## **ACT 381 BROWNFIELD PLAN**

# Davis Creek Business Park 2805 E. Cork Street Kalamazoo County, City of Kalamazoo City of Kalamazoo Brownfield Redevelopment Authority

11/5/2019

## **Prepared by:**

Joe Agostinelli Southwest Michigan First 261 E. Kalamazoo Ave, Suite 200 Kalamazoo, MI 49007

Approved by the Brownfield Redevelopment Authority on November 21, 2019
Approved by the Kalamazoo City Council on December 2, 2019

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## **ACT 381 BROWNFIELD PLAN**

#### 1.0 INTRODUCTION

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

The proposed development includes two new industrial buildings for Harbor Farms and Seven Points Supply along with potential future expansions. This plan also anticipates that there will be one additional future unknown development on the remaining parcel within DCBP. Harbor Farms intends to redevelop and improve the northerly approximately 4.0-acre portion of Davis Creek Business Park ("DCBP") by constructing a building of approximately 33,000 square feet and by making certain site improvements for purposes of operating a medical marihuana facility to cultivate and process medical marihuana.

Seven Point Supply intends to redevelop and improve the southerly approximately six-acre portion of DCBP by initially constructing one building approximately 19,550 square feet in Phase 1, and by making certain site improvements for purposes of operating a medical marihuana facility to cultivate and process medical marihuana. Conceptual site plans are attached at Attachment C.

The proposed tenants for the initial facility are anticipated to bring approximately 35 new full-time equivalent jobs at an average wage of \$15-\$19 per hour.

The total capital investment on the two projects is expected to be approximately \$6 million. Construction is expected to be completed in 2020.

## 1.2 Eligible Property Information

## **Basis of Eligibility**

The Subject Property was formerly a portion of the Lakeside Refinery and is referred to as the Upper East Side portion of the site. The Subject Property was determined to be a "facility" as defined in Section 20101(1)(o) of Part 201 of the Natural Resources and Environmental Protection Act (NREPA), P.A. 451 of 1994, as amended due to the presence of volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), and metals in soil and groundwater exceeded Generic Cleanup Criteria (GCC), as defined in R299.5744 and R299.5746 of the Part 201 Rules of NREPA, as amended. The exceedances for soil include: Industrial and Commercial Drinking Water Protection Criteria (ICDWPC); Groundwater Surface Water Interface Protection Criteria (GSIPC); Groundwater Contact Protection Criteria (GWCPC); Soil Volatilization to Indoor Air Inhalation Criteria (SVIAIC); Industrial and Commercial II Direct Contact Criteria (ICDCC); Soil Saturation Concentration Screening Level (Csat); and State Default Background Level (SDBL). The exceedances for groundwater include: Industrial and Commercial Drinking Water Criteria (ICDWC); Groundwater Surface Water Interface Criteria (GSIC); Groundwater Contact Criteria (GWCC); and Groundwater Volatilization to Indoor Air Inhalation Criteria (GVIAIC).

## **Location and Legal Description**

2805 E. Cork Street Parcel ID: 06-25-396-002 Kalamazoo, MI 49007

32.851 Acres

## Legal Description:

Section 25 Town 2 South Range 11 West That part of the Southeast 1/4 of the Southwest 1/4 of Section 25 lying East of the easterly line of the Grand Trunk Western Railroad right-of-way, excluding the South 2 Rods for East Cork Street. Also described as commencing at the South 1/4 corner of Section 25 T2S R11W; thence North 00 degrees 48 minutes 31 seconds East 33 feet to the point of beginning; thence North 89 degrees 03 minutes 50 seconds West 1105.84 feet along the north right-of-way line of East Cork Street to the east right-of-way line of the Grand Trunk Western Railroad; thence Northwesterly 217.89 feet along an arc of a curve (Radius 1809.5 feet, chord bearing North 08 degrees 04 minutes 11 seconds West 217.75 feet); thence North 04 degrees 37 minutes 26 seconds West 1084.47 feet; thence South 89 degrees 02 minutes 15 seconds East 1242.12 feet; thence South 0 degrees 48 minutes 31 seconds West 1293.87 feet to the point of beginning. Parcel contains approximately 35.088 Acres prior to exclusion. Excluding the following parcel known as Full Circle Drive: Commencing at the South 1/4 corner of Section 25 T2S R11W; thence North 00 degrees 48 minutes 31 seconds East 33 feet to a point on the north line of East Cork Street; thence North 89 degrees 03 minutes 50 seconds West 20.79 feet along the north line of East Cork Street to the point of beginning for this exclusion; thence North 89 degrees 03 minutes 50 seconds West 138.01 feet along the north line of East Cork Street; thence North 46 degrees 02 minutes 27 seconds East 43.12 feet; thence North 01 degrees 43 minutes 17 seconds East 71.28 feet; thence Northeasterly 123.11 feet along a curve to the right, chord bearing North 10 degrees 46 minutes 48 seconds East 122.58 feet, Radius = 383 feet; thence North 19 degrees 59 minutes 18 seconds East 40.38 feet; thence Northeasterly 154.48 feet along a curve to the left, chord bearing North 10 degrees 30 minutes 44 seconds East 153.77 feet, Radius = 467 feet; thence North 01 degrees 02 minutes 09 seconds East 206.72 feet; thence Northwesterly 310.07 feet along a curve to the left, chord bearing North 43 degrees 36 minutes 06 seconds West 279.64 feet, Radius = 199 feet; thence North 88 degrees 14 minutes 21 seconds West 161.10 feet; thence Southwesterly 38.52 feet along a curve to the left, chord bearing South 53 degrees 42 minutes 15 seconds West 35.75 feet, Radius = 29 feet; thence Northwesterly 317.37 feet along a curve to the right, chord bearing North 36 degrees 17 minutes 47 seconds West 111.81 feet, Radius = 71 feet; thence South 88 degrees 14 minutes 21 seconds East 258.18 feet; thence Southeasterly 412.91 feet along a curve to the right, chord bearing South 43 degrees 36 minutes 06 seconds East 372.39 feet, Radius = 265 feet; thence South 01 degrees 002 minutes 09 seconds West 206.72 feet; thence Southwesterly 176.31 feet along a curve to the right, chord bearing South 10 degrees 30 minutes 44 seconds West 175.51 feet, Radius = 533 feet; thence South 19 degrees 59 minutes 18 seconds West 16.91 feet; thence South 14 degrees 30 minutes 17 seconds West 27.56 feet; thence Southwesterly 82.64 feet along a curve to the left, chord bearing South 05 degrees 10 minutes 56 seconds West 82.55 feet, Radius = 511.99 feet; thence Southwesterly 20.86 feet along a curve to the left, chord bearing South 02 degrees 21 minutes 14 seconds West 20.86 feet, Radius = 390.11 feet; thence South 01 degrees 34 minutes 17 seconds West 63.60 feet; thence South 43 degrees 57 minutes 33 seconds East 41.75 feet to the north line of East Cork Street and the point of beginning for this exclusion. Parcel after exclusion contains 32.851 Acres.

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

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

Tax increment revenues will be used to reimburse the City of Kalamazoo, City of Kalamazoo Brownfield Redevelopment Authority (KBRA) and Kalamazoo County Brownfield Redevelopment Authority (KCBRA) for the cost of eligible activities as authorized by the Brownfield Redevelopment Financing Act (Act 381). Only statutorily approved EGLE environmental eligible activities will be reimbursed with local and school tax increment revenues (TIR). The remaining eligible activities will be reimbursed with local TIR only.

The total cost of eligible activities are anticipated to be \$2,000,000. Authority administrative costs are anticipated to be \$206,670. Funding to the State Brownfield Redevelopment Fund is anticipated to be \$156,868. Capture to the Local Brownfield Revolving Fund (LBRF) is estimated to be \$958,107. The estimated cost of all eligible activities under this plan are summarized in Table 1.

## **Environmental Activities**

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

## Non-Environmental Activities

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

## **Authority Expenses**

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

## 2.2 Summary of Eligible Activities

## 2.2..1 Phase I & Phase II ESA, BEA and Due Care Plan

Costs have previously been incurred by the KBRA, the Kalamazoo County Brownfield Redevelopment Authority (KCBRA) future eligible department specific eligible activities including Phase I, Phase II and due care planning and soil vapor investigations. Future developers may incur costs associated with Phase I, Phase II and Due Care Planning, and due care implementation. The total cost of Department Specific activities are anticipated to be \$727,000.

## 2.2..2 <u>Infrastructure Improvements</u>

Infrastructure improvements include costs previously incurred related to constructing Full Circle Drive, complete with walking paths, sidewalks, sewer, water and storm infrastructure and associated engineering and design. Public electrical and gas utility extensions are also included as eligible activities. Additionally, the KBRA plans to construct and maintain an access road to be used to maintain the KBRA owned storm water ponds. The total cost of Infrastructure Improvements is estimated to be \$865,500

## 2.2..3 <u>Site Preparation</u>

Site preparation activities that have already been incurred include Geotechnical Engineering & surveying, soil erosion control, stormwater management. Future developers may also incur eligible site preparation activities including, but not limited to, clearing & grubbing, topsoil removal, land balancing, mass grading, or other site preparation activities as permitted under Act 381. The cost of site preparation activities is estimated to be \$362,500.

## 2.2..4 Brownfield Plan Preparation

The cost to prepare the Brownfield Plan is being incurred by the City of Kalamazoo and is anticipated to be \$5,000.

## 2.2..5 Local Brownfield Revolving Fund

The Authority intends to capture school and non-school tax increments for deposit in the local brownfield revolving fund for a full five years following full reimbursement of eligible activities. This capture is estimated to be \$958,107.

## 2.3 Estimate of Captured Taxable Value and Tax Increment Revenues

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

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

The eligible activities have been or will be financed by the City, KBRA and/or KCBRA and reimbursed as outlined in this plan. Future eligible activities will be financed by the developer and may be reimbursed as outlined in this plan and an accompanying future negotiated development agreement. No advances from the City are anticipated at this time.

## 2.5 Maximum Amount of Note or Bonded Indebtedness

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

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## 2.5 Maximum Amount of Note or Bonded Indebtedness

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

## 2.6 Duration of Brownfield Plan

The duration of this plan is estimated to be 19 years, however capture will continue until all eligible activities are reimbursed plus five full years of capture to the LBRF. In no event shall capture extend beyond 30 year as required by Act 381. It is estimated that the redevelopment of the property will be completed in 2025 and that it could take up to 15 years to recapture eligible costs and eligible administrative costs of the authority through TIR. Capture of TIR is expected to begin in 2020, however could be delayed for up to 5 years after the approval of this plan as permitted by Act 381. An analysis showing the reimbursement schedule is attached as Table 3.

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

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

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

The property consists of one parcel that is 32.851 acres in size and is located at 2805 E. Cork Street (Parcel Identification Number 06-25-396-002). A legal description of the property along with a map showing eligible property dimensions, is attached as Figure 1.

The parcel is considered "eligible property" as a result of contamination on the property which exceeds GRCC, ICDWPC, GSIPC, GWCPC, SVIAIC, ICDCC, Csat, SDBL, GSIC, GWCC and GVIAIC.

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

## 2.9 Estimates of Residents and Displacement of Individuals/Families

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

## 2.10 Plan for Relocation of Displaced Persons

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

## 2.11 Provisions for Relocation Costs

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

## 2.12 Strategy for Compliance with Michigan's Relocation Assistance Law

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

## **2.13 Other Material that the Authority or Governing Body Considers Pertinent**None.

# Figure 1 Eligible Property Map



## **Legal Description**

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# Table 1 Eligible Activity Costs

EGLE Eligible Activities Costs and So	hedu	le	
COL E Elimikla Astivitias		Coot	Completion
EGLE Eligible Activities		Cost	Season/Year
Department Specific Activities			
Phase I & Due Care Plan - KCBRA	\$	10,000	2010
Phase I, Phase II & BEA - Future Developers	\$	25,000	Unknown
Soil Vapor planning and investigation - KCBRA	\$	130,000	2009/2010
Methane Investigtion - CoK BRA	\$	62,000	2010-2016
Due Care Plan Implementation - Future Developers	\$	500,000	Unknown
EGLE Eligible Activities Sub-Total	\$	727,000	
Brownfield Plan Preparation	\$	-	
EGLE Eligible Activities Total Costs	\$	727,000	
Local Only Eligible Activities Costs and	Sche	dule	
Local Only Eligible Activities		Cost	Completion
, s		3331	Season/Year
Demolition			
Site demolition	\$	40,000	2009
Sub-Total - Demolition	\$	40,000	
Infrastructure Improvements	•		
Water, Storm and Sanitary sewer construction	\$	560,000	2007
Water & Sewer Permits and Fees	\$	3,500	2007
Gas and Electrical Utility Extensions	\$	110,000	2007
Seven Points Access Road	\$	120,000	2020
Infrastructure Improvement Engineering & Design	\$	72,000	2006-2008
Subtotal – Infrastructure	\$	865,500	
Site Preparation			
Geotechnical Engineering & Surveying	\$	15,000	2007-2009
Soil Erosion Control	\$	25,000	2007-2009
Stormwater Management	\$	7,500	2007-2009
Future Site Preparation - Future Developer	\$	315,000	unknown
Sub-Total – Site Prep	\$	362,500	
		1,268,000	
Local Only Eligible Activities Sub-Total Contingency (0%)	Φ	1,200,000	
Brownfield Plan Preparation	\$	5,000	2019
·		•	2019
Local Only Eligible Activities Total Costs	Þ	1,273,000	
Combined FOLE 0 Lead Only File! Le Asticles Tet 10	•	2.000.000	
Combined EGLE & Local Only Eligible Activites Total Costs	\$	2,000,000	

# Table 2

# **Tax Capture Schedule**

## **Tax Increment Revenue Capture Estimates**

Davis Creek Business Park Kalamazoo, Michigan November 5, 2019

*Base	Plan Year Calendar Year Taxable Value		2	3	4	E	_	_													
*Base		r 2020			<u> </u>	<u> </u>	6	7	8	9	10	11	12	13	14	15	16	17	18	19	TOTAL
*Base	Taxable Value		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	
		e \$ -	\$ - 9	- \$	- \$	- \$	- (	\$ -	\$ -	\$ - 9	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$
Est	imated New TV	/ \$ 494,938	\$ 999,775 \$	1,509,773 \$	1,524,870 \$	2,540,119 \$	3,565,520	\$ 3,601,176	\$ 3,637,187	\$ 3,673,559	\$ 3,710,295	\$ 3,747,398	\$ 3,784,872	\$ 3,822,720	\$ 3,860,948	\$ 3,899,557	\$ 3,938,553	\$ 3,977,938	\$ 4,017,718	\$ 4,057,895	\$
Incremental Difference (New	v TV - Base TV)	) \$ 494,938	\$ 999,775 \$	5 1,509,773 \$	1,524,870 \$	2,540,119 \$	3,565,520	\$ 3,601,176	\$ 3,637,187	\$ 3,673,559	3,710,295	\$ 3,747,398	\$ 3,784,872	\$ 3,822,720	\$ 3,860,948	\$ 3,899,557	\$ 3,938,553	\$ 3,977,938	\$ 4,017,718	\$ 4,057,895	\$
	Millage Rate																				
e Education Tax (SET)	6.0000	,	\$ 5,999 \$	9,059 \$	9,149 \$	15,241 \$	21,393	\$ 21,607	\$ 21,823	\$ 22,041	22,262	\$ 22,484	\$ 22,709		· · · · · · · · · · · · · · · · · · ·	,		\$ 23,868			\$ 313,7
ool Operating Tax	17.8489	\$ 8,834		26,948 \$	27,217 \$	45,338 \$	63,641	\$ 64,277	\$ 64,920	\$ 65,569	66,225	\$ 66,887	\$ 67,556	\$ 68,231	\$ 68,914			\$ 71,002			\$ 933,3
School Total	23.8489	\$ 11,804	\$ 23,844 \$	36,006 \$	36,366 \$	60,579 \$	85,034	\$ 85,884	\$ 86,743	\$ 87,610	88,486	\$ 89,371	\$ 90,265	\$ 91,168	\$ 92,079	\$ 93,000	\$ 93,930	\$ 94,869			\$ 1,247,0
al Capture N	/lillage Rate																				
OPERATING	12.0000	\$ 5,030	\$ 11,997 <b>\$</b>		18,298 \$	30,481 \$	42,786	\$ 43,214	\$ 43,646	\$ 44,083		\$ 44,969	\$ 45,418	\$ 45,873	\$ 46,331	\$ 46,795	\$ 47,263	\$ 47,735	\$ 48,213	\$ 18 605	\$ 724,3
Α	0.7500	\$ 371		3 1,132 \$	1.144 \$	1,905 \$	2 674	\$ 2701	\$ 2,728	\$ 2,755	3 2,783	\$ 2,811	\$ 2,839	\$ 2,867	\$ 2,896		\$ 2,954	\$ 2,983			
ID WASTE	1.8000	\$ 891	· · · · · · · · · · · · · · · · · · ·	3 2,718 \$	, ,	4,572 \$	6,418	\$ 6,482	\$ 6,547	\$ 6,612 \$		\$ 6,745		\$ 6,881	\$ 6,950			\$ 7,160			\$ 108,6
A	0.3145	\$ 156		3 475 \$	480 \$	799 \$	1,121	\$ 1,133	\$ 1,144 S	\$ 1,155 \$		\$ 1,179	\$ 1,190	\$ 1,202				\$ 1,251		\$ 1,276	
C	2.8089	\$ 1,390		3 4,241 \$	4,283 \$	7,135 \$		\$ 10,115	\$ 10,216	\$ 10,319	5 10,422	\$ 10,526	\$ 10,631	\$ 10,738				\$ 11,174		\$ 11,398	
INTY OPERATING - Summer	4.6810	\$ 2,317		7,067 \$	7,138 \$	11,890 \$	16,690	\$ 16,857	\$ 17,026	\$ 17,196	3 17,368	\$ 17,542	\$ 17.717	\$ 17,894	\$ 18.073		\$ 18,436	\$ 18,621		\$ 18,995	
INTY OPERATING - Winter - Public Safety	1.4472	\$ 716		3 2,185 \$	2,207 \$	3,676 \$	5,160	\$ 5,212	· ,	\$ 5,316	·	\$ 5,423	\$ 5,477	\$ 5,532	Ŧ -,			\$ 5,757	· · · · · · · · · · · · · · · · · · ·		
INTY HOUSING	0.0988	\$ 49		149 \$	151 \$	251 \$	352	\$ 356		\$ 363 9	367	\$ 370						\$ 393		\$ 401	\$ 5,9
INTY SENIOR	0.3500	\$ 173		528 \$	534 \$	889 \$	1,248	\$ 1,260	\$ 1,273	\$ 1,286	1,299	\$ 1,312		\$ 1,338	<u> </u>	<u> </u>		\$ 1,392	<u> </u>	\$ 1,420	
SA OPERATING	2.8946	\$ 1,433		3 4,370 \$	4,414 \$	7,353 \$		\$ 10,424	\$ 10,528	\$ 10,633	10,740		\$ 10,956	\$ 11,065			· · · · · · · · · · · · · · · · · · ·	\$ 11,515			\$ 174,7
SA ALLOCATED	0.1444	\$ 71		218 \$	220 \$	367 \$	515	\$ 520	\$ 525		536	\$ 541	\$ 547	\$ 552	\$ 558			\$ 574	\$ 580		
SA SPECIAL ED	1.4988	\$ 742	\$ 1,498 \$	3 2,263 \$	2,285 \$	3,807 \$	5,344	\$ 5,397	\$ 5,451	\$ 5,506 \$	5,561	\$ 5,617	\$ 5,673	\$ 5,729	\$ 5,787	\$ 5,845	\$ 5,903	\$ 5,962	\$ 6,022	\$ 6,082	\$ 90,4
SA ENHANCEMENT	1.5000	\$ 742	\$ 1,500 \$	3 2,265 \$	2,287 \$	3,810 \$	5,348	\$ 5,402	\$ 5,456	\$ 5,510 \$	5,565	\$ 5,621	\$ 5,677	\$ 5,734	\$ 5,791	\$ 5,849	\$ 5,908	\$ 5,967	\$ 6,027	\$ 6,087	\$ 90,5
SA CTE	1.0000	\$ 495	\$ 1,000 \$	3 1,510 \$	1,525 \$	2,540 \$	3,566	\$ 3,601	\$ 3,637	\$ 3,674	3,710	\$ 3,747	\$ 3,785	\$ 3,823	\$ 3,861	\$ 3,900	\$ 3,939	\$ 3,978	\$ 4,018	\$ 4,058	\$ 60,3
AMAZOO LIBRARY	3.9487	\$ 1,954	\$ 3,948 \$	5,962 \$	6,021 \$	10,030 \$	14,079	\$ 14,220	\$ 14,362	\$ 14,506	14,651	\$ 14,797	\$ 14,945	\$ 15,095	\$ 15,246	\$ 15,398	\$ 15,552	\$ 15,708	\$ 15,865	\$ 16,023	\$ 238,3
Local Total	35.2369	\$ 17,440	\$ 35,229 \$	53,200 \$	53,732 \$	89,506 \$	125,638	\$ 126,894	\$ 128,163	\$ 129,445	130,739	\$ 132,047	\$ 133,367	\$ 134,701	\$ 136,048	\$ 137,408	\$ 138,782	\$ 140,170	\$ 141,572	\$ 142,988	\$ 2,127,0
-Capturable Millages N	Millage Rate																				
INTY JUV. HOME DEBT	0.1873	\$ 93	\$ 187 \$	283 \$	286 \$	476 \$	668	\$ 675	\$ 681	\$ 688 9	695	\$ 702	\$ 709	\$ 716	\$ 723	\$ 730	\$ 738	\$ 745	\$ 753	\$ 760	\$ 11,3
OOL DEBT	8.2000	\$ 4,058	\$ 8,198 \$	12,380 \$	12,504 \$	20,829 \$	29,237	\$ 29,530	\$ 29,825	\$ 30,123	30,424	\$ 30,729	\$ 31,036	\$ 31,346	\$ 31,660	\$ 31,976	\$ 32,296	\$ 32,619	\$ 32,945	\$ 33,275	\$ 494,9
SA DEBT	0.3650	\$ 181	\$ 365 \$	551 \$	557 \$	927 \$	1,301	\$ 1,314	\$ 1,328	\$ 1,341	1,354	\$ 1,368	\$ 1,381	\$ 1,395	\$ 1,409	\$ 1,423	\$ 1,438	\$ 1,452	\$ 1,466	\$ 1,481	\$ 22,0
Total Non-Capturable Taxes	8.7523	\$ 4,332	\$ 8,750 \$	13,214 \$	13,346 \$	22,232 \$	31,207	\$ 31,519	\$ 31,834	\$ 32,152	32,474	\$ 32,798	\$ 33,126	\$ 33,458	\$ 33,792	\$ 34,130	\$ 34,471	\$ 34,816	\$ 35,164	\$ 35,516	\$ 528,3
Total Tax Increment Revenue (TIR) Availab	ole for Capture	<b>\$ 29,244</b>	\$ 59,073 \$	89,206 \$	90,098 \$	150,085 \$	210,672	\$ 212,778	\$ 214,906	\$ 217,055	219,226	\$ 221,418	\$ 223,632	\$ 225,868	\$ 228,127	\$ 230,408	\$ 232,713	\$ 235,040	\$ 141,572	\$ 142,988	\$ 3,374,1

Footnotes:

\*Assumes new building adding \$500,000 of taxable value constructed in 2022

\*Assumes expansions of initial buildings adding \$1 million of taxable value constructed in 2026 \*Personal Property taxes, if any, will be captured by this plan but are not depicted in this table for ease of review.

# Table 3

## **Reimbursement Schedule**

## Tax Increment Revenue Reimbursement Allocation Table

Davis Creek Business Park Kalamazoo, Michigan November 5, 2019

Developer Maximum Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	40.4%	\$ 727,000		\$ 727,000
Local	59.6%		\$ 1,273,000	\$ 1,273,000
TOTAL				

**Estimated Total** 19 Years of Plan:

\$ 3,004,534 Estimated Capture Administrative Fees \$ 212,707 \$ 156,868 State Brownfield Redevelopment Fund Local Brownfield Revolving Fund \$ 1 004 534

in a												Local Browning	eld Revolving F	iiiu	\$ 1,004,534							
	Plan Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16		17	18	19	TOTAL
		2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035		2036	2037	2038	TOTAL
Total State Incremental Revenue	\$	11,804 \$	23,844	\$ 36,006	\$ 36,366 \$	60,579 \$	85,034	\$ 85,884	\$ 86,743	\$ 87,610	\$ 88,486	\$ 89,371	\$ 90,265	\$ 91,168	\$ 92,079	\$ 93,000	\$ 93,93	0 \$	94,869			\$ 1,247,04
State Brownfield Redevelopment Fund (50% of SET	T) \$	1,485 \$	2,999	\$ 4,529	\$ 4,575 \$	7,620 \$	10,697	\$ 10,804	\$ 10,912	\$ 11,021	\$ 11,131	\$ 11,242	\$ 11,355	\$ 11,468	\$ 11,583	\$ 11,699	\$ 11,81	6 \$	11,934			\$ 156,86
State TIR Available for Reimbursement	\$	10,319	20,844	\$ 31,477	\$ 31,792 \$	52,959 \$	74,337	\$ 75,081	\$ 75,831	\$ 76,590	\$ 77,356	\$ 78,129	\$ 78,910	\$ 79,700	\$ 80,497	\$ 81,301	\$ 82,11	4 \$	82,936			\$ 1,090,17
Total Local Incremental Revenue	\$	17,440 \$	35,229	\$ 53,200	\$ 53,732 \$	89,506 \$	125,638	\$ 126,894	\$ 128,163	\$ 129,445	\$ 130,739	\$ 132,047	\$ 133,367	\$ 134,701	\$ 136,048	\$ 137,408	\$ 138,78	2 \$	140,170	\$ 141,572	\$ 142,988	\$ 2,127,06
BRA Administrative Fee (10%)	\$	1,744 \$	3,523	\$ 5,320	\$ 5,373 \$	8,951 \$	12,564	\$ 12,689	\$ 12,816	\$ 12,944	\$ 13,074	\$ 13,205	\$ 13,337	\$ 13,470	\$ 13,605	\$ 13,741	\$ 13,87	8 \$	14,017	\$ 14,157	\$ 14,299	\$ 212,70
Local TIR Available for Reimbursement	\$	15,696	31,706	\$ 47,880	\$ 48,359 \$	80,555 \$	113,074	\$ 114,205	\$ 115,347	\$ 116,500	\$ 117,665	\$ 118,842	\$ 120,030	\$ 121,231	\$ 122,443	\$ 123,667	\$ 124,90	4 \$	126,153	\$ 127,415	\$ 128,689	\$ 1,914,36
Total State & Local TIR Available	\$	26,015	52,550	\$ 79,357	\$ 80,150 \$	\$ 133,514 <b>\$</b>	187,411	\$ 189,285	\$ 191,178	\$ 193,090	\$ 195,021	\$ 196,971	\$ 198,941	\$ 200,930	\$ 202,940	\$ 204,969	\$ 207,019	9 \$	209,089	\$ 127,415	\$ 128,689	\$ 3.004.53
	Beginning																					1
	Balance																					
Reimbursement Balance		2.000.000	1,973,985	\$ 1.921.435	\$ 1.842.078	\$ 1.761.928 S	1.628.413	\$ 1.441.002	\$ 1.251.717	\$ 1.060.539	\$ 867,449	\$ 672,428	\$ 475.457	\$ 276.516	\$ 111.910	\$ 0						
EGLE Environmental Costs \$	\$ 727,000																					
State Tax Reimbursement - KCBRA	\$ 140,000 \$	10,319 \$	20,844	\$ 31,477	\$ 31,792 \$	·																
State Tax Reimbursement - KCBRA State Tax Reimbursement - CoK BRA State Tax Reimbursement - CoK BRA	\$ 140,000 \$ \$ 62,000	10,319 \$	20,844	\$ 31,477	\$ 31,792 \$																	\$ 62,00
State Tax Reimbursement - KCBRA State Tax Reimbursement - CoK BRA State Tax Reimbursement - Future Developer State Tax Reimbursement - State Tax Rei	\$ 140,000 \$	10,319 \$	20,844	\$ 31,477		·	5 54,609 5 19,728	\$ 75,081	\$ 75,831	\$ 76,590	\$ 77,356	\$ 78,129	\$ 78,910	\$ 43,375						Ι		\$ 62,00
State Tax Reimbursement - KCBRA State Tax Reimbursement - CoK BRA State Tax Reimbursement - Future Developer Cocal Tax Reimbursement	\$ 140,000 \$ \$ 62,000 \$ 525,000				, , , , , , , , , , , , , , , , , , ,	5 7,391 \$ \$	19,728		· · · · · · · · · · · · · · · · · · ·	· · · · · · · · · · · · · · · · · · ·												\$ 62,00
State Tax Reimbursement - KCBRA State Tax Reimbursement - CoK BRA State Tax Reimbursement - Future Developer State Tax Reimbursement - State Tax Rei	\$ 140,000 \$ \$ 62,000 \$ 525,000	10,319 \$			, , , , , , , , , , , , , , , , , , ,	·	19,728		· · · · · · · · · · · · · · · · · · ·	· · · · · · · · · · · · · · · · · · ·												\$ 62,00
State Tax Reimbursement - KCBRA State Tax Reimbursement - CoK BRA State Tax Reimbursement - Future Developer Local Tax Reimbursement Total EGLE Reimbursement Balance	\$ 140,000 \$ \$ 62,000 \$ 525,000	716,681 \$	695,837	\$ 664,360	\$ 632,568   \$	7,391 \$ \$ \$ 579,609 \$	5 19,728	\$ 430,191	\$ 354,360	\$ 277,770	\$ 200,415	\$ 122,286	\$ 43,375									\$ 62,00 \$ 525,00
State Tax Reimbursement - KCBRA State Tax Reimbursement - CoK BRA State Tax Reimbursement - Future Developer Cocal Tax Reimbursement Total EGLE Reimbursement Balance  Local Only Costs Score Cok BRA State Tax Reimbursement - COK BRA State Tax Reimbursement - COK BRA	\$ 140,000 \$ 62,000 \$ 525,000 \$ \$ 525,000 \$ \$ \$ 958,000 \$	716,681 \$	695,837	\$ 664,360	, , , , , , , , , , , , , , , , , , ,	7,391 \$ \$ \$ 579,609 \$	5 19,728	\$ 430,191	\$ 354,360	· · · · · · · · · · · · · · · · · · ·	\$ 200,415	\$ 122,286	\$ 43,375	\$ 0								\$ 140,000 \$ 62,000 \$ 525,000 \$ 958,000
State Tax Reimbursement - KCBRA State Tax Reimbursement - CoK BRA State Tax Reimbursement - Future Developer Local Tax Reimbursement  Total EGLE Reimbursement Balance  Local Only Costs Stocal Tax Reimbursement - COK BRA State Tax Reimbursement - Future Developer State Tax Reimbursem	\$ 140,000 \$ 62,000 \$ 525,000 \$ \$ 525,000 \$ \$ \$ 1,273,000 \$ \$ 958,000 \$ \$ 315,000	716,681 \$ 15,696 \$	695,837 s	\$ 664,360	\$ 632,568 \$	5 7,391 \$ \$ 5 579,609 \$ \$ 80,555 \$	5 19,728 5 505,272 5 113,074	\$ 430,191 \$ 114,205	\$ 354,360 \$ 115,347	\$ 277,770 \$ 116,500	\$ 200,415 \$ 117,665	\$ 122,286 \$ 118,842	\$ 43,375 \$ 38,171 \$ 81,860	\$ 0								\$ 62,000 \$ 525,000
State Tax Reimbursement - KCBRA State Tax Reimbursement - CoK BRA State Tax Reimbursement - Future Developer Cocal Tax Reimbursement Total EGLE Reimbursement Balance  Local Only Costs Score Cok BRA State Tax Reimbursement - COK BRA State Tax Reimbursement - COK BRA	\$ 140,000 \$ 62,000 \$ 525,000 \$ \$ 525,000 \$ \$ \$ 1,273,000 \$ \$ 958,000 \$ \$ 315,000	716,681 \$ 15,696 \$	695,837	\$ 664,360	\$ 632,568 \$	5 7,391 \$ \$ 5 579,609 \$ \$ 80,555 \$	5 19,728 5 505,272 5 113,074	\$ 430,191 \$ 114,205	\$ 354,360 \$ 115,347	\$ 277,770 \$ 116,500	\$ 200,415 \$ 117,665	\$ 122,286 \$ 118,842	\$ 43,375 \$ 38,171 \$ 81,860	\$ 0		\$ -						\$ 62,000 \$ 525,000 \$ 958,000
State Tax Reimbursement - KCBRA State Tax Reimbursement - CoK BRA State Tax Reimbursement - Future Developer Local Tax Reimbursement  Total EGLE Reimbursement Balance  Local Only Costs Stocal Tax Reimbursement - COK BRA State Tax Reimbursement - Future Developer State Tax Reimbursem	\$ 140,000 \$ 62,000 \$ 525,000 \$ \$ 525,000 \$ \$ 958,000 \$ \$ 315,000 \$	716,681 \$ 15,696 \$	31,706 31,225,598	\$ 664,360 \$ 47,880 \$ 1,177,718	\$ 632,568 \$	5 7,391 \$ \$ \$ 579,609 \$ \$ 80,555 \$	5 19,728 5 505,272   6 113,074 6 935,730	\$ 430,191 \$ 114,205 \$ 821,525	\$ 354,360 \$ 115,347 \$ 706,178	\$ 277,770 \$ 116,500 \$ 589,678	\$ 200,415 \$ 117,665 \$ 472,013	\$ 122,286 \$ 118,842 \$ 353,171	\$ 43,375 \$ 38,171 \$ 81,860 \$ 233,140	\$ 0 \$ 121,231 \$ 111,910	\$ -							\$ 62,00 \$ 525,00 \$ 958,00
State Tax Reimbursement - KCBRA State Tax Reimbursement - CoK BRA State Tax Reimbursement - Future Developer Local Tax Reimbursement  Total EGLE Reimbursement Balance  Local Only Costs Local Tax Reimbursement - COK BRA Local Tax Reimbursement - Future Developer Total Local Only Reimbursement Balance  Total Annual Reimbursement	\$ 140,000 \$ 62,000 \$ 525,000 \$ \$ 525,000 \$ \$ 958,000 \$ \$ 315,000 \$	716,681 \$ 15,696 \$ 1,257,304 \$	31,706 31,225,598	\$ 664,360 \$ 47,880 \$ 1,177,718	\$ 632,568   \$ \$ 48,359   \$ \$ 1,129,360   \$	5 7,391 \$ \$ \$ 579,609 \$ \$ 80,555 \$	5 19,728 5 505,272   6 113,074 6 935,730	\$ 430,191 \$ 114,205 \$ 821,525	\$ 354,360 \$ 115,347 \$ 706,178	\$ 277,770 \$ 116,500 \$ 589,678	\$ 200,415 \$ 117,665 \$ 472,013	\$ 122,286 \$ 118,842 \$ 353,171	\$ 43,375 \$ 38,171 \$ 81,860 \$ 233,140	\$ 0 \$ 121,231 \$ 111,910	\$ -							\$ 62,00 \$ 525,00 \$ 958,00 \$ 315,00
State Tax Reimbursement - KCBRA State Tax Reimbursement - CoK BRA State Tax Reimbursement - Future Developer Local Tax Reimbursement Total EGLE Reimbursement Balance  Local Only Costs Local Tax Reimbursement - COK BRA Local Tax Reimbursement - Future Developer Total Local Only Reimbursement Balance	\$ 140,000 \$ 62,000 \$ 525,000 \$ \$ 525,000 \$ \$ 958,000 \$ \$ 315,000 \$	716,681 \$ 15,696 \$ 1,257,304 \$	31,706 31,225,598	\$ 664,360 \$ 47,880 \$ 1,177,718	\$ 632,568   \$ \$ 48,359   \$ \$ 1,129,360   \$	5 7,391 \$ \$ \$ 579,609 \$ \$ 80,555 \$	5 19,728 5 505,272   6 113,074 6 935,730	\$ 430,191 \$ 114,205 \$ 821,525	\$ 354,360 \$ 115,347 \$ 706,178	\$ 277,770 \$ 116,500 \$ 589,678	\$ 200,415 \$ 117,665 \$ 472,013	\$ 122,286 \$ 118,842 \$ 353,171	\$ 43,375 \$ 38,171 \$ 81,860 \$ 233,140	\$ 0 \$ 121,231 \$ 111,910	\$ -							\$ 62,00 \$ 525,00 \$ 958,00 \$ 315,00
State Tax Reimbursement - KCBRA State Tax Reimbursement - COK BRA State Tax Reimbursement - Future Developer Local Tax Reimbursement Total EGLE Reimbursement Balance  Local Only Costs Local Tax Reimbursement - COK BRA Local Tax Reimbursement - Future Developer Total Local Only Reimbursement Balance  Total Annual Reimbursement  LOCAL BROWNFIELD REVOLVING FUND	\$ 140,000 \$ 62,000 \$ 525,000 \$ \$ 525,000 \$ \$ 958,000 \$ \$ 315,000 \$	716,681 \$ 15,696 \$ 1,257,304 \$	31,706 31,225,598	\$ 664,360 \$ 47,880 \$ 1,177,718	\$ 632,568   \$ \$ 48,359   \$ \$ 1,129,360   \$	5 7,391 \$ \$ \$ 579,609 \$ \$ 80,555 \$	5 19,728 5 505,272   6 113,074 6 935,730	\$ 430,191 \$ 114,205 \$ 821,525	\$ 354,360 \$ 115,347 \$ 706,178	\$ 277,770 \$ 116,500 \$ 589,678	\$ 200,415 \$ 117,665 \$ 472,013	\$ 122,286 \$ 118,842 \$ 353,171	\$ 43,375 \$ 38,171 \$ 81,860 \$ 233,140 \$ 198,941	\$ 0 \$ 121,231 \$ 111,910	\$ 111,910	\$ -	\$ 82,11	4   \$	82,936			\$ 62,00 \$ 525,00 \$ 958,00 \$ 315,00
State Tax Reimbursement - KCBRA State Tax Reimbursement - CoK BRA State Tax Reimbursement - Future Developer Local Tax Reimbursement Total EGLE Reimbursement Balance  Local Only Costs Local Tax Reimbursement - COK BRA Local Tax Reimbursement - Future Developer Total Local Only Reimbursement Balance  Total Annual Reimbursement  LOCAL BROWNFIELD REVOLVING FUND LBRF Deposits *	\$ 140,000 \$ 62,000 \$ 525,000 \$ \$ 525,000 \$ \$ 958,000 \$ \$ 315,000 \$	716,681 \$ 15,696 \$ 1,257,304 \$	31,706 31,225,598	\$ 664,360 \$ 47,880 \$ 1,177,718	\$ 632,568   \$ \$ 48,359   \$ \$ 1,129,360   \$	5 7,391 \$ \$ \$ 579,609 \$ \$ 80,555 \$	5 19,728 5 505,272   6 113,074 6 935,730	\$ 430,191 \$ 114,205 \$ 821,525	\$ 354,360 \$ 115,347 \$ 706,178	\$ 277,770 \$ 116,500 \$ 589,678	\$ 200,415 \$ 117,665 \$ 472,013	\$ 122,286 \$ 118,842 \$ 353,171	\$ 43,375 \$ 38,171 \$ 81,860 \$ 233,140 \$ 198,941	\$ 0 \$ 121,231 \$ 111,910 \$ 164,606 \$ 36,324	\$ 111,910 \$ 80,497	\$ -				\$ 127,415	\$ 128,689	\$ 62,00 \$ 525,00 \$ 958,00 \$ 315,00 \$ 2,000,00 \$ 363,17

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\*School tax capture to LBRF will not exceed actual EGLE Eligible costs incurred

# **Attachment A**

# **Brownfield Plan Resolution(s)**

# CITY OF KALAMAZOO BROWNFIELD REDEVELOPMENT AUTHORITY

## A RESOLUTION APPROVING THE IMPLEMENTATION OF AN ACT 381 BROWNFIELD PLAN FOR DAVIS CREEK BUSINESS PARK - 2805 EAST CORK STREET AND RECOMMENDING ADOPTION BY THE CITY COMMISSION

Minutes of a regular meeting of the City of Kalamazoo Brownfield Redevelopment Authority held on November 21, 2019, at 7:30 a.m., local time, at the Community Room of City Hall, 241 West South Street, Kalamazoo, Michigan.

PRESENT: Nathan Bolton; Fritz Brown; James Escamilla; Kyle Gulau; Kevin Hess; Jason Novotny; Patti Owens; Doug Phillips; Tom Schlueter; Jasmine Vedua

ABSENT: None

The following resolution was offered by Director Bolton and seconded by Director Brown.

## **RECITALS:**

- A. The City has created the City of Kalamazoo Brownfield Redevelopment Authority (the "Authority"), under the provisions of Act 381, Public Acts of Michigan, 1996, as amended ("Act 381").
- B. All properties that currently have had Brownfield Plans approved by the City Commission are listed as Chapters within the Seventh Amendment to Revised Brownfield Plan dated October 7, 2019.
- C. City staff has worked with Southwest Michigan First to review and revise the process for implementing and adopting brownfield plans to better coincide with the recommendations and processes followed by the Michigan Economic Development Corporation (MEDC), which will create more efficiencies in filing reports regarding the tax increment revenues and other required data to MEDC or the State.
- D. As a result of this review starting with the Brownfield Plan for Davis Creek Business Park, each Act 381 Brownfield Plan implemented by the Authority for approval by the City Commission will be a separate stand-alone plan.
- E. Under Resolution No. 08-16, the City Commission delegated to the Authority the public hearing process regarding any future proposed Act 381 Brownfield Plan, including proposed Act 381 Brownfield Plan for Davis Creek Business Park 2805 East Cork Street ("DCBP Brownfield Plan").
- E. A public hearing was held by the Authority on November 21, 2019, on DCBP Plan; notice of the public hearing was given to all taxing authorities levying ad valorem or specific

taxes against any parcels within DCBP Brownfield Plan, and was also given by publication, as required by Act 381.

- F. Following the public hearing on DCBP Brownfield Plan, the Authority, in consideration of any comments heard at the public hearing or written communications received at or prior to the public hearing, determines that the DCBP Brownfield Plan constitutes a public purpose in that:
  - a. It meets all requirements of Section 13 of Act 381.
  - b. The costs of eligible activities advanced by the Authority or the City to create Davis Creek Business Park and the proposed method of financing the additional costs of eligible activities for DCBP Brownfield Plan are, respectively, reasonable and feasible, and the Authority can arrange the necessary financing.
  - c. The description of eligible activities and their estimated costs are reasonable and necessary to carry out the purposes of Act 381. and
  - d. The amount of captured taxable value estimated to result from DCBP Brownfield Plan is reasonable.

## THEREFORE, IT IS RESOLVED THAT:

The City of Kalamazoo Brownfield Redevelopment Authority approves the implementation of the Act 381 Brownfield Plan for Davis Creek Business Park – 2805 East Cork Street and recommends the City Commission adopt a resolution approving this Brownfield Plan.

AYES: Nathan Bolton; Fritz Brown; James Escamilla; Kyle Gulau; Kevin Hess; Jason Novotny; Patti Owens; Doug Phillips; Tom Schlueter; Jasmine Vedua

**NAYS:** None

**ABSTAIN:** None

RESOLUTION DECLARED.

## **CERTIFICATE**

The foregoing is a true and complete copy of a resolution adopted by the City of Kalamazoo Brownfield Redevelopment Authority at a regular meeting held on November 21, 2019. Public notice was given and the meeting was conducted in full compliance with the Michigan Open Meetings Act (PA 267, 1976). Minutes of the meeting will be available as required by Act 381.

Jamie McCarthy
Recording Secretary

## CITY OF KALAMAZOO, MICHIGAN

## **RESOLUTION NO. 20-01**

## A RESOLUTION ADOPTING AND APPROVING AN ACT 381 BROWNFIELD PLAN FOR DAVIS CREEK BUSINESS PARK - 2805 EAST CORK STREET

Minutes of a regular meeting of the City Commission of the City held on <u>January 6, 2020</u>, at 7:00 p.m., local time, at the City Hall., 241 West South Street, Kalamazoo, Michigan.

PRESENT, Commissioners: Cunningham, Hess, Knott, Praedel, Urban, Vice Mayor Griffin,

Mayor Anderson

ABSENT, Commissioners: None

The following resolution was offered by <u>Commissioner Hess</u> and seconded by <u>Commissioner Knott.</u>

## **RECITALS:**

- A. The City has created the City of Kalamazoo Brownfield Redevelopment Authority (the "Authority"), under the provisions of Act 381, Public Acts of Michigan, 1996, as amended ("Act 381").
- B. Following the establishment of the Authority, the City has implemented Brownfield Plans, as required under Act 381, for the purposes of identifying real estate parcels for revitalization, redevelopment and reuse.
- C. The Authority has implemented the Act 381 Brownfield Plan for Davis Creek Business Park 2805 East Cork Street ("DCBP Brownfield Plan") under Act 381.
- D. Under Resolution No. 08-16, the City Commission delegated to the Authority the public hearing process regarding any future proposed Act 381 Brownfield Plan, including proposed DCBP Brownfield Plan.
- E. A public hearing was held by the Authority on November 21, 2019, on DCBP Brownfield Plan; notice of the public hearing was given to all taxing authorities levying ad valorem or specific taxes against any parcels within DCBP Brownfield Plan, and was also given by publication, as required by Act 381.

- Following the public hearing on DCBP Brownfield Plan, the Authority, in consideration F. of any comments heard at the public hearing or written communications received at or prior to the public hearing, determines that the DCBP Plan constitutes a public purpose in that:
  - a. It meets all requirements of Section 13 of Act 381.
  - b. The costs of eligible activities advanced by the Authority or the City to create Davis Creek Business Park and the proposed method of financing the additional costs of eligible activities for DCBP Brownfield Plan are, respectively, reasonable and feasible, and the Authority can arrange the necessary financing.
  - c. The description of eligible activities and their estimated costs are reasonable and necessary to carry out the purposes of Act 381. and
  - d. The amount of captured taxable value estimated to result from DCBP Brownfield Plan is reasonable.

## THEREFORE, IT IS RESOLVED THAT:

The Act 381 Brownfield Plan for Davis Creek Business Park - 2805 East Cork Street, as implemented by the City of Kalamazoo Brownfield Redevelopment Authority, is adopted and approved.

**AYES**, Commissioners:

Cunningham, Hess, Knott, Praedel, Urban, Vice Mayor Griffin,

Mayor Anderson

NAYS, Commissioners:

None

ABSTAIN, Commissioners: None

## RESOLUTION DECLARED ADOPTED.

## **CERTIFICATE**

The foregoing is a true and complete copy of a resolution adopted by the City Commission for the City of Kalamazoo at a regular meeting held on January 6, 2020. Public notice was given and the meeting was conducted in full compliance with the Michigan Open Meetings Act (PA 267, 1976). Minutes of the meeting will be available as required by Act 381.

Scott A. Borling, City Clerk

## **Attachment B**

**Development and/or Reimbursement Agreement** 

# **Attachment C**

# **Site Plans**

- THE "2012 STANDARD SPECIFICATIONS FOR CONSTRUCTION" AND "STANDARD PLANS" BY THE MICHGAN DEPARTMENT OF TRANSPORTATION (MDOT) ARE HEREBY INCORPORATED INTO THESE CONTRACT DOCUMENTS, COMES OF THESE STANDARDS ARE AVAILABLE FOR INSPECTION AT THE OFFICE OF THE ENGINEER.
- ALL WORK SHALL CONFORM TO ALL LOCAL, STATE AND FEDERAL LAWS, RULES AND REGULATIONS IN FORCE AT THE TIME OF CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE
  PLANS ANDOR PLANS PREPARED BY OTHERS, IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS SECOME
  APPARENT, THESE SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION
  OF ANYTHING AFFECTED SO THAT CLARRICATION OR REDESIGN MAY OCCUR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR POSTING ALL BONDS AND INSURANCE CERTIFICATES AND SUBMITTING TRAFFIC CONTROL PLANS FOR REVIEW AND APPROVAL WHICH MAY BE REQUIRED BY THE QTY FOR THE CONSTRUCTION OF THIS PROJECT WITHIN THE RESPECTIVE ROAD RIGHT-OF-WAY. THE CONTRACTOR SHALL APPLY FOR THESE PERMITS UNLESS OTHERWISE NOTED,
- 5. IN CONFORMANCE WITH PUBLIC ACT 174 OF 2013, ALL CONTRACTORS SHALL CALL MISS DIG @ 811 OR 800-482-7171 FOR PROTECTION OF UNDERGRACUMD UTILITIES A MIMMUM OF THREE FULL WORKING DAYS CALCUMDS STURDAR'S SURVAY AND A MOST OF THE SECRET SECRET OF THE THREE SECRET S
- 6. THE CONTRACTOR SHALL LOCATE ALL ACTIVE UNDERGROUND UTILITIES PRIOR TO STARTING WORK AND SHALL CONDUCT HIS OPERATIONS IN A MANNER AS TO ENSURE THAT THOSE UTILITIES NOT REQUIRING RELOCATION WILL NOT BE DISTURBED.
- 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE  $\underline{\mathbf{q}}\underline{\mathbf{T}}\mathbf{y}$  TO NOTIFY THEM THAT WORK IS COMMENCING.
- 8. FILL SHALL BE PLACED AND ADEQUATELY KEYED INTO STRIPPED AND SCARIFIED SOLES PER THE MODT 2012 STANDARD SPECIFICATIONS FOR CONSTRUCTION, ALL FILL MATERIAL SPOULD BE A MATERIAL SHOULD NOT BE FROZEN NOR BE PLACED ON A PROZEN BASE. IT IS RECOMMENDED THAT ALL EARTHWORK AND SITE PREPARATION ACTIVITIES BE CONDUCTED UNDER ADEQUATE SUPERVISION AND PROPERLY CONTROLLED IN THE FIELD BY A GEOTECHNICAL EMBREERING TESTING FRIM.
- COMPACTION OF ANY FILL BY FLOODING IS NOT ACCEPTABLE. THIS METHOD WILL GENERALLY NOT ACHIEVE THE DESIRED COMPACTION, AND THE LARGE QUANTITIES OF WATER WILL TEND TO SOFTEN THE FOUNDATION SQLS.
- 10. ALL FILL FOR THIS PROJECT MUST BE OBTAINED AND FURNISHED BY THE CONTRACTOR, ALL REQUIRED FILL SHALL BE SELECTED EXCAVATED MATERIAL FROM THE SITE APPROVED BY THE ENGINEER, OR MOOT CLASS II GRANULAR MATERIAL FROM BORROW, EXCESS FILL SHALL BE REMOVED FROM SITE BY THE CONTRACTOR, NOTE: NO BORROW OR SQL REMOVAL ARRANGEMENTS HAVE BEEN PREARRANGED FOR THIS PROJECT, AND SHALL BE THE TOTAL RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVERNIGHT, AS REQUIRED.
- 12. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING DRAINAGE PATTERNS, AND SHALL RESOLVE ANY DRAINAGE PROBLEMS ON ADJACENT PROPERTIES WHICH MAY RESULT FROM THE CONTRACTORS ACTIVITIES.
- 14. SPOT ELEVATIONS WITHIN WICHITY OF PROPOSED CONCRETE CURB AND GUTTER REFER TO EDGE OF METAL ELEVATIONS. "TIP-OUT GUTTER" REFERS TO "REVERSE PAVEMENT SLOPE" WITHIN PROPOSED CONCRETE GUTTER, PITCH PAVEMENTICONCRETE GUTTERS UNIFORMLY BETWEEN PROPOSED SPOT ELEVATIONS.
- 15. ALL SCALES FOR DRAWINGS AND DETAILS ARE BASED ON 30"x42" PRINTED PLANS, DIMENSIONS TAKE PRECEDENCE OVER SCALE, CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
- 16. ALL RADII FOR CURB AND GUTTER ARE DIMENSIONED TO THE BACK OF THE CURB.
- 17. TAPER THE CURBS TO ZERO HEIGHT AT SIDEWALKS. SIDEWALK RAMPS SHALL BE BARRIER FREE AND CONSTRUCTED IN ACCORDANCE WITH THE MOOT SIDEWALK RAMP AND DETECTABLE WARNING DETAILS (R-28 SERIES), SIDEWALK JOHNS SHALL BE IN ACCORDANCE WITH THE MOOT DRIVEWAY OPENINGS & APPROACHES AND CONCRETE SIDEWALKS (R-29 SERIES) UNLESS NOTED OTHERWISE.
- 18. EXPANSION JOINTS FOR CONCRETE CURB AND GUTTER SHALL BE PLACED AT: CURB CORNERS, BEGINNING AND ENDING OF RADII. ALL CATCH BASINS AND MANHOLES, INTERSECTION OF CURBISIDEWALK, CURBRETAINING WALL, CURBISILIDING, AND EXISTINGNEW CONSTRUCTION, AT LENGTHS OF NOT MORE THAN 120 APART, AND AS SPECIFIED ELSEWHERE.
- 19. CONTRACTION JOINTS ARE TO BE PLACED AT 10' INTERVALS IN CONCRETE PAVEMENT.
- 20. THE EPOXY COATING FOR THE REBAR WILL NOT BE REQUIRED FOR THE CONCRETE CURB AND GUTTER.
- 21. HMA MATERIALS FOR THIS PROJECT SHALL BE PERFORMANCE GRADE 58-28.
- 22. STORM SEWER PIPING SHALL BE CLASS C76-IV SEWER OR ADS N12 UNLESS INDICATED OTHERWISE. SEE PLAN FOR SIZES AND LOCATIONS OF PIPING.

- ALL PROPUSED 3 DIA, DRAINGS STALL CONFORM TO THE REQUIREMENTS OF THE ALTEST REVISION OF ASTM SPECIFICATION D3034 "TYPE PSM POLY (VINYL CHLORIDE) (PVC) SEWER PIPE AND FITTINGS AND HAVE A MINIMUM WILL THICKNESS OF 50R 35.
   WATER MAIN SHALL CONFORM TO THE CITY OF KALAMAZOO STANDARD SPECIFICATIONS FOR WATER MAIN AND SERVICE INSTALLATION 2019
   MAINTAIN 10 FOOT MEMOUN HORIZONTAL SEPARATION BETWEEN THE SANTIARY OR STORM SEWER AND WATER MAIN VITILITIES, PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE THE WATER MAIN CROSSES & A BAILTRICK OR STORM SEWER
- 27. ANY SANITARY SEWER, SANITARY SEWER SERVICE LEADS, WATER MAIN, WATER SERVICES, OR STORM SEWER THAT IS DAMAGED BY THE CONTRACTOR DURING THEIR OPERATIONS SHALL BE REPAIRED TO THE OWNERS SATISFACTION AND AT THE CONTRACTOR'S EXPENSE,
- ALL PERMANENT SIGNAGE SHALL COMPLY WITH THE MICHIGAN'S BARRIER FREE DESIGN REQUIREMENTS AND THE AMERICANS WITH DISABILITIES ACT.
- 29, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING <u>ALL</u> PERMITS INCLUDING PERMIT COSTS, TAP FEES METER DEPOSITS, BONDS, INSPECTIONS AND <u>ALL</u> FEES RECOURED FOR PROPOSED WORK TO BE RESPONSIBLE FOR <u>ALL</u> APPLICABLE FEES AND UTILITY SERVICE INSTALLATION FEES. THIS INCLUDES BUT IS NOT LIMITED TO PRIMARY AND SECONDARY ELECTRICAL SERVICES, PERTAINING TO SUCH, ON BEHALF OF THE COMMER.
- 30. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL PRE-EXISTING ON-SITE IMPROVEMENTS WITHIN LIMITS OF CONSTRUCTION UNLESS OTHERWISE NOTED. THIS INCLUDES BUT IS NOT LIMITED TO BUILDINGS, FOUNDATIONS, FOOTINGS, CURBS, ASPHALT, TREES, SHRUBS, EXISTING UTILITY LINES, DEBRIS AND ALL OTHER TIEMS AND UTILITIES TO BE ABANDONED.
- 31. SOILS EXPOSED IN THE BASE OF ALL SATISFACTORY FOUNDATION EXCAVATIONS SHOULD BE PROTECTED AGAINST ANY DETRIMENTAL CHANGES IN CONDITION SUCH AS FROM DISTURBANCE, RAIN, AND FREEZING, SURFACE RUN-OFF WATER SHOULD BE DEVAINED AWAY FROM THE EXCAVATION AND NOT ALLOWED TO POIND. IF POSSIBLE, ALL FOOTING CONCRETE SHOULD BE POURED THE SAME DAY THE EXCAVATION IS MADE. IF THIS IS NOT PRACTICAL, THE FOOTING EXCAVATIONS SHOULD BE ADDREDURELY PROTECTION.
- 32. EXTERIOR CONCRETE SHALL BE 3500 PSI, LIMESTONE AGGREGATE AND 4 6% AIR ENTRAINMENT WITH A LIGHT BROOM FINISH.
- 34. TESTING REQUIREMENTS (ALL CONTRACTORS) SOIL AND AGGREGATE DENSITY TESTING CONTRACTOR SHALL EMPLOY AN NOEPENDENT TESTING CONSULTANT TO VERIFY THE DENSITY OF ALL FILL EXCAVATION AS SPECIFIED AND ALL SLAB, FOUNDATIONS, AND FOOTING SUFFACES AS RECOMMENDED BY ENGINEER. TESTING SHALL TAKE PLACE PRIOR TO INSTALLATION OF THE MAD APVEMENT. COPIES OF ALL COMPACTION TEST RESULTS SHALL BE FORWARDED TO THE ENGINEER.
- 35. THE TACTILE PLATES FOR THE ADA RAMPS WILL BE COLONIAL RED IN COLOR TO MATCH EXISTING DETECTABLE WARNING PLATES THROUGHOUT THE CITY, TRUNCATED DOMES SHALL BE TAMPED INTO WET CONCRETE IN ACCORDANCE WITH MOOT AND ADA ACCESSIBILITY GUDELINES FOR DETECTABLE WARNINGS AND THE MANUFACTURER'S RECOMMENDATIONS FOR INSTALLATION.
- 36. EACH WATER VALVE BOX OR CASTING SHOULD BE FLUSH WITH, OR SLIGHTLY BELOW, THE LEVEL OF THE FINISHED COURSE OF PAYEMENT. IN-LID ADJUSTING RINGS WILL NOT BE ALLOWED FOR WATER VALVE BOXES OR DRAINAGE STRUCTURE COVERS.
- 37. FDP KNOX BOX WITH LOCKING CAPS FOR 2.5" HST THREADS WITH SWIVEL GUARD
- 38. THE CONTRACTOR SHALL PROVIDE AN OSHA TRAINED PROFESSIONAL TO BE ON SITE DURING EARTHWORK ACTIVITIES

## **LEGEND**

EXISTING

EASEMENT LINE/GRADING BRADING LIMITS/LIMITS C PROPERTY LINE

PROPOSED GATE VALVE & BOX FIRE HYDRANI
FOUND IRON PIPE
GAS VALVE
GUY ANCHOR
LIGHT POLE
MAILBOX
MONITORING WELL

D = UILLITY POLE

DET = VAULT

■ WATER ELEVATION

■ WATER METER

W = WATER VALVE

■ WATER VALVE

■ WATER VALVE

■ WATER SPIGOT

dV = WELL POST
SATELLITE DISH
SANITARY MANHO

## PAVEMENT DESIGN & LEGEND

" GRANULAR MATERIAL CLASS II, CIF

LIGHT DUTY HMA PAVEMENT CONSISTING OF

ONCRETE PAVEMENT CONSISTING OF: " CONCRETE PAVEMENT " DENSE GRADED AGGREGATE (22A) 2" GRANULAR MATERIAL CLASS II, CIP

## SIGN LEGEND

OWP "ONE-WAY DO NOT ENTER" SIGN 8 FLb "FIRE LANE NO PARKING" SIGN 8'

## CONDUIT LEGEND

(2) 6" DIA, PVC FOR SITE ELECTRIC

STORM STRUCTURES

ST-04 RIM 837.95 DR STRUCTURE, 48 INCH DIA INV. 832.12 - 18" N EJ 1040/02 INV. 832.12 - 18" SW ST-05 RIM 837.75
DR STRUCTURE, 48 INCH DIA INV. 832.66 - 18" NE
EJ 1040/02 INV. 832.66 - 18" S

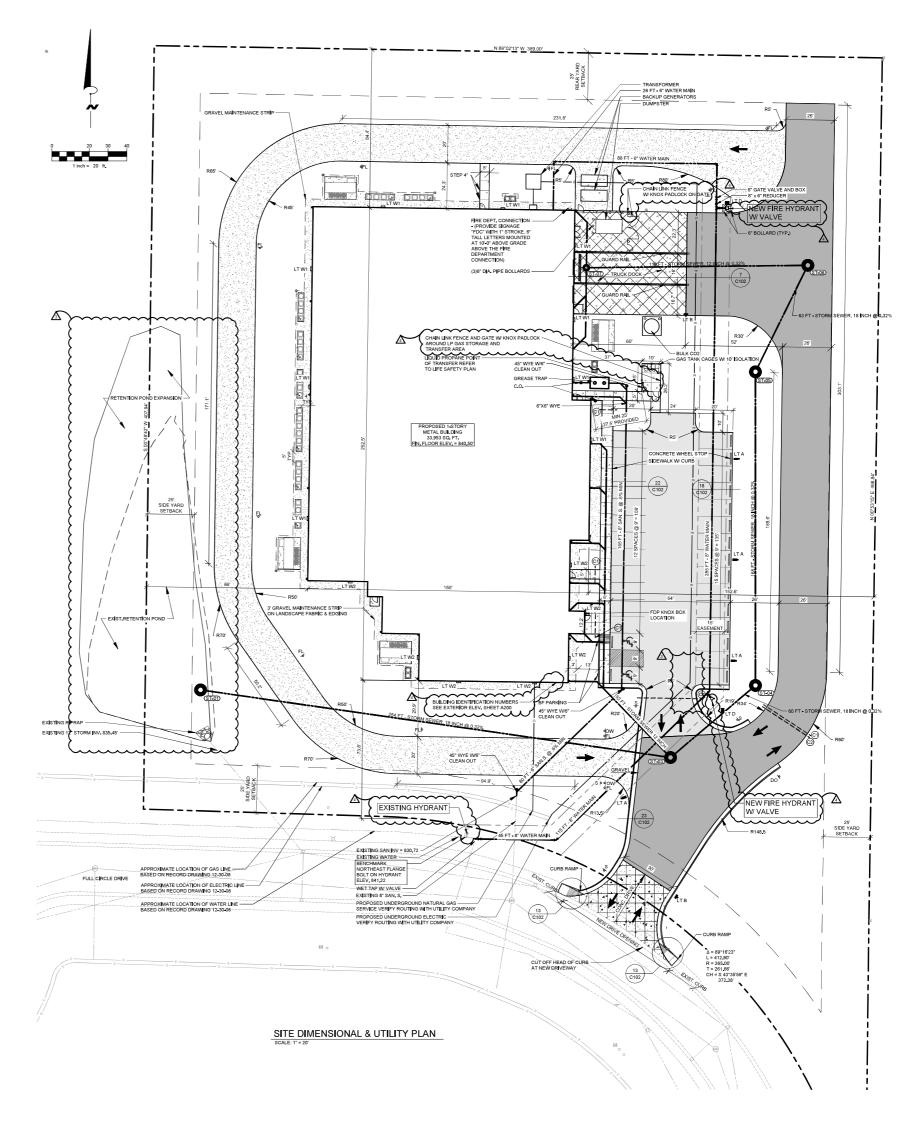
ST-06 RIM 838.49
DR STRUCTURE, 48 INCH DIA INV. 832.86 - 12" W
F.I. 1120.M1 INV. 832.86 - 18" SW

## ZONING

IMPERVIOUS AREA

PARKING	
(MANUFACTURING AND PRODUCTION LIMITED) = 1 PARKING SPACE FOR EACH 3 EMPLOYEES ON LARGEST SHIFT	20 EMPLOYEES / 3 = 6,667 OR 7 SPACES
(OFFICE, ADMINISTRATIVE OR PROFESSIONAL) = 1 SPACE PER 330 SQUARE FEET OF GROSS FLOOR AREA	4689 SQUARE FOOT / 330 = 14.21 OR 15 SPACES
TOTAL REQU <b>I</b> RED PARK <b>I</b> NG = TOTAL PARK <b>I</b> NG PROV <b>I</b> DED =	26 SPACES 29 SPACES
MINIMUM OFF-STREET LOADING REQUIREMENTS: GROSS FLOOR AREA OF PRINCIPAL BUILDINGS = 20,001- SPACES REQUIRED	50,000 SQUARE FOOT 2 LOADING 2 LOADING SPACES PROVIDED

APPROVED SITE PLAN 5-24-2019



W+

WIGHTMAN

Phone: 269.927.010

433 East Ransom Stree Kalamazoo, MI 49007 Phone: 269,327,3532

HARBOR FARMZ M.M.C.C.

HARBOR FARMZ

1940 MILLBURNE ROAD LAKE FOREST, IL 60045

05/16/2019 3RD PLAN REVIEW & REVISION

05/14/2019 RESUBMIT PER FINAL SI PLAN REVIEW

05/01/2019 FINAL SITE PLAN REVIEV

04/24/2019 REVISED PER SITE PLAN REVIEW

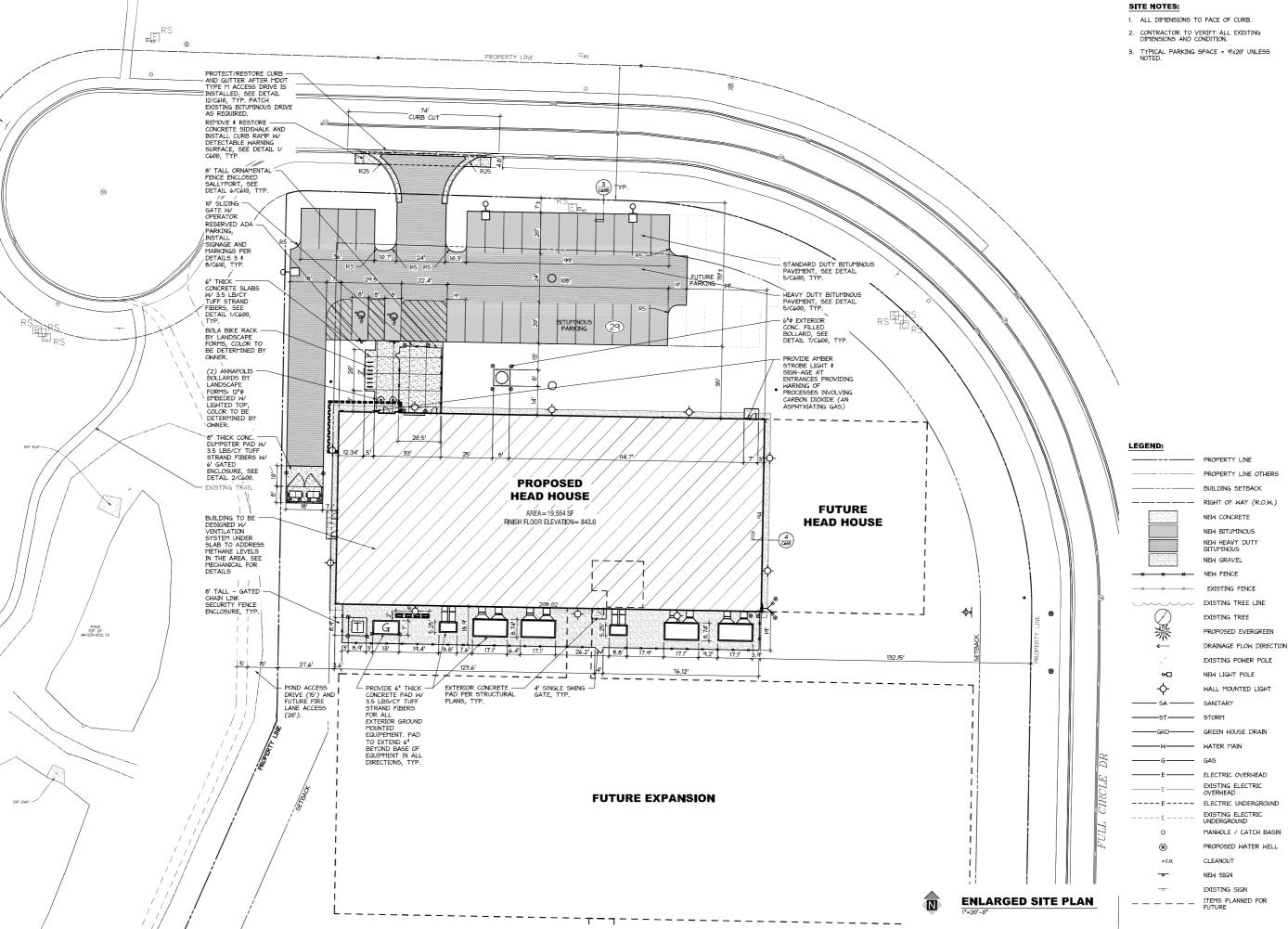
04/03/2019 ISSUED FOR SITE PLAN REVIEW

PRELIMINARY - NOT FOR CONSTRUCTION

SITE DIMENSIONA

AND UTILITY PLAN

C100



H:NI7100300 Seven Point Supply New Production Plotted Thu, 4-11-2019 at 4:16pm by noah.boyd

BYCE 487 PORTAGE STREET KALAMAZOO, MI 49007

CORPORATE@BYCE.COM

TEL: 269-381-6170 Fax: 269-381-6176

Supply Production Facility for: **Point** even

Street · Kalamazoo, Michigan

2805 E Cork

4-11-2019 For Site Plan App 3-25-2019 Issued for Bids on ENLARGED SITE P

17100300 C210

## **Attachment D**

# **Verification of Facility Status**

## Joe Agostinelli

From: Gurnee, Michael (EGLE) < GurneeM1@michigan.gov>

**Sent:** Monday, September 30, 2019 9:15 AM

**To:** Joe Agostinelli

**Cc:** McCarthy, Jamie; Heywood, David (EGLE)

**Subject:** RE: Facility Verification | Davis Creek Business Park | 2805 E. Cork Street, Kalamazoo

Hi, Joe -

According to a BEA report submitted December 2018 for the property at 2805 East Cork Street, Kalamazoo (tax ID: 06-25-396-002), the property is indeed a facility.

Please let me know if you have any questions or concerns. Thanks,

Mike Gurnee

**Brownfield Redevelopment Coordinator** 

Kalamazoo District Office

Michigan Department of Environment, Great Lakes, and Energy

269-568-1291 | GurneeM1@michigan.gov

Follow Us | Michigan.gov/EGLE

From: Joe Agostinelli <JAgostinelli@southwestmichiganfirst.com>

Sent: Sunday, September 29, 2019 9:51 AM

**To:** Gurnee, Michael (EGLE) < GurneeM1@michigan.gov> **Cc:** McCarthy, Jamie < mccarthyja@kalamazoocity.org>

Subject: Facility Verification | Davis Creek Business Park | 2805 E. Cork Street, Kalamazoo

Hi Mike!

As you are aware, redevelopment is underway on the City of Kalamazoo's Davis Creek Business Park. The City is planning to adopt a local-only brownfield plan which looks to reimburse some of the City, City BRA & County BRA's investment into the property over the years.

Could you provide verification that the Davis Creek Business Park is a Facility?

Thank you in advance for your help!

Regards,

## Joe Agostinelli | partner

## southwest michigan first

**street** 261 East Kalamazoo Avenue | Suite 200 | Kalamazoo, MI 49007 **mail** P.O. Box 50827 | Kalamazoo, MI 49005-0827

**p** 269.553.9588 | **c** 269.567.0669

jagostinelli@southwestmichiganfirst.com