and from the Kalamazoo County Treasurer in December 2010. A vacant residential structure is currently present on the southeast corner of the parcel and the remainder of the property is currently vacant.

Of the seventeen original parcels that make up the current subject property (now combination), eight of the original parcels were formerly owned by the J.A. Richards Company (316 and 326 Parsons; 826, 901, 903, 913 and 914 North Pitcher; 325 Myrtle).

### **Basis of Eligibility**

The subject property is eligible for Plan inclusion based upon its condition as a blighted property. Section 2(e)(v) of Act 381 specifies that one of the definitions of blighted includes “tax reverted property owned by a qualified local governmental unit, by a county, or by this state. The sale, lease, or transfer of tax reverted property by a qualified local governmental unit, county, or this state after the property’s inclusion in a brownfield plan shall not result in the loss to the property of the status as blighted property for the purposes of this act.” Because each of the original parcels that make up the

subject property were tax reverted properties, the subject property is deemed eligible. The subject property is also eligible for Plan inclusion based upon the likely presence of environmental contamination associated with the former industrial use of portions of the property. It is anticipated that environmental assessment activities will be conducted in the future when a proposed developer of the property is identified and that the subject property's status as a "facility" (per the 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 eligible expenses associated with any eligible activities that are allowed under Act 381, as amended. The current cost estimate for eligible activities is up to \$500,000.

- 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 redeveloped for industrial-type or warehouse uses, the taxable value could increase by as much as \$1,875,000.

Estimate of Tax Increment Revenues: Using the overall business millage rate of 37.7701 mills, maximum annual available real property tax increment revenues are estimated to be \$70,817 for years 1 – 5 after redevelopment has occurred. This calculation assumes that redevelopment has occurred as described above.

It is the intent of the Authority to capture all available non-school 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 cost of eligible activities.

- f. Duration of the Brownfield Plan for eligible activities.**

As no project has yet materialized for this parcel, it is difficult to define plan duration. However, the date for the beginning of capture of tax increment revenues is no later than September 4, 2017 and will continue for a period necessary to reimburse eligible activities plus five years of additional tax capture, but not longer than allowed by law.

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

<b>Taxing Unit</b>	<b>Millage Rate</b>	<b>Maximum Estimated Annual Taxed Captured by Authority</b>
State Education Tax (SET)	6.0000	N/A
School Operating Tax	17.6757	N/A
CITY OPERATING	12.0000	\$ 22,500.00
CCTA	0.7470	\$ 1,400.63
SOLID WASTE	1.8000	\$ 3,375.00
KCTA	0.3131	\$ 587.06
KVCC	2.7970	\$ 5,244.38
COUNTY OPERATING - Summer	4.6608	\$ 8,739.00
COUNTY OPERATING - Winter - Public Safety	1.4409	\$ 2,701.69
COUNTY HOUSING	0.0993	\$ 186.19
COUNTY SENIOR	0.3484	\$ 653.25
COUNTY 911 DISPATCH	0.6500	\$ 1,218.75
KRESA OPERATING	2.8823	\$ 5,404.31
KRESA ALLOCATED	0.1437	\$ 269.44
KRESA SPECIAL ED	1.4925	\$ 2,798.44
KRESA ENHANCEMENT	1.5000	\$ 2,812.50
KALAMAZOO LIBRARY	3.9213	\$ 7,352.44
DDA	1.9638	N/A
<b>Local Total without School or DDA</b>	<b>34.7963</b>	<b>\$ 65,243.06</b>

**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.**

322 Parsons Street: PLAT NO 2 OR REVISED PLAT OF RICHARDSON & WATTLES ADDITION; Lot 72.

810 North Pitcher Street: PLAT NO 2 OR THE REVISED PLAT OF RICHARDSON & WATTLES ADDITION, Liber 2 of Plats Page 13; The South 2.75 Rods of the North 5.5 Rods of Lot 31.

809 Porter Street: PLAT NO 2 OR THE REVISED PLAT OF RICHARDSON & WATTLES ADDITION, Liber 2 of Plats Page 13; The North 1/2 of Lot 33, excluding the North 45 feet.

813 Porter Street: PLAT NO 2 OR THE REVISED PLAT OF RICHARDSON & WATTLES ADDITION, Liber 2 of Plats Page 13; The North 45 feet of Lot 33.

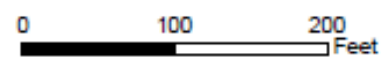
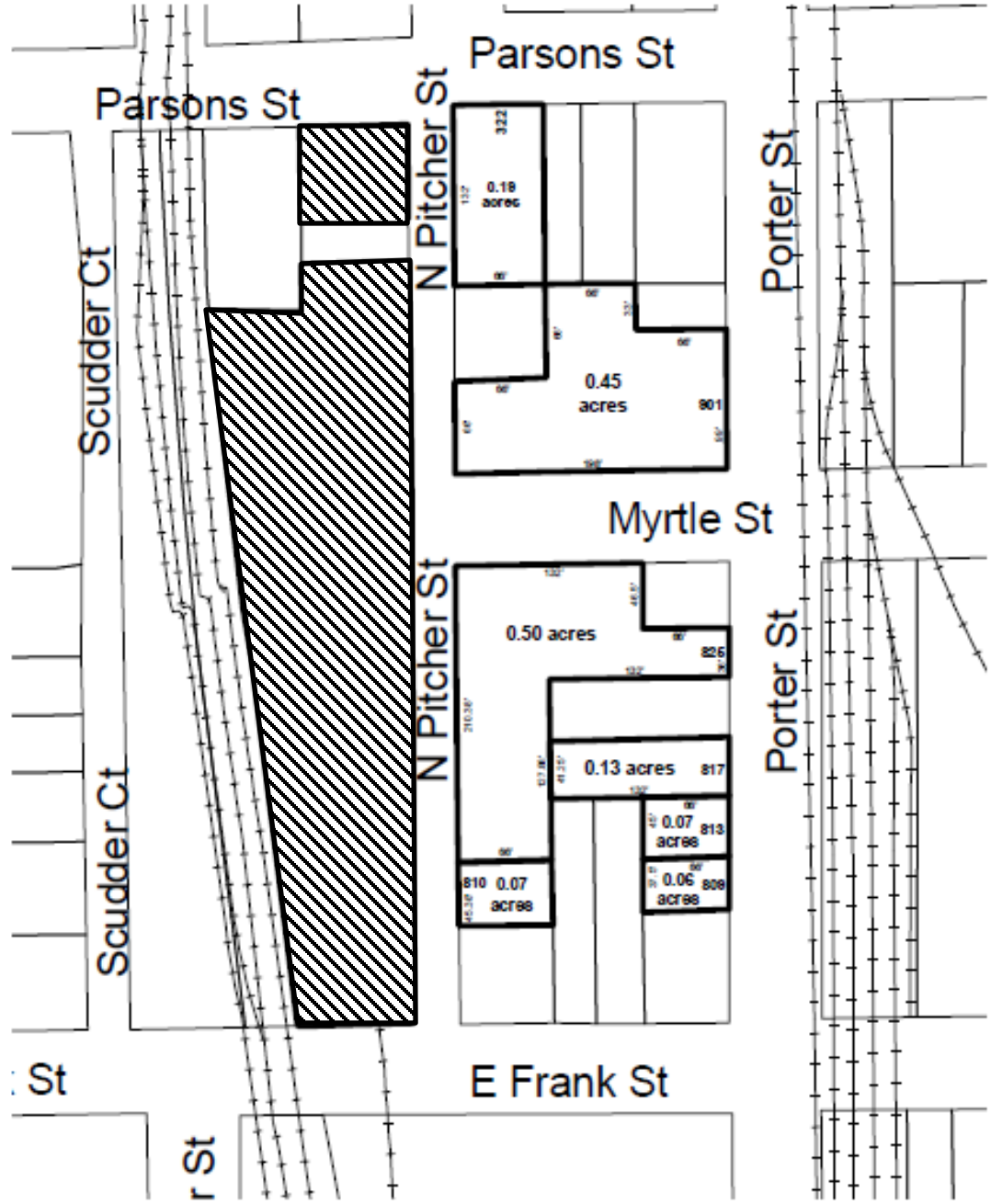
817 Porter Street: PLAT NO 2 OR THE REVISED PLAT OF RICHARDSON & WATTLES ADDITION, Liber 2 of Plats Page 13; The South 1/4 of Lot 52. The South 1/4 of Lot 53.

825 Porter Street: PLAT NO 2 OR REVISED PLAT OF RICHARDSON & WATTLES ADDITION; North 1/2 of Lot 52, excluding the North 46.5 feet Lot 54. Also the North 1/2 of Lot 53. Also North 2.75 Rods of Lot 31.

901 Porter Street: PLAT NO 2 OR REVISED PLAT OF RICHARDSON & WATTLES ADDITION; South 1/2 of Lot 57. Lot 56. Also the South 1/2 of Lot 55. Also the South 1/2 of the North 1/2 of Lot 57.

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

**SITE LOCATION: FORMER J.A. RICHARDS BLOCKS**



8/12 TKS



## **18) Gull & North** *(chapter removed September 2020)*

### **Eligible Property**

655 Gull Street, 06-15-281-025

## **19) Former Superior Cleaners** *(chapter removed September 2020)*

### **Eligible Property**

3122 Oakland Drive, 06-29-474-003

## **20) Arcadia Creek West End District** *(chapter removed September 2020)*

### **Eligible Property**

243 Cooley Street, 06-15-315-501

431 West Kalamazoo Avenue, 06-15-310-103

416 West Water Street, 06-15-321-209

411 West Kalamazoo Avenue, 06-15-311-002

227 North Park Street, 06-15-317-105

240 North Westnedge Avenue, 06-15-315-503

## 21) 1919 East Kilgore Service Road

### **Eligible Property**

1919 East Kilgore Service Road, 06-35-469-001

This 5.72-acre parcel contains one commercial structure (approximately 80,000 square feet) with associated parking and landscaped areas. The site was historically used as a commercial printing business, warehouse and office space, and for storage. The parcel was acquired by Kilgore Point, LLC in 2007 and they are currently in the process of rehabilitating the building/site for use as office and warehouse space with expanded parking areas. Current estimates call for a total project investment of approximately \$2,500,000 for interior and exterior renovations.

### **Basis of Eligibility**

The subject property is eligible for Plan inclusion based upon the presence of arsenic in soil in concentrations that exceed the Part 201 Generic Residential Cleanup Criteria as prescribed by 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 eligible expenses associated with any eligible activities that are allowed under Act 381. The current cost estimate for eligible activities is not to exceed \$135,000.

- 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 will be developed as described, the maximum anticipated future taxable value is estimated to be \$425,000. The current taxable value is \$370,600 leaving a net future taxable value, upon which capture can be based, of \$54,400.

Estimate of Tax Increment Revenues: Using a business millage rate of 35.2369 mills (which excludes any millage for school or debt service), maximum annual available real property tax increment revenues are estimated to be \$1,917 for years 1 – 5. This calculation assumes that redevelopment has occurred as described above.

At this time, no school tax capture is anticipated for the project. However, it is the intent of the Authority to capture all other available 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 cost of eligible activities.

**f. Duration of the Brownfield Plan for eligible activities.**

The renovation project is expected to be substantially completed in 2009, and the date for the beginning of capture of tax increment revenues is anticipated to be January 2010 and will continue for a period necessary to reimburse eligible activities and administrative expenses of the authority, but not to exceed 25 years plus five years of additional tax capture to the Local Brownfield Revolving Fund, but not longer than allowed by law.

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

<b>Taxing Unit</b>	<b>Millage Rate</b>	<b>Estimated Annual Range of Taxes Captured by Authority</b>
State Education Tax	6.0000	N/A
KPS Operating	17.6757	N/A
City Operating	12.0000	\$ 547.50
CCTA (Metro Transit)	0.7470	\$ 34.08
Solid Waste	1.8000	\$ 82.13
KCTA (County Transportation)	0.3131	\$ 14.29
KVCC	2.7970	\$ 127.61
County Operating (Summer)	4.6608	\$ 212.65
County Operating (Winter – Public Safety)	1.4409	\$ 65.74
County Housing	0.0993	\$ 4.53
County Senior	0.3484	\$ 15.90
County 911 Dispatch	0.6500	\$ 29.66
KRESA Operating	2.8823	\$ 131.50
KRESA Allocated	0.1437	\$ 6.56
KRESA Special Ed	1.4925	\$ 68.10
KRESA Enhancement	1.5000	\$ 68.44
Kalamazoo Library	3.9213	\$ 178.91
DDA	1.9638	N/A
<b>TOTAL (No school or DDA)</b>	<b>34.7963</b>	<b>\$ 1,587.58</b>

**Maximum annual increased taxable value = \$54,400**

**2020 Actual Taxable Value = \$416,225**

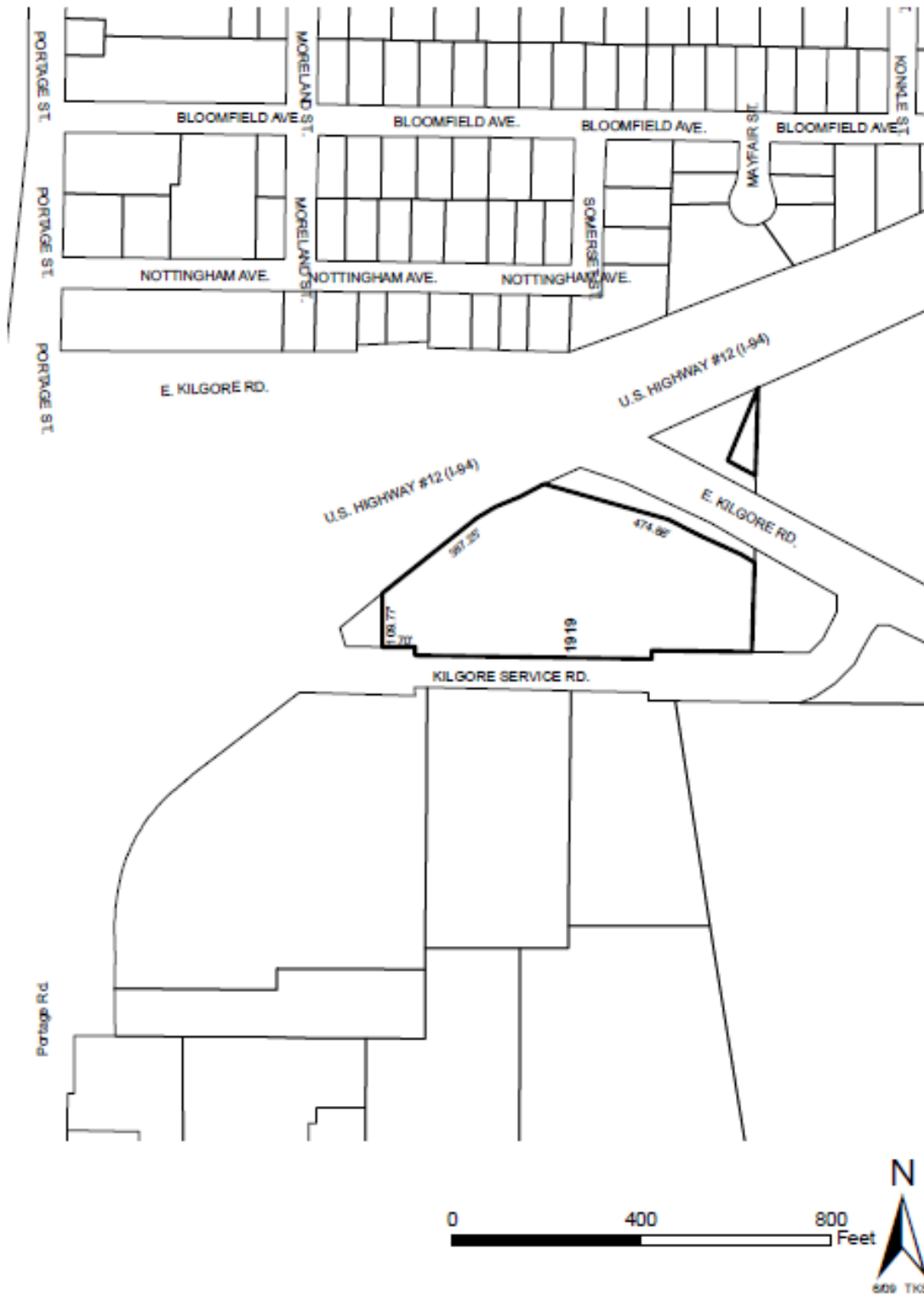
**h. Legal description of each parcel of eligible property to which the plan applies, a map showing the location and dimensions of each eligible property, and a statement of whether personal property is included as part of the eligible property.**

1919 East Kilgore Service Road: SECTION 35-2-11 Com at the SE cor of Sect 35 T2S R11W; th S 89deg 51min 08sec W 1146.13ft alg the S li of Sect 35 to the P.o.B.; th S 89deg 51min 08sec W 717.87ft alg the S li of Sect 35 to the ELY li of Michigan State Highway Department r.o.w. line for U.S. Route #12 (Now I-94); th N 0deg 08min 52sec W 50.0ft alg sd r.o.w; th S 89deg 51min 08sec W 145.0ft alg sd r.o.w.; th N 25deg 40min 22sec W 36.20ft alg sd r.o.w.; th N 49deg 52min 38sec E

387.25ft alg sd r.o.w.; th N 64deg 19min 38sec E 644.63ft alg sd r.o.w.; th S 00deg 08min 52sec E 609.23ft to p.o.b. Also described as the W 7.5 Acres --The ELY li being meas at right angles to Kilgore Road -- of the following desc that PART OF S1/2 SE1/4 SD SEC LYING S of US HWY #12--now I-94-- reserving however the right to the preservation of a clear zone in a trapezium- shaped area of approx. 2 Acres on the E side thereof to the extent needed to permit a proposed new runway at the grantors airport, as defined in the US Dept. of Com., CAA, policy for runway clear zones dated 02-04-1957 as amended or waived from time to time hereafter. Exc com at S1/4 post sd Sect 35; th E alg S li sd Sect 647.23ft; th N 50ft to N li Kilgore Road for p.o.b.; th E par to sd S li sd Sect 75ft; th N 109.27ft to SLY li HWY I-94; th S 49deg 59min 30sec W 118.11ft; th S 24deg 42min 40sec E 36.7ft to p.o.b. Also exc com at SE cor Sect 35; th S 89deg 51min 21sec W 1146.19ft; th N 0deg 8min 39sec W 238.67ft to p.o.b; th N 65deg 51min 7sec W 235.23ft; th N 75deg 27min 27sec W 239.65ft to SLY r-o-w li of existing I-94, th ELY alg sd r-o-w li a bearing & dist of N 64deg 19min 38sec E 494.5ft; th S 22deg 59min 20sec W 154.32ft; th S 62deg 41min 2sec E 68.32ft; th S 0deg 8min 39sec E 197.21ft to p.o.b. 5.72 A

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

# SITE LOCATION: 1919 E KILGORE SERVICE ROAD



## 22) 610 South Burdick Street

### Eligible Property

610 South Burdick Street, 06-22-141-060

This 0.5-acre parcel contains one commercial structure (approximately 8,000 square feet) with associated parking and landscaped areas. The site was historically used as an office building and retail space since at least 1957. The parcel is owned by The Hinman Company and has been leased for office space. The proposed redevelopment includes the demolition of the existing building and constructing a new 24,000 square foot two-story office building on the site. Current estimates call for a total project investment of approximately \$1,700,000.

### 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 the 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 eligible expenses associated with any eligible activities that are allowed under Act 381. The current cost estimate for eligible activities is \$160,000.

- 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 will be developed as described, the maximum anticipated future taxable value is estimated to be \$630,900. The current taxable value is \$107,600, leaving a net future taxable value, upon which capture can be based, of \$523,300.

Estimate of Tax Increment Revenues: Using the overall business millage rate of 38.2551 mills (which excludes any millage for school or debt service), maximum annual available real property tax increment revenues are estimated to be \$20,017 for years 1 – 5. This calculation assumes that redevelopment has occurred as described above.

At this time, no school tax capture is anticipated for the project. However, it is the intent of the Authority to capture all available 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 cost of eligible activities.



**f. Duration of the Brownfield Plan for eligible activities.**

The renovation project is expected to be commence in 2009, and the date for the beginning of capture of tax increment revenues is anticipated to be January 2010 and will continue for a period necessary to reimburse eligible activities and administrative expenses of the authority plus five years of additional tax capture, but not longer than allowed by law.

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

<b>Taxing Unit</b>	<b>Millage Rate</b>	<b>Estimated Annual Range of Taxes Captured by Authority</b>
State Education Tax	6.0000	N/A
KPS Operating	17.6757	N/A
City Operating	12.0000	\$ 8,776.82
CCTA (Metro Transit)	0.7470	\$ 546.36
Solid Waste	1.8000	\$ 1,316.52
KCTA (County Transportation)	0.3131	\$ 229.00
KVCC	2.7970	\$ 2,045.73
County Operating (Summer)	4.6608	\$ 3,408.92
County Operating (Winter – Public Safety)	1.4409	\$ 1,053.88
County Housing	0.0993	\$ 72.63
County Senior	0.3484	\$ 254.82
County 911 Dispatch	0.6500	\$ 475.41
KRESA Operating	2.8823	\$ 2,108.12
KRESA Allocated	0.1437	\$ 105.10
KRESA Special Ed	1.4925	\$ 1,091.62
KRESA Enhancement	1.5000	\$ 1,097.10
Kalamazoo Library	3.9213	\$ 2,868.05
DDA	1.9638	N/A
<b>TOTAL (No school or DDA)</b>	<b>34.7963</b>	<b>\$ 25,450.08</b>

**Maximum annual increased taxable value = \$523,300**

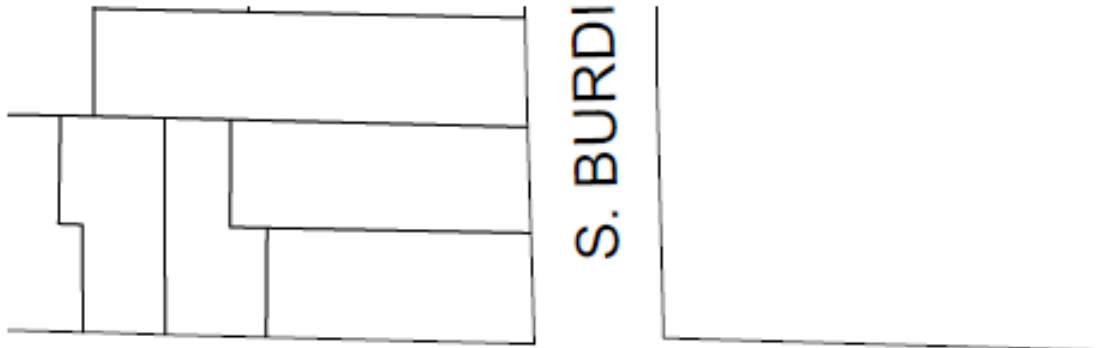
**2020 Actual Taxable Value = \$839,002**

**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.**

610 South Burdick Street: BLEYKERS ADDITION; Lot 43, excluding the W 24.42ft. Also the E 159ft of Lot 42.

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

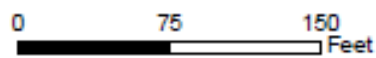
**SITE LOCATION: 610 SOUTH BURDICK STREET**



W. WALNUT ST.



W. DUTTON ST.



## 23) 419 Harrison Street

### Eligible Property

419 Harrison Street, 06-15-404-007

This 0.61-acre, tax-reverted parcel was acquired by the BRA from the Kalamazoo County Treasurer in September 2010. The property was historically used as a bicycle shop and more recently as a retail heating and cooling business (Futures'). Four interconnected two-story vacant and dilapidated former commercial structures totaling 8,862 square feet were demolished on the parcel.

### Basis of Eligibility

The subject property is eligible for Plan inclusion based upon its condition as a blighted property. Section 2(e)(v) of Act 381 specifies that one of the definitions of blighted includes "tax reverted property owned by a qualified local governmental unit, by a county, or by this state. The sale, lease, or transfer of tax reverted property by a qualified local governmental unit, county, or this state after the property's inclusion in a brownfield plan shall not result in the loss to the property of the status as blighted property for the purposes of this act." Because the subject property is a tax reverted property, the subject property is deemed eligible.

### 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 eligible expenses associated with any eligible activities that are allowed under Act 381, as amended. The current cost estimate for eligible activities is \$125,000.

- 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 redeveloped for commercial or mixed uses based on the property zoning, the taxable value could increase by as much as \$600,000.

Estimate of Tax Increment Revenues: Using the overall business millage rate of 37.7701 mills, maximum annual available real property tax increment revenues are estimated to be \$23,837 for years 1 – 5. This number is reduced to \$4,763 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 except for Kalamazoo Public School operating and State Education Tax. This calculation assumes that redevelopment has occurred as described above.

It is the intent of the Authority to capture all available non-school 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 cost of eligible activities.

**f. Duration of the Brownfield Plan for eligible activities.**

As no project has yet materialized for this parcel, it is difficult to define plan duration. However, the date for the beginning of capture of tax increment revenues is no later than April 4, 2016 and will continue for a period necessary to reimburse eligible activities plus five years of additional tax capture, but not longer than allowed by law.

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

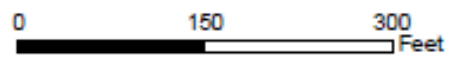
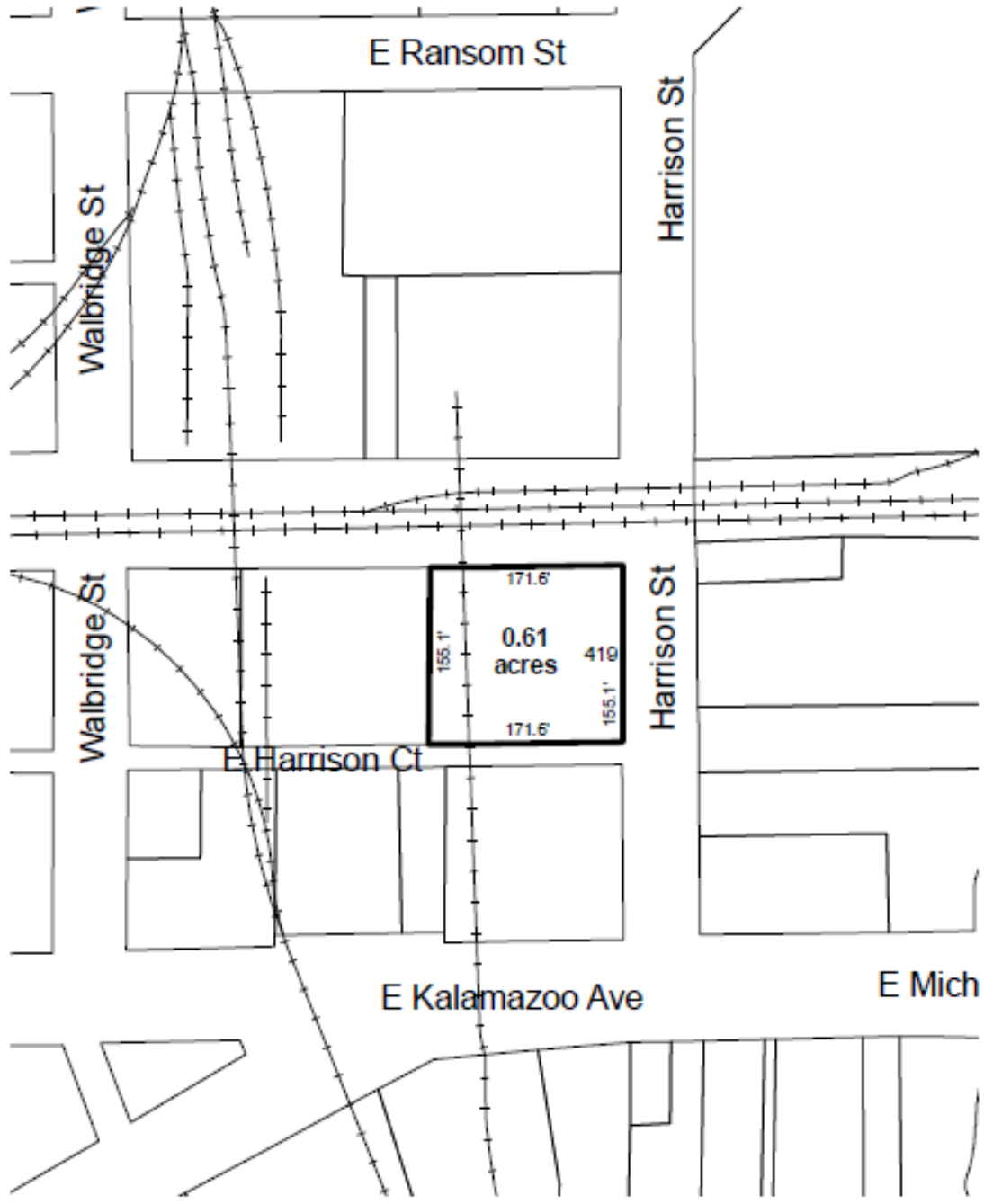
<b>Taxing Unit</b>	<b>Millage Rate</b>	<b>Maximum Estimated Annual Taxes Captured by Authority</b>
State Education Tax (SET)	6.0000	N/A
School Operating Tax	17.6757	N/A
CITY OPERATING	12.0000	\$ 7,200.00
CCTA	0.7470	\$ 448.20
SOLID WASTE	1.8000	\$ 1,080.00
KCTA	0.3131	\$ 187.86
KVCC	2.7970	\$ 1,678.20
COUNTY OPERATING - Summer	4.6608	\$ 2,796.48
COUNTY OPERATING - Winter - Public Safety	1.4409	\$ 864.54
COUNTY HOUSING	0.0993	\$ 59.58
COUNTY SENIOR	0.3484	\$ 209.04
COUNTY 911 DISPATCH	0.6500	\$ 390.00
KRESA OPERATING	2.8823	\$ 1,729.38
KRESA ALLOCATED	0.1437	\$ 86.22
KRESA SPECIAL ED	1.4925	\$ 895.50
KRESA ENHANCEMENT	1.5000	\$ 900.00
KALAMAZOO LIBRARY	3.9213	\$ 2,352.78
DDA	1.9638	\$ 1,178.28
<b>Local Total without School with DDA</b>	<b>36.7601</b>	<b>\$ 22,056.06</b>

**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.**

419 Harrison Street: Lot 5 & Lot 6 in Block 21 of the Original Plat of the Town (now City) of Kalamazoo as recorded in Liber 6 of Plats on page 8 in Kalamazoo County, Michigan.

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

# SITE LOCATION: 419 HARRISON



**24) 511 East Paterson Street** *(chapter removed October 7, 2019)*

## 25) 1101 Portage Street

### **Eligible Property**

1101 Portage Street, 06-22-434-011

The proposed project includes an approximate 59,000 square foot three-story mixed-use building. The building will include approximately 9,500 square feet of commercial space on the first floor and a total of 48 residential units. There are 29 affordable housing units subject a PILOT, and a condominium subdivision for the remaining residential units and commercial spaces – broken down as: 19 market rate units, 5800 square feet dedicated for 24 hour drop childcare facility, and 2400 square feet of leasable commercial space. The site is currently vacant and was formerly occupied by a blighted building.

### **Basis of Eligibility**

The subject property is eligible for Plan inclusion based upon its condition as a blighted property. Section 2(e)(vi) of Act 381 specifies that one of the definitions of blighted includes “property owned or under the control of a land bank fast track authority under the land bank fast track act, whether or not located within a qualified local governmental unit. Property included within a brownfield plan prior to the date it meets the requirements of this subdivision to be eligible property shall be considered to become eligible property as of the date the property is determined to have been or becomes qualified as, or is combined with, other eligible property. The sale, lease, or transfer of the property by a land bank fast track authority after the property’s inclusion in a brownfield plan shall not result in the loss to the property of the status as blighted property for the purposes of this act.” Because the subject property is owned by the Kalamazoo County Land Bank, the subject property is deemed eligible.

In addition, the site is eligible for brownfield plan inclusion due to its “facility” status (per Natural Resources and Environmental Protection Act, Act 451, PA 1994, 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 eligible expenses associated with any eligible activities that are allowed under Act 381, as amended. The current cost estimate for eligible activities is \$676,586.

**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 will be redeveloped as described, the anticipated future taxable value is estimated to be \$274,000. The current

taxable value is \$0, leaving a net future taxable value, upon which capture can be based, of \$274,000.

Estimate of Tax Increment Revenues: Using the overall business millage rate of 58.1083 mills, maximum annual available real property tax increment revenues are estimated to be \$15,922 for years 1 – 5. This calculation assumes that redevelopment has occurred as described above.

It is the intent of the Authority to capture all available school and non-school 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 cost of eligible activities.

**f. Duration of the Brownfield Plan for eligible activities.**

It is anticipated that the capture of tax increment revenues will start by 2020. However, the date for the beginning of capture of tax increment revenues will be no later than October 1, 2023 and will continue for a period necessary to reimburse eligible activities and administrative expenses of the authority plus five years of additional tax capture, but not longer than allowed by law.

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

Taxing Unit	Millage Rate	Estimated Annual Range of Taxes Captured by Authority
State Education Tax	6.0000	\$ 127.80
KPS Operating	17.6757	\$ 376.49
City Operating	12.0000	\$ 255.60
CCTA (Metro Transit)	0.7470	\$ 15.91
Solid Waste	1.8000	\$ 38.34
KCTA (County Transportation)	0.3131	\$ 6.67
KVCC	2.7970	\$ 59.58
County Operating (Summer)	4.6608	\$ 99.28
County Operating (Winter – Public Safety)	1.4409	\$ 30.69
County Housing	0.0993	\$ 2.12
County Senior	0.3484	\$ 7.42
County 911 Dispatch	0.6500	\$ 13.85
KRESA Operating	2.8823	\$ 61.39
KRESA Allocated	0.1437	\$ 3.06
KRESA Special Ed	1.4925	\$ 31.79
KRESA Enhancement	1.5000	\$ 31.95
Kalamazoo Library	3.9213	\$ 83.52
DDA	1.9638	N/A
<b>TOTAL (School, no DDA)</b>	<b>58.4720</b>	<b>\$ 1,245.45</b>



**Maximum annual increased taxable value = \$274,000**

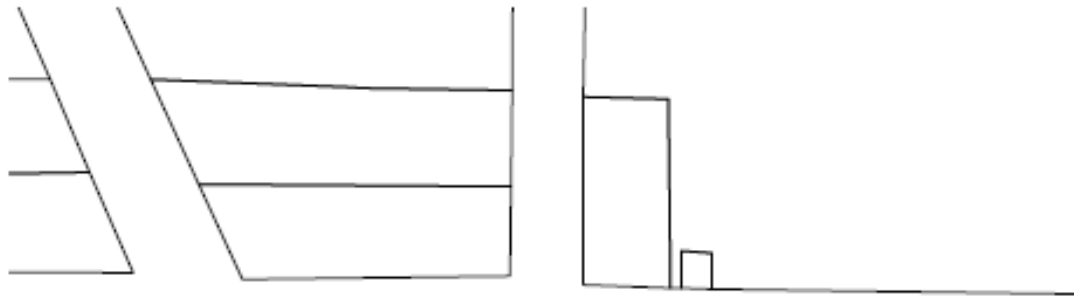
**2020 Actual Taxable Value = \$21,300**

**f. 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.**

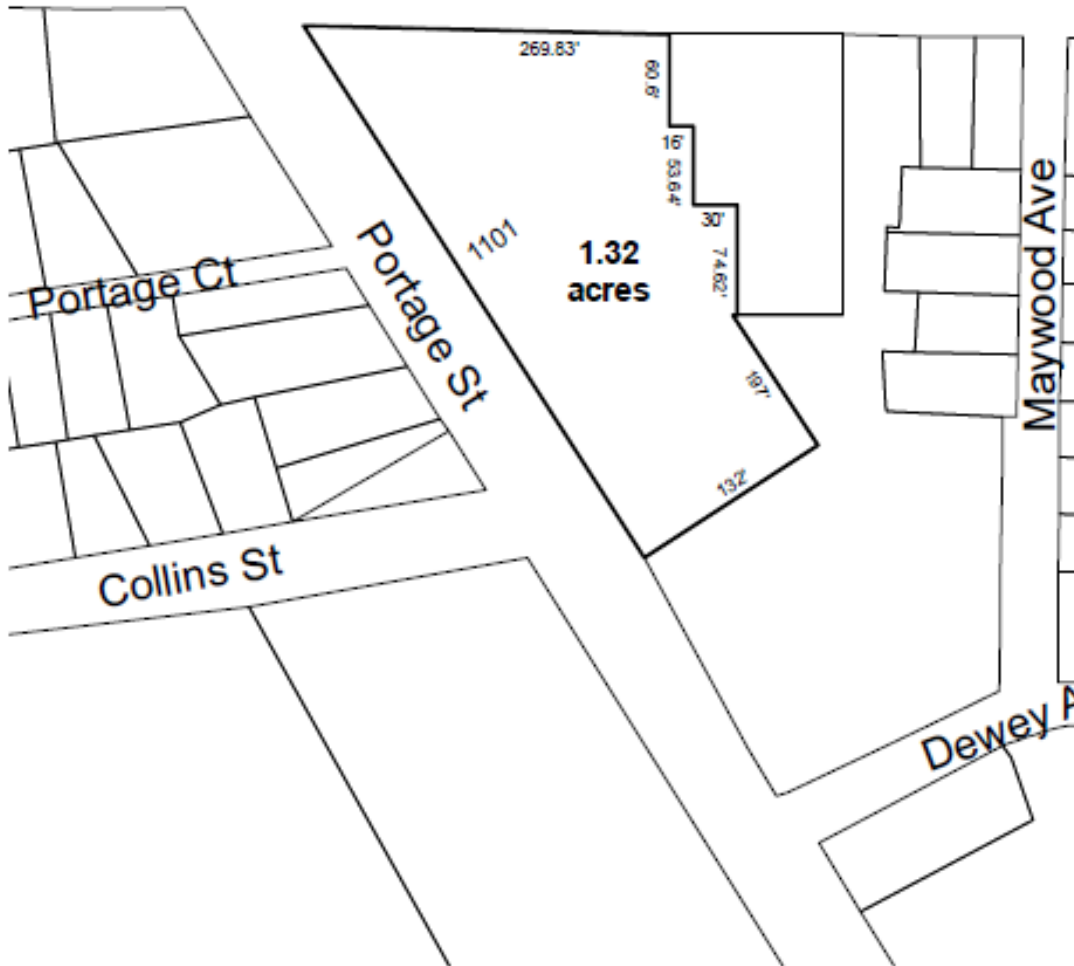
**1101 Portage Street:** Commencing at the southeast corner of Portage Street & Lake Street; thence Easterly on the southerly line of Lake Street to a point 28.97 feet West of east line of Section 22; thence South 188.86 feet; thence West 74.70 feet; thence South 56deg 58min West to the easterly line of Portage Street; thence Northwesterly along said easterly line to the point of beginning. Also commencing on the easterly line of Portage Street 144 feet Northerly from the northwesterly corner of Lot 35 of LAKE Street PLAT; thence Northerly 114 feet along the easterly line of Portage Street; thence North 56deg 58min East 132 feet; thence South 33deg 02min East 114 feet; thence South 56deg 58min West 132 feet to the point of beginning. Excluding the following: beginning at the southeast corner of Portage Street & Lake Street; thence East 84.91 feet along the south line of Lake Street; thence South 14deg 41min 13sec East 24.40 feet; thence North 75deg 18min 44sec East 6.84 feet; thence South 14deg 41min 16sec East 30.78 feet; thence South 75deg 0min 43sec West 57.17 feet; thence South 57deg 0min 0sec West 6.0 feet to east line of Portage Street; thence North 33deg 0min 0sec West 83.10 feet along said east line to said south line and the point of beginning of this exclusion. Also excluding the following parcel: Commencing at the East 1/4 corner of Section 22; thence Southerly 193.77 feet along the east line of Section 22 to the south line of Lake Street; thence West 28.97 feet along the south line of Lake Street to the point of beginning for this exclusion: thence South 188.86 feet perpendicular with the south line of Lake Street; thence West 71.69 feet perpendicular to last course; thence North 74.62 feet; thence West 30 feet; thence North 53.64 feet; thence West 16.0 feet; thence North 60.60 feet to the south line of Lake Street; thence East 117.69 feet along the south line of Lake Street to the point of beginning of this exclusion.

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

# SITE LOCATION: 1101 PORTAGE STREET



Lake St



Portage Ct

Portage St

Collins St

Maywood Ave

Dewey Ave

269.83'

60.8'

92.53.64'

38'

74.62'

187'

132'

1101

1.32 acres

0 100 200 Feet



813 TKS

## 26) 316 South Kalamazoo Mall

### Eligible Property

316 South Kalamazoo Mall, 06-15-390-210

This 0.74-acre parcel was acquired by Peregrine Plaza, LLC in October 2010. The site contains an existing two-story building with basement, with a floor area of 65,704 square-feet (excluding basement). The currently vacant subject building was constructed in 1955 for use as a department store and was more recently used as a charter school. The current property owner intends to redevelop the site building in a mixed-use fashion by establishing retail units on the first floor, residential units on the second floor and the addition of residential penthouse space on portions of the current roof. The basement of the building is intended to be used for indoor parking and retail/residential storage units. Current estimates call for a total project investment of approximately \$2,398,900.

### Basis of Eligibility

The subject property is eligible for Plan inclusion based upon functional obsolescence. Obsolescence has been confirmed by the Kalamazoo City Assessor.

### 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 eligible expenses associated with any eligible activities that are allowed under Act 381, as amended. The current cost estimate for eligible activities is up to \$500,000.

- 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 will be redeveloped as described, the anticipated future taxable value is estimated to be \$2,328,200. The current taxable value is \$567,700, leaving a net future taxable value, upon which capture can be based, of \$1,760,500.

Estimate of Tax Increment Revenues: Using the overall business millage rate of 39.7339 mills, maximum annual available real property tax increment revenues are estimated to be \$69,952 for years 1 – 5. This number is reduced to \$42,550 per year due to the pre-existence of the Downtown Development Authority (DDA) TIF district, which already captures varying percentages (by jurisdiction) of all new tax increments except for Kalamazoo Public School Operating and State Education Tax. The calculation assumes that redevelopment has occurred as described above.

It is the intent of the Authority to capture all available non-school 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 eligible activities.

**f. Duration of the Brownfield Plan for eligible activities.**

It is anticipated that the capture of tax increment revenues will start by 2014. However, the date for the beginning of capture of tax increment revenues will be no later than May 16, 2016 and will continue for a period necessary to reimburse eligible activities and administrative expenses of the authority plus five years of additional tax capture, but not longer than allowed by law.

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

<b>Taxing Unit</b>	<b>Millage Rate</b>	<b>Estimated Annual Range of Taxes Captured by Authority</b>
State Education Tax	6.0000	N/A
KPS Operating	17.6757	N/A
City Operating	12.0000	\$ 22,112.09
CCTA (Metro Transit)	0.7470	\$ 1,376.48
Solid Waste	1.8000	\$ 3,316.81
KCTA (County Transportation)	0.3131	\$ 576.94
KVCC	2.7970	\$ 5,153.96
County Operating (Summer)	4.6608	\$ 8,588.33
County Operating (Winter – Public Safety)	1.4409	\$ 2,655.11
County Housing	0.0993	\$ 182.98
County Senior	0.3484	\$ 641.99
County 911 Dispatch	0.6500	\$ 1,197.74
KRESA Operating	2.8823	\$ 5,311.14
KRESA Allocated	0.1437	\$ 264.79
KRESA Special Ed	1.4925	\$ 2,750.19
KRESA Enhancement	1.5000	\$ 2,764.01
Kalamazoo Library	3.9213	\$ 7,225.68
DDA	1.9638	\$ 3,618.64
<b>TOTAL (No school + DDA)</b>	<b>36.7601</b>	<b>\$ 67,736.88</b>

**Maximum annual taxable value = \$1,760,500**

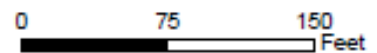
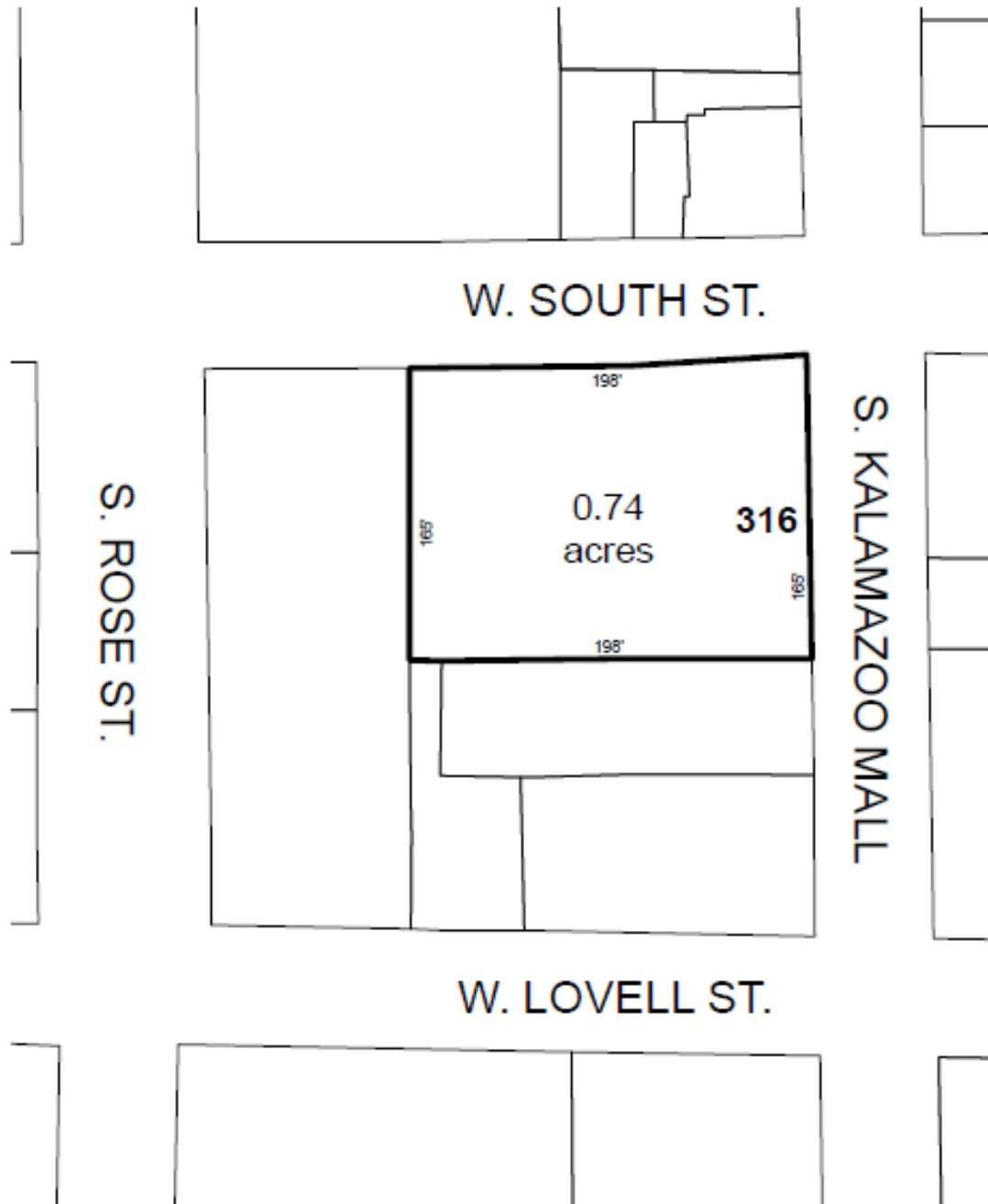
**2020 Actual Taxable Value = \$2,410,374**

**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.**

316 South Kalamazoo Mall: ORIGINAL PLAT OF THE TOWN (NOW CITY) OF KALAMAZOO Lot 209 & Lot 210.

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

**SITE LOCATION: 316 SOUTH KALAMAZOO MALL**



## 27) 154 South Kalamazoo Mall

### **Eligible Property**

154 South Kalamazoo Mall, 06-15-386-223

This 0.24-acre parcel was acquired by V Investments, LLC, a division of Catalyst Development Company 7, LLC, in September 2008. The site contains an existing two-story building with basement, with a floor area of 18,514 square-feet (excluding basement). The currently vacant subject building was constructed in 1867 for use as Kalamazoo's first Village Hall and housed both government offices and fire protection. The building was remodeled numerous times, including a major overhaul in 1879, adding several spaces utilized by the first Public Library, the Ladies Library Association and the Board of Education. In 1925, the building was leased to the J.C. Penney Corporation and several renovations have taken place since to accommodate smaller businesses. The current property owner intends to redevelop the site building in a mixed-use fashion by establishing two retail units on the first floor, five residential units on the second floor and the addition of residential penthouse space on portions of the current roof for three of the second floor residential units. Each of the residential units will have terrace space and a one-car garage. The basement of the building is intended to be used for retail space and storage units. Current estimates call for a total project investment of approximately \$9,300,000.

### **Basis of Eligibility**

The subject property is eligible for Plan inclusion based upon functional obsolescence. Obsolescence has been confirmed by the Kalamazoo City Assessor.

### **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 eligible expenses associated with any eligible activities that are allowed under Act 381, as amended. The current cost estimate for eligible activities is up to \$425,000.

- 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 will be redeveloped as described, the anticipated future taxable value is estimated to be \$1,483,400. The current taxable value is \$210,519, leaving a net future taxable value, upon which capture can be based, of \$1,272,881.

Estimate of Tax Increment Revenues: Using the overall business millage rate of 39.7339 mills, maximum annual available real property tax increment revenues are estimated to be \$50,577 for years 1 – 5. This number is reduced to \$30,373 per year due to the pre-existence of the Downtown

Development Authority (DDA) TIF district, which already captures varying percentages (by jurisdiction) of all new tax increments except for Kalamazoo Public School Operating and State Education Tax. The calculation assumes that redevelopment has occurred as described above.

It is the intent of the Authority to capture all available non-school 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 cost of eligible activities.

**f. Duration of the Brownfield Plan for eligible activities.**

It is anticipated that the capture of tax increment revenues will start by 2013. However, the date for the beginning of capture of tax increment revenues will be no later than July 5, 2016 and will continue for a period necessary to reimburse eligible activities and administrative expenses of the authority plus five years of additional tax capture, but not longer than allowed by law.

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

<b>Taxing Unit</b>	<b>Millage Rate</b>	<b>Estimated Annual Range of Taxes Captured by Authority</b>
State Education Tax	6.0000	N/A
KPS Operating	17.6757	N/A
City Operating	12.0000	\$ 9,648.66
CCTA (Metro Transit)	0.7470	\$ 600.63
Solid Waste	1.8000	\$ 1,447.30
KCTA (County Transportation)	0.3131	\$ 251.75
KVCC	2.7970	\$ 2,248.94
County Operating (Summer)	4.6608	\$ 3,747.54
County Operating (Winter – Public Safety)	1.4409	\$ 1,158.56
County Housing	0.0993	\$ 79.84
County Senior	0.3484	\$ 280.13
County 911 Dispatch	0.6500	\$ 522.64
KRESA Operating	2.8823	\$ 2,317.53
KRESA Allocated	0.1437	\$ 115.54
KRESA Special Ed	1.4925	\$ 1,200.05
KRESA Enhancement	1.5000	\$ 1,206.08
Kalamazoo Library	3.9213	\$ 3,152.94
DDA	1.9638	\$ 1,579.00
<b>TOTAL (No school + DDA)</b>	<b>36.7601</b>	<b>\$ 29,557.14</b>

**Maximum annual taxable value = \$1,272,881**

**2020 Actual Taxable Value = \$1,014,574**

**h. Legal description of each parcel of eligible property to which the plan applies, a map showing**

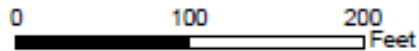
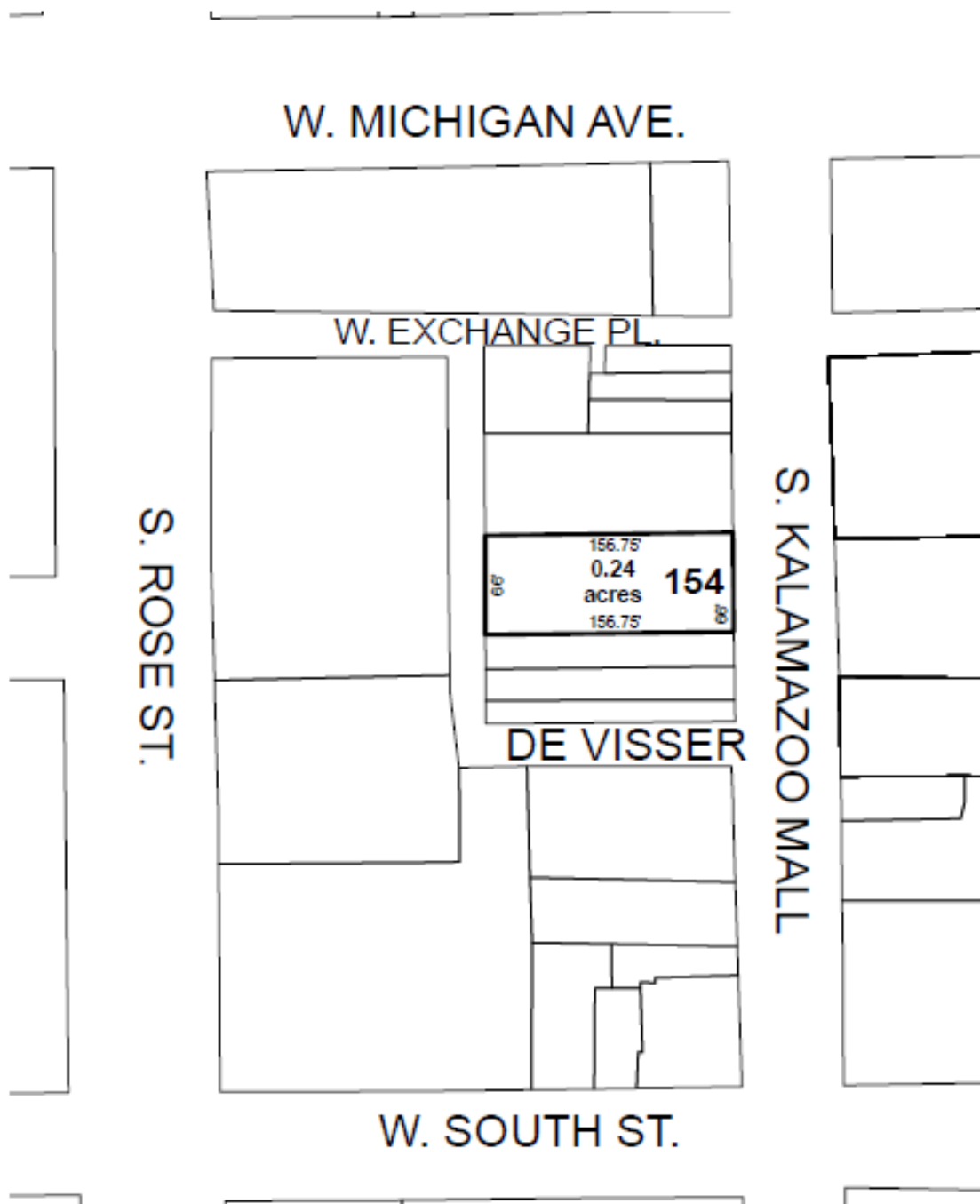
**the location and dimensions of each eligible property, and a statement of whether personal property is included as part of the eligible property.**

154 South Kalamazoo Mall: ORIGINAL PLAT OF THE TOWN (NOW CITY) OF KALAMAZOO, recorded in Liber 6 of Plats Page 8 at Kalamazoo County Register of Deeds; Part of Lot 222 and part of Lot 223 described as follows: commencing on the west line of South Burdick Street (now South Kalamazoo Mall) at a point 252 feet South of the south line of West Michigan Avenue; thence West 9.5 Rods; thence South 4 Rods; thence East 9.5 Rods to the west line of South Kalamazoo Mall; thence North 4 Rods along the west line of South Kalamazoo Mall to the point of beginning.

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



# SITE LOCATION: 154 SOUTH KALAMAZOO MALL



## 28) 155 West Michigan Avenue

155 West Michigan Avenue, 06-15-380-081

### **Eligible Property**

This 0.64-acre parcel has been used for the past several decades for commercial surface parking containing an approximate 80 square foot lot attendant structure. Prior to its use for parking, the site is understood to have historically contained commercial/retail type structures. Phoenix Properties (through W. Michigan & Rose Development, LLC) intends to redevelop the site in a mixed-use fashion by constructing a twelve-story building with approximately 275,000 square feet of floor space. The proposed development will include a cover 46,000 square feet of commercial space, 140 new market rate apartment units, and 256 parking spaces. The current estimate for total project investment is approximately \$35,000,000.

### **Basis of Eligibility**

Based on sampling activities conducted in July 2011, the site is eligible for Plan inclusion based on its confirmed status as a “facility” (per Natural Resources and Environmental Protection Act, Act 451, PA 1994, as amended). These known contaminants include naphthalene, phenanthrene, arsenic, cadmium, mercury and zinc in soil and fluoranthene, phenanthrene, copper, lead, selenium and silver 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.**

Tax increment revenues will be used to offset eligible expenses associated with any eligible activities that are allowed under Act 381, as amended. Specific expected activities include demolition, site preparation, infrastructure improvements, environmental assessment, due care, environmental response activities along with simple interest on any eligible activities. The current cost estimate for eligible activities, including interest, is up to \$9 million.

- 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 will be redeveloped as described, the anticipated future taxable value is estimated to be \$7,336,843. The current taxable value is \$153,554, leaving a net future taxable value, upon which capture can be based, of \$7,183,289.

Estimate of Tax Increment Revenues: Using the overall business millage rate of 65.7339 mills, maximum annual available real property tax increment revenues are estimated to be \$472,186 for years 1 – 5. This number is reduced to \$368,804 per year due to the pre-existence of the Downtown Development Authority (DDA) TIF district, which already captures varying percentages (by jurisdiction) of all new tax increments. The calculation assumes that redevelopment has occurred as

described above. It is the intent of the Authority to capture all available school and non-school 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 cost of eligible activities.

**f. Duration of the Brownfield Plan for eligible activities.**

It is anticipated that the capture of tax increment revenues will start by 2017. However, the date for the beginning of capture of tax increment revenues will be no later than June 6, 2021 and will continue for a period necessary to reimburse eligible activities and administrative expenses of the authority plus five years of additional tax capture, but not longer than allowed by law.

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

<b>Taxing Unit</b>	<b>Millage Rate</b>	<b>Estimated Annual Range of Taxes Captured by Authority</b>
State Education Tax	6.0000	\$ 46,737.75
KPS Operating	17.6757	\$ 137,687.07
City Operating	12.0000	\$ 93,475.50
CCTA (Metro Transit)	0.7470	\$ 5,818.85
Solid Waste	1.8000	\$ 14,021.33
KCTA (County Transportation)	0.3131	\$ 2,438.93
KVCC	2.7970	\$ 21,787.58
County Operating (Summer)	4.6608	\$ 36,305.88
County Operating (Winter – Public Safety)	1.4409	\$ 11,224.07
County Housing	0.0993	\$ 773.51
County Senior	0.3484	\$ 2,713.91
County 911 Dispatch	0.6500	\$ 5,063.26
KRESA Operating	2.8823	\$ 22,452.04
KRESA Allocated	0.1437	\$ 1,119.37
KRESA Special Ed	1.4925	\$ 11,626.02
KRESA Enhancement	1.5000	\$ 11,684.44
Kalamazoo Library	3.9213	\$ 30,545.46
DDA	1.9638	\$ 15,297.27
<b>TOTAL (School + DDA)</b>	<b>60.4358</b>	<b>\$ 470,722.22</b>

**Maximum annual increased taxable value = \$7,183,289**

**2020 Actual Taxable Value = \$7,943,179**

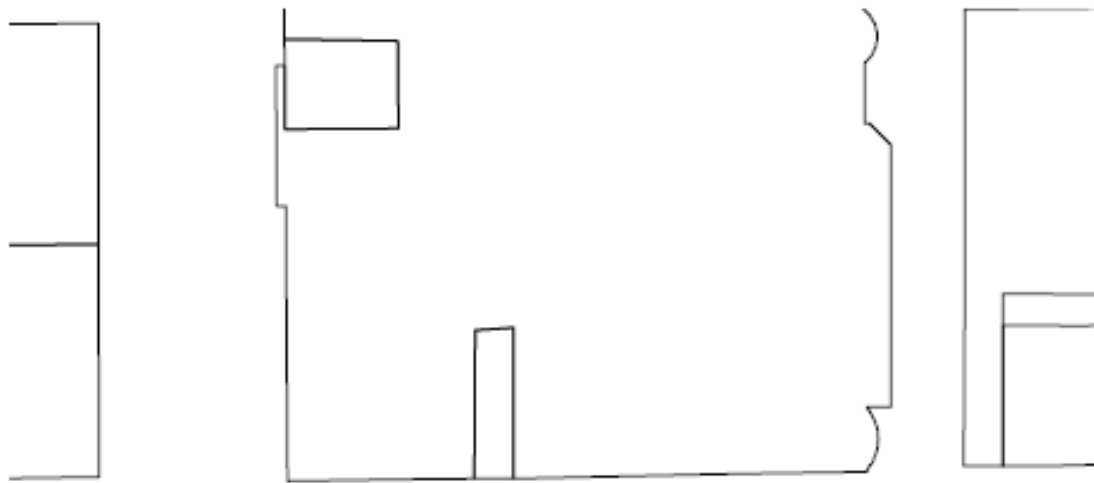
**h. Legal description of each parcel of eligible property to which the Plan applies, a map showing the location and dimensions of each eligible property, and a statement of whether personal property is included as part of the eligible property.**

155 West Michigan Avenue, 06-15-380-081: ORIGINAL PLAT OF THE TOWN (NOW CITY) OF KALAMAZOO, Liber 6 of Plats Page 8; The North 100 feet of Lot 81. The North 100 feet of Lot

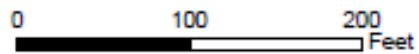
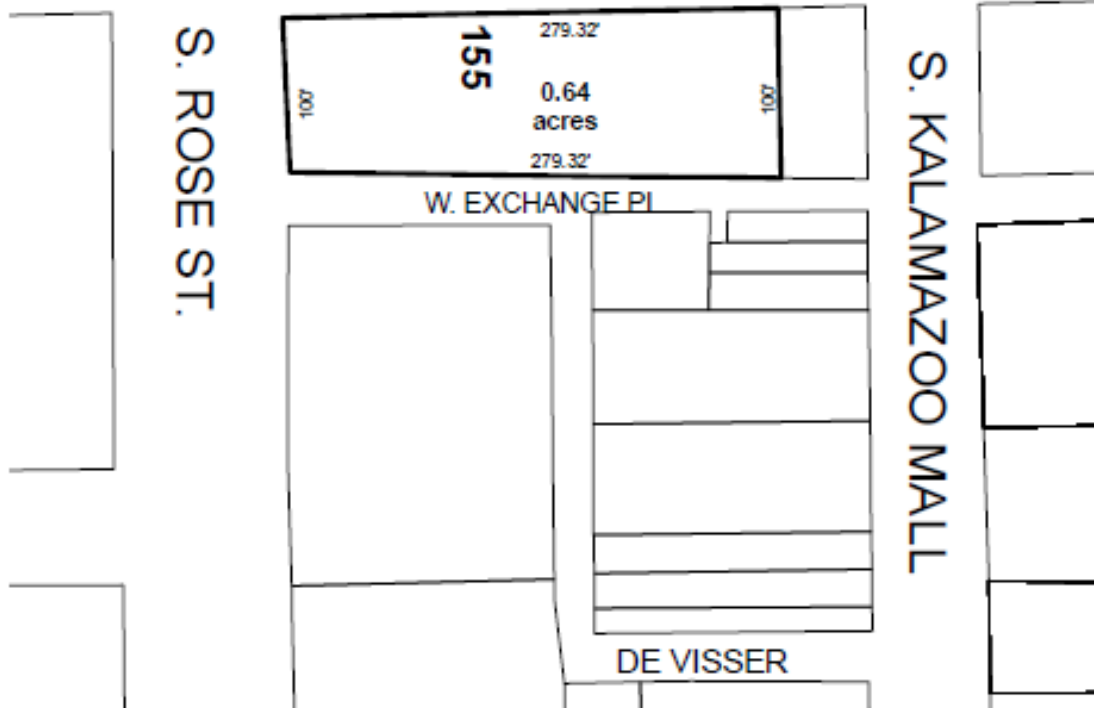
83. The North 100 feet of Lot 85. The North 100 feet of Lot 87, excluding the East 52 feet.

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

# SITE LOCATION: 155 WEST MICHIGAN AVENUE



W. MICHIGAN AVE.



**29) 1807 North Pitcher Street** (*chapter removed October 7, 2019*)

**Eligible Property**

1807 North Pitcher Street, 06-10-405-001

## 30) 500 Block East Ransom Street

### Eligible Property

525 East Ransom Street, 06-15-269-352  
617 Harrison Street, 06-15-285-103

The currently vacant 1.04-acre subject property was historically used as residential properties, restaurants and a retail store. The site fronts East Ransom Street, Harrison Street and East North Street and is bisected by East Butler Court.

### Basis of Eligibility

Each of the three subject property parcels have been confirmed as “facilities” (per Natural Resources and Environmental Protection Act, 1994 PA 451, as amended), due to the presence of chlorinated solvents, heavy metals and/or petroleum hydrocarbons in soil and/or 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 eligible expenses associated with any eligible activities that are allowed under Act 381, as amended. The current cost estimate for eligible activities is up to \$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 the property can be redeveloped for commercial or residential uses, the total maximum investment could be up to \$4,000,000, resulting in a net gain in taxable value of \$2,000,000 upon which capture can be based.

Estimate of Tax Increment Revenues: Using the overall business millage rate of 61.7701 mills, maximum annual available real property tax increment revenues are estimated to be up to \$123,540 for years 1 – 5.

It is the intent of the Authority to capture all available school and non-school 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 reimbursement for eligible activities.

- f. Duration of the Brownfield Plan for eligible activities.**

As no project has yet materialized for the subject parcels, it is difficult to define plan duration. However, the date for the beginning of capture of tax increment revenues is no later than November 4, 2018 and will continue for a period necessary to reimburse eligible activities and administrative expenses of the authority plus five years of additional tax capture, but not longer than allowed by law.

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

<b>Taxing Unit</b>	<b>Millage Rate</b>	<b>Estimated Annual Range of Taxes Captured by Authority</b>
State Education Tax	6.0000	\$ -
KPS Operating	17.6757	\$ -
City Operating	12.0000	\$ -
CCTA (Metro Transit)	0.7470	\$ -
Solid Waste	1.8000	\$ -
KCTA (County Transportation)	0.3131	\$ -
KVCC	2.7970	\$ -
County Operating (Summer)	4.6608	\$ -
County Operating (Winter – Public Safety)	1.4409	\$ -
County Housing	0.0993	\$ -
County Senior	0.3484	\$ -
County 911 Dispatch	0.6500	\$ -
KRESA Operating	2.8823	\$ -
KRESA Allocated	0.1437	\$ -
KRESA Special Ed	1.4925	\$ -
KRESA Enhancement	1.5000	\$ -
Kalamazoo Library	3.9213	\$ -
DDA	1.9638	N/A
<b>TOTAL (School, no DDA)</b>	<b>58.4720</b>	<b>\$ -</b>

**Maximum annual increased taxable value = \$2,000,000**  
**2020 Actual Taxable Value = \$0 (still owned by BRA)**

**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.**

526 East North Street, 06-15-264-005: 1852 Original Plat of the Town (Now City) of Kalamazoo; The East 28.875ft of the West 2.5 Rods of Lot 5 in Block 41.

617 Harrison Street, 06-15-285-101: Original Plat of the Town (Now City) of Kalamazoo, Liber 3 of Plats Page 8 (also recorded in Liber 6 of Plats Page 8); The South 2/3 of Lot 5 in Block 41, excluding the West 2.5 Rods. The South 2/3 of Lot 6 in Block 41.

525 East Ransom Street (Parcel Number 06-15-269-350): That Part of Lots 7, 8 and 9 of Block 41, Plat of Town (Now City) of Kalamazoo, as Recorded in Liber 6 of Plats, Page 8, Kalamazoo County



Records, More Particularly Described as: Beginning at the Northwest Corner of Lot 8; Thence Along the North Line of Said Lot, North 89°01'21" East 171.57 Feet to the East Line of Lot

7; Thence Along Said East Line South 00°35'15" East 71.02 Feet; Thence South 89°02'17" West 47.77 Feet; Thence South 00°38'23" East 83.00 Feet to the South Line of Said Lot 7; Thence along Said South Line, South 89°02'17" West 189.54 Feet to the West Line of Lot 9; Thence Along Said West Line, North 00°42'37" West 76.98 Feet; Thence North 89°01'49" East 65.94 Feet to the West Line of Lot 8; Thence along Said West Line, North 00°40'37" West 76.99 Feet to the Point of Beginning.

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

# SITE LOCATION: 500 Block East Ransom Street



## 31) 2700 Block of West Michigan Avenue

### Eligible Property

2701 West Michigan Avenue, 06-20-330-100

This 1.535-acre property is located near the west edge of the Western Michigan University campus, fronting West Michigan Avenue and Euclid and Lafayette Avenues. The site contains a total of 7,782 square-feet of former single-family wood framed structures that are now functionally obsolete. Anticipated redevelopment of the site is expected to include demolition of the current structures to allow for the construction of a five-story, 130,000 square-foot mixed-use commercial retail and multi-unit residential development, with underground, covered and surface parking.

### Basis of Eligibility

The subject property is eligible for Plan inclusion based upon functional obsolescence. Obsolescence has been confirmed by the Kalamazoo City Assessor.

### 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 (TIRs) will be used to offset eligible expenses associated with any eligible activities that are allowed under Act 381, as amended. Specific expected activities include demolition, site preparation, infrastructure improvements, lead and asbestos abatement, environmental assessment, and environmental response activities. The current cost estimate for eligible activities is up to \$1.6 million. In addition, TIRs will be collected to cover BRA administrative fees and will also be captured for up to five years after the time that capture is required for the purpose of reimbursement for agreed-upon eligible activity costs for deposit into the LBRF.

- 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 will be redeveloped as described, the anticipated future taxable value (TV) estimate is \$2,317,180. The estimated TV is reduced by \$423,600 (non-capturable initial taxable value), for a net TV of \$1,893,580 upon which capture can be based.

Estimate of Tax Increment Revenues: Using the overall business millage rate of 61.7701 mills, maximum annual available real property tax increment revenues are estimated to be \$116,967 for years 1 – 5. The calculation assumes that redevelopment has occurred as described above.

It is the intent of the Authority to capture all available school and non-school tax increment revenue on real and personal property generated by new development on the site.

**f. Duration of the Brownfield Plan for eligible activities.**

It is anticipated that the capture of tax increment revenues will start by early 2015. However, the date for the beginning of capture of tax increment revenues is no later than January 6, 2019 and will continue for a period necessary to reimburse eligible activities and administrative expenses of the authority plus five years of additional tax capture, but not longer than allowed by law.

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

<b>Taxing Unit</b>	<b>Millage Rate</b>	<b>Estimated Annual Range of Taxes Captured by Authority</b>
State Education Tax	6.0000	N/A
KPS Operating	17.6757	N/A
City Operating	12.0000	\$ 25,406.02
CCTA (Metro Transit)	0.7470	\$ 1,581.52
Solid Waste	1.8000	\$ 3,810.90
KCTA (County Transportation)	0.3131	\$ 662.89
KVCC	2.7970	\$ 5,921.72
County Operating (Summer)	4.6608	\$ 9,867.70
County Operating (Winter – Public Safety)	1.4409	\$ 3,050.63
County Housing	0.0993	\$ 210.23
County Senior	0.3484	\$ 737.62
County 911 Dispatch	0.6500	\$ 1,376.16
KRESA Operating	2.8823	\$ 6,102.31
KRESA Allocated	0.1437	\$ 304.24
KRESA Special Ed	1.4925	\$ 3,159.87
KRESA Enhancement	1.5000	\$ 3,175.75
Kalamazoo Library	3.9213	\$ 8,302.05
DDA	1.9638	\$ 4,157.69
<b>TOTAL (School, no DDA)</b>	<b>58.1083</b>	<b>\$ 123,795.05</b>

**Maximum annual increased taxable value = \$1,893,580**

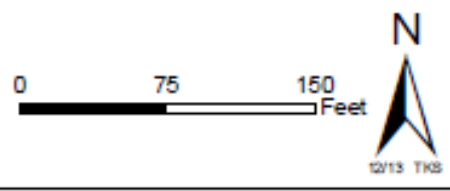
**2020 Actual Taxable Value = \$2,540,768**

**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.**

2701 West Michigan Avenue: Woodlawn Park, Liber 8 of Plats Page 22; Lot 1 in Block 4, excluding the Northwesterly 11 feet. Lot 2 in Block 4, excluding the Northwesterly 11 feet. Lot 3 in Block 4, excluding the Northwesterly 11 feet. Lot 4 in Block 4. Lot 5 in Block 4. Lot 6 in Block 4. Lot 7 in Block 4. The North 1/2 of Lot 8 in Block 4. Lot 35 in Block 4. Lot 36 in Block 4. Lot 37 in Block 4, excluding the Northwesterly 11 feet. Lot 38 in Block 4, excluding the Northwesterly 11 feet. Lot 39 in Block 4, excluding the Northwesterly 11 feet.

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

**SITE LOCATION: 2700 BLOCK OF  
WEST MICHIGAN AVENUE**



## 32) 500-516 East Butler Court

### Eligible Property

500 East Butler Court, 06-15-268-202	501 East Butler Court, 06-15-263-207
502 East Butler Court, 06-15-268-203	504 East Butler Court, 06-15-268-204
506 East Butler Court, 06-15-268-205	508 East Butler Court, 06-15-268-206
510 East Butler Court, 06-15-268-201	516 East Butler Court, 06-15-268-208

The currently vacant 0.93-acre subject property was historically used for various warehouses, a junk yard and a railroad line. The site fronts East Ransom Street, Walbridge Street and East North Street and is bisected by East Butler Court. Anticipated redevelopment of the site is expected to include redevelopment of the property into a mixed use project by constructing an approximate 12,000 square foot three-level building for office/commercial and residential use.

### Basis of Eligibility

Both of the subject property parcels have been confirmed as “facilities” (per Natural Resources and Environmental Protection Act, 1994 PA 451, as amended), due to the presence of chlorinated solvents, heavy metals and/or petroleum hydrocarbons in soil and/or 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 eligible expenses associated with any eligible activities that are allowed under Act 381, as amended. Specific expected activities include demolition, site preparation, infrastructure improvements, environmental assessment, and environmental response activities. The current cost estimate for eligible activities is up to \$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: Assuming the property will be redeveloped as described, the anticipated future taxable value estimate is \$528,385 upon which capture can be based.

Estimate of Tax Increment Revenues: Using the overall business millage rate of 61.7701 mills, maximum annual available real property tax increment revenues are estimated to be \$32,639 for years 1 – 5. The calculation assumes that redevelopment has occurred as described above.

It is the intent of the Authority to capture all available school and non-school 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 reimbursement for agreed-upon eligible activity costs.



**f. Duration of the Brownfield Plan for eligible activities.**

It is anticipated that the capture of tax increment revenues will start by late 2014 or early 2015. However, the date for the beginning of capture of tax increment revenues is no later than November 4, 2018 and will continue for a period necessary to reimburse eligible activities and administrative expenses of the authority plus five years of additional tax capture, but not longer than allowed by law.

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

<b>Taxing Unit</b>	<b>Millage Rate</b>	<b>Estimated Annual Range of Taxes Captured by Authority</b>
State Education Tax	6.0000	\$ 2,856.59
KPS Operating	17.6757	\$ 8,415.38
City Operating	12.0000	\$ 5,713.19
CCTA (Metro Transit)	0.7470	\$ 355.65
Solid Waste	1.8000	\$ 856.98
KCTA (County Transportation)	0.3131	\$ 149.07
KVCC	2.7970	\$ 1,331.65
County Operating (Summer)	4.6608	\$ 2,219.00
County Operating (Winter – Public Safety)	1.4409	\$ 686.01
County Housing	0.0993	\$ 47.28
County Senior	0.3484	\$ 165.87
County 911 Dispatch	0.6500	\$ 309.46
KRESA Operating	2.8823	\$ 1,372.26
KRESA Allocated	0.1437	\$ 68.42
KRESA Special Ed	1.4925	\$ 710.58
KRESA Enhancement	1.5000	\$ 714.15
Kalamazoo Library	3.9213	\$ 1,866.93
DDA	1.9638	N/A
<b>TOTAL (School, no DDA)</b>	<b>58.4720</b>	<b>\$ 27,838.46</b>

**Maximum annual increased taxable value = \$528,385**

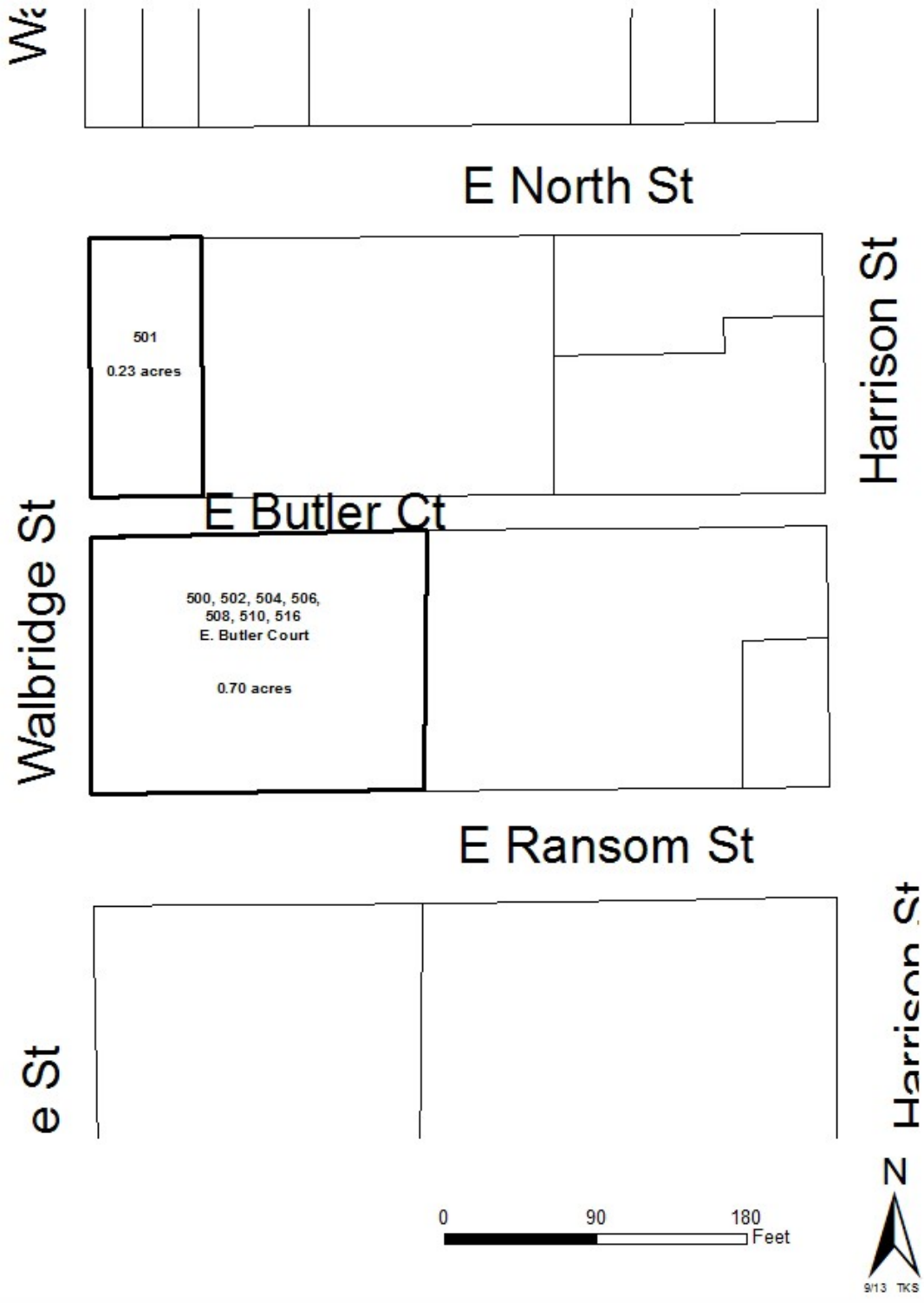
**2020 Actual taxable Value = \$490,913**

**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.**

500 – 516 East Butler Court (Parcel Numbers 06-15-268-201; 06-15-268-201; 06-15-268-202; 06-15-268-203; 06-15-268-204; 06-15-268-205; 06-15-268-206; 06-15-263-207; 06-15-268-208): Kalamazoo County Condominium Subdivision Plan No. 260 Norbridge Building Condominium according to the master deed recorded 2014-014496, Units 1 through 8.

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

# SITE LOCATION: 500-516 East Butler Court



## 33) 4620 Stadium Drive and 2075 South Drake Road

### Eligible Property

4620 Stadium Drive, 06-30-116-001

2075 South Drake Road, 06-30-120-001

The approximate 6.64-acre subject property was most recently used as a Kmart retail store (vacant since March 2010) with associated parking lot and drive areas. The site is located at the western end of a strip mall complex and fronts South Drake Road to the west, with retail businesses and Stadium Drive adjacent to the southern boundary of the property. The existing functionally obsolete building on 4620 Stadium Drive portion of the property is anticipated to be upgraded and redeveloped for use as an 87,000 square foot retail store. The current parking lot/drive area on the 2075 South Drake Road portion of the subject property is expected to be redeveloped by constructing a new restaurant or retail building ranging in size from approximate 4,500 to 7,000 square feet.

### Basis of Eligibility

The 4620 Stadium Drive parcel is eligible for Plan inclusion based upon functional obsolescence. Obsolescence was confirmed by the City of Kalamazoo Assessor on April 7, 2010. The 2075 South Drake Road parcel has been determined to be eligible Plan inclusion based on its location adjoining 4620 Stadium Drive.

### 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 (TIRs) will be used to offset eligible expenses associated with any eligible activities that are allowed under Act 381, as amended. Specific expected activities include demolition, site preparation, infrastructure improvements, and asbestos abatement activities. The current cost estimate for eligible activities is up to \$600,000. In addition, TIRs will be collected to cover BRA administrative fees and will also be captured for up to five years after the time that capture is required for the purpose of reimbursement for eligible activity costs for deposit into the LBRF.

- 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 will be redeveloped as described, the anticipated future taxable value (TV) estimate is \$1,816,690. The estimated TV is reduced by \$558,150 (non-capturable initial taxable value), for a net TV of \$1,258,540 upon which capture can be based.

Estimate of Tax Increment Revenues: Using the overall non-school business millage rate of 37.7701 mills, maximum annual available real property tax increment revenues are estimated to be \$47,535

for years 1 – 5. The calculation assumes that redevelopment has occurred as described above, with an approximate 7,000 square foot retail building constructed on the 2075 South Drake Road parcel.

It is the intent of the Authority to capture all available non-school tax increment revenue on real and personal property generated by new development on the site.

**f. Duration of the Brownfield Plan for eligible activities.**

It is anticipated that the capture of tax increment revenues will start by early 2015. However, the date for the beginning of capture of tax increment revenues is no later than January 6, 2019 and will continue for a period necessary to reimburse eligible activities and administrative expenses of the authority plus five years of additional tax capture, but not longer than allowed by law.

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

<b>Taxing Unit</b>	<b>Millage Rate</b>	<b>Estimated Annual Range of Taxes Captured by Authority</b>
State Education Tax	6.0000	N/A
KPS Operating	17.6757	N/A
City Operating	12.0000	\$ 9,339.46
CCTA (Metro Transit)	0.7470	\$ 581.38
Solid Waste	1.8000	\$ 1,400.92
KCTA (County Transportation)	0.3131	\$ 243.68
KVCC	2.7970	\$ 2,176.87
County Operating (Summer)	4.6608	\$ 3,627.44
County Operating (Winter – Public Safety)	1.4409	\$ 1,121.44
County Housing	0.0993	\$ 77.28
County Senior	0.3484	\$ 271.16
County 911 Dispatch	0.6500	\$ 505.89
KRESA Operating	2.8823	\$ 2,243.26
KRESA Allocated	0.1437	\$ 111.84
KRESA Special Ed	1.4925	\$ 1,161.59
KRESA Enhancement	1.5000	\$ 1,167.43
Kalamazoo Library	3.9213	\$ 3,051.90
DDA	1.9638	N/A
<b>TOTAL (No school or DDA)</b>	<b>34.7963</b>	<b>\$ 27,081.54</b>

**Maximum annual increased taxable value = \$1,258,540**

**2020 Actual Taxable Value = \$1,336,438**

**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.**

4620 Stadium Drive (Parcel Number 06-30-116-001): Part of Lot 2 and Lot 3, “West Towne Mall

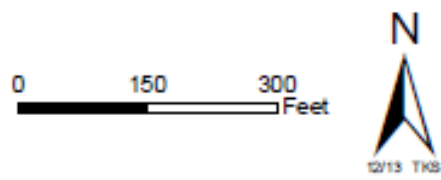
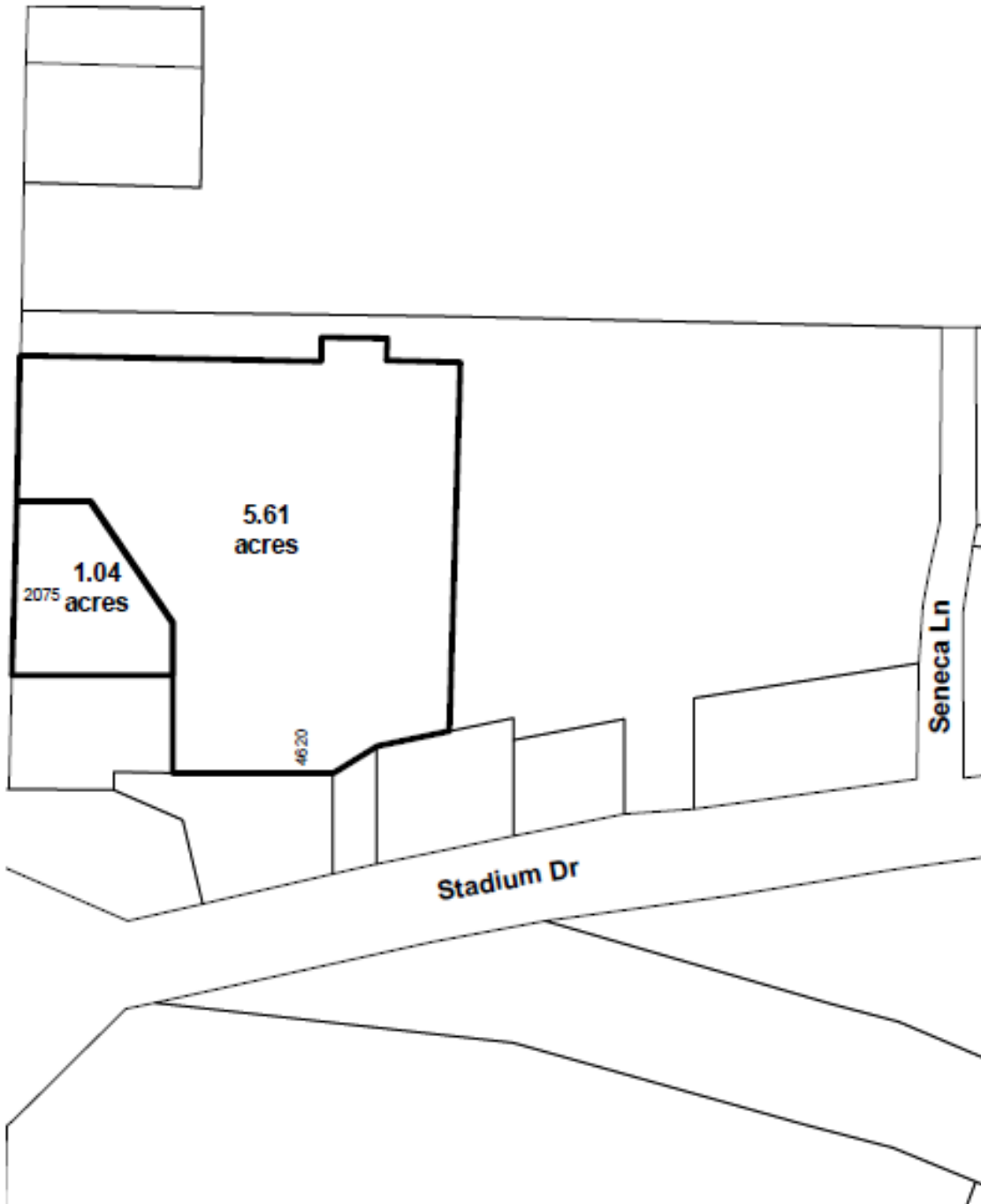
No. 1", Being a subdivision in the Northwest Quarter of Section 30, Township 2 South, Range 11 West, City of Kalamazoo, Kalamazoo County, Michigan, according to the Plat thereof as recorded in Liber 31 of Plats, page 22, Kalamazoo County Records, more particularly described as: Commencing at the Northwest corner of said Section 30; thence South 00°09' 00" West on the West line of said Section 30 a distance of 825.99 feet; thence South 89°41'30" East on the North line of said "West Towne Mall No. 1" a distance of 43.00 feet (recorded as 30.43 feet) to the Northwest corner of said Lot 2, thence South 00°09'00" West on the West line of said Lot 2 a distance of 59.00 feet to the Point of Beginning of the land herein described: thence South 89°41'30" East a distance of 392.95 feet; thence North 00°18'30" East a distance of 28.00 feet;

thence South 89°41'30" East a distance of 110.00 feet; thence South 00°18'30" West a distance of 28.00 feet; thence South 89°41'30" East a distance of 78.95 feet; thence South 00°18'30" West a distance of 491.23 feet; thence South 78°22'38" West a distance of 100.94 feet; thence South 58°06'50" West a distance of 68.08 feet; thence North 89°41'30" West a distance of 214.10 feet; thence North 00°09'00" East a distance of 220.13 feet; thence North 34°23'37" West a distance of 205.74 feet; thence North 89°50'54" West a distance of 93.34 feet to the West line of said Lot 2, thence Northerly along West line of said Lot 2 North 00°09'00" East a distance of 159.35 feet to Point of Beginning.

2075 South Drake Road (Parcel Number 06-30-120-001): Part of Lot 2 and Lot 3, "West Towne Mall No. 1", being a subdivision in the Northwest quarter of Section 30, Township 2 South, Range 11 West, City of Kalamazoo, Kalamazoo County, Michigan, according to the plat thereof as recorded in Liber 31 of plats, Page 22, Kalamazoo County records, more particularly described as: Commencing at the Northwest corner of said Section 30; thence South 00°09'00" West on the West line of said Section 30 a distance of 25.00 feet; thence South 89° 41' 30" East on the North line of said "West Towne Mall No. 1" a distance of 43.00 feet (recorded as 30.43 feet) to the Northwest corner of said Lot 2 thence South 00° 09' 00" West on the West line of said Lot 2 a distance of 218.35 feet to the Point of Beginning of the land herein described: thence South 00° 09' 00" West on the West line of said Lot 2 a distance of 261.90 feet; thence South 89° 51' 00" East a distance of 210.00 feet; thence North 00° 09' 00" East a distance of 92.42 feet; thence North 34° 23' 37" West a distance of 205.74 feet; thence North 89° 50' 54" West a distance of 93.34 feet to the West line of said Lot 2 and the Point of Beginning.

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

**SITE LOCATION: 4620 STADIUM DRIVE AND  
2075 SOUTH DRAKE ROAD**



## 34) 600 East Michigan Avenue

### Eligible Property

600 E. Michigan Ave., 06-15-435-011

The approximate 4.031-acre subject property was formerly used as a steel foundry. The site is located near the eastern edge of downtown Kalamazoo, along the south edge of East Michigan Avenue. Commercial properties adjoin the east and west boundaries of the site and Portage Creek adjoins a portion of the east boundary. The existing building (78,000 square feet) located on the property is anticipated to be completely renovated, including stripping the existing warehouse space down to structural steel and permanently removing portions of the east and north edifices. A completely new exterior façade will be constructed and a second floor mezzanine will be added. Once renovated, the building will include a 6,000 square foot loft-style brick building, 54,000 square feet of loft-style offices with an industrial feel and a collaborative common area including coffee bar and fitness center.

### Basis of Eligibility

The subject property 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, polycyclic aromatic hydrocarbons and/or petroleum hydrocarbons in soil and/or 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 (TIRs) will be used to offset eligible expenses associated with any eligible activities that are allowed under Act 381, as amended. Specific expected activities include environmental assessment activities, demolition, site preparation, infrastructure improvements, and asbestos abatement activities. The current cost estimate for eligible activities is up to \$1.1 million. In addition, TIRs will be collected to cover BRA administrative fees and will also be captured for up to five years after the time that capture is required for the purpose of reimbursement for eligible activity costs for deposit into the LBRF.

- 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 will be redeveloped as described, the anticipated future taxable value (TV) estimate is \$ 1,575,000. The estimated TV is reduced by \$272,180 (non-capturable initial taxable value), for a net TV of \$1,302,820 upon which capture can be based.



Estimate of Tax Increment Revenues: Using the overall school business millage rate of 61.7701 mills, maximum annual available real property tax increment revenues are estimated to be \$80,475 for years 1 – 5. The calculation assumes that redevelopment has occurred as described above, with an approximate 60,000 square foot building renovated on the 600 East Michigan Avenue property.

It is the intent of the Authority to capture all available non-school and school tax increment revenue on real and personal property generated by new development on the site.

**f. Duration of the Brownfield Plan for eligible activities.**

It is anticipated that the capture of tax increment revenues will start in 2016. However, the date for the beginning of capture of tax increment revenues is no later than August 21, 2019 and will continue for a period necessary to reimburse eligible activities and administrative expenses of the authority plus five years of additional tax capture, but not longer than allowed by law.

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

<b>Taxing Unit</b>	<b>Millage Rate</b>	<b>Estimated Annual Range of Taxes Captured by Authority</b>
State Education Tax	6.0000	\$ 7,070.40
KPS Operating	17.8704	\$ 20,829.04
City Operating	12.0000	\$ 14,140.80
CCTA (Metro Transit)	0.7500	\$ 880.26
Solid Waste	1.8000	\$ 2,121.12
KCTA (County Transportation)	0.3145	\$ 368.96
KVCC	2.8089	\$ 3,295.98
County Operating (Summer)	4.6810	\$ 5,492.29
County Operating (Winter – Public Safety)	1.4472	\$ 1,697.96
County Housing	0.0998	\$ 117.02
County Senior	0.3500	\$ 410.55
County 911 Dispatch	0.6500	\$ 765.96
KRESA Operating	2.8946	\$ 3,396.50
KRESA Allocated	0.1444	\$ 169.34
KRESA Special Ed	1.4988	\$ 1,758.76
KRESA Enhancement	1.5000	\$ 1,767.60
Kalamazoo Library	3.9487	\$ 4,620.86
DDA	1.9638	N/A
<b>TOTAL (School, no DDA)</b>	<b>58.4720</b>	<b>\$ 68,903.40</b>

**Maximum annual increased taxable value = \$1,302,820**

**2020 Actual Taxable Value = \$1,450,580**

**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.**

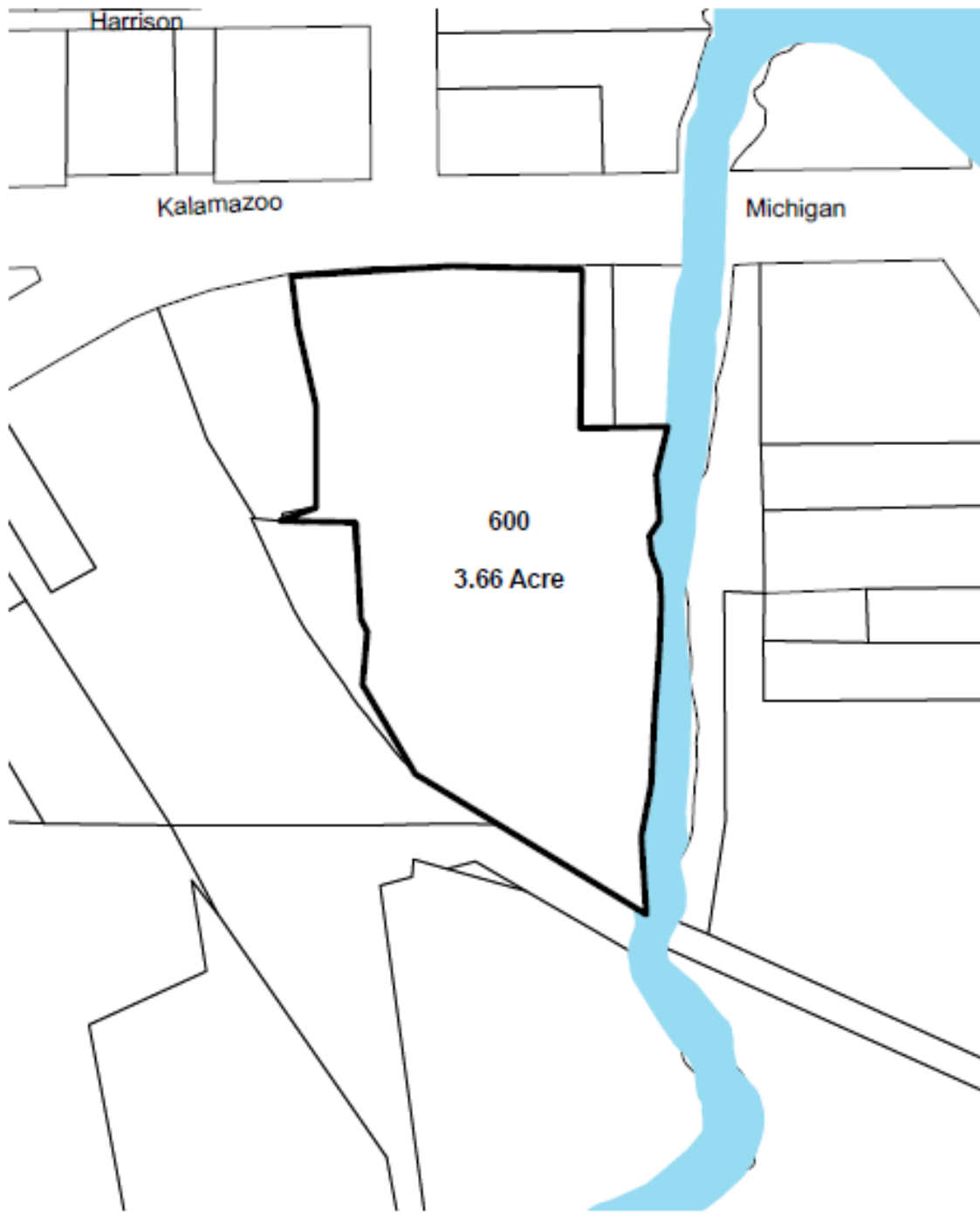
600 East Michigan Avenue (Parcel Number 06-15-435-010): Section 15 T2S R11W ORIGINAL PLAT OF THE TOWN (now City) OF KALAMAZOO, Liber 6 of Plats Page 8; Commencing at the intersection of the southerly line of East Michigan Avenue and the easterly line of Pitcher Street; thence North 58deg 36min 15sec East 1095.11ft along said southerly line; thence North 88deg 55min 29sec East 82.30ft along said southerly line to the place of beginning; thence South

10deg 45min 11sec East 132.75ft; thence South 01deg 01min 40sec East 106.95ft; thence South 78deg 28min 34sec West 35.51ft; thence South 14deg 48min 33sec East 6.35ft (previously recorded as 8.08ft); thence South 85deg 39min 35sec East 22.45ft (previously recorded as 18.72ft); thence South 86deg 08min 53sec East 53.57ft; thence South 01deg 22min 30sec East 95.80ft; thence South 22deg 12min 20sec East 72.15ft to the northeast right of way line of the former Chicago, Kalamazoo & Saginaw Railway Company, said right of way line being 33.0ft Northeasterly of the center line of the main track of said railway company; thence Southeasterly 335.70ft along said right of way line along the arc of a non-tangent curve to the left having a radius of 1098.47ft and a chord South 52deg 02min 33sec East 334.40ft to an intermediate traverse line along the center line of Portage Creek; thence North 03deg 38min 33sec East 117.93ft along said intermediate traverse line; thence North 00deg 04min 06sec West 342.87ft along said intermediate traverse line to a point South 01deg 21min 35sec East 170.50ft parallel with the east line of Lot 145 of the PLAT OF THE TOWN (now CITY) OF KALAMAZOO, Liber 6 of Plats Page 8, from said southerly line of East Michigan Avenue; thence South 88deg 55min 29sec West 70ft parallel with said southerly line to a point North 88deg 55min 29sec East 211.05ft parallel with said southerly line from said east line of Lot 145; thence North 01deg 21min 35sec West 170.50ft parallel with said east line of Lot 145 to said southerly line; thence South 88deg 55min 29sec West 295.68ft along said southerly line to the place of beginning. ALSO including all land lying between the intermediate traverse line and the center line of Portage Creek.

578 Rear East Michigan Avenue (Parcel Number 06-15-440-002: Section 15 T2S R11W ORIGINAL PLAT OF THE TOWN (now City) OF KALAMAZOO, Liber 6 of Plats Page 8; Commencing at a point described as 236.81 feet Southeasterly as measured along the easterly line of Lot 141 of the ORIGINAL PLAT OF THE TOWN (now City) OF KALAMAZOO from the southerly line of East Michigan Avenue; thence Easterly 48.31 feet at an angle to the left of 53deg 30min along the southerly lines of Lot 143 & Lot 145 of said Plat; thence Southeasterly 124.9 feet at an angle to the right of 57deg for the point of beginning; thence Southeasterly 177.02 feet along a curve to the left, radius of 712.31 feet; thence Southeasterly 205 feet along a line making an angle of 18deg 02min to the left with the long chord of said curve to the center line of the old oxbow channel of the Kalamazoo River now the Portage Creek; thence Southerly 71 feet along the center line of Portage Creek to the northeasterly right-of-way line of CK&S Railroad; thence Northwesterly 21 feet along said right-of-way to the west bank of the old channel; thence Northwesterly 347.3 feet along said right-of-way; thence Northerly 61.11 feet to the point of beginning.

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

# SITE LOCATION: 600 East Michigan Ave



0 75 150  
Feet



## 35) 425 East Vine Street

### Eligible Property

425 E. Vine Street, 06-22-251-014

The approximate 1.1-acre subject property was formerly used as an automobile body repair shop and gasoline filling station. The site is located approximately one half of a mile to the south of downtown Kalamazoo, along the north edge of East Vine Street. Portage Creek adjoins the western boundary of the irregular shaped parcel and Bronson Methodist Hospital is located further to the west of the creek. The western portion of the subject building was recently demolished and the remainder of the building was renovated. The developer intends to use the renovated 16,000 square foot building as the new location for their automotive repair business. The building includes space for service bays, service desk/waiting room, office, restrooms and storage areas.

### Basis of Eligibility

The subject property has been confirmed as a “facility” (per Natural Resources and Environmental Protection Act, 1994 PA 451, as amended), due to the presence of metals in soil and metals and petroleum compounds 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.**

Tax increment revenues (TIRs) will be used to offset eligible expenses associated with any eligible activities that are allowed under Act 381, as amended. Specific expected activities include environmental assessment activities, demolition, and site preparation activities. The current cost estimate for eligible activities is up to \$90,000. In addition, TIRs will be collected to cover BRA administrative fees and will also be captured for up to five years after the time that capture is required for the purpose of reimbursement for eligible activity costs for deposit into the LBRF.

- 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 will be redeveloped as described, the anticipated future taxable value (TV) estimate is \$300,000. The estimated TV is reduced by \$84,500 (non-capturable initial taxable value), for a net TV of \$215,500 upon which capture can be based.

Estimate of Tax Increment Revenues: Using the overall non-school business millage rate of 37.7701 mills, maximum annual available real property tax increment revenues are estimated to be \$8,138 for years 1 – 5. The calculation assumes that redevelopment has occurred as described above, with an approximate 16,000 square foot building renovated on the 425 East Vine Street property.

It is the intent of the Authority to capture all available non-school tax increment revenue on real and personal property generated by new development on the site.

**f. Duration of the Brownfield Plan for eligible activities.**

It is anticipated that the capture of tax increment revenues will start by early 2015. However, the date for the beginning of capture of tax increment revenues is no later than August 21, 2019 and will continue for a period necessary to reimburse eligible activities and administrative expenses of the authority plus five years of additional tax capture, but not longer than allowed by law.

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

<b>Taxing Unit</b>	<b>Millage Rate</b>	<b>Estimated Annual Range of Taxes Captured by Authority</b>
State Education Tax	6.0000	N/A
KPS Operating	17.6757	N/A
City Operating	12.0000	\$ 2,828.74
CCTA (Metro Transit)	0.7470	\$ 176.09
Solid Waste	1.8000	\$ 424.31
KCTA (County Transportation)	0.3131	\$ 73.81
KVCC	2.7970	\$ 659.33
County Operating (Summer)	4.6608	\$ 1,098.68
County Operating (Winter – Public Safety)	1.4409	\$ 339.66
County Housing	0.0993	\$ 23.41
County Senior	0.3484	\$ 82.13
County 911 Dispatch	0.6500	\$ 153.22
KRESA Operating	2.8823	\$ 679.44
KRESA Allocated	0.1437	\$ 33.87
KRESA Special Ed	1.4925	\$ 351.82
KRESA Enhancement	1.5000	\$ 353.59
Kalamazoo Library	3.9213	\$ 924.36
DDA	1.9638	N/A
<b>TOTAL (No school or DDA)</b>	<b>34.7963</b>	<b>\$ 8,202.46</b>

**Maximum annual increased taxable value = \$215,500**

**2020 Actual Taxable Value = \$320,228**

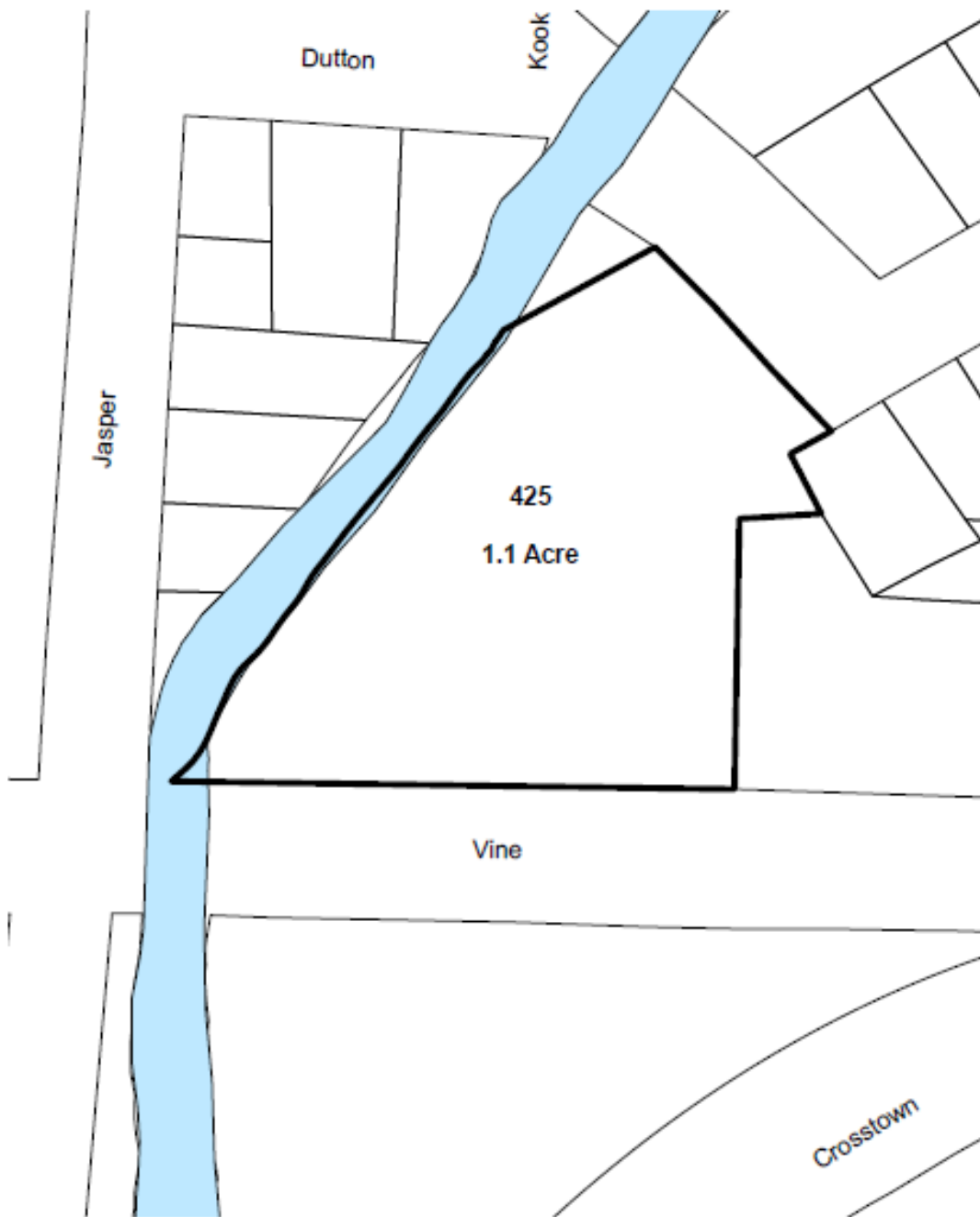
**h. Legal description of each parcel of eligible property to which the plan applies, a map showing the location and dimensions of each eligible property, and a statement of whether personal property is included as part of the eligible property.**

425 E. Vine Street (Parcel Number 06-22 -251-014): GARRETT & JOHN R VAN BOCHOVES ADDITION, Liber 6 of Plats Page 3; Lot 13. Lot 14. Lot 15. Lot 16. Lot 17. Lot 18. Lot 19. The West 8 feet of Lot 12. Lot 20, excluding the southeasterly portion described as commencing at the northwest corner of Lot 21; thence Southwesterly 24.92 feet along an extension southwesterly of the southerly

line of Dutton Street; thence Southeasterly to the south line of Lot 20; thence East along the south line of Lot 20 to the southeast corner of Lot 20; thence North along the east line of Lot 20 to the point of beginning for this exclusion.

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

# SITE LOCATION: 425 East Vine Street





## 36) 4124 Manchester Road

### Eligible Property

4124 Manchester Road, 06-36-341-001

The approximate 5.0-acre subject property was formerly used as a beverage warehouse. The site is located near the southern edge of the city, along the south side of Interstate 94, with industrial properties adjoining the remainder of the site. The developer intends to renovate the existing 72,840 square foot building to support the move of a partner company to the subject facility and to use a portion of the building for warehouse space. It is expected that two pieces of industrial machinery will be added at the facility in the next several years which could add somewhere between 10 and 20 additional jobs. In addition, the 4124 Manchester facility opens space at the developers plant located on an adjoining property, so that the developer can add additional machines and employment at their manufacturing plant in the future.

### Basis of Eligibility

The 4124 Manchester Road parcel is eligible for Plan inclusion based upon functional obsolescence. Obsolescence was confirmed by the City of Kalamazoo Assessor on June 19, 2014.

### 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 (TIRs) will be used to offset eligible expenses associated with any eligible activities that are allowed under Act 381, as amended. Specific expected activities include environmental assessment activities, demolition, site preparation activities and infrastructure improvement. The current cost estimate for eligible activities is up to \$80,000. In addition, TIRs will be collected to cover BRA administrative fees and will also be captured for up to five years after the time that capture is required for the purpose of reimbursement for eligible activity costs for deposit into the LBRF.

- 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 will be redeveloped as described, the anticipated future taxable value (TV) estimate is \$874,080. The estimated TV is reduced by \$694,500 (non-capturable initial taxable value), for a net TV of \$179,580 upon which capture can be based.

Estimate of Tax Increment Revenues: Using the overall non-school business millage rate of 37.7701 mills, maximum annual available real property tax increment revenues are estimated to be \$6,783 for years 1 – 5. The calculation assumes that redevelopment has occurred as described above, with an approximate 72,840 square foot building renovated on the 4124 Manchester Road

property.

It is the intent of the Authority to capture all available non-school tax increment revenue on real and personal property generated by new development on the site.

**f. Duration of the Brownfield Plan for eligible activities.**

It is anticipated that the capture of tax increment revenues will start in 2015. However, the date for the beginning of capture of tax increment revenues is no later than August 21, 2019 and will continue for a period necessary to reimburse eligible activities and administrative expenses of the authority plus five years of additional tax capture, but not longer than allowed by law.

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

<b>Taxing Unit</b>	<b>Millage Rate</b>	<b>Estimated Annual Range of Taxes Captured by Authority</b>
State Education Tax	6.0000	N/A
KPS Operating	17.6757	N/A
City Operating	12.0000	\$ 250.06
CCTA (Metro Transit)	0.7470	\$ 15.57
Solid Waste	1.8000	\$ 37.51
KCTA (County Transportation)	0.3131	\$ 6.52
KVCC	2.7970	\$ 58.28
County Operating (Summer)	4.6608	\$ 97.12
County Operating (Winter – Public Safety)	1.4409	\$ 30.03
County Housing	0.0993	\$ 2.07
County Senior	0.3484	\$ 7.26
County 911 Dispatch	0.6500	\$ 13.54
KRESA Operating	2.8823	\$ 60.06
KRESA Allocated	0.1437	\$ 2.99
KRESA Special Ed	1.4925	\$ 31.10
KRESA Enhancement	1.5000	\$ 31.26
Kalamazoo Library	3.9213	\$ 81.71
DDA	1.9638	N/A
<b>TOTAL (No school or DDA)</b>	<b>34.7963</b>	<b>\$ 725.09</b>

**Maximum annual increased taxable value = \$179,580**

**2020 Actual Taxable Value = \$715,338**

**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.**

4124 Manchester Road (Parcel Number 06-36-341-001): Section 36-2-11 Commencing at the South 1/4 post of Section 36; thence South 89 degrees 50 minutes 38 seconds West 1,253.37 feet to the east line of the Pennsylvania Railroad right-of-way; thence North 00 degrees 17 minutes 52 seconds West

1,514.92 feet to the point of beginning; thence continuing North 00 degrees 17 minutes 52 seconds West 308 feet along the east right-of-way line of the Pennsylvania Railroad to the southerly line of Interstate 94 (I-94); thence North 64 degrees 19 minutes 38 seconds East 137.31 feet along the southerly line of I-94; thence 423.74 along the southerly line of I- 94 along a curve to the left with a central angle of 04 degrees 09 minutes 53 seconds, a radius of 5,829.65 feet and a

chord bearing North 62 degrees 14 minutes 42 seconds East 423.62 feet; thence South 00 degrees 17 minutes 52 seconds East 563.47 feet; thence South 89 degrees 50 minutes 38 seconds West 500 feet to the point of beginning

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

# SITE LOCATION: 4124 MANCHESTER ROAD



0 100 200 Feet



## 37) 508 East Frank Street

### Eligible Property

700 Walbridge Street, 06-15-258-400

The three parcels comprise the subject property include a total area of approximate 1-acre. The 508 E. Frank that Street portion of the property was formerly used as a paper warehouse from approximately 1924 through the 1960s and has since been occupied by various businesses. The 505 East North Street portion of the property was formerly used as a railroad right-of-way since at least the early 1900s through the 1990s. The site is located in the River's Edge district, just to the northeast of the central business district. The developer intends to renovate the existing 34,000 square-foot four-story building for a mixed-use development, including approximately 26,000 square-feet of residential units and 2,150 square-feet of commercial/retail space.

### Basis of Eligibility

The subject property has been confirmed as a "facility" (per the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended), due to the presence of metals, volatile organic compounds, 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.**

Tax increment revenues (TIRs) will be used to offset eligible expenses associated with any eligible activities that are allowed under Act 381, as amended. Specific expected activities include environmental assessment activities, demolition, site preparation activities and infrastructure improvement. The current cost estimate for eligible activities is up to \$700,000. In addition, TIRs will be collected to cover BRA administrative fees and will also be captured for up to five years after the time that capture is required for the purpose of reimbursement for eligible activity costs for deposit into the LBRF.

- 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 will be redeveloped as described, the anticipated future taxable value (TV) estimate is \$1,096,000. The estimated TV is reduced by \$88,118 (non-capturable initial taxable value), for a net TV of \$1,007,882 upon which capture can be based.

Estimate of Tax Increment Revenues: Using the overall school business millage rate of 61.7701 mills, maximum annual available real property tax increment revenues are estimated to be \$62,257 for years 1 – 5. The calculation assumes that redevelopment has occurred as described above, with

an approximate 34,000 square foot building renovated on the 508 East Frank Street property.

It is the intent of the Authority to capture all available school tax increment revenue on real property generated by new development on the site.

**f. Duration of the Brownfield Plan for eligible activities.**

It is anticipated that the capture of tax increment revenues will start in 2016. However, the date for the beginning of capture of tax increment revenues is no later than February 2, 2020 and will continue for a period necessary to reimburse eligible activities and administrative expenses of the authority plus five years of additional tax capture, but not longer than allowed by law.

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

<b>Taxing Unit</b>	<b>Millage Rate</b>	<b>Estimated Annual Range of Taxes Captured by Authority</b>
State Education Tax	6.0000	\$ 6,581.60
KPS Operating	17.6757	\$ 19,389.08
City Operating	12.0000	\$ 13,163.21
CCTA (Metro Transit)	0.7470	\$ 819.41
Solid Waste	1.8000	\$ 1,974.48
KCTA (County Transportation)	0.3131	\$ 343.45
KVCC	2.7970	\$ 3,068.12
County Operating (Summer)	4.6608	\$ 5,112.59
County Operating (Winter – Public Safety)	1.4409	\$ 1,580.57
County Housing	0.0993	\$ 108.93
County Senior	0.3484	\$ 382.17
County 911 Dispatch	0.6500	\$ 713.01
KRESA Operating	2.8823	\$ 3,161.69
KRESA Allocated	0.1437	\$ 157.63
KRESA Special Ed	1.4925	\$ 1,637.17
KRESA Enhancement	1.5000	\$ 1,645.40
Kalamazoo Library	3.9213	\$ 4,301.41
DDA	1.9638	N/A
<b>TOTAL (School, no DDA)</b>	<b>58.4720</b>	<b>\$ 64,139.92</b>

**Maximum annual increased taxable value = \$1,007,882**

**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.**

508 East Frank Street (Parcel Number 06-15-258-011): 35802 PLAT NO 2 OR REVISED

PLAT OF RICHARDSON & WATTLES ADDITION LOTS 11-20

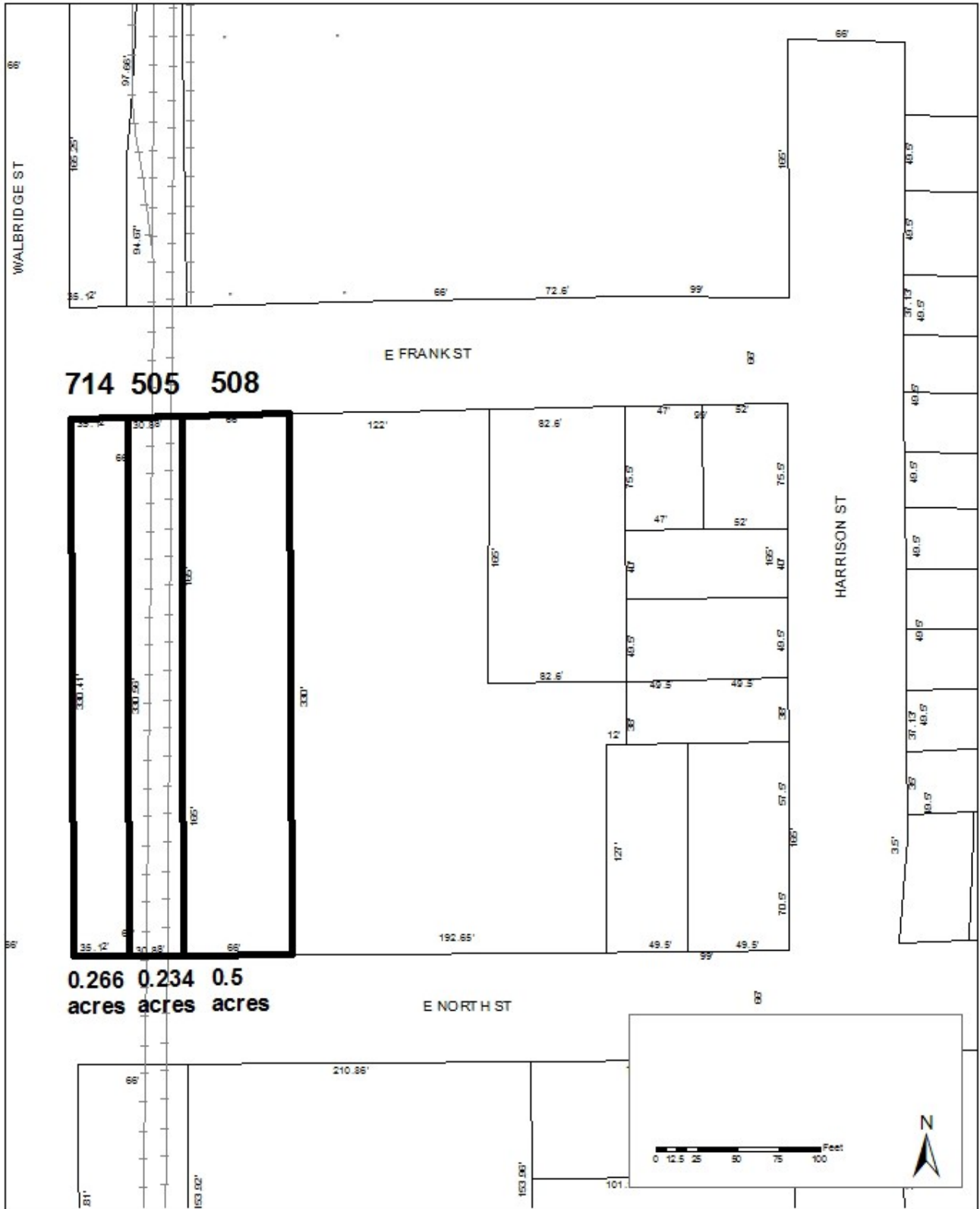
505 East North Street (Parcel Number 06-15-258-001): PLAT NO. 2 OR REVISED PLAT OF RICHARDSON & WATTLES ADDITION, Liber 2 of Plats Page 13; Lots 10 & 21 Excluding beginning at Southwest corner of said Lot 10; thus North along West line said Lots 10 & 21 a distance of 330.41 feet to Northwest corner of said Lot 21; thus North 89 degrees 22 minutes 45 seconds East along North line of said Lot 21 a distance of 35.12 feet; thus South a distance of 330.56 feet to a point on the South line of said Lot 10 being North 89 degrees 37 minutes 20 seconds East 35.12 feet from the point of beginning of this exclusion; thus South 89 degrees 37 minutes 20 seconds West along South line of said Lot 10 a distance of 35.12 feet to point of beginning of this exclusion. Exclusion contains 11,605 square feet or 0.266 Acres more or less.

714 Walbridge Street (Parcel Number 06-15-258-010): 35801 PLAT NO. 2 OR REVISED PLAT OF RICHARDSON & WATTLES ADDITION Part of Lots 10 & 21 described as: beginning at the Southwest corner of said Lot 10; thence North along the West line of said Lots 10 & 21 a distance of 330.41 feet to the Northwest corner of said Lot 21; thence extending North 89 degrees 22 minutes 45 seconds East along the North line of said Lot 21 a distance of 35.12 feet; thence South a distance of 330.56 feet to a point on the South line of said Lot 10 being North 89 degrees 37 minutes 20 seconds East 35.12 feet from the Point of Beginning; thence South 89 degrees 37 minutes 20 seconds West along the South line of said Lot 10 a distance of 35.12 feet to the Point of Beginning Containing: 11,605 square feet or 0.266 Acres more or less.

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



# SITE LOCATION: 508 E. Frank Street



## 38) 108 East Michigan Avenue

### Eligible Property

108 East Michigan Avenue, 06-15-381-015

The former PNC Bank building consists of four separate buildings which were purchased and combined over the past 137 years. The original building was built in 1868 and housed one of the first banks in Kalamazoo. The building was substantially renovated in 1907 and again the 1940's. Building number four was the Michigan Theatre which was purchased in 1965 and converted into office space. First National Bank and its successors have always occupied the space until the developer purchased it in 2014. The developer intends on converting approximately 7,000 square feet into indoor heated parking on the 1st floor. In addition, 13 to 17 residential apartments will be constructed, and the atrium area will be preserved, consisting of approximately 7,000 to 10,000 square feet as open commercial or retail space.

### Basis of Eligibility

The subject property is eligible for Plan inclusion based upon functional obsolescence. Obsolescence has been confirmed by the City of Kalamazoo City Assessor.

### 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 (TIRs) will be used to offset eligible expenses associated with any eligible activities that are allowed under Act 381, as amended. Specific expected activities include environmental assessment activities, demolition, and infrastructure improvement. The current cost estimate for eligible activities is up to \$650,000. In addition, TIRs will be collected to cover BRA administrative fees and will also be captured for up to five years after the time that capture is required for the purpose of reimbursement for eligible activity costs for deposit into the LBRF.

- 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 will be redeveloped as described, the anticipated future taxable value (TV) estimate is \$1,008,250. The estimated TV is reduced by \$456,300 (non-capturable initial taxable value), for a net TV of \$551,950 upon which capture can be based.

Estimate of Tax Increment Revenues: Using the overall school business millage rate of 63.7339 mills, maximum annual available real property tax increment revenues are estimated to be \$35,179 for years 1 – 5. The calculation assumes that redevelopment has occurred as described

above, with the approximate 36,960 square foot building renovated on the 108 East Michigan Avenue property.

It is the intent of the Authority to capture all available school and non-school tax increment revenue on real property generated by new development on the site.

**f. Duration of the Brownfield Plan for eligible activities.**

It is anticipated that the capture of tax increment revenues will start in 2016. However, the date for the beginning of capture of tax increment revenues is no later than July 6, 2020 and will continue for a period necessary to reimburse eligible activities and administrative expenses of the authority plus five years of additional tax capture, but not longer than allowed by law.

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

<b>Taxing Unit</b>	<b>Millage Rate</b>	<b>Estimated Annual Range of Taxes Captured by Authority</b>
State Education Tax	6.0000	\$ 5,179.80
KPS Operating	17.6757	\$ 15,259.43
City Operating	12.0000	\$ 10,359.60
CCTA (Metro Transit)	0.7470	\$ 644.89
Solid Waste	1.8000	\$ 1,553.94
KCTA (County Transportation)	0.3131	\$ 270.30
KVCC	2.7970	\$ 2,414.65
County Operating (Summer)	4.6608	\$ 4,023.67
County Operating (Winter – Public Safety)	1.4409	\$ 1,243.93
County Housing	0.0993	\$ 85.73
County Senior	0.3484	\$ 300.77
County 911 Dispatch	0.6500	\$ 561.15
KRESA Operating	2.8823	\$ 2,488.29
KRESA Allocated	0.1437	\$ 124.06
KRESA Special Ed	1.4925	\$ 1,288.48
KRESA Enhancement	1.5000	\$ 1,294.95
Kalamazoo Library	3.9213	\$ 3,385.26
DDA	1.9638	\$ 1,695.35
<b>TOTAL (School + DDA)</b>	<b>60.4358</b>	<b>\$ 52,174.23</b>

**Maximum annual increased taxable value = \$551,950**

**2020 Actual Taxable Value = \$1,319,600**

**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.**

108 East Michigan Avenue (Parcel Number 06-15-381-015): The North 100 feet of Lot 89 and the North 100 feet of the West 75.9 feet of Lot 91, Plat of Town (now City) of Kalamazoo. Liber 6 of Plats Page 8.

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

# SITE LOCATION: 108 East Michigan



## 39) 421 and 427 East Michigan Avenue

### Eligible Property

421 East Michigan Avenue, 06-15-416-122

427 East Michigan Avenue, 06-15-411-271

The existing split-level 11,978 square foot building was built in the mid-1920s. The long and narrow wood and brick building was originally erected for use by the Grand Trunk Western Railroad that runs parallel to the structure. The original pier footings and outside walls are not structurally sufficient for today's building codes or uses; however, the structure is visually interesting and pays tribute to Kalamazoo's agricultural and industrial past. The project will maintain the integrity of the existing brick and wood building, but will shore up the structural integrity through innovative solutions. New foundational support will be added through the center of the building to meet the required floor load. The building exterior will also be "cocooned" on the exterior with new architectural metal and wood columns/ outer walls, which will be designed in such a way to appear original. The project is planned to include a new, covered deck area along the western wall of the building, enhanced parking (80 spaces) and landscaping. The project is expected to be a mixed-use building, intended for office use and a restaurant, bar and/or coffee shop.

### Basis of Eligibility

The subject property has been confirmed as a "facility" (per the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended), due to the presence of lead in groundwater and 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.

Tax increment revenues (TIRs) will be used to offset eligible expenses associated with any eligible activities that are allowed under Act 381, as amended. Specific expected activities include environmental assessment activities, demolition, and infrastructure improvement, lead and asbestos abatement and site preparation activities. The current cost estimate for eligible activities is up to \$95,000. In addition, TIRs will be collected to cover BRA administrative fees and will also be captured for up to five years after the time that capture is required for the purpose of reimbursement for eligible activity costs for deposit into the LBRF.

- 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 will be redeveloped as described, the anticipated future taxable value (TV) estimate is \$390,000. The estimated TV is reduced by

\$250,000 (non-capturable initial taxable value), for a net TV of \$140,000 upon which capture can be based.

Estimate of Tax Increment Revenues: Using the overall school business millage rate of 61.0721 mills, maximum annual available real property tax increment revenues are estimated to be \$8,550 for years 1 – 5. The calculation assumes that redevelopment has occurred as described above, with the approximate 11,978 square foot building renovated on the 427 East Michigan Avenue property.

It is the intent of the Authority to capture all available school and non-school tax increment revenue on real property generated by new development on the site.

**f. Duration of the Brownfield Plan for eligible activities.**

It is anticipated that the capture of tax increment revenues will start in 2016. However, the date for the beginning of capture of tax increment revenues is no later than July 6, 2020 and will continue for a period necessary to reimburse eligible activities and administrative expenses of the authority plus five years of additional tax capture, but not longer than allowed by law.

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

<b>Taxing Unit</b>	<b>Millage Rate</b>	<b>Estimated Annual Range of Taxes Captured by Authority</b>
State Education Tax	6.0000	\$ 923.30
KPS Operating	17.6757	\$ 2,719.99
City Operating	12.0000	\$ 1,846.60
CCTA (Metro Transit)	0.7470	\$ 114.95
Solid Waste	1.8000	\$ 276.99
KCTA (County Transportation)	0.3131	\$ 48.18
KVCC	2.7970	\$ 430.41
County Operating (Summer)	4.6608	\$ 717.22
County Operating (Winter – Public Safety)	1.4409	\$ 221.73
County Housing	0.0993	\$ 15.28
County Senior	0.3484	\$ 53.61
County 911 Dispatch	0.6500	\$ 100.02
KRESA Operating	2.8823	\$ 443.54
KRESA Allocated	0.1437	\$ 22.11
KRESA Special Ed	1.4925	\$ 229.67
KRESA Enhancement	1.5000	\$ 230.82
Kalamazoo Library	3.9213	\$ 603.42
DDA	1.9638	\$ 302.20
<b>TOTAL (School + DDA)</b>	<b>60.4358</b>	<b>\$ 9,300.04</b>

**Maximum annual increased taxable value = \$140,000**  
**2020 Actual Taxable Value = \$403,883**

**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.**

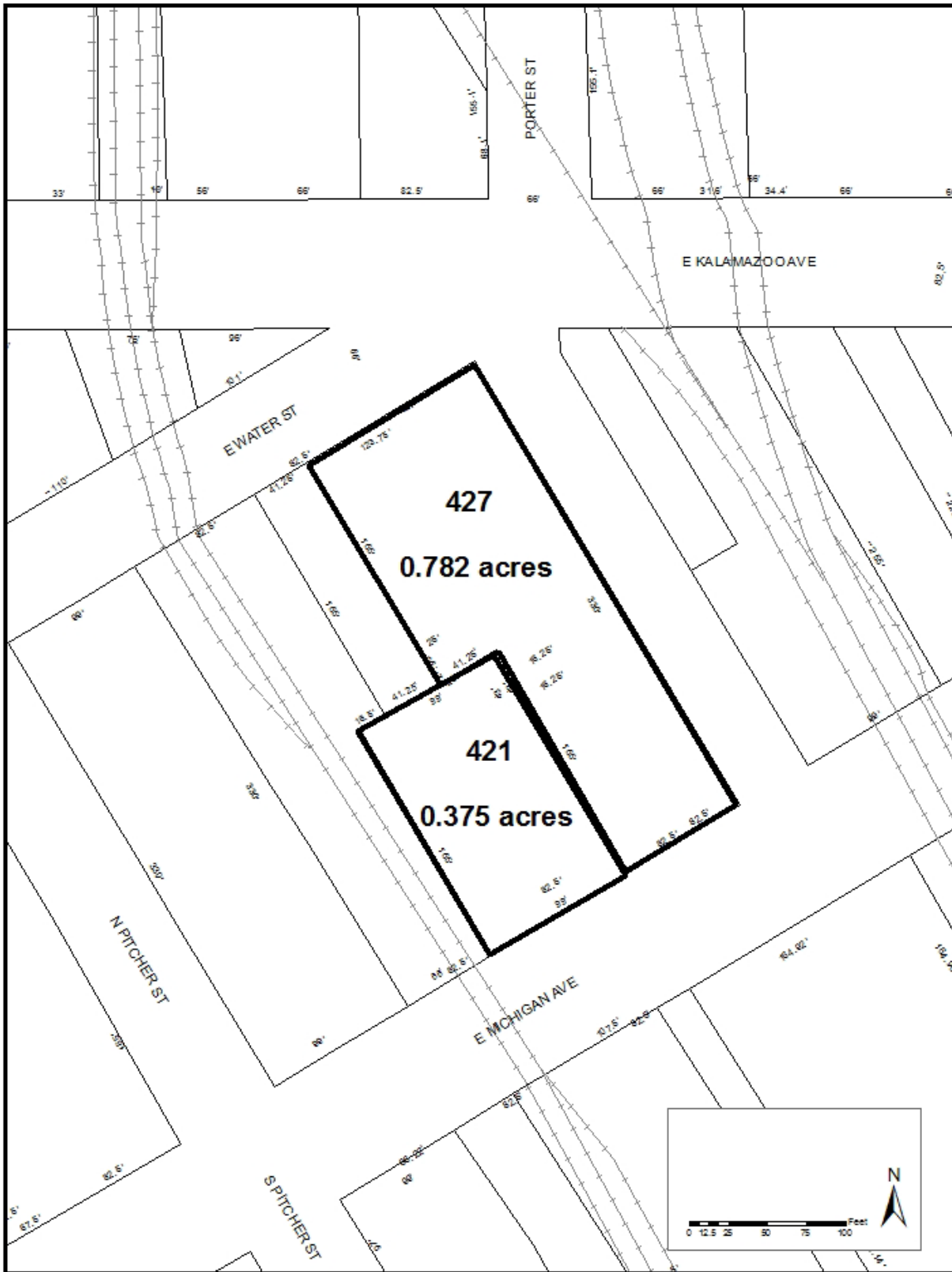
421 East Michigan Avenue (Parcel Number 06-15-416-122): Lot 122 and the easterly 1 rod of Lot 120, Original Plat of Town (now City) of Kalamazoo, according to the Plat thereof as recorded in Liber 6 of Plats, Page 8, Kalamazoo County Records.

427 East Michigan Avenue (Parcel Number 06-15-411-271): All of Lots 124 and 271, and all of Lot 269 except the following: the West 41.25 feet thereof, Original Plat of Town (now City) of Kalamazoo, according to the Plat thereof as recorded in Liber 6 of Plats, Page 8, Kalamazoo County Records.

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



# SITE LOCATION: 421 & 427 East Michigan Ave.





## 40) 216 and 220 West Michigan Avenue

### Eligible Property

216 West Michigan Avenue, 06-15-354-132

220 West Michigan Avenue, 06-15-354-031

The existing masonry three story building located at 216 and 220 West Michigan Avenue was constructed in 1872 and includes approximately 11,851 square feet. The building contains multiple staircases, an antiquated service elevator, three Michigan Avenue entrances, two basements and an exterior add-on to the back of the parcel. The project is expected to be a mixed-use building, intended for retail, office and residential use. The project is also expected to remove the one-story addition (approximately 2,387 square feet) connected to the north side of the main building and open the private alleyway while providing additional parking. The final building size after demolition of the rear building is anticipated to be approximately 9,464 square feet.

### Basis of Eligibility

The 216 and 220 West Michigan Avenue parcels are eligible for Plan inclusion based upon functional obsolescence. Obsolescence was confirmed by the City of Kalamazoo Assessor on July 15, 2015.

### 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 (TIRs) will be used to offset eligible expenses associated with any eligible activities that are allowed under Act 381, as amended. Specific expected activities include demolition, infrastructure improvement, lead and asbestos abatement and site preparation activities. The current cost estimate for eligible activities is up to \$250,000. In addition, TIRs will be collected to cover BRA administrative fees and will also be captured for up to five years after the time that capture is required for the purpose of reimbursement for eligible activity costs for deposit into the LBRF.

- 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 will be redeveloped as described, the anticipated future taxable value (TV) estimate is \$841,000. The estimated TV is reduced by \$81,500 (non-capturable initial taxable value), for a net TV of \$692,507 upon which capture can be based.

Estimate of Tax Increment Revenues: Using the overall school business millage rate of 65.3839 mills, maximum annual available real property tax increment revenues are estimated to be \$41,485 for years 1 – 5. The calculation assumes that redevelopment has occurred as described above, with the approximate 11,851 square foot building renovated on the 216 and 220 West Michigan Avenue property.

It is the intent of the Authority to capture all available school and non-school tax increment revenue on real property generated by new development on the site.

**f. Duration of the Brownfield Plan for eligible activities.**

It is anticipated that the capture of tax increment revenues will start in 2017. However, the date for the beginning of capture of tax increment revenues is no later than December 7, 2020 and will continue for a period necessary to reimburse eligible activities and administrative expenses of the authority plus five years of additional tax capture, but not longer than allowed by law.

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

<b>Taxing Unit</b>	<b>Millage Rate</b>	<b>Estimated Annual Range of Taxes Captured by Authority</b>
State Education Tax	6.0000	\$ 1,772.34
KPS Operating	17.6757	\$ 5,221.23
City Operating	12.0000	\$ 3,544.68
CCTA (Metro Transit)	0.7470	\$ 220.66
Solid Waste	1.8000	\$ 531.70
KCTA (County Transportation)	0.3131	\$ 92.49
KVCC	2.7970	\$ 826.21
County Operating (Summer)	4.6608	\$ 1,376.75
County Operating (Winter – Public Safety)	1.4409	\$ 425.63
County Housing	0.0993	\$ 29.33
County Senior	0.3484	\$ 102.91
County 911 Dispatch	0.6500	\$ 192.00
KRESA Operating	2.8823	\$ 851.40
KRESA Allocated	0.1437	\$ 42.45
KRESA Special Ed	1.4925	\$ 440.87
KRESA Enhancement	1.5000	\$ 443.09
Kalamazoo Library	3.9213	\$ 1,158.31
DDA	1.9638	\$ 580.09
<b>TOTAL (School + DDA)</b>	<b>60.4358</b>	<b>\$ 17,852.13</b>

**Maximum annual increased taxable value = \$692,507**

**2020 Actual Taxable Value = \$376,890**

**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.**

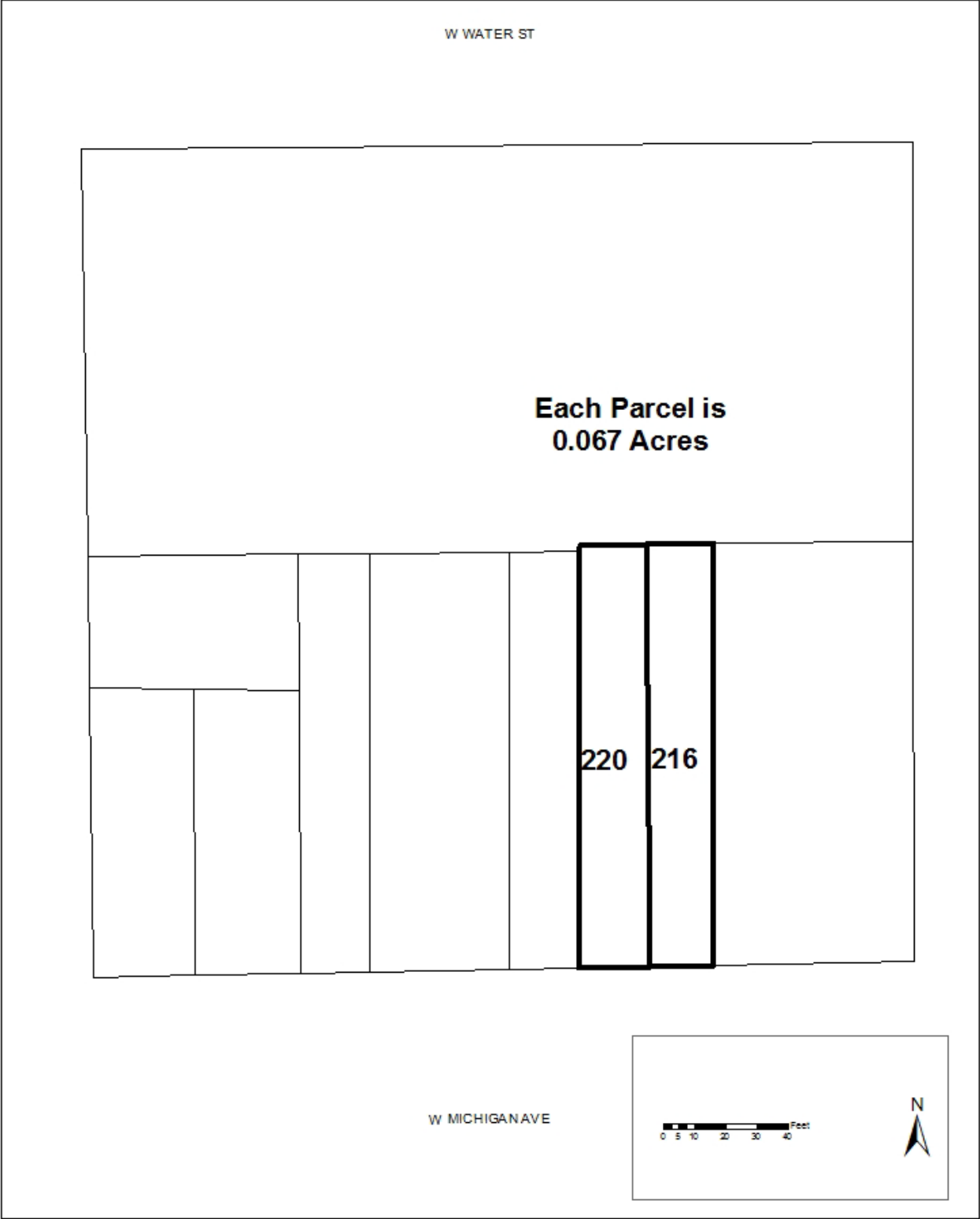
216 West Michigan Avenue (Parcel Number 06-15-354-132): Original Plat of the Town (now City) of Kalamazoo, according to the Plat thereof as recorded in Liber 6 of Plats Page 8, Kalamazoo County Records; The East 22 feet of Lot 31. The East 22 feet of the South 1.5 feet of Lot 15.

220 West Michigan Avenue (Parcel Number 06-15-354-031): Original Plat of the Town (now City)

of Kalamazoo, according to the Plat thereof as recorded in Liber 6 of Plats Page 8, Kalamazoo County Records; The West 1/2 of the East 44 feet of Lot 31. The West 22.7feet of the East 44.7 feet of the South 1.5 feet of Lot 15, also described as the West 1/2 of the East 44 feet of Lot 15.

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

**SITE LOCATION: 216 & 220 West Michigan Ave.**



# 41) 162 East Michigan Avenue

## Eligible Property

162 East Michigan Avenue, 06-15-382-104

The three-story “Michigan Building” is located at 162 East Michigan Avenue, at the corner of Michigan Avenue and Portage Street in the downtown district of Kalamazoo. The building is composed of three separate and attached buildings, the oldest of which was constructed in approximately 1865 or earlier. Previous uses of the building included an opera house, retail and offices. The first floor of the approximate 38,184 square foot building is currently utilized for retail and office purposes and the upper two floors were formerly occupied by office space which has been vacant for over ten years. The project is expected to be a mixed-use building, with retail and/or office space on the first floor and residential apartments on the upper two floors. There are four one-bedroom and 22 studio apartments planned that will range in size from 436 to 722 square feet.

## Basis of Eligibility

The 162 East Michigan Avenue parcel is eligible for Plan inclusion based upon functional obsolescence. Obsolescence was confirmed by the City of Kalamazoo Assessor on October 28, 2015.

## 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 (TIRs) will be used to offset eligible expenses associated with any eligible activities that are allowed under Act 381, as amended. Specific expected activities include lead and asbestos abatement, demolition and public infrastructure activities. The current cost estimate for eligible activities is approximately \$424,000. In addition, TIRs will be collected to cover BRA administrative fees and will also be captured for up to five years after the time that capture is required for the purpose of reimbursement for eligible activity costs for deposit into the LBRF.

- 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 will be redeveloped as described, the anticipated future taxable value (TV) estimate is \$841,000. The estimated TV is reduced by \$379,800 (non-capturable initial taxable value), for a net TV of \$461,200 upon which capture can be based.

Estimate of Tax Increment Revenues: Using the overall school business millage rate of 65.3839 mills, maximum annual available real property tax increment revenues are estimated to be \$23,890 a year for years 1 – 5. The calculation assumes that redevelopment has occurred as described above,

with the approximate 38,184 square foot building renovated on the 162 East Michigan Avenue property.

It is the intent of the Authority to capture all available school and non-school tax increment revenue on real property generated by new development on the site.

**f. Duration of the Brownfield Plan for eligible activities.**

It is anticipated that the capture of tax increment revenues will start in 2017. However, the date for the beginning of capture of tax increment revenues is no later than December 7, 2020 and will continue for a period necessary to reimburse eligible activities and administrative expenses of the authority plus five years of additional tax capture, but not longer than allowed by law.

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

<b>Taxing Unit</b>	<b>Millage Rate</b>	<b>Estimated Annual Range of Taxes Captured by Authority</b>
State Education Tax	6.0000	\$ 1,784.09
KPS Operating	17.6757	\$ 5,255.85
City Operating	12.0000	\$ 3,568.19
CCTA (Metro Transit)	0.7470	\$ 222.12
Solid Waste	1.8000	\$ 535.23
KCTA (County Transportation)	0.3131	\$ 93.10
KVCC	2.7970	\$ 831.69
County Operating (Summer)	4.6608	\$ 1,385.88
County Operating (Winter – Public Safety)	1.4409	\$ 428.45
County Housing	0.0993	\$ 29.53
County Senior	0.3484	\$ 103.60
County 911 Dispatch	0.6500	\$ 193.28
KRESA Operating	2.8823	\$ 857.05
KRESA Allocated	0.1437	\$ 42.73
KRESA Special Ed	1.4925	\$ 443.79
KRESA Enhancement	1.5000	\$ 446.02
Kalamazoo Library	3.9213	\$ 1,165.99
DDA	1.9638	\$ 583.93
<b>TOTAL (School + DDA)</b>	<b>60.4358</b>	<b>\$ 17,970.52</b>

**Maximum annual increased taxable value = \$461,200**

**2020 Actual taxable value = \$677,149**

**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.**

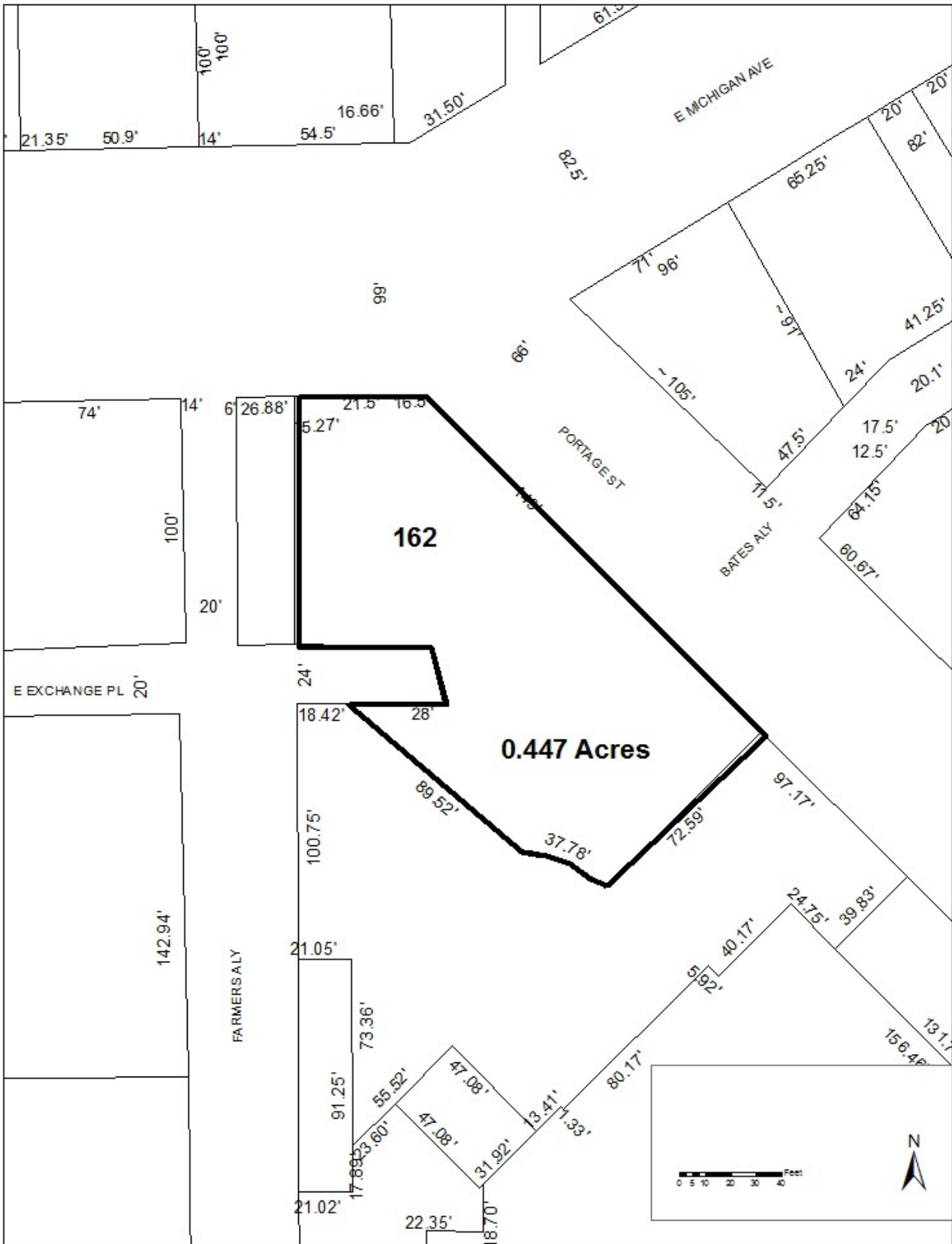
162 East Michigan Avenue (Parcel Number 06-15-382-104): ORIGINAL PLAT OF THE TOWN (NOW CITY) OF KALAMAZOO, Liber 6 of Plats Page 8; Commencing at intersection of the



southwesterly right-of-way line of Portage Street with east line of Lot 95, said intersection being South 44deg 48min 10sec East 165.1 feet from the south line of East Michigan Avenue & North 44deg 48min 10sec West 349.53 feet from the northwesterly line of East South Street; thence South 44deg 48min 10sec East 4.67 feet along the southwesterly line of Portage Street; thence South 44deg 54min 55sec East 16.42ft along the southwesterly line of Portage Street; thence South 45deg 06min 05sec West 87.17 feet; thence along the exterior of said helix wall of the parking ramp 37.78 feet along the arc of a curve to the left (Radius = 52.83 feet, chord of North 65deg 36min 23sec West 39.98 feet); thence North 50deg 08min 30sec West 89.52 feet to the south line of Exchange Place, said point being North 89deg 58min 30sec East 18.42 feet from the east line of Farmers Alley; thence South 89deg 58min 30sec East 18.42 feet to the southeast corner of Farmers Alley & Exchange Place (note Farmers Alley is 45 feet wide south of the south line of Exchange Place and 20 feet wide north of the south line of Exchange Place); thence South 89deg 58min 30sec East 25 feet along the south line of Exchange Place (note Farmers Alley is 45 feet wide south of the south line of Exchange Place and 20 feet wide north of the south line of Exchange Place); thence North 120.38 feet more-or-less along the east line of Farmers Alley to the south line of East Michigan Avenue; thence East along the south line of Michigan Avenue to the intersection with the southwesterly line of Portage Street; thence Southeasterly along the southwesterly line of Portage Street to the point of beginning, excluding that portion of Exchange Place lying east of the east line of Farmers Alley. Also excluding beginning at the intersection of the east line of Farmers Alley with the south line of East Michigan Avenue; thence East 26.88 feet along the south line of East Michigan Avenue; thence Southerly 100.36 feet to the north line of Exchange Place; thence West 26.93 feet along the north line of Exchange Place to the east line of Farmers Alley; thence Northerly 100.38 feet along the east line of Farmers Alley to the point of beginning for this exclusion.

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

# SITE LOCATION: 162 East Michigan Ave



## 42) 315 E Alcott St (formerly 400 Bryant St)

### Eligible Property

315 East Alcott Street, 06-27-221-002

311 East Alcott Street, 06-27-212-002

The property owned by PlazaCorp Realty Advisors, Inc. contains a currently vacant three-story approximate 62,426 square-foot building built in 1904 for the Illinois Envelope Company (with additions added in the 1940s and 1990s). This multi-story building is on the National Register of Historic Places because of its industrial significance within the local community. Expected investment is approximately \$9 million in rehabilitation of the existing building and planned site improvements to change the property from its former industrial layout to an office building of 48,525 leasable square feet. Plans include complete building rehabilitation, creation of additional parking, storm water management, connectivity improvement (including a potential walking bridge over Portage Creek and stops along bus route(s)), and the removal of the western (12,476 square-foot) metal building. Proposed redevelopment will support 160 jobs at the site through the new office use.

### Basis of Eligibility

The site is eligible for brownfield plan inclusion due to its “facility” status (per Natural Resources and Environmental Protection Act, Act 451, PA 1994, as amended) related to the exceedances of Part 201 Generic Residential Cleanup Criteria (GRCC.) Arsenic and Perchloroethylene exceed GRCC for protection of drinking water; arsenic, mercury and selenium exceed GRCC for protection of a surface water body at the groundwater surface water interface; and arsenic and lead exceed GRCC for residential direct contact.

### 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 eligible expenses associated with any eligible activities that are allowed under Act 381, as amended. Specific expected activities include Baseline Environmental Assessment, due care, additional response activities, demolition, lead and asbestos abatement, infrastructure improvements and site preparation activities. The current cost estimate for eligible activities is up to \$1.85 million.

- 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 will be redeveloped as described, the anticipated future taxable value is estimated to be \$1,286,883. The current taxable value is \$180,000, leaving a net future taxable value, upon which capture can be based, of \$1,106,883.

Estimate of Tax Increment Revenues: Using the overall business millage rate of 56.4996 mills, maximum annual available real property tax increment revenues are estimated to be \$62,538 for years 1 – 5. The calculation assumes that redevelopment has occurred as described above, with the approximate 48,525 square foot building renovated on the 400 Bryant Street property.

It is the intent of the Authority to capture all available school and non-school tax increment revenue on real property generated by new development on the site.

**f. Duration of the Brownfield Plan for eligible activities.**

It is anticipated that the capture of tax increment revenues will start by 2018. However, the date for the beginning of capture of tax increment revenues will be no later than May 1, 2022 and will continue for a period necessary to reimburse eligible activities and administrative expenses of the authority plus five years of additional tax capture, but not longer than allowed by law.

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

<b>Taxing Unit</b>	<b>Millage Rate</b>	<b>Estimated Annual Range of Taxes Captured by Authority</b>
State Education Tax	6.0000	\$ 7,272.47
KPS Operating	17.6757	\$ 21,424.34
City Operating	12.0000	\$ 14,544.95
CCTA (Metro Transit)	0.7470	\$ 905.42
Solid Waste	1.8000	\$ 2,181.74
KCTA (County Transportation)	0.3131	\$ 379.50
KVCC	2.7970	\$ 3,390.18
County Operating (Summer)	4.6608	\$ 5,649.26
County Operating (Winter – Public Safety)	1.4409	\$ 1,746.48
County Housing	0.0993	\$ 120.36
County Senior	0.3484	\$ 422.29
County 911 Dispatch	0.6500	\$ 787.85
KRESA Operating	2.8823	\$ 3,493.58
KRESA Allocated	0.1437	\$ 174.18
KRESA Special Ed	1.4925	\$ 1,809.03
KRESA Enhancement	1.5000	\$ 1,818.12
Kalamazoo Library	3.9213	\$ 4,752.93
DDA	1.9638	\$ 2,380.28
<b>TOTAL (School, no DDA)</b>	<b>58.4720</b>	<b>\$ 70,872.68</b>

**Maximum annual increased taxable value = \$1,106,883**

**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.**

315 East Alcott Street, 06-27-221-001 (portions of)

9820 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 ald 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.

333 East Alcott, 06-27-213-002 (portions of)

THAT PART OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 11 WEST, CITY OF KALAMAZOO, KALAMAZOO COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 27; THENCE SOUTH 89° 56' 17" EAST ON THE NORTH LINE OF SAID SECTION 27 A DISTANCE OF 502.63 FEET TO THE INTERSECTION OF SAID NORTH SECTION LINE AND THE EAST RIGHT OF WAY LINE OF THE CONRAIL RAILROAD; THENCE SOUTH 16° 50' 37" WEST ON SAID EAST RIGHT OF WAY LINE 502.88 FEET TO THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE SOUTH 89° 55' 34" EAST 396.19 FEET TO THE WESTERLY LINE OF A RESTRICTIVE COVENANT AREA AS RECORDED IN DOCUMENT NUMBER 2016-009531 KALAMAZOO COUNTY RECORDS; THENCE SOUTH 15° 30' 02" WEST ON SAID WESTERLY LINE 271.64 FEET; THENCE SOUTH 10° 26' 53" WEST ON SAID WESTERLY LINE 65.25 FEET; THENCE SOUTH 22° 22' 59" WEST ON SAID WESTERLY LINE 63.18 FEET; THENCE SOUTH 36° 42' 38" WEST ON SAID WESTERLY LINE 37.75 FEET; THENCE SOUTH 50° 09' 02" WEST ON SAID WESTERLY LINE 192.64 FEET; THENCE SOUTH 69° 02' 20" WEST ON SAID WESTERLY LINE 162.30 FEET; THENCE SOUTH 00° 10' 44" EAST ON SAID WESTERLY LINE 111.44 FEET; THENCE SOUTH 07° 08' 06" EAST ON SAID WESTERLY LINE 25.32 FEET; THENCE SOUTH 19° 40' 41" EAST ON SAID WESTERLY LINE 93.97 FEET; THENCE SOUTH 28° 32' 40" EAST ON SAID WESTERLY LINE 77.62 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF EAST ALCOTT STREET; THENCE SOUTH 89° 26' 40" WEST ON SAID NORTHERLY RIGHT OF WAY LINE 193.17 FEET TO SAID EAST RAILROAD RIGHT OF WAY LINE; THENCE NORTH 03° 50' 32" EAST ON SAID EAST RAILROAD RIGHT OF WAY LINE 117.06 FEET; THENCE NORTH 05° 00' 19" EAST ON SAID EAST RAILROAD RIGHT OF WAY LINE 104.30 FEET; THENCE NORTH 83° 38' 49" WEST 25.00 FEET; THENCE NORTHERLY 410.53 FEET ON SAID EAST RAILROAD RIGHT OF WAY LINE AND ON A 2242.43 FOOT RADIUS CURVE TO THE RIGHT WHOSE CHORD BEARS NORTH 11° 35' 56" EAST 409.96 FEET; THENCE NORTH 16° 50' 37" EAST ON SAID EAST RAILROAD RIGHT OF WAY LINE 278.63 FEET TO THE POINT OF BEGINNING. CONTAINING 5.90 ACRES, MORE OR LESS. EXCEPT PARCELS 1 AND 2 MORE PARTICULARLY DESCRIBED AS A PARCEL OF LAND LOCATED IN SECTION 27, T. 2 S.,

R. 11 W., CITY OF KALAMAZOO, KALAMAZOO COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 21, REED AND MILHAM'S ADDITION, AS RECORDED IN LIBER 6 OF PLATS, PAGE 4, KALAMAZOO COUNTY RECORDS; THENCE NORTH 89°-51'-08" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF BRYANT STREET (RECORDED AS NORTH 89°-55'-00" WEST), 69.00 FEET TO THE WEST LINE OF SAID BRYANT STREET; THENCE NORTH 89°-51'-08" WEST ALONG THE EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF SAID BRYANT STREET, 224.02 FEET TO THE EASTERLY LINE OF PARCEL 2 AND THE PLACE OF

BEGINNING OF THE LAND HEREINAFTER DESCRIBED; THENCE SOUTH 18°-53'-59" WEST, 16.90 FEET TO THE SOUTHEAST CORNER OF PARCEL 2; THENCE NORTH 89°- 51'-08" WEST PARALLEL WITH THE NORTH RIGHT-OF-WAY LINE OF SAID BRYANT STREET, 193.10 FEET TO THE SOUTHEAST CORNER OF PARCEL 1; THENCE NORTH 89°-51'-08" WEST, 150.00 FEET TO THE SOUTHWEST CORNER OF PARCEL 1; THENCE NORTH 12°-25'-11" EAST, 116.65 FEET; THENCE NORTH 22°-10'-48" EAST, 147.96 FEET TO THE NORTHWEST CORNER OF PARCEL 1; THENCE SOUTH 71°-53'-08" EAST, 89.16 FEET TO THE NORTHWEST CORNER OF PARCEL 2; THENCE SOUTH 71°-53'-08" EAST, 230.21 FEET TO THE EAST FACE OF A CONCRETE WALL ON THE WEST SIDE OF PORTAGE CREEK, SAID POINT BEING NORTH 71°-53'-08" WEST, 5.29 FEET FROM THE NORTHEAST CORNER OF PARCEL 2; THENCE SOUTH 17°-40'-43" WEST ALONG THE EAST FACE OF SAID CONCRETE WALL, 125.43 FEET TO AN ANGLE POINT IN SAID WALL; THENCE SOUTH 10°-56'-35" WEST ALONG THE EAST FACE OF SAID WALL, 6.04 FEET TO A POINT ON THE EAST LINE OF PARCEL 2; THENCE SOUTH 20°-33'-03" WEST ALONG THE EAST LINE OF PARCEL 2, 11.83 FEET TO THE EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF SAID BRYANT STREET; THENCE SOUTH 89°-51'-08" EAST ALONG THE EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF SAID BRYANT STREET, 5.18 FEET TO THE PLACE OF BEGINNING. CONTAINING 1.59 ACRES.

440 Bryant St, 06-27-212-002: 9830 Section 27-2-11 Commencing on the westerly extension of the north line of Bryant Street 422.3ft West of the west end of Bryant Street; thence North 00deg 05min East 144.6ft; thence North 13deg 58min East 64.3ft; thence South 71deg 57min East 235.5ft; thence South 18deg 03min West 157.93ft to a point 16ft South of the westerly extension of the north line of Bryant Street; thence North 89deg 55min West 193.1ft; thence North 00deg 05min East 16ft to the point of beginning. Also commencing on the north line of Bryant Street at the west end thereof; thence North 89deg 51min 08sec West 224.02ft; thence South 18deg 53min 59sec West 16.90ft; thence North 89deg 51min 08sec West 193.10ft to the point of beginning; thence North 89deg 51min 08sec West 150ft; thence North 12deg 25min 11sec East 116.65ft; thence North 22deg 10min 48sec East 147.96ft; thence South 71deg 53min 08sec East 89.16ft; thence South 11deg 26min 06sec West 64.30ft; thence South 01deg 02min 59sec West 160.60ft to the point of beginning. Excluding commencing at the southeast corner of Lot 21 of REED & MILHAM'S ADDITION, Liber 6 of Plats Page 4; thence North 89deg 51min 08sec West 298.18ft; thence North 20deg 33min 03sec East 11.83ft to the east side of the west wall and the point of beginning for this exclusion; thence North 10deg 56min 35sec West 6.04ft along the east side of the west wall; thence North 17deg 40min 43sec East 125.43ft along the east side of the west wall; thence South 71deg 53min 08sec East 5.26ft; thence South 11deg 23min 16sec West 26.10ft; thence South 20deg 33min 03sec West 104.89ft to the point of beginning of this exclusion.

Combined Parcel Description: THAT PART OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 11 WEST, CITY OF KALAMAZOO, KALAMAZOO COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 27; THENCE SOUTH 89° 56' 17" EAST ON THE NORTH LINE OF SAID SECTION 27 A DISTANCE OF 502.63 FEET TO THE INTERSECTION OF SAID NORTH SECTION LINE AND THE EAST RIGHT OF WAY LINE OF THE CONRAIL RAILROAD; THENCE SOUTH 16° 50' 37" WEST ON SAID EAST RIGHT OF WAY LINE 502.88 FEET TO THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED;

THENCE SOUTH 89° 55' 34" EAST 396.19 FEET TO THE WESTERLY LINE OF A RESTRICTIVE COVENANT AREA AS RECORDED IN DOCUMENT NUMBER 2016-009531 KALAMAZOO COUNTY RECORDS; THENCE SOUTH 15° 30' 02" WEST ON SAID WESTERLY LINE 271.64 FEET; THENCE SOUTH 10° 26' 53" WEST ON SAID WESTERLY LINE 65.25 FEET; THENCE SOUTH 22° 22' 59" WEST ON SAID WESTERLY LINE 63.18 FEET; THENCE SOUTH 36° 42' 38" WEST ON SAID WESTERLY LINE 37.75 FEET; THENCE SOUTH 50° 09' 02" WEST ON SAID WESTERLY LINE 192.64 FEET; THENCE SOUTH 69° 02' 20" WEST ON SAID WESTERLY LINE 162.30 FEET; THENCE SOUTH 00° 10' 44" EAST ON SAID WESTERLY LINE 111.44 FEET; THENCE SOUTH 07° 08' 06" EAST ON SAID WESTERLY LINE 25.32 FEET; THENCE SOUTH 19° 40' 41" EAST ON SAID WESTERLY LINE 93.97 FEET; THENCE SOUTH 28° 32' 40" EAST ON SAID WESTERLY LINE 77.62 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF EAST ALCOTT STREET; THENCE SOUTH 89° 26' 40" WEST ON SAID NORTHERLY RIGHT OF WAY LINE 193.17 FEET TO SAID EAST RAILROAD RIGHT OF WAY LINE; THENCE NORTH 03° 50' 32" EAST ON SAID EAST RAILROAD RIGHT OF WAY LINE 117.06 FEET; THENCE NORTH 05° 00' 19" EAST ON SAID EAST RAILROAD RIGHT OF WAY LINE 104.30 FEET; THENCE NORTH 83° 38' 49" WEST 25.00 FEET; THENCE NORTHERLY 410.53 FEET ON SAID EAST RAILROAD RIGHT OF WAY LINE AND ON A 2242.43 FOOT RADIUS CURVE TO THE RIGHT WHOSE CHORD BEARS NORTH 11° 35' 56" EAST 409.96 FEET; THENCE NORTH 16° 50' 37" EAST ON SAID EAST RAILROAD RIGHT OF WAY LINE 278.63 FEET TO THE POINT OF BEGINNING. CONTAINING 5.90 ACRES, MORE OR LESS.

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



# SITE LOCATION: 400 Bryant Street



## 43) 225 Parsons Street

### Eligible Property

225 Parsons St, 06-15-139-001  
215 E Bush St, 06-15-129-004  
221 E Bush St, 06-15-129-003  
909 Scudder Ct, 06-15-144-015  
229 E Frank St, 06-15-179-001  
208 Parsons St, 06-15-144-001  
819 Scudder Ct, 06-15-149-010

1208 N Edwards St, 06-15-128-015  
219 E Bush St, 06-15-129-015  
223 E Bush St, 06-15-129-014  
811 Scudder Ct, 06-15-179-011  
926 N Edwards St, 06-15-143-016

In 1917, the Gibson Guitar Corporation (GGC) was developed at that the southeast quadrant of the 225 Parson Street parcel. Building expansion occurred over 50 years, but especially between 1958 and 1968 when it expanded to include the entire block. Until that time, a portion of 201 Parsons Street, had been used for various purposes, including a retail store, restaurants, a beauty salon and a tank manufacturing company. The rest of the parcels have always been residential, vacant, or parking for the building at 225 Parsons Street. Heritage Guitar Inc. (HGI) has been operating in the building since the GGC moved operations to Nashville, Tennessee in 1984. Additionally, Kalamazoo Enterprise Center (KEC) has been operating out of the building as well. KEC currently house 40 entities with spaces that range from 100 to 8,700 square feet.

PlazaCorp intends to redevelop the 6.694 acre site in a mixed-use fashion by rehabilitating approximately 147,000 of the existing 167,000 square feet. The site will consist of an upgraded and expanded manufacturing space for HGI. The remaining space will also be rehabilitated for current and future tenants. Initially, the project will create approximately 40 new jobs at the site and allow the two major employers to expand/repurpose their footprint within the building. The project will also result in the creation of an approximate 2,000 square foot beer garden, observational areas to view the Gibson Smokestack (from within the building) and fabrication/finishing areas of the repurposed Heritage Guitars manufacturing space, a bar/restaurant and possible intimate performance venue. The current estimate for total project investment is approximately \$12,000,000.

### Basis of Eligibility

Sampling activities conducted at the Property on December 19, 2014 have detected polynuclear aromatics, polychlorinated biphenyls and metals in the soil at concentrations that exceed Part 201 Generic Residential Cleanup Criteria (GRCC). Exceedance of the Part 201 GRCC qualifies the Property as a “facility” as defined by Section 1(1)(o) of Part 201 of Act 451, Michigan Natural Resources and Environmental Protection Act.

### 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 eligible expenses associated with any eligible activities that are allowed under Act 381, as amended. Specific expected activities include demolition, lead and asbestos abatement, site preparation, infrastructure improvements, environmental assessment, due

care and environmental response activities. The current cost estimate for eligible activities is up to \$1.9 million

**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 will be redeveloped as described, the anticipated future taxable value is estimated to be \$3,150,375. The current taxable value is \$177,771, leaving a net future taxable value, upon which capture can be based, of \$2,972,604.

Estimate of Tax Increment Revenues: Using the overall business millage rate of 56.2583 mills, maximum annual available real property tax increment revenues are estimated to be \$167,234 for years 1 – 5. The calculation assumes that redevelopment has occurred as described above. It is the intent of the Authority to capture all available school and non-school 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 cost of eligible activities.

**f. Duration of the Brownfield Plan for eligible activities.**

It is anticipated that the capture of tax increment revenues will start by 2018. However, the date for the beginning of capture of tax increment revenues will be no later than June 6, 2023 and will continue for a period necessary to reimburse eligible activities and administrative expenses of the authority plus five years of additional tax capture, but not longer than allowed by law.

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

<b>Taxing Unit</b>	<b>Millage Rate</b>	<b>Estimated Annual Range of Taxes Captured by Authority</b>
State Education Tax	6.0000	\$ 17,835.62
KPS Operating	17.6757	\$ 52,542.86
City Operating	12.0000	\$ 35,671.25
CCTA (Metro Transit)	0.7470	\$ 2,220.54
Solid Waste	1.8000	\$ 5,350.69
KCTA (County Transportation)	0.3131	\$ 930.72
KVCC	2.7970	\$ 8,314.37
County Operating (Summer)	4.6608	\$ 13,854.71
County Operating (Winter – Public Safety)	1.4409	\$ 4,283.23
County Housing	0.0993	\$ 295.18
County Senior	0.3484	\$ 1,035.66
County 911 Dispatch	0.6500	\$ 1,932.19
KRESA Operating	2.8823	\$ 8,567.94
KRESA Allocated	0.1437	\$ 427.16
KRESA Special Ed	1.4925	\$ 4,436.61
KRESA Enhancement	1.5000	\$ 4,458.91
Kalamazoo Library	3.9213	\$ 11,656.47
DDA	1.9638	N/A
<b>TOTAL (School, no DDA)</b>	<b>58.4720</b>	<b>\$ 173,814.10</b>

**Maximum annual increased taxable value = \$2,972,604**

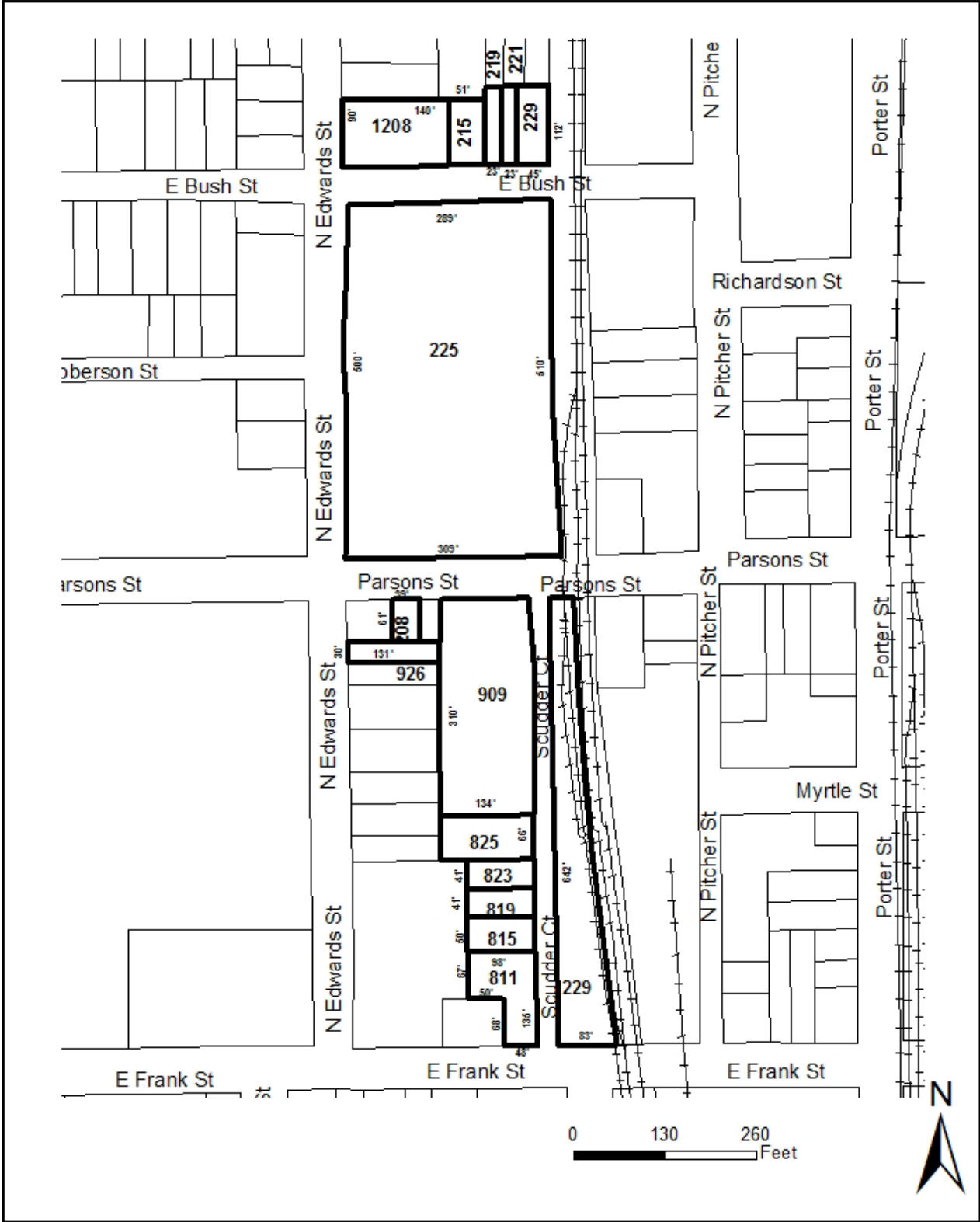
**h. Legal description of each parcel of eligible property to which the plan applies, a map showing the location and dimensions of each eligible property, and a statement of whether personal property is included as part of the eligible property.**

1208 N Edwards St	06-15-128-015	T C SHELDONS ADDITION, Liber 3 of Plats Page 16; The Southerly 82.5 feet of the Westerly 148.5 feet of Lot AA. Also KROM & HASCALLS ADDITION, Liber 2 of Plats Page 19; The West 148.5 feet of Lot 16.
215 E Bush St	06-15-129-004	KROM & HASCALLS ADDITION, Liber 2 of Plats Page 19; The East 49.5 feet of Lot 16. TC SHELDONS ADDITION, Liber 3 of Plats Page 16; Part of Lot AA described as commencing at a point 198 feet East of the east line of North Edwards Street & 16.5 feet North of the north line of Bush Street; thence North 82.5 feet; thence West 49.5 feet; thence South 82.5 feet; thence East 49.5 feet to the point of beginning.
219 E Bush St	06-15-129-015	KROM & HASCALLS ADDITION, Liber 2 of Plats Page 19; The West 1/2 of Lot 15.
221 E Bush St	06-15-129-003	KROM & HASCALLS ADDITION, Liber 2 of Plats Page 19; The East 1/2 of Lot 15
223 E Bush St	06-15-129-014	KROM & HASCALLS ADDITION, Liber 2 of Plats Page 19; Lot 14.

225 Parsons St	06-15-139-001	KROM & HASCALL'S ADDITION, Liber 2 of Plats Page 19; Lots 1 through 13. Also that portion of vacated Chestnut Street commencing on the east line of North Edwards Street and running thence Easterly 290.40 feet. Also T. C. SHELDON'S ADDITION, Liber of 3 Plats Page 16; The South 1/2 of Lot Y lying West of the Pennsylvania Railroad right-of-way, excluding the West 33 feet and excluding the South 24.5 feet thereof.
909 Scudder Ct	06-15-144-015	J B TROWBRIDGES ADDITION, Liber 3 of Plats Page 11; Lot 11. Lot 13. Lot 15. Lot 18. Lot 19.
825 Scudder Ct	06-15-149-009	46930 J B TROW BRIDGES ADD. LOT 9.
823 Scudder Ct	06-15-149-008	38513 T C SHELDONS ADDITION, Liber 3 of Plats Page 16; The East 4 Rods of the North 41.5 feet of Lot O. J. B. TROWBRIDGES ADDITION, Liber 3 of Plats Page 11; The North 41.5 feet of Lot 7.
819 Scudder Ct	06-15-149-007	38514 T C SHELDONS ADDITION, Liber 3 of Plats Page 16; The East 4 Rods of the South 41.5 feet of the North 83 feet of LOT O. J. B. TROWBRIDGES ADDITION, Liber 3 of Plats Page 11; The South 41.5 feet of the North 83 feet of Lot 7.
815 Scudder Ct	06-15-179-006	38518 T C SHELDONS ADDITION, Liber 3 of Plats Page 16; The South 49 feet of the East 4 Rods of the North 8 Rods of Lot O. J. B. TROWBRIDGES ADDITION, Liber 3 of Plats Page 11; The South 49 feet of Lot 7.
811 Scudder Ct	06-15-179-011	J B TROWBRIDGES ADDITION, Liber 3 of Plats Page 11; The East 30.05 feet of the North 1/2 of Lot 3. The North 1/2 of Lot 4. The East 47.5 feet of the South 1/2 of Lot 4.
229 E Frank St	06-15-179-001	38522 T C SHELDONS ADDITION PT OF LOTS O-P-R BOUNDED N BY PARSONS ST W BY SCUDDER CT S BY FRANK ST E BY PENN RR
926 N Edwards St	06-15-143-016	46946 J B TROWBRIDGES ADDITION that part of Lot 16 lying North of a line commencing on the east line of Lot 16 at a point 27.99 feet South of the northeast corner of Lot 16; thence running Westerly to the west line of Lot 16 at a point 26.55 feet South of the northwest corner thereof.
208 Parsons St	06-15-144-001	46952 J B TROWBRIDGES ADDITION; The West 38.26 feet of the East 67.04 feet of Lot 17.

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

# SITE LOCATION: 225 Parsons



## 44) 1910 Parkview Avenue

### Eligible Property

1910 Parkview Avenue, 06-29-497-020

This 0.732-acre project site is comprised of a .493 acre former station and a 0.239 acre dilapidated two-story single-family home. Parkview and Whites LLC proposes to build a 2,800 square foot state-of-the-art bank branch. Project highlights include demolishing/removing the house on the west side of the parcel, and bringing in several thousand cubic yards of fill to grade the site. The finished branch will include three drive-thru lanes and 16 parking places.

### Basis of Eligibility

The property at 1910 Parkview was a former filling station and is a closed LUST site, and a Phase II investigation was conducted in December 2015. Based on the concentrations of benzene, ethylbenzene, 2-methylnaphthalene, naphthalene, 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, and xylenes in soil above the applicable Michigan Department of Environmental Quality Generic Residential Cleanup Criteria, it is ASTI's opinion that the Property is a "facility" as defined in Part 201 of Michigan's Natural Resources and Environmental Protection Act, 1994 PA 451, as Amended (Part 201).

### 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 eligible expenses associated with any eligible activities that are allowed under Act 381, as amended. Specific expected activities include: site preparation, environmental assessments, and due care activities. The current cost estimate for eligible activities is up to \$243,000

- 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 will be redeveloped as described, the anticipated future taxable value is estimated to be \$258,445. The current taxable value is \$68,589, leaving a net future taxable value, upon which capture can be based, of \$189,856.

Estimate of Tax Increment Revenues: Using the overall business millage rate of 63.7701 mills, maximum annual available real property tax increment revenues are estimated to be \$12,107 for years 1 – 5. The calculation assumes that redevelopment has occurred as described above. It is the intent of the Authority to capture all available school and non-school 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 cost of eligible activities.

**f. Duration of the Brownfield Plan for eligible activities.**

It is anticipated that the capture of tax increment revenues will start by 2017. However, the date for the beginning of capture of tax increment revenues will be no later than June 6, 2021 and will continue for a period necessary to reimburse eligible activities and administrative expenses of the authority plus five years of additional tax capture, but not longer than allowed by law.

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

<b>Taxing Unit</b>	<b>Millage Rate</b>	<b>Estimated Annual Range of Taxes Captured by Authority</b>
State Education Tax	6.0000	\$ 1,096.28
KPS Operating	17.6757	\$ 3,229.58
City Operating	12.0000	\$ 2,192.56
CCTA (Metro Transit)	0.7470	\$ 136.49
Solid Waste	1.8000	\$ 328.88
KCTA (County Transportation)	0.3131	\$ 57.21
KVCC	2.7970	\$ 511.05
County Operating (Summer)	4.6608	\$ 851.59
County Operating (Winter – Public Safety)	1.4409	\$ 263.27
County Housing	0.0993	\$ 18.14
County Senior	0.3484	\$ 63.66
County 911 Dispatch	0.6500	\$ 118.76
KRESA Operating	2.8823	\$ 526.63
KRESA Allocated	0.1437	\$ 26.26
KRESA Special Ed	1.4925	\$ 272.70
KRESA Enhancement	1.5000	\$ 274.07
Kalamazoo Library	3.9213	\$ 716.47
DDA	1.9638	N/A
<b>TOTAL (School, no DDA)</b>	<b>58.4720</b>	<b>\$ 10,683.59</b>

**Maximum annual increased taxable value = \$189,856**  
**2020 Actual Taxable Value = \$251,302**

**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.**

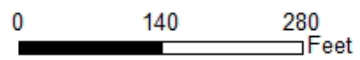
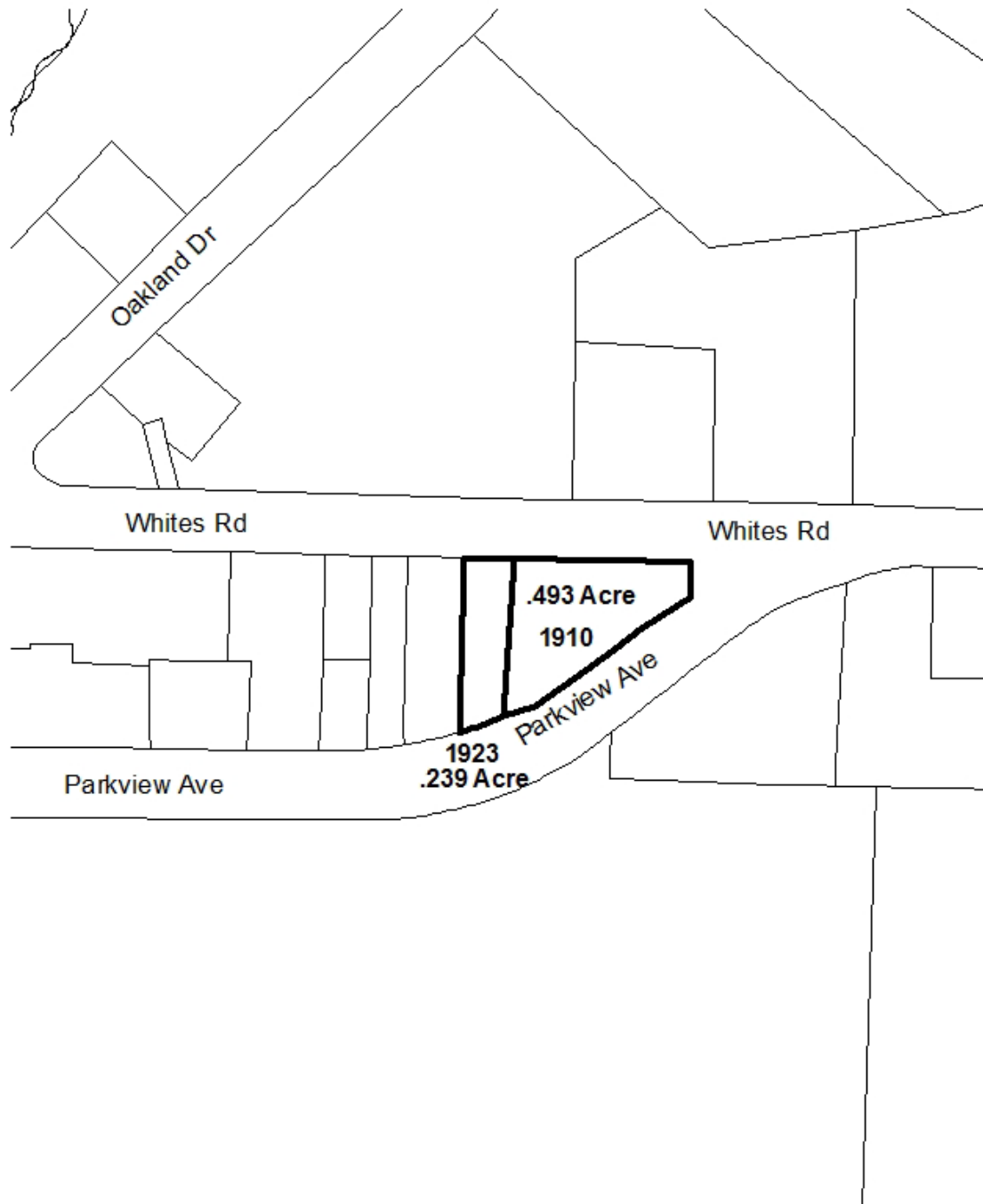
1910 Parkview Avenue, 06-29-497-016: SUPERVISORS PLAT OF A C GILBERTS SUBDIVISION, Liber 10 of Plat Page 13; Lot 16, Lot 17, Lot 18 & the East 47ft of Lot 15, excluding that part lying South of the northerly line of Parkview Avenue extended to Whites Road.



1923 Whites Road, 06-29-497-014: SUPERVISORS PLAT OF A C GILBERTS SUBDIVISION, Liber 10 of Plats Page 13; Lot 14 & the West 3ft of Lot 15, excluding that part lying South of the north line of Parkview Avenue extended to Whites Road.

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

**SITE LOCATION: 1910 PARKVIEW AVE  
1923 WHITES RD**



## 45) 1825 S. Park Street

### Eligible Property

1825 S. Park St, 06-27-103-003

This 5.108-acre project site is part of the larger 12.5 acre Park Place Campus. The Campus presently has 3 commercial buildings totaling 37,130 sq. ft. leased to Rx Optical. The project will include a two story 20,770 sq. ft. commercial building for Rx Optical's new office Head Quarters, a 90 car parking lot, extensive landscaping with walking trails, a retaining pond for a portion of the storm water, and a drive linking the facility to the Howard St. extension constructed in 2014. The total investment anticipated is \$4,850,000.

### Basis of Eligibility

Phase 1 and 2 Environmental reports and documents at the Kalamazoo Clerk's office indicated the property was used as an "informal dump" and a permitted landfill by the County Health Department from approximately 1958 - 1968. The subject property is eligible for Plan inclusion based upon its condition as a blighted property, as confirmed by the City of Kalamazoo Building Official.

### 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 eligible expenses associated with any eligible activities that are allowed under Act 381, as amended. Specific expected activities include: demolition and site preparation. The current cost estimate for eligible activities is up to \$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: Assuming the property will be redeveloped as described, the anticipated future taxable value is estimated to be \$611,810. The current taxable value is \$171,793, leaving a net future taxable value, upon which capture can be based, of \$440,017.

Estimate of Tax Increment Revenues: Using the overall business millage rate of 63.7701 mills, maximum annual available real property tax increment revenues are estimated to be \$28,060 for years 1 – 5. The calculation assumes that redevelopment has occurred as described above. It is the intent of the Authority to capture all available school and non-school 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 cost of eligible activities.

**f. Duration of the Brownfield Plan for eligible activities.**

It is anticipated that the capture of tax increment revenues will start by 2017. However, the date for the beginning of capture of tax increment revenues will be no later than June 6, 2021 and will continue for a period necessary to reimburse eligible activities and administrative expenses of the authority plus five years of additional tax capture, but not longer than allowed by law.

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

<b>Taxing Unit</b>	<b>Millage Rate</b>	<b>Estimated Annual Range of Taxes Captured by Authority</b>
State Education Tax	6.0000	\$ 4,605.38
KPS Operating	17.6757	\$ 13,567.21
City Operating	12.0000	\$ 9,210.76
CCTA (Metro Transit)	0.7470	\$ 573.37
Solid Waste	1.8000	\$ 1,381.61
KCTA (County Transportation)	0.3131	\$ 240.32
KVCC	2.7970	\$ 2,146.87
County Operating (Summer)	4.6608	\$ 3,577.46
County Operating (Winter – Public Safety)	1.4409	\$ 1,105.98
County Housing	0.0993	\$ 76.22
County Senior	0.3484	\$ 267.42
County 911 Dispatch	0.6500	\$ 498.92
KRESA Operating	2.8823	\$ 2,212.35
KRESA Allocated	0.1437	\$ 110.30
KRESA Special Ed	1.4925	\$ 1,145.59
KRESA Enhancement	1.5000	\$ 1,151.34
Kalamazoo Library	3.9213	\$ 3,009.84
DDA	1.9638	N/A
<b>TOTAL (School, no DDA)</b>	<b>58.1083</b>	<b>\$ 44,880.94</b>

**Maximum annual increased taxable value = \$440,017**

**2020 Actual Taxable Value = \$939,356**

**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.**

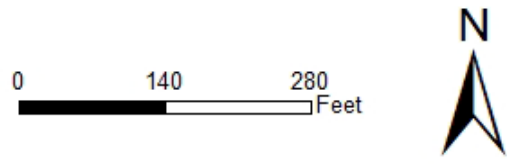
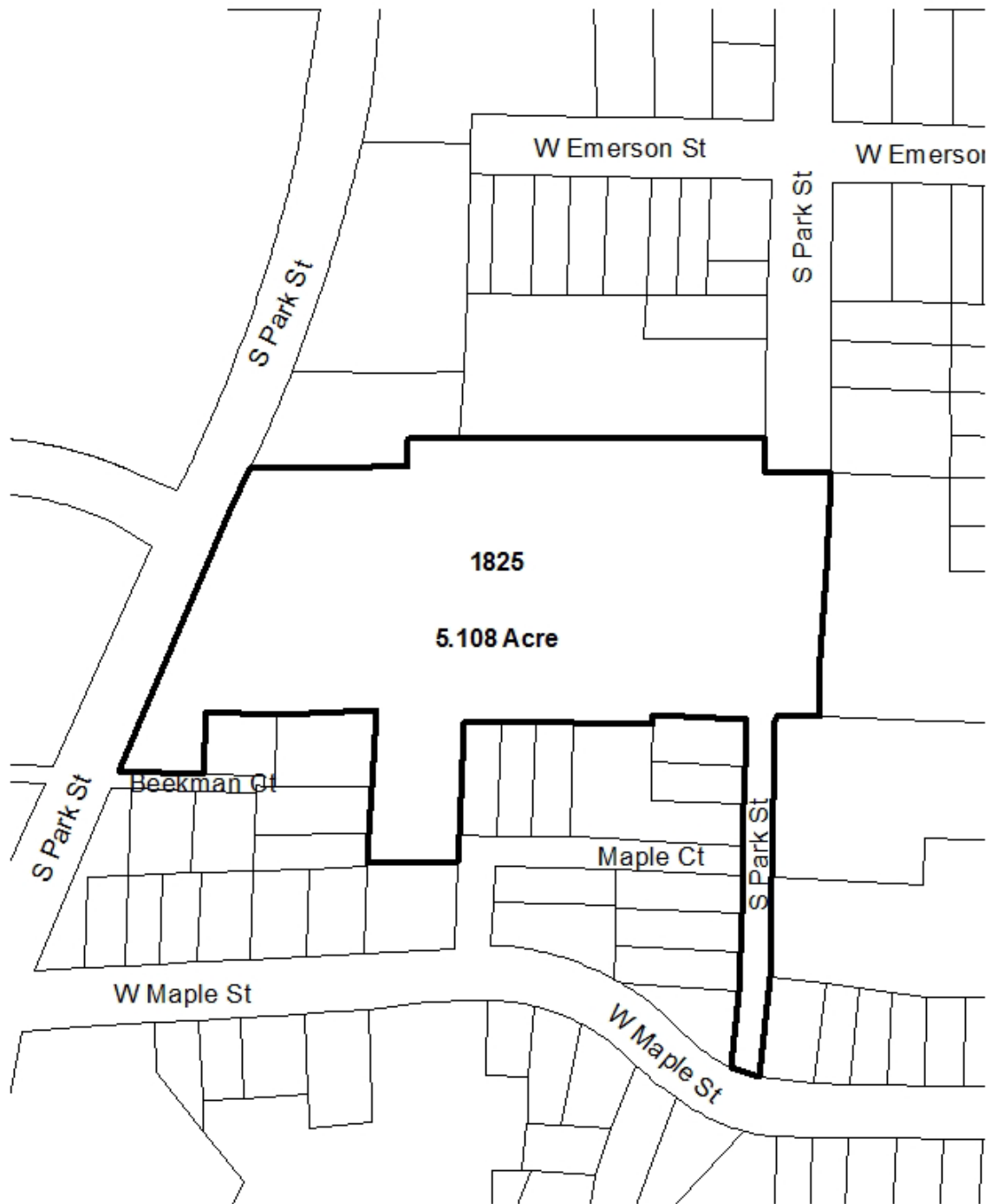
1825 S. Park St, Parcel ID 06-27-103-003

Commencing on the west line of South Park Street 18 Rods South of the south line of Emerson Street; thence West 24 Rods; thence South 2 Rods 7ft; thence West 2 Rods; thence South 117ft; thence East to a point 41 Rods East of the west line of Section 27 T2S R11W; thence South to a point 6 Rods North of the north line of Maple Street; thence East 6 Rods; thence North 155ft; thence East 307.5ft more-or-less; thence South to the north line of Maple Street; thence Easterly along the north line of

Maple Street 33ft; thence North 429ft more-or-less; thence West to a point South of the point of beginning; thence North to the point of beginning, excluding commencing at a point 981.75ft East & 274ft South of the northwest corner of Section 27 T2S R11W; thence East 101.25ft; thence North 10ft; thence West 101.25ft; thence South 10ft to the point of beginning. Also including that part of vacated South Park Street, said area being 66ft by 270.7ft, described as beginning on the east line of vacated South Park Street at a point 6.7ft North of the north line of Section 27 T2S R11W; thence South 270.7ft along the east line of vacated South Park Street; thence West 66ft to the west line of vacated South Park Street; thence North 270.7ft along the west line of vacated South Park Street; thence East 66ft to the point of beginning. Also, commencing at a point 41 Rods East of the west line of Section 27 & 15 Rods 15ft 2 & 3/5 Inches North of the north line of Maple Street; thence North about 16 Rods to the north line of Section 27; thence West along the north line of Section 27 to the easterly line of South Park Street; thence Southwesterly along the easterly line of South Park Street to the north line of Beekman Court; thence North 88deg 52min 35sec East 94.36ft; thence North 00deg 06min 10sec West 68ft; thence East 12 Rods 1ft to the point of beginning.

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

# SITE LOCATION: 1825 S PARK STREET



## 46) 412 Howard Street

### Eligible Property

412 Howard Street, 06-22-366-002

This 5.07-acre project site will transform a vacated 60,000 SF grocery store into a 28,218 SF grocery market, add seven to eight small retail shops ranging from 1,600 to 8,000 SF and develop a new small out lot retail shop. The proposed project by Park Street Market will improve the community by removing a long-time vacant complex at a highly-visible intersection while providing fresh affordable food and retail to the Vine, Southside, and Westnedge Hill neighborhoods. The development will create approximately 116 full-time equivalent jobs.

### Basis of Eligibility

The 412 Howard Street parcel is eligible for Plan inclusion based upon functional obsolescence. Obsolescence was confirmed by the City of Kalamazoo Assessor on February 22, 2017.

### 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 (TIRs) will be used to offset eligible expenses associated with any eligible activities that are allowed under Act 381, as amended. Specific expected activities include demolition, site preparation, infrastructure improvements, and work in the right of way activities. The current cost estimate for eligible activities is up to \$1,088,300. In addition, TIRs will be collected to cover BRA administrative fees and will also be captured for up to five years after the time that capture is required for the purpose of reimbursement for eligible activity costs for deposit into the LBRF.

- 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 will be redeveloped as described, the anticipated future taxable value is estimated to be \$2,239,716. The current taxable value is \$940,589, leaving a net future taxable value, upon which capture can be based, of \$1,299,127.

Estimate of Tax Increment Revenues: Using the overall business millage rate of 56.4996 mills, maximum annual available real property tax increment revenues are estimated to be \$73,400 for years 1 – 5. The calculation assumes that redevelopment has occurred as described above. It is the intent of the Authority to capture all available school and non-school 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 cost of eligible activities.

- f. Duration of the Brownfield Plan for eligible activities.**

It is anticipated that the capture of tax increment revenues will start by 2018. However, the date for the beginning of capture of tax increment revenues will be no later than May 1, 2022 and will continue

for a period necessary to reimburse eligible activities and administrative expenses of the authority plus five years of additional tax capture, but not longer than allowed by law.

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

<b>Taxing Unit</b>	<b>Millage Rate</b>	<b>Estimated Annual Range of Taxes Captured by Authority</b>
State Education Tax	6.0000	\$ 4,907.90
KPS Operating	17.6757	\$ 14,458.44
City Operating	12.0000	\$ 9,815.81
CCTA (Metro Transit)	0.7470	\$ 611.03
Solid Waste	1.8000	\$ 1,472.37
KCTA (County Transportation)	0.3131	\$ 256.11
KVCC	2.7970	\$ 2,287.90
County Operating (Summer)	4.6608	\$ 3,812.46
County Operating (Winter – Public Safety)	1.4409	\$ 1,178.63
County Housing	0.0993	\$ 81.23
County Senior	0.3484	\$ 284.99
County 911 Dispatch	0.6500	\$ 531.69
KRESA Operating	2.8823	\$ 2,357.68
KRESA Allocated	0.1437	\$ 117.54
KRESA Special Ed	1.4925	\$ 1,220.84
KRESA Enhancement	1.5000	\$ 1,226.98
Kalamazoo Library	3.9213	\$ 3,207.56
DDA	1.9638	N/A
<b>TOTAL (School, no DDA)</b>	<b>58.4720</b>	<b>\$ 47,829.16</b>

**Maximum annual increased taxable value = 1,299,127**

**2020 Actual Taxable Value = \$1,758,573**

**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.**

412 Howard Street, 06-22-366-002:

Commencing at the southwest corner of Section 22, Town 2 South, Range 11 West and running thence South 89deg 53min 10sec East 33ft along the south line of Section 22 to the east line of South Westnedge Avenue; thence North 00deg 05min 26sec West (previously recorded as North 00deg 04min West) 239.50ft along the east line of South Westnedge Avenue and parallel to the west line of Section 22 for the point of beginning; thence North 00deg 05min 26sec West (previously recorded as North 00deg 04min West) 250.22ft along the east line of South Westnedge Avenue and parallel to the west line of Section 22; thence South 89deg 53min 10sec East 563.40ft parallel to the south line of Section 22 to the westerly line of South Park Street; thence southwesterly 355.73ft along the westerly line of South Park Street on a curve to right (central angle 18deg 18min 50sec, 1112.92ft radius, chord South 13deg 6min 50sec West 354.22ft); thence South 22deg 16min 50sec

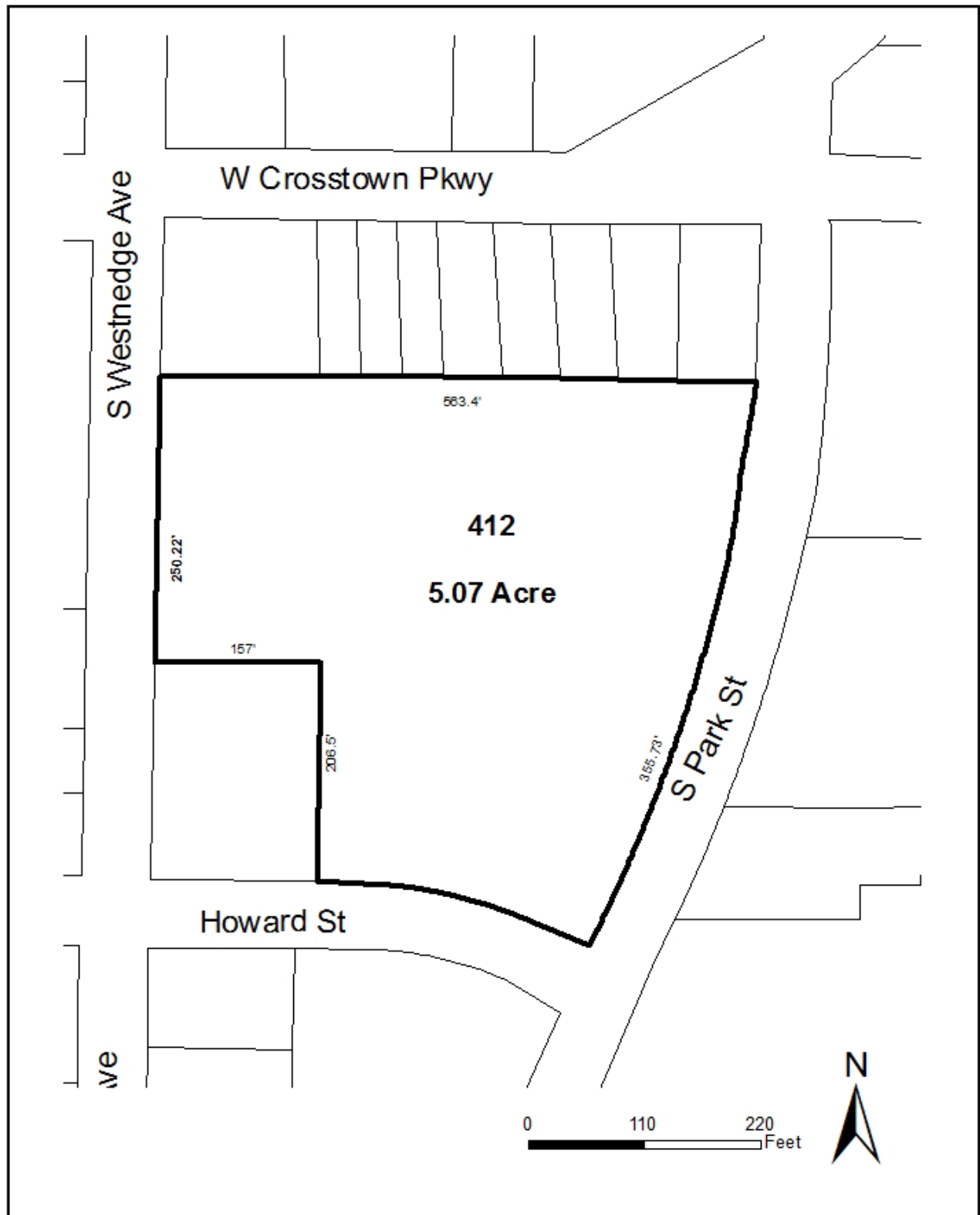


West 175.85ft along the westerly line of South Park Street; thence North 67deg 43min 40sec West 56.87ft; thence 171.04ft along a curve to left (central angle 22deg 29min 30sec, 442.26ft radius, chord North 78deg 48min 25sec West 169.98ft); thence North 89deg 53min 10sec West 38.44ft parallel to the south line of Section 22; thence North 00deg 05min 26sec West 206.50ft; thence North 89deg 53min 10sec West 157.00ft to the point of beginning.

Excluding that part in Howard Street.

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

# SITE LOCATION: 412 Howard Street



## 47) Foundry Phase II

### Eligible Property

100 Rochester Avenue, 06-15-454-001  
155 Rochester Avenue, 06-15-445-001

155 Rochester Avenue Rear, 06-15-445-002

This 4.279-acre project site is comprised of three parcels that each have an acreage of 2.159, 2.1 and .02, respectfully. River's Edge Partners, LLC proposes to build a two-story mixed-use building of approximately 60,000 total square feet (45,000 first floor 15,000 second floor) built on adjacent parcels to the newly opened Foundry Development (600 E. Michigan Ave). The project may encompass retail, office, residential and on-site parking for its tenants. The property is adjacent to Portage Creek and will provide a new opportunity to connect the east end downtown development with the current downtown district.

### Basis of Eligibility

The Foundry property (600 E. Michigan Ave) is a "facility" (per Natural Resources and Environmental Protection Act, 1994 PA 451, as amended) due to the presence of chlorinated solvents, heavy metals, polycyclic aromatic hydrocarbons and/or 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 offset eligible expenses associated with any eligible activities that are allowed under Act 381, as amended. Specific expected activities include: site preparation, infrastructure improvements, environmental assessments, due care activities, and environmental response activities. The current cost estimate for eligible activities is up to \$1,900,000.

- 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 will be redeveloped as described, the anticipated future taxable value is estimated to be \$1,425,000. The current taxable value is \$35,058, leaving a net future taxable value, upon which capture can be based, of \$1,389,942.

Estimate of Tax Increment Revenues: Using the overall business millage rate of 58.2221 mills,

maximum annual available real property tax increment revenues are estimated to be \$80,925 for years 1 – 5. The calculation assumes that redevelopment has occurred as described above. It is the intent of the Authority to capture all available school and non-school 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 cost of eligible activities.

**f. Duration of the Brownfield Plan for eligible activities.**

It is anticipated that the capture of tax increment revenues will start by 2019. However, the date for the beginning of capture of tax increment revenues will be no later than January 1, 2024 and will continue for a period necessary to reimburse eligible activities and administrative expenses of the authority plus five years of additional tax capture, but not longer than allowed by law.

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

<b>Taxing Unit</b>	<b>Millage Rate</b>	<b>Estimated Annual Range of Taxes Captured by Authority</b>
State Education Tax	6.0000	\$ 8,339.65
KPS Operating	17.6757	\$ 24,568.20
City Operating	12.0000	\$ 16,679.30
CCTA (Metro Transit)	0.7470	\$ 1,038.29
Solid Waste	1.8000	\$ 2,501.90
KCTA (County Transportation)	0.3131	\$ 435.19
KVCC	2.7970	\$ 3,887.67
County Operating (Summer)	4.6608	\$ 6,478.24
County Operating (Winter – Public Safety)	1.4409	\$ 2,002.77
County Housing	0.0993	\$ 138.02
County Senior	0.3484	\$ 484.26
County 911 Dispatch	0.6500	\$ 903.46
KRESA Operating	2.8823	\$ 4,006.23
KRESA Allocated	0.1437	\$ 199.73
KRESA Special Ed	1.4925	\$ 2,074.49
KRESA Enhancement	1.5000	\$ 2,084.91
Kalamazoo Library	3.9213	\$ 5,450.38
DDA	1.9638	N/A
<b>TOTAL (School, no DDA)</b>	<b>58.4720</b>	<b>\$ 81,272.69</b>

**Maximum annual increased taxable value = \$1,389,942**

**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.**

100 Rochester Avenue, 06-15-454-001:

15582 Part of BUCKOUTS ADDITION com at a pt 1175.83ft ELY alg ctr li of Michigan Avenue from its intersection with ctr li Edwards Street; th SELY at an angle of 86deg 36min 617.25ft for p.o.b.; th cont in the same course 290.1ft; th SWLY at an angle of 27deg 11min 15sec 140.5ft to NLY bank of Portage Creek; th SWLY at an angle of 74deg 56min 225.07ft; th NLY at an angle of 113deg 3min 45sec 450.2ft; th NELY at an angle of 54deg 49min 25ft to beg. Also beg at a pt of beg of above described parcel; th SWLY at an angle of 90deg 25ft; th SLY at an angle of 54deg 49min to left 450.2ft to NLY bank of Portage Creek; th SWLY alg sd bank 17.65ft; th NWLY par to & 90.5ft distant from ctr li of main track NYC RR 158ft; th NLY at an angle of 29deg 2min to right 167.25ft; th NELY at an angle of 26deg 1min to right 154.85ft; th NLY 23deg 25min to left 60ft; th SELY 53.85ft to beg.

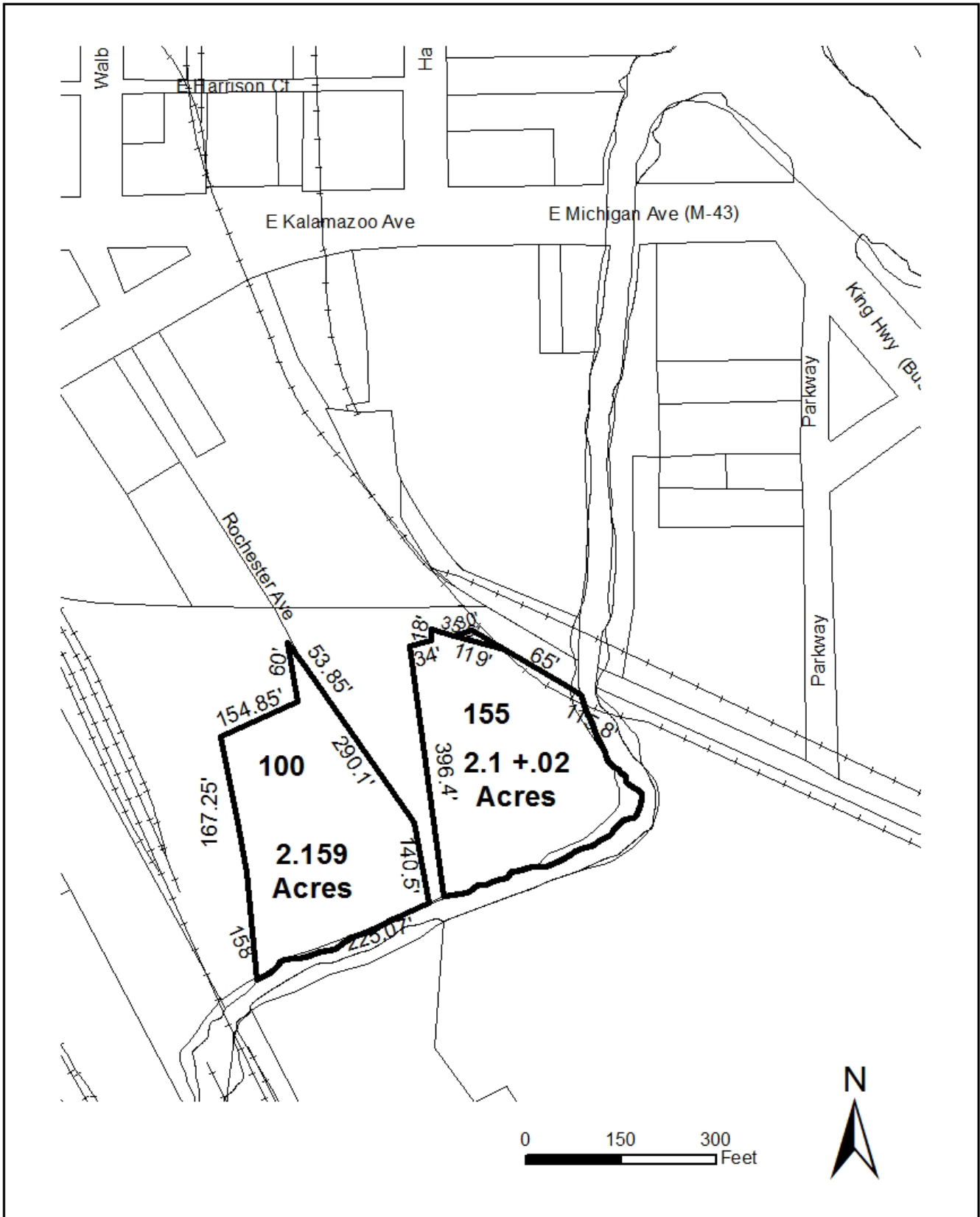
155 Rochester Avenue, 06-15-445-001:

4132 Section 15-2-11 Commencing at the intersection of the easterly line of South Pitcher Street with the southerly line of East Michigan Avenue; thence Northeasterly 1027.8ft along the southerly line of East Michigan Avenue; thence Southeasterly 645.9ft at an angle of 80deg 36min 30sec to the right from the last described course for the point of beginning; thence Northeasterly 34ft at an angle of 103deg 53min to the right; thence Northerly 18ft at an angle of 40deg to the left; thence Southeasterly 119ft at an angle of 78deg 02min 30sec to the right; thence 115.8ft at angle to the right of about 17deg to the westerly bank of Portage Creek; thence Southerly & Westerly along the west bank of the Portage Creek to a point being 6ft, measured at right angles, from the easterly rail of the C K & S Railway Company's Track No. 61 which crosses the Portage Creek at this point; thence Northerly 271ft to a point, said point being 6.35ft, measured at right angles from the easterly rail of said Track No. 61; thence Northerly 125.40ft to the point of beginning.

155 Rochester Avenue Rear, 4135 SEC 15-2-11 COM AT INTERSEC ELY LI S PITCHER ST WITH SLY LI MICHIGAN AVE, TH NELY ALG SD SLY LI 1027.8 FT, TH SELY AT AN ANGLE OF 80DEG 36MIN 30SEC TO THE LEFT FROM LAST DESC COURSE 645.9FT, TH NELY AT AN ANGLE OF 103DEG 53MIN TO THE RIGHT 34FT, TH NLY AT AN ANGLE OF 40DEG TO THE LEFT 18FT, TH SELY AT AN ANGLE OF 78DEG 02MIN 30SEC 35.5FT TO PL OF BEG, TH NELY AT AN ANGLE OF 38DEG 02MIN 30SEC TO THE LEFT 30FT, TH AT AN ANGLE OF 125DEG 57MIN 30SEC TO THE RIGHT 65FT, TH NWLY AT AN ANGLE OF 16DEG 83.5FT 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.

# SITE LOCATION: FOUNDRY PHASE II



## **48) 215 West Lovell St. and 418/424 South Rose St.**

### **Eligible Property**

215 West Lovell Street, 06-22-104-003

The subject property consists of three adjacent parcels that combine to form a rectangular shaped site of approximately 2.15 acres. AVB and Hinman subsidiary, 234 West Cedar LLC & Park@Cedar LLC, proposes to build a four-story mixed use building of approximately 140,000 total square feet (32,000 square foot footprint) built on the former Public Safety Headquarters (215 West Lovell), a former residence (418 South Rose), and current public parking lot (424 S. Rose). The project will include enhancements to the surrounding streetscape, a new parking facility, entry features, ground-level and building amenities, as well as new landscaping.

### **Basis of Eligibility**

The Phase II Environmental Site Assessment (ESA) results demonstrate that the three parcels meet the definition of a “facility” as defined by Part 201 of NREPA based upon the identification of arsenic in shallow soil at concentrations in excess of Generic Residential Groundwater-Surface Water Interface Protection (GSIP), Drinking Water Protection, and/or Direct Contact 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 eligible expenses associated with any eligible activities that are allowed under Act 381, as amended. Specific expected activities include: site preparation, infrastructure improvements, environmental assessments, and due care activities. The current cost estimate for eligible activities is up to \$4,300,000.

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

In anticipation of establishing a Neighborhood Enterprise Zone (NEZ), which reduces taxes on property for up to 15 years, the NEZ millage rate is being used to estimate tax increment revenues. The NEZ tax is levied on NEZ certificate holders in place of ad valorem real property taxes on the new or rehabilitated facility (not on the land on which the facility is located). The new facility property tax calculation is one-half of the previous year’s state average non-principal residence millage rate to the taxable value of the facility.

Estimate of Captured Taxable Value: Assuming the property will be redeveloped as described, the anticipated future taxable value is estimated to be \$3,737,875. The current taxable value is \$37,940, leaving a net future taxable value, upon which capture can be based, of \$3,699,935.

Estimate of Tax Increment Revenues: Using the overall NEZ millage rate of 23.8354 mills,

maximum annual available real property tax increment revenues are estimated to be \$96,083 for years 1 – 5. The calculation assumes that redevelopment has occurred as described above. It is the intent of the Authority to capture all available school and non-school 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 cost of eligible activities.

**f. Duration of the Brownfield Plan for eligible activities.**

It is anticipated that the capture of tax increment revenues will start by 2019. However, the date for the beginning of capture of tax increment revenues will be no later than January 1, 2024 and will continue for a period necessary to reimburse eligible activities and administrative expenses of the authority plus five years of additional tax capture, but not longer than allowed by law.

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

<b>Taxing Unit</b>	<b>Millage Rate</b>	<b>NEZ Millage Rate</b>	<b>Estimated Annual Range of Taxes Captured by Authority</b>
State Education Tax	6.0000	2.6497	\$9,904.46
KPS Operating	17.6757	7.8060	\$29,178.03
City Operating	12.0000	5.2995	\$19,808.91
CCTA (Metro Transit)	0.7470	0.3299	\$1,233.10
Solid Waste	1.8000	0.7949	\$2,971.34
KCTA (County Transportation)	0.3131	0.1383	\$516.85
KVCC	2.7970	1.2352	\$4,617.13
County Operating (Summer)	4.6608	2.0583	\$7,693.78
County Operating (Winter – Public Safety)	1.4409	0.6363	\$2,378.56
County Housing	0.0993	0.0439	\$163.92
County Senior	0.3484	0.1539	\$575.12
County 911 Dispatch	0.6500	0.2871	\$1,072.98
KRESA Operating	2.8823	1.2729	\$4,757.94
KRESA Allocated	0.1437	0.0635	\$237.21
KRESA Special Ed	1.4925	0.6591	\$2,463.73
KRESA Enhancement	1.5000	0.6624	\$2,476.11
Kalamazoo Library	3.9213	1.7317	\$6,473.06
DDA	1.9638	0.8673	\$3,241.73
<b>TOTAL (School + DDA)</b>	<b>60.4358</b>	<b>26.6900</b>	<b>\$99,763.96</b>

Note: NEZ rate applies to residential portion of the building only. The Maximum Estimated Annual Taxes Captured by Authority (NEZ Rate) column reflects the different taxing rates on the commercial portion of the property and land.

**2020 Actual Taxable Value = \$4,467,347**

**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

582 Section 22-2-11 Beginning at the intersection of the south line of West Lovell Street with the west line of South Rose Street; thence West 152ft along the south line of West Lovell Street; thence South 231ft parallel with the west line of South Rose Street; thence East 86ft parallel with the south line of West Lovell Street; thence North 82.5ft parallel with the west line of South Rose Street; thence East 66ft parallel with the south line of West Lovell Street to the west line of South Rose Street; thence North 148.5ft along the west line of South Rose Street to the south line of West Lovell Street and the place of beginning.

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

Commencing on the west line of south Rose St, 9 rods south of the southwest corner of Rose and Lovell Streets; thence south on the west line of Rose Street 5 rods; thence west about 4 rods to a line 6 rods west of and parallel with the north and south half quarter line of the northwest quarter of section 22, town 2 south, range 11 west; thence north 5 rods; thence east about 4 rods to place of beginning.

424 South Rose Street, 06-22-109-001

Commencing on the south line of Lovell street 10 and  $\frac{1}{2}$  rods west of the east line of the west  $\frac{1}{2}$  of the northwest  $\frac{1}{4}$  of section 22, town 2 south, range 11 west, running thence west along the south line of Lovell street 5 and  $\frac{1}{4}$  rods; thence south 210 feet; thence east 5 and  $\frac{1}{4}$  rods; thence north 210 feet to the place of beginning.

Also; that parcel of land described as; commencing on the north line of Cedar street 4 rods east of the west line of Bleyker's addition to the village (now City) of Kalamazoo, and running thence east on the north line of Cedar Street 6 and  $\frac{1}{2}$  rods; thence north 11 rods 4  $\frac{1}{2}$  feet; thence west 6  $\frac{1}{2}$  rods; and thence south 11 rods 4  $\frac{1}{2}$  feet to the place of beginning.

Also; commencing on the north line of Cedar Street at the southwest corner of land formerly owned by Elizabeth J. Darling and being at a point 15 and  $\frac{3}{4}$  rods east of a continuation of the west line of Bleyker's addition to the Village (now City) of Kalamazoo; thence north 8 rods; thence west 5 and  $\frac{1}{4}$  rods to land formerly owned by Charles E. Stewart; thence south along the east line of said land formerly owned by Charles E. Stewart to the north line of Cedar Street; thence east on the north line of Cedar Street 5 and  $\frac{1}{4}$  rods to the place of beginning.

Also; commencing on the west line of Rose Street in the City of Kalamazoo at a point 77 feet north of the north line of Cedar Street; thence west 3 and  $\frac{1}{4}$  rods, more or less, to a point 5 and  $\frac{1}{4}$  rods west of the north and south  $\frac{1}{2}$  quarter line of the northwest  $\frac{1}{4}$  of section 22, town 2 south, range 11 west; thence north 55 feet, more or less, to a line 16 rods south of and parallel with the south line of Lovell Street; thence east to the west line of Rose Street and thence south 55 feet, more or less, to the place of beginning.

Also; commencing on the west line of Rose Street 14 rods south of the south line of Lovell Street. Thence south along said west line of Rose Street 34 feet; thence west 8 and  $\frac{1}{2}$  rods, more or less. To a line 10 and  $\frac{1}{2}$  rods west of the north and south  $\frac{1}{2}$  quarter line of the northwest quarter of section 22, town 2 south, range 11 west; thence north 34 feet; thence east to the place of beginning.

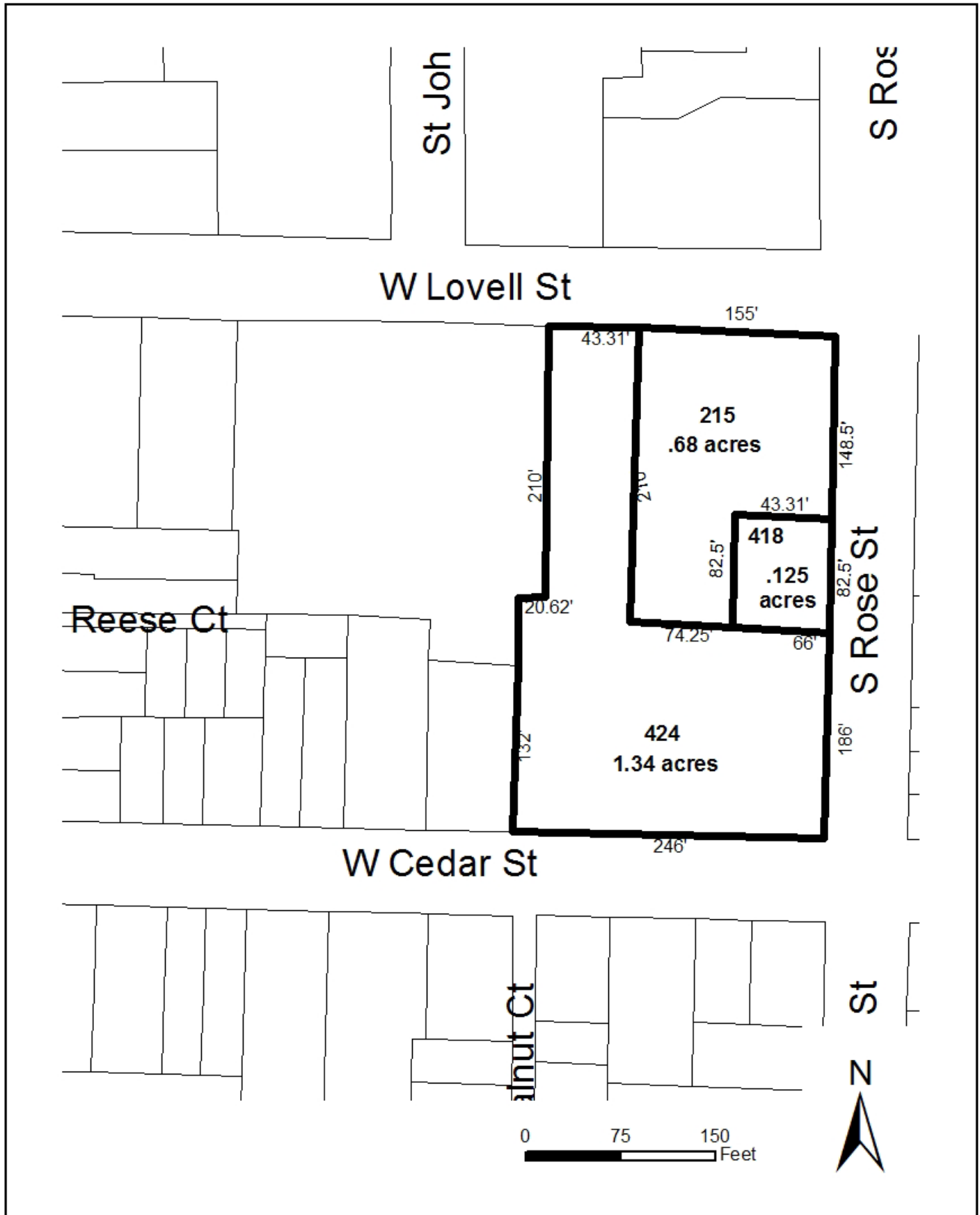
Also; commencing at the intersection of the north line of Cedar Street and the west line of Rose Street in the City of Kalamazoo. Thence north along the west line of Rose Street 77 feet; thence west parallel with the north line of Cedar Street 55 feet, more or less, to land now owned by the City of Kalamazoo; thence south along the east line of said land 77 feet to the north line of Cedar Street; thence east along the north line of Cedar Street 55 feet, more or less, to the place of beginning.

For location and dimensions of property, see attached site diagram. Personal property will be

included as part of the eligible property.

# SITE LOCATION:

215 West Lovell St. and 418/424 South Rose St.



## 49) 303 North Rose Street

### Eligible Property

303 North Rose Street, 06-15-319-101

The 0.79 acre project site is comprised of an existing six-story 65,791 square-foot building that was formally the location of the Masonic Temple and a parking lot used by Kalamazoo County employees. Developer intends to rehabilitate the existing building and construct two new (46,290 square-foot & 61,510 square-foot) adjoining “sister” buildings for a mix of uses that would include a 118-room national flag boutique hotel & 107-room extended-stay facility totaling approximately 153,510 square-feet (complete with indoor pool, two elevated/enclosed pedestrian connections, parking), and 20,000 square-feet of office space. It is expected that 70 new jobs (35 full-time and 35 part-time) will be created by the hotel & extended-stay facilities and at least 20 jobs anticipated to be created through the rehabilitation of the proposed office/retail space.

### Basis of Eligibility

Sampling activities conducted at the Property on April 7, 2017 have shown the presence of selenium in soil at concentrations that exceed Part 201 Generic Residential Cleanup Criteria (GRCC). Exceedance of the Part 201 GRCC qualifies the Property as a “facility” as defined by Section 1(1)(s) of Part 201 of Act 451, Michigan Natural Resources and Environmental Protection Act.

### 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 (TIRs) will be used to offset eligible expenses associated with any eligible activities that are allowed under Act 381, as amended. Specific expected activities include demolition, site preparation, infrastructure improvements, and work in the right of way activities. The current cost estimate for eligible activities is up to \$4,119,224. In addition, TIRs will be collected to cover BRA administrative fees and will also be captured for up to five years after the time that capture is required for the purpose of reimbursement for eligible activity costs for deposit into the LBRF.

- 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 will be redeveloped as described, the anticipated future taxable value is estimated to be \$5,200,000. The current taxable value is \$684,800, leaving a net future taxable value, upon which capture can be based, of \$4,515,200.

Estimate of Tax Increment Revenues: Using the overall business millage rate of 58.2211 mills, maximum annual available real property tax increment revenues are estimated to be \$300,531 for years 1 – 5. The calculation assumes that redevelopment has occurred as described above. It is the intent of the Authority to capture all available school and non-school 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 cost of eligible activities.

**f. Duration of the Brownfield Plan for eligible activities.**

It is anticipated that the capture of tax increment revenues will start by 2020. However, the date for the beginning of capture of tax increment revenues will be no later than May 1, 2023 and will continue for a period necessary to reimburse eligible activities and administrative expenses of the authority plus five years of additional tax capture, but not longer than allowed by law.

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

<b>Taxing Unit</b>	<b>Millage Rate</b>	<b>Estimated Annual Range of Taxes Captured by Authority</b>
State Education Tax	6.0000	\$ 27,091.20
KPS Operating	17.6757	\$ 79,809.32
City Operating	12.0000	\$ 54,182.40
CCTA (Metro Transit)	0.7470	\$ 3,372.85
Solid Waste	1.8000	\$ 8,127.36
KCTA (County Transportation)	0.3131	\$ 1,413.71
KVCC	2.7970	\$ 12,629.01
County Operating (Summer)	4.6608	\$ 21,044.44
County Operating (Winter – Public Safety)	1.4409	\$ 6,505.95
County Housing	0.0993	\$ 448.36
County Senior	0.3484	\$ 1,573.10
County 911 Dispatch	0.6500	\$ 2,934.88
KRESA Operating	2.8823	\$ 13,014.16
KRESA Allocated	0.1437	\$ 648.83
KRESA Special Ed	1.4925	\$ 6,738.94
KRESA Enhancement	1.5000	\$ 6,772.80
Kalamazoo Library	3.9213	\$ 17,705.45
DDA	1.9638	\$ 8,866.95
<b>TOTAL (School + DDA)</b>	<b>60.4358</b>	<b>\$ 272,879.72</b>

**2020 Actual Taxable Value = \$2,529,418**

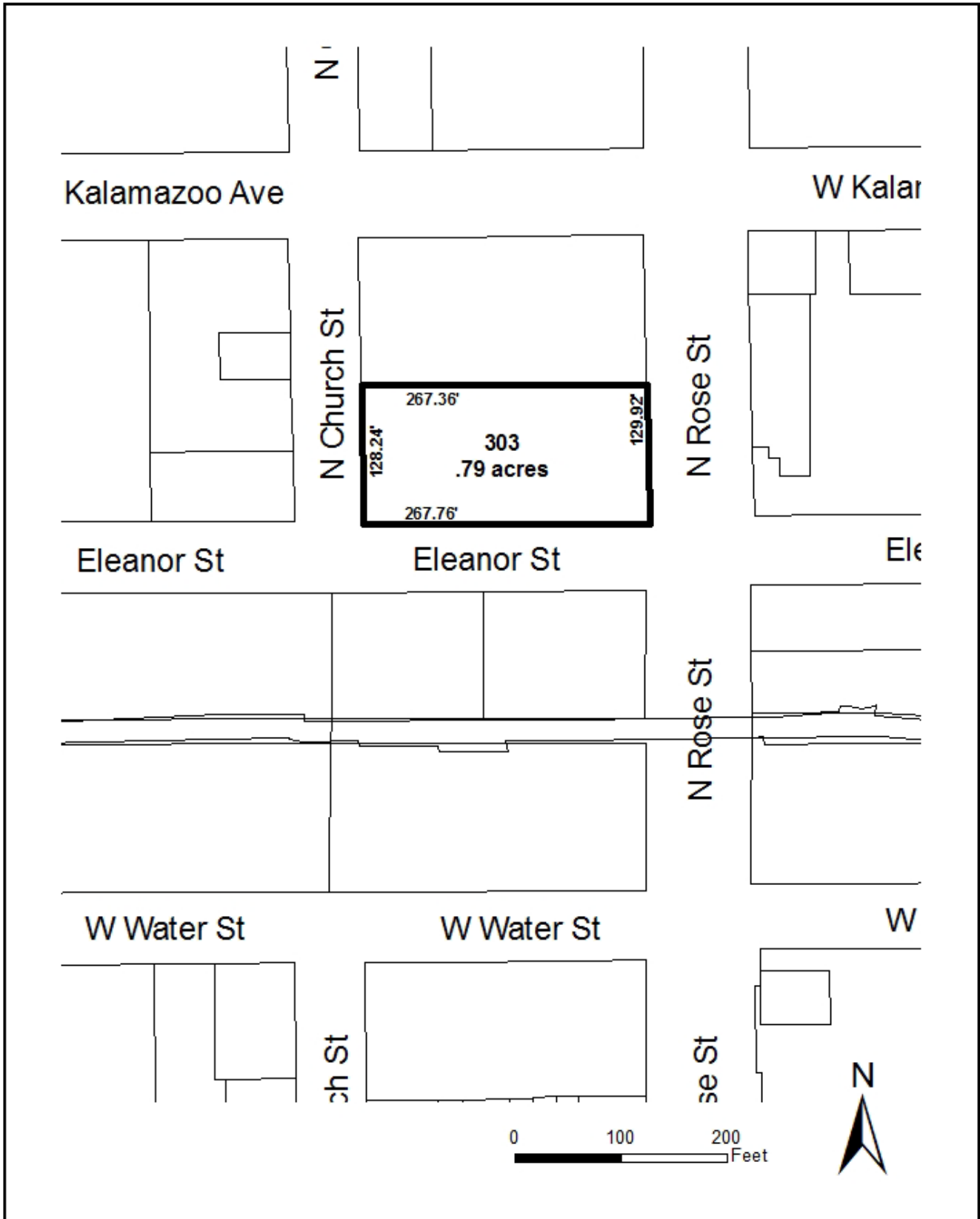
**h. Legal description of each parcel of eligible property to which the plan applies, a map showing the location and dimensions of each eligible property, and a statement of whether personal property is included as part of the eligible property.**

303 North Rose Street 06-15-319-101

ROSE STREET IMPROVEMENT COMPANY'S PLAT OF BLOCK 7, ORIGINAL PLAT, Liber 5 of Plats Page 38; Beginning at the southeast corner of lot 10 in block 7 of said plat; thence west 267.36 feet more-or-less along the south lines of lot 10, alley #3, lot 11, lot 12, lot 13, lot 14, lot 15, lot 16 to the southwest corner of lot 16 in block 7; thence north 00deg 04min 13sec west 128.24 feet along the west line of lot 16, alley #2 and lot 17 in block 7; thence north 89deg 43min 36sec east 267.36 feet to the east line of lot 5 in block 7; thence south 00deg 04min 13sec east 129.52 feet to the southeast corner of lot 10 in block 7 and the point of beginning.

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

**SITE LOCATION:  
303 North Rose Street**



## 50) 619 Porter Street & 316 E North Street (chapter amended in May 2021)

### **Eligible Property**

619 Porter Street, 06-15-261-005  
Former Railroad Parcel A, RR-15-260-002  
Parcel B, 710 N. Pitcher Street, 06-15-255-031

316 East North Street, 06-15-260-003  
Former Railroad Parcel C, RR-15-256-027

The 1.405-acre project site will transform the blighted and contaminated former Clarage Fan Manufacturing facility into a mixed-use development, including residential and office or commercial. Developer intends to invest approximately \$12.8 million in demolition of the existing building and constructing a new five story building for a mix of uses that would include 52 residential units and office or retail space of approximately 11,000 square feet (depending on second floor usage) with associated parking and site improvements. Total building area (rehabilitated and new) is expected to be approximately 61,100 sf. The proposed project will create 30 jobs and continue momentum of brownfield redevelopment in this area of the city.

### **Basis of Eligibility**

Sampling activities conducted at the Property in November 2016 and August 2020 have shown volatile organic compounds, polynuclear aromatics and metals in soil at concentrations that exceed Part 201 Generic Residential Cleanup Criteria (GRCC). Exceedance of the Part 201 GRCC qualifies the Property as a “facility” as defined by Section 1(1)(s) of Part 201 of Act 451, Michigan Natural Resources and Environmental Protection Act. The Plan (pursuant to section 13(1), Act No. 381 of 1996).

### **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 (TIRs) will be used to offset eligible expenses associated with any eligible activities that are allowed under Act 381, as amended. Specific expected activities include baseline environmental assessment, due care, building demolition, site preparation, lead & asbestos abatement, brownfield plan and work plan development, and infrastructure improvements. The current cost estimate for eligible activities is up to \$1.8 million. In addition, TIRs will be collected to cover BRA administrative fees, contingencies, and will also be captured for up to five years after the time that capture is required for the purpose of reimbursement for eligible activity costs for deposit into the LBRF.

- 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 will be redeveloped as described, the anticipated future taxable value is estimated to be \$2,175,000. The initial taxable value of all parcels combined is \$57,400, leaving a net future taxable value, upon which capture can be based, of \$2,117,600.

Estimate of Tax Increment Revenues: Using the overall business millage rate of 58.6935 mills, annual available real property tax increment revenues are estimated to be \$124,289 in the first year of full capture. The



calculation assumes that redevelopment has occurred as described above. It is the intent of the Authority to capture all available school and non-school 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 cost of eligible activities.

**f. Duration of the Brownfield Plan for eligible activities.**

It is anticipated that the capture of tax increment revenues will start by 2022. However, the date for the beginning of capture of tax increment revenues will be no later than May 1, 2023 and will continue for a period necessary to reimburse eligible activities and administrative expenses of the authority plus five years of additional tax capture, but not longer than allowed by law.

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

<b>Taxing Unit</b>	<b>Millage Rate</b>	<b>Estimated Annual Range of Taxes Captured by Authority</b>
State Education Tax	6.0000	\$ 12,706
KPS Operating	17.8489	\$ 37,797
City Operating	12.0000	\$ 25,411
Solid Waste	1.8000	\$ 3,812
CCTA (Metro Transit)	0.7470	\$ 1,582
KCTA (County Transportation)	0.3131	\$ 663
KVCC	2.7970	\$ 5,923
County Operating (Summer)	4.6608	\$ 9,870
County Operating (Winter – Public Safety)	1.4409	\$ 3,051
County 911 Dispatch	0.6500	\$ 1,376
County Housing	0.0993	\$ 210
County Senior	0.35	\$ 741
KRESA Operating	2.8946	\$ 6,130
KRESA Allocated	0.1444	\$ 306
KRESA Special Ed	1.4988	\$ 3,174
KRESA Enhancement	1.5000	\$ 3,176
Kalamazoo Library	3.9487	\$ 8,362
DDA	1.9638	N/A
<b>TOTAL (School, no DDA)</b>	<b>58.6935</b>	<b>\$ 124,289</b>

**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.**

619 Porter Street  
Legal Description:

Parcel # 06-15-261-005

0.301 Acres

1798 ORIGINAL PLAT OF THE TOWN (NOW CITY) OF KALAMAZOO, Liber 6 of Plats Page 8; part of block 39 commencing at the southeast corner of block 39 of said plat; thence north 00 degrees 18 minutes 00 seconds east 175 feet along the east line of block 39 to the point of beginning; thence west 73.07 feet parallel with the south line of block 39; thence south 20.64 feet perpendicular with the south line of block 39; thence west 11.40 feet parallel with the south line of block 39; thence north 00 degrees 36 minutes 50 seconds east 175.32 feet to the north line of block 39 at a point 83.40 feet westerly of the northeast corner of block 39; thence south 89 degrees 50 minutes 20 seconds east 83.40 feet along the north line of block 39 to the northeast corner of block 39; thence south 00 degrees 18 minutes 00 seconds west 154.44 feet along the east line of block 39 to the point of beginning.

316 East North Street

Parcel # 06-15-260-003

0.463 Acres

Legal Description:

1794 ORIGINAL PLAT Lots 3-4-5, BLOCK 39. Also all that part of vacated alley in block 39 lying easterly of penn railroad, commencing at southeast corner block 39 the plat; thence north 0 degrees 18 minutes 00 seconds east 175 feet along east line the back to point of beginning.; thence west 73.07 feet parallel with south line of the block; thence south 20.64 feet perpendicular with the south line; thence west 11.40 feet parallel with the south line; thence north 0 degrees 36 minutes 50 seconds east 175.32 feet to north line the block at a point 83.40 feet westerly of northeast corner the block; thence south 89 degrees 50 minutes 20 seconds east 83.40 feet along the north line to the northeast corner; thence s 0 degrees 18 minutes 0 seconds west 154.44 feet along east line the block to the point of beginning.

Parcel A

Portion of Parcel #RR-15-260-002

Approx. 0.07 Acres

Legal Description:

That part of lot 2, block 39, the original plat of the town (now city) of Kalamazoo, being a subdivision in the northeast quarter of section 15, township 2 south, range 11 west, city of Kalamazoo, Kalamazoo county, Michigan, recorded in liber 6 of plats, page 8, Kalamazoo county records, described as: beginning at the northeast corner of said lot 2 (northing = 293135.474, easting = 12795258.269); thence south 00° 49' 15" east on the east line of said lot 2 a distance of 155.12 feet to the southeast corner of said lot 2; thence south 89° 07' 56" west on the south line of said lot 2 a distance of 10.15 feet to a point on said line that is 15.00 feet east of, perpendicular measure to, the centerline of the railroad tracks; thence northwesterly parallel with said centerline 95.83 feet on a 2717.89 foot radius curve to the left whose chord bears north 07° 18' 22" west 95.82 feet; thence north 08° 17' 04" west parallel with said centerline 60.45 feet to the north line of said lot 2; thence north 89° 12' 45" east on said north lot line 28.82 feet to the point of beginning.

Parcel B 710 N. Pitcher Street, 06-15-255-031

(Combined Parcels #06-15-255-010, RR-15-255-001) Approx. 0.26 Acres

Legal Description:

That parts of lots 1 and 10 of block 42, T.C. Sheldon's addition to Kalamazoo village (now city) Michigan, being a subdivision in the northeast quarter of section 15, township 2 south, range 11 west, city of Kalamazoo, Kalamazoo county, Michigan, recorded in liber 3 of plats, page 16, kalamazoo county records, described as: beginning at the southwest corner of said lot 10 (northing = 293199.635, easting = 12795124.089); thence north 00°50' 00" west on the west line of said lots 10 and 1 a distance of 329.43 feet (platted 330.00 feet) to the northwest corner of said lot 1; thence north 89° 25' 40" east on the north line of said lot 1 a distance of 13.98 feet to a point on said north lot line that is 25.00 feet west of, perpendicular measure to, the centerline of the railroad tracks; thence southeasterly 182.71 feet parallel with said centerline and on a 54575.00 foot radius curve to the left whose chord bears south 07° 57' 18" east 182.71 feet; thence south 08° 03' 03" east parallel with said centerline 28.84 feet; thence southeasterly 120.48 feet parallel with said centerline and on a 54575.00 foot radius curve to the left whose chord bears south 08° 06' 51" east 120.48 feet to a point on the south lot line of said lot 10 that

is 25.00 feet west of said centerline; thence south 89° 12' 45" west on said south lot line 55.52 feet to the point of beginning.

Parcel C

Portion of Parcel# RR-15-256-027

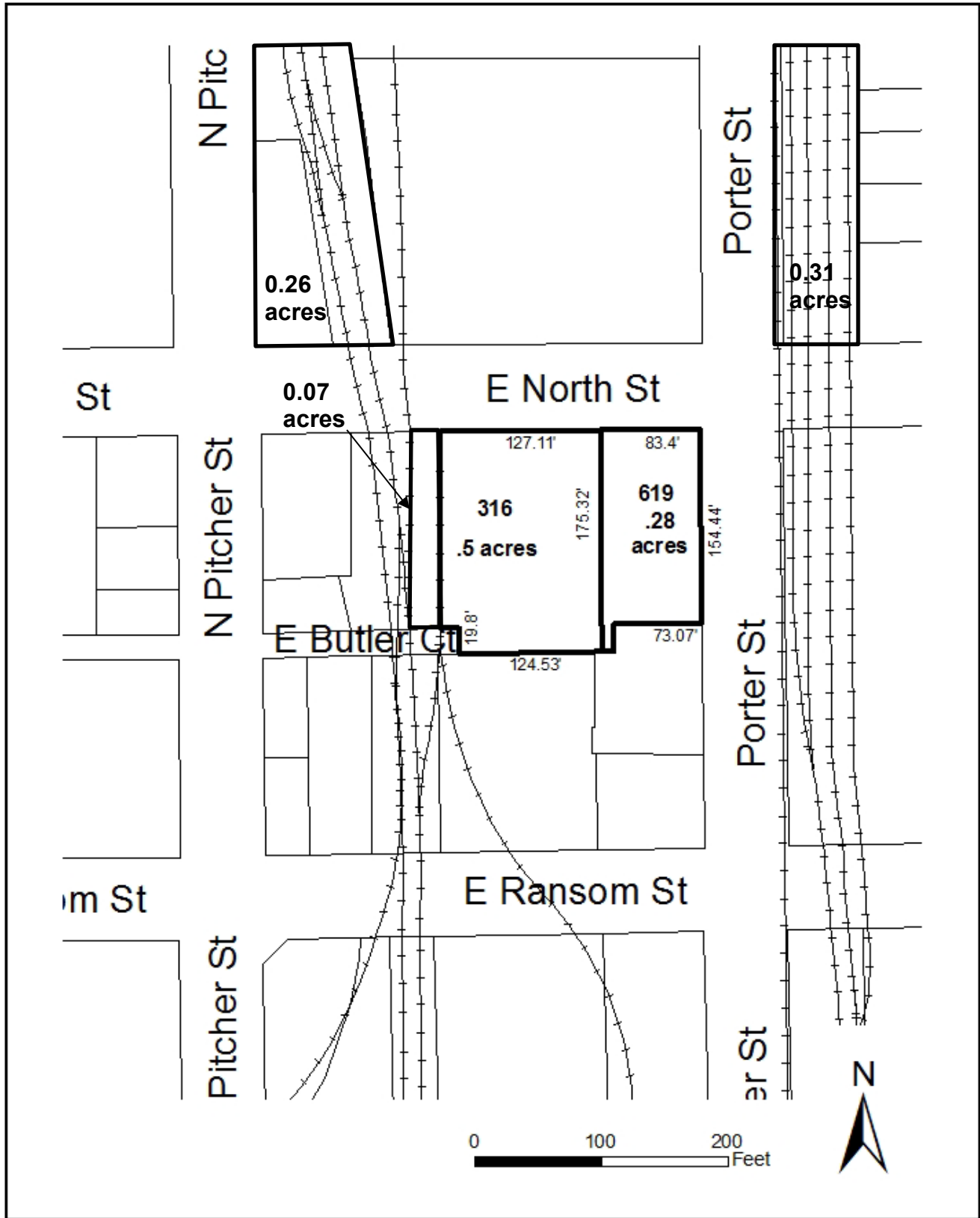
Approx. 0.31 Acres

Legal Description:

That part of lots 4 and 27, revised plat of Richardson and Wattles addition to the village (now city) of Kalamazoo Michigan, being a subdivision in the northeast quarter of section 15, township 2 south, range 11 west, city of Kalamazoo, Kalamazoo County, Michigan, recorded in liber 2 of plats, page 13, Kalamazoo county records, described as: beginning at the southeast corner of said lot 4 (northing = 293205.966, easting = 12795605.987); thence south 89° 16' 35" west on the south line of said lot 4 a distance of 42.64 feet to a point on said south lot line that is 15.00 feet east of, perpendicular measure to, the centerline of the railroad tracks; thence north 00° 02' 36" east parallel with said centerline 328.41 feet to the north line of said lot 27; thence north 89° 04' 39" east on said north line 39.40 feet to the northeast corner of said lot 27; thence south 00° 31' 21" east on the east line of said lots 27 and 4 a distance of 328.52 feet (platted 330.00 feet) to the point of beginning.

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

**SITE LOCATION:  
619 Porter Street & 316 E. North Street**



# 51) 180 E Water Street

## Eligible Property

180 East Water Street                      06-15-348-261

\*Upon final sale of the property to the developer, the new address will be 180 E Water St. The property description at the end of this chapter is of the combination of the parcels listed above.

The proposed project is a seven-story mixed use building of approximately 285,000 total square feet built on one of the most prominent development parcels in the City. The project will encompass Retail, Educational, Commercial Office (Class A), Residential (market, workforce and affordable rates) and structured Parking uses into a single structure. The site is currently occupied by an asphalt paved parking lot area, and was previously the site of multiple turn of the century retail structures. The site measures approximately 1.25 acres in size

## Basis of Eligibility

The site is eligible for brownfield plan inclusion due to its “facility” status (per Natural Resources and Environmental Protection Act, Act 451, PA 1994, 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 eligible expenses associated with any eligible activities that are allowed under Act 381, as amended. Specific expected activities include Baseline Environmental Assessment, due care, infrastructure improvements and site preparation activities. The current cost estimate for eligible activities is up to \$14.5 million.

- 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 will be redeveloped as described, the anticipated future taxable value is estimated to be \$4,160,350. The current taxable value is \$0, leaving a net future taxable value, upon which capture can be based, of \$4,160,350.

Estimate of Tax Increment Revenues: Using the overall business millage rate of 59.7211 mills, maximum annual available real property tax increment revenues are estimated to be \$248,461 for years 1 – 5. The calculation assumes that redevelopment has occurred as described above, with the approximate 285,000 square foot building on the 180 E Water Street property.

It is the intent of the Authority to capture all available school and non-school tax increment revenue on real property generated by new development on the site.

**f. Duration of the Brownfield Plan for eligible activities.**

It is anticipated that the capture of tax increment revenues will start by 2021. However, the date for the beginning of capture of tax increment revenues will be no later than July 2, 2023 and will continue for a period necessary to reimburse eligible activities plus five years of additional tax capture, but not longer than allowed by law.

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

<b>Taxing Unit</b>	<b>Millage Rate</b>	<b>Estimated Annual Range of Taxes Captured by Authority</b>
State Education Tax	6.0000	\$ 24,962.10
KPS Operating	17.6757	\$ 73,537.10
City Operating	12.0000	\$ 49,924.20
CCTA (Metro Transit)	0.7470	\$ 3,107.78
Solid Waste	1.8000	\$ 7,488.63
KCTA (County Transportation)	0.3131	\$ 1,302.61
KVCC	2.7970	\$ 11,636.50
County Operating (Summer)	4.6608	\$ 19,390.56
County Operating (Winter – Public Safety)	1.4409	\$ 5,994.65
County Housing	0.0993	\$ 413.12
County Senior	0.3484	\$ 1,449.47
County 911 Dispatch	0.6500	\$ 2,704.23
KRESA Operating	2.8823	\$ 11,991.38
KRESA Allocated	0.1437	\$ 597.84
KRESA Special Ed	1.4925	\$ 6,209.32
KRESA Enhancement	1.5000	\$ 6,240.53
Kalamazoo Library	3.9213	\$ 16,313.98
DDA	1.9638	\$ 8,170.10
<b>TOTAL (School + DDA)</b>	<b>60.4358</b>	<b>\$ 251,434.08</b>

**Maximum annual increased taxable value = \$4,160,350**

**2020 Actual Taxable Value = \$1,985,777**

**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.**

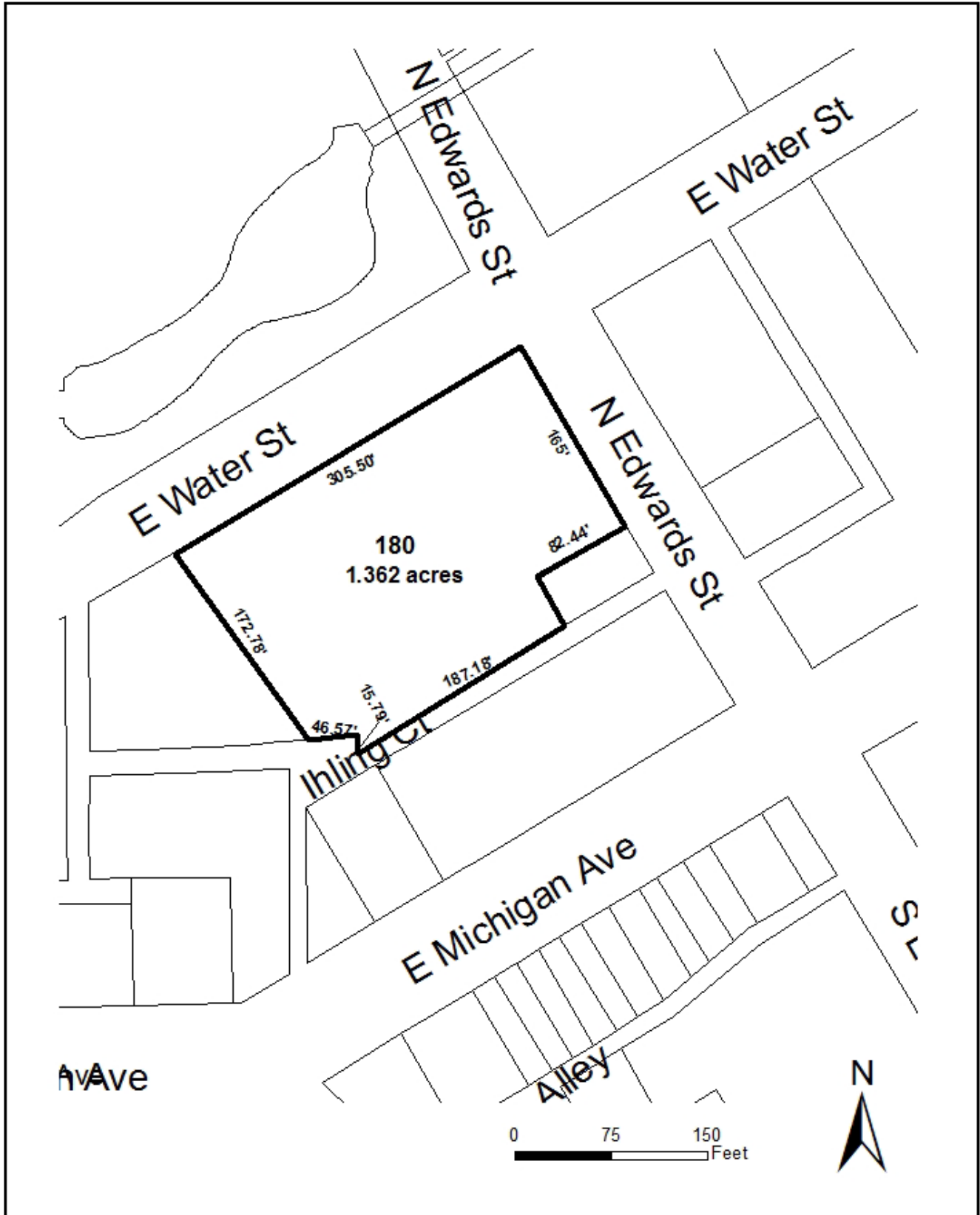
180 E Water Street

PART OF THE SOUTHWEST 1/4 OF SECTION 15, TOWN 2 SOUTH, RANGE 11 WEST, CITY OF KALAMAZOO, KALAMAZOO COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY OF SOUTH EDWARDS STREET (PUBLIC) AND THE SOUTHERLY RIGHT OF WAY OF EAST WATER STREET (PUBLIC), ALSO BEING THE NORTHEAST CORNER OF LOT 255 OF PLAT OF TOWN OF KALAMAZOO, RECORDED AS LIBER 3, PAGE 8, KALAMAZOO COUNTY RECORDS;

THENCE S30°42'24"E ALONG THE WESTERLY RIGHT OF WAY OF SOUTH EDWARDS STREET AND THE EASTERLY LINE OF SAID LOT A DISTANCE OF 165.00 FEET TO THE NORTHERLY LINE OF LOT 104 OF SAID PLAT; THENCE S59°03'57"W ALONG THE SAID LOT LINE A DISTANCE OF 82.44 FEET TO THE WESTERLY LINE OF SAID LOT; THENCE S30°43'36"E ALONG SAID LOT LINE A DISTANCE OF 45.00 FEET TO THE NORTHERLY LINE OF A PUBLIC ALLEY (PUBLIC); THENCE S59°03'57"W ALONG SAID ALLEY LINE A DISTANCE OF 187.18 FEET; THENCE 09°38'48"W ALONG SAID ALLEY LINE A DISTANCE OF 15.79 FEET; THENCE S87°56'28"W ALONG SAID ALLEY LINE A DISTANCE OF 46.57 FEET; THENCE N30°56'24"W A DISTANCE OF 172.78 FEET TO THE SOUTHERLY RIGHT OF WAY OF EAST WATER STREET AND THE NORTHERLY LINE OF LOT 249 OF SAID PLAT; THENCE N59°03'43"E ALONG SAID RIGHT OF WAY AND THE NORTHERLY LINE OF SAID PLAT A DISTANCE OF 305.50 FEET TO THE POINT OF BEGINNING. CONTAINS 59,342 SQUARE FEET OR 1.362 ACRES. SUBJECT TO ANY EASEMENTS, RESTRICTIONS, AND RIGHTS OF WAY OF RECORD, IF ANY.

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

**SITE LOCATION:  
180 East Water Street**





## 52) 4200 Davis Creek Court

### **Eligible Property**

4200 Davis Creek Court, 06-36-459-003  
3603 E. Kilgore Road, 06-36-490-002

4233 Davis Creek Court, 06-36-480-001  
4200 Davis Creek Court, 06-36-459-004

The 16.371-acre project site is comprised of three parcels that each have an acreage of 9.101, 6.788, and 0.482, respectively. The proposed project is a 40,725 square foot expansion of an existing manufacturing facility located on the 4200 Davis Creek Court parcel. The project will add 37,125 square feet of new manufacturing space, and 3,600 square feet of office. The 4233 Davis Creek Court and 3603 E. Kilgore Road parcels will be utilized to manage the storm water from this development. The site is currently occupied by a 105,000 square foot building with associated parking and storm water retention infrastructure.

### **Basis of Eligibility**

The 4233 Davis Creek Court parcel is eligible for brownfield plan inclusion due to its “facility” status (per Natural Resources and Environmental Protection Act, Act 451, PA 1994, as amended). The 4200 Davis Creek Court and 3603 E. Kilgore Road parcels are adjacent and contiguous to the 4233 Davis Creek Court facility parcel and are therefore eligible for brownfield plan inclusion.

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

**a. A description of the costs<sup>1</sup> 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 (TIRs) will be used to offset eligible expenses associated with any eligible activities that are allowed under Act 381, as amended. Specific expected activities include Baseline Environmental Assessment, due care, infrastructure improvements and site preparation activities. The current cost estimate for eligible activities is up to \$800,000.

**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 will be redeveloped as described, the anticipated future taxable value is estimated to be \$1,225,300. The current taxable value is \$881,900, leaving a net future taxable value, upon which TIR capture can be based, of \$343,400.

Estimate of Tax Increment Revenues: Using the overall Industrial Facilities Tax exemption (IFT) millage rate of 31.94345 mills, maximum annual available real property tax increment revenues are estimated to be \$10,970 for years 1 – 5. The calculation assumes that redevelopment has occurred as described above, with the approximate 40,725 square foot expansion on the 4200 Davis Creek Court property. It is the intent of the Authority to capture all available school and non-school tax increment revenue on real and personal property generated by new development on the site.

**f. Duration of the Brownfield Plan for eligible activities.**

It is anticipated that the capture of tax increment revenues will start by 2020. However, the date for the beginning of capture of tax increment revenues will be no later than October, 1 2023 and will continue for a period necessary to reimburse eligible activities and administrative expenses of the authority plus five years of additional tax capture, but not longer than allowed by law.

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

<b>Taxing Unit</b>	<b>Millage Rate</b>	<b>Estimated Annual Range of Taxes Captured by Authority</b>
State Education Tax	6.0000	\$ 2,060.40
KPS Operating	17.6757	\$ 6,069.84
City Operating	12.0000	\$ 4,120.80
CCTA (Metro Transit)	0.7470	\$ 256.52
Solid Waste	1.8000	\$ 618.12
KCTA (County Transportation)	0.3131	\$ 107.52
KVCC	2.7970	\$ 960.49
County Operating (Summer)	4.6608	\$ 1,600.52
County Operating (Winter – Public Safety)	1.4409	\$ 494.81
County Housing	0.0993	\$ 34.10
County Senior	0.3484	\$ 119.64
County 911 Dispatch	0.6500	\$ 223.21
KRESA Operating	2.8823	\$ 989.78
KRESA Allocated	0.1437	\$ 49.35
KRESA Special Ed	1.4925	\$ 512.52
KRESA Enhancement	1.5000	\$ 515.10
Kalamazoo Library	3.9213	\$ 1,346.57
DDA	1.9638	N/A
<b>TOTAL (School, no DDA)</b>	<b>58.4720</b>	<b>\$ 20,079.28</b>

**Maximum annual increased taxable value = \$343,400**

**2020 Actual Taxable Value = \$922,195**

**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.**

4200 Davis Creek Ct., parcel No. 06-36-459-003: Section 36-2-11 Commencing at the South 1/4 post of Section 36, T2S, R11W; thence North 89deg 55min 04sec East 435.00ft along the south line of Section 36; thence North 00deg 06min 22sec West 704.01ft to the Place of Beginning; thence North 00deg 06min 59sec West 455.01ft; thence North 89deg 55min 04sec East 732.57ft; thence North 90deg 00min 00sec East 138.13ft to a line lying 20.0ft Westerly of (perpendicular measure) the East line of the West 1/2 of the Southeast 1/4 of Section 36; thence South 00deg 11min 07sec East 454.85ft parallel with the East line of the West 1/2 of the Southeast 1/4 of Section 36; thence

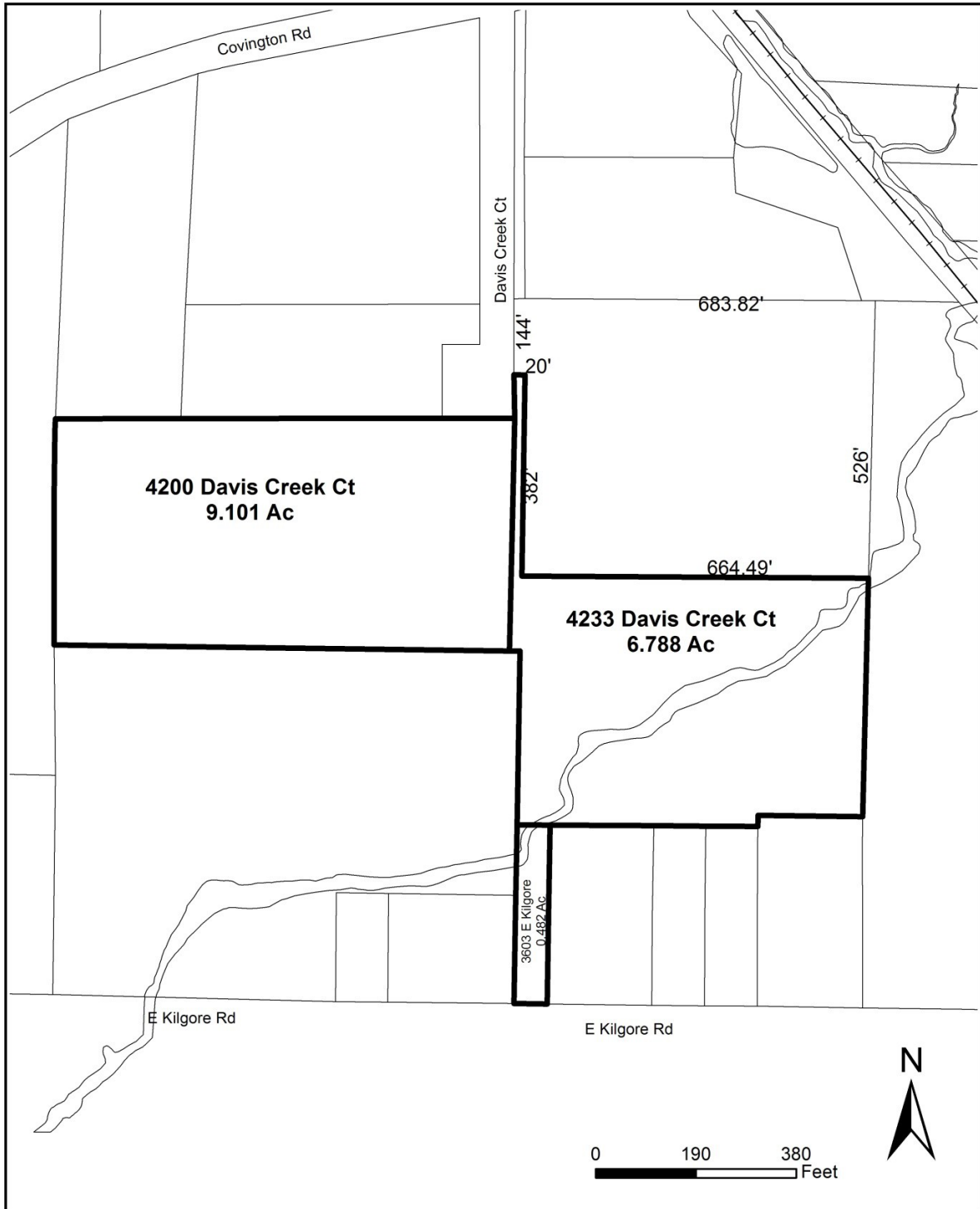
South 89deg 55min 04sec West 871.28ft to the Place of Beginning. Parcel contains approximately 9.101 Acres. Related IFT accounts 06-88-001-262 & 06-88-012-254

4233 Davis Creek Ct, parcel no 06-36-480-001: G36-10/1A1B 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. Also including the following parcel: 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., excluding the N 744.56ft  
Entire parcel contains approx. 6.788 acres

3603 E Kilgore Rd, parcel no 06-36-490-002: G36-10/1A1B SEC 36-2-11 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.

**SITE LOCATION:  
4200 Davis Creek Ct, 4233 Davis Creek Ct &  
3603 E Kilgore Rd**



## 53) 615 West Kalamazoo Avenue

### Eligible Property

615 West Kalamazoo Avenue, 06-16-437-105

The proposed project includes two identical three-story mixed-use buildings of approximately 12,000 square feet each. Each of the buildings will have two commercial offices and one ADA-compliant one-bedroom apartment on the first floor. The second and third floors of each building will contain four one-bedroom apartments. The site is currently occupied by a blighted former auto repair facility.

### Basis of Eligibility

The site is eligible for brownfield plan inclusion due to its “facility” status (per Natural Resources and Environmental Protection Act, Act 451, PA 1994, 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 eligible expenses associated with any eligible activities that are allowed under Act 381, as amended. Specific expected activities include Baseline Environmental Assessment, due care, infrastructure improvements, demolition and site preparation activities. The current cost estimate for eligible activities is up to \$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 the property will be redeveloped as described, the anticipated future taxable value is estimated to be \$737,730. The current taxable value is \$79,539, leaving a net future taxable value, upon which capture can be based, of \$658,191.

Estimate of Tax Increment Revenues: Using the overall business millage rate of 58.1073 mills, maximum annual available real property tax increment revenues are estimated to be \$38,246 for years 1 – 5. The calculation assumes that redevelopment has occurred as described above, with the two approximate 12,000 square foot buildings on the 615 West Kalamazoo Avenue property.

It is the intent of the Authority to capture all available school and non-school tax increment revenue on real property generated by new development on the site.

- f. Duration of the Brownfield Plan for eligible activities.

It is anticipated that the capture of tax increment revenues will start by 2020. However, the date for the beginning of capture of tax increment revenues will be no later than October 1, 2023 and will

continue for a period necessary to reimburse eligible activities and administrative expenses of the authority plus five years of additional tax capture, but not longer than allowed by law.

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

<b>Taxing Unit</b>	<b>Millage Rate</b>	<b>Estimated Annual Range of Taxes Captured by Authority</b>
State Education Tax	6.0000	\$ 3,949.15
KPS Operating	17.6757	\$ 11,633.99
City Operating	12.0000	\$ 7,898.29
CCTA (Metro Transit)	0.7470	\$ 491.67
Solid Waste	1.8000	\$ 1,184.74
KCTA (County Transportation)	0.3131	\$ 206.08
KVCC	2.7970	\$ 1,840.96
County Operating (Summer)	4.6608	\$ 3,067.70
County Operating (Winter – Public Safety)	1.4409	\$ 948.39
County Housing	0.0993	\$ 65.36
County Senior	0.3484	\$ 229.31
County 911 Dispatch	0.6500	\$ 427.82
KRESA Operating	2.8823	\$ 1,897.10
KRESA Allocated	0.1437	\$ 94.58
KRESA Special Ed	1.4925	\$ 982.35
KRESA Enhancement	1.5000	\$ 987.29
Kalamazoo Library	3.9213	\$ 2,580.96
DDA	1.9638	N/A
<b>TOTAL (School, no DDA)</b>	<b>58.4720</b>	<b>\$ 38,485.74</b>

**Maximum annual increased taxable value = \$658,191**

**2020 Actual Taxable Value = \$102,900**

**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.**

STONE & PHILLIPS' ADDITION, Liber 3 of Plats Page 18; The West 57.75ft of Lot 1. Lot 2. Lot 3. Lot 4. Lot 17. Also beginning at the northeast corner of Lot 17 said point being on the northerly line of the Amtrack Railroad right-of-way; thence South 41deg 25min 35sec East 18.13ft at right angles to the northerly line of said railroad right-of-way; thence South 53deg 18min 20sec West 199.59ft; thence North 57deg 52min 45sec West 1.73ft to the southeast corner of Lot 17 and the northerly line of said railroad right-of-way; thence North 48deg 34min 25sec East 199.40ft along the easterly line of Lot 17 and the northerly line of the railroad right-of-way to the point of beginning. Excluding part of Lots 3 & 4 of STONE & PHILLIPS' ADDITION described as follow: commencing at the northwest corner of Lot 4; thence North 90deg 00min 00sec East 10.32ft along the north line of Lot 4 to the point of beginning for this exclusion: thence North 90deg 00min 00sec East 103.15ft

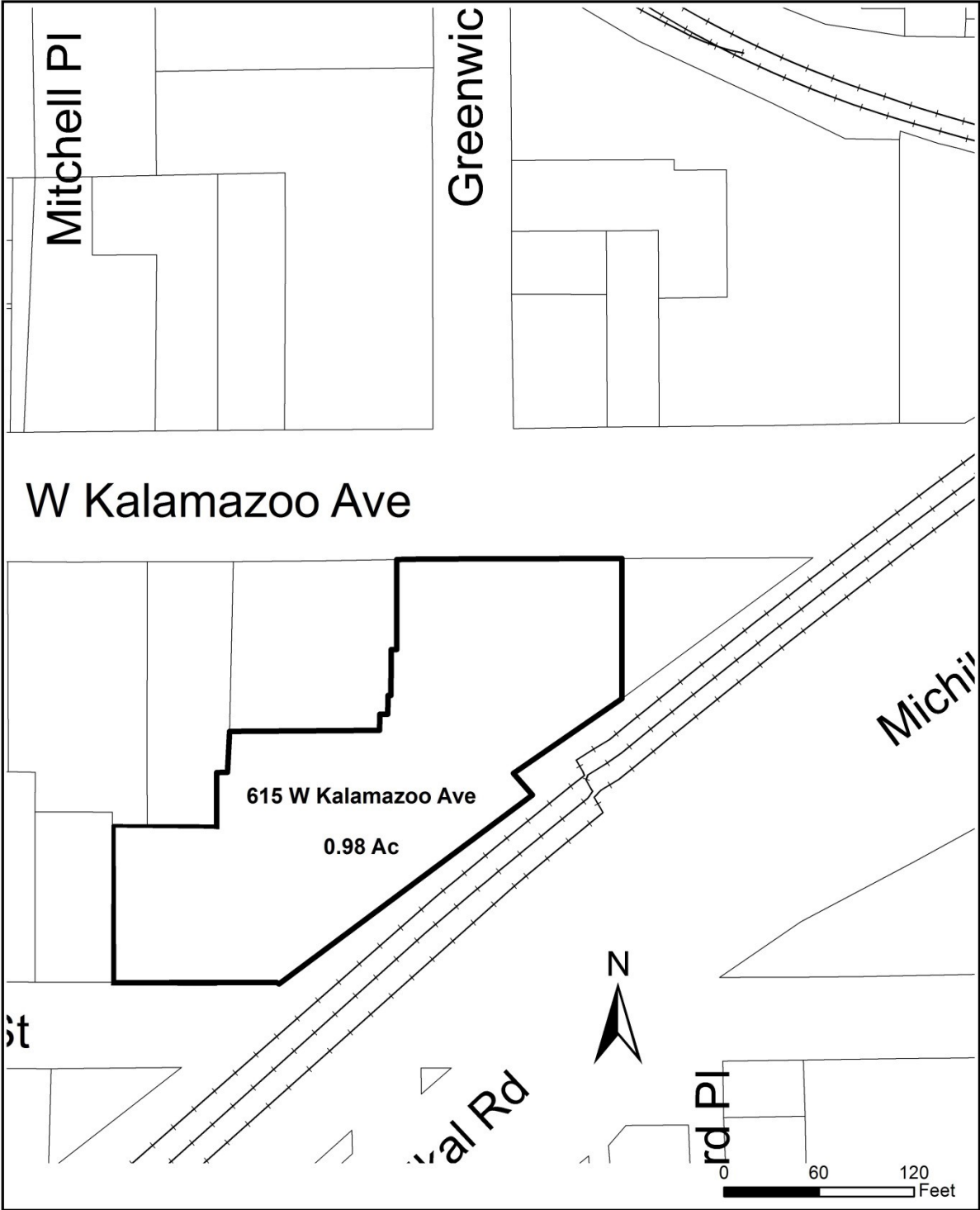
along the north line of Lots 4 & 3; thence South 00deg 06min 49sec East 56.93ft; thence North 89deg 23min 32sec West 3.50ft; thence South 00deg 36min 28sec West 28.91ft; thence North 89deg 23min 32sec West 1.77ft; thence S 00deg 36min 28sec W 11.86ft; thence South 89deg 58min 27sec West 5.09ft; thence North 89deg 40min 03sec West 96.54ft; thence North 02deg 13min 55sec East 107.6ft to the point of beginning for this exclusion. Exclusion contains approximately 11,030.34 square feet. Also excluding beginning at the northwest corner of Lot 4; thence North 90deg 00min 00sec East 10.32ft along the north line of Lot 4; thence South 02deg 13min 55sec West 131.99ft to the south line of Lot 4; thence South 89deg 56min 27sec West 6.12ft along the south line of Lot 4 to the west line of Lot 4; thence North 00deg 24min 35sec East 131.89ft along the west line of Lot 4 to the point of beginning of this exclusion. Exclusion contains approximately 1089 square feet. Together with a 5ft easement for ingress and egress commencing at the northwest corner of Lot 4; thence North 90deg 00min 00sec East 113.47ft to the point of beginning for easement: thence North 90deg 00min 00sec East 5ft; thence South 00deg 06min 49sec East 41.5ft; thence South 90deg 00min 00sec West 5ft; thence North 00deg 06min 49sec West 41.5ft to the point of beginning.<sup>63</sup>

In addition, the eligible property includes the eastern 66.02 feet of the 708 East Eleanor Street (parcel number 06-16-441-020) parcel.

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



**SITE LOCATION:  
615 W Kalamazoo Ave**



# Aggregate Table 1

## Maximum Estimated Tax Increment Revenues Captured by Brownfield Redevelopment Authority for the 53 all Aggregate Sites

Taxing Unit Impacted	Years 1-5 (Each Year)
State Education Tax (SET)	\$249,114.99
School Operating Tax	\$733,880.30
CITY OPERATING	\$643,278.05
CCTA	\$40,044.06
SOLID WASTE	\$96,491.71
KCTA	\$16,784.20
KVCC	\$149,937.39
COUNTY OPERATING - Summer	\$249,849.19
COUNTY OPERATING - Winter - Public	\$77,241.61
COUNTY HOUSING	\$5,323.13
COUNTY SENIOR	\$18,676.51
COUNTY 911 DISPATCH	\$34,844.23
KRESA OPERATING	\$154,510.03
KRESA ALLOCATED	\$7,703.25
KRESA SPECIAL ED	\$80,007.71
KRESA ENHANCEMENT	\$80,409.76
KALAMAZOO LIBRARY	\$210,207.18
DDA	\$68,428.40
<b>Totals</b>	<b>\$2,916,731.69</b>

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.

## Aggregate Table 2

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

Maximum Estimated Taxable Value for the all Sites:

Taxing Unit	Years 1-5 (Each Year)
KVCC	\$44,172,692
Metro Transit	\$44,172,692
City Operating	\$44,172,692
Solid Waste	\$44,172,692
County	\$44,172,692
Kalamazoo Regional Educational Service Agency	\$44,172,692
County Transportation	\$44,172,692
Kalamazoo Library	\$44,172,692
State Education Tax	\$16,880,254
Kalamazoo School Operating	\$16,880,254
DDA	\$22,348,554
County Public Safety	\$44,172,692
Portage Public Schools	\$44,172,692
Comstock Public Schools	\$44,172,692
County 911 Dispatch	\$44,172,692
County Housing	\$44,172,692

Notes: See note for aggregate table 1

#### ASSUMPTIONS AND NOTES:

- 1) Tax rates established as of August 1, 2020 used for all chapters.
- 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

# **City Administration & Financial Services Information**

	Site Name	Address	Parcel No.	Date Added to Plan	Act 381 Work Plan Details	Initial Taxable Value*
1	Willard/Walbridge	507 Harrison Street	06-15-274-004	15-Sep-97	n/a	\$4,420
		527 Harrison Street	06-15-274-001	15-Sep-97	Approved 4/20/98 for \$22,327; Total spent: \$19,380	\$6,100
		527 Harrison Street (second redevelopment at address)	06-15-274-001	15-Sep-97	n/a	\$141,489
		514 East Ransom Street	06-15-273-004	15-Sep-97	DEQ approved \$17,853 6/8/01; MEDC approved \$12,265 5/30/01	\$9,380
2	701 East Michigan Avenue	701 East Michigan Avenue	06-15-429-003	15-Sep-97	n/a	\$0
3	Former SER Plating	2152 Portage Street	06-27-283-005	September 15, 1997; March 6, 2000	n/a	\$0
4	2700 East Cork Street	2700 East Cork Street	06-36-130-001	15-Sep-97	n/a	\$42,500
5	North Point Retail Park	700 North Westnedge Avenue	06-15-160-001	4-May-98	n/a	\$0
6	Former Liberty Gas	930 Portage Street	06-22-291-002	4-May-98	n/a	\$0
7	4175 Davis Creek Court	4175 Davis Creek Court	06-36-475-001	4-May-98	n/a	\$0
8	Northside Grocery Store Development Site	512 North Park Street	06-15-172-102	2-Jun-03	n/a	\$16,550
		612 North Park Street	06-15-167-108	2-Jun-03	n/a	\$5,900
9	105 East Michigan Avenue	105 East Michigan Avenue	06-15-376-010	7-Jun-04	n/a	\$578,145
		105 East Michigan Avenue - Rear	06-15-376-011	7-Jun-04	n/a	\$0
10	4141 Manchester Road (removed 9/2020)	4141 Manchester Road	06-88-008-438	7-Jun-04	n/a	\$2,451,100
		4141 Manchester Road	06-36-339-001	7-Jun-04	n/a	\$252,000
		512 East North Street	06-15-264-402	7-Jun-04	n/a	\$9,484
		514 East North Street	06-15-264-404	7-Jun-04	n/a	\$3,365
		516 East North Street	06-15-264-406	7-Jun-04	n/a	\$3,901
11	512-524 East North Street	518 East North Street	06-15-264-401	7-Jun-04	n/a	\$23,347
		520 East North Street	06-15-264-407	7-Jun-04	n/a	\$22,581
		522 East North Street	06-15-264-405	7-Jun-04	n/a	\$3,901
		524 East North Street	06-15-264-403	7-Jun-04	n/a	\$3,728

12	Ramp #3	173 East South Street	06-15-392-300	7-Jun-04	n/a	\$0
		231 East South Street	06-15-388-101	7-Jun-04	n/a	\$0
		149 Farmers Alley	06-15-387-301	7-Jun-04	n/a	\$0
		231 Farmers Alley	06-15-387-300	7-Jun-04	n/a	\$0
		140 Portage Street	06-15-383-200	7-Jun-04	n/a	\$0
		130 Portage Street	06-15-382-201	7-Jun-04	n/a	\$0
		180 Portage Street	06-15-388-100	7-Jun-04	n/a	\$0
13	United Building (removed 9/2020)	202 East Kalamazoo Avenue	06-15-338-282			
		242 East Kalamazoo Avenue	06-15-339-280			
14	507 North Park Street	507 North Park Street	06-15-302-106	2-Aug-04	n/a	\$5,263
15	City Yards (removed 9/2020)	822 Schuster Avenue	06-23-286-001	2-Aug-04	n/a	\$0
		911 Hatfield Avenue	06-23-290-002	2-Aug-04	n/a	\$0
16	South & Rose	277 South Rose Street	06-15-390-300	5-Sep-06	n/a	\$494,626
17	Former J.A. Richards Blocks	314 Parsons Street (parcel removed May 2021)	06-15-215-076	6-Nov-06	n/a	\$5,023
		322 Parsons Street	06-15-215-075	4-Apr-11	n/a	\$0
		809 Porter Street	06-15-251-133	4-Sep-12	n/a	\$227
		813 Porter Street	06-15-251-233	4-Sep-12	n/a	\$0
		817 Porter Street	06-15-221-003	4-Sep-12	n/a	\$344
		825 Porter Street	06-15-221-060	4-Apr-11	n/a	\$0
		901 Porter Street	06-15-216-200	4-Apr-11	n/a	\$0
		315 East Frank Street (parcel removed May 2021)	06-15-250-150	4-Apr-11	n/a	\$0
18	Gull & North (removed 9/2020)	655 Gull Street	06-15-281-025	21-Apr-08	n/a	\$0
19	Former Superior Cleaners (removed 9/2020)	3122 Oakland Drive (inactive parcel, now part of a larger parcel)	06-29-474-010 (inactive parcel)	29-Jun-09	n/a	\$0
		3122 Oakland Drive (inactive parcel, now part of a larger parcel)	06-29-474-011 (inactive parcel)	29-Jun-09	n/a	\$0

20	Arcadia Creek West End District (removed 9/2020)	243 Cooley Street (inactive parcel, now part of a larger parcel)	06-15-315-501 (inactive parcel) 06-15-315-505 (larger parcel)	29-Jun-09	n/a	\$0
		411 West Kalamazoo Avenue	06-15-311-002	29-Jun-09	n/a	\$0
		431 West Kalamazoo Avenue	06-15-310-103 (now a larger parcel)	29-Jun-09	n/a	\$0
		227 North Park Street (inactive parcel, now part of a larger parcel)	06-15-317-105 (inactive parcel) 06-15-316-203 (larger parcel)	29-Jun-09	n/a	\$0
		416 West Water Street (inactive parcel, now part of a larger parcel)	06-15-321-209 (inactive parcel) 06-15-321-211 (larger parcel)	29-Jun-09	n/a	\$0
		240 North Westnedge Avenue (inactive parcel, now part of a larger parcel)	06-15-315-503 (inactive parcel) 06-15-315-505 (larger parcel) 06-15-351-506 (larger parcel)	29-Jun-09	n/a	\$0
21	1919 Kilgore Service Road	1919 Kilgore Service Road	06-35-469-001	29-Jun-09	n/a	\$370,600
22	610 South Burdick Street	610 South Burdick Street	06-22-141-060	29-Jun-09	n/a	\$107,600
23	419 Harrison Street	419 Harrison Street	06-15-404-007	4-Apr-11	n/a	\$0
24	<i>Removed 10/7/2019</i>					
25	1101 Portage Street	1101 Portage Street	06-22-434-008	4-Apr-11 & 3-Sep-13	n/a	\$0
		1155 Portage Street	06-22-434-012	4-Apr-11 & 3-Sep-13	n/a	
		1101 Portage St Apt 101 to 112	06-22-434-101 to 112	4-Apr-11 & 3-Sep-13	n/a	
		1101 Portage St Apt 201 to 218	06-22-434-201 to 218	4-Apr-11 & 3-Sep-13	n/a	
		1101 Portage St Apt 301 to 318	06-22-434-301 to 318	4-Apr-11 & 3-Sep-13	n/a	
26	316 South Kalamazoo Mall	316 South Kalamazoo Mall	06-15-390-210	16-May-11	n/a	\$567,700
27	154 South Kalamazoo Mall	154 South Kalamazoo Mall	06-15-386-223	5-Jul-11	n/a	\$210,519
28	155 West Michigan Avenue	155 West Michigan Avenue	06-15-380-081	6-Sep-11	n/a	\$153,554
29	<i>Removed 10/7/2019</i>					
30	500 Block East Ransom Street	525 East Ransom Street	06-15-269-352	4-Sep-12	TBD	\$0
		535 East Ransom Street	06-15-290-207	2-Feb-15	TBD	\$9,916
		617 Harrison Street	06-15-285-103	4-Sep-12	TBD	\$0
31	2700 Block of West Michigan Avenue	2701 West Michigan Avenue	06-20-330-100	3-Sep-13	TBD	\$423,600
		500 East Butler Court	06-15-268-202	4-Sep-12	TBD	\$501
		501 East Butler Court	06-15-263-207	4-Sep-12	TBD	\$0

32	500 – 516 East Butler Court	502 East Butler Court	06-15-268-203	4-Sep-12	TBD	\$501
		504 East Butler Court	06-15-268-204	4-Sep-12	TBD	\$395
		506 East Butler Court	06-15-268-205	4-Sep-12	TBD	\$467
		508 East Butler Court	06-15-268-206	4-Sep-12	TBD	\$573
		510 East Butler Court	06-15-268-201	4-Sep-12	TBD	\$5,862
		516 East Butler Court	06-15-268-208	4-Sep-12	TBD	\$6,515
33	4620 Stadium Drive and 2075 South Drake Road	4620 Stadium Drive	06-30-116-001	6-Jan-14	n/a	\$494,960
		2075 South Drake Road	06-30-120-001	6-Jan-14	n/a	\$63,190



34	600 East Michigan Avenue	600 East Michigan Avenue	06-15-435-011	2-Sep-14 & 6-Jul-15	TBD	\$272,180
35	425 East Vine Street	425 East Vine Street	06-22-251-014	2-Sep-14	n/a	\$84,500
36	4124 Manchester Road	4124 Manchester Road	06-36-341-001	2-Sep-14	n/a	\$694,500
37	508 East Frank Street (700 Walbridge Street)	700 Walbridge Street	06-15-258-400	1-Feb-15	TBD	\$88,118
38	108 East Michigan Avenue	108 East Michigan Avenue	06-15-381-015	6-Jul-15	TBD	\$456,300
39	421 & 427 East Michigan Avenue	421 East Michigan Avenue	06-15-416-122	6-Jul-15	TBD	\$30,000
		427 East Michigan Avenue	06-15-411-271	6-Jul-15	TBD	\$220,000
40	216 West Michigan Avenue & 220 West Michigan Avenue	216 West Michigan Ave	06-15-354-132	7- Dec- 15	TBD	\$82,493
		220 West Michigan Avenue	06-15-354-031	7- Dec- 15	TBD	\$66,000
41	162 East Michigan Avenue	162 East Michigan Avenue	06-15-382-104	7- Dec- 15	TBD	\$379,800
42	311 E Alcott Street (formerly 400 Bryant St)	311 E Alcott Street	06-27-212-002	7-Dec-15	TBD	\$180,000
		315 E Alcott Street	06-27-221-002	7-Dec-15	TBD	
43	225 Parsons Street	225 Parsons Street	06-15-139-001	6-Jun-16	TBD	\$145,134
		1208 North Edwards Street	06-15-128-015	6-Jun-16	TBD	\$5,500
		215 East Bush Street	06-15-129-004	6-Jun-16	TBD	\$12,300
		219 East Bush Street	06-15-129-015	6-Jun-16	TBD	\$0
		221 East Bush Street	06-15-129-003	6-Jun-16	TBD	\$2,300
		223 East Bush Street	06-15-129-014	6-Jun-16	TBD	\$0
		909 Scudder Court	06-15-144-015	6-Jun-16	TBD	\$12,537
		819 Scudder Court	06-15-149-010	2-Apr-18	TBD	\$24,300
		811 Scudder Court	06-15-179-011	2-Apr-18	TBD	\$4,300
		926 North Edwards Street	06-15-143-016	2-Apr-18	TBD	\$11,434
		229 East Frank Street	06-15-179-001	2-Apr-18	TBD	\$0
		208 Parsons Street	06-15-144-001	2-Apr-18	TBD	\$17,400
44	1910 Parkview Avenue	1910 Parkview Avenue	06-29-497-020	6-Jun-16	TBD	\$68,589
45	1825 South Park Street	1825 South Park Street	06-27-103-004	6-Jun-16	TBD	\$171,793
46	412 Howard Street	412 Howard Street	06-22-366-002	20-Apr-17	TBD	\$940,589
47	Foundry Phase II	100 Harrison Street	06-15-475-001	21-Sep-17	TBD	\$13,300
		301 Harrison Street	06-15-454-002	21-Sep-17	TBD	\$21,758
48	400 South Rose Street	400 South Rose Street	06-22-104-003	21-Dec-17	TBD	\$37,940

49	303 North Rose Street	303 North Rose Street	06-15-319-101	2-Apr-18	TBD	\$752,680
50	619 Porter Street & 316 E. North Street	619 Porter Street	06-15-261-005	2-Apr-18	TBD	\$29,900
		316 East North Street	06-15-260-003	2-Apr-18	TBD	\$0
		N/A	RR-15-260-002	2-Apr-18	TBD	\$0
		N/A	RR-15-256-027	2-Apr-18	TBD	\$0
		710 N. Pitcher Street	06-15-255-031	7-Jun-21	TBD	\$0
51	180 East Water Street	180 East Water Street	06-15-348-261	16-Jul-18	TBD	\$0
52	4200 Davis Creek Court	4200 Davis Creek Court	06-36-459-004	01-Oct-18	TBD	\$632,200
53	615 West Kalamazoo Avenue	615 W Kalamazoo Avenue	06-16-437-105	01-Oct-18	TBD	\$79,539