

ACT 381 COMBINED TRANSFORMATIONAL BROWNFIELD PLAN

**The Mill at Vicksburg
(Former Vicksburg Paper Mill Redevelopment)
East "W" Avenue
Vicksburg, Kalamazoo County, Michigan**

**Kalamazoo County Brownfield Redevelopment Authority
201 W. Kalamazoo Avenue
Kalamazoo, Michigan 49007**

November 2, 2018

Prepared by

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ACT 381 COMBINED TRANSFORMATIONAL BROWNFIELD PLAN

1.0 INTRODUCTION

The Kalamazoo County Brownfield Redevelopment Authority ("KCBRA") and Kalamazoo County ("County") have considered and adopted this Transformational Brownfield Plan ("Plan") to encourage the redevelopment of the property known as the Former Vicksburg Paper Mill, located at East "W" Avenue, Vicksburg, Kalamazoo County, Michigan (the "eligible property"). This Plan describes the property conditions and the redevelopment plan that is proposed to be implemented by the prospective purchaser and Developer, Paper City Development, LLC ("Developer").

The eligible property is a "facility" (contaminated property), historic resource, and functionally obsolete. The eligible property is developed with an abandoned paper mill complex. It is planned to redevelop the property with a mixture of uses, including, but not limited to, craft beverages, local foods, residential, retail, and agricultural uses, along with significant educational and recreational opportunities as shown on the attached Site Plan (**Figure 9**). The development, as further described herein, will have a transformational impact on local economic development and growth in population, commercial activity and employment.

The purpose of this Plan, to be implemented by the Authority, is to satisfy the requirements for a Transformational Brownfield Plan as specified in Act 381 of the Public Acts of the State of Michigan of 1996, as amended, MCL 125.2651 et. seq., which is known as the Brownfield Redevelopment Financing Act" (Act 381). Terms used in the document are as defined in Act 381. This Transformational Brownfield Plan meets the requirements of Sections 13, 13a, 13b, 13c, 14 and 15 and will be adopted in accordance with the requirements of Section 14a of Act 381. The basis for designating the Plan as a Transformational Brownfield Plan is that the development will constitute a public purpose; it is a mixed-use development with a combination of retail, office, residential, and hotel uses; it will have a transformational impact on local economic development and community revitalization; it exceeds the minimum capital investment threshold requirement; it qualifies as a historic resource as that term is defined in Section 90a of the Michigan Strategic Fund Act; the project is supported by substantial equity investment by the developer; it will provide a positive impact as a catalyst for economic development in the surrounding area; the project is not economically viable without support of the transformational brownfield program; and the project will provide an overall positive fiscal impact to the state.

A copy of resolutions from the Village of Vicksburg and Schoolcraft Township supporting the project and Plan, and the resolution of the Kalamazoo County Board of Commissioners approving the final Plan are included as **Attachment A**. Copies of the Notice of Public Hearing the Notice to Taxing Jurisdictions are also included in **Attachment A**.

In December 2014, an Agreement Regarding the South County Mill, 300 W. Highway, Vicksburg, MI, Vicksburg Village Site Property Transfer and Assessment was entered into between the KCBRA, the Kalamazoo County Land Bank Authority (KCLBA), the Village of Vicksburg, and the Village of Vicksburg Brownfield Redevelopment Authority (VVBRA), which is known as the Memorandum of Understanding (MOU). The MOU established a framework for duties and responsibilities of each entity, including that the Village of Vicksburg and VVBRA rescind an existing Brownfield Plan on Parcel # 14-13-470-038 and concur with the KCBRA Brownfield Plan if written with provisions consistent with the MOU. A copy of the MOU is included as **Attachment B**. A copy of the Village of Vicksburg council resolution terminating the former Brownfield Plan is in **Attachment H**.

1.1 Proposed Redevelopment and Future Use for Each Eligible Property

Project Overview.

A vision for mill redevelopment has been documented in a Master Plan prepared by Hopkins Burns Design Studio and The Johnson Hill Land Ethics Studio and is illustrated on the attached Illustrative Master Plan (**Figure 9**). The Master Plan contemplates a proposed mixed-use redevelopment that is a rich weaving of respect for heritage, commitment to stewardship, immersive learning, and connection with the natural beauty surrounding the mill. Three development zones are envisioned: a historic zone; an event and production zone; and a conservation zone. The initial phase of the development will focus on the historic zone (the site has been placed on the National Register of Historic Places). Following the precepts of the Master Plan, a Site Plan for the future development of the mill parcels has been prepared and is included in **Figure 10**.

The mill redevelopment project will result in a stabilized historic building and an eye-catching site that will advertise the Village of Vicksburg as a premier place to live, work and play. The redevelopment will facilitate the planned connection of the eligible property via trails to the downtown business district and recreational opportunities to the south. The development plan proposes to balance sustainable landscape and environmental management with functional objectives for the mill complex with a focus on education related to its sustainable initiatives.

The mill redevelopment will celebrate the legacy of the mill and respect the built and natural features of the site. The development will serve as a compelling convergence zone where engaged citizens, students, entrepreneurs and tourists meet. The mill building within the historic zone will accommodate a brewery, taproom, restaurant, indoor performance and event spaces, craft food and beverage production areas, a brewery museum, and a mix of residential, hotel, commercial, retail, production and office spaces. The former powerhouse space will become a stage for the event courtyard. Warehouse space and truck docks on the west end will serve commercial and production businesses located within the mill building. Restoration, renovation and repurposing of the mill building will comply with standards and guidelines associated with its designation on the National Register of Historic Places.

The land surrounding the mill building within the historic zone will be developed in a manner that respects the historic nature of the site, while providing parking and pedestrian walkways, a beer garden, outdoor event spaces, and light agricultural production. Historic components of the site will be honored by creating elements that evoke features such as railroad grades and coal piles. Throughout the mill building and site, the legacy of the mill and paper-making industry in the Kalamazoo river valley will be commemorated to illustrate its influence on the heritage and economic development of the area.

West of the mill, within the event and production zone, it is planned to have blueberry, raspberry, cranberry and barley production, hops trellises, restaurant and community gardens, a fruit orchard, and a barn structure for agricultural maintenance operations, as well as an event meadow. The area will be served by boardwalks, a wetland pavilion, scenic overlook, event support services, and art installations.

The conservation area will serve to protect the wetland and woodland features, including an existing heron rookery. Boardwalks and art installations will extend onto the less fragile areas of the conservation zone and to a reimagined borrow/gravel pit, improved with garden and landscape features. Information and interpretative signage within the conservation area and throughout the site will be placed to educate the viewer regarding natural features and sustainable redevelopment activities incorporated into the redevelopment project.

Once the center of community life for village residents, the mill is in need of significant structural and environmental rehabilitation to return it to functional use. The Kalamazoo County Treasurer has completed activities to promote site health and safety and emergency stabilization. These activities include identification and removal of all hazardous substances and asbestos, demolition of the wastewater clarifiers, and emergency roof repairs where damage to historic sections of the building were occurring or imminent.

Buildings not pertinent to the historic nature of the structure will be demolished and building stabilization activities will be completed to renovate, rehabilitate and protect the historic building. Extensive internal demolition is required to create the brewery, craft food and beverage areas, beer gardens, restaurant, event spaces, mechanical and cold storage, warehouse, hop and malt processing areas, restrooms, and infrastructure to promote building circulation. White box areas will be created at the remaining spaces for leasing as office space, retail, production areas, and hotel and residential housing. Parking lots and drives at the site will be demolished with the materials crushed for reuse in construction of the new parking lots and drives. Walkways will be created that mirror historic railroad grades. Storm water from the roof drains and parking lots will be managed on site using low impact design (LID) features. Railroad platforms will be restored to the Property to enhance its historic appearance and provide viewing spaces and visual appeal. Stages will be constructed to support reuse of the site as a performance venue.

Existing Structures.

The former paper mill building is situated near the center of the developed parcels and covers approximately 429,992 square feet (SF) under one roof, having a building area of 406,370 SF and a net usable square footage (NSF) of 369,711 SF. This building consists of the original mill building (east portion) and subsequent additions which are mostly of brick construction. The most current addition is located to the west, and is referred to as the high bay warehouse. Paved parking lots border the main mill building to the south and north. Other smaller buildings on the Property include a fire suppression building at the northeast corner, a wastewater process building north of the former clarifiers, a sludge handling building (inert paper soils – ISP) on the east side of the mill complex, and a storage building at the southeast corner of the Property.

The fire pump house is of concrete block construction. Inside the building are two 270-gallon fuel oil ASTs (empty), which had been used to run the pumps, which also remain. The wastewater process building is also of concrete block construction, containing empty filter tanks. The basement of the building is flooded. The sludge dewatering building is a large metal structure several stories high. The building contained the large sludge dewater tank and pumps. A deep basement or tunnel is accessible from the northeast corner of the building. The storage building is a metal pole-type building in very poor condition.

The interior of the mill building was constructed in many sections. Originally, the mill processes began in the southern portion of the east wing of the building and progressed around the U-shape becoming more refined and finished as it moved along in production until the product was finished for shipping at the southern end of the west wing. Over time the production expanded, new buildings were added and uses shifted.

Beginning at the southeastern corner of the building is a multi-story array of buildings and spaces where the rags (raw materials) were delivered, sorted, cut, bleached and boiled and prepared to become pulp. This section of the building has brick walls with wood floors and columns. North of the rag rooms is another array of the brick structure known as the beater rooms. The spaces are larger for beating the raw materials to form the pulp. Numerous floor drains were observed throughout this section.

At the top of the U-shape to the north is a collection of rooms that form the main production space. The machine room had contained large equipment, such as paper making machines, now gone. The walls are brick with concrete floors. South of the machine room is the engine room, which was the electrical power plant for the mill operations. Boilers were observed to remain in the engine room. Floor drains were observed in the lower levels of both sections.

The west wing of the building that finishes the U-shape was known as the dry loft. These sections of the building were used for packaging and shipping, but also served as storage, minor production space, and sections were later converted to offices.

West of the U-shaped mill sections of the building are the newer spaces constructed for finished goods. As such, it was used for packaging, storage, and shipping and receiving. This is the building occupied by the land-locked parcel. It is a modern steel and reinforced concrete building. The western half of the building has high bays and the eastern half has a mezzanine.

The eligible property is currently served by natural gas and electric services. The portions of the eligible property within the Village of Vicksburg are also served by municipal sewer and water services. The Village of Vicksburg municipal wells are located about 1,200 feet upgradient of the Property. Sewage treatment is provided by the City of Kalamazoo. Roof drains historically were diverted to the wastewater treatment system and, in addition to storm water from parking lots, to on-site retention basins. Figures for the mill site indicate the potential for a significant amount of abandoned utilities to be present at the site in connection with historic fire suppression and wastewater treatment lines, as well as water, sewer, storm water, effluent, electric and natural gas lines.

Project Quick Facts.

Project use allocations. The existing building will be renovated to include approximately 70,946 SF of residential/hotel space with an estimated 34 one-bedroom apartments at 575 SF (19,550 SF), six (6) two-bedroom apartments at 2,000 SF (12,000 SF), and 39,396 SF hotel space; 274,192 SF of commercial space that will include a brewery and craft beverage area with public viewing, a museum, hop and malt processing, offices, educational facilities, and retail spaces; and 24,573 SF of indoor event space. The exterior will be developed with additional event spaces, beer garden, walkways and boardwalks, gardens and terraces.

The redevelopment will include revitalization of public infrastructure within utility easements to be owned and maintained by others. Specifically, sections of the municipal sanitary sewer will be upgraded and portions replaced within 61,230 SF of easement owned and maintained by the Village of Vicksburg, including improvements to the Village lift station near the Property. Similarly, the Village of Vicksburg water main will be extended within approximately 60,094 SF of Village of Vicksburg utility easement to better serve the development. A new gas main will be placed within 13,060 SF of utility easement to be maintained by Consumers Energy Gas. Electrical infrastructure owned and maintained by American Electric Power also requires improvement. Lastly, work will be completed within 19,420 SF of Village (Washington Street) and county road (W Avenue) rights-of-way to improve ingress and egress to the site and create pedestrian sidewalks.

Employment. The redevelopment project is anticipated to employ 221 full-time equivalent (FTE) jobs (excluding temporary and construction jobs) with an average annual wage of \$41,645 (\$20/hour). In addition, over a three-year period the project is estimated to support 75-100 new FTE construction jobs at an average FTE wage of \$35/hour, generating an additional \$5.8 million in wages per year (approximately 80 new jobs estimated).

Investment. The total cost of the project is estimated at \$79,989,460 and the Developer intends to provide \$56,260,000 in private investment towards completion of the project.

Schedule. The eligible environmental activities are anticipated to commence during the summer of 2018 and be completed by fall 2019. The building rehabilitation activities are anticipated to commence by fall 2018, with portions completed starting in the summer of 2020. The entire East Wing will be built out first. This redevelopment effort will include the Old Stove Taproom and a museum dedicated to the history of American brewing. It also includes event/meeting spaces, the contract brewery, with an attached taproom and beer garden. The first of these will be open to the public by the summer of 2020. This phase will include spaces developed for events, corporate meetings, and weddings with less than 1,000 people. The 4,000-seat indoor theater for concerts is anticipated to be completed in 2022, concurrent with completion of a vast majority of the building renovation activities. Conversion of the west wing for residential and hotel space is scheduled to commence in 2022 and be completed in 2024.

1.2 Eligible Property Information

1.2.1 Legal Description

The eligible property consists of nine contiguous parcels encompassing about 116 acres generally north of East “W” Avenue (also known as West Highway Street) and southwest of Sunset Lake in Vicksburg, Kalamazoo County, Michigan. The east portion of the eligible property (about 55 acres) is located within Vicksburg village limits, while the west portion (about 64 acres) is located in Schoolcraft Township. **Figure 1** is a Scaled Property Location map and **Figure 2** shows the eligible property with individual parcels and also includes a survey map of the mill parcel, and legal descriptions for each parcel comprising the eligible property.

The former mill (developed) portion of the eligible property (mill property) is comprised of two parcels totaling about 36 acres (parcels are intended to be combined before year end); part of which was most recently owned by the

Kalamazoo County Treasurer (32.04 acre) before being transferred to the KCLBA prior to transfer to the Developer, and part of which (4.06 acre) was most recently owned by the KCLBA. The Developer purchased both parcels in July 2018. In addition, the Developer has purchased the adjoining property to the west, commonly known as the “80-acre parcel” comprised of seven parcels totaling about 82.43 acres to be included in the redevelopment; part of which is located in the Village of Vicksburg and part of which is located in Schoolcraft Township. The combined parcels are considered a single redevelopment project to be known as The Mill at Vicksburg.

The majority of the eligible property is located in the southwest ¼ of Section 13, while the east portion extends to the west ½ of the southeast ¼ of Section 13, Town 4 South, Range 11 West, Vicksburg, Kalamazoo County, Michigan. Legal descriptions for each parcel that comprises the eligible property and a map of the eligible property are included as **Figure 2**.

The eligible property is currently developed with an abandoned paper mill facility. The footprint of the main mill building on the eligible property spans 428,992 SF. Parcels 14-13-470-036 and 14-13-470-038 are structurally developed with portions of the abandoned former paper mill complex. **Figure 2** also includes a topographic map and boundary survey for these parcels. Parcel No. 14-13-470-036 is developed with the east portion of the main mill building, along with several smaller buildings. Parcel No. 14-13-470-038 is developed with the west portion of the main mill building, commonly known as the high bay warehouse. The remainder of the parcels are currently structurally undeveloped.

The Transformational Brownfield Plan’s eligible property includes eight parcels that qualify as a facility, plus one contiguous parcel. A summary of the parcels included as part of the eligible property is provided below.

Parcel No.	Address	Unit	Acreage	Parcel Eligibility
14-13-305-050	W. Highway St.	Township	4.46	Contiguous*
14-13-340-010	Vacant	Village	3.18	Facility**
14-13-340-050	Highway Street	Village	4.75	Facility
14-13-340-060	Highway Street	Village	8.50	Facility
14-13-355-019	E. W Ave. (Vacant)	Township	30.13	Facility
14-13-380-010	(Rear –Vacant)	Township	29.33	Facility**
14-13-405-295	W. Washington St.	Village	2.08	Facility**
14-13-470-036	W. Highway Street	Village	32.04	Facility***
14-13-470-038	W. Highway Street	Village	4.06	Facility***

* Parcel was included in the Baseline Environmental Assessment for the “80-Acre” portion of the eligible property, but no environmental concerns are suspected on this parcel.

** Only selenium was detected above Part 201 GRCC. Further study might indicate that the concentrations are representative of background levels.

*** Developed parcels to be combined.

In addition to meeting the definition of a “facility”, as described in section 1.7, the mill on the eligible property has been designated as “functionally obsolete” by the Schoolcraft Township Assessor. A copy of the affidavit is included in **Attachment E**. During the planning phase for this development, the Developer prepared documentation necessary for placement of the Lee Paper Company Mill Complex on the National Register of Historic Places as documented in **Attachment F**.

As defined in Act 381, the eligible property qualifies as a “Former Mill”. A “Former Mill” means a former mill that has not been used for industrial purposes for the immediately preceding two years, that is not located in a qualified local governmental unit, that is a facility or is a site or a property as those terms are defined in part 213, functionally obsolete, or blighted, and that is located within 15 miles of a river that is a federal superfund site listed under the comprehensive environmental response, compensation and liability act of 1980, 42 USC 9601 to 9675, and that is located in a municipality with a population of less than 10,000. The eligible property meets this definition since former mill operations ceased in 2001, it is not located in a qualified local governmental unit, it qualifies as a “facility” (and also functionally obsolete), it is within 15 miles of the Kalamazoo River/Allied Paper Superfund Site, and is located in the Village of Vicksburg with a population of about 3,089 and Schoolcraft Township with a population of 8,508 (based on 2015 estimates from the US Census Bureau).

1.2.2 Current Ownership

The eligible property is owned by Paper City Development, LLC, a Michigan limited liability company.

Paper City Development, LLC
101 South Main Street
Vicksburg, MI 49097

Contact Person: Mr. Christopher Moore, Member (206) 446-1212

1.2.3 Proposed Future Ownership

Paper City development, LLC anticipates that they will continue to own the eligible property following redevelopment. The eligible property is intended to be held long term and any near-term conveyance would be a transfer between entities under common control or among members of an affiliated group.

1.2.4 Delinquent Taxes, Interest, and Penalties

There are no delinquent taxes, interest, or penalties due.

1.2.5 Existing and Proposed Future Zoning

The Village of Vicksburg has recently created a zoning classification to accommodate the proposed redevelopment and is expected to rezone the Property, in August 2018, as a planned unit development (PUD). It is anticipated that the PUD, once established, will not require further zoning changes to accommodate the redevelopment.

1.3 **Project Justification**

The historic mill site presents a wide array of obstacles to redevelopment as compared to a greenfield site. Overcoming these obstacles restores a historic structure that honors and preserves the cultural heritage of the region, while realizing economic, environmental and community benefits. The financial gap is caused by a myriad of complicating and costly factors on the mill site, including, but not limited to, the following: (1) Environmental contamination requiring due care to ensure a redevelopment that is protective of human health and environment, (2) Stabilization and rehabilitation of a functionally obsolete historic building that is in a state of significant disrepair, (3) Preservation of the historically significant elements of the mill pursuant to the Secretary of the Interior's Standards for Rehabilitation, (4) Removal and replacement of infrastructure that is obsolete and/or in disrepair, and (5) Demolition of blighted sections of the building. As an example of the order of magnitude involved, stabilization and restoration of the historic brick at the Mill will alone cost in excess of \$9,000,000. Given the estimated costs to complete all of these activities, the project is not economically viable or sustainable without an array of incentive assistance, including, but not limited to, federal historic tax credits, MDEQ loan and grant programs, and designation as a Transformational Brownfield Project by MEDC. The combination of these incentives closes the financial gap and brings the project to economic viability and sustainability, consistent with the Developer's goal of developing the project as an exercise in sustainable philanthropy, such that the redevelopment will benefit the local community, Kalamazoo County, and the State of Michigan for many years to come.

The Developer has undertaken extensive study of market conditions, including the retention of multiple third-party experts to verify market demand, property income potential, viability of the redevelopment for large and small events, and the positive economic impact that the redevelopment will have for the local community, Kalamazoo County, and the State of Michigan.

1.4 **Historical Use and Previous Ownership of Each Eligible Property**

1.4.1 **Historic Use**

The mill was acquired in 1903 by Lee Paper Company and began operation as a paper mill in 1905 by local individuals. The largest original investor, Mr. Fredrick Lee, was also the head of Round Oak Stove Company of Dowagiac, Michigan. In 1959, Lee Paper Company merged into Simpson Lee Paper Company, a subsidiary of Simpson Timber Company. In 1971, Simpson Lee Paper Company merged into a holding company that changed its name to Simpson Paper Company. In 1996, the Fox River Paper Company purchased the mill from the Simpson Paper Company. The mill operated continuously throughout this period until January 2001, when the mill and all operations were closed. Fox River Paper Company sold the mill property in 2003 to The Mill of South County, LLC. The mill portion of the eligible property was later acquired by the Treasurer through foreclosure/back taxes and the 4-acre mill parcel was purchased by the KCLBA. After sale of the mill property, Fox River Paper Company was purchased by Neenah Paper Company.

The undeveloped parcels were originally developed for agricultural and residential uses prior to 1938. A farm may have been present at the northeast corner of the property. All structures on the Property appear to have been demolished by 1974. A gravel pit was operated on the Property between about 1950 and 1993.

Operations from the east-adjointing former paper mill extended on to the Property at the northeast corner of Parcel B, where dumping activities (inert materials, building materials and furniture) occurred. Parcels D and E were used as an Emergency Overflow Area (EOA) associated with the wastewater treatment practices of the mill between 1982 and 1990. (Parcel labels shown on **Figure 2.**)

1.4.2 **Previous Ownership**

Previous owners/occupants of the mill (developed) portion of the eligible property include Lee Paper Company (1903-1959), Simpson Lee Paper Company (1959-1971), Simpson Paper Company (1971-1996), Fox River Paper Company (1996-2003) and The Mill of South County, LLC (2003-2013). The Mill of South County, LLC completed a Baseline Environmental Assessment report that was submitted to the MDEQ. In about 2013, the mill portion of the eligible Property was acquired by the Kalamazoo County Treasurer through foreclosure/back taxes, and the 4-acre mill parcel was purchased by the Kalamazoo County Land Bank Authority (BEA submitted). Following transfer of the mill portion to the Kalamazoo County Land Bank Authority by the Kalamazoo Treasurer on May 2, 2018, both parcels will be transferred to Paper City Development, LLC on July 18, 2018. The DEQ Acknowledgement of Receipt of a Baseline Environmental Assessment (BEA) forms for both entities are included in **Attachment G.**

Previous owners of the undeveloped parcels were determined based on information available from tax assessment reports. Generally, Fox River Paper Company owned the Property and sold to Mr. Greg Brewington in November 2001. Mr. Brewington sold the Property to the Mill of South County, LLC in March 2005. Greenstone Farm Credit Services foreclosed on the Property in November 2013. Paper City Development, LLC purchased the undeveloped parcels in June 2016, following completion of a BEA report. The DEQ Acknowledgement of Receipt of a BEA is included in **Attachment G.**

Historic operations at the mill consisted mostly of the manufacturing of paper products from recycled cotton fibers (rags). Other paper products produced at the mill include offset, sulfite bonds, other sulfite (wood pulp) grades of paper, blueprint, photographic base paper, and text paper. **Figure 5** is a Site Plan showing the general area of the features described below.

Historic fill/disposal areas are located on the west and southwest portions of the Property. Previous reports indicate that fly ash and slag from boiler operations were used to fill the low areas that were formerly located there. There were also man-made ponds on the west side of the Property that have been filled. These ponds were historically used for discharging cooling water from the former boiler.

The mill was originally powered by coal-fired steam engines. The coal was stored in outdoor piles on the Property. The former coal storage area was located on the west side of the historic boiler location in the south-central area of the mill complex. In the late 1970s, the coal was replaced by #6 fuel oil. The fuel oil was stored in a 68,000-gallon above ground storage tank (AST). Several other fuel storage tanks have been reported to have been located on the Property, including a gasoline and

a diesel AST, one gasoline underground storage tank (UST), one waste oil AST, and two small diesel ASTs.

Previous reports also indicate that seven PCB-containing transformers and 96 PCB-containing capacitors were at one time located in or adjacent to the mill complex. The reports indicate that these transformers and capacitors were properly removed and disposed.

An electrical substation was previously located in the area south of the mill structure. This substation was installed sometime in the late-1960s or early-1970s and was removed in 2005. A historical map for the Property notes 4,905 gallons of oil storage at this substation. The sub-station was de-energized in about 2002 and the oil was removed prior to removal of the equipment in 2005. The transformer did not contain PCB-containing oils at that time, but had in the past. No spills had been reported to have occurred. Upon removal of the equipment, the soils were sampled for PCBs, and none were detected to method detection limits.

Caustic liquids were historically disposed into a pit on the east side of the mill building. This disposal reportedly took place between 1920 and 1965. This pit has since been buried and there is no record of remedial or removal work in this area.

A historic septic system was utilized for sanitary wastes prior to the mill being connected to the municipal sanitary sewer system. The drainage field for this system is located north of the mill structure.

Prior to 1958, untreated process water from mill manufacturing operations was discharged directly to Portage Creek on the east side of the Property. A primary clarifier was constructed in 1958 to remove solid materials and this treated wastewater continued to be discharged to the creek until 1968. The solid materials from the clarifier were pumped as a sludge to a sludge impoundment basin located southeast of the Property. From 1968 until operations ceased, the wastewaters were pumped offsite to spray irrigation fields south of the Property. Documentation of overflows from the clarifier are present in the files. To correct this issue, from 1982 to 1990, during periods when manufacturing operations exceeded the capacity of the primary clarifier, untreated process water was discharged to an emergency overflow basin located west of the Property. As further improvement, an overflow tank was built next to the primary clarifier in the early 1990s. Polychlorinated dibenzodioxins and polychlorinated dibenzofurans, along with other inorganic contaminants, have been identified at elevated concentrations in areas where mill process wastes have been disposed or spilled in the past.

1.5 Current Use of Each Eligible Property

The mill portion of the building has been vacant since the paper mill closed in 2001. The warehouse section and a few offices were used sporadically between about 2005 and 2010. Each parcel that comprise the eligible Property remains vacant.

1.6 Site Conditions and Known Environmental Contamination Summary

Extensive assessment activities have been completed at the Property to evaluate the impact of former operations. Historic reports available in Michigan department of Environmental Quality (DEQ) files include the following:

- Results of Surface Water, Sediment, and Paper Sludge Samples Collected From the Former Overflow Area, Fox River Paper Company, 300 West Highway Street, Vicksburg, MI, RMT, Inc., August 11, 1995
- Phase I Environmental Site Assessment, Simpson Paper Company, Vicksburg Mill, Vicksburg, MI, RMT, Inc. May 1996
- Environmental Review, Simpson Paper Company Mill, Vicksburg, Michigan, Dames and Moore, July 26, 1996
- Interoffice Communication, Fox River Paper Company Sediment Results, Michigan Department of Environmental Quality, October 21, 2002
- Act 381 Work Plan, Fox River Paper Company, 300 West Highway Street, Vicksburg, MI, Village of Vicksburg, November 1, 2002
- Baseline Environmental Assessment Report, Fox River Paper Company, 300 W. Highway Street (BEA P200300625PL), Phillips Environmental Consulting Services, Inc., March 27, 2003
- Emergency Overflow Area Closure Report, Fox River Paper Company, Vicksburg, MI, BBL Environmental Services, Inc., December 2003
- Baseline Environmental Assessment Report, Fox River Paper Company (Mill of South County), 300/330 W. Highway Street, Vicksburg (BEA B200500827PL /B200500828PL), Phillips Environmental Consulting Services, Inc., December 16, 2004
 - o Includes letter report entitled Excavation of PCB Impacted Soil, Phillips Environmental Consulting Services, Inc., December 1, 2003
 - o Includes documentation of cleaning of 68,000 gallon fuel oil AST
 - o Includes documentation of PCB-containing transformers
- Baseline Environmental Assessment Report, Portion of the Former Fox River Paper Mill, 300 West Highway Street, Vicksburg (BEA 201401968PL), Envirologic Technologies, Inc., November 13, 2013
- Request for MDEQ Site Specific Brownfield Assessment, Fox River Paper Company, 300 West Highway Street, Vicksburg, MI, Kalamazoo County Treasurer and Envirologic Technologies, Inc., December 31, 2013
- Brownfield Redevelopment Report for Former Fox River Paper Mill, 300 West Highway Street, Vicksburg, MI, MDEQ-Superfund, September 26, 2014
- Summary of MDEQ Site Specific Brownfield Assessment Investigation, Former Fox River Paper Mill, Vicksburg, MI, Envirologic Technologies, Inc., April 29, 2015
- Baseline Environmental Assessment Report, 80 Acres West of Former Paper Mill, East W Avenue, Vicksburg (BEA 201602427PL, Phillips Environmental Consulting Services, Inc., July 14, 2016
- Baseline Environmental Assessment Report, Former Fox River Paper Mill, 300/330 West Highway Street, Vicksburg (BEA 201802778PL, Phillips Environmental Consulting Services, Inc., March 23, 2018

The most recent environmental assessment activities were completed in 2003 prior to purchase of the Property by The Mill of South County, LLC (including a BEA report submitted to the MDEQ) and in 2014 during a Site Specific Assessment completed by the MDEQ. The analytical data from both assessments are consistent. Laboratory results from the prior assessments are summarized on **Table 1** (soil), **Table 2** (groundwater), and **Table 3** (sediments) included behind **Figure 5**. Soil and groundwater samples were analyzed for VOCs, formaldehyde, epichlorohydrin, PNAs, PCBs, metals, inorganics, dioxins, and/or furans. **Figure 5A** shows the soil and groundwater sample locations on the mill portion of the Property, **Figure 5B** shows the sediment sample locations and **Figure 5C** shows the sample location on the “80-acre” portion of the Property from these prior environmental investigations, along with a listing of constituents exceeding Part 201 GRCC.

Laboratory analyses indicated the presence of VOCs, PNAs, dioxins and metals in the surficial and subsurface soils across the Property. Contaminants were detected at concentrations in excess of the MDEQ Part 201 Generic Residential Cleanup Criteria (GRCC) for Drinking Water Protection, Groundwater/Surface Water Interface (GSI) Protection, Particulate Soil Inhalation and Direct Contact. The laboratory results indicate the presence of metals (arsenic, barium, iron, lead, manganese, and vanadium) and ammonia nitrogen in groundwater at the site in excess of Part 201 GRCC for Drinking Water and GSI Protection.

The results of prior assessments indicated the presence of dioxins and metals in stream sediment samples collected along the eastern Property boundary and in the sediment sample from the former emergency overflow area west of the Property. Specific cleanup criteria are not available for contaminants in stream sediments. However, metals and dioxins are present at concentrations above US EPA Ecological and Part 201 Sediment Screening Levels, as well as Part 201 soil direct contact criteria.

Based on review of prior environmental reports available for the Property, the following known and suspected recognized environmental conditions were identified.

- **Fill Fly Ash.** Historic fill and disposal areas are located on the west and southwest sides of the Property, and likely at various locations across the Property. Fly ash from boiler operations were used to fill the low areas that were formerly located southwest of the mill. In these areas, fluoranthene, arsenic, chromium, cobalt, cyanide, iron, manganese, mercury, selenium, zinc and ammonia have been detected in soil and iron, manganese, arsenic, and ammonia have been detected in groundwater at concentrations exceeding Part 201 Generic Residential Cleanup Criteria (GRCC).
- **Ash drain.** Man-made ponds on the west side of the Property were historically used for discharging cooling water/ash drain discharge from the former boiler. Iron, lead, and manganese were detected above Part 201 GRCC in a groundwater sample collected from this area.
- **Coal Storage.** Coal was stored in outdoor piles on the Property prior to the late 1970s. Antimony, arsenic, iron, mercury were detected in these soils at concentrations exceeding Part 201 GRCC and iron and manganese were detected above criteria in groundwater.

- **# 6 Fuel Oil AST.** In the late 1970s, the coal was replaced by #6 fuel oil. The fuel oil was stored in a 68,000-gallon above ground storage tank (AST). During a 2002 investigation, low concentrations of polynuclear aromatic hydrocarbons (PNAs) were detected in surface and subsurface soils near this AST. Laboratory results of one surficial soil sample collected from this area in 2014 did not indicate the presence of any constituents of concern above Part 201 GRCC.
- **Fuel Oil Pipeline.** Soil samples were collected from within the footprint of a former coal boiler along a pipeline that transferred fuel oil into the basement of the boiler room. Petroleum hydrocarbons were not detected to method detection limits. However, leaks may have occurred at locations not tested.
- **Waste Oil AST.** Waste oil was historically stored outside the northeast corner of the mill structures in a storage tank within a containment area and beneath a lean-to. A shallow soil sample collected from this area exhibited the presence of chromium at a concentration exceeding Part 201 GRCC.
- **Caustic Pit.** Caustic liquid wastes were disposed in a pit located east of the mill buildings and adjacent to Portage Creek. Soil and groundwater in this area were found to contain elevated concentrations of phenanthrene, dioxins, ammonia, and metals.
- **Wastewater Spills.** Wastewater produced in connection with former mill operations contained dioxins/furans and other contaminants and were reportedly spilled (periodic overflows) and discharged to the Property in the area of the clarifier. Two spills of alum from a line located outside of the northeast wall of the mill in this general area have also been reported. Soil samples collected around a former wastewater clarifier exhibited the presence of arsenic, cobalt, iron, mercury, and selenium above Part 201 GRCC. Dioxins were also detected in soils but not above screening levels. (Dioxins could be present in areas of the Property where wastewater handling operations occurred.) Groundwater samples collected downgradient of former wastewater operations at the east side of the Property exhibit the presence of metals and ammonia above Part 201 GRCC.
- **Effluent Piping.** Piping is present beneath the former mill buildings that was used to transport unprocessed wastewater. The integrity of this piping, and whether the piping was removed and/or cleaned, are unknown. Releases may have occurred from the piping and, if still present and containing liquids, the presence of the piping poses a threat of a release. Some of the piping is reported to be constructed of transite, an asbestos containing material.
- **Discharges to Portage Creek.** Processed and unprocessed wastewater was discharged directly into Portage Creek until 1968. Stream sediments contain VOCs, PNAs, dioxins, furans, and metals. Groundwater samples collected next to the stream contain ammonia, barium, iron, and manganese at concentrations exceeding Part 201 GRCC.
- **Transformer #3.** Historically, Transformer #3 had been located out of doors on pavement next to the northern locating dock. PCBs were detected in a sediment sample from the adjoining dock trench drain.
- **Rail.** There were four rail spurs on the Property adjacent to the former paper mill buildings, which have since been removed. Shallow soil samples collected from the rail spurs and loading/unloading areas have indicated the presence of metals and PNAs above Part 201 GRCC.

- **Historic Septic System.** A historic septic system located north of the mill complex was used for sanitary wastewater. Soil samples collected at this location were found to contain arsenic and iron and groundwater samples were found to contain iron, manganese, and vanadium at concentrations above Part 201 GRCC.
- **Historic Oiled Gravel Parking Areas.** Soil sampling conducted in the grassy area north of the northeast corner of the Property, where a gravel parking area had historically been present, indicated the presence of PNAs, iron, and manganese above Part 201 GRCC, consistent with road oiling activities.
- **Maintenance Garage.** In 2014, a surficial soil sample collected from the north side of the maintenance garage on the Property exhibited the presence of chromium, iron, lead, manganese, and molybdenum at concentrations exceeding Part 201 GRCC. This impact may be attributable to maintenance operations in this building.
- **Tetrachloroethene.** Tetrachloroethene was detected in a subsurface soil sample collected from an area south of the engine room that was noted to contain demolition debris at a concentration above Part 201 GRCC.

Suspected recognized environmental conditions that have been evaluated or addressed and found to not be a concern, or no longer a concern as a result of remediation, are as follows:

- **Gasoline and Diesel Storage Area.** Gasoline and Diesel fuel has historically been stored in ASTs and underground storage tank (UST) at a location south of the warehouse section of the building. Results of soil and groundwater samples collected from this historic fuel storage area has not shown the presence of gasoline or diesel indicator parameters at concentrations exceeding Part 201 GRCC.
- **Transformer #1.** PCBs were historically detected in soil beneath a former exterior transformer above Part 201 GRCC. According to reports of remedial activities conducted in August of 2003 and included in MDEQ files, these soils were remediated to acceptable levels.
- **Transformer #7 and Others.** Other PCB-containing transformers and capacitors were previously located at the mill complex. Reportedly, all PCB-containing equipment were emptied and disposed. Included in the report of excavation activities conducted to address PCBs at Transformer #1 are analytical data for two soil samples collected from next to former Transformer #7, which was the only other transformer reported to have been located out of doors on the property, excepting Transformer #3, which was located next to the paved loading dock (and where the DEQ analyses detected PCBs in the trench drain). PCBs were not detected in either of those two shallow soil samples.
- **Electrical Substation.** A former electrical substation was constructed in the late-1960s or early-1970s and was removed by 2006. Approximately 4,905 gallons of oil were stored at this substation. Upon removal of the sub-station equipment, soil samples were collected by the electric company in the area of the transformers for analysis of PCBs, none were detected to method detection limits.

1.7 Functionally Obsolete, Blighted and/or Historic Conditions

The mill on the eligible property has been designated as “functionally obsolete” by the Schoolcraft Township Assessor (included in **Attachment E**). Although the Property is clearly “blighted”, it has not been deemed necessary to get a formal declaration of such from the Village. During the planning phase for this development, the Developer prepared documentation necessary for placement of the Lee Paper Company Mill Complex on the National Register of Historic Places as documented in **Attachment F**.

1.8 Transit-Oriented Development or Transit-Oriented Property Qualification

The eligible property is not a transit-oriented development and/or transit-oriented property as defined in Sections 2(ww) and 2(xx), respectively, of Act 381.

1.9 Information Required by Section 15(12) of the Statute and not addressed elsewhere in this document

1.9.1 Describe how each individual eligible activity included in the Combined Plan is sufficient to complete the eligible activity.

The proposed environmental, lead and asbestos abatement, demolition, construction, restoration, alteration, renovation, and improvement of buildings, site preparation and infrastructure improvement activities are sufficient to stabilize and create interior spaces, drives, gardens and walkways, and circulation necessary to repurpose the building for its intended uses, as well as provide barrier-free accessibility. The Developer will also undertake any necessary response activities to fulfill applicable Section 7a Due Care obligations to mitigate unacceptable exposures to hazardous substances, to mitigate fire or explosion hazards due to hazardous substances, and allow for the intended use of the eligible property in a manner that protects health and safety. Restoration of the historic structure will enhance the area and accessibility to the area through added trails.

1.9.2 Describe how each individual eligible activity included in the Combined Plan is required to complete the eligible activity.

Environmental assessment activities were required for the Developer and the Treasurer to conduct its environmental due diligence and obtain available liability protections. This Combined Transformational Brownfield Plan is required to satisfy the requirements specified in Act 381 to allow funding assistance to complete the proposed eligible activities. Certain environmental activities are required to comply with Due Care requirements. An exposure assessment is necessary to evaluate whether PCE at the site may be causing a vapor intrusion concern. Soil impacted by PCE is not similarly contaminated as other soil at the site. Therefore, soil impacted by PCE will be left in place or properly disposed at a licensed Type II landfill. Measures may be necessary to ensure that storm water infiltration at the property does not exacerbate contamination. Areas not covered by pavement or six inches of clean soil will be sampled for analysis of constituents potentially exhibiting direct contact and particulate inhalation concerns and any concerns identified will be addressed. Building demolition activities are required to restore the historic mill building. Extensive renovation activities are required to stabilize the building, create energy efficiency, meet fire and safety code, promote circulation throughout the various spaces for the intended uses. Site demolition activities will improve

access and parking to the site and will allow for utility improvements. Lead, asbestos and mold abatement activities are required to safely renovate the building interior and remove remaining asbestos containing roofing materials and historic wastewater piping. Site preparation activities are required to revitalize the property, create pedestrian walkways and event spaces, accommodate utilities, improve accessibility and control erosion during development. Infrastructure improvements include restoration of certain utilities and pedestrian trails to facilitate walkability and access to the site.

1.9.3 Is the eligible property in a high unemployment area?

According to the Michigan DTMB, Bureau of Labor Market Information and Strategic Initiatives, Local Area Unemployment Statistics (LAUS), Kalamazoo County currently (April 2018) has an estimated unemployment rate of 3.4%, which is lower than the State of Michigan as a whole (4.0%). Five-year (2012-2016) unemployment estimates were available for Vicksburg's 49097 zip code from the United States Census Bureau. These estimates indicate an unemployment rate of 6% for Vicksburg, compared to 7.3% for Kalamazoo County.

1.9.4 What is the level and extent of contamination alleviated by or in connection with the eligible activities?

The contaminated soil will remain on site except where it needs to be removed for proper grading and/or to protect against potential direct contact, particulate inhalation and exacerbation of contamination. Contaminated soil left on site exhibiting constituents exceeding applicable direct contact and/or particulate inhalation Part 201 Generic Non-residential Cleanup Criteria (GNCC) will be covered and capped to eliminate direct contact concerns. Measures may be necessary to protect against exacerbation of contamination through storm water infiltration and as a result of grading activities. Lastly, measures may be necessary to properly address soil impacted by PCE and/or resultant vapor intrusion concerns that might be found to be associated with these soils. These activities address the only potential exposure pathways based on current conditions and the intended use.

1.9.5 If the developer or projected occupant of the new development is moving from another location in this state, will the move create a Brownfield?

All redevelopment activities at this site are anticipated to be occupied by new or expanding enterprises. The developer and one of the anticipated anchor tenants of the redevelopment, Old Stove Brewery, are from out of state. No new brownfields will be created.

1.9.6 What other state and/or local incentives (including amounts) are anticipated to directly or indirectly benefit this project?

The Kalamazoo Brownfield Authority has recommended the mill site for a brownfield redevelopment grant and loan from the State of Michigan. The Department has approved a \$100,000 grant and a \$1.25M loan from its brownfield redevelopment program fund.

The United States Department of the Interior and National Parks Service federal tax credits (up to 20% of expenses) will be used to assist in restoring The Mill as a national historic site according to Department of Interior rules (currently estimated at \$14.3 million).

Paper City Development will also be applying for a grant from the Village of Vicksburg’s Brownfield Remediation Fund to assist with eligible environmental activities.

2.0 INFORMATION REQUIRED BY SECTION 13C OF THE STATUTE

2.1 Basis for Designating the Plan as a Transformational Brownfield Plan (TBP) Under Section 2(VV)

Population	Investment
Greater than or equal to 600,000	\$500,000,000
150,000 - 599,999	\$100,000,000
100,000 - 149,999	\$75,000,000
50,000 - 99,999	\$50,000,000
25,000 - 49,999	\$25,000,000
Less than 25,000	\$15,000,000

Since the Village of Vicksburg (population 3,089 in 2015 as estimated based on 2010 census counts) and Schoolcraft Township (population 8,508 in 2015 as estimated based on 2010 census counts) have a combined population of less than 25,000, the proposed project capital investment of almost \$70 million well exceeds the minimum investment requirements of \$15,000,000 for eligibility as a Transformational Brownfield Plan.

Also, the project may be accepted as a transformational brownfield project without counting against the five-project limit identified in Section 23 of Act 381. In accordance with Section 14a(10) of Act 381, the limitation to the number of transformational brownfield plans approved in one calendar year, and in an individual city, village or township, may be waived if the transformational brownfield plan meets one of four criteria. This Plan meets two of the criteria. First, the eligible property is a historic resource, the redevelopment of which is not economically feasible absent the transformational brownfield plan. Second, the eligible property is located in a village and township whose combined population is less than 25,000 and the redevelopment is not economically feasible absent the transformational brownfield plan.

2.2 Summary Description of the Costs of the TBP Intended to be Paid for with Construction Period Tax Capture Revenues, Withholding Tax Capture Revenues, and Income Tax Capture Revenues

The Eligible Activity Table in section 10.0 includes a list and associated costs of eligible activities proposed to be reimbursed using construction period tax capture revenues, withholding tax capture revenues, and income tax capture revenues. These activities include demolition, construction, restoration, alteration, renovation, or improvement of buildings; site preparation or improvements; and infrastructure improvements.

- 2.3 **An Estimate of the Amount of Construction Period Tax Capture Revenues, Withholding Tax Capture Revenues, and Income Tax Capture Revenues Expected to be Generated Annually**
Estimates for the amount of construction tax capture revenues, withholding tax capture revenues, and income tax capture revenues are depicted in **Tables 2, 3, 4 and 5**. The tables indicate the initial income tax value and initial withholding tax value along with each estimated current revenues, by year and in aggregate. All available tax revenue from these sources will be used, excepting the 50% cap on post construction income and withholding tax capture revenues.

Specifically, over a three year period, construction period sales and use tax capture revenues are estimated to be \$1,491,852 and construction period withholding tax capture revenues are estimated to be \$738,522. Post construction period withholding tax capture revenues over a 20 year period are estimated to \$5,617, 124 and income tax capture revenues are estimated to be \$2,789,874.

- 2.4 **Beginning Date and Duration of Capture of Construction Period Tax Capture Revenues, Withholding Tax Capture Revenues, and Income Tax Capture Revenues**

It is planned to begin capture of construction tax capture revenues immediately following MSF approval as shown on **Tables 2 and 3**, and to begin capture of withholding tax capture revenues and income tax capture revenues in 2024 as show on **Tables 4 and 5**. Capture of construction period tax capture revenues, withholding tax capture revenues, and income tax capture revenues will continue for up to 20 years from the beginning date of the capture of withholding tax capture revenues and income tax capture revenues or until the year in which the total amount of revenue captured is equal to the sum of the costs permitted to be funded with the revenue under this Plan, whichever occurs first.

3.0 INFORMATION REQUIRED BY SECTION 14A OF THE STATUTE

- 3.1 **Whether the TBP will have a Transformational Impact on Economic Development and Community Revitalization**

The proposed mixed use redevelopment is calculated to have a transformational impact on local economic development and community revitalization. The planned development will be a mixture of uses that creates a compelling convergence zone where engaged citizens, students, entrepreneurs and tourists meet. This will have a ripple effect that will invigorate interest and investment in southwest Michigan—attracting other companies, talent, capital and visitors.

The project will have a transformative impact on the local economy though the creation of jobs at the site. The redevelopment will serve as a catalyst for other economic development in the area. The Michael Shuman economic impact study (2017) estimated that the project will spur \$70 million in new investment to the area from out of state and create 1,852 regional jobs over the first five years of operation. The total impact on the Kalamazoo County economy during just the first three years of construction and first five years of operation will be \$214 million in new wages, \$399 million in new value added, and \$60 million in new state and local taxes.

The project will transform the appearance of the Village through the preservation and beautification of this historic resource and associated landscaping and pedestrian walkways.

The development will facilitate the planned connection of the mill property via trails to the (traditional) downtown business district and recreational opportunities to the south. A key component of the design is promotion of the economic vitality of the downtown through establishing connections rather than direct competition.

The goal of the developer is to stimulate economic opportunity and activity within the entire Vicksburg community. The Mill at Vicksburg will not be able to accommodate all the visitors. Conventioneers, conference-goers, and concert fans will inevitably find other accommodations in the Vicksburg area. They will be able to shop in the further restored downtown. And although there will be food served in The Taproom at The Mill, many will eat at restaurants in Vicksburg.

3.2 **Whether the TBP Meets the Requirements of Sections 13, 13B, and 13C**

This transformational brownfield plan meets the requirements of Sections 13, 13a, 13b, 13c, 14 and 15 and will be adopted in accordance with the requirements of Section 14a of Act 381. The basis for designating the Plan as a Transformational Brownfield Plan is that the development will constitute a public purpose; it is a mixed-use development with a combination of retail, office, residential, and hotel uses; it will have a transformational impact on local economic development and community revitalization; it exceeds the minimum capital investment threshold requirement; it qualifies as a historic resource as that term is defined in Section 90a of the Michigan Strategic Fund Act; the project is supported by substantial equity investment by the Developer; it will provide a positive impact as a catalyst for economic development in the surrounding area; the project is not economically viable without support of the transformational brownfield program; and the project will provide an overall positive fiscal impact to the state.

Support of the project constitutes a public purpose on many levels. In addition to attracting out-of-state investment, the project will create jobs at the property and will also act as a catalyst for additional job creation and economic development in the surrounding areas. The project will promote area tourism, support local food and beverage markets, also provide new residential living spaces and a boutique hotel. Moreover, the development will provide educational opportunities and examples of sustainable development – and will stabilize a historic resource in a manner that both connects the local community with its heritage and beautifies the area. Furthermore, the development will have a significant impact on the local economy and positive fiscal impact on the state through a significant investment of funds from out of state, the creation of new jobs in Michigan by out-of-state businesses, and the reinvestment of revenues generated by tenants and employees of the development. As such, the project will not displace tax revenues from other areas of the state – but will generate new jobs, new investment, and new tax revenues.

3.3 **Reasonableness and Necessity of Eligible Activity Costs**

The costs of the proposed department specific; demolition; construction; restoration, alteration, renovation, and improvement of buildings; site preparation; and infrastructure improvements activities are determined to be reasonable based on management of these costs through Developer operations using competitive contractors, bidding processes, and a construction management company with extensive experience with past projects completed in the southwest Michigan.

3.4 **Reasonableness of Captured Taxable Value, Construction Period Tax Capture Revenue, Withholding Tax Capture Revenue, and Income Tax Capture Revenue Amounts**

The base year value is estimated to be \$159,800, based on information provided by the Village of Vicksburg and Schoolcraft Township. The taxable value of the Property following redevelopment was estimated with the assistance of the local assessor, real estate professionals, and comparison to similar projects throughout the country. During 2018/2019 it is anticipated that building demolition and stabilization activities, initiation of construction for Old Stove Brewery, use of the section of the building on the 4-acre parcel for warehousing, and environmental sampling and due care excavation and capping activities will be completed. These activities will not significantly add to the 2019 taxable value of the eligible property. However, within five years, by 2024, it is anticipated that most of the eligible activities will be completed, with further build out and improvements occurring between years 2024 and 2028. By 2024 the Developer anticipates that future improvements to the eligible property will increase the taxable value to \$8,065,582 and then to \$12,070,988 by 2028, following an investment of almost \$80 million. Thereafter the value is estimated to increase by 2% per year.

Construction period tax capture revenue estimates are based on a construction budget of \$57.2 million and consultation with the proposed general contractor for the redevelopment. Labor costs are estimated at \$28,961,631 with 60% as payroll. Materials costs are estimated at 85% of \$29,252,000.

Withholding tax capture revenue estimates are based on a draft third-party economic impact study commissioned by the Developer, including IMPLAN economic impact modeling, the results of which show graduating to full employment starting at 33 employees in the first year to 221 at five years. Average annual income starts at \$41,645 and increases to \$50,658 in year five, then by 2% thereafter.

Estimates of income tax capture revenues were also derived from the draft third-party economic impact study and are based on 40 residential units with an average household income of \$106,087 and includes the 50% cap.

3.5 **Positive Fiscal Impact to the State**

The project will bring an estimated \$70 million in new investment to the area from out of state. A significant number of jobs will be created by the development. In addition to the estimated 221 FTE jobs directly associated with the redeveloped site, results of an economic impact study conducted by Michael Shuman, August 2017, have indicated that project economic impacts include 210-223 construction jobs over three years and business activities at the site will create 1,852 regional jobs over the first five years of operation. The total impact on the Kalamazoo County economy during just the first three years of construction and first five years of operation will be \$214 million in new wages, \$399 million in new value added, and \$60 million in new state and local taxes.

One of the proposed anchor tenants, Old Stove Brewery, will be expanding from its locations in Seattle, Washington, including Pike Place Market, to establish a location at the Mill, such that this will not displace tax revenues from other areas of the State. Contract brewing and the craft food and beverage cluster operations are anticipated to be newly created, expansions to Michigan by out-of-state businesses, or to accommodate expansion of

existing operations, so no tax revenues will be displaced from other areas of the state. Events will be newly created opportunities as the redevelopment offers a venue different in kind and magnitude to those already present in the region. It is also anticipated that the redevelopment will create new jobs available for Michigan residents as well as bring employees and residents from out-of-state to work and/or live at the Mill.

3.6 Whether Subject to Subsection (23)(D), the TBP Includes Provisions for Affordable Housing

The project will provide housing that is affordable for area residents. According to An Assessment of Residential Development Opportunities For Paper City Development, LLC, Vicksburg, MI, presented by Tracy Cross & Associates, January 18, 2018 (Tracy Cross Assessment), the Vicksburg market is trending towards residential growth that can be both captured and accelerated by the redevelopment and the current income levels support the proposed rental rates. The 34 one-bedroom 575 SF apartments are estimated to rent for \$633/month. According to affordablehousingonline.com, for Kalamazoo County the average renter household size is 2.19 persons, the median rent is \$722, and the fair market rate for a one bedroom apartment is \$659.

According to the Vicksburg 2015 Master Plan, prepared by McKenna Associates and adopted by the Village of Vicksburg Council on April 6, 2015, the median value of renter occupied housing units in 2012 for Vicksburg was \$678. The median values for adjoining Brady Township, Kalamazoo County and the State of Michigan were higher, with only adjoining Schoolcraft Township being slightly lower than the estimated rental rate of the apartments in the planned development. The Master Plan adopted by the Village of Vicksburg and area statistics for Kalamazoo County housing confirm that The Mill at Vicksburg housing will be affordable to area residents.

In addition to being affordable, the housing is expected to satisfy an expressed community priority. The Vicksburg 2015 Master Plan states that “creation of alternative housing typologies for select demographic populations (especially young professionals and empty nester’s seeking contemporary lofts, condominiums, and live/work units) should be a priority in the coming years.” It is anticipated that the affordable nature of the one-bedroom apartments will be desirable to younger residents and empty nester’s with a minimalist lifestyle eager to take advantage of the developed amenities and natural features available at and connected to (i.e., the downtown business district and the golf course) the redeveloped property.

4.0 INFORMATION REQUIRED BY SECTION 14A(3)(F) OF THE STATUTE

4.1 The importance of the project to the community in which it is located

The project is consistent with the Village of Vicksburg Master Plan and the Downtown Development Authority (DDA) Development Plan. The project will result in a stabilized historic building and an eye-catching site that will advertise the Village of Vicksburg as a premier place to live, work and play. The project grew from a desire to save the historic and beautiful structure and celebrate its legacy, but is also driven by the high value placed on the beauty of the region, its agricultural prowess, and cultural heritage. Creating a place that fascinates and surprises at every turn is not just a goal, but a key purpose in the development of the mill. The Mill at Vicksburg will be a home to a diverse mix of interests and expertise, featuring a community of artisans, academics, craftspeople and

entrepreneurs whose spirit and willingness to share their skills, talents and ingenuity will permeate the complex. The physical qualities of the site will exuberantly express the complex, interrelated pleasures of natural environment, productive landscapes, history, culture and art.

In addition, the project will be an economic engine for the Village of Vicksburg, Kalamazoo County, and State of Michigan. The completed redevelopment is expected to employ 221 full-time equivalent (FTE) jobs on site. Moreover, the Michael Shuman economic impact study (2017) estimated that the project will spur \$70 million in new investment to the area from out of state and create 1,852 regional jobs over just the first five years of operation. The total impact on the Kalamazoo County economy during just the first three years of construction and first five years of operation will be \$214 million in new wages, \$399 million in new value added, and \$60 million in new state and local taxes.

4.2 If the project will act as a catalyst for additional revitalization of the community in which it is located

One objective for the site redevelopment design is to respect the community in which the structure exists while celebrating the legacy of the mill and its role in the paper making industry throughout the Kalamazoo River valley. The development will facilitate the planned connection of the mill property via trails to the (traditional) downtown business district and recreational opportunities to the south, benefiting the residential areas to the north and east, and allowing protection of sensitive areas, including wetlands, to the south and east. The redevelopment will promote the economic vitality of the downtown through establishing connections rather than direct competition.

The goal of the developer is to stimulate economic opportunity and activity within the entire Vicksburg community. The Mill at Vicksburg will not be able to accommodate all the visitors. Conventioneers, conference-goers, and concert fans will inevitably find other accommodations in the Vicksburg area. They will be able to shop in the further restored downtown. And although there will be food served in The Taproom at The Mill, many will eat at restaurants in Vicksburg.

4.3 The amount of local community and financial support for the project

The proposed redevelopment project has strong support from both the Village of Vicksburg and Kalamazoo County. The DDA has waived its tax incremental financing (TIF) in favor of the Brownfield Authority. Moreover, the Village of Vicksburg has extended a new water main to the Property to support redevelopment (approximately \$165,000). The Village has amended its zoning ordinance to permit developers to apply for Planned Unit Development Districts that will better accommodate the development plans, and is participating in making the community a Redevelopment-Ready Community. The Village of Vicksburg Brownfield Redevelopment Authority is currently considering a grant, loan, and/or a forgivable loan for eligible demolition activities using its LBRF (\$200,000 loan and \$200,000 grant anticipated). Kalamazoo County has conducted building cleanup, demolition of the wastewater treatment clarifier, hazardous materials removal, and asbestos abatement activities (\$722,096.87). The Kalamazoo County Brownfield Redevelopment Authority, the Village of Vicksburg Council, and the Schoolcraft Township Board have each passed a motion in support of the project and an application to prepare a Transformational Brownfield Plan and the Village of Vicksburg has agreed to support the Brownfield Plan.

4.4 **The applicant's financial need for a community revitalization incentive**
Not applicable.

4.5 **The extent of reuse of vacant buildings, reuse of historic resources, and the redevelopment of blighted property**
The entire vacant historic building will be restored and reused, with the exception of selective demolition of non-historic portions of the structure. The property blight will be fully addressed by the redevelopment.

4.6 **Creation of jobs**
The redevelopment project is anticipated to employ 221 full-time equivalent (FTE) jobs (excluding temporary and construction jobs) with an average annual wage of \$41,645 (\$20/hour). In addition, over a three-year period the project is estimated to support 75 -100 full-time equivalent construction jobs at an average FTE wage of \$35/hour, generating an additional \$5.8 million in wages per year (total anticipated construction wages estimated to be \$17.4 million).

4.7 **The level of private sector and other contributions, including, but not limited to, federal funds and federal tax credits**
The United States Department of the Interior and National Parks Service federal tax credits (up to 20% of expenses) will be used to assist in restoring The Mill as a national historic site according to Department of Interior rules (currently estimated at \$14.3 million).

The Kalamazoo Brownfield Authority has recommended the mill site for a brownfield redevelopment grant and loan from the State of Michigan. The Department has approved a \$100,000 grant and a \$1.25 million loan from its brownfield redevelopment program fund.

Paper City Development will also be applying for a grant from the Village of Vicksburg's Brownfield Remediation Fund (\$200,000 loan and \$200,00 grant anticipated) to assist with eligible environmental activities.

No other private or public contributions are anticipated.

4.8 **Whether the project is financially and economically sound**
The project funding is secure, excepting approval of this Transformational Brownfield Plan. The Project will be funded through a combination of private equity (\$17,110,000), various financial incentive partners, and institutional lenders (an institutional lender financial commitment has been submitted to the MEDC as well as a copy of the Project's current Sources and Uses that details all expected financing).

4.9 **Whether the project increases the density of the area**
It is reasonably expected that the density of the area will increase to fill the 211 jobs created directly by the project and 1,852 jobs within the first five years. These will be associated with the brewery and contract brewing operations (which are anticipated to include as many as 14 separate business operations), events and commercial and retail operations. The Developer commissioned a third-party study of Vicksburg residential market, the results of which indicate that the redevelopment is expected to result in an increase in residential growth of two to three times current growth rates.

4.10 Whether the project promotes mixed-use development and walkable communities
The project is a mixed-use development that enhances the walkability of the community. The site development includes pedestrian walkways that connect the project to the downtown businesses to the east, and recreational opportunities to the south. The project will facilitate plans to connect regional trails to the Village of Vicksburg, and the development.

4.11 Whether the project converts abandoned public buildings to private use
Not Applicable.

4.12 Whether the project promotes sustainable development
The development plan (Illustrative Master Plan – **Figure 9**) proposes to balance sustainable landscape and environmental management with functional objectives for the mill complex with a focus on education related to its numerous sustainable initiatives. All functional and historic aspects of the building and infrastructure will be restored and reused. Areas outside of the historic zone will include greenspace preservation of the sensitive areas within the conservation zone and careful planning and management within the event and recreational zone situated between the historic and conservation zones.

The redevelopment demonstrates the principals of smart growth through the mixture of land uses; residential and hotel space; trails and connections promoting walkability (and assessable to those with disabilities); its intent to foster a strong sense of place and cultural heritage; through the preservation of open space, natural beauty and environmentally sensitive areas; reuse and renovation of the existing building and infrastructure; and community collaboration and support. The principles of placemaking are demonstrated through the creation of a redevelopment that renovates a historic structure in a manner that will celebrate Vicksburg’s cultural heritage, and through the creation of quality public spaces that contribute to people's health, happiness, and well-being.

Although not intended to be LEED certified, the project will accommodate numerous energy saving principals. New windows, insulation and LED lighting will be incorporated to reduce energy consumption. Use of renewable energy sources may be used if feasible.

Temporary detention basins, diversions, and silt fence will be used to protect all water bodies during construction. Green infrastructure includes permanent infiltration areas (rain gardens) developed to capture nonpoint source runoff. Further, because of highly permeable soils in some areas, permeable surfacing will be used to directly infiltrate rain water without having to convey it to collection areas. Rain water will be managed using passive infiltration techniques. Existing water bodies will be protected and/or improved.

Green remediation options include the management of contaminated soils on site to reduce transportation energy consumption. All activities will be completed in a manner that will protect human health and the environment as described above.

4.13 Whether the project involves the rehabilitation of a historic resource
Yes. Restoration, renovation and repurposing of the mill building will comply with standards and guidelines associated with its designation on the National Register of Historic Places (**Attachment F**).

4.14 Whether the project addresses area-wide redevelopment

Yes. As described in section 4.2, the intent of this philanthropic sustainable development is to create a destination that will contribute to the sense of place and economy for the Village of Vicksburg and the region as a whole. The development will create a place where area residents enjoy living, working and playing. Visitor needs not filled at the site will be served by the downtown and local area through established connections. By design, the Mill will require the establishment of businesses in support of the Mill and the economic growth anticipated by the redevelopment, such that it is anticipated that the project will trigger a flywheel of redevelopment in and around the Village of Vicksburg.

4.15 Whether the project addresses underserved markets of commerce

Underserved markets are considered to be sizable markets that have significant impediments that might be alleviated by appropriate use of technology, and/or are largely ignored. The project has identified four such markets, and will create a fifth to be served.

The first is residential housing. The Tracy Cross Assessment determined that an estimated 345 new renter households (excluding student, senior and public housing), would be required between 2018 through 2023. According to Mr. Steve Siegart, from Michigan Township Services (Building Inspector), there are no building permits for rental housing developments or indications of any currently planned for the Village. The development will help serve this underserved market.

The second underserved market is the large event market. Currently, Discover Kalamazoo, Inc. (DKI) indicates that one venue is present in the County with one location (Radisson Hotel) with an exhibit space of 10,000 SF and total convention space of 40,000 SF. No other spaces come close to serving mid-size events, and none serve large events. Event space in the county is not sufficient to host all of the potential events that the region could hold. DKI has indicated to the Developer that in alignment with a planned Pure Michigan campaign to promote national economic, business conferences and events, they would like to have more and larger spaces to hold national events and service corporate clients. They have indicated support for the planned additional event space as they are currently having to turn down invitations to bid on these larger national conferences and events. At least one large area corporation has expressed interest to the developer in having and using the planned large event space for its corporate business conferences and events.

The third is the craft food and beverage industry. In Michigan this industry has a high bar for entry, requiring significant capital investment to launch and grow a business. This inhibits the growth of new businesses, especially by under-capitalized demographics. The craft food and beverage cluster and contract brewing spaces will have shared resources to allow companies to form and/or expand more quickly and without the full costs of building a site with appropriate infrastructure. This appropriate use of technology will assist growth of the industry and promotion of local food and beverages by producers that currently do not have ready access to the capital and equipment required. Further, the easy of entry to the market provided by the facility will facility existing companies to expand its distribution from out-of-state operations to the mid-west.

Children’s education can be a large underserved market as even the best educational system can be improved to better serve all students. Diversity of opportunities helps to ensure that a variety of students are served. The mill redevelopment project provides this unique opportunity for area schools. The Developer is currently collaborating with local schools and KRESA EFE (Kalamazoo Regional Educational Service Agency Education for Employment) to design progressive, experiential educational opportunities during pre-construction, construction and post-construction for students in pre-K thru high school to bring awareness of, and appreciation for, careers in science, agriculture and the trades.

Lastly, the development will create a market for lodging of persons attending events from outside the area and out of state. Currently no lodging is available near the Property. The hotel space at the property will help to fill this need. It is further anticipated that other lodging opportunities will be created in the area that will be served by others.

4.16 The level and extent of environmental contamination

As described elsewhere in this Plan, impacted soils are present throughout the developed portion of the Property. Impacts result from a range of historic activities that include the deposition of fly ash, wastewater discharges, overfills and spills of wastewater from treatment system components and effluent lines, road oiling activities, railroad materials, and loading and unloading activities. In addition, a former emergency overflow area is on the undeveloped portion of the mill site, and some disposal activities occurred there. Groundwater is also impacted beneath a large portion of the developed portion of the Property, as well as stream sediments.

4.17 If the rehabilitation of the historic resource will meet the federal Secretary of the Interior’s standards for rehabilitation and guidelines for rehabilitating historic buildings (36 CFR 67)

Restoration, renovation and repurposing of the mill building will comply with standards and guidelines associated with its designation on the National Register of Historic Places (**Attachment F**). The rehabilitation plans have been prepared to serve as a guide for the redevelopment in a manner that meets these requirements.

4.18 Whether the project will compete with or affect existing Michigan businesses within the same industry

The proposed project is unique in that it will enhance, rather than compete with, existing business. The project will attract entrepreneurs to join and participate in growing businesses stimulated by the “creative economy.” The project will spread and deepen the area’s reputation as a world class cluster of craft brewers, but also related businesses in local food and fermentation. The demonstration plots and barley malting areas are intended to promote agricultural production of these resources locally. The region’s educational programs that support beer entrepreneurs will expand and draw still more talent. The project will serve as a long-term magnet for tourism.

Events at The Mill of Vicksburg will not compete with other area venues, as the venues at The Mill of Vicksburg differ in kind and magnitude with anything available in the region, thus giving local event planners the ability and opportunity to bid on regional and national events that would previously have not been possible.

- 4.19 **Any other additional criteria approved by the board that are specific to each individual project and are consistent with the findings and intent of this chapter**
No additional information are provided here for the MSF Board to consider.

5.0 SCOPE OF WORK AND COSTS

5.1 DEQ Eligible Activities

5.1.1 Department Specific Activities

Incremental school and non-school tax revenues will be used to reimburse environmental due diligence (pre-development) activities that include preparation of Phase I and II Environmental Site Assessment (ESA) reports, Baseline Environmental Assessment (BEA) reports, and Due Care Assessments and Plans, unless reimbursed through a DEQ Brownfield Redevelopment (BR) grant.

80-Acre parcel. A Phase I and II ESA has been prepared for the western 80 acres of the eligible property in June 2016. A BEA report and Due Care Plan were prepared for this site in July 2016. The cost to complete these was **\$14,277**.

Mill parcel. A Phase I ESA, BEA and Due Care Plan has recently been completed for the mill complex portion of the eligible property for an estimated cost of **\$9,000**.

Documentation of Due Care Compliance (DDCC). Upon completion of all due care activities, a DDCC report will be prepared documenting the due care activities undertaken, including, but not limited to the relocation of any soils moved on or off site. The estimated cost is **\$3,000**, all of which is anticipated to be covered by a DEQ BR grant.

Tetrachloroethene vapor intrusion assessment. During Brownfield (BF) Assessment activities conducted by the MDEQ in May 2014, tetrachloroethene (PERC) was detected in a soil sample collected from within the footprint of the historic coal boiler adjacent to the current boiler room. The concentration does not exceed the Part 201 GRCC for soil volatilization to indoor air criterion. However, it does exceed residential and nonresidential Screening Levels published by the MDEQ that are deemed to be more representative of actual soil vapor intrusion potentials when impacted soils are near a building. Further sampling and evaluation is necessary to ensure that the PERC identified at this location does not pose a risk for vapor intrusion into the building at unacceptable concentrations. It is anticipated that six soil borings will be completed in the area of BF-SB-18 (**Figure 4A**) using a Geoprobe®, and that up to twelve soil samples will be collected for analysis of volatile organic compounds (VOCs), a list of constituents that includes PERC. Based on these data, if a potential for a vapor intrusion concern is identified, recommendations will be made for additional sampling or mitigation. If the area of impact is relatively small, it is anticipated that mitigation might be completed through excavation of the impacted soils for disposal at a licensed landfill. The estimated cost to complete this soil sampling is **\$8,000**, all of which is anticipated to be covered by a DEQ BR grant.

Storm water management assessment. The shallow soils in the proposed LID storm water management areas have been sampled and analyzed for VOCs, PNAs, the RCRA list of eight metals, iron and manganese to evaluate the potential that contamination might be present that could leach to groundwater, thereby exacerbating groundwater contamination. Constituents detected above Part 201 GRCC, were subjected to a leachate evaluation as a more specific evaluation. The cost to complete this task was **\$12,000**.

Delimit areas exceeding Part 201 GRCC for direct contact and particulate inhalation. Sampling at the mill portion of the eligible property during prior environmental investigations have indicated the presence of PNAs (benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, and dibenzo(ah)anthracene), arsenic and lead in exposed surface soils at concentrations exceeding Part 201 GRCC for direct contact. Manganese, and possibly chromium if in the form of hexavalent chromium, were detected at concentrations exceeding criteria for ambient air particulate inhalation. To better delimit the area of potential exposure concerns, it is anticipated that numerous shallow (0-6") soil samples will be collected from areas of the mill portion of the property not planned to be covered with at least six (6) inches of clean soil or pavement for analysis of select PNAs (benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, and dibenzo(ah)anthracene), arsenic, chromium, lead and manganese. The exact number and locations of the samples and sample analyses will be determined based on the affected areas of property not covered by pavement or new clean soils, constituents of concern identified in the subject area, and DEQ guidance for statistically random sampling. However, the general areas planned for sampling are shown on **Figure 4B**.

Metals and dioxins are present in creek bed sediments on the mill property at concentrations above US EPA Ecological and Part 201 Sediment Screening Levels, as well as Part 201 soil direct contact criteria. It is anticipated that sampling of the sediments will be completed to evaluate potential exposure concerns to persons that may use the creek. Sampling will be completed in accordance with approved MDEQ methods and procedures.

Sampling will also be completed under this task for evaluation of disposal requirements for soils/sediments that may require excavation (dredging) and disposal.

The estimated cost is **\$35,500**, all of which is anticipated to be covered by a DEQ BR grant.

Effluent lines. Effluent lines are present beneath the Property that may contain waste materials requiring cleaning and/or removal. Test pits will be completed to inspect the lines. The location of each test pit is shown on **Figure 4C**. The estimated costs for the test pits is (two days at \$2,000/day) \$4,000. If the lines are not observed to be obviously filled with waste, televising will be completed to determine if the lines require cleaning and/or document that they do not contain materials that might be released to the environment if left in place. It is assumed that the televising will include two 1800 LF of former effluent lines to the EOA and 1600 LF of sludge

line to the road right of way (formerly to the SIA) and approximately 400 LF of lines associated with the caustic pit, iron filter drain line and flume by-pass. The lines will not be video scoped if removed and properly disposed. The estimated costs to televise the lines is estimated to require two days (2,500 to 5,000 LF/day) at \$2,500/day, plus management and planning for a total estimated cost of \$8,000. If any of the lines require cleaning prior to leaving in place or removal, the estimated costs is \$10,000, based on an estimated 5,000 LF of cleaning and non-hazardous disposal. It is anticipated that any removal and disposal costs of the lines will be conducted with the savings in televising of the lines, and/or soil excavation and disposal activities described below. Total estimated cost is **\$22,000**, all of which is anticipated to be covered under a DEQ BR grant.

Subtotal Developer Baseline Environmental Assessment:	\$ 103,777
Activities Anticipated to be Covered by the DEQ BR Grant	\$ 68,500
Subtotal, after DEQ BR Grant	\$ 35,277

County Treasurer BEA and due care assessment activities. Due diligence (pre-development) BEA activities were completed for the parcel owned by the KCLBA, including application, management and evaluation of the results of a DEQ Brownfield Assessment (Phase II ESA) and completion of a survey for the BEA. The cost to complete these activities was **\$39,222**.

A pre-development demolition/development hazardous building materials survey was completed for the parcel previously owned by the Treasurer. The cost to complete these activities was **\$85,724**.

5.1.2 Due Care Compliance Activities

Activities will be completed to ensure that the proposed development satisfies all due care requirements to ensure safe use of the eligible property. These activities include mitigation, as necessary, of vapor intrusion, direct contact and particulate inhalation concerns, proper management of storm water to prevent exacerbation of contamination, and proper management of excess soil generated during site development. The following is a summary of the environmental eligible activities:

Due care management and planning. Due care management and planning will be necessary to ensure that planned demolition, grading and construction activities comply with due care requirements, including preparation of a Health and Safety Plan and transmittal of health and safety information to persons working at the eligible property. The estimated cost for this activity is **\$22,000**, all of which is anticipated to be covered by a DEQ BR grant.

Capping to address direct contact. To mitigate dermal direct contact concerns and particulate inhalation concerns, unless the soil is removed or otherwise remediated, a barrier in the form of pavement or at least six inches of clean and vegetated soil will be placed over impacted areas. Clean soil underlain with a colored fabric will be placed in these areas and the soil stabilized to prevent erosion. Colored landscape fabric will provide a visual boundary between the clean and impacted soils for workers that may dig at the property. It is currently estimated

that an area 400,000 ft² in size may require that a barrier be maintained to protect against potential direct contact and particulate inhalation exposures. However, it is estimated that sampling activities and development activities described herein may justify a reduction in the size of the area to 300,000 ft². The estimated costs to place a clean soil cover seeded for erosion control (excluding excavation, which is included elsewhere), where necessary to address direct contact and particulate inhalation concerns, is **\$300,000**.

Removal of soil in storm water management areas, if necessary. The results of the storm water assessment activities described above indicated a potential for storm water to exacerbate contamination by infiltration through contaminated soils at one location (aesthetic criterion for iron). If necessary to protect against aesthetic impacts and if the storm water management area cannot be practicably moved to a location without these concerns, it may be necessary to remove impacted soils from the LID stormwater management area to prevent leaching of constituents of concern to groundwater. In this event, the soils will be removed in the leaching areas to the water table and replaced with clean soil. It is estimated that 400 cubic yards of additional soil may need to be removed during construction that may not be able to be incorporated into the site grade at similarly impacted areas. If the soils cannot be incorporated, they will be properly disposed. Cost for excavation, disposal and backfill is estimated at **\$20,000**.

Vapor intrusion mitigation, if necessary. Following receipt of the results of sampling around soil boring BF-SB-18, vapor mitigation measures may be deemed necessary. If the area of impact above vapor intrusion screening levels is determined to be limited in extent, excavation will be preferred in lieu of other mitigation measures, such as sub-slab depressurization. The value of this approach is to eliminate the potential for an active vapor intrusion mitigation system to be required to address vapor intrusion, and the associated long-term operation and maintenance that would be required. In addition, the removal and disposal of these soils is a permanent measure that will also protect downgradient groundwater quality. The size of the area to be excavated will be determined based on the results of the sampling completed, as described above. If practicable, soils generated from other areas of the site may be used to backfill the excavation. If the excavation is significantly more costly than installation of a sub-slab mitigation system, this method of mitigation may be selected. The estimated cost for vapor intrusion mitigation, if necessary, is **\$40,000**.

Dewatering Management, Planning and Disposal to PTOW. During installation of the sanitary sewer and water mains, it is expected that dewatering will be required. The locations are shown on the Overall Utility Plan included as **Figure 7**. It is estimated that two days of dewatering will be required at each location, at 500 gallons per minute for 24 hours (720,000 gallons) on the first day, with a 20% reduction in volume or 576,000 gallons on the second day. Total over two days is approximately 1,300,000 gallons, at a penny per gallon, would be around \$13,000.00 per event. With management, planning, and documentation the estimated costs is **\$30,000**.

Excavation of surface soil exceeding direct contact and particulate inhalation.

Surface soil at areas of the eligible property exceed criteria for direct contact and particulate inhalation exposures. Following completion of sampling described above to better delimit the areas of soils exceeding these exposure criteria, the upper one foot of soil within the identified area will be excavated and properly disposed to allow placement of clean cover as described above. It is currently estimated that 11,111 yd³ (300,000 SF to a depth of one foot) of soil will require excavation, transportation and disposal at a Type II landfill. As a cost savings measure, soil may be placed in mounds on either side of the terraced rose gardens (#25 on the Site Plan) constructed as a Soil Management Area (SMA). It is estimated that the mounds can accommodate between 6,500 and 9,000 yd³ of soil. The most impacted soils from the east yard will be placed in this area and excess taken off site for proper disposal. The estimated costs for transportation and placement of 9,000 yd³ of soil in the SMA is \$50,000. The estimated cost to excavate, transport and dispose of the remaining 2,111 yd³ (at \$40/yd³) in a Type II landfill is \$100,000 (a total of **\$150,000**).

A berm is present around a former storm water retention area that also served as the emergency overflow area. If approved by the MDEQ, improvement of the wetlands will include removal of the berm, which exhibits arsenic at concentrations exceeding criteria for direct contact. It is estimated that 4,500 yd³ of soil will need to be excavated to address these direct contact concerns. Excavation, transportation and disposal of the soil is estimated at **\$200,000**.

Transportation and disposal of excess soil. Grading is necessary between the east side of the mill building and the river to remove piles of debris and create a beer garden, an event space, and pedestrian walkways, in the courtyard area to create an event space, and in parking lots for storm water runoff. It is estimated that more than 9,500 yd³ of soil will be moved from east of the building and 6,500 yd³ from the courtyard area. Additional soils from the north parking lot areas (as much as 7,500 yd³) may also require proper disposal. This is a total estimate of about 23,500 yd³. Excavation of soils required to address exposure concerns as described above (14,815 yd³) will be about 13,200 yd³ (8,500 yd³ from the east side of the building and courtyard, and 4,700 yd³ from the parking lot areas) of this amount. The estimated cost for transportation and disposal of the remaining 10,300 yd³ of soil (estimate \$35 per yd³) is **\$400,000**.

Soil management area construction feasibility, approval and design. Due to the extensive amount of soils potentially needing disposal to address exposure concerns and to properly grade the site, it is planned to pursue the potential for disposal of the contaminated soil at an off-site location that meets the requirements of section 324.20120c of Part 201 of the Natural Resources and Environmental Protection Act, Act 451 of 1994, as amended. If such a site is available for use the feasibility of using the site will be reviewed with the MDEQ. If determined likely to be feasible and cost effective while meeting all due care requirements, an engineering design for the off-site soil management area will be completed for MDEQ review and approval. Once determined to meet all applicable requirements, soils would be transported to this location in lieu of a Type II landfill

at what is anticipated to be a significant cost (and energy) savings. The costs for project management, final design, construction and capping, and for transportation and disposal of soil to the off-site soil management area will be derived from savings in the soil transportation and disposal costs above. The estimated cost to evaluate the feasibility of its use, and completion of a preliminary design to ensure that all requirements can be met is estimated to be **\$40,000**.

Streambed Direct Contact Mitigation and Restoration. Prior to facilitating any activities within Portage Creek, such as kayaking and fishing, the affected areas of the streambed within the eligible property will be remediated to protect against direct contact exposures as deemed necessary. The estimated costs for sediment disposal will be derived from savings in the soil transportation and disposal costs if the soil management area is deemed feasible as described above. The estimated costs to dredge and restore the creek bed is estimated at **\$250,000**.

DEQ loan and grant environmental oversight. The KCBRA will contract with a third party consultant to oversee activities conducted by the Developer (and its consultant and sub-contractors) under the DEQ loan and grant to ensure that the activities are properly conducted and reasonable in scope and cost. The estimated cost is **\$40,000**.

Subtotal Est. Cost Developer/KCBRA Due Care Compliance:	\$ 1,492,000
Activities Anticipated to be Covered by the DEQ BR Grant:	\$ 22,000
Subtotal, after DEQ BR Grant:	\$ 1,470,000

Response Activities. Response activities are not anticipated to be necessary beyond those deemed necessary to satisfy Due Care requirements.

Environmental Insurance.

Environmental Insurance will not be used for this project.

5.1.3 Interest

The Authority intends to pay the Developer interest using local and school taxes, if approved in an Act 381 Work Plan, at a rate of 3%, calculated as simple interest, on the cost of DEQ eligible activities incurred until the Developer has been reimbursed for such eligible activities in accordance with a Development Agreement. In accordance with associated loan agreements, it is expected that reimbursement to the Developer will be subordinate to repayment of these loans, including interest at the rate of the loan, expected in a range of 0.5% to 2%, but in no event greater than 3%. Interest is calculated based on a principal of **\$1,690,500** for the Developer non-Brownfield Plan preparation and implementation (\$30,000) and non-completed eligible activities and is estimated to be **\$134,035**. (Note: Because all Kalamazoo County Treasurer activities have been completed, they do not have a bearing on the interest calculation).

Interest on the DEQ loan to the KCBRA is estimated to be **\$102,264**, based on an interest rate of 1.5% on a principal balance of \$1,212,000 (non-administrative expenses).

5.1.4 **Combined Transformational Brownfield Plan Preparation**

The Developer’s cost to prepare the Transformational Brownfield Plan for approval by the Village of Vicksburg, Schoolcraft Township, the Kalamazoo County Brownfield Redevelopment Authority and the Kalamazoo County Commission is estimated at \$30,000.00. The DEQ portion is **\$15,000**.

5.1.5 **Combined Transformational Brownfield Plan Implementation**

The costs for implementation of the Transformational Brownfield Plan is estimated to be \$30,000. The MDEQ portion is **\$15,000**.

5.2 **MSF Eligible Activities**

5.2.1 **New Construction of Buildings**

No new construction activities are anticipated.

5.2.2 **Restoration, Alteration, Renovation, or Improvement of Buildings**

Each section of the mill building will undergo extensive renovation activities. These activities are detailed on design schematics that can be provided on request. The estimated costs associated with Restoration, Alteration, Renovation, and Improvement activities of each building section are detailed on the eligible activity table in Section 10.0 and the supplementary table below details the building height above grade (AG) (level in feet relative to an arbitrary datum), square footage and use, and number of buildings renovated. The estimated costs for building restoration, alteration, renovation and improvement is **\$45,473,261**.

BUILDING	USE	LEVEL	BUILDING AREA	NET USABLE SF
Building A 14,630 SF 13,840 NSF H ~42’AG	Storage/Mechanical	84	3,128 SF	3,128 NSF
	Old Stove Taproom	92	3,128 SF	3,128 NSF
	Old Stove Taproom	100	1,848 SF	1,848 NSF
	Office	108	3,236 SF	3,236 NSF
	Exhibit Breakout	116	3,290 SF	2,500 NSF
Building B 28,037 SF 26,877 NSF H~42’AG	Storage/Mechanical	84	5,916 SF	5,916 NSF
	Old Stove Event	92	5,916 SF	5,916 NSF
	Old Stove Event	100	3,990 SF	3,990 NSF
	Event Support Space	108	6,055 SF	6,055 NSF
	Exhibit Breakout	116	6,160 SF	5,000 NSF
Building C 15,280 SF 13,589 NSF H~42’AG	Storage/Mechanical	84	3,758 SF	3,758 NSF
	Museum	92	3,777 SF	3,021 NSF
	Museum	100	3,825 SF	3,060 NSF
	Exhibit Breakout	116	3,920 SF	3,750 NSF
Building D 19,725 SF 16,759 NSF H~42’AG	Storage/Mechanical	82	4,887 SF	4,887 NSF
	Museum	92	4,887 SF	3,910 NSF
	Museum	100	4,946 SF	3,462 NSF
	Exhibit Breakout	116	1,505 SF	1,000 NSF
	Event Support Space	116	3,500 SF	3,500 NSF
Building E 26,457 SF 23,799 NSF H~36’AG	Storage/Mechanical	82	5,459 SF	5,459 NSF
	Kitchen	82	5,327 SF	5,327 NSF
	Circulation	82	2,313 SF	2,313 NSF
	Exhibition	100	13,358 SF	10,680 NSF
Building F	Partner Brewing	82	3,883 SF	3,883 NSF

7,838 SF 7,047 NSF H~35'AG	Community Tap Room	100	3,955 SF	3,164 NSF
Building 6 7,175 SF 6,455 NSF H~35'AG	Partner Brewing	82	3,605 SF	3,605 NSF
	Community Tap Room	100	3,570 SF	2,850 NSF
Building 6B 12,852 SF 11,552 NSF H~35'AG	Partner Brewing	82	6,350 SF	6,350 NSF
	Beer Garden	100	6,502 SF	5,202 NSF
Building 18 9,134 SF 6,394 NSF H~6 'AG	Beer Garden	92	9,134 SF	6,394 NSF
Building 7 49,421 SF 30,280 NSF H~48'AG	Event	100	24,707 SF	12,980 NSF
	Event	85-8	24,714 SF	17,300 NSF
Building G 29,376 SF 29,376 NSF H~37'AG	Canning / Kegging	82	8,987 SF	8,987 NSF
	Mechanical	82	5,701 SF	5,701 NSF
	Exhibition	100	14,688 SF	14,688 NSF
Building K 11,307 SF 8,625 NSF H~25'AG	Event Stage	89	5,682 SF	3,000 NSF
	Storage	79-6	5,625 SF	5,625 NSF
Building 10A 831 SF 831 NSF	KG Connector	89	270 SF	270 NSF
	KG Connector	89	561 SF	561 NSF
Building I 19,576 SF 19,576 NSF H~71'AG	Educational	87-8	3,731 SF	3,856 NSF
	Residential	100	3,856 SF	3,926 NSF
	Residential	115	3,926 SF	3,996 NSF
	Residential	128	3,996 SF	4,067 NSF
	Residential	141	4,067 SF	3,731 NSF
Building J 38,476 SF 38,476 NSF H~71'AG	Residential	100	7,584 SF	7,584 NSF
	Residential	115	7,706 SF	7,706 NSF
	Residential	128	7,828 SF	7,828 NSF
	Residential	141	7,950 SF	7,950 NSF
	Educational	87-8	7,408 SF	7,408 NSF
Building H 13,984 SF 13,984 NSF H~39'AG	Food Producer / Flex	85-8	3,151 SF	4,733 NSF
	Storage	85-8	3,824 SF	2,276 NSF
	Brewery Cluster	100	4,733 SF	3,151 NSF
	Brewery Cluster / Flex	100	2,276 SF	3,824 NSF
Building 15 11,012 SF 11,012 NSF H~39'AG	Brewery Cluster / Flex	100	5,531 SF	5,531 NSF
	Food Producer / Flex	85-8	5,481 SF	5,481 NSF
Building 16 30,475 SF 30,475 NSF	Brewery Cluster / Flex	100	8,088 SF	8,088 NSF
	Brewery Cluster	100	7,211 SF	7,211 NSF

H~39'AG	Storage	85-8	6,242 SF	6,242 NSF
	Food Producer / Flex	85-8	8,934 SF	8,934 NSF
Building 21 60,784 SF 60,784 NSF H~38'AG	Food Producer / Grain	100	20,395 SF	20,395 NSF
	Warehouse / Storage	85-8	12,325 SF	12,325 NSF
	Food Producer / Flex	85-8	12,688 SF	12,688 NSF
	Storage	85-8	15,376 SF	15,376 NSF
Rail Platforms (2) 957,070 SF 957,070 NSF	Ingress & Egress / Circulation	NA	957,070 SF	957,070 NSF

5.2.3 Demolition

Demolition activities include demolition of buildings not pertinent to the historic nature of the structure; demolition to restore, renovate and stabilize the building exterior; selective interior demolition necessary to renovate the building and prepare it for functional use for future occupants; and site demolition to replace and renovate dilapidated parking lots and drives. A composite Demolition Plan is included as **Figure 10**. Full detailed demolition plans are available upon request.

Demolition of Fire Damaged Buildings 6, 6A and 18. Selective demolition and cleanup of fire debris in a fire damaged portion of the building (Buildings 6, 6A and 18) is a response activity necessary to protect public health. Sections of the buildings will remain for future use, including open air beer gardens. Building 18 is approximately 9,120 SF, Building 6 is approximately 6,912 SF, and Building 6A is approximately 3,960 SF. Demolition materials to be salvaged for reuse at the site include concrete, which will be crushed on site and reused as fill. All steel and metals will be recycled. The estimated costs to selectively demolish and cleanup this section of the building, including protection of the adjoining portions of the historic structure, is estimated at **\$248,690**.

Demolition of building segments. Buildings not pertinent to the historic nature of the structure will be demolished. These include Buildings 9 (2,700 SF), 11 (2,809 SF), which are located in the courtyard area of the structure and added onto the original building in later years; Buildings 17 (22,356 SF), 17A (5,670 SF), 17B (9,072 SF), which are dilapidated pole-type buildings added in later years; the dilapidated pole-type storage barn (5,400 SF); the former IPS building (about 1,000 SF and several stories high); the process water treatment building and associated tanks (approximately 2,000 SF with 800 additional SF of buried structure; three (3) small precast buildings; the diesel pump building (400 SF); a concrete holding tank; two (2) entryways; a boiler stack in Building K; a compactor; and selected concrete platforms and elevated structures. Each of these, excepting the fire suppression building, are in very poor, blighted, condition and detract from the historic nature of the older portions of the brick structure. The fire suppression building is a newer small building not able to be repurposed that would detract from the planned pedestrian walkway. Demolition materials to be salvaged for reuse at the site include concrete, which will be crushed on site and reused as fill. All steel and metals will be recycled. There is not a local historic district commission to ask for approval to remove these portions of the building. While the State Historic

Preservation Office (SHPO) does not issue approvals for these activities, they have conducted a “courtesy” review and provided a verbal blessing. The demolition will comply with Secretary of Interior (SOI) standards. The estimated cost is **\$458,145**.

Selective demolition for building stabilization. Building stabilization activities will be completed to renovate, rehabilitate and protect the historic building. Activities include selective demolition to remove old roofing, windows, doors, rotted wood, brick filled openings, and glass block (to be salvaged as practicable) for replacement and to create a stage door and new entryways to facilitate pedestrian circulation. The estimated cost is **\$222,447**.

Site demolition – Parking Lots and Drives. Parking lots and drives at the site will be demolished with the materials crushed for reuse in construction of the new parking lots and drives created at locations shown on the Site Plan in Appendix B. A total of 196,000 SF of asphalt at \$0.36/SF and 65,400 SF of concrete at \$2.84/SF for a total estimated cost of **\$256,296**.

Site demolition – Abandoned Utilities. Abandoned utilities requiring removal include sanitary sewer pipe and structure removal, water main pipe and PIV/valve removals, water fire suppression system pipe removals, water hydrant removal and salvage, gas service line and structures removal, proper abandonment of historic water wells, storm pipe and catch basin removal, demolition excavation backfill and materials disposal. Details regarding the estimated quantity of each and unit costs are provided on the table below. The estimated costs is **\$209,704**.

UTILITY DEMOLITION	QTY	UNIT	UNIT COST	BASE EXPENSE
Sanitary Sewer Pipe Removal	4,470.0	LF	\$12.00	\$53,640.00
Sanitary Sewer Structure Removal	6.0	EA	\$650.00	\$3,900.00
Water Main Pipe Removal	2,065.0	LF	\$12.00	\$24,780.00
Water Fire Suppression Pipe Rmvl.	3,120.0	LF	\$9.00	\$28,080.00
Water PIV / valve Removals	28.0	EA	\$500.00	\$14,000.00
Hydrant Removal & Salvage	10.0	EA	\$650.00	\$6,500.00
Gas Service Line Removal	1,420.0	LF	\$9.00	\$12,780.00
Gas Structures & Equipment	2.0	EA	\$750.00	\$1,500.00
Water Well Closing	4.0	EA	\$900.00	\$3,600.00
Storm Pipe Removal	1,675.0	LF	\$12.00	\$20,100.00
Storm Catch Basin Removal	14.0	EA	\$500.00	\$7,000.00
Demolition Excavation & Backfill	9,664.0	LF	\$3.50	\$33,824.00
Total Utility Demolition				\$209,704.00

Total Estimated Cost Demolition that is not a Response Activity: **\$1,395,282**

5.2.4 Lead Abatement

Lead paint is reasonably assumed to be present throughout the entire structure. In accordance with guidelines for historic preservation the lead paint will be abated by a State of Michigan Certified and Licensed Abatement Contractor and shall follow all rules, regulations, and laws during removal and disposal procedures. The estimated costs to abate the lead based paint within the building, including the survey, is **\$340,000**.

5.2.5 **Asbestos Abatement**

Asbestos has been removed from the structure, with the exception of one section of roofing. The estimated costs to abate the section of roof still requiring removal (76,781 SF) is **\$100,000**.

In addition, it is noted that buried effluent lines are reported to contain transite, an asbestos-containing material. At the present time the need for removal of these lines is not known, therefore, the cost to abate the lines is not included here, but is included in the cost estimate for site demolition above.

5.2.6 **Mold Abatement**

Fifty (50) SF of mold abatement is required at the existing wood beams in Building B. In accordance with guidelines for historic preservation the existing mold will be abated by a State of Michigan Certified and Licensed Abatement Contractor and will follow all rules, regulations, and laws during removal and disposal practices. The estimated cost is **\$5,000.00**.

5.2.7 **Infrastructure Improvements**

Infrastructure improvements at the eligible property include extension of the sanitary sewer and water mains, a new electrical service and a new gas main within utility easements to serve multiple building tenants and an upgrade to the nearby publically owned Village of Vicksburg lift station that is necessary to meet the added capacity of the proposed development. In addition, it is anticipated that some of the pedestrian walkways at the site and a trail parking area will be constructed on easements given to a local unit of government or trail authority. Entrances to the development along East W Avenue and Washington Street will be improved. It is understood by the Developer that these costs will not be reimbursed in the absence of providing documentation of construction within an easement. Storm water will be managed using low-impact design (LID) standards, which is an eligible cost even if not located within an easement. **Figure 7** includes an overall utility plan for the site showing the proposed sanitary sewer and water main improvements, and components associated with the planned urban stormwater management system. **Figure 10** shows the proposed pedestrian walkways, boardwalks, and street improvements with curb and gutter.

Sanitary sewer main. The existing sanitary sewer main will need to be upgraded and portions replaced to serve the requirements of the craft beverage production operations (meeting sizing, temperature needs, etc.). The work will be completed within approximately 61,230 SF of Village of Vicksburg utility easement. Details regarding the estimated quantity of the various components of the sanitary sewer system and unit costs are provided on the table below. The estimated cost is **\$361,233**.

SANITARY SEWER	QTY	UNIT	UNIT COST	BASE EXPENSE
Sanitary Sewer Main, 12" CPVC	324.0	LF	\$42.00	\$13,608.00
Sanitary Sewer Pipe, 6"	499.0	LF	\$35.00	\$17,465.00
Sanitary Sewer Pipe, 8"	2,346.0	LF	\$38.50	\$90,321.00
Sanitary Lift Station	2.0	EA	\$8,500.00	\$17,000.00
Sanitary Force Main	1,324.0	LF	\$12.00	\$15,888.00
Process Sewer Pipe, 8" galvanized	410.0	LF	\$46.00	\$18,860.00
Sanitary Cleanout	4.0	EA	\$1,500.00	\$6,000.00
Sanitary Sewer Manholes (48")	14.0	EA	\$6,500.00	\$91,000.00
Testing Requirements	1.0	LUMP	\$5,000.00	\$5,000.00
Dewatering	1.0	LS	\$25,000.00	\$25,000.00
Excavation & Backfill, Utility Trench	3,169.0	LF	\$3.50	\$11,091.50
Village Lift Station Upgrade	1.0	LUMP	\$50,000	\$50,000
Total Sanitary Sewer				\$361,233.50

Water main. A portion of the existing water main will be capped and the 8-inch water main will be extended, including excavation and backfill, within approximately 60,094 SF of a Village of Vicksburg utility easement to serve various areas and tenants within the building. Details regarding the estimated quantity of each component of the new water main and unit costs are provided on the table below. The total estimated cost is **\$347,046.**

WATER MAIN	QTY	UNIT	UNIT COST	BASE EXPENSE
Water Main Pipe, 6" CL 52 DIP	100.0	LF	\$42.00	\$4,200.00
Water Main Pipe, 8" CL 52 DIP	2,427.0	LF	\$56.00	\$135,912.00
Water Main Pipe, 12" CL 52 DIP	1,661.65	LF	\$75.00	\$124,623.75
CL 52 DIP, Joints, Bends, Tees, etc.	25.0	EA	\$900.00	\$22,500.00
6" Gate Valve	17.0	EA	\$450.00	\$7,650.00
12" Butterfly Valve	2.0	EA	\$3,500.00	\$7,000.00
Fire Hydrants (relocated)	2.0	EA	\$1,500.00	\$3,000.00
Fire Hydrants (new)	6.0	EA	\$3,000.00	\$18,000.00
Water Main Easement Survey Work	1.0	LUMP	\$4,500.00	\$4,500.00
Testing Requirements	1.0	LUMP	\$5,000.00	\$5,000.00
Excavation & Backfill, Utility Trench	4,188.65	LF	\$3.50	\$14,660.28
Total Water Main				\$347,046.03

New gas main. A new gas main will be placed within a 13,060 SF Consumers Energy Gas utility easement at the Property. It is estimated that the main will include 653 LF of 6" main at \$73/LF, for a total estimated cost of **\$47,699.**

New primary electrical service. A new primary electrical service will be placed at the Property. An electrical allowance for the new primary services to be publically owned and maintained by American Electric Power is estimated at \$750,000. In addition the services will require 65 sight light poles at \$2,000/each, 2 electric manholes at \$8,000/each, and 2,867 LF of 4-inch conduits with wire at \$20/LF. The total estimated costs for the new primary electrical service is **\$953,340.**

Street improvements with curb and gutter. Access to the mill site will be enhanced at both the East W Avenue and Washington Street entrances within the road right of ways. This includes two new entries along East W Avenue and two new entries along Washington Street. This work includes new asphalt paving at a cost of \$44,696, 800 LF of new curb and gutter at \$22/LF, new concrete sidewalks within 19,420 SF of the W Avenue and Washington Street rights-of-way measured between the existing edge of pavement and the right-of-way boundaries, including clearing, grading, and traffic control for a total estimated cost of **\$200,296**.

Pedestrian sidewalk and boardwalks. A regional trail segment will connect the north side of the mill site with East W Avenue. This trail has 3,011 LF of 12-foot wide asphalt trail and 582 LF of 12-foot wide boardwalk crossing over existing wetlands (estimated 14,651 SF assuming a 20-foot easement). This trail and boardwalk will provide a strong direct connection between walkways leading to the village commercial district and the extensive trail system in the central and western portions of the eligible property. The asphalt trail is estimated at a unit cost of \$3.00/SF The boardwalk is estimated at a unit cost of \$35/SF Related work includes clearing, grading, storm water management, and erosion control. The total estimated cost for this trail and boardwalk is **\$464,776**.

Landscaping, park seating, signage and lighting. Within the public easements for the walkways, there will be 24 trees at \$550 each, turf establishment at \$14,000, 10 benches at \$5,000 each, 10 trash receptacles at \$1,500 each, 20 bike racks at \$400 each, wayfinding and educational signage at \$25,000, and 30 pedestrian-level light fixtures at \$7,500 each. The total estimated cost for this component is **\$350,200**.

Urban storm water management. The vision for incorporating sustainable design in the redevelopment includes the use of Low Impact Design (LID) standards for storm water management. The LID storm water system will be designed to mimic the pre-settlement hydrogeologic cycle of the site and will be verified by the opinion of a licensed engineer. It will not include natural infiltration through impervious surfaces such as lawns or minimal infiltration practices such as swales or roadside channels designed for conveyance and pollutant removal only. Infiltration activities may include installing devices such as dry wells, infiltration trenches or berms, subsurface infiltration beds, bio-retention (rain garden) areas (see **Figures 7 and 8**), level spreaders, or permeable pavement with an associated system to retain the water on site or designed specifically to encourage infiltration. Due care will be undertaken to prevent the spread of contamination, if present. Storm water reuse may include purification equipment for harvesting of rainwater in cisterns (including underground systems), rain barrels and other devices to reduce use of potable water used for landscaping irrigation, fire suppression, and other uses. Evapotranspiration techniques to return water to the atmosphere either through evaporation or by plants will also be incorporated. Activities include vegetated water strips, roofs and swales designed specifically for mitigation of storm water. Specifically, the LID storm water management system is anticipated to include the piping, drains and structures, rain gardens and permeable pavement listed in the table below. The total cost for LID storm water management is **\$1,333,019**.

LOW-IMPACT DESIGN STORM WATER MANAGEMENT	QTY	UNIT	UNIT COST	BASE EXPENSE
Storm Pipe, 30"	608.0	LF	\$65.00	\$39,520.00
Storm Pipe, 21-24"	385.0	LF	\$54.00	\$20,790.00
Storm Pipe 18"	998.0	LF	\$45.00	\$44,910.00
Storm Pipe, 15"	327.0	LF	\$42.00	\$13,734.00
Storm Pipe, 12"	2,920.0	LF	\$36.00	\$105,120.00
Storm Pipe, 12" RCP	165.0	LF	\$40.00	\$6,600.00
Storm Pipe 10" PVC	309.0	LF	\$30.00	\$9,270.00
Storm Pipe, 8"	1,584.0	LF	\$24.00	\$38,016.00
Storm Pipe 6" PVC	273.0	LF	\$22.00	\$6,006.00
Storm Pipe 4" PVC	734.0	LF	\$16.00	\$11,744.00
8" Yard Drain	7.0	EA	\$400.00	\$2,800.00
12" Yard Drain	6.0	EA	\$800.00	\$4,800.00
24" Catch Basin Structures	7.0	EA	\$2,500.00	\$17,500.00
48" Catch Basin Structures	49.0	EA	\$3,000.00	\$147,000.00
60" Catch Basin Structures	0.0	EA	\$4,000.00	\$0.00
Flared End Sections / Outlets	6.0	EA	\$800.00	\$4,800.00
Rip Rap outlet protection	100.0	CY	\$50.00	\$5,000.00
Existing Structure Maintenance	6.0	EA	\$500.00	\$3,000.00
Storm Treatment / Outlet Structures	1.0	EA	\$120,000.00	\$120,000.00
Excavation & Backfill, Utility Trench	8,303.0	LF	\$3.00	\$24,909.00
Rain Gardens	21,965.0	SF	\$20	\$439,300.00
Permeable Paving	14,900.0	SF	\$18	\$268,200.00
Total LID Storm Water Management				\$1,333,019.00

Engineering design and Professional fees for Infrastructure. Engineering design and professional fees associated with these infrastructure improvements is estimated at **\$340,000**.

Total Estimated Cost Infrastructure Improvement: **\$4,397,609**

5.2.8 Site Preparation/Site Improvements

Site preparation activities at the eligible property will include grading in areas of demolished buildings, parking lots and drives to facilitate storm water management and construction of new lots and drives, replacement of electrical and natural gas lines serving the eligible property development, clearing and grubbing (including removal of numerous debris piles), staking, and temporary traffic and erosion control. The grade plan and soil erosion control plan are included as **Figure 8**.

Staking and Engineering Controls. Staking work will include initial layout, grade staking, and detailed layout of specific site elements. The estimated cost to provide staking throughout the project is **\$180,000**.

Dewatering. Dewatering is anticipated to be required, as described above, to place the sanitary sewer and water mains. The estimated costs for four days of dewatering activities, not including the discharge to the PTOW (included above), is **\$50,000**.

Site grading. Grading and excavation at the Property will be performed to accommodate access to buildings, general pedestrian circulation, vehicular access, circulation, and parking, and the setting of elevations for general use areas and site maintenance. This work includes cutting, filling, and transporting soils as necessary. The total estimated costs for site grading and excavation is **\$750,000**.

Compaction, sub-base preparation, and geotechnical testing and verification. Fill materials needed to grade the Property are anticipated to be derived from land balancing using soil derived from other areas of the site, to be moved in accordance with all applicable rules and regulations. However, this will necessitate compaction, additional sub-base preparation, and geotechnical testing and verification at an estimated costs of **\$215,000**.

Temporary sheeting and shoring. Temporary sheeting and shoring is anticipated to be very limited for this project, but may be necessary for utility placement close to the existing building to protect the foundation. The estimated costs is **\$75,000**.

Temporary erosion control. Temporary erosion control is necessary that will include 8,000 SF of silt fencing a \$3.00/SF for a total estimated cost of **\$24,000**.

Temporary site control. Temporary site control will be necessary during renovation of the building and utility placement. The estimated cost is **\$15,000**.

Temporary traffic control. Temporary traffic control will be necessary during curb and gutter placement and creation of new entrance and egress to the site. The estimated cost of **\$12,000**.

Clearing and grubbing. The blighted and overgrown property will require clearing and grubbing for an estimated cost of **\$60,000**.

Engineering and geotechnical design and survey. Engineering design and professional fees associated with these Site Preparation activities is estimated at **\$127,500**.

Total Estimated Cost Site Preparation: **\$1,508,500**

5.2.9 **Assistance to a Land Bank Fast Track Authority**

This project does not involve assistance to a Land Bank Fast Track Authority.

5.2.10 **Relocation of Public Buildings or Operations**

This project does not involve the movement of public buildings or operations.

5.2.11 **Combined Transformational Brownfield Plan Preparation**

The Developer's cost to prepare the Transformational Brownfield Plan for approval by the Village of Vicksburg, Schoolcraft Township, the Kalamazoo County Brownfield Redevelopment Authority and the Kalamazoo County Commission is estimated at \$30,000.00. The MSF portion is **\$15,000**.

5.2.12 **Combined Transformational Brownfield Plan Implementation**

The costs for implementation of the Transformational Brownfield Plan is estimated to be \$30,000. The MSF portion is **\$15,000**.

5.3 **Local Only Eligible Activities**

5.3.1 **Environmental**

Environmental due care compliance activities. The Kalamazoo County Treasurer has undertaken due care activities at the site to contribute to the safety of the site and area residents that may trespass on the site. These activities have included disposal of mercury, bio-medical waste and other hazardous materials and waste left on site, asbestos abatement as a response activity, demolition of the former wastewater treatment clarifiers, and removal and disposal of asbestos roofing necessary to maintain the integrity of the historic structure. The cost to complete these activities was **\$722,245**.

Treasurer Completed Due Care Compliance (Environmental): **\$ 722,245**

5.3.2 **Non-Environmental**

Demolition plan for preservation of historic structure. The Developer has prepared a plan for demolition of the selected sections of the building and roof stabilization of the historic structure in compliance with the requirements for listing of the Lee Paper Company Mill Complex on the National Register of Historic Places. Restoration, renovation and repurposing of the Mill Building will comply with standards and guidelines associated with its designation on the National Register of Historic Places. The cost to complete this task was **\$42,850**.

Roofing demolition completed. The Developer has completed emergency roof repairs on building 21 and half of Building 16 where damage was occurring or eminent. The costs associated with demolition of the old roofing was **\$50,702**.

Selective interior demolition. Activities have been completed by the developer to make the building presentable to prospective tenants. The cost was **\$77,000**.

Site preparation. The Developer has completed **\$15,000** in clearing and grubbing activities to make the site more presentable to prospective tenants.

Developer Completed (Non-Env.) Local Only Eligible Activities: **\$ 185,552**

5.4 **Eligible Activities Costs and Schedule**

The table in section 10 includes a listing of the eligible activities described above with a summary of the estimated costs and schedule for completion.

6.0 **TAX INCREMENT REVENUE ANALYSIS**

6.1 **Captured Taxable Value and Tax Increment Revenue Estimates**

The estimated captured taxable value for this redevelopment by year and in aggregate is depicted in **Table 1**, which shows the estimated amount of deposits of excess tax increment revenues into the Authority's Local Brownfield Revolving Fund, by year and in aggregate,

and separately from the local tax increment revenues. All of the captured taxable value will be used. Personal property will be included as part of the eligible property.

6.2 **Combined Plan Financing Method**

The eligible activities are being financed by the Developer, to be reimbursed as approved by this Transformational Brownfield Plan and an associated Development Agreement using local and school taxes. Activities funded by grants will not be included for reimbursement using incremental taxes. Pre-approved departmental activities funded by the Kalamazoo County Treasurer will also be reimbursed using local and school taxes.

It is anticipated that loans will be provided to help fund activities through the Village of Vicksburg LBRF, and through Kalamazoo County using Michigan DEQ funds. Reimbursement to the Developer and to the Kalamazoo County Treasurer will be subordinate to repayment of these loans, including interest at the rate of the loan, but not to exceed 3%. After all applicable loan payments are satisfied, first to the Authority for reimbursement of the DEQ Loan and then to the Village of Vicksburg LBRF, if applicable, reimbursement will be to the Developer and the Kalamazoo County Treasurer for all other eligible activity cost. Reimbursement to the Developer will continue until all eligible activity costs are paid, or until 30 years from the beginning date of capture of the tax capture increment revenues for the eligible property, whichever is first.

Reimbursement to the Kalamazoo County Treasurer for environmental pre-approved activities will begin in year 2024 of the Plan at two percent (2%) per year and continue until the MDEQ pre-approved eligible activities are fully reimbursed, or until 30 years from the beginning date of capture of the tax capture increment revenues for the eligible property, whichever is first.

Reimbursement of local only eligible activities to the Developer and the Kalamazoo County Treasurer will begin in year 2024 of the plan using 7% of the local taxes and continue until all eligible “local only” activities are fully reimbursed, or until 30 years from the beginning date of capture of the tax capture increment revenues for the eligible property, whichever is first. Kalamazoo County Treasurer “local only” activities will be paid first.

School taxes will be used to reimburse all eligible activities as approved. Payment to the Authority and/or Developer for administrative and operating expenses will be funded using only local taxes. Non-environmental interest expenses are not included for reimbursement under this Transformational Brownfield Plan.

Initial reimbursement of increment tax revenues will be to the KCBRA or Developer for administrative expenses (local taxes only) then to the Developer, except as necessary to make loan payments in accordance with any future loan agreements, as described above. As required, 50% (currently 3 mils) of the State Education Tax will be paid to Treasury for deposit into the Brownfield Redevelopment Fund throughout the duration of the Plan, or for 25 years, whichever is first.

The split between reimbursement of school and local taxes to the Developer, to the Treasurer, to the Authority for administrative expenses, to the State Brownfield Fund, and to the LBRF is shown on **Table 1** - Tax Increment Revenue Reimbursement Allocation Table.

6.3 Note or Bond Indebtedness

No note or bonded indebtedness for eligible activities on the eligible property will be incurred by the Authority.

6.4 Tax Increment Revenues Capture Period

It is anticipated that the first year of tax increment capture will be five (5) years following the date of the adoption of this Plan by resolution. Assuming approval of this Plan in the fall of 2018, 2018 will be the base year for calculating the increment (the value will be uncapped for the 2019 taxes and the first potential year for tax capture) and 2024 will be the first year of capture. Incremental taxes will be captured beginning in 2024 and continue for 30 years (not to exceed 35 years from the date of approval of the transformational Brownfield Plan), or for as many years as required to fully reimburse all parties for the cost of all eligible activities incurred under this Plan in accordance with the Development Agreement and then for up to a full five additional years for deposit of tax increment revenue into the LBRF. Capture to the LBRF after year 30 shall be local tax only and shall not exceed \$630,000 or two years, whichever occurs first.

6.5 Future Tax Revenues

Table 1 provides an estimate of the impact of property tax increment financing on the revenues of all taxing jurisdictions in which the eligible property is located.

7.0 RELOCATION

7.1 Current Residents and Displacement

No families or individuals will be displaced for this project.

7.2 Displaced Persons Relocation Plan

Not Applicable.

7.3 Relocation Costs Provisions

Not applicable.

7.4 Compliance with Michigan’s Relocation Assistance Law

Not applicable.

8.0 DEVELOPMENT TEAM EXPERIENCE

Information on members of the development team’s experience with relevant projects, including identification of projects that have previously received awards from the Michigan Economic Growth Authority (MEGA) or Michigan Strategic Fund (MSF), is provided below. More detailed information, or information on other members of the team can be provided upon request.

Firm: Paper City Development, LLC

Address: 101 South Main Street, Suite 200, Vicksburg, MI 49097

Website: vicksburgmill.com

Phone: (206) 529-7693

Biographies:**Chris Moore, Owner**

Born and raised in Vicksburg, Michigan, Chris was enamored by the Mill at an early age. Chris' father and grandfather spent the bulk of their careers working at the Mill, and Chris himself would later work there over summer breaks. After attending the University of Michigan, Chris moved to the Pacific Northwest, first working for a craft brewery in Portland, Oregon. He later recognized emerging opportunities in the technology sector and started his first telecommunications company in the early 90's. This entrepreneurial pursuit weathered many industry-wide downturns and evolved over time to eventually become Concord Technologies in Seattle, Washington. Today the company serves over 140,000 users and Chris continues to lead the company as Founder and CEO.

Concord Technology's offices are located one block outside of the Pike Place Market. Chris' interaction with the Market community over the years spurred him to become a business owner in this iconic destination. His enthusiasm for all things craft beer prompted Chris to form a team of experts who would contribute to plans for a new craft brewery. These plans coincided with the completion of the "MarketFront"- a very complex Pike Place Market development project that took over 40 years to complete.

Chris worked with the Market's many stakeholders to guide his team over several hurdles, and Old Stove Brewing was awarded the MarketFront anchor tenant space in 2016. Competing for this highly desirable leasehold involved rigorous review processes with both the Pike Place Market Preservation and Development Authority and the Market's Historical Commission. Designing and building out a full-scale production brewery, restaurant and taproom within a 5,000 square foot space would become another challenge later remedied with creative solutions and collaboration across many design teams. Old Stove Brewing Company began producing and pouring beer in 2017. The brewery has since acquired several craft beer awards, and its stunning MarketFront taproom was recently named 2018's "Best Brewery Taproom" by Seattle Magazine. The MarketFront development as a whole was awarded an honorary Civic Design Award by the American Institute of Architects, Washington Council in 2017.

While Old Stove Brewing debuted in Seattle, Chris had always envisioned that the brewery would have a presence in southwest Michigan. The very name is a tribute to Kalamazoo and the high-quality antique stoves that were historically produced there. Old Stove's "return home" has always been integral to his plans, and the Mill would become an ideal location. Chris' approach to the Vicksburg Mill Redevelopment is very much informed from lessons learned over 30 years of entrepreneurship. He has once again engaged a highly motivated and qualified team of consultants to see this project through to fruition. Chris drives Paper City's planning and its goals of long-term financial stability, sustainable economic development and a net positive impact for Vicksburg and southwest Michigan.

Jackie Koney, Director, Vicksburg Operations

Born and raised in southeast Michigan, Jackie Koney returned home to lead the Vicksburg Mill project after a 25-year career managing various projects in the non-profit and business sectors. Ironically, her early work as a Production Director for Eddie Bauer involved visiting various paper mills as a purchaser. Later as a Development Director for global think tank Salzburg Global Seminar, her work supported the organization's efforts to bring leaders and resources together at a stunning and historic palace, Hotel Schloss Leopoldskron. Jackie's talent and passion for convening groups around big ideas and community building makes her a perfect fit to lead the Vicksburg Mill Project.

In addition to her work with the Mill, Jackie serves as the Art and Placemaking Committee Chair for the Downtown Development Authority. She is also an advisor and one of three legal incorporators for the Vicksburg Cultural Arts Center. Jackie is a graduate of both the University of Michigan, where she studied Comparative Politics and Cultural Studies, and of Seattle University, where she attained her Masters' Degree in Non-profit Leadership.

John Kern, Community Outreach and Education Coordinator

Originally from Muskegon Heights, Michigan, John first toured the Mill in 2015 and knew immediately that he wanted to be a part of this endeavor to bring Chris Moore's vision to life. John and his wife, Jackie Koney, permanently moved to Vicksburg to be fully immersed in the project and community. John leads the Prairie Ronde Artist Residency program and collaborates with local school leadership to implement youth involvement with the Mill project. In addition to his work with the Mill, John is heavily involved in other community organizations in Vicksburg, including service on the board of the Vicksburg Farmers' Market and many collaborative activities with the Vicksburg Cultural Arts Center. John earned a degree in Telecommunications from Michigan State University, and in Education from Augsburg College in Minneapolis. His diverse career path includes work in radio promotions, as an educator and curriculum developer, a freelance writer, and in artisan food production.

Colleen Bowman, Business Development Specialist

After co-authoring the original business plan for Old Stove Brewing Company, Chris Moore recruited Colleen to join the effort to revitalize the Vicksburg Mill. As a native Michigander, Colleen found the opportunity to work on a profound project in her home state simply irresistible. Colleen has lived in Seattle for the last 17 years, where she continues to work, live and volunteer at Pike Place Market. A former Vice-Chair of the Market's Historical Commission, Colleen currently serves on the Market's Board of Directors, also known as the Preservation and Development Authority. Her service to the Market and work on the Vicksburg Mill project are complementary pursuits that allow her to understand and advocate for the importance of "place" and ensuing community impacts. Colleen's work on the Mill includes research, designing communications products, teambuilding and assisting Director Koney with strategic decision-making. Colleen is a graduate of Michigan State University and holds an MBA in Sustainable Business from Pinchot University (now Presidio University) in Seattle.

Brian Bastien, General Manager of Brewery Operations

A passionate advocate of the craft beer industry, Brian's brewery career began as a homebrewer before completing a BA at University of Western Ontario, in Economics. His 20-plus years of experience leading teams and building markets across North America includes senior roles with Moosehead, Carlsberg, and most recently as a VP with Newlands Systems, a custom brewery equipment manufacturer. While studying an International MBA at the University of Wales, he wrote a dissertation on strategic brewery brand growth across global markets. Brian is leading the Mill brewery operational strategy and design for the Mill's multi-brewery facility, a vital economic driver for the redevelopment. The multi-brewery operations will concurrently accomplish the goals of tenant attraction, job creation, and destination tourism for the Mill. Active in community roles, Brian has over ten years of leadership experience serving local non-profits, most recently serving as President and Chair for the Women in Need Society in Calgary, Canada. Last autumn he finished brewery studies in Chicago at the World Brewing Academy.

Firm: HOPKINSBURNS DESIGN STUDIO

Address: 4709 N. Delhi Rd., Ann Arbor, MI 48103

Website: hopkinsburns.com

Phone: 734.424.3344

Awards:

Michigan Capitol Building: 1992 National Preservation Honor Award, National Trust for Historic Preservation, 1996 AIA Honor Award

Michigan Theater: Award of Merit, Ann Arbor Historic District Commission

Michigan Stove: 2000 AIA Michigan, 2000 Engineering Society of Detroit, 1998 Michigan Historic Preservation Network

Consultant Biographies:

Eugene C. Hopkins, FAIA

Principal and co-founder of HopkinsBurns Design Studio, Gene is a nationally recognized leader in historic preservation architecture who has received numerous awards for his contribution to architecture, including the prestigious Gold Medal from AIA Michigan in 2003 and the Gold Medal from AIA Detroit in 2006. Gene has extensive experience in the restoration and rehabilitation of hundreds of structures listed on the National Register of Historic Places. His passion is design that creates livable, inspiring and people-oriented places that embody respect for heritage and community values. Gene is honored to be appointed the Architect of the Michigan State Capital, is past president of the Michigan Architectural Foundation and past president of the American Institute of Architects.

Tamara Burns, FAIA, LEED AP

Principal and co-founder of HopkinsBurns Design Studio, Tamara has over 25 years of leadership and management experience providing design services for a variety of structures (new, existing and historic) and project types, including mixed use, commercial, residential, retail, laboratory renovations, world headquarters facilities and community master planning. As Principal, Tamara ensures the delivery of innovative, sensitive, sustainable and timely design solutions which sensitively weave new places into the context of existing communities. Tamara is past President of AIA Michigan and chairs Ann Arbor's Design Review Board.

Selected Historic Preservation, Mixed Use/Adaptive Reuse Projects:

- Michigan Capitol Welcome Center, Lansing, MI, in progress
- Grand Hotel, Mackinac Island, MI, ongoing
- Fishtown, Leland, MI, ongoing
- Edsel and Eleanor Ford House (Master Plan), Detroit, MI, ongoing
- Mustang Lounge, Mackinac Island, MI, 2008
- Meadowbrook Hall, Rochester, MI, 2006
- Chittenden, Eustace-Cole and Agricultural Halls, Michigan State University, East Lansing, Michigan, various
- Plainwell Paper Mill (Feasibility Study), Plainwell, MI, 2007*
- Michigan Theater, Ann Arbor, MI, 2001
- Michigan State Capitol Building, Lansing, MI, 1992

*denotes MSF/MEGA/MEDC funding

Firm: JOHNSON HILL LAND ETHICS STUDIO

Address: 412 Longshore Drive, Ann Arbor, Michigan 48105

Website: jhle-studio.com

Phone: 734.668.7416

Consultant Biographies:

Mark Robinson, PLA, ALSA

Principal and co-owner of Johnson Hill Land Ethics Studio, Mark has over 35 years of design, leadership and management experience for a variety of projects including public parks, regional park systems, corporate and municipal campuses, fine arts and environmental education programs, environmental conservation and restoration, and public and private gardens. His passion is the development and articulation of comprehensive plans that are grounded, informed, and ultimately animated by the many relationships between people and landscape. His work has been recognized with numerous awards over the past three decades. Mark has served as president of both the Michigan and North Carolina chapters of the American Society of Landscape Architects.

Mark Johnson, PLA, ASLA

Principal and co-founder of Johnson Hill Land Ethics Studio in 1993, Mark has over 30 years of experience on a wide range of projects. Projects include public parks and trail design, regional park and trail master plans, community visioning and master plans, commercial and residential projects, outdoor art parks and sculpture gardens. Design priorities start with the careful understanding of the site and the priorities of the client, then working collaboratively to develop innovative design solutions that balance these priorities with the opportunities presented by the site.

Selected Projects:

- Crystal Mountain Resort, Thompsonville, MI, ongoing since 1989*
- Lakeview Orchards, Manistee, MI, 2008
- Michigan State Capitol Site Restoration, 1990-1991
- Fishtown Historic Structures and Landscape, 2011 and 2017
- Frankenmuth Streetscape, Frankenmuth, MI, 1998
- Frankenmuth Insurance, Frankenmuth, MI, 1996 - 2008
- Zendhers Splash Village, Frankenmuth, MI, 2013*
- Kalamazoo Nature Center, Kalamazoo, MI, 2012
- Spring Trail at Mackinac Island, Mackinac Island, MI, 2012
- Boyne City Waterfront, Master Plan, Boyne City, MI, 2006
- Boardman River Valley Master Plan, Traverse City, MI, 2001
- BASF Waterfront Park, Wyandotte, MI, 1992
- Michigan Legacy Art Park, Thompsonville, MI, 2014
- Ann Arbor Farmers Market, Ann Arbor, MI, 2003
- Grand Haven Downtown Vision Plan, Grand Haven, MI, 2004
- Grand Haven Waterfront Public Plaza, Grand Haven, MI, 2014
- Chinook Pier, Grand Haven, MI, 2009
- Hemlock Semiconductor Corporation, Hemlock, MI, 2009*

*denotes MSF/MEGA/MEDC funding

Firm: BYCE AND ASSOCIATES, INC.

Address: 487 Portage Street, Kalamazoo, Michigan 49007

Website: byce.com

Phone: 269-381-6170

Awards:

2016 ALA Silver Medal Design Award: Newell Brands Design Facility

2016 AIA Michigan Honor Award: Newell Brands Design Facility

2015 AIA Chicago Interior Architecture Award Citation of Merit: Newell Brands Design Facility

Green Building Institute TWO GREEN GLOBES Certified Building: Newell Brands Design Facility

Contract Magazine Interiors Awards 2016: Office: Large: Newell Brands Design Facility

ACEC Engineering Excellence 2014 Award of Merit for Engineering: Bell's Brewery, Inc. Brewhouse

ACEC 2016 Honorable Conceptor Award: Bell's Brewery, Inc. Bio-Energy Facility

AIA Southwest Michigan Chapter 2013 Design Honor Award: Kalamazoo Nature Center Day Camp

ACEC/MSPE Engineering Excellence 2008 Award of Merit for Engineering: Radisson Plaza Hotel

Consultant Biographies:

James Escamilla PE, NCEES President/CEO/Principal In Charge/ Quality Control

With over 35 years of experience, Mr. Escamilla has allowed himself to become instrumental in multiple high-tech new construction and remodeling projects for correctional, governmental, educational, industrial, manufacturing, and healthcare clients. James has been recognized by his peers for his expertise in engineering design and project management and was voted Engineer of the Year in 1991 by the Michigan Society of Engineers. In 2013 he was awarded ASHRAE's National Distinguished Service Award and in 1989 received ASHRAE's Professional Award of Excellence.

Brenda Waterman, Project Coordinator

Ms. Waterman has over 18 years of experience and serves as a Project Coordinator for Byce & Associates, Inc. She has experience from conception to completion of all aspects of a project, including mechanical and electrical in design/build. Ms. Waterman has worked on the design for commercial and residential projects. She also has experience in site development, budgeting, scheduling for design and construction, permitting, construction documentation, and shop drawing reviews.

Rick Eshlaman, PE/Senior Civil Engineer

Mr. Eshlaman has over 27 years of experience in Civil Engineering overseeing projects from conception to completion. Mr. Eshlaman is responsible for all aspects of civil engineering including design, drawings, details and specifications for construction, reports, cost estimates and construction administration. Mr. Eshlaman has experience in earthwork calculations, grading plans, erosion and sedimentation control plans, street and parking lot design, stormwater management design, green roofs, bio-retention areas, wastewater and watermain design. His project experience includes educational, government, commercial and residential projects.

Glenn Glidden, PE, NCEES, CPMP, LEED AP BD+C, GGP/Senior Mechanical Engineer

Mr. Glidden serves as a Mechanical Engineer, assisting in the planning and designing of mechanical engineering projects. He is responsible for project schedules and timely completion of projects ranging from small, less complex to full scale. Mr. Glidden prepares and/or modifies reports, specifications, plans, construction schedules and designs for project. He has experience working

with both the private and public sector in commercial, educational, governmental and institutional developments.

Selected Projects:

- Bell's Brewery, Galesburg, MI, Expansion & Renovation, 2014
- Bell's Brewery, Kalamazoo, MI, Pub and Tavern Expansion, 2010 and 2015
- Upper Hand Brewery, Escanaba, MI, 2015
- Stormcloud Brewery, Frankfort, MI, New Production Facility, 2017
- Newell Brands, Kalamazoo, MI, 2014*
- The Exchange Building, Kalamazoo, MI, *Est. 2019**
- Prairie Gardens Senior Housing Development, Kalamazoo, MI, 2016**
- Imperial Beverage, Portage, MI, Building Renovation, Cooler Expansion, 2016
- Western Michigan University, Kalamazoo, MI, Read Field House, 2017
- Kalamazoo Nature Center, Day Camp Facilities, 2013
- Portage Public Schools, Portage, MI, Northern High School Renovation and Expansion, 2011
- Air Zoo, Kalamazoo, MI, Design/Build Collaboration of Museum, 2009
- Kalamazoo/Battle Creek International Airport, Kalamazoo, MI, New Terminal, 2011
- Kalamazoo County Jail and Sheriff's Office, Kalamazoo, MI, 2014

*denotes MSF/MEGA/MEDC funding

**denotes MSHDA funding

Firm: BAZZANI

Address: 959 Wealthy St. SE, Grand Rapids MI, 49506

Website: bazzani.com

Phone: 616.774.2002

Awards:

2015/6- Bazzani achieves “Best for the World” for two years in a row by B Lab.

2014- Bazzani Building Company achieves B Corporation Designation at 147 points

2011- Establishment of the Guy Bazzani Local Legacy Award by Local First

2009- Clean Corporate Citizen Award - Michigan Department of Environmental Quality

2008- Business Review Regional Thought Leader

2008- LEED for Homes, Innovative Project Recognition, USGBC National Award

2008- AIA Grand Valley Honor Award, Sustainable Design, Hispanic Center of West Michigan

2007- State of Michigan Historic Preservation Award, Hispanic Center of West Michigan

2006- State of Michigan, Department of Energy, Home Energy Star Grant Award

2005- State of Michigan, Department of Environmental Quality, Clean Michigan Initiative

2004- State of Michigan, Cool City Catalyst Project Designation

2003- Grand Valley Metro Council, Blueprint Award for Neighborhood Revitalization

2003- West Michigan Environmental Action Council, Sustainable Business Award

2003- Grand Rapids Historic Preservation, Outstanding Historic Preservation Award

2002- Grand Rapids Neighborhood Business Award, Best Reuse of a Building

Consultant Biographies:

Guy Bazzani, CEO, GRI, LEED AP

Guy leads West Michigan with his expertise in sustainable business practices through his firm’s architectural design, construction, and real estate services. With more than 30 years of experience in commercial and residential development, Guy manages a team of experienced professionals committed to innovative solutions in green building technologies, historic preservation and urban revitalization.

Peter Skornia, LEED AP

Peter joined Bazzani as a private consultant providing front end project planning, scope development, and budget management. He has a particular focus on developing the client’s business case for their real estate needs to match business drivers with construction project scope, cost and schedule.

Selected Adapted Reuse Projects:

- Fairmount Square, Grand Rapids, Michigan, 2005
- The Kingsley, Grand Rapids, Michigan, 2017
- Wesner, Owosso, Michigan, 2014
- The Wealthy Street Animal Hospital, Grand Rapids, Michigan, 2016
- The Lebowsky Center, Owosso, Michigan, 2012
- The Winchester, Grand Rapids, Michigan, 2009
- Cook Library, Grand Rapids, Michigan, 2008
- Hispanic Center of Western Michigan, 2006
- 1144-1146 Wealthy Street, Grand Rapids, Michigan, 2006
- Station C Building, Grand Rapids, MI, 2005
- One Trick Pony Restaurant, Grand Rapids, MI, 1996

Firm: PHILLIPS ENVIRONMENTAL CONSULTING SERVICES, INC.

Address: 84757 28th Street, Lawton, MI 49065

Website: phillipsenv.com

Phone: 269.624.4211

Consultant Biography:

Lisa K. J. Phillips, CGWP

Principal and owner of Phillips Environmental Consulting Services, Inc., Lisa has over 32 years of consulting, technical, and management experience related to hundreds of projects. Lisa is an expert in contaminant hydrogeology, hydrogeologic investigations, feasibility studies, remedial action plans, treatment system operation and maintenance, environmental site assessments, due care planning, and brownfield redevelopment. As Chair of the Van Buren County Brownfield Redevelopment Authority her experience has helped to facilitate numerous redevelopment projects, including the development of policy and guidelines, and visioning sessions for addressing brownfields throughout the county. As a consultant, she has experience in assisting developers with a wide variety of brownfield redevelopment projects that include former paper mills and other former industrial sites.

Selected Brownfield Projects:

- 400 Bryant Street Redevelopment, Kalamazoo, MI, approval pending*
- PS383, LLC Mixed Use Redevelopment, Kalamazoo, MI, 2017*
- 216/220 WM, LLC Mixed Use Redevelopment, Kalamazoo, MI 2017*
- RAI Jets, Portage, MI, 2017
- GTW Depot, LLC, Kalamazoo, MI 2016*
- Black River Enterprises, LLC/Paw Paw Brewery, Brownfield Redevelopment, Paw Paw, MI, 2015-2018
- Hometown Pharmacy, 212/214 S. State Street, Gobles, MI 2013
- Hometown Pharmacy, 3 W. Monroe, Bangor, MI, 2009
- Kalwards, LLC, 211 E. Water Street, Kalamazoo, MI, 2006
- United Building, LLC, 202/242 E. Kalamazoo Avenue, Kalamazoo, MI 2005
- National Oceanic and Atmospheric Administration, Great Lakes Heritage & Maritime Visitors Center (Former Fletcher Paper Co.), Alpena, MI, 2004

*denotes MSF/MEGA/MEDC funding

Consultant: CENTURYPACIFIC, LLLP

Address: 1201 Third Avenue, Suite 1680, Seattle, WA 98101

Website: centurypacifcpl.com

Phone: 206.757.8890

Consultant Biography:

Michael Finch, Vice President

Michael has been a principal at CenturyPacific since 2008, providing expertise in real estate advisory and brokerage to an array of clients ranging from public and private companies to government agencies, non-profits, trusts and families. Michael crafts durable solutions to complex real estate challenges and is a trusted client advisor and skilled advocate – facilitating transactions totaling over \$1b in value across a variety of product types, geographic markets and scales.

Selected Projects:

- **Brownfield Projects – Various:** CenturyPacific has worked with a number of industries facing a variety of environmental issues, including the creation of reuse strategies for over a dozen former or oil refineries (US, Wales) and a large-scale remediation and real estate redevelopment of former BP refineries at Casper, WY and Kansas City, MO. CenturyPacific has worked on pulp and saw mills, coal gasification plants, wood treating sites, petroleum tank farms, rail yards, chemical plants, landfills, auto salvage facilities, a steel rolling mill and former commercial laundry facilities.
- **Pacific Hospital Preservation & Development Authority – Seattle:** CenturyPacific is real estate advisor to the Pacific Hospital Preservation & Development Authority (PHPDA), owner of the 9-acre historic Pacific Tower campus on Seattle’s Beacon Hill (originally a U.S. public hospital and more recently the former Amazon.com headquarters). CenturyPacific has provided real estate asset management and brokerage expertise to the PHPDA since 2012, including lease restructuring, office and medical leasing, leasehold acquisition, and development ground leasing.
- **Idaho Board of Land Commissioners – Idaho:** CenturyPacific was competitively selected by the Idaho Board of Land Commissioners (“Land Board”) to serve as the Land Board’s commercial real estate advisor. Assignments for the Land Board have included the formal evaluation and analysis of over two dozen properties, oversight of strategic asset divestiture, and future planning related to transitional lands. In our third year as an advisor to the Land Board, CenturyPacific continues to work with the Idaho Department of Lands to strategically evaluate and positioning commercial properties under Land Board control.
- **Seattle Times Company – Washington State:** CenturyPacific has served as real estate advisor and broker to the Blethen family, owners of Seattle Times, since 1987. During this time we have managed over \$200 million in real estate transactions for the company – including the sale of over twelve acres in Seattle’s South Lake Union neighborhood, acquisition and development of several hundred thousand square feet in Bothell, and leases for the Seattle Times corporate headquarters and various operating companies in Seattle, Kent and Issaquah.
- **Old Stove Brewing Company – Various:** CenturyPacific serves as real estate advisor to Old Stove Brewing Co. (and related entities), including leasing brokerage, and real estate investment brokerage, asset management and development planning for projects in Washington and Michigan.

9.0 ANTICIPATED TIMELINE

The Mill at Vicksburg			
	Season	Year	Completed
Zoning Approval			Summer 2018
Site Plan Approval			Fall 2018
DEQ Loan and Grant via Kalamazoo County			June 2018
LBRF Loan/Grant Village of Vicksburg	Fall	2018	
Obtain Building Permits	Spring	2019	
Part II of Historic Application Completed			2017
Property Acquisition (80-Acres) (Mill parcels)			Summer 2016 July 2018
Anticipated Commencement of Eligible Investment	Spring	2019	
Close on Construction Financing	Spring	2019	
Close on Permanent Financing	Spring	2024	
Construction Commencement	Spring	2019	
Project Completion	Spring	2024	
Other			
Other			

10.0 ELIGIBLE ACTIVITY TABLE

See next page.

Table 1
Eligible Activities Costs and Schedule
Former Paper Mill
300 West Highway Street Vicksburg,
Michigan

Property Tax Activities			
DEQ Eligible Activities Costs and Schedule			
DEQ Eligible Activities	Cost	DEQ Grant Amount	Completion Season/Year
DEVELOPER ACTIVITIES:	\$ 1,505,277	\$ 90,500	
Baseline Environmental Assessment (Pre-Development) Activities Sub-Total	\$ 35,277	\$ 68,500	
<i>Phase I and II ESA 80-Acre Parcel</i>	14,277	0	Complete
<i>Phase I Environmental Site Assessment Mill Parcel</i>	5,500	0	Complete
<i>Baseline Environmental Assessment Mill Parcel</i>	2,000	0	Complete
<i>Due Care Plan/Section 7a Compliance Analysis Mill Parcel</i>	1,500	3,000	Complete
<i>PERC Vapor Intrusion Assessment</i>	0	8,000	Spring 2019
<i>Storm Water Management Assessment</i>	12,000	0	Complete
<i>Delimit Areas Exceeding Direct Contact and Particulate Inhalation</i>	0	35,500	Spring 2019
<i>Effluent Line Testing, Cleaning, Abandonement</i>	0	22,000	
Due Care Compliance Activities Sub-Total	\$ 1,470,000	\$ 22,000	
<i>Due Care Management and Planning</i>	0	22,000	Spring 2019
<i>Capping to Address Direct Contact</i>	300,000	0	Fall 2019
<i>Removal of Soil in Storm Water Management Areas, if necessary</i>	20,000	0	Fall 2019
<i>Vapor Intrusion Mitigation (i.e. TCE Impacted Soil Excavation)</i>	40,000	0	Fall 2019
<i>Dewatering mgt., Planning and Disposal to PTOW</i>	30,000	0	
<i>Excav. of surface soil exceeding direct contact & part. inhalation</i>	350,000	0	Fall 2019
<i>Transportation and Disposal of Excess Contaminated Soil</i>	400,000	0	Fall 2019
<i>SMA Construction Feasibility, Approval and Design</i>	40,000	0	Fall 2019
<i>Streambed Direct Contact Mitigation and Restoration</i>	250,000		Spring 2020
<i>DEQ Loan and Grant Environemtnal Oversight</i>	40,000	0	Fall 2019
COUNTY TREASURER COMPLETED ACTIVITIES:	\$ 124,946	\$ 0	
Baseline Environmental Assessment (Pre-Development) Activities Sub-Total	\$ 124,946	\$ 0	
<i>Due Diligence Land Bank Parcel</i>	7,000	0	Complete
<i>DEQ Brownfield Assessment Grant Work Plan and Site Invest.</i>	7,182	0	Complete
<i>DEQ Site Assessment Application</i>	5,000	0	Complete
<i>Site Survey for BEA</i>	20,040	0	Complete
<i>Hazardous Building Materials Survey</i>	85,724	0	Complete
DEQ Eligible Activities Sub-Total	\$ 1,630,223	\$ 90,500	
Contingency (15% - excludes \$160,223 of completed activities)	\$ 220,500	\$ 9,500	
Interest to Developer (3%)	\$ 134,035	\$ 0	
Interest to KCBRA on DEQ Loan (1.5%)	\$ 102,264	\$ 0	
Combined Brownfield and Work Plan Preparation	\$ 15,000	\$ 0	
Combined Brownfield and Work Plan Implementation	\$ 15,000	\$ 0	
DEQ ELIGIBLE ACTIVITIES TOTAL COSTS	\$ 2,117,022	\$ 100,000	

Table 1
Eligible Activities Costs and Schedule
Former Paper Mill
300 West Highway Street Vicksburg,
Michigan

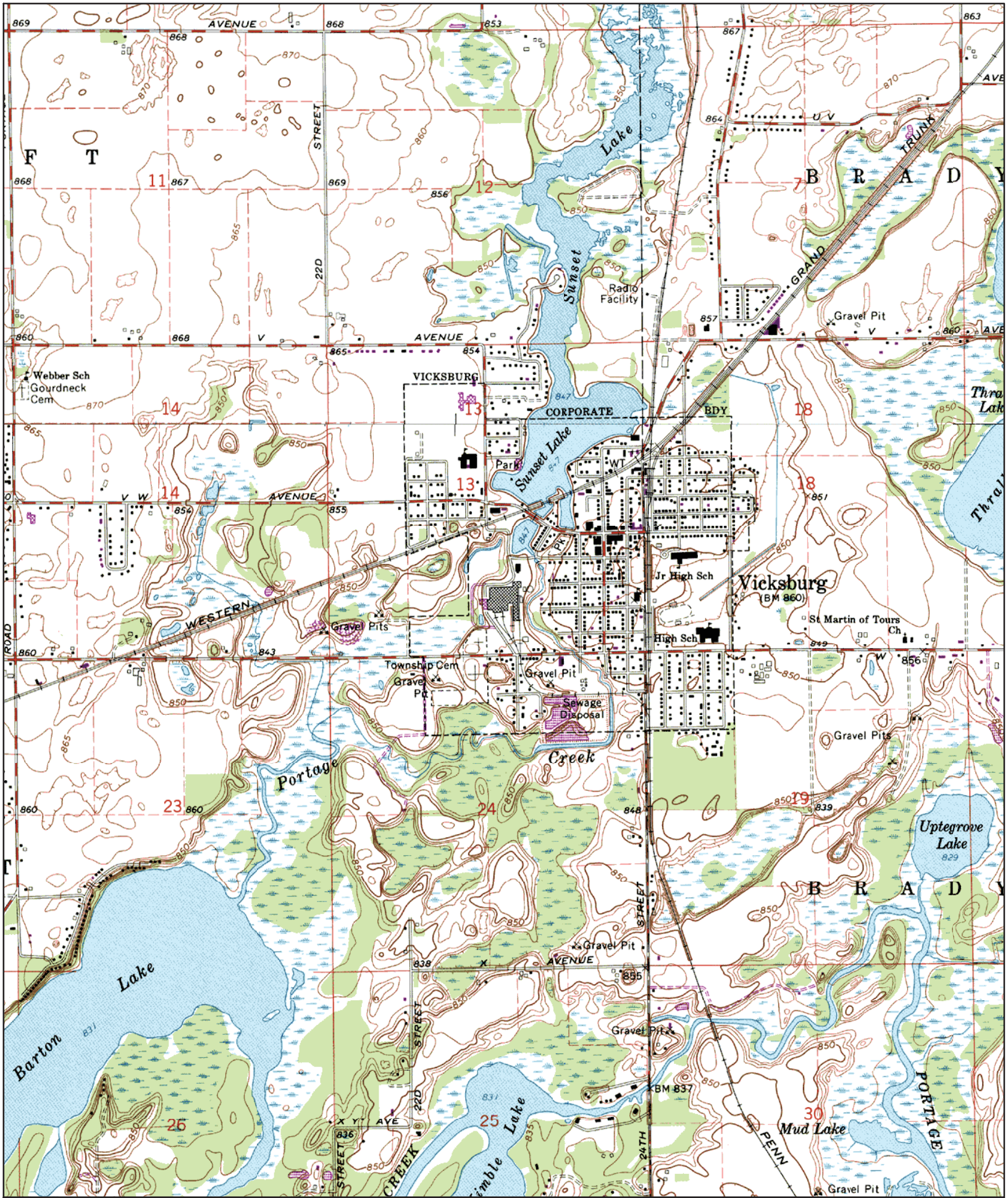
Property Tax and Transformational Eligible Activities			
MSF Eligible Activities Costs and Schedule			
MSF Eligible Activities	Cost	DEQ Grant Amount	Completion Season/Year
DEVELOPER ACTIVITIES:	53,219,652		
Restoration, Alteration, Renovation, or Improvement of Buildings	45,473,261	0	
<i>Building A</i>	676,079		Spring (2Q) 2020
<i>Building B</i>	1,666,706		Spring 2020
<i>Building C</i>	490,763		Winter (1Q) 2021
<i>Building D</i>	1,204,405		Winter 2021
<i>Building E</i>	1,336,886		Winter 2021
<i>Building F</i>	312,387		Winter 2021
<i>Building 6</i>	430,878		Winter 2021
<i>Building 6B</i>	482,295		Winter 2021
<i>Building 18</i>	40,063		Winter 2021
<i>Building 7</i>	979,400		Spring 2022
<i>Building G</i>	729,830		Spring 2022
<i>Building K</i>	572,320		Spring 2022
<i>Building 10a</i>	814,490		Spring 2022
<i>Building I</i>	3,021,653		Winter 2024
<i>Building J</i>	5,938,946		Winter 2024
<i>Building H</i>	196,745		Spring 2024
<i>Building 15</i>	357,582		Spring 2024
<i>Building 16</i>	992,186		Spring 2024
<i>Building 21</i>	770,434		Spring 2024
<i>Rail Platforms (two)</i>	957,070		Summer 2022
<i>Exterior Demolition and Building Stabilization</i>	10,746,798		Spring 2020
<i>Interior Masonary Restoration</i>	3,441,117		Summer 2024
<i>Interior and Exterior Structural Steel</i>	3,259,545		Summer 2024
<i>Building Mechanical and Electrical Infrastructure</i>	3,463,028		Summer 2024
<i>Construction General Conditions</i>	2,171,655		Spring 2020
<i>Construction Permit</i>	420,000		Spring 2019
Demolition Sub-Total	\$ 1,395,282	\$ 0	
<i>Demolition of Fire Damaged Building (6A)</i>	248,690		Spring 2019
<i>Demolition of Building Section, non-historic</i>	458,145		Spring 2019
<i>Selective Demolition for Building Stabilization</i>	222,447		Summer 2019
<i>Site Demolition - Parking Lots and Drives</i>	256,296		Spring 2019
<i>Site Demolition - Abandon Utilities</i>	209,704		Summer 2019
Lead and Asbestos Abatement Sub-Total	\$ 445,000	\$ 0	
<i>Lead Survey</i>	30,000		Spring 2019
<i>Asbestos abatement (roof 76,781 sq. ft.)</i>	100,000		Spring 2019
<i>Mold Abatement (50 SF)</i>	5,000		Spring 2019
<i>Lead Abatement, including disposal and air monitoring</i>	310,000		Spring 2019-Spring 2023

Table 1
Eligible Activities Costs and Schedule
Former Paper Mill
300 West Highway Street Vicksburg,
Michigan

Infrastructure Improvements Sub-Total	\$ 4,397,609	\$ 0	
<i>Sanitary Sewer Main</i>	361,233		Fall 2019
<i>Water Main</i>	347,046		Fall 2019
<i>Natural Gas</i>	47,699		Summer 2019
<i>Electric</i>	953,340		Summer 2019
<i>Street Improvements with Curb and Gutter</i>	200,296		Fall 2023
<i>Pedestrian sidewalks, boardwalks, bike path and bridge</i>	464,776		2018-2023
<i>Landscaping, park seating, signage and lighting</i>	350,200		2018-2023
<i>Urban Storm Water Management (Low-Impact Design)</i>	1,333,019		Fall 2019
<i>Engineering Design and Professional Fees</i>	340,000		Fall 2019
Site Preparation Sub-Total	\$ 1,508,500	\$ 0	
<i>Staking</i>	180,000		Spring 2019
<i>Dewatering</i>	50,000		Fall 2019
<i>Grading</i>	750,000		Fall 2019
<i>Compaction and Sub-base Preparation</i>	215,000		Spring 2020
<i>Temporary Sheeting and Shoring</i>	75,000		Spring 2019
<i>Temporary Erosion Control</i>	24,000		Spring 2019-Spring 2020
<i>Temporary Site Control</i>	15,000		Spring 2019-Spring 2020
<i>Temporary Traffic Control</i>	12,000		Spring 2020
<i>Clearing and Grubbing</i>	60,000		Spring 2019
<i>Engineering, Geotechnical, Design and Survey</i>	127,500		Summer 2019
MSF Eligible Activities Sub-Total	\$ 53,219,652	\$ 0	
Contingency (15%)	\$ 7,982,948	\$ 0	
Combined Brownfield and Work Plan Preparation	\$ 15,000	\$ 0	
Combined Brownfield and Work Plan Implementation	\$ 15,000	\$ 0	
MSF ELIGIBLE ACTIVITIES TOTAL COSTS	\$ 61,232,600	\$ 0	
Property Tax Activities			
Local-Only Eligible Activities Costs and Schedule			
Local-Only Eligible Activities	Cost	DEQ Grant Amount	Completion Season/Year
COUNTY TREASURER COMPLETED ACTIVITIES - Environmental Sub-total:	722,245		
<i>Disposal of Mercury and Bio-medical Lab Wastes</i>	4,967		Complete
<i>Asbestos Abatement</i>	362,523		Complete
<i>Demolition of Former Waste Clarifiers</i>	182,117		Complete
<i>Disposal of Hazardous Materials and Waste</i>	54,503		Complete
<i>Asbestos Roof Demolition</i>	118,135		Complete
DEVELOPER COMPLETED ACTIVITIES - Non-Environmental Sub-Total:	185,552		
<i>Selective Interior Demolition</i>	77,000		Complete
<i>Roofing Demolition Bldg. 21 and ½ 16</i>	50,702		Complete
<i>Design for Selective Demolition of non-historic buildings</i>	42,850		Complete
<i>Clearing and Grubbing</i>	15,000		Complete
LOCAL-ONLY ELIGIBLE ACTIVITIES TOTAL COSTS	\$ 907,797	\$ 0	

FIGURES





Name: VICKSBURG
 Date: 2/20/2018
 Scale: 1 inch equals 2000 feet

Location: 042° 07' 00.46" N 085° 32' 19.11" W NAD27
 Caption: Figure 1 - Site Location
 300/330 W. Highway Street
 Vicksburg, Michigan

Figure 2 - Eligible Property Map

Former Fox River Paper Mill, Vicksburg, Michigan

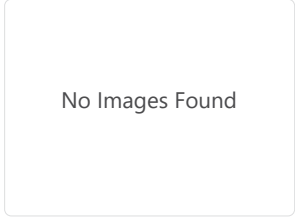


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Figure 2

W HIGHW AY VICKSBURG, MI 49097 (Property Address)

Parcel Number: 14-13-305-050



Property Owner : PAPER CITY DEVELOPMENT, LLC

Summary Information

> Assessed Value: \$7,300 | Taxable Value: \$7,300

> Property Tax information found

Owner and Taxpayer Information

Owner

PAPER CITY DEVELOPMENT, LLC Taxpayer
107 WEST MICHIGAN AVE, 4TH
FLOOR
KALAMAZOO, MI 49007

SEE OWNER INFORMATION

Legal Description

P 13-9-2 SEC 13-4-11 NW1/4 SW1/4 LYING S OF GT W RR *

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Figure 2

VAC VICKSBURG, MI 49097 (Property Address)
Parcel Number: 14-13-340-010

No Images Found

Property Owner : PAPER CITY DEVELOPMENT, LLC
Summary Information
> Assessed Value: \$25,300 | Taxable Value: \$25,300 > Property Tax information found

Owner and Taxpayer Information

Owner	PAPER CITY DEVELOPMENT, LLC Taxpayer 107 WEST MICHIGAN AVE, 4TH FLOOR KALAMAZOO, MI 49007	SEE OWNER INFORMATION
-------	--	-----------------------

Legal Description

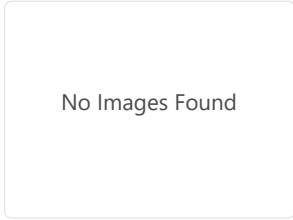
P 38-103 1 VILLAGE OF VICKSBURG UNPLATTED SEC 13 -4-11 BE G AT A PT ON N&S 1/4 LI OF SEC 6.78 CH S OF C 1/4 POST -S D PT ALSO BEING ON SLY LI OF GTRR ROW- TH S ALG SD 1/4 LI TO A PT 1035.98 FT S OF SD C 1/4 POST -SD PT ALSO BEING ON WLY EXTENSION OF S LI OF WASHINGTON ST- TH W 4.51 CH T H N PAR TO SD 1/4 LI TO A PT ON SLY LI GTRR ROW TH NELY A LG SD ROW 4.82 CH TO BEG*

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Figure 2

HIGHW AY ST VICKSBURG, MI 49097 (Property Address)

Parcel Number: 14-13-340-050



Property Owner : PAPER CITY DEVELOPMENT, LLC

Summary Information

> Assessed Value: \$4,200 | Taxable Value: \$4,200

> Property Tax information found

Owner and Taxpayer Information

Owner

PAPER CITY DEVELOPMENT, LLC Taxpayer
107 WEST MICHIGAN AVE, 4TH
FLOOR
KALAMAZOO, MI 49007

SEE OWNER INFORMATION

Legal Description

P 38-105 2 VILLAGE OF VICKSBURG UNPLATTED SEC 13 -4-11 BE G 399 FT W OF S1/4 POST SEC 13 TH N PAR N&S1/4 LI 40 R TH W 20 R TH S 40 R TH E 20 R TO
BEG *

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Figure 2

HIGHW AY ST VICKSBURG, MI 49097 (Property Address)
Parcel Number: 14-13-340-060

No Images Found

Property Owner : PAPER CITY DEVELOPMENT, LLC
Summary Information
> Assessed Value: \$15,700 | Taxable Value: \$15,700 > Property Tax information found

Owner and Taxpayer Information

Owner	PAPER CITY DEVELOPMENT, LLC Taxp ayer 107 WEST MICHIGAN AVE, 4TH FLOOR KALAMAZOO, MI 49007	SEE OWNER INFORMATION
-------	---	-----------------------

Legal Description

P 38-105 1 VILLAGE OF VICKSBURG UNPLATTED SEC 13 -4-11 S1 /2 SE1/4 SW1/4 EXC THEREFROM E 44 R 3 FT *

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Figure 2

E W AVE (VAC) VICKSBURG, MI 49097 (Property Address)
Parcel Number: 14-13-355-019

No Images Found

Property Owner : PAPER CITY DEVELOPMENT, LLC
Summary Information
> Assessed Value: \$34,000 | Taxable Value: \$34,000 > Property Tax information found

Owner and Taxpayer Information

Owner	PAPER CITY DEVELOPMENT, LLC Taxpayer 107 WEST MICHIGAN AVE, 4TH FLOOR KALAMAZOO, MI 49007	SEE OWNER INFORMATION
-------	--	-----------------------

Legal Description

Sec 13-4-11 SW 1/4 SW 1/4 lying Sly of RR ROW exc S 871.2 ft of W 500 ft thereof** SPLIT ON 02/12/2011 FROM 14-13-355-010;

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Figure 2

(REAR-VAC) VICKSBURG, MI 49097 (Property Address)
Parcel Number: 14-13-380-010

No Images Found

Property Owner : PAPER CITY DEVELOPMENT, LLC
Summary Information
> Assessed Value: \$65,400 | Taxable Value: \$65,400 > Property Tax information found

Owner and Taxpayer Information

Owner	PAPER CITY DEVELOPMENT, LLC Taxpayer 107 WEST MICHIGAN AVE, 4TH FLOOR KALAMAZOO, MI 49007	SEE OWNER INFORMATION
-------	--	-----------------------

Legal Description

P 13-11 SEC 13-4-11 THAT PART OF NE 1/4 SW 1/4 & N 1/2 SE 1/4 SW 1/4 LYING S OF GTRR ROW EC BEG ON N & S 1/4 LI 73 R 6 FTS OF C 1/4 POST TH S ALG SD 1/4 LI 47 RTH W 18 R TH N 47R TH E 18 R TO BEG ALSO EX BEG ON N & S 1/4 LI 6.78 CG S OF C 1/4 POST SD PT ALSO BEING ON S LI GTRR ROW TH S ALG SD 1/4 LI 11.61 CH TH W 4.51 CH TH N PAR TO SD 1/4 LI 10.04 CH TO GTRR TH NE ALG SD ROW 4.82 CH TO BEG * 29.33 A

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Figure 2

W WASHINGTON ST VICKSBURG, MI 49097 (Property Address)
Parcel Number: 14-13-405-295

No Images Found

Property Owner : PAPER CITY DEVELOPMENT, LLC

Summary Information

> Assessed Value: \$7,900 | Taxable Value: \$7,900 > Property Tax information found

Owner and Taxpayer Information

Owner	PAPER CITY DEVELOPMENT, LLC Taxpayer 107 WEST MICHIGAN AVE, 4TH FLOOR KALAMAZOO, MI 49007	SEE OWNER INFORMATION
-------	---	-----------------------

Legal Description

BRIGGS ADDN TO VICKSBURG THAT PART OF LOTS 1 & 2 OF UN NUMBERED BLOCK & THAT PART OF UNNUMBERED LOT LYING N OF THE EXT W OF S LI WASHINGTON ST & THAT PART OF VACATED CLAY ST & VACATED WASHINGTON ST WHICH LIES SWLY OF A 66FT WIDE PCL THE CL OF WHICH IS DESC AS BEG ON S LI BRIGGS ST 82.5 FT E OF W LI THE BOULEVARD TH SELY ALG CURVE LT 58.13 FT (RAD 250 FT CHD BEAR S 43DEG20'27" E 58FT) TH S 50DEG E 35.49 FT TH SELY ALG CURVE RT 261.8 FT (RAD 1000 FT CHD BEAR S 42DEG 30'E 261.05 FT) TH S 35DEG E 107.17 FT TH SELY ALG CURVE LT 239.98 FT (RAD 250 FT CHD BEAR S 62DEG 30'E 230.87 FT) TH E 220.25 FT TO A PT 384 FT E OF E LI VACATED CLAY ST & 51 FT N OF S LI VACATED WASHINGTON ST ALSO BEING PL ENDING* **SPL FR 07-405-290 TO 07-405-292 AND 405-295 W94

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Figure 2

W HIGHW AY ST Vicksburg, MI 49097 (Property Address)

Parcel Number: 14-13-470-036



Property Owner : KALAMAZOO COUNTY TREASURER

Summary Information

- > Commercial/Industrial Building Summary
 - Yr Built: 1904
 - # of Buildings: 15
 - Total Sq.Ft.: 281,066
- > Assessed Value: \$0 | Taxable Value: \$0
- > Property Tax information found

Owner and Taxpayer Information

Owner	KALAMAZOO COUNTY TREASURER 201 W KALAMAZOO AVE KALAMAZOO, MI 49007	Taxpayer	SEE OWNER INFORMATION
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Legal Description

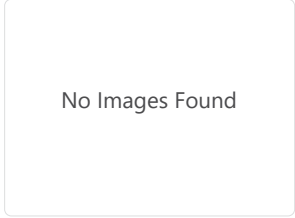
VILLAGE OF VICKSBURG UNPLATTEDSEC 13-4- 11 BEG AT S 1/4 POST TH N ALG N & S 1/4 LI 440 FT TH W 399 FT TH N 220 FT TH E 102 FT TH N 140.56 FT TH E 459.33 FT TH N PAR WI N & S 1/4 LI 385 FT TH W 439.31 FT TH N PAR WI N & S 1/4 LI TO A PT ON WLY EXT OF S LI OF WASHINGTON ST TH S 89DEG03'16"E ALG SD EXT AND ON S LI OF WASHINGTON ST 729.98 FT TH S 01DEG02'W 34.25 FT TH S 13DEG18'E 252.31 FT TH S88DEG58'32"E 220.47 FT TH N08DEG29'01"E 281.17 FT TO S LI OF WASHINGTON ST TH E ALG S LI 231.44 FT TO CTR LI OF PORTAGE CREEK TO A PT 753.76 FT E OF N & S 1/4 LI AND 478.5 FT N OF S LI OF SEC TH ALG SD CTR LI TO A PT 478.5 FT N OF S SEC LI TH W PAR WI S SEC LI 69.43 FT TH S PAR WI N & S 1/4 LI 478.5 FT TO S SEC LI TH W THEREON 684.42 FT TO BEG 2009 LOT LINE ADJ 13-470-035 & 040 INTO 13-470-036 & 041

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Figure 2

W HIGHW AY ST Vicksburg, MI 49097 (Property Address)

Parcel Number: 14-13-470-038



Property Owner : KALAMAZOO COUNTY LAND BANK AUTH

Summary Information

- > Commercial/Industrial Building Summary
 - Yr Built: 1904
 - # of Buildings: 4
 - Total Sq.Ft.: 110,014
- > Assessed Value: \$0 | Taxable Value: \$0
- > Property Tax information found

Owner and Taxpayer Information

Owner	KALAMAZOO COUNTY LAND BANK AUTH 229 E MICHIGAN AVE, SUITE 340 KALAMAZOO, MI 49007	Taxpayer	SEE OWNER INFORMATION
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Legal Description

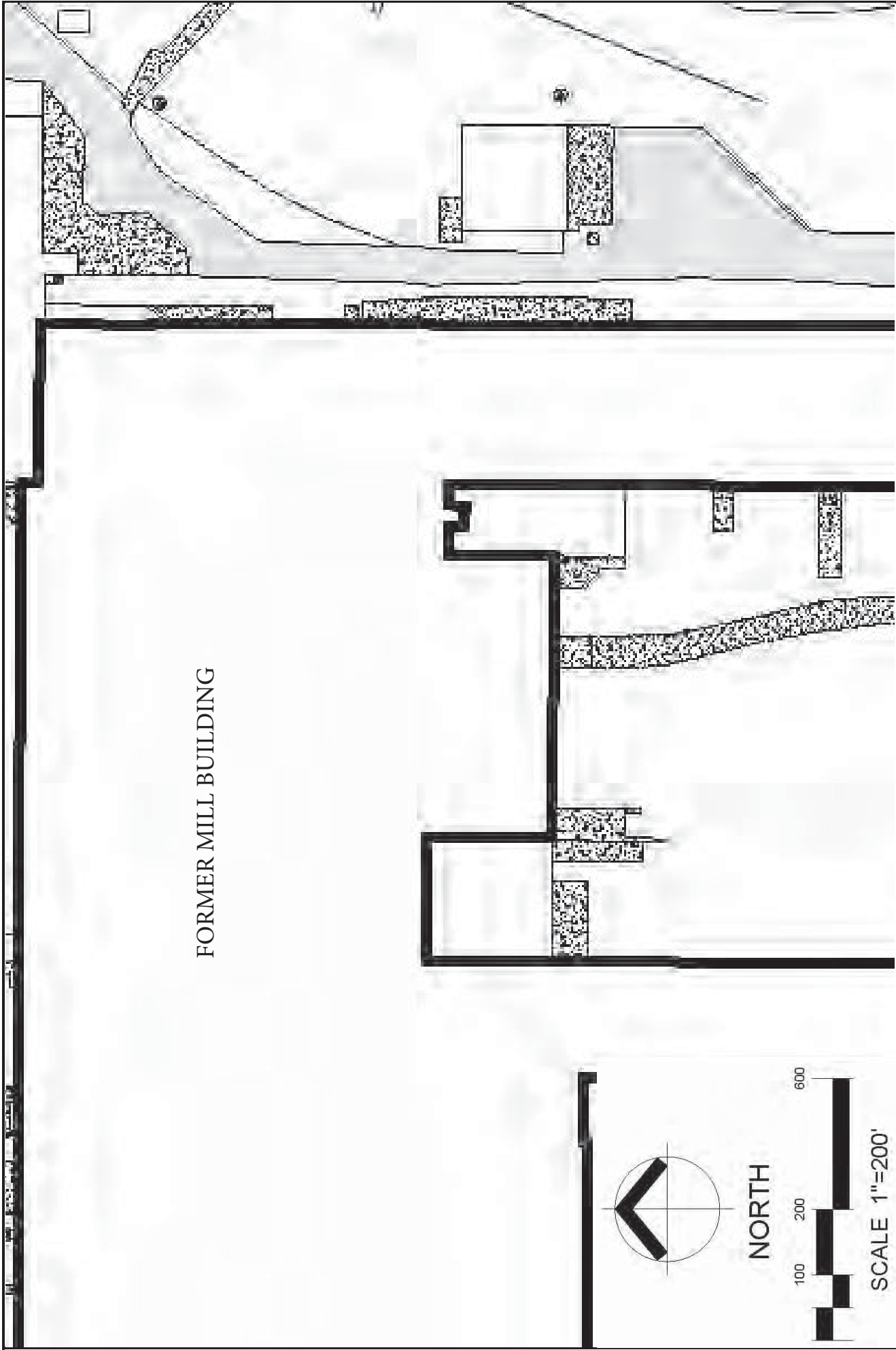
VILLAGE OF VICKSBURG UNPLATTED SEC 13-4- 11 COM AT S 1/4 POST TH N 00 DEG 02 MIN 15 SEC W ALG N & S 1/4 LI 440 FT TH S 89 DEG 41 MIN 38 SEC W 295 FT TH N 00 DEG 02 MIN 15 SEC W 360.56 FT TO POB TH CON'T N 00 DEG 02 MIN 15 SEC W 385 FT TH N 89 DEG 57 MIN 37 SEC E 459.31 FT TH S OO DEG 02 MIN 23 SEC E 385 FT TH S 89 DEG 57 MIN 37 SEC W 459.33 FT TO BEG. *4.06 AC

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FIGURE 3
DESCRIPTION OF PERSONAL PROPERTY THAT IS PART OF
THE ELIGIBLE PROPERTY

NOT AVAILABLE





Generalized Proposed Soil Sample Location



- 1 Entry/Exit
- 2 Parking
- 3 Railroad Grade Feature
- 4 Old Stove Beer Garden
- 5 Old Stove West Axis
- 6 Central Courtyard Lawn
- 7 Powerhouse Stage/Terraces
- 8 Entry Plaza
- 9 Promenade
- 10 Promenade Plaza
- 11 Flaked Landings
- 12 Fountain Terrace
- 13 Fountain
- 14 Event Lawn
- 15 Ledgestone Landing
- 16 Creekside Trail
- 17 Garden Pavilion
- 18 Circle Terrace
- 19 Event Lawn with Stage
- 20 Spanish Steps & Plaza
- 21 Terrace Garden
- 22 Rooftop Community Beer Garden
- 23 North Entry
- 24 Restrooms
- 25 Terraced Rose Garden
- 26 Bus Drop-Off
- 27 Equipment Garage
- 28 Maintenance/Operations
- 29 Maintenance/Operations Yard

FIGURE 4B
Generalized Locations of
Proposed Direct Contact
Sampling of Shallow Soils

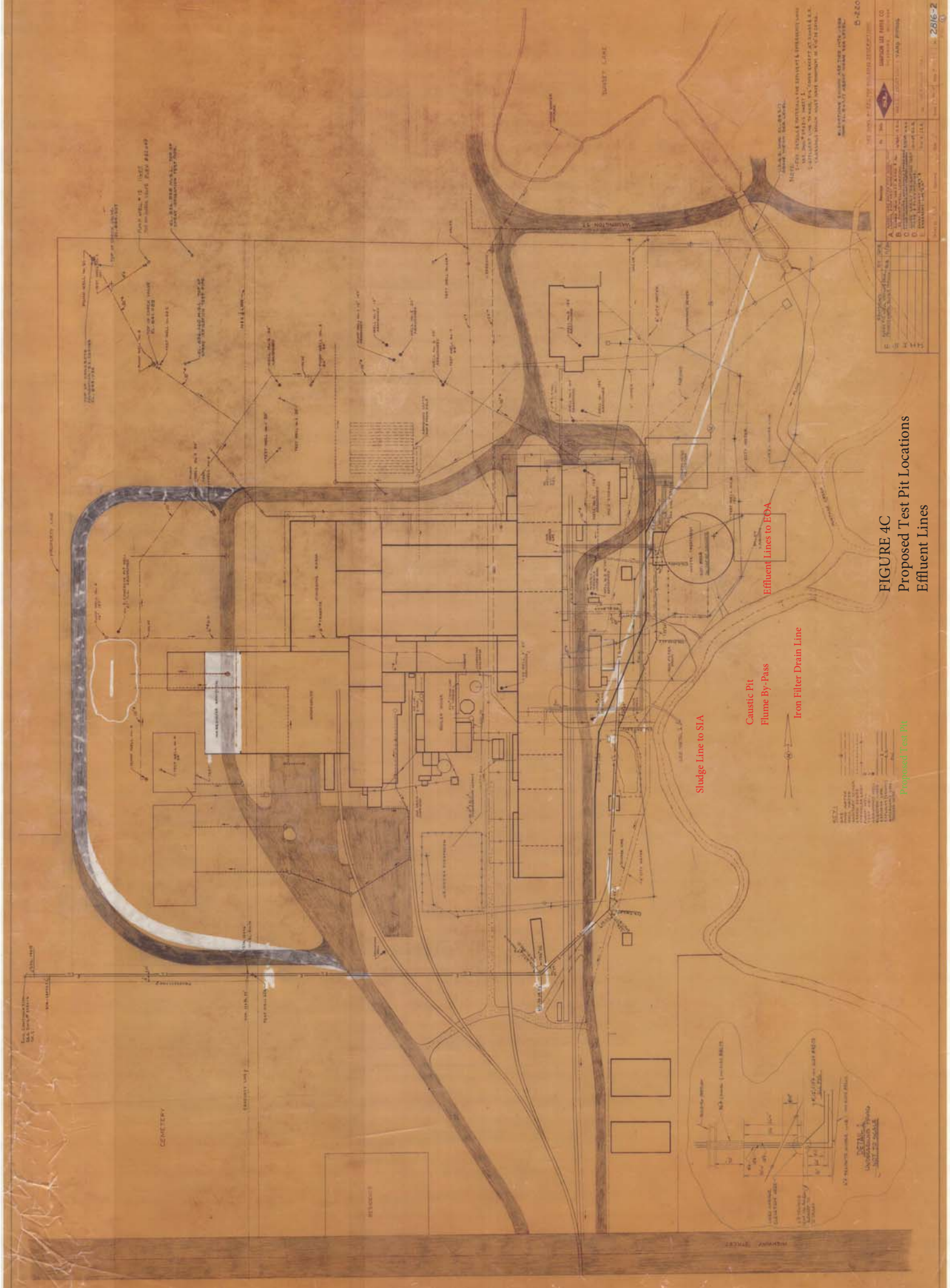


FIGURE 4C
Proposed Test Pit Locations
Effluent Lines

Sludge Line to SJA
 Caustic Pit
 Flume By-Pass
 Iron Filter Drain Line
 Effluent Lines to EDA
 Proposed Test Pit

NO.	DESCRIPTION	DATE
1	AS SHOWN ON PREVIOUS REVISIONS	
2	ADD PROPOSED TEST PIT LOCATIONS	11/14/14
3	ADD EFFLUENT LINES TO EDA	11/14/14
4	ADD SLUDGE LINE TO SJA	11/14/14
5	ADD CAUSTIC PIT FLUME BY-PASS	11/14/14
6	ADD IRON FILTER DRAIN LINE	11/14/14

PROJECT: WASTEWATER TREATMENT PLANT
 SHEET NO. 2816-2
 DATE: 11/14/14
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

Figure 5

Figure 5 - Site Plan

Former Vicksburg Paper Mill, W. Highway Street, Vicksburg, Michigan



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Figure 5

Table 1B (page 1 of 5)
Summary of Metal and Cyanide Concentrations in Soil (mg/kg)
 Former Vicksburg Mill
 300 West Highway Street, Vicksburg, Michigan
 Project # 245-1046A-15

SAMPLE IDENTIFICATION														
Sample Depth (feet/inches below ground level)														
Collection Method ¹														
Date Collected														
Date Extracted														
Date Analyzed*														
Constituent	Method	Statewide Default Background	Part 201 GRCC			Part 201 GNCC								
			GSI Protection	Drinking Water Protection	Direct Contact	Particulate Inhalation	SS-3-02	GP-1-02	GP-2-02	GP-4-02	GP-4-02	GP-5-02	GP-8-02	GP-10-02
Aluminum	3050/6010B	6,900	NA	1.0	50,000	ID	NA	NA	4,080	5,650	2,890	6,510	1,550	8,990
Antimony	3050/6020	NA	94	4.3	180	5,900	NA	NA	0.9	1.3	<0.5	0.6	<0.5	0.9
Arsenic	3050/6020	5.8	4.6	4.6	7.6	910	NA	NA	5.7	18.8	1.3	5.6	6.1	5.1
Barium	3050/6010B	75	440 (G)	1,300	37,000	150,000	NA	NA	90	149	15	31	7.0	1,510
Beryllium	3050/6020	NA	85 (G)	51	410	590	NA	NA	0.6	5.1	<0.2	0.3	<0.2	0.3
Cadmium	3050/6020	1.2	3.0 (G,X)	6.0	550	2,200	NA	NA	0.1	0.22	0.07	0.06	<0.05	0.11
Calcium	3050/6010B	NC	NC	NC	NC	NC	NA	NA	13,100	2,760	17,200	2,460	4,360	4,890
Chromium ²	3050/6010B	18	3.3	30	2,500	240	NA	NA	4.9	9.8	5.5	20	4.4	11.7
Cobalt	3050/6010B	6.8	2.0	0.8	2,600	5,900	NA	NA	4.2	7.1	2.7	4.9	1.8	3.5
Copper	3050/6010B	32	75 (G)	5,800	20,000	59,000	NA	NA	16	46	8.0	10	7.0	14
Cyanide	EPA 335.2	0.39	0.01	4.0	12	250	NA	NA	NA	<0.2	<0.2	NA	<0.2	<0.2
Iron	3050/6010B	12,000	NA	6.0	160,000	ID	NA	NA	8,990	9,470	7,460	10,300	6,870	11,500
Lead	3050/6010B	21	2,500 (G,X)	700	400	44,000	NA	NA	13	7.0	4.0	5.0	2.0	16
Magnesium	3050/6010B	NA	NA	8,000	1,000,000	2,900,000	NA	NA	4,050	878	10,400	2,040	2,050	2,770
Manganese	3050/6010B	440	26 (G,X)	1.0	25,000	1,500	NA	NA	161	32	105	181	57	254
Mercury	7477A/245.2	0.13	0.05	1.7	160	8,800	NA	NA	<0.1	0.2	<0.1	<0.1	<0.1	<0.1
Molybdenum		NA	64 (X)	1.5	2,600	ID	NA	NA	NA	NA	NA	NA	NA	NA
Nickel	3050/6010B	20	76 (G)	100	40,000	16,000	NA	NA	8.0	12	5.0	17	4.0	9.0
Potassium	3050/6010B	NC	NC	NC	NC	NC	NA	NA	312	1,140	579	447	127	592
Selenium	3050/6020	0.41	0.4	4.0	2,600	59,000	NA	NA	<1.1	10.8	<1.2	<1.1	<0.2	<1.2
Silver	3050/6010B	1.0	0.1	4.5	2,500	2,900	NA	NA	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Sodium	3050/6010B	NA	NA	4,600	1,000,000	ID	NA	NA	128	215	172	29	37	41
Thallium	3050/6020	NA	4.2 (X)	2.3	35	5,900	NA	NA	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Titanium	3050/6010B	NC	NC	NC	NC	NC	NA	NA	247	323	164	158	104	230
Vanadium	3050/6010B	NA	430	72	750	ID	NA	NA	NA	NA	NA	NA	NA	NA
Zinc	3050/6010B	47	170 (G)	2,400	170,000	ID	NA	NA	16	29	19	20	12	42

Notes

NA = Not Analyzed, NC = No Criteria.
 G = GSI value is pH or water hardness dependent. Criteria listed is based on a hardness of 150 mg/L.
 X = Criterion is not protective of surface water used for drinking water.
¹GP = Geoprobe, HA = Hand Auger
²Chromium criteria listed are for hexavalent chromium.
³ - Contained sediments, therefore, concentrations are not deemed to exceed criteria.
 Criteria are from MDEQ-RRD Op-Memo. No. 1, December 30, 2013.
 Highlighted cells indicate concentrations exceeding Part 201 Generic Residential Cleanup Criteria.

Figure 5

Table 1B (page 2 of 5)
Summary of Metal and Cyanide Concentrations in Soil (mg/kg)

Former Vicksburg Mill
 300 West Highway Street, Vicksburg, Michigan
 Project # 245-1046A-15

SAMPLE IDENTIFICATION																		
Constituent	Method	Statewide Default Background	GSI Protection	Drinking Water Protection	Direct Contact	GP-1-04	GP-3-04	GP-4-04	GP-6-04	HA-1-04	BF-SS-01 ³ (Truck Well)	BF-SS-02	BF-SS-02 (duplicate)	BF-SS-03	BF-SS-04	BF-SS-05	BF-SS-06	BF-SS-07
						Sample Depth, (feet/inches below ground level)												
						Collection Method ¹												
						Date Collected												
						Date Extracted												
						Date Analyzed ⁴												
Part 201 GRCC																		
Constituent	Method	Statewide Default Background	GSI Protection	Drinking Water Protection	Direct Contact	GP-1-04	GP-3-04	GP-4-04	GP-6-04	HA-1-04	BF-SS-01 ³ (Truck Well)	BF-SS-02	BF-SS-02 (duplicate)	BF-SS-03	BF-SS-04	BF-SS-05	BF-SS-06	BF-SS-07
Aluminum	3050/6010B	6,900	NA	1.0	50,000	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Antimony	3050/6020	NA	94	4.3	180	NA	NA	NA	NA	NA	15	<0.3	<0.3	0.7	1.0	3.8	2.7	<0.3
Arsenic	3050/6020	5.8	4.6	4.6	7.6	4.8	6.7	2.3	2.7	3.0	9.0	2.9	4.1	4.5	8.3	5.7	20	4.4
Barium	3050/6010B	75	440 (G)	1,300	37,000	46	124	NA	5.0	30	1,900	55	60	98	130	100	580	45
Beryllium	3050/6020	NA	85 (G)	51	410	NA	NA	NA	NA	NA	0.2	0.3	0.3	0.4	0.5	0.4	0.8	0.4
Cadmium	3050/6020	1.2	3.0 (G,X)	6.0	550	<0.05	0.18	<0.05	0.06	0.06	4.3	<0.2	<0.2	0.2	0.6	0.4	2.6	<0.2
Calcium	3050/6010B	NC	NC	NC	NC	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Chromium ²	3050/6010B	18	3.3	30	2,500	14.7	10.7	4.1	4.1	7.6	320	9.2	9.7	14	15	11	19	11
Cobalt	3050/6010B	6.8	2.0	0.8	2,600	NA	NA	NA	NA	NA	11	3.9	4.1	5.0	4.4	4.4	6.7	4.6
Copper	3050/6010B	32	75 (G)	5,800	20,000	9.0	25	3.0	3.0	6.0	740	11	10	12	27	26	110	15
Cyanide	EPA 335.2	0.39	0.01	4.0	12	NA	NA	NA	NA	NA	0.23	<0.11	<0.11	<0.11	<0.12	<0.11	<0.12	<0.11
Iron	3050/6010B	12,000	NA	6.0	160,000	NA	NA	NA	NA	NA	78,000	9,300	12,000	13,000	15,000	11,000	32,000	13,000
Lead	3050/6010B	21	2,500 (G,X)	700	400	7.0	7.0	7.0	9.0	8.0	120	36	38	26	20	75	260	11
Magnesium	3050/6010B	NA	NA	8,000	1,000,000	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Manganese	3050/6010B	440	26 (G,X)	1.0	25,000	NA	NA	NA	NA	NA	490	310	340	640	310	450	1,800	270
Mercury	7471A/245.2	0.13	0.05	1.7	160	<0.1	<0.1	<0.1	<0.1	<0.1	0.2	<0.06	<0.06	<0.06	0.1	0.1	0.2	<0.06
Molybdenum	3050/6010B	20	76 (G)	100	40,000	NA	NA	NA	NA	NA	15	<1.0	<1.0	<1.0	<1.0	<1.0	1.1	<1.0
Nickel	3050/6010B	NC	NC	NC	NC	NA	NA	NA	NA	NA	210	8.2	9.8	11	12	9.7	19	9.4
Potassium	3050/6010B	NC	NC	NC	NC	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Selenium	3050/6020	0.41	0.4	4.0	2,600	<1.1	19.2	<1	<1.1	<1	0.3	<0.2	<0.2	0.4	0.3	0.3	0.8	0.4
Silver	3050/6010B	1.0	0.1	4.5	2,500	<0.5	<0.5	<0.5	<0.5	<0.5	2.0	<0.1	<0.1	<0.1	<0.1	<0.1	0.4	<0.1
Sodium	3050/6010B	NA	NA	4,600	1,000,000	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Thallium	3050/6020	NA	4.2 (X)	2.3	35	NA	NA	NA	NA	NA	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Titanium	3050/6010B	NC	NC	NC	NC	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Vanadium	3050/6010B	NA	430	72	750	NA	NA	NA	NA	NA	12	14	16	18	18	15	32	15
Zinc	3050/6010B	47	170 (G)	2,400	170,000	28	10	10	10	25	1,100	63	67	66	140	100	1,100	130

Notes
 NA = Not Analyzed, NC = No Criteria.
 G = GSI value is pH or water hardness dependent. Criteria listed is based on a hardness of 150 mg/L.
 X = Criterion is not protective of surface water used for drinking water.
¹GP = Geoprobe, HA = Hand Auger
²Chromium criteria listed are for hexavalent chromium.
³ - Contained sediments, therefore, concentrations are not deemed to exceed criteria.
 Criteria are from MDEQ-RRD Op. Memo. No. 1, December 30, 2013.
 Highlighted cells indicate concentrations exceeding Part 201 Generic Residential Cleanup Criteria.

Figure 5

Table 1B (page 3 of 5)
Summary of Metal and Cyanide Concentrations in Soil (mg/kg)

Former Vicksburg Mill
 300 West Highway Street, Vicksburg, Michigan
 Project # 245-1046A-15

Constituent	Method	Statewide Default Background	SAMPLE IDENTIFICATION				Part 201 GRCC												
			GSI Protection	Drinking Water Protection	Direct Contact	BF-SS-08	BF-SS-09	BF-SS-10	BF-SS-11 ³ (Floor)	BF-SB-01	BF-SB-02	BF-SB-02 (duplicate)	BF-SB-03	BF-SB-04	BF-SB-05	BF-SB-06	BF-SB-07	BF-SB-08	
Aluminum	3050/6010B	6,900	NA	1.0	50,000	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Antimony	3050/6020	NA	94	4.3	180	0.4	1.2	1.3	<0.3	<0.3	<0.3	26	<0.3	0.8	8.0	8.0	3.8	NA	NA
Arsenic	3050/6020	5.8	4.6	4.6	7.6	5.7	5.8	8.3	3.7	4.2	5.8	17	4.2	5.5	4.3	8.2	8.5	4.6	4.6
Barium	3050/6010B	75	440 (G)	1,300	37,000	54	89	87	20	44	37	150	44	140	41	230	140	58	58
Beryllium	3050/6020	NA	85 (G)	51	410	0.6	0.4	0.7	<0.2	0.5	0.5	0.3	<0.2	5.9	<0.2	0.6	0.6	0.4	0.4
Cadmium	3050/6010B	1.2	3.0 (G,X)	6.0	550	<0.2	0.9	2.4	4.1	<0.2	<0.2	4.1	<0.2	<0.2	<0.2	1.0	0.6	<0.2	<0.2
Calcium	3050/6010B	NC	NC	NC	NC	NC	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Chromium ²	3050/6010B	18	3.3	30	2,500	11	120	52	9.0	17	17	810	17	12	7.4	13	13	11	11
Cobalt	3050/6010B	6.8	2.0	0.8	2,600	5.4	5.0	8.6	4.4	4.3	4.9	13	4.4	9.4	3.5	4.1	5.1	5.5	5.5
Copper	3050/6010B	32	75 (G)	5,800	20,000	14	67	48	7.2	12	12	490	12	35	6.4	89	210	9.7	9.7
Cyanide	EPA 335.2	0.39	0.01	4.0	12	<0.11	<0.11	0.97	<0.11	<0.11	<0.11	0.35	<0.11	<0.20	0.13	0.57	<0.12	<0.11	<0.11
Iron	3050/6010B	12,000	NA	6.0	160,000	15,000	18,000	16,000	8,500	18,000	19,000	120,000	8,500	3,700	11,000	11,000	13,000	13,000	13,000
Lead	3050/6010B	21	2,500 (G,X)	700	400	14	490	80	7.2	6.3	6.6	350	7.2	7.2	5.5	160	110	12	12
Magnesium	3050/6010B	NA	NA	8,000	1,000,000	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Manganese	3050/6010B	440	26 (G,X)	1.0	25,000	420	450	300	200	86	94	500	200	17	340	370	490	480	480
Mercury	7471A/245.2	0.13	0.05	1.7	160	<0.05	<0.06	0.3	<0.05	<0.06	<0.06	4.3	<0.05	<0.06	<0.05	0.3	0.8	<0.06	<0.06
Molybdenum	3050/6010B	NA	64 (X)	1.5	2,600	<1.0	6.9	1.2	1.3	<1.0	<1.0	13	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0
Nickel	3050/6010B	20	76 (G)	100	40,000	12	18	19	8.4	13	14	530	8.4	17	7.8	12	12	11	11
Potassium	3050/6010B	NC	NC	NC	NC	NC	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Selenium	3050/6020	0.41	0.4	4.0	2,600	0.3	0.4	1.1	<0.2	<0.2	<0.2	0.5	<0.2	1.5	<0.2	0.2	0.4	0.3	0.3
Silver	3050/6010B	1.0	0.1	4.5	2,500	<0.1	0.5	0.4	<0.1	<0.1	<0.1	0.3	<0.1	<0.1	<0.1	0.2	0.2	<0.1	<0.1
Sodium	3050/6010B	NA	NA	4,600	1,000,000	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Thallium	3050/6020	NA	4.2 (X)	2.3	35	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Titanium	3050/6010B	NC	NC	NC	NC	NC	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Vanadium	3050/6010B	NA	430	72	750	18	16	20	9.5	25	25	480	9.5	32	12	14	17	18	18
Zinc	3050/6010B	47	170 (G)	2,400	170,000	52	150	210	19	38	34	1,200	19	13	20	360	180	34	34

Notes

- NA = Not Analyzed, NC = No Criteria.
- G = GSI value is pH or water hardness dependent. Criteria listed is based on a hardness of 150 mg/L.
- X = Criterion is not protective of surface water used for drinking water.
- ¹GP = Geoprobe, HA = Hand Auger
- ²Chromium criteria listed are for hexavalent chromium.
- ³ - Contained sediments, therefore, concentrations are not deemed to exceed criteria.
- Criteria are from MDEQ-RRD Op.Memo. No. 1, December 30, 2013.
- Highlighted cells indicate concentrations exceeding Part 201 Generic Residential Cleanup Criteria.

Figure 5

Table 1B (page 4 of 5)
Summary of Metal and Cyanide Concentrations in Soil (mg/kg)

Former Vicksburg Mill
 300 West Highway Street, Vicksburg, Michigan
 Project # 245-1046A-15

SAMPLE IDENTIFICATION											
	Sample Depth, (feet/inches below ground level)	BF-SB-09	BF-SB-10	BF-SB-11	BF-SB-12	BF-SB-13	BF-SB-14	BF-SB-15	BF-SB-16	BF-SB-17	BF-SB-18
	Collection Method ¹	2-3.5'	0.8-3'	0.25-1.9'	1.7-2.7'	0.9-1.9'	2.25-3.25'	0.7-1.8'	1.4-2.7'	8.25-9'	5.5-6.7'
	Date Collected	5/21/14	5/21/14	5/21/14	5/21/14	5/20/14	5/20/14	5/20/14	5/20/14	5/20/14	5/20/14
	Date Extracted	-	-	-	-	-	-	-	-	-	-
	Date Analyzed ²	6/12/14	6/12/14	6/12/14	6/12/14	6/12/14	6/12/14	6/12/14	6/12/14	6/12/14	6/12/14
Part 201 GRCC											
Constituent	Method	Statewide Default Background	GSI Protection	Drinking Water Protection	Direct Contact						
Aluminum	3050/6010B	6,900	NA	1.0	50,000	NA	NA	NA	NA	NA	NA
Antimony	3050/6020	NA	94	4.3	180	0.6	<0.3	1.8	0.5	<0.3	8.4
Arsenic	3050/6020	5.8	4.6	4.6	7.6	4.7	2.7	4.8	11	3.9	6.9
Barium	3050/6010B	75	440 (G)	1,300	37,000	58	13	43	70	18	30
Beryllium	3050/6020	NA	85 (G)	51	410	0.5	<0.2	0.5	0.4	<0.2	0.3
Cadmium	3050/6020	1.2	3.0 (G,X)	6.0	550	<0.2	<0.2	<0.2	0.6	<0.2	<0.2
Calcium	3050/6010B	NC	NC	NC	NC	NA	NA	NA	NA	NA	NA
Chromium ²	3050/6010B	18	3.3	30	2,500	11	6.7	11	20	7.9	7.4
Cobalt	3050/6010B	6.8	2.0	0.8	2,600	6.0	3.1	4.4	4.1	3.3	3.3
Copper	3050/6010B	32	75 (G)	5,800	20,000	25	5.1	9.0	44	6.5	5.8
Cyanide	EPA 335.2	0.39	0.01	4.0	12	<0.11	<0.11	<0.11	<0.11	<0.11	<0.11
Iron	3050/6010B	12,000	NA	6.0	160,000	14,000	8,000	14,000	16,000	8,800	9,000
Lead	3050/6010B	21	2,500 (G,X)	700	400	16	3.2	8.0	190	4.8	14
Magnesium	3050/6010B	NA	NA	8,000	1,000,000	NA	NA	NA	NA	NA	NA
Manganese	3050/6010B	440	26 (G,X)	1.0	25,000	480	170	230	310	190	290
Mercury	74771A/245.2	0.13	0.05	1.7	160	0.08	<0.05	<0.06	0.3	<0.05	<0.05
Molybdenum	3050/6010B	NA	64 (X)	1.5	2,600	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0
Nickel	3050/6010B	20	76 (G)	100	40,000	12	7.5	11	12	8.5	6.8
Potassium	3050/6010B	NC	NC	NC	NC	NA	NA	NA	NA	NA	NA
Selenium	3050/6020	0.41	0.4	4.0	2,600	0.2	<0.2	0.4	0.2	<0.2	<0.2
Silver	3050/6010B	1.0	0.1	4.5	2,500	<0.1	<0.1	<0.1	0.2	<0.1	<0.1
Sodium	3050/6010B	NA	NA	4,600	1,000,000	NA	NA	NA	NA	NA	NA
Thallium	3050/6020	NA	4.2 (X)	2.3	35	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Titanium	3050/6010B	NC	NC	NC	NC	NA	NA	NA	NA	NA	NA
Vanadium	3050/6010B	NA	430	72	750	17	9.7	17	16	11	11
Zinc	3050/6010B	47	170 (G)	2,400	170,000	43	14	27	200	17	29

Notes

NA = Not Analyzed, NC = No Criteria.
 G = GSI value is pH or water hardness dependent. Criteria listed is based on a hardness of 150 mg/L.
 X = Criterion is not protective of surface water used for drinking water.
¹GP = Geoprobe, HA = Hand Auger
²Chromium criteria listed are for hexavalent chromium.
³ - Contained sediments, therefore, concentrations are not deemed to exceed criteria.
 Criteria are from MDEQ-RRD Op. Memo. No. 1, December 30, 2013.
 Highlighted cells indicate concentrations exceeding Part 201 Generic Residential Cleanup Criteria.

Figure 5

Table 1B (page 5 of 5)
Summary of Metal and Cyanide Concentrations in Soil (mg/kg)
 Former Vicksburg Mill
 300 West Highway Street, Vicksburg, Michigan
 Project # 245-1046A-15

SAMPLE IDENTIFICATION												
Constituent	Method	Statewide Default Background	GSI Protection	Drinking Water Protection	Direct Contact	GP-1-16	GP-2-16	GP-4-16	GP-5-16	SS-1-16	SS-4-16	SS-5-16
Sample Depth (feet/inches below ground level)												
Collection Method ¹												
Date Collected												
Date Extracted												
Date Analyzed*												
Part 201 GRCC												
Aluminum	3050/6010B	6,900	NA	1.0	50,000	NA	NA	NA	NA	NA	NA	NA
Antimony	3050/6020	NA	94	4.3	180	NA	NA	NA	NA	NA	NA	NA
Arsenic	3050/6020	5.8	4.6	4.6	7.6	4.7	4.1	3.1	2.2	12	2.0	3.8
Barium	3050/6010B	75	440 (G)	1,300	37,000	24	4.7	23	36	25	42	67
Beryllium	3050/6020	NA	85 (G)	51	410	NA	NA	NA	NA	NA	NA	NA
Cadmium	3050/6020	1.2	3.0 (G,X)	6.0	550	0.57	0.62	0.48	1.1	1.6	0.38	0.63
Calcium	3050/6010B	NC	NC	NC	NC	NA	NA	NA	NA	NA	NA	NA
Chromium ²	3050/6010B	18	3.3	30	2,500	5.8	6.3	4.8	2.8	4.5	3.6	4.9
Cobalt	3050/6010B	6.8	2.0	0.8	2,600	NA	NA	NA	NA	NA	NA	NA
Copper	3050/6010B	32	75 (G)	5,800	20,000	NA	NA	NA	NA	NA	NA	NA
Cyanide	EPA 335.2	0.39	0.01	4.0	12	NA	NA	NA	NA	NA	NA	NA
Iron	3050/6010B	12,000	NA	6.0	160,000	NA	NA	NA	NA	NA	NA	NA
Lead	3050/6010B	21	2,500 (G,X)	700	400	9.2	8.9	4.5	4.1	10	6.6	11
Magnesium	3050/6010B	NA	NA	8,000	1,000,000	NA	NA	NA	NA	NA	NA	NA
Manganese	3050/6010B	440	26 (G,X)	1.0	25,000	NA	NA	NA	NA	NA	NA	NA
Mercury	7471A/245.2	0.13	0.05	1.7	160	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050
Molybdenum		NA	64 (X)	1.5	2,600	NA	NA	NA	NA	NA	NA	NA
Nickel	3050/6010B	20	76 (G)	100	40,000	NA	NA	NA	NA	NA	NA	NA
Potassium	3050/6010B	NC	NC	NC	NC	NA	NA	NA	NA	NA	NA	NA
Selenium	3050/6020	0.41	0.4	4.0	2,600	1.2	2.4	1.6	0.79	1.4	0.85	1.1
Silver	3050/6010B	1.0	0.1	4.5	2,500	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10
Sodium	3050/6010B	NA	NA	4,600	1,000,000	NA	NA	NA	NA	NA	NA	NA
Thallium	3050/6020	NA	4.2 (X)	2.3	35	NA	NA	NA	NA	NA	NA	NA
Titanium	3050/6010B	NC	NC	NC	NC	NA	NA	NA	NA	NA	NA	NA
Vanadium		NA	430	72	750	NA	NA	NA	NA	NA	NA	NA
Zinc	3050/6010B	47	170 (G)	2,400	170,000	NA	NA	NA	NA	NA	NA	NA

Notes

- NA = Not Analyzed. NC = No Criteria.
- G = GSI value is pH or water hardness dependent. Criteria listed is based on a hardness of 150 mg/L.
- X = Criterion is not protective of surface water used for drinking water.
- ¹ GP = Geoprobe, HA = Hand Auger
- ² Chromium criteria listed are for hexavalent chromium.
- ³ - Contained sediments, therefore, concentrations are not deemed to exceed criteria. Criteria are from MDEQ-RRD Op.Memo. No. 1, December 30, 2013.
- Highlighted cells indicate concentrations exceeding Part 201 Generic Residential Cleanup Criteria.

Table 1C
Summary of Inorganic Concentrations in Soil
 Former Vicksburg Mill
 300 West Highway Street, Vicksburg, Michigan
 Project # 245-1046A-15

SAMPLE IDENTIFICATION									
Sample Depth (feet below ground level)									
Collection Method ¹									
Date Collected									
Date Analyzed*									
Units									
Constituent	Method	Date Analyzed	Part 201 GRCC			GP-4-02	GP-5-02	GP-10-02	GP-11-02
			GSI Protection	Drinking Water Protection	Direct Contact				
Chloride	EPA 300.0A	8/29&8/31	1,000 (X)	5,000	4,300	<200	<200	<200	<200
Nitrogen, Ammonia	EPA 350.1	8/29/2001	0.58 (CC)	ID	ID	13.8	38.1	<1.2	<1.2
Nitrogen, Nitrate	EPA 353.2	8/17,8/22&8/24	ID	200 (N)	ID	<1.7	<1.2	1.6	<1.2
Nitrogen, Nitrite	EPA 353.2	8/17,8/22&8/24	NA	20 (N)	ID	<1.7	<1.2	<1.2	<1.2
Phosphorous, total	SM(18)4500-PE	8/21-8/30	(EE)	1,300	1,000,000	162	205	115	335
Sulfate	EPA 300.0A	8/29&8/31	NA	5,000	ID	68	<50	<50	<50

Notes

ID = Inadequate data to develop criteria.

ND = Not detected to method detection limits. NC = No Criteria.

NA = Criterion not available.

N = The concentrations of all potential sources of nitrate-nitrogen in soil shall not, when added together, exceed the nitrate drinking water protection criterion of 200 mg/kg.

X = Criterion is not protective of surface water used for drinking water.

CC = Criteria for unionized ammonia are 0.58 mg/kg and 1.1 mg/kg for cold water and warm water, respectively

¹GP = Geoprobe, HA = Hand Auger

Criteria are from MDEQ-RRD Op.Memo. No. 1, December 30, 2013.

Highlighted cells indicate concentrations exceeding Part 201 Generic Residential Cleanup Criteria.

*Samples were analyzed by KAR Laboratories, Inc. of Kalamazoo, Michigan. Please refer to laboratory report for dates of analysis.

Figure 5

Table 1D
Summary of Dioxin/Furan Concentrations in Soil
(ng/kg)
 Former Vicksburg Mill
 300 West Highway Street, Vicksburg, Michigan
 Project # 245-1046A-15

SAMPLE IDENTIFICATION										
Soil										
Sample Type										
Sample Depth (feet below ground level)										
Collection Method ¹										
Date Collected										
Date Extracted										
Date Analyzed										
Constituent	Method	Sediments			Part 201 GRCC					
		US EPA Region 5 Ecological Screening Level	GSI Protection	Drinking Water Protection	Direct Contact Criteria	BF-SS-04	BF-SB-04	BF-SB-05	BF-SB-06	BF-SB-07
Total 2,3,7,8 Tetrachlorodibenzo-p-dioxin equivalency	EPA 8290	0.12	NLL	NLL	90	9.88	ND	0.078	19.87	101.66

Notes

NLL = Not likely to leach to groundwater under most conditions.

¹HA = Hand Auger

Part 201 Criteria are from MDEQ-RRD Op.Memo. No. 1, December 30, 2013.

Highlighted cells indicate concentrations exceeding Part 201 Generic Residential Cleanup Criteria for soil and US EPA Ecological Screening Level

Figure 5

Table 2A
Summary of VOC, Formaldehyde, PNA, and PCB Concentrations in Groundwater
 Former Vicksburg Mill
 300 West Highway Street, Vicksburg, Michigan
 Project # 245-1046A-15

SAMPLE IDENTIFICATION		GP-5-02	GP-6-02	GP-7-02	GP-9-02	SB-2-04	SB-5-04	BF-TMW-01	BF-TMW-02	BF-TMW-02 (duplicate)	BF-TMW-03	BF-TMW-04	BF-TMW-05	BF-TMW-06	BF-TMW-07	
Sample Depth (feet below ground level)																
Collection Method ¹		GP	GP	GP	GP	GP	GP	GP	GP	GP	GP	GP	GP	GP	GP	
Date Collected		12/17/2002	12/17/2002	12/17/2002	12/17/2002	6/15/2004	6/15/2004	5/20/2014	5/21/2014	5/21/2014	5/20/2014	5/20/2014	5/20/2014	5/20/2014	5/20/2014	
Date Analyzed		12/27/2002	12/27/2002	12/27/2002	12/27/2002	6/24/2004	6/24/2004	5/25/2014	5/26/2014	5/26/2014	5/25/2014	5/26/2014	5/26/2014	5/26/2014	5/26/2014	
Date Extracted		12/17/2002	12/17/2002	12/17/2002	12/17/2002	6/24/2004	6/24/2004	5/25/2014	5/26/2014	5/26/2014	5/25/2014	5/26/2014	5/26/2014	5/26/2014	5/26/2014	
Date Analyzed		12/27/2002	12/27/2002	12/27/2002	12/27/2002	6/24/2004	6/24/2004	5/25/2014	5/26/2014	5/26/2014	5/25/2014	5/26/2014	5/26/2014	5/26/2014	5/26/2014	
Volatile Organic Compounds and Formaldehyde (µg/L)																
Constituent	Method	Part 201 GRCC		Residential Drinking Water	Nonresidential Drinking Water	GSI										
		Residential Drinking Water	Nonresidential Drinking Water				GSI									
Benzene	EPA 5030/8260	5.0	5.0	<1.0	<1.0	200 (X)	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0
Toluene	EPA 5030/8260	790/1,000*	790/1,000*	<1.0	<1.0	270	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0
Ethylbenzene	EPA 5030/8260	74/700*	74/700*	<1.0	<1.0	41	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0
Xylenes	EPA 5030/8260	280/10,000*	280/10,000*	<3.0	<3.0	48	<3.0	<3.0	<3.0	<3.0	<3.0	<3.0	<3.0	<3.0	<3.0	<3.0
Acetone	EPA 5030/8260	730	2,100	<25	<25	1,700	<25	<25	<20	<20	<20	<20	<20	<20	<20	<20
2-Butanone (MEK)	EPA 5030/8260	13,000	38,000	<25	<25	2,200	<25	<25	<20	<20	<20	<20	<20	<20	<20	<20
sec-Butylbenzene	EPA 5030/8260	80	230	<1.0	<1.0	ID	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0
1,1,2-Dichloroethene	EPA 5030/8260	70	70	<1.0	<1.0	280 (X)	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0
1,4-Dioxane	EPA 5030/8260	85	350	<1.0	<1.0	2,600 (X)	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0
Epichlorohydrin	EPA 5030/8260	5.0	5.0	<1.0	<1.0	NA	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0
Formaldehyde	EPA 1667	1,300	3,800	<50	<50	120	<50	<50	<50	<50	<50	<50	<50	<50	<50	<50
Styrene	EPA 5030/8260	100	100	<1.0	<1.0	80 (X)	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0
Tetrachloroethene	EPA 5030/8260	5.0	5.0	<1.0	<1.0	60 (X)	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0
Trichloroethene	EPA 5030/8260	5.0	5.0	<1.0	<1.0	200 (X)	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0
Trichlorofluoromethane	EPA 5030/8260	2,600	7,300	<1.0	<1.0	NA	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0
1,2,4-Trimethylbenzene	EPA 5030/8260	631,000*	631,000*	<1.0	<1.0	17	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0
1,3,5-Trimethylbenzene	EPA 5030/8260	721,000*	721,000*	<1.0	<1.0	45	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0
Other VOCs	Varies	Varies	Varies	ND	ND	Varies	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Polynuclear Aromatic Hydrocarbons/PCBs (µg/L)																
Date Extracted		12/19/2002	12/19/2002	12/19/2002	12/19/2002	6/16/2004	6/16/2004	5/27/2014	5/27/2014	5/27/2014	5/28/2014	5/28/2014	5/28/2014	5/28/2014	5/28/2014	
Date PNA's Analyzed		12/31/2002	12/31/2002	12/31/2002	12/31/2002	6/23/2004	6/23/2004	6/2/2014	6/2/2014	6/2/2014	6/2/2014	6/2/2014	6/2/2014	6/2/2014	6/2/2014	
Date PCBs Analyzed		12/20/2002	12/20/2002	12/20/2002	12/20/2002	NA	NA	6/2/2014	6/2/2014	6/2/2014	6/2/2014	6/2/2014	6/2/2014	6/2/2014	6/2/2014	
Constituent	Method	Part 201 GRCC		Residential Drinking Water	Nonresidential Drinking Water	GSI										
		Residential Drinking Water	Nonresidential Drinking Water				GSI									
Acenaphthene	3550B/8270	1,300	3,800	<5.0	<5.0	38	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0
Fluorene	3550B/8270	880	2,000	<5.0	<5.0	12	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0
2-Methylnaphthalene	3550B/8270	260	750	<5.0	<5.0	19	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0
Naphthalene	3550B/8270	520	1,500	<5.0	<5.0	11	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0
Phenanthrene	3550B/8270	52	150	<5.0	<5.0	2.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0
Pyrene	3550/8270	140	140	<5.0	<5.0	ID	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0
Other PNA's	Varies	Varies	Varies	ND	ND	Varies	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
PCB Aroclors, total	EPA 8082	0.5	0.5	<0.1	<0.1	0.2	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1

Notes
 ID = Inadequate data to develop criteria.
 NLY = Not likely to volatilize. NA = Not Analyzed.
 NLL = Not likely to leach. NC = No Criteria.
 X = Criterion is not protective of surface water used for drinking water.
 *GP = Geoprobe.
 *Aesthetic Value/Health-based Value.
 Criteria are from MDEQ-RRD Op-Memo, No. 1, December 30, 2013.
 Highlighted cells indicate concentrations exceeding Part 201 Generic Residential Cleanup Criteria.

Figure 5

Table 2B
 Summary of Metal Concentrations in Groundwater (ug/L)
 Former Vicksburg Mill
 300 West Highway Street, Vicksburg, MI
 Project # 245-1046A-15

Constituent	SAMPLE IDENTIFICATION										Groundwater Surface Water Interface (GSI)	BF-PIT-01 ³				
	Method	Residential Drinking Water	Nonresidential Drinking Water	GP-5-02	GP-6-02	GP-7-02	GP-9-02	SB-2-04	SB-5-04	BF-TMW-01			BF-TMW-02 (duplicate)	BF-TMW-03	BF-TMW-04	BF-TMW-05
Aluminum	EPA 200.7	0.050/41*	0.05/41*	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	NA	NA	NA	NA	NA	NA
Antimony	EPA 200.8	0.006	0.006	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
Arsenic	EPA 200.8	0.01	0.01	0.047	0.047	0.047	0.047	0.047	0.047	0.047	0.037	0.037	0.037	0.037	0.037	0.037
Barium	EPA 200.8	2.0	2.0	1.52	1.52	1.52	1.52	1.52	1.52	1.52	1.9	1.9	1.9	1.9	1.9	1.9
Beryllium	EPA 200.8	0.004	0.004	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
Cadmium	EPA 200.8	0.005	0.005	<0.0005	<0.0005	<0.0005	<0.0005	<0.0005	<0.0005	<0.0005	<0.0005	<0.0005	<0.0005	<0.0005	<0.0005	<0.0005
Calcium	EPA 200.7	NC	NC	76.7	76.7	92.7	210	NA	NA	NA	NA	NA	NA	NA	NA	NA
Chromium ²	EPA 200.8	0.1	0.1	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
Cobalt	EPA 200.8	0.04	0.1	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
Copper	EPA 200.8	1.0/4.0*	1.0/4.0*	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	0.0073	0.0073	0.0073	0.0073	0.0073	0.0073
Cyanide	EPA 335.2	0.2	0.2	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.00002	<0.00002	<0.00002	<0.00002	<0.00002	<0.00002
Iron	EPA 200.7	0.3/2.0*	0.3/5.6*	0.08	0.08	14.1	12.8	0.05	0.05	0.05	5.8	8.5	8.3	4.00	4.00	14.0
Lead	EPA 200.8	0.04	0.04	<0.003	<0.003	<0.003	<0.003	<0.003	<0.003	<0.003	0.037	0.037	0.037	0.037	0.037	0.037
Magnesium	EPA 200.7	400	1,100	18.5	18.5	18.4	75.7	22.2	41.5	21.5	NA	NA	NA	NA	NA	NA
Manganese	EPA 200.8	0.05/0.86*	0.05/2.5*	<0.02	<0.02	0.908	0.834	<0.02	0.239	<0.02	0.800	0.860	0.840	2.00	0.190	0.760
Mercury	EPA 245.2	0.002	0.002	<0.0002	<0.0002	<0.0002	<0.0002	<0.0002	<0.0002	<0.0002	<0.0002	<0.0002	<0.0002	<0.0002	<0.0002	<0.0002
Molybdenum	EPA 200.8	0.073	0.210	NA	NA	NA	NA	NA	NA	NA	0.014	0.0022	0.0036	0.0035	0.0035	0.0035
Nickel	EPA 200.8	0.1	0.1	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	0.014	0.0022	0.0036	0.0035	0.0035	0.0035
Potassium	EPA 200.7	NC	NC	57.1	1.9	3.9	20.9	NA	NA	NA	NA	NA	NA	NA	NA	NA
Selenium	EPA 200.8	0.05	0.05	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	0.0022	0.0022	0.0052	<0.001	<0.001	<0.001
Silver	EPA 200.8	0.034	0.098	<0.0005	<0.0005	<0.0005	<0.0005	<0.0005	<0.0005	<0.0005	<0.0002	<0.0002	<0.0002	<0.0002	<0.0002	<0.0002
Sodium	EPA 200.7	230	350	118	14.2	15.9	35.3	NA	NA	NA	NA	NA	NA	NA	NA	NA
Sulfur	EPA 200.8	0.002	0.002	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.002	<0.002	<0.002	<0.002	<0.002	<0.002
Titanium	EPA 200.7	NC	NC	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	NA	NA	NA	NA	NA	NA
Vanadium	EPA 200.8	0.0045	0.062	NA	NA	NA	NA	NA	NA	NA	0.063	<0.002	<0.002	<0.002	<0.002	0.026
Zinc	EPA 200.8	2.4	5.0	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	0.019	0.008	0.0071	0.0063	0.0076	0.054

NA = Not Analyzed, NC = No Criteria.
 G = GSI value is pH or water hardness dependent. Criteria listed is based on a hardness of 150 mg/L.
 X = Criterion is not protective of surface water used for drinking water.
 GP = Geoprobe.
² Chromium criteria listed are for hexavalent chromium.
³ Water sample collected from a pit in the mechanical room of the building; therefore, criteria are not considered to be exceeded.
 *Aesthetics Value/Health-based Value.
 Criteria are from MDEQ-RRD Op Memo No. 1, December 30, 2013.
 Highlighted cells indicate concentrations exceeding Part 201 Generic Residential Cleanup Criteria.

Table 2C
Summary of Inorganic Concentrations in Groundwater
 (mg/L)
 Former Vicksburg Mill
 300 West Highway Street, Vicksburg, Michigan
 Project # 245-1046A-15

SAMPLE IDENTIFICATION										
Sample Depth (feet below ground level)										
Collection Method ¹										
Date Collected										
Date Analyzed ²										
Constituent	Method	Part 201 GRCC			GP-5-02	GP-6-02	GP-7-02	GP-9-02	SB-2-04	SB-5-04
		Residential Drinking Water	Nonresidential Drinking Water	GSI						
Chloride	SM(18)4500-Cl-E	250	250	125						
Nitrogen, Ammonia	EPA 350.1	10 (N)	10 (N)	0.029 (CC)	50.1	<10	17.8	16.7	NA	NA
Nitrogen, Nitrate	EPA353.2	10 (N)	10 (N)	ID	13.9	<0.05	4.07	0.52	<0.05	<0.05
Nitrogen, Nitrite	EPA353.2	1.0 (N)	1.0 (N)	NA	<0.1	3.1	<0.1	<0.1	NA	NA
Phosphorous, total	EPA 365.2	63	240	1.0	<0.1	<0.1	<0.1	<0.1	NA	NA
Sulfate	EPA 300.0A	250	250	NA	0.28	0.27	0.58	0.34	NA	NA
Sulfite	EPA 377.1	NC	NC	NC	150	30	<1.0	53	NA	NA
					<1.0	<1.0	<1.0	<1.0	NA	NA

Notes

NA = Not analyzed.

N = The concentrations of all potential sources of nitrate-nitrogen in soil shall not, when added together, exceed the nitrate drinking water protection criterion of 10 mg/L.

CC = Criteria for unionized ammonia are 0.029 mg/L and 0.053 mg/L for cold water and warm water, respectively

¹GP = Geoprobe.

²Samples were analyzed by KAR Laboratories, Inc. of Kalamazoo, Michigan. Please refer to laboratory report for dates of analysis. Criteria are from MDEQ-RRD Op.Memo. No. 1, December 30, 2013.

Highlighted cells indicate concentrations exceeding Part 201 Generic Residential Cleanup Criteria.

Table 2D
Summary of Dioxin/Furan Concentrations in Groundwater
 Former Vicksburg Mill
 300 West Highway Street, Vicksburg, Michigan
 Project # 245-1046A-15

SAMPLE IDENTIFICATION					GP-7
Sample Depth (feet below ground level)					
Collection Method ¹					GP
Date Collected					12/17/2002
Date Extracted					1/2/2003
Date Analyzed					1/5/2003
Units					ng/L
Constituent	Method	Part 201 GRCC			
		GSI	Residential Drinking Water	Groundwater Contact	
Total 2,3,7,8 Tetrachlorodibenzo-p-dioxin equivalence	EPA 8290	0.01	0.03	0.01	0.000055

Notes

¹GP = Geoprobe, unfiltered sample.
 Criteria are from MDEQ-RRD Op.Memo. No. 1, December 30, 2013.

Table 3B
Summary of Metal and Cyanide Concentrations in Sediment (mg/kg)
 Former Vicksburg Mill
 Vicksburg, Michigan
 Project # 245-1046A-15

SAMPLE IDENTIFICATION													
Sample Depth (below ground level)													
Collection Method													
Date Collected													
Date Extracted													
Date Analyzed													
Constituent	Method	Statewide Default Background	Part 201 GRCC			Sediment #1	Sediment #2	BF-SD-01	BF-SD-02	BF-SD-03	BF-SD-04	BF-SD-05	BF-SD-06
			GSI Protection	Drinking Water Protection	Direct Contact								
Aluminum	3050/6010B	6,900	NA	1.0	50,000	5,080	5,050	NA	NA	NA	NA	NA	NA
Antimony	3050/6020	NA	94	4.3	180	7.3	4.0	0.6	0.8	7.4	4.0	<0.3	2.9
Arsenic	3050/6020	5.8	4.6	4.6	7.6	20.0	17.2	29	11	36	18	2.9	28
Barium	3050/6010B	75	440 (G)	1,300	37,000	55	60	38	410	350	210	40	170
Beryllium	3050/6020	NA	85 (G)	51	410	0.3	0.3	0.3	0.4	0.6	0.5	0.3	0.2
Cadmium	3050/6020	1.2	3.0 (G,X)	6.0	550	1.68	1.02	<0.2	0.4	3.5	2.5	<0.2	0.6
Calcium	3050/6010B	NC	NC	NC	NC	24,300	8,410	NA	NA	NA	NA	NA	NA
Chromium ¹	3050/6010B	18	3.3	30	2,500	56.6	27.1	8.1	11	130	120	9.4	3.7
Cobalt	3050/6010B	6.8	2.0	0.8	2,600	2.4	2.8	3.6	3.8	5.1	4.6	2.6	2.9
Copper	3050/6010B	32	75 (G)	5,800	20,000	256	235	9.5	20	260	150	13	9.8
Cyanide	EPA 335.2	0.39	0.01	4.0	12	<0.2	<0.2	0.78	1.4	1.6	2.1	1.2	3.5
Iron	3050/6010B	12,000	NA	6.0	160,000	16,100	15,400	22,000	12,000	24,000	29,000	8,200	58,000
Lead	3050/6010B	21	2500 (G,X)	700	400	520	338	17	31	1,100	590	13	18
Magnesium	3050/6010B	NA	NA	8,000	1,000,000	3,530	3,180	NA	NA	NA	NA	NA	NA
Manganese	3050/6010B	440	26 (G,X)	1.0	25,000	649	102	79	140	560	320	160	1,100
Mercury	7471A/245.2	0.13	0.05	1.7	160	2.3	3.1	<0.1	<0.2	9.7	3.7	<0.1	<0.3
Molybdenum	3050/6010B	NA	64 (X)	1.5	2,600	NA	NA	5.7	1.9	2.6	9.6	<1.0	1.1
Nickel	3050/6010B	20	76 (G)	100	40,000	11	7.0	8.7	8.9	17	17	7.6	6.0
Potassium	3050/6010B	NC	NC	NC	NC	767	287	NA	NA	NA	NA	NA	NA
Selenium	3050/6020	0.41	0.4	4.0	2,600	<1.3	<0.3	0.4	1.0	1.4	1.4	1.4	1.4
Silver	3050/6010B	1.0	0.1	4.5	2,500	1.1	16.3	0.1	0.2	5.0	3.2	<0.1	<0.1
Sodium	3050/6010B	NA	NA	4,600	1,000,000	78	78	NA	NA	NA	NA	NA	NA
Thallium	3050/6020	NA	4.2 (X)	2.3	35	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Titanium	3050/6010B	NC	NC	NC	NC	127	176	NA	NA	NA	NA	NA	NA
Vanadium	3050/6010B	NA	430	72	750	NA	NA	17	13	14	16	17	6.7
Zinc	3050/6010B	47	170 (G)	2,400	170,000	294	248	46	94	1,000	770	32	36

Notes

NA = Not Analyzed. NC = No Criteria.
 G = GSI value is pH or water hardness dependent. Criteria listed is based on a hardness of 150 mg/L.
 X = Criterion is not protective of surface water used for drinking water.
¹Chromium criteria listed are for hexavalent chromium.
 Criteria are from MDEQ-RRD Op.Memo. No. 1, December 30, 2013.
 Highlighted cells indicate concentrations exceeding Part 201 Generic Residential Cleanup Criteria.

Table 3C
Summary of Inorganic Concentrations in Sediment
 Former Vicksburg Mill
 Vicksburg, Michigan
 Project # 245-1046A-15

SAMPLE IDENTIFICATION							Sediment #1	Sediment #2
Sample Depth (feet below ground level)							HA	HA
Collection Method ¹							12/17/02	12/17/02
Date Collected								
Date Analyzed*								
Units							mg/kg	mg/kg
Constituent	Method	Date Analyzed	Part 201 GRCC			Direct Contact		
			GSI Protection	Drinking Water Protection				
Chloride	EPA 300.0A	8/29&8/31	1,000 (X)	5,000	4,300	<200	<200	
Nitrogen, Ammonia	EPA 350.1	8/29/2001	0.58 (CC)	ID	ID	10.40	2.9	
Nitrogen, Nitrate	EPA 353.2	8/17,8/22&8/24	ID	200 (N)	ID	<1.4	<1.6	
Nitrogen, Nitrite	EPA 353.2	8/17,8/22&8/24	NA	20 (N)	ID	<1.4	<1.6	
Phosphorous, total	SM(18) 4500-PE	8/21-8/30	(EE)	1,300	1,000,000	189	311	
Sulfate	EPA 300.0A	8/29&8/31	NC	5,000	ID	431	516	

Notes

ID = Inadequate data to develop criteria.

NC = No Criterion.

N = The concentrations of all potential sources of nitrate-nitrogen in soil shall not, when added together, exceed the nitrate drinking water protection criterion. X = Criterion is not protective of surface water used for drinking water.

CC = Criteria for unionized ammonia are 0.58 mg/kg and 1.1 mg/kg for cold water and warm water, respectively

¹HA = Hand Auger

Criteria are from MDEQ-RRD Op.Memo. No. 1, December 30, 2013.

Highlighted cells indicate concentrations exceeding Part 201 Generic Residential Cleanup Criteria.

*Samples were analyzed by K.AR Laboratories, Inc. of Kalamazoo, Michigan. Please refer to laboratory report for dates of analysis.

Table 3D
Summary of Dioxin/Furan Concentrations in Sediment
 Former Vicksburg Mill
 Vicksburg, Michigan
 Project # 245-1046A-15

SAMPLE IDENTIFICATION															
Constituent	Method	Sediments			Part 201 GRCC			Sediment #1	Sediment #2	BF-SD-01	BF-SD-02	BF-SD-03	BF-SD-04	BF-SD-05	BF-SD-06
		US EPA Region 5 Ecological Screening Level	GSI Protection	Drinking Water Protection	Direct Contact Criteria										
		Sample Depth (feet below ground level)	Collection Method ¹	Date Collected	Date Extracted	Date Analyzed									
		0-6"	0-6"	0-6"	0-6"	0-6"									
Total 2,3,7,8 Tetrachlorodibenzo-p-dioxin equivalence	EPA 8290	0.12	NLL	NLL	90	120	73	ND	0.22	39.57	11.47	0.74	0.54		
		HA	HA	HA	HA	HA	HA	HA	HA	HA	HA	HA	HA	HA	
		12/17/02	12/17/02	12/17/02	12/29/02	12/29/02	12/17/02	12/17/02	5/19/14	5/19/14	5/19/14	5/19/14	5/19/14	5/19/14	5/19/14
		1/2/03	1/2/03	1/2/03	6/17/14	6/17/14	6/17/14	6/17/14	6/17/14	6/17/14	6/17/14	6/17/14	6/17/14	6/17/14	6/17/14

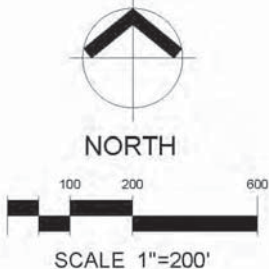
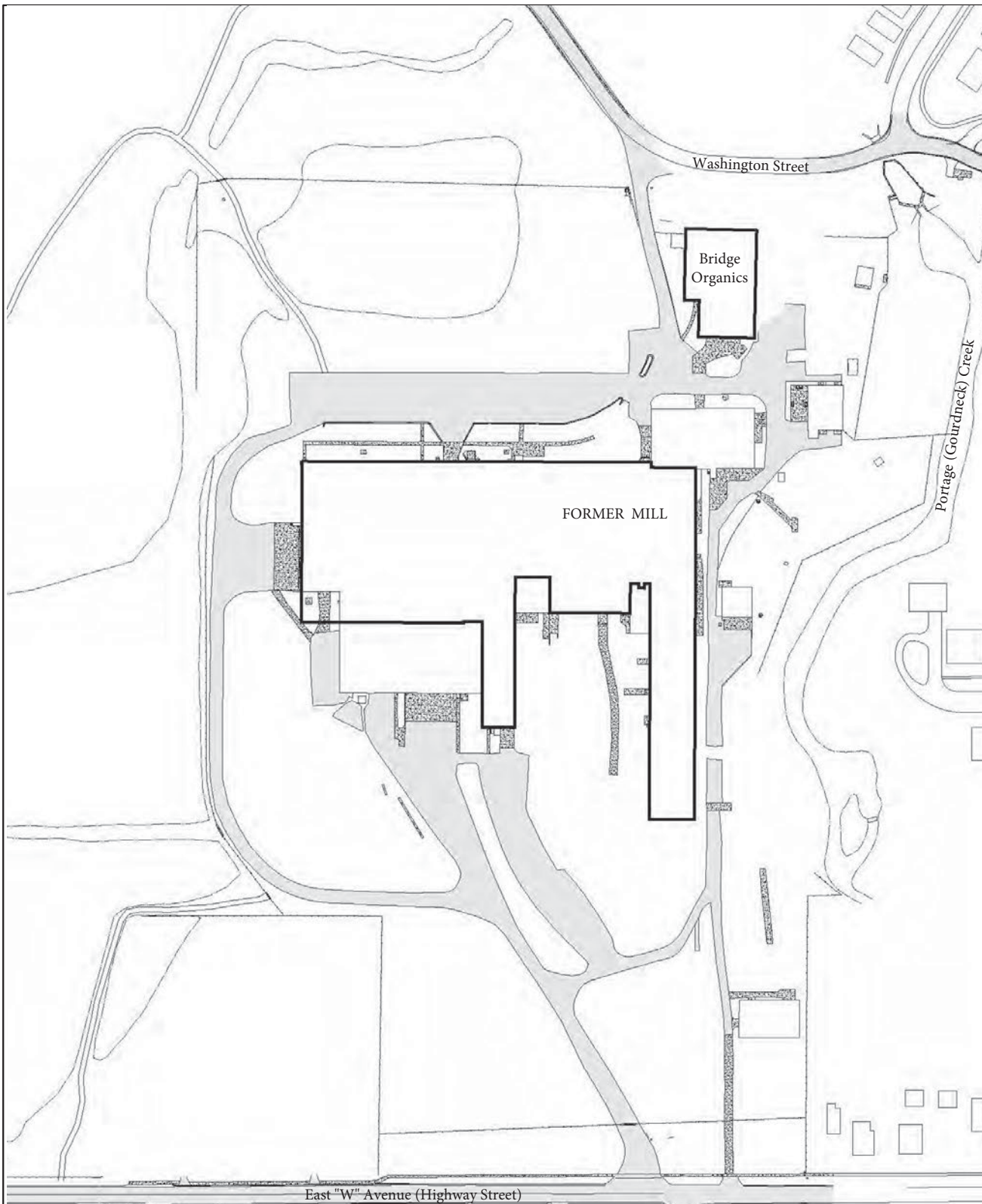
Notes

NLL = Not likely to leach to groundwater under most conditions.

¹HA = Hand Auger

Part 201 Criteria are from MDEQ-RRD Op.Memo. No. 1, December 30, 2013.

Highlighted cells indicate concentrations exceeding Part 201 Generic Residential Cleanup Criteria for soil and US EPA Ecological Screening Level for Sediment.



* EXCAVATION OF PCB IMPACTED SOILS COMPLETED IN THIS AREA IN 2004.



PHILLIPS
ENVIRONMENTAL
CONSULTING SERVICES, INC.
84757 28th Street, Lawton, Michigan
(269) 624-4211

Former Vicksburg Mill
300 West Highway Street
Vicksburg, Michigan

Figure 5A
Soil and Groundwater Sample Locations
with Concentrations Exceeding
Part 201 GRCC

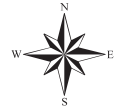
Figure 5B Sediment Sample Locations



Former Fox River Paper Mill
300 W. Highway St.
Vicksburg, MI
Kalamazoo County
MIB000000187

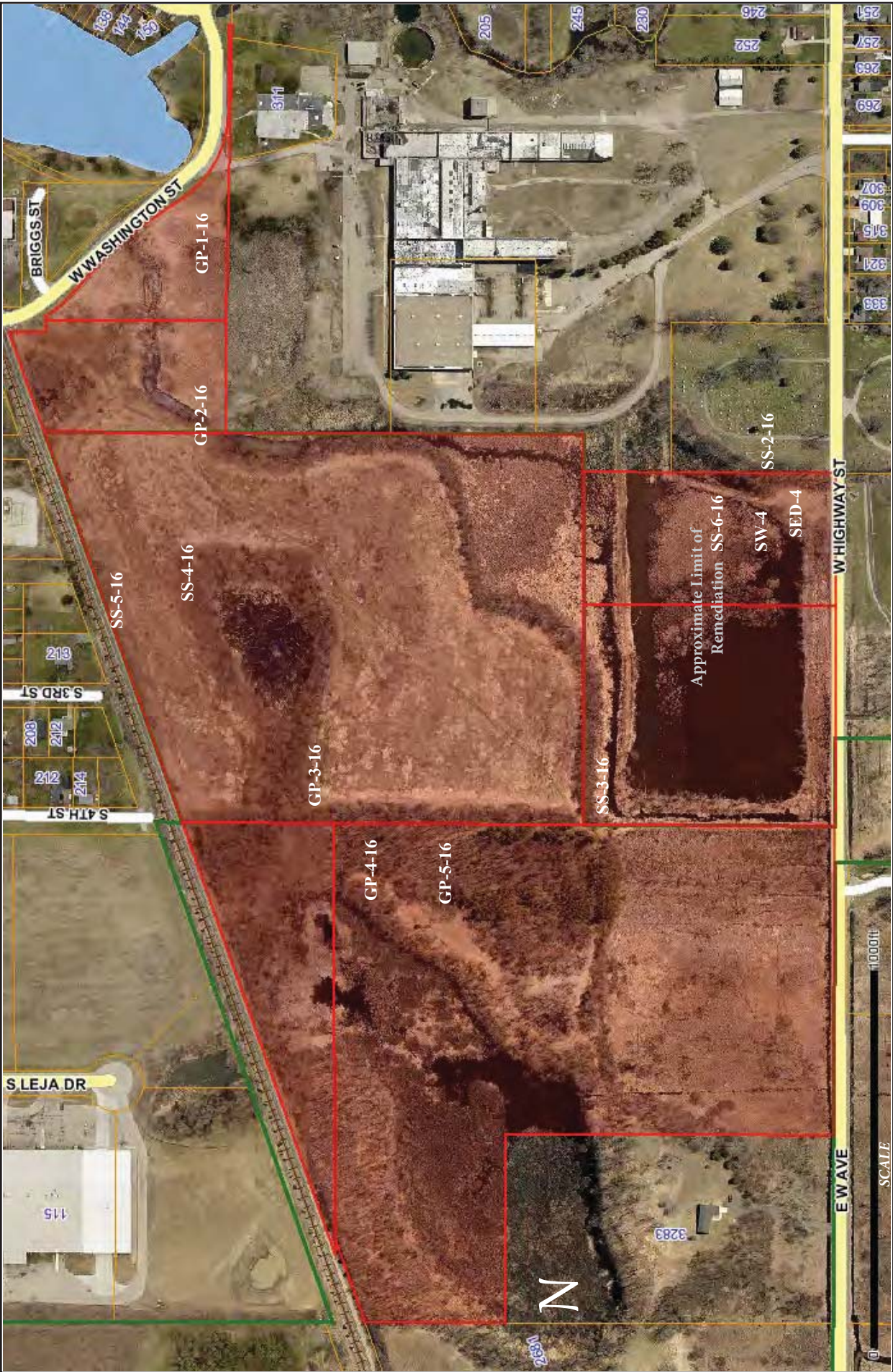
Legend

- PECS, 2002
- MDEQ, 2014
- Property Boundary


 0 120 240 480
 Feet

Compiled by: Leni Steiner-Zehender
July 2014
Projected Coordinate System:
Michigan GeoRef, NAD-83, meters
Sources: Michigan Geographic
Data Library and MSU 2013 Aerial

Figure 5C - Sample Locations with Concentrations Exceeding Part 201 GRCC and Dioxin Detections in Surface Water and Sediment
 80 Acres West of Former Paper Mill, Vicksburg, Michigan



This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map is a compilation of records, information and data located in various city, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only. The user of this map acknowledges that the State/County/Cities/Townships/Villages shall not be liable for any damages, and expressly waives all claims, and agrees to defend, indemnify, and hold harmless the State/County/Cities/Townships/Villages from any and all claims brought by the User, its employees or agents, or third parties which arise out of the User's access or use of data provided. Map Created: 2/23/2016

Figure 5C
Table 1

Summary of VOC, PNA and Metal Concentrations Detected in Soil
80 Acres West of Former Paper Mill
East W Avenue
Vicksburg, Michigan
Project # 225-1046A-16

SAMPLE IDENTIFICATION											
Sample Collected by Analytical Laboratory											
Sample Depth (below ground level)											
Collection Method ¹											
Date Collected											
Volatile Organic Compounds² (µg/kg)											
Laboratory Analytical Method											
Date Extracted											
Date Analyzed											
Part 201 Generic Residential Cleanup Criteria (GRCC)											
Constituent	GSI Protection	Drinking Water Protection	Volatilization to Indoor Air	Direct Contact							
	Varies	Varies	Varies	Varies							
Polynuclear Aromatic Hydrocarbons³ (µg/kg)											
Laboratory Analytical Method											
Date Extracted											
Date Analyzed											
Part 201 GRCC											
Constituent	GSI Protection	Drinking Water Protection	Volatilization to Indoor Air	Direct Contact							
	Varies	Varies	Varies	Varies							
Metals (mg/kg)											
Laboratory Analytical Method											
Date Extracted											
Date Analyzed											
Part 201 GRCC											
Constituent	GSI Protection	Drinking Water Protection	Volatilization to Indoor Air	Direct Contact							
	4.6	4.6	NLV	7.6	4.7	4.1	3.1	22	12	2.0	3.8
Arsenic (5.8*)	440 (G)	1,300	NLV	37,000	24	4.7	23	36	25	42	67
Barium (75*)	3.0 (G,X)	6.0	NLV	550	0.57	0.62	0.48	1.1	1.6	0.38	0.63
Cadmium (1.2*)	3.3	30	NLV	2,500	5.8	6.3	4.8	2.8	4.5	3.6	4.9
Chromium, Total (18*) ³	2,500 (G,X)	700	NLV	400	9.2	8.9	4.5	4.1	10	6.6	11
Lead (21*)	0.05	1.7	48	160	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050
Mercury (0.13*)	0.4	4.0	NLV	2,600	1.2	2.4	1.6	0.79	1.4	0.85	1.1
Selenium (0.41*)	0.1	4.5	NLV	2,500	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10
Silver (1.0*)											

Notes

ID = Inadequate data to develop criteria. ND = Not detected to method detection limits.

NLV = Not likely to volatilize under most conditions. NA = Not Analyzed.

G = GSI value is pH or water hardness dependent. Criteria listed is based on a hardness of 150 mg/L.

X = Criterion is not protective of surface water used for drinking water.

*State of Michigan Default Background concentrations

¹GP = Geoprobe

²The full list of volatile organic compounds (VOCs) and polynuclear aromatic hydrocarbons (PNAs) was analyzed on the dates of analysis.

Compounds not listed were not detected to method detection limits.

Criteria are from MDEQ-RRD Op.Memo. No. 1, December 30, 2013.

Highlighted cells indicate concentrations exceeding Part 201 Generic Residential Cleanup Criteria.

Former Paper Mill West Highway Street Vicksburg, Michigan

Photographs by Lisa K. J. Phillips
Phillips Environmental Consulting Services, Inc.
March 13, 2018

Picture 1



View north from entrance at West Highway Street.

Picture 2



View north from entrance at West Highway Street.

Picture 3



View north to east wing – oldest building section.

Picture 4



View south to the maintenance/storage building.

Former Paper Mill West Highway Street Vicksburg, Michigan

Photographs by Lisa K. J. Phillips
Phillips Environmental Consulting Services, Inc.
March 13, 2018

Picture 5



View north along the east side of the building to the sludge handling building.

Picture 6



View north east of the sludge handling building with wastewater process building in the background.

Picture 7



View northeast to the wastewater process building. On the right is the vault filled with water.

Picture 8



View south from the wastewater process building to the sludge handling building along the east side of the mill.

Former Paper Mill West Highway Street Vicksburg, Michigan

Photographs by Lisa K. J. Phillips
Phillips Environmental Consulting Services, Inc.
March 13, 2018

Picture 9



View south along the east side of the east wing of the mill.

Picture 10



View northwest to the north end of the east side of the mill.

Picture 11



View west on the north end of the east side of the mill. Fire damaged buildings are in the background.

Picture 12



View to the north end of the east side of the mill with Bridge Organics, and adjoining property, in the background.

Former Paper Mill West Highway Street Vicksburg, Michigan

Photographs by Lisa K. J. Phillips
Phillips Environmental Consulting Services, Inc.
March 13, 2018

Picture 13



View northwest to the west wing of the mill.

Picture 14



View north to the central area between the two wings. Machine, boiler and engine rooms in this area..

Picture 15



View northeast to the northeast corner of the "U" formed by the two wings. A cistern is located in this area.

Picture 16



View southeast to the west side of the east wing.

Former Paper Mill West Highway Street Vicksburg, Michigan

Photographs by Lisa K. J. Phillips
Phillips Environmental Consulting Services, Inc.
March 13, 2018

Picture 17



View north to the newer warehouse portion of the mill on the west side of the Property.

Picture 18



View north to the east wing and newer warehouse connection.

Picture 19



View north to the west end of the south side of the mill building.

Picture 20



View north to a loading area on the west side of the newer warehouse portion of the mill.

Former Paper Mill West Highway Street Vicksburg, Michigan

Photographs by Lisa K. J. Phillips
Phillips Environmental Consulting Services, Inc.
March 13, 2018

Picture 21



View east to the west side of the mill.

Picture 22



View south along the access drive west of the mill. Vegetated area to the left is area of former discharge ponds.

Picture 23



Open space adjoining the Property to the west.

Picture 24



Pile of concrete rubble near the northwest corner of the Property.

Former Paper Mill West Highway Street Vicksburg, Michigan

Photographs by Lisa K. J. Phillips
Phillips Environmental Consulting Services, Inc.
March 13, 2018

Picture 25



View south to the center of the mill building.

Picture 26



View southwest to the mill building, west half.

Picture 27



View southeast to the eastern portion of the north side of the mill. Fire damaged sections are present to the left.

Picture 28



View southwest to the mill building, east portion.

Former Paper Mill West Highway Street Vicksburg, Michigan

Photographs by Lisa K. J. Phillips
Phillips Environmental Consulting Services, Inc.
March 13, 2018

Picture 29



View east from the north side of the mill to fire damaged section of the mill.

Picture 30



View southeast from the north side of the mill to fire damaged section of the mill.

Picture 31



View east along the north side of the mill.

Picture 32



View west from the western edge of the Property to the adjoining former Emergency Overflow Area (EOA).

Former Paper Mill West Highway Street Vicksburg, Michigan

Photographs by Lisa K. J. Phillips
Phillips Environmental Consulting Services, Inc.
March 13, 2018

Picture 33



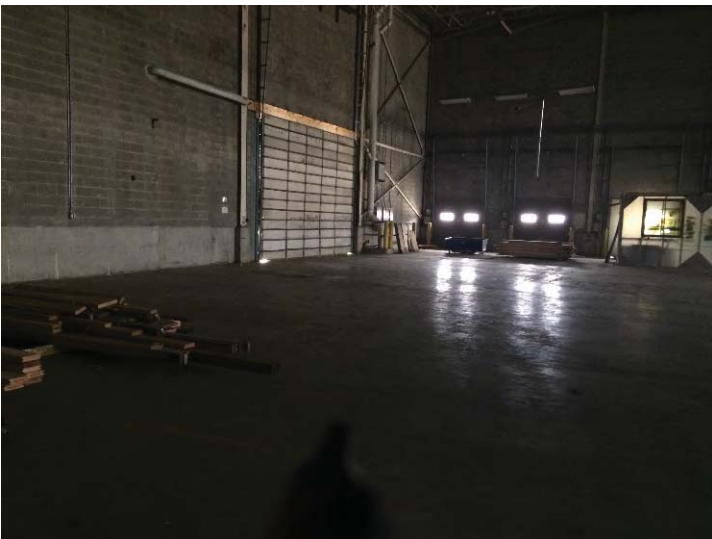
Typical interior of the sections in the east and west wings.

Picture 34



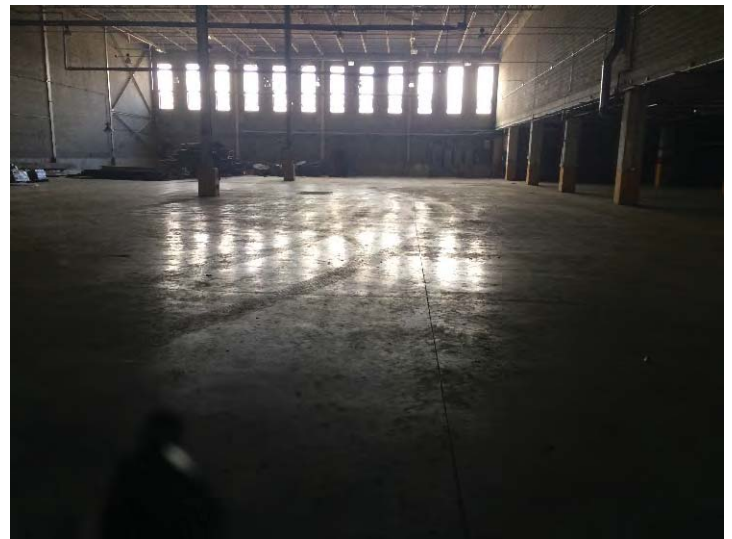
Typical interior of the sections in the east and west wings.

Picture 35



High bay newer warehouse section.

Picture 36



High bay newer warehouse section.

Former Paper Mill West Highway Street Vicksburg, Michigan

Photographs by Lisa K. J. Phillips
Phillips Environmental Consulting Services, Inc.
March 13, 2018

Picture 37



Newer warehouse portion of the building.

Picture 38



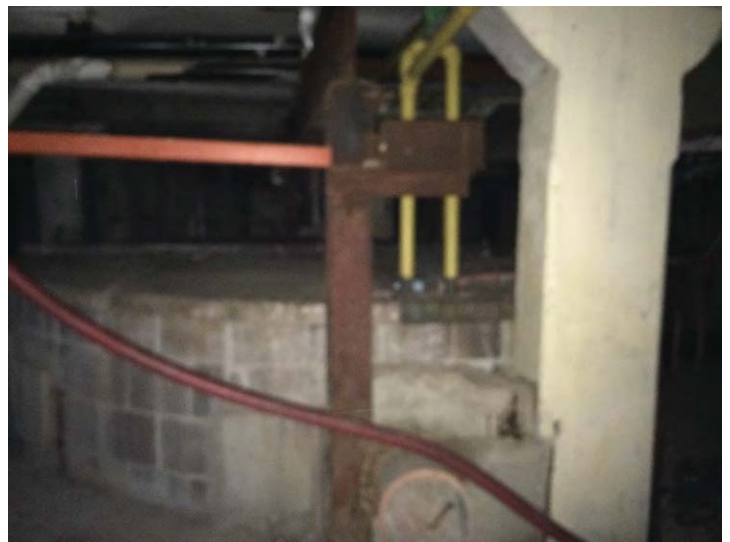
Lower level rooms with low ceilings.

Picture 39



Lower level.

Picture 40



Vat in lower level.

Former Paper Mill West Highway Street Vicksburg, Michigan

Photographs by Lisa K. J. Phillips
Phillips Environmental Consulting Services, Inc.
March 13, 2018

Picture 42

Picture 41



Former machine room in center section of the building.



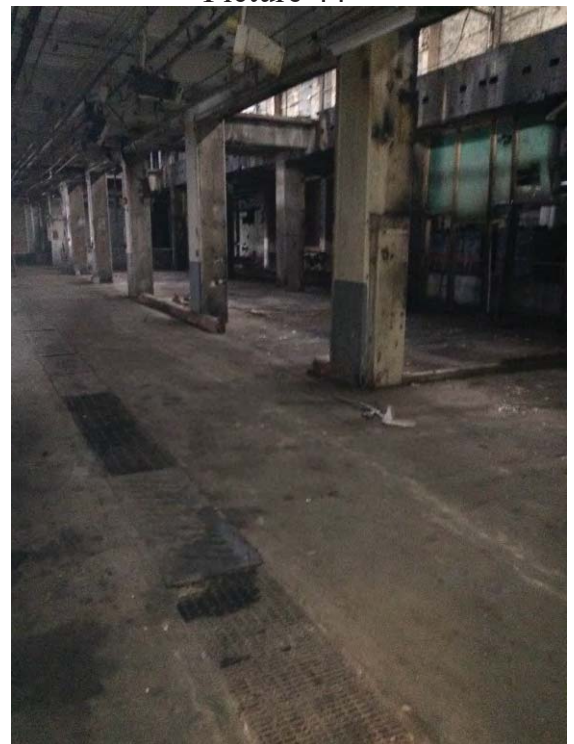
View to lower level in machine room.

Picture 44

Picture 43



Boiler room.



Example of typical floor drains.

Former Paper Mill West Highway Street Vicksburg, Michigan

Photographs by Lisa K. J. Phillips
Phillips Environmental Consulting Services, Inc.
March 21, 2018

Picture 45



Interior of maintenance garage.

Picture 46



Interior of maintenance garage.

Picture 47



Interior of sludge handling building.

Picture 48



Interior of sludge handling building.

Former Paper Mill West Highway Street Vicksburg, Michigan

Photographs by Lisa K. J. Phillips
Phillips Environmental Consulting Services, Inc.
March 21, 2018

Picture 49



Interior of wastewater process building.
Storage tank in the center.

Picture 50



Interior of wastewater process building.

Picture 51



Interior of fire suppression building.

Picture 52



Interior of fire suppression building.

Figure 6B - Color Site Photographs, Western 80 Acres
80 Acres West of Former Paper Mill
Vicksburg, Michigan
Photographs by Lisa K. J. Phillips
Phillips Environmental Consulting Services, Inc.
May 4, 2016

Picture 1



Wooded area Parcel A.

Picture 2



Former gravel pit area, Parcel B.

Picture 3



Gravel pit area.

Picture 4



Former dump area Parcel B.

Figure 6B - Color Site Photographs, Western 80 Acres
80 Acres West of Former Paper Mill
Vicksburg, Michigan
Photographs by Lisa K. J. Phillips
Phillips Environmental Consulting Services, Inc.
May 4, 2016

Picture 5



View west from near the northwest corner of Parcel E along the berms on the north side of the Emergency overflow area.

Picture 6



View north from the adjoining mill along the east side of Parcel C.

Picture 7



View east to adjoining former paper mill.

Picture 8



View northwest across Parcel C.

Figure 6B - Color Site Photographs, Western 80 Acres
80 Acres West of Former Paper Mill
Vicksburg, Michigan
Photographs by Lisa K. J. Phillips
Phillips Environmental Consulting Services, Inc.
May 4, 2016

Picture 9



View east from the northwest corner of Parcel D across the Property.

Picture 10



View west from the east side of Parcel E Across the property. Old booms from remediation still present.

Picture 11



View north from near the southwest corner of Parcel C.

Picture 12



View west from the east side of Parcel C.

Figure 6B - Color Site Photographs, Western 80 Acres
80 Acres West of Former Paper Mill
Vicksburg, Michigan
Photographs by Lisa K. J. Phillips
Phillips Environmental Consulting Services, Inc.
May 4, 2016

Picture 13



View west across Parcel B,

Picture 14



View northwest across Parcel B

Picture 15



Along railroad tracks Parcel C.

Picture 16



Parcel C.

Figure 9 - Illustrative Master Plan



- ① Lee Paper Mill
- ② Overflow Parking
- ③ Tent Lawn
- ④ Grist Mill
- ⑤ Beer Garden
- ⑥ Berry Production
- ⑦ Barley Test Plots, Typ.
- ⑧ Restaurant / Community Gardens
- ⑨ Hops Trellises
- ⑩ Fruit Orchard
- ⑪ Barley Meadow
- ⑫ Festival Event Meadow
- ⑬ Stage / Overlook
- ⑭ Creek Access

- ⑮ Fishing Hole
- ⑯ Sculptures / Art Installations
- ⑰ Event Courtyard
- ⑱ Restrooms / Festival Support
- ⑳ Barn / Animals / Maintenance Operations
- ㉑ Borrow Pit Reimagined
- ㉒ East Yard / Event Lawn
- ㉓ Grain Silos, Typ. Meadow

- ⑳ Boardwalk
- ㉑ Cranberry Production
- ㉒ Heron Rookery
- ㉓ Railroad Grade Feature
- ㉔ Shady Oak Ridge
- ㉕ Berms

- ⑳ East Yard / Event Venue
- ㉑ Regional Trail
- ㉒ Woodland Restoration
- ㉓ Wetland Pavilion

ILLUSTRATIVE MASTER PLAN

Figure 9 - Illustrative Master Plan

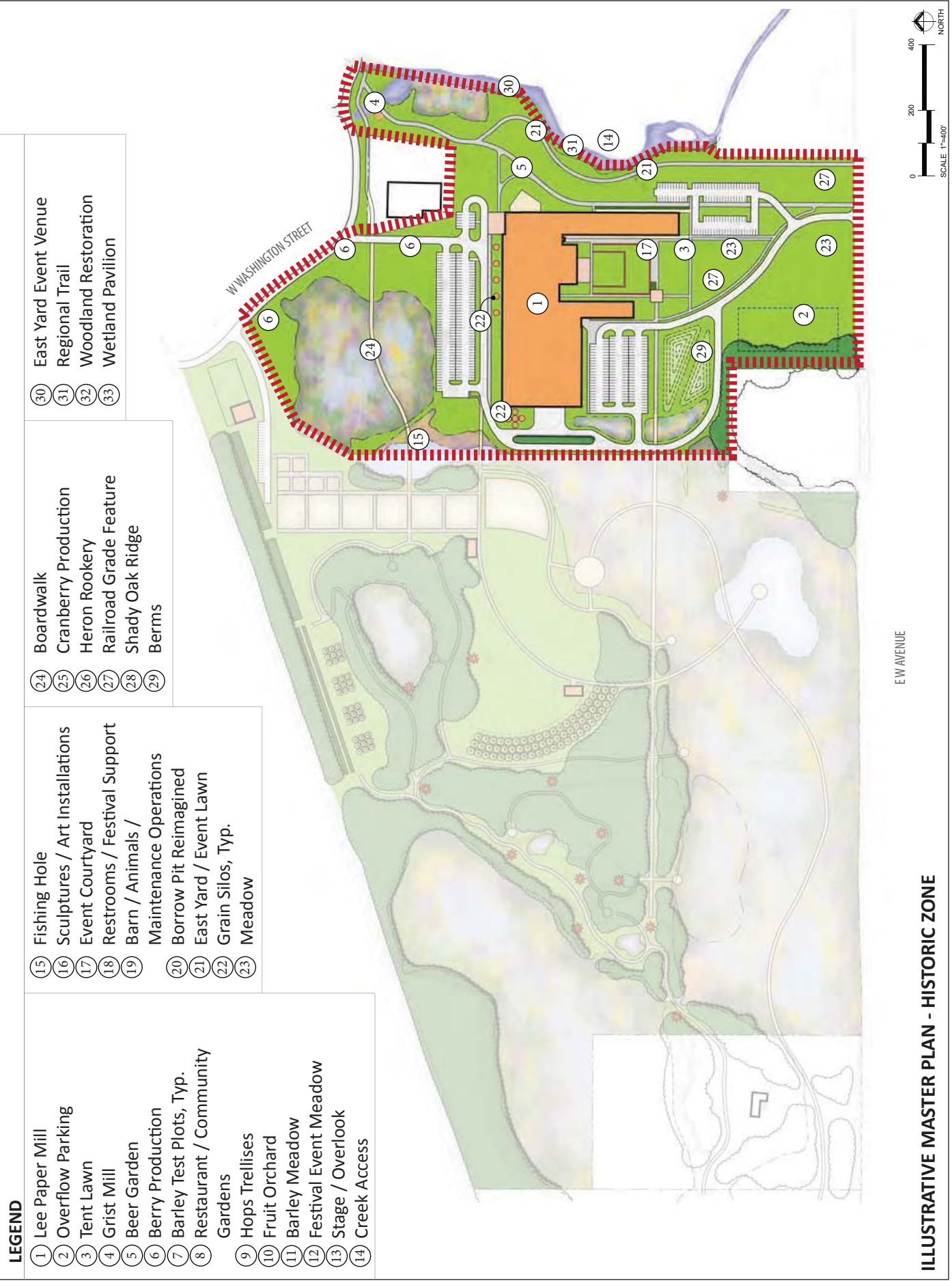


Figure 9 - Illustrative Master Plan



Figure 9 - Illustrative Master Plan

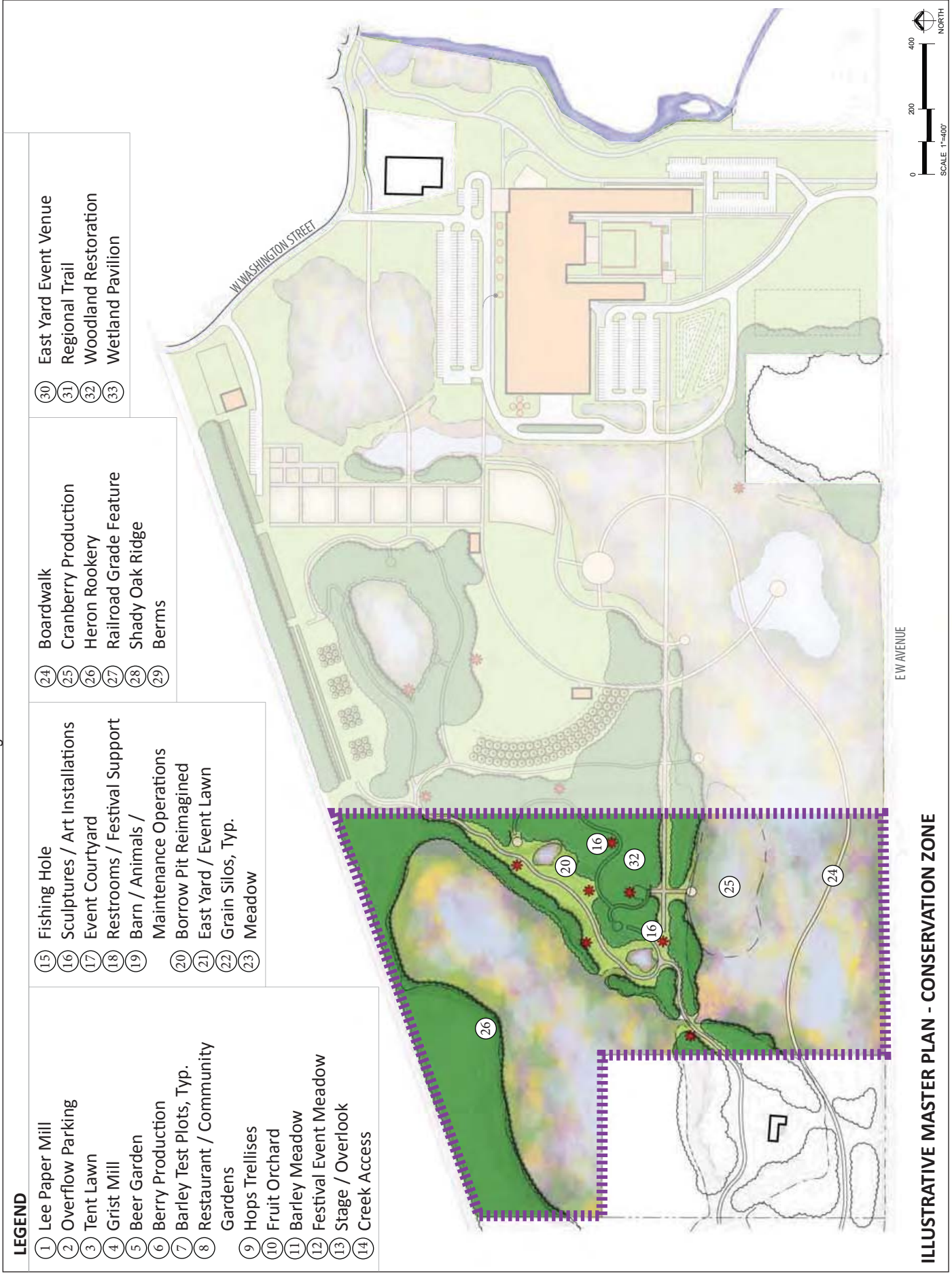


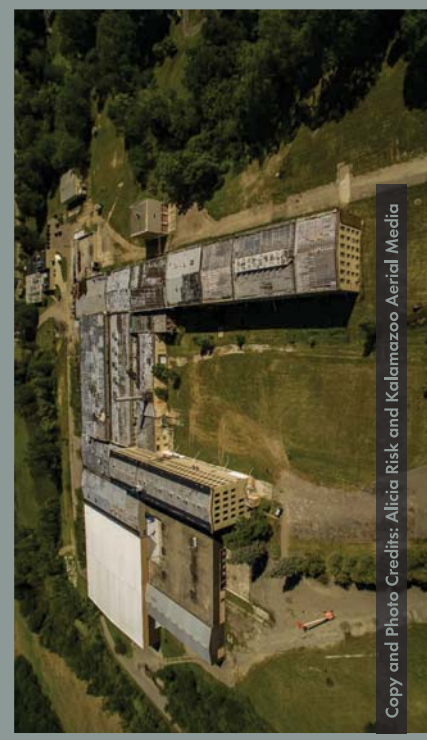
FIGURE 9 - Redevelopment Project Renderings - Triptychs

AERIAL VIEW

Originally situated on thirty-five acres along the banks of Portage Creek, the Lee Paper Company site has grown in size to over one hundred acres. Designed with an eye toward celebrating southwest Michigan's rich agricultural and manufacturing heritage and to healing environmental damage that was incurred in the past, Paper City Mill Works will be a premier live, work, and play destination for families across the region.



YESTERDAY



TODAY



TOMORROW

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FIGURE 9 - Redevelopment Project Renderings - Triptychs

ORIGINAL BEATER ROOM

This room originally housed the “beaters”, the machines that washed and chemically treated the sorted rag pulp. Once the development is completed, this will be transformed into a multi-use event space. The high ceilings and open floor plan allow for a wide range of spaces to be configured in this room including mid-sized concerts or large weddings and conferences.



YESTERDAY



Copy and Photo Credits: Alicia Risk and Nick Lancaster

TODAY



TOMORROW

FIGURE 9 - Redevelopment Project Renderings - Triptychs

RAW MATERIALS STORAGE

The lower floors of the East Wing originally stored raw goods to be used in the papermaking process. When this portion of the complex is finished, this area will become the Old Stove Brewing Company's taproom and restaurant, a multi-level gathering place and small music venue.



YESTERDAY



TODAY



TOMORROW

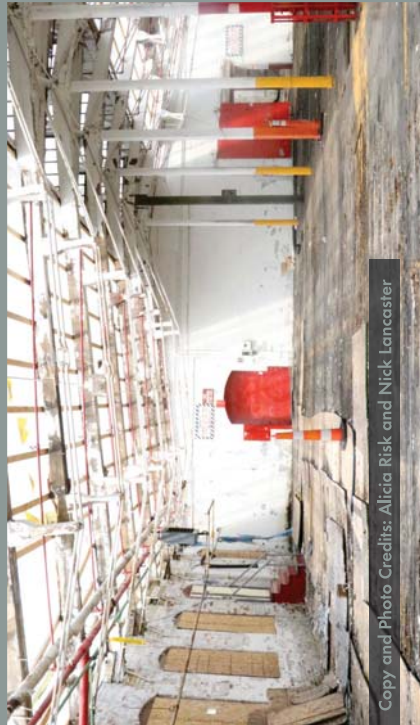
FIGURE 9 - Redevelopment Project Renderings - Triptychs

RAG ROOM

This portion of the building was originally home to the rag room, the first step of the 1900's papermaking process. The railroad tracks that flanked the building to the west accommodated freight cars loaded with bundles of excess cloth from the garment industry. From here, the rags would be processed by employees who enjoyed the natural light provided by the numerous windows and the north-facing sawtooth skylight that dominates the center of the room. Post-construction, this top floor will serve as office and meeting/event spaces.



YESTERDAY



Copy and Photo Credits: Alicia Risk and Nick Lancaster

TODAY

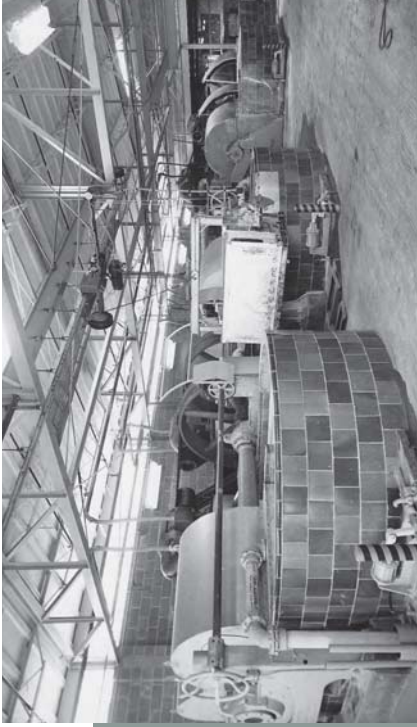


TOMORROW

FIGURE 9 - Redevelopment Project Renderings - Triptychs

NEW BEATER ROOM

Built in 1951, this section of the building, aptly called the “beater room”, housed machinery used for grinding recycled waste paper into usable pulp that could then be utilized in the papermaking process. Unfortunately, this section of the building experienced extensive damage due to an act of arson and, as a result, the infrastructure will need to be repaired. Once repairs are completed, this area will house the Collective Taproom, a shared space where onsite production breweries will offer their products during special events.



YESTERDAY



Copy and Photo Credits: Alicia Risk and Kalamazoo Aerial Media

TODAY



TOMORROW

FIGURE 9 - Redevelopment Project Renderings - Triptychs

FINISHING ROOM

This area originally housed the calender and cutting machines designed to finish and slice the freshly made paper into shipping-ready, manageable pieces. When construction is finished, the pictured space and the floors above it will be converted into over forty modern apartments.



YESTERDAY



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TODAY



TOMORROW

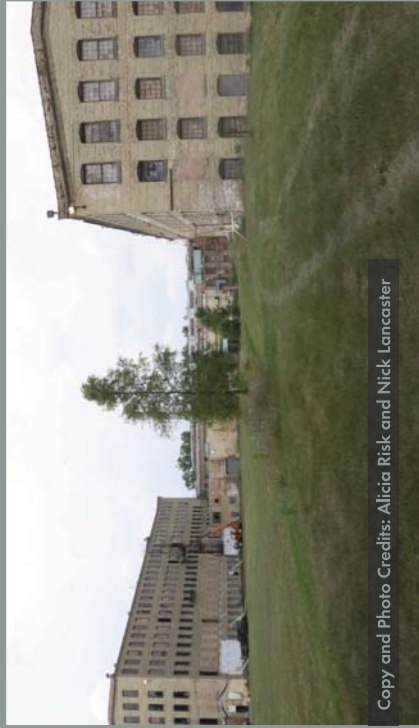
FIGURE 9 - Redevelopment Project Renderings - Triptychs

COURTYARD

This interior courtyard once housed the historic boiler system that powered the mill's production. While the type of fuel sources evolved over time, this area remained the heart of the mill for ninety-six years. In the future, this area will continue to drive the complex, functioning as a gathering place that can accommodate any number of visitors, from workers on their lunch break, to groups as large as eight thousand.



YESTERDAY



Copy and Photo Credits: Alicia Risk and Nick Lancaster

TODAY



TOMORROW



FIGURE 10 NORTH

- 1 Entry/Exit
- 2 Parking
- 3 Railroad Grade Feature
- 4 Old Stove Beer Garden
- 5 Old Stove West Axis
- 6 Central Courtyard Lawn
- 7 Powerhouse Stage/Terraces
- 8 Entry Plaza
- 9 Promenade
- 10 Promenade Plaza
- 11 Flaked Landings
- 12 Fountain Terrace
- 13 Fountain
- 14 Event Lawn
- 15 Ledgestone Landing
- 16 Creekside Trail
- 17 Garden Pavilion
- 18 Circle Terrace
- 19 Event Lawn with Stage
- 20 Spanish Steps & Plaza
- 21 Terrace Garden
- 22 Rooftop Community Beer Garden
- 23 North Entry
- 24 Restrooms
- 25 Terraced Rose Garden
- 26 Bus Drop-Off
- 27 Equipment Garage
- 28 Maintenance Operations
- 29 Maintenance Operations Yard



TABLES



Table 1A
Tax Increment Revenue Capture Estimates

Former Paper Mill
East "W" Avenue
Vicksburg, Michigan
November 2018

Estimated Taxable Value (TV) Increase Rate: 2% per year	Period of No Capture:																		
	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Township Base TV	\$ 106,700	\$ 106,700	\$ 106,700	\$ 106,700	\$ 106,700	\$ 106,700	\$ 106,700	\$ 106,700	\$ 106,700	\$ 106,700	\$ 106,700	\$ 106,700	\$ 106,700	\$ 106,700	\$ 106,700	\$ 106,700	\$ 106,700	\$ 106,700	\$ 106,700
Village Base TV	\$ 53,100	\$ 53,100	\$ 53,100	\$ 53,100	\$ 53,100	\$ 53,100	\$ 53,100	\$ 53,100	\$ 53,100	\$ 53,100	\$ 53,100	\$ 53,100	\$ 53,100	\$ 53,100	\$ 53,100	\$ 53,100	\$ 53,100	\$ 53,100	\$ 53,100
Total Base Taxable Value	\$ 159,800	\$ 159,800	\$ 159,800	\$ 159,800	\$ 159,800	\$ 159,800	\$ 159,800	\$ 159,800	\$ 159,800	\$ 159,800	\$ 159,800	\$ 159,800	\$ 159,800	\$ 159,800	\$ 159,800	\$ 159,800	\$ 159,800	\$ 159,800	\$ 159,800
Township Estimated New TV	\$ 106,700	\$ 108,834	\$ 111,011	\$ 113,231	\$ 115,496	\$ 117,805	\$ 120,162	\$ 122,565	\$ 125,016	\$ 127,516	\$ 130,067	\$ 132,668	\$ 135,321	\$ 138,028	\$ 140,788	\$ 143,604	\$ 146,476	\$ 149,406	\$ 152,394
Village Estimated New TV	\$ 53,100	\$ 765,055	\$ 1,338,343	\$ 1,975,438	\$ 2,127,800	\$ 3,899,319	\$ 8,065,582	\$ 9,066,894	\$ 10,068,232	\$ 11,069,597	\$ 12,070,988	\$ 12,558,656	\$ 12,809,830	\$ 13,066,026	\$ 13,327,347	\$ 13,593,894	\$ 13,865,771	\$ 14,143,087	\$ 14,425,481
Total Estimated New TV	\$ 159,800	\$ 873,889	\$ 1,449,154	\$ 2,088,669	\$ 2,243,296	\$ 4,017,124	\$ 8,185,744	\$ 9,189,459	\$ 10,195,248	\$ 11,197,113	\$ 12,201,055	\$ 12,445,076	\$ 12,693,978	\$ 12,947,857	\$ 13,206,815	\$ 13,470,951	\$ 13,740,370	\$ 14,015,177	\$ 14,295,481
Township Incremental Difference	\$ -	\$ 2,134	\$ 4,311	\$ 6,531	\$ 8,796	\$ 11,105	\$ 13,462	\$ 15,865	\$ 18,316	\$ 20,816	\$ 23,367	\$ 25,968	\$ 28,621	\$ 31,328	\$ 34,088	\$ 36,904	\$ 39,776	\$ 42,706	\$ 45,694
Village Incremental Difference	\$ -	\$ 711,955	\$ 1,285,043	\$ 1,922,338	\$ 2,074,700	\$ 3,846,219	\$ 8,012,482	\$ 9,013,794	\$ 10,015,132	\$ 11,016,497	\$ 12,017,888	\$ 12,259,308	\$ 12,505,556	\$ 12,756,730	\$ 13,012,926	\$ 13,274,247	\$ 13,540,794	\$ 13,812,671	\$ 14,089,987
Total Incremental Difference (New TV - Base TV)	\$ -	\$ 714,089	\$ 1,289,354	\$ 1,928,869	\$ 2,088,496	\$ 3,857,324	\$ 8,025,944	\$ 9,029,659	\$ 10,033,448	\$ 11,037,313	\$ 12,041,255	\$ 12,285,276	\$ 12,534,178	\$ 12,788,057	\$ 13,047,015	\$ 13,311,151	\$ 13,580,570	\$ 13,855,377	\$ 14,135,481
School Capture																			
State Education Tax (SET)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
School Operating Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
School Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Capture																			
Kalamazoo County Operation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Kalamazoo County Public Safety	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Kalamazoo County Housing Assistance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Kalamazoo County Transportation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Schoolcraft Township	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
K-RESA	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
RVCC	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vicksburg District Library	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vicksburg Village Operating*	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Total - Schoolcraft Township	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Total - Village of Vicksburg	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Capturable Millages																			
Kalamazoo County Juvenile Home Debt	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
K-RESA Debt	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vicksburg School District Debt	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Non-Capturable Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Tax Increment Revenue (TIR) Available for Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

School Capture	Millage Rate (2017)	Period of No Capture:																	
		2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
State Education Tax (SET)	6.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
School Operating Tax	18.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
School Total	24.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Capture																			
Kalamazoo County Operation	4.6810	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Kalamazoo County Public Safety	1.4472	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Kalamazoo County Housing Assistance	0.0998	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Kalamazoo County Transportation	0.3145	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Schoolcraft Township	0.8769	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
K-RESA	6.0378	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
RVCC	2.8089	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vicksburg District Library	15.7529	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vicksburg Village Operating*	0.8318	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Total - Schoolcraft Township	17.0979	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Total - Village of Vicksburg	32.8508	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Capturable Millages																			
Kalamazoo County Juvenile Home Debt	0.2140	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
K-RESA Debt	0.3650	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vicksburg School District Debt	6.8500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Non-Capturable Taxes	7.4290	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Tax Increment Revenue (TIR) Available for Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

*Millage applies only to parcels located within the Village of Vicksburg

Table 1A

Tax Increment Revenue Capture Estimates
Former Paper Mill
East "W" Avenue
Vicksburg, Michigan
November 2018

	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	TOTAL	
	Plan Year																			
	Estimated Taxable Value (TV) Increase Rate:																			
School Capture																				
State Education Tax (SET)	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000
School Operating Tax	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000
School Total	24,000	24,000	24,000	24,000	24,000	24,000	24,000	24,000	24,000	24,000	24,000	24,000	24,000	24,000	24,000	24,000	24,000	24,000	24,000	24,000
Local Capture																				
Kalamazoo County Operation	4,6810	4,6810	4,6810	4,6810	4,6810	4,6810	4,6810	4,6810	4,6810	4,6810	4,6810	4,6810	4,6810	4,6810	4,6810	4,6810	4,6810	4,6810	4,6810	4,6810
Kalamazoo County Public Safety	1,4472	1,4472	1,4472	1,4472	1,4472	1,4472	1,4472	1,4472	1,4472	1,4472	1,4472	1,4472	1,4472	1,4472	1,4472	1,4472	1,4472	1,4472	1,4472	1,4472
Kalamazoo County Housing Assistance	0,0998	0,0998	0,0998	0,0998	0,0998	0,0998	0,0998	0,0998	0,0998	0,0998	0,0998	0,0998	0,0998	0,0998	0,0998	0,0998	0,0998	0,0998	0,0998	0,0998
Kalamazoo County Transportation	0,3145	0,3145	0,3145	0,3145	0,3145	0,3145	0,3145	0,3145	0,3145	0,3145	0,3145	0,3145	0,3145	0,3145	0,3145	0,3145	0,3145	0,3145	0,3145	0,3145
Schoolcraft Township	0,8769	0,8769	0,8769	0,8769	0,8769	0,8769	0,8769	0,8769	0,8769	0,8769	0,8769	0,8769	0,8769	0,8769	0,8769	0,8769	0,8769	0,8769	0,8769	0,8769
K-RESA	6,0378	6,0378	6,0378	6,0378	6,0378	6,0378	6,0378	6,0378	6,0378	6,0378	6,0378	6,0378	6,0378	6,0378	6,0378	6,0378	6,0378	6,0378	6,0378	6,0378
KVCC	2,8089	2,8089	2,8089	2,8089	2,8089	2,8089	2,8089	2,8089	2,8089	2,8089	2,8089	2,8089	2,8089	2,8089	2,8089	2,8089	2,8089	2,8089	2,8089	2,8089
Vicksburg District Library	0,8318	0,8318	0,8318	0,8318	0,8318	0,8318	0,8318	0,8318	0,8318	0,8318	0,8318	0,8318	0,8318	0,8318	0,8318	0,8318	0,8318	0,8318	0,8318	0,8318
Vicksburg Village Operating*	15,7529	15,7529	15,7529	15,7529	15,7529	15,7529	15,7529	15,7529	15,7529	15,7529	15,7529	15,7529	15,7529	15,7529	15,7529	15,7529	15,7529	15,7529	15,7529	15,7529
Local Total - Schoolcraft Township	17,0979	17,0979	17,0979	17,0979	17,0979	17,0979	17,0979	17,0979	17,0979	17,0979	17,0979	17,0979	17,0979	17,0979	17,0979	17,0979	17,0979	17,0979	17,0979	17,0979
Local Total - Village of Vicksburg	32,8508	32,8508	32,8508	32,8508	32,8508	32,8508	32,8508	32,8508	32,8508	32,8508	32,8508	32,8508	32,8508	32,8508	32,8508	32,8508	32,8508	32,8508	32,8508	32,8508
Non-Capturable Millages																				
Kalamazoo County Juvenile Home Debt	0,2140	0,2140	0,2140	0,2140	0,2140	0,2140	0,2140	0,2140	0,2140	0,2140	0,2140	0,2140	0,2140	0,2140	0,2140	0,2140	0,2140	0,2140	0,2140	0,2140
K-RESA Debt	0,3650	0,3650	0,3650	0,3650	0,3650	0,3650	0,3650	0,3650	0,3650	0,3650	0,3650	0,3650	0,3650	0,3650	0,3650	0,3650	0,3650	0,3650	0,3650	0,3650
Vicksburg School District Debt	6,8500	6,8500	6,8500	6,8500	6,8500	6,8500	6,8500	6,8500	6,8500	6,8500	6,8500	6,8500	6,8500	6,8500	6,8500	6,8500	6,8500	6,8500	6,8500	6,8500
7,4290																				
Total Non-Capturable Taxes																				
Total Tax Increment Revenue (TIR) Available for Capture	819,111	819,111	819,111	819,111	819,111	819,111	819,111	819,111	819,111	819,111	819,111	819,111	819,111	819,111	819,111	819,111	819,111	819,111	819,111	819,111
Total Tax Increment Revenue (TIR) Available for Capture	819,111	819,111	819,111	819,111	819,111	819,111	819,111	819,111	819,111	819,111	819,111	819,111	819,111	819,111	819,111	819,111	819,111	819,111	819,111	819,111
Total Tax Increment Revenue (TIR) Available for Capture	819,111	819,111	819,111	819,111	819,111	819,111	819,111	819,111	819,111	819,111	819,111	819,111	819,111	819,111	819,111	819,111	819,111	819,111	819,111	819,111
Total Tax Increment Revenue (TIR) Available for Capture	819,111	819,111	819,111	819,111	819,111	819,111	819,111	819,111	819,111	819,111	819,111	819,111	819,111	819,111	819,111	819,111	819,111	819,111	819,111	819,111

*Millage applies only to parcels located within the Village of Vicksburg

Table 1B
Tax Increment Revenue Reimbursement Allocation Table

Former Paper Mill
 East "W" Avenue
 Vicksburg, Michigan
 November 2018

Developer/Treasurer Maximum Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	42.2%	\$ 9,626,949	\$ -	\$ 9,626,949
Local	57.8%	\$ 12,385,406	\$ 907,797	\$ 13,293,202
TOTAL	100.0%	\$ 22,012,354	\$ 907,797	\$ 22,920,151
MDEQ*	13.2%	\$ 2,117,022	\$ 722,245	\$ 2,839,267
MSF**	86.8%	\$ 19,895,332	\$ 185,552	\$ 20,080,884

Estimated Total Years of Plan: 30

Estimated Capture	\$ 25,923,610
Administrative Fees	\$ 1,365,396
State Revolving Fund	\$ 1,048,083
LBFF	\$ 630,000

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039		
Total State Incremental Revenue	\$ 192,623	\$ 216,712	\$ 240,809	\$ 264,896	\$ 288,990	\$ 294,847	\$ 300,820	\$ 306,913	\$ 313,128	\$ 319,468	\$ 325,934	\$ 332,529	\$ 339,256	\$ 346,118	\$ 353,117	\$ 360,256	\$ 367,534	\$ 374,952	\$ 382,511	\$ 390,212	\$ 398,064	\$ 406,067	\$ 414,221	\$ 422,526	\$ 430,981	\$ 439,586	\$ 448,341	
State Brownfield Revolving Fund (50% of SET)	\$ 24,077.83	\$ 27,088.98	\$ 30,100.34	\$ 33,111.94	\$ 36,123.77	\$ 39,135.61	\$ 42,147.44	\$ 45,159.27	\$ 48,171.10	\$ 51,182.93	\$ 54,194.76	\$ 57,206.59	\$ 60,218.42	\$ 63,230.25	\$ 66,242.08	\$ 69,253.91	\$ 72,265.74	\$ 75,277.57	\$ 78,289.40	\$ 81,301.23	\$ 84,313.06	\$ 87,324.89	\$ 90,336.72	\$ 93,348.55	\$ 96,360.38	\$ 99,372.21	\$ 102,384.04	
State TIR Available for Reimbursement	\$ 168,545	\$ 189,623	\$ 210,702	\$ 231,781	\$ 252,866	\$ 273,951	\$ 295,036	\$ 316,121	\$ 337,206	\$ 358,291	\$ 379,376	\$ 400,461	\$ 421,546	\$ 442,631	\$ 463,716	\$ 484,801	\$ 505,886	\$ 526,971	\$ 548,056	\$ 569,141	\$ 590,226	\$ 611,311	\$ 632,396	\$ 653,481	\$ 674,566	\$ 695,651	\$ 716,736	
Total Local Incremental Revenue	\$ 265,447	\$ 295,382	\$ 325,317	\$ 355,252	\$ 385,187	\$ 415,122	\$ 445,057	\$ 474,992	\$ 504,927	\$ 534,862	\$ 564,797	\$ 594,732	\$ 624,667	\$ 654,602	\$ 684,537	\$ 714,472	\$ 744,407	\$ 774,342	\$ 804,277	\$ 834,212	\$ 864,147	\$ 894,082	\$ 924,017	\$ 953,952	\$ 983,887	\$ 1,013,822	\$ 1,043,757	\$ 1,073,692
BIA Administrative Fee	\$ 26,545	\$ 29,638	\$ 32,731	\$ 35,824	\$ 38,917	\$ 42,010	\$ 45,103	\$ 48,196	\$ 51,289	\$ 54,382	\$ 57,475	\$ 60,568	\$ 63,661	\$ 66,754	\$ 69,847	\$ 72,940	\$ 76,033	\$ 79,126	\$ 82,219	\$ 85,312	\$ 88,405	\$ 91,498	\$ 94,591	\$ 97,684	\$ 100,777	\$ 103,870	\$ 106,963	\$ 110,056
Local TIR Available for Reimbursement	\$ 237,024	\$ 265,744	\$ 292,586	\$ 319,428	\$ 346,270	\$ 373,112	\$ 400,000	\$ 426,932	\$ 453,910	\$ 480,932	\$ 508,000	\$ 535,112	\$ 562,264	\$ 589,456	\$ 616,688	\$ 643,960	\$ 671,272	\$ 698,624	\$ 726,016	\$ 753,448	\$ 780,920	\$ 808,432	\$ 835,984	\$ 863,576	\$ 891,208	\$ 918,880	\$ 946,592	\$ 974,344
Total State & Local TIR Available	\$ 405,647	\$ 455,396	\$ 507,089	\$ 557,815	\$ 608,543	\$ 608,946	\$ 613,394	\$ 617,842	\$ 622,290	\$ 626,738	\$ 631,186	\$ 635,634	\$ 640,082	\$ 644,530	\$ 648,978	\$ 653,426	\$ 657,874	\$ 662,322	\$ 666,770	\$ 671,218	\$ 675,666	\$ 680,114	\$ 684,562	\$ 689,010	\$ 693,458	\$ 697,906	\$ 702,354	\$ 706,802

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039			
PAPER CITY DEVELOPMENT, LLC																													
Land DEQ/LBFF Loans as prescribed	\$ 63,410,228	\$ 62,938,561	\$ 62,466,894	\$ 61,995,227	\$ 61,523,560	\$ 61,051,893	\$ 60,580,226	\$ 60,108,559	\$ 59,636,892	\$ 59,165,225	\$ 58,693,558	\$ 58,221,891	\$ 57,750,224	\$ 57,278,557	\$ 56,806,890	\$ 56,335,223	\$ 55,863,556	\$ 55,391,889	\$ 54,920,222	\$ 54,448,555	\$ 53,976,888	\$ 53,505,221	\$ 53,033,554	\$ 52,561,887	\$ 52,090,220	\$ 51,618,553	\$ 51,146,886	\$ 50,675,219	
Paper City Development, LLC Reimbursement Balance	\$ 63,410,228	\$ 62,938,561	\$ 62,466,894	\$ 61,995,227	\$ 61,523,560	\$ 61,051,893	\$ 60,580,226	\$ 60,108,559	\$ 59,636,892	\$ 59,165,225	\$ 58,693,558	\$ 58,221,891	\$ 57,750,224	\$ 57,278,557	\$ 56,806,890	\$ 56,335,223	\$ 55,863,556	\$ 55,391,889	\$ 54,920,222	\$ 54,448,555	\$ 53,976,888	\$ 53,505,221	\$ 53,033,554	\$ 52,561,887	\$ 52,090,220	\$ 51,618,553	\$ 51,146,886	\$ 50,675,219	
Kalamazoo County Treasurer Reimbursement ²	\$ 847,191	\$ 825,821	\$ 804,451	\$ 783,081	\$ 761,711	\$ 740,341	\$ 718,971	\$ 697,601	\$ 676,231	\$ 654,861	\$ 633,491	\$ 612,121	\$ 590,751	\$ 569,381	\$ 548,011	\$ 526,641	\$ 505,271	\$ 483,901	\$ 462,531	\$ 441,161	\$ 419,791	\$ 398,421	\$ 377,051	\$ 355,681	\$ 334,311	\$ 312,941	\$ 291,571	\$ 270,201	\$ 248,831
Kalamazoo County Treasurer Reimbursement Balance	\$ 847,191	\$ 825,821	\$ 804,451	\$ 783,081	\$ 761,711	\$ 740,341	\$ 718,971	\$ 697,601	\$ 676,231	\$ 654,861	\$ 633,491	\$ 612,121	\$ 590,751	\$ 569,381	\$ 548,011	\$ 526,641	\$ 505,271	\$ 483,901	\$ 462,531	\$ 441,161	\$ 419,791	\$ 398,421	\$ 377,051	\$ 355,681	\$ 334,311	\$ 312,941	\$ 291,571	\$ 270,201	\$ 248,831

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039																																																																																																																																																																																																																																																																																																																												
MSF Non-Environmental Costs	\$ 61,232,600	\$ 59,039	\$ 440,059	\$ 484,070	\$ 528,081	\$ 572,092	\$ 616,103	\$ 660,114	\$ 704,125	\$ 748,136	\$ 792,147	\$ 836,158	\$ 880,169	\$ 924,180	\$ 968,191	\$ 1,012,202	\$ 1,056,213	\$ 1,100,224	\$ 1,144,235	\$ 1,188,246	\$ 1,232,257	\$ 1,276,268	\$ 1,320,279	\$ 1,364,290	\$ 1,408,301	\$ 1,452,312	\$ 1,496,323	\$ 1,540,334	\$ 1,584,345	\$ 1,628,356	\$ 1,672,367	\$ 1,716,378	\$ 1,760,389	\$ 1,804,400	\$ 1,848,411	\$ 1,892,422	\$ 1,936,433	\$ 1,980,444	\$ 2,024,455	\$ 2,068,466	\$ 2,112,477	\$ 2,156,488	\$ 2,200,499	\$ 2,244,510	\$ 2,288,521	\$ 2,332,532	\$ 2,376,543	\$ 2,420,554	\$ 2,464,565	\$ 2,508,576	\$ 2,552,587	\$ 2,596,598	\$ 2,640,609	\$ 2,684,620	\$ 2,728,631	\$ 2,772,642	\$ 2,816,653	\$ 2,860,664	\$ 2,904,675	\$ 2,948,686	\$ 2,992,697	\$ 3,036,708	\$ 3,080,719	\$ 3,124,730	\$ 3,168,741	\$ 3,212,752	\$ 3,256,763	\$ 3,300,774	\$ 3,344,785	\$ 3,388,796	\$ 3,432,807	\$ 3,476,818	\$ 3,520,829	\$ 3,564,840	\$ 3,608,851	\$ 3,652,862	\$ 3,696,873	\$ 3,740,884	\$ 3,784,895	\$ 3,828,906	\$ 3,872,917	\$ 3,916,928	\$ 3,960,939	\$ 4,004,950	\$ 4,048,961	\$ 4,092,972	\$ 4,136,983	\$ 4,180,994	\$ 4,224,005	\$ 4,268,016	\$ 4,312,027	\$ 4,356,038	\$ 4,399,049	\$ 4,443,060	\$ 4,487,071	\$ 4,531,082	\$ 4,575,093	\$ 4,619,104	\$ 4,663,115	\$ 4,707,126	\$ 4,751,137	\$ 4,795,148	\$ 4,839,159	\$ 4,883,170	\$ 4,927,181	\$ 4,971,192	\$ 5,015,203	\$ 5,059,214	\$ 5,103,225	\$ 5,147,236	\$ 5,191,247	\$ 5,235,258	\$ 5,279,269	\$ 5,323,280	\$ 5,367,291	\$ 5,411,302	\$ 5,455,313	\$ 5,499,324	\$ 5,543,335	\$ 5,587,346	\$ 5,631,357	\$ 5,675,368	\$ 5,719,379	\$ 5,763,390	\$ 5,807,401	\$ 5,851,412	\$ 5,895,423	\$ 5,939,434	\$ 5,983,445	\$ 6,027,456	\$ 6,071,467	\$ 6,115,478	\$ 6,159,489	\$ 6,203,500	\$ 6,247,511	\$ 6,291,522	\$ 6,335,533	\$ 6,379,544	\$ 6,423,555	\$ 6,467,566	\$ 6,511,577	\$ 6,555,588	\$ 6,599,599	\$ 6,643,610	\$ 6,687,621	\$ 6,731,632	\$ 6,775,643	\$ 6,819,654	\$ 6,863,665	\$ 6,907,676	\$ 6,951,687	\$ 6,995,698	\$ 7,039,709	\$ 7,083,720	\$ 7,127,731	\$ 7,171,742	\$ 7,215,753	\$ 7,259,764	\$ 7,303,775	\$ 7,347,786	\$ 7,391,797	\$ 7,435,808	\$ 7,479,819	\$ 7,523,830	\$ 7,567,841	\$ 7,611,852	\$ 7,655,863	\$ 7,699,874	\$ 7,743,885	\$ 7,787,896	\$ 7,831,907	\$ 7,875,918	\$ 7,919,929	\$ 7,963,940	\$ 8,007,951	\$ 8,051,962	\$ 8,095,973	\$ 8,139,984	\$ 8,183,995	\$ 8,227,006	\$ 8,271,017	\$ 8,315,028	\$ 8,359,039	\$ 8,403,050	\$ 8,447,061	\$ 8,491,072	\$ 8,535,083	\$ 8,579,094	\$ 8,623,105	\$ 8,667,116	\$ 8,711,127	\$ 8,755,138	\$ 8,799,149	\$ 8,843,160	\$ 8,887,171	\$ 8,931,182	\$ 8,975,193	\$ 9,019,204	\$ 9,063,215	\$ 9,107,226	\$ 9,151,237	\$ 9,195,248	\$ 9,239,259	\$ 9,283,270	\$ 9,327,281	\$ 9,371,292	\$ 9,415,303	\$ 9,459,314	\$ 9,503,325	\$ 9,547,336	\$ 9,591,347	\$ 9,635,358	\$ 9,679,369	\$ 9,723,380	\$ 9,767,391	\$ 9,811,402	\$ 9,855,413	\$ 9,899,424	\$ 9,943,435	\$ 9,987,446	\$ 10,031,457	\$ 10,075,468	\$ 10,119,479	\$ 10,163,490	\$ 10,207,501	\$ 10,251,512	\$ 10,295,523	\$ 10,339,534	\$ 10,383,545	\$ 10,427,556	\$ 10,471,567	\$ 10,515,578	\$ 10,559,589	\$ 10,603,600	\$ 10,647,611	\$ 10,691,622	\$ 10,735,633	\$ 10,779,644	\$ 10,823,655	\$ 10,867,666	\$ 10,911,677	\$ 10,955,688	\$ 10,999,699	\$ 11,043,710	\$ 11,087,721	\$ 11,131,732	\$ 11,175,743	\$ 11,219,754	\$ 11,263,765	\$ 11,307,776	\$ 11,351,787	\$ 11,395,798	\$ 11,439,809	\$ 11,483,820	\$ 11,527,831	\$ 11,571,842	\$ 11,615,853	\$ 11,659,864	\$ 11,703,875	\$ 11,747,886	\$ 11,791,897	\$ 11,835,908	\$ 11,879,919	\$ 11,923,930	\$ 11,967,941	\$ 12,011,952	\$ 12,055,963	\$ 12,099,974	\$ 12,143,985	\$ 12,187,996	\$ 12,231,007	\$ 12,275,018	\$ 12,319,029	\$ 12,363,040	\$ 12,407,051	\$ 12,451,062	\$ 12,495,073	\$ 12,539,084	\$ 12,583,095	\$ 12,627,106	\$ 12,671,117	\$ 12,715,128	\$ 12,759,139	\$ 12,803,150	\$ 12,847,161	\$ 12,891,172	\$ 12,935,183	\$ 12,979,194	\$ 13,023,205	\$ 13,067,216	\$ 13,111,227	\$ 13,155,238	\$ 13,199,249	\$ 13,243,260	\$ 13,287,271	\$ 13,331,282	\$ 13,375,293	\$ 13,419,304	\$ 13,463,315	\$ 13,507,326	\$ 13,551,337	\$ 13,595,348	\$ 13,639,359	\$ 13,683,370	\$ 13,727,381	\$ 13,771,392	\$ 13,815,403	\$ 13,859,414	\$ 13,903,425	\$ 13,947,436	\$ 13,991,447	\$ 14,035,458	\$ 14,079,469	\$ 14,123,480	\$ 14,167,491	\$ 14,211,502	\$ 14,255,513	\$ 14,299,524	\$ 14,343,535	\$ 14,387,546	\$ 14,431,557	\$ 14,475,568	\$ 14,519,579	\$ 14,563,590	\$ 14,607,601	\$ 14,651,612	\$ 14,695,623	\$ 14,739,634	\$ 14,783,645	\$ 14,827,656	\$ 14,871,667	\$ 14,915,678	\$ 14,959,689	\$ 15,003,700	\$ 15,047,711	\$ 15,091,722	\$ 15,135,733	\$ 15,179,744	\$ 15,223,755	\$ 15,267,766	\$ 15,311,777	\$ 15,355,78

Table 1B
Tax Incremental Revenue Reimbursement Allocation Table
 Former Paper Mill
 East "W" Avenue
 Vicksburg, Michigan
 November 2018

	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	PIANTOTAL	2054	TOTAL
Total State Incremental Revenue	\$ 367,538	\$ 374,966	\$ 382,542	\$ 390,269	\$ 398,151	\$ 406,391	\$ 414,931	\$ 422,756	\$ 431,288	\$ 439,990	\$ 448,867	\$ 457,921	\$ 467,156	\$ 476,576	\$ 4,765,011	\$ 486,184	\$ 11,161,195
State Brownfield Revolving Fund (50% of SET)	\$ 45,942.26	\$ 46,870.70	\$ 47,817.70	\$ 48,783.64	\$ 49,768.90	\$ 50,773.87	\$ 51,798.93	\$ 52,844.50	\$ 53,910.98	\$ 54,998.88	\$ 56,108.71	\$ 57,240.18	\$ 58,392.81	\$ 59,566.21	\$ 1,046,003	\$ -	\$ 1,046,003
State TRF Available for Reimbursement	\$ 321,596	\$ 328,095	\$ 334,724	\$ 341,485	\$ 348,382	\$ 355,617	\$ 363,132	\$ 370,912	\$ 379,377	\$ 389,990	\$ 392,757	\$ 400,681	\$ 408,763	\$ 416,914	\$ 4,718,998	\$ 486,184	\$ 10,115,133
Total Local Incremental Revenue	\$ 502,362	\$ 512,277	\$ 522,594	\$ 533,117	\$ 543,851	\$ 554,799	\$ 565,957	\$ 577,357	\$ 588,976	\$ 600,827	\$ 612,915	\$ 625,244	\$ 637,821	\$ 650,648	\$ 14,585,412	\$ 663,733	\$ 15,249,144
80% Administrative Fee	\$ 50,236	\$ 51,228	\$ 52,259	\$ 53,312	\$ 54,385	\$ 55,480	\$ 56,597	\$ 57,736	\$ 58,898	\$ 60,083	\$ 61,291	\$ 62,524	\$ 63,782	\$ 65,064	\$ 1,552,240	\$ 66,373	\$ 1,618,614
Local TRF Available for Reimbursement	\$ 451,946	\$ 461,049	\$ 470,334	\$ 479,805	\$ 489,466	\$ 499,319	\$ 509,370	\$ 519,621	\$ 529,078	\$ 540,744	\$ 552,624	\$ 564,720	\$ 577,039	\$ 589,584	\$ 13,033,172	\$ 600,346	\$ 13,667,746
Total State & Local TRF Available	\$ 773,542	\$ 786,144	\$ 805,058	\$ 824,291	\$ 837,848	\$ 854,736	\$ 871,952	\$ 889,533	\$ 907,455	\$ 925,744	\$ 944,501	\$ 963,743	\$ 983,487	\$ 1,003,730	\$ 1,094,692	\$ 1,116,730	\$ 23,996,881
PAPER CITY DEVELOPMENT, LLC (and DEQ/LBRF Loans as prescribed)	\$ 53,108,320	\$ 52,514,450	\$ 51,979,312	\$ 50,794,610	\$ 49,986,025	\$ 49,168,241	\$ 48,331,934	\$ 47,478,774	\$ 46,606,425	\$ 45,628,084	\$ 44,596,948	\$ 43,545,046	\$ 42,471,960	\$ 41,377,268	\$ 41,377,268	\$ 41,377,268	\$ 41,377,268
Kalamazoo County Treasurer Reimbursement Balance	\$ 277,527	\$ 246,253	\$ 212,302	\$ 178,744	\$ 144,481	\$ 109,529	\$ 73,873	\$ 37,459	\$ 304	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
MSE Non-Environmental Costs	\$ 671,278	\$ 684,817	\$ 698,627	\$ 712,714	\$ 727,092	\$ 741,728	\$ 756,697	\$ 771,934	\$ 787,487	\$ 803,297	\$ 819,371	\$ 835,717	\$ 852,348	\$ 869,272	\$ 19,855,332	\$ -	\$ 19,855,332
State Tax Reimbursement	\$ 279,080	\$ 284,720	\$ 290,472	\$ 296,240	\$ 302,025	\$ 307,828	\$ 313,657	\$ 320,008	\$ 327,487	\$ 335,002	\$ 342,561	\$ 350,174	\$ 357,841	\$ 365,562	\$ 8,354,240	\$ -	\$ 8,354,240
Local Tax Reimbursement	\$ 392,158	\$ 400,097	\$ 408,155	\$ 416,374	\$ 424,757	\$ 433,308	\$ 442,039	\$ 450,962	\$ 460,000	\$ 469,256	\$ 478,731	\$ 488,424	\$ 498,335	\$ 508,464	\$ 11,501,092	\$ -	\$ 11,501,092
Total MSE Reimbursement Balance (Cumulative)	\$ 9,642,207	\$ 10,119,137	\$ 10,617,765	\$ 11,138,279	\$ 11,680,929	\$ 12,245,297	\$ 12,832,386	\$ 13,442,325	\$ 14,075,312	\$ 14,732,568	\$ 15,414,403	\$ 16,121,227	\$ 16,853,551	\$ 17,611,875	\$ 19,855,332	\$ -	\$ 19,855,332
MDEQ Environmental Costs	\$ 70,298	\$ 73,064	\$ 75,901	\$ 78,811	\$ 81,796	\$ 84,856	\$ 87,991	\$ 91,201	\$ 94,486	\$ 97,846	\$ 101,281	\$ 104,791	\$ 108,276	\$ 111,736	\$ 2,112,022	\$ -	\$ 2,112,022
Local Tax Reimbursement	\$ 23,515	\$ 24,375	\$ 25,245	\$ 26,125	\$ 27,015	\$ 27,915	\$ 28,825	\$ 29,745	\$ 30,675	\$ 31,615	\$ 32,565	\$ 33,525	\$ 34,495	\$ 35,475	\$ 844,313	\$ -	\$ 844,313
Local Tax Reimbursement	\$ 28,117	\$ 28,729	\$ 29,245	\$ 29,765	\$ 30,285	\$ 30,810	\$ 31,340	\$ 31,875	\$ 32,415	\$ 32,960	\$ 33,510	\$ 34,065	\$ 34,625	\$ 35,190	\$ 844,313	\$ -	\$ 844,313
Total MDEQ Reimbursement Balance (Cumulative)	\$ 9,642,207	\$ 10,119,137	\$ 10,617,765	\$ 11,138,279	\$ 11,680,929	\$ 12,245,297	\$ 12,832,386	\$ 13,442,325	\$ 14,075,312	\$ 14,732,568	\$ 15,414,403	\$ 16,121,227	\$ 16,853,551	\$ 17,611,875	\$ 19,855,332	\$ -	\$ 19,855,332
Local Only Costs ¹	\$ 21,636	\$ 22,272	\$ 22,923	\$ 23,586	\$ 24,262	\$ 24,951	\$ 25,654	\$ 26,371	\$ 27,103	\$ 27,850	\$ 28,612	\$ 29,389	\$ 30,181	\$ 30,988	\$ 722,245	\$ -	\$ 722,245
Environmental Costs (County Treasurer)	\$ 31,636	\$ 32,773	\$ 33,923	\$ 35,086	\$ 36,263	\$ 37,454	\$ 38,660	\$ 39,881	\$ 41,117	\$ 42,368	\$ 43,634	\$ 44,915	\$ 46,211	\$ 47,522	\$ 1,152,000	\$ -	\$ 1,152,000
Non-Environmental Costs (Developer)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Local Only Reimbursement Balance (Cumulative)	\$ 444,718	\$ 476,992	\$ 509,915	\$ 543,501	\$ 577,764	\$ 612,716	\$ 648,372	\$ 684,728	\$ 721,831	\$ 759,703	\$ 800,462	\$ 842,041	\$ 884,456	\$ 927,797	\$ 2,112,022	\$ -	\$ 2,112,022
Total Annual Developer Reimbursement	\$ 734,883	\$ 756,871	\$ 772,138	\$ 787,705	\$ 803,585	\$ 819,784	\$ 836,307	\$ 853,160	\$ 870,350	\$ 887,881	\$ 905,769	\$ 924,014	\$ 942,625	\$ 961,602	\$ 22,032,960	\$ -	\$ 22,032,960
Total Annual Treasurer Reimbursement	\$ 38,559	\$ 32,273	\$ 32,923	\$ 33,586	\$ 34,263	\$ 34,951	\$ 35,654	\$ 36,371	\$ 37,103	\$ 37,850	\$ 38,612	\$ 39,389	\$ 40,181	\$ 40,988	\$ 847,191	\$ -	\$ 847,191
LOCAL BROWNFIELD REVOLVING FUND⁴	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 630,000
State Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total LBRF Capture (Cumulative)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 630,000

FOOTNOTES:
¹ The proportion was determined based on the estimated proportion as of the date because the true proportion is slower to capture.
² Developer/Treasurer Maximum Reimbursement for MS
³ Estimated based on 10% for years 1-3, then 5% thereafter
⁴ Reimbursement to the Kalamazoo County Treasurer for T
⁵ Reimbursement for local only costs is based on 7% of local only reimbursement includes the MDEQ local tax cost
⁶ School tax capture to LBRF cannot exceed total MDEQ EB
⁷ cannot exceed total costs of eligible activities approved taken from DEQ and Local TRF only.

Table 2
Construction Period Sales and Use Tax Exemption Schedule
Former Paper Mill
300 West Highway Street
Vicksburg, Michigan

	Estimated Cost of Tangible Personal Property	Estimated Sales and Use Tax Exemptions (6%)	Cumulative Total
2019	\$ 8,288,066.67	\$ 497,284.00	\$ 497,284.00
2020	\$ 8,288,066.67	\$ 497,284.00	\$ 994,568.00
2021	\$ 8,288,066.67	\$ 497,284.00	\$ 1,491,852.00
2022	\$ -	\$ -	\$ -
2023	\$ -	\$ -	\$ -
2024	\$ -	\$ -	\$ -
2025	\$ -	\$ -	\$ -
2026	\$ -	\$ -	\$ -
2027	\$ -	\$ -	\$ -
2028	\$ -	\$ -	\$ -
2029	\$ -	\$ -	\$ -
2030	\$ -	\$ -	\$ -
2031	\$ -	\$ -	\$ -
2032	\$ -	\$ -	\$ -
2033	\$ -	\$ -	\$ -
2034	\$ -	\$ -	\$ -
2035	\$ -	\$ -	\$ -
2036	\$ -	\$ -	\$ -
2037	\$ -	\$ -	\$ -
2038	\$ -	\$ -	\$ -
2039	\$ -	\$ -	\$ -
2040	\$ -	\$ -	\$ -
2041	\$ -	\$ -	\$ -
2042	\$ -	\$ -	\$ -
2043	\$ -	\$ -	\$ -
2044	\$ -	\$ -	\$ -
2045	\$ -	\$ -	\$ -
2046	\$ -	\$ -	\$ -
2047	\$ -	\$ -	\$ -
2048	\$ -	\$ -	\$ -
2049	\$ -	\$ -	\$ -
Total		\$ 1,491,852.00	

Table 3
Construction Period Tax Capture Revenue and Withholding Schedule
Former Paper Mill
300 West Highway Street
Vicksburg, Michigan

	Estimated Construction Period Wages	Estimated Income Tax on Construction Period Wages (4.25%)	Cumulative Total
2019	\$ 5,792,326.20	\$ 246,173.86	\$ 246,173.86
2020	\$ 5,792,326.20	\$ 246,173.86	\$ 492,347.73
2021	\$ 5,792,326.20	\$ 246,173.86	\$ 738,521.59
2022	\$ -	\$ -	
2023	\$ -	\$ -	
2024	\$ -	\$ -	
2025	\$ -	\$ -	
2026	\$ -	\$ -	
2027	\$ -	\$ -	
2028	\$ -	\$ -	
2029	\$ -	\$ -	
2030	\$ -	\$ -	
2031	\$ -	\$ -	
2032	\$ -	\$ -	
2033	\$ -	\$ -	
2034	\$ -	\$ -	
2035	\$ -	\$ -	
2036	\$ -	\$ -	
2037	\$ -	\$ -	
2038	\$ -	\$ -	
2039	\$ -	\$ -	
2040	\$ -	\$ -	
2041	\$ -	\$ -	
2042	\$ -	\$ -	
2043	\$ -	\$ -	
2044	\$ -	\$ -	
2045	\$ -	\$ -	
2046	\$ -	\$ -	
2047	\$ -	\$ -	
2048	\$ -	\$ -	
2049	\$ -	\$ -	
Total		\$ 738,521.59	

Table 4
Withholding Tax Capture Revenue Schedule (Post-Construction)
Former Paper Mill
300 West Highway Street
Vicksburg, Michigan

	Estimated Initial Withholding Tax Value	Estimated Future Withholding Tax Value	Estimated Incremental Withholding Tax Available for Capture	Estimated Withholding Tax Capture Revenues (4.25%)	50% Cap on Withholding Tax Capture Revenues	Cumulative Total
2019	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2020	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2021	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2022	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2023	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2024	\$ -	\$ 10,804,119.00	\$ 10,804,119.00	\$ 459,175.06	\$ 229,587.53	\$ 229,587.53
2025	\$ -	\$ 11,028,688.34	\$ 11,028,688.34	\$ 468,719.25	\$ 234,359.63	\$ 463,947.16
2026	\$ -	\$ 11,257,749.07	\$ 11,257,749.07	\$ 478,454.34	\$ 239,227.17	\$ 703,174.33
2027	\$ -	\$ 11,491,391.01	\$ 11,491,391.01	\$ 488,384.12	\$ 244,192.06	\$ 947,366.39
2028	\$ -	\$ 11,729,705.79	\$ 11,729,705.79	\$ 498,512.50	\$ 249,256.25	\$ 1,196,622.64
2029	\$ -	\$ 11,972,786.86	\$ 11,972,786.86	\$ 508,843.44	\$ 254,421.72	\$ 1,451,044.36
2030	\$ -	\$ 12,220,729.56	\$ 12,220,729.56	\$ 519,381.01	\$ 259,690.50	\$ 1,710,734.86
2031	\$ -	\$ 12,473,631.11	\$ 12,473,631.11	\$ 530,129.32	\$ 265,064.66	\$ 1,975,799.52
2032	\$ -	\$ 12,731,590.69	\$ 12,731,590.69	\$ 541,092.60	\$ 270,546.30	\$ 2,246,345.82
2033	\$ -	\$ 12,994,709.47	\$ 12,994,709.47	\$ 552,275.15	\$ 276,137.58	\$ 2,522,483.40
2034	\$ -	\$ 13,263,090.62	\$ 13,263,090.62	\$ 563,681.35	\$ 281,840.68	\$ 2,804,324.08
2035	\$ -	\$ 13,536,839.39	\$ 13,536,839.39	\$ 575,315.67	\$ 287,657.84	\$ 3,091,981.92
2036	\$ -	\$ 13,816,063.14	\$ 13,816,063.14	\$ 587,182.68	\$ 293,591.34	\$ 3,385,573.26
2037	\$ -	\$ 14,100,871.36	\$ 14,100,871.36	\$ 599,287.03	\$ 299,643.52	\$ 3,685,216.78
2038	\$ -	\$ 14,391,375.75	\$ 14,391,375.75	\$ 611,633.47	\$ 305,816.73	\$ 3,991,033.51
2039	\$ -	\$ 14,687,690.22	\$ 14,687,690.22	\$ 624,226.83	\$ 312,113.42	\$ 4,303,146.93
2040	\$ -	\$ 14,989,930.99	\$ 14,989,930.99	\$ 637,072.07	\$ 318,536.03	\$ 4,621,682.96
2041	\$ -	\$ 15,298,216.57	\$ 15,298,216.57	\$ 650,174.20	\$ 325,087.10	\$ 4,946,770.06
2042	\$ -	\$ 15,612,667.86	\$ 15,612,667.86	\$ 663,538.38	\$ 331,769.19	\$ 5,278,539.25
2043	\$ -	\$ 15,933,408.18	\$ 15,933,408.18	\$ 677,169.85	\$ 338,584.92	\$ 5,617,124.17
2044	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2045	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2046	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2047	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2048	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2049	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total				\$ 11,234,248.32	\$ 5,617,124.17	

Table 5
Income Tax Capture Revenue Schedule (Post-Construction)
Former Paper Mill
300 West Highway Street
Vicksburg, Michigan

	Estimated Initial Income Tax Value	Estimated Future Income Tax Value	Estimated Incremental Income Tax Available for Capture	Estimated Income Tax Capture Revenues (4.25%)	50% Cap on Income Tax Capture Revenue	Cumulative Total
2019	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2020	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2021	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2022	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2023	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2024	\$ -	\$ 4,593,279.22	\$ 4,593,279.22	\$ 195,214.37	\$ 97,607.18	\$ 97,607.18
2025	\$ -	\$ 4,685,144.81	\$ 4,685,144.81	\$ 199,118.65	\$ 99,559.33	\$ 197,166.51
2026	\$ -	\$ 4,778,847.70	\$ 4,778,847.70	\$ 203,101.03	\$ 101,550.51	\$ 298,717.02
2027	\$ -	\$ 4,874,424.66	\$ 4,874,424.66	\$ 207,163.05	\$ 103,581.52	\$ 402,298.54
2028	\$ -	\$ 4,971,913.15	\$ 4,971,913.15	\$ 211,306.31	\$ 105,653.15	\$ 507,951.69
2029	\$ -	\$ 5,071,351.41	\$ 5,071,351.41	\$ 215,532.44	\$ 107,766.22	\$ 615,717.91
2030	\$ -	\$ 5,172,778.44	\$ 5,172,778.44	\$ 219,843.08	\$ 109,921.54	\$ 725,639.45
2031	\$ -	\$ 5,276,234.01	\$ 5,276,234.01	\$ 224,239.95	\$ 112,119.97	\$ 837,759.42
2032	\$ -	\$ 5,381,758.69	\$ 5,381,758.69	\$ 228,724.74	\$ 114,362.37	\$ 952,121.79
2033	\$ -	\$ 5,489,393.86	\$ 5,489,393.86	\$ 233,299.24	\$ 116,649.62	\$ 1,068,771.41
2034	\$ -	\$ 5,599,181.74	\$ 5,599,181.74	\$ 237,965.22	\$ 118,982.61	\$ 1,187,754.02
2035	\$ -	\$ 5,711,165.38	\$ 5,711,165.38	\$ 242,724.53	\$ 121,362.26	\$ 1,309,116.28
2036	\$ -	\$ 5,825,388.68	\$ 5,825,388.68	\$ 247,579.02	\$ 123,789.51	\$ 1,432,905.79
2037	\$ -	\$ 5,941,896.46	\$ 5,941,896.46	\$ 252,530.60	\$ 126,265.30	\$ 1,559,171.09
2038	\$ -	\$ 6,060,734.39	\$ 6,060,734.39	\$ 257,581.21	\$ 128,790.61	\$ 1,687,961.70
2039	\$ -	\$ 6,181,949.07	\$ 6,181,949.07	\$ 262,732.84	\$ 131,366.42	\$ 1,819,328.12
2040	\$ -	\$ 6,305,588.06	\$ 6,305,588.06	\$ 267,987.49	\$ 133,993.75	\$ 1,953,321.87
2041	\$ -	\$ 6,431,699.82	\$ 6,431,699.82	\$ 273,347.24	\$ 136,673.62	\$ 2,089,995.49
2042	\$ -	\$ 6,560,333.81	\$ 6,560,333.81	\$ 278,814.19	\$ 139,407.10	\$ 2,229,402.59
2043	\$ -	\$ 6,691,540.49	\$ 6,691,540.49	\$ 284,390.47	\$ 142,195.24	\$ 2,371,597.82
2044	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2045	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2046	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2047	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2048	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2049	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total				\$ 4,743,195.67	\$ 2,371,597.82	

ATTACHMENT A

COMBINED BROWNFIELD PLAN RESOLUTIONS



**SCHOOLCRAFT TOWNSHIP
KALAMAZOO COUNTY, MICHIGAN**

**RESOLUTION CONCURRING WITH PROVISIONS OF A TRANSFORMATIONAL BROWNFIELD
PLAN FOR THE FORMER VICKSBURG PAPER MILL PURSUANT TO AND IN ACCORDANCE WITH
THE PROVISIONS OF ACT 381 OF THE PUBLIC ACTS OF
THE STATE OF MICHIGAN OF 1996, AS AMENDED**

At a regular meeting of the Schoolcraft Township Board of Trustees, held at the Schoolcraft Township Hall at 50 East VW Avenue, Vicksburg, Michigan, on the 11th day of December, 2018 at 6:00 p.m.

PRESENT: Feldmeier, Hovenkamp, Mongreig, Scott and Udy

ABSENT: NONE

MOTION BY: Hovenkamp

SUPPORTED BY: Feldmeier

WHEREAS, the Kalamazoo County Brownfield Redevelopment Authority, pursuant to and in accordance with Section 14 of the Brownfield Redevelopment Financing Act, being Act 381 of the Public Acts of the State of Michigan (the "Act"), has reviewed, approved and recommended for approval by the Schoolcraft Township Board, the Combined Transformational Brownfield Plan (the "Plan") attached hereto, to be carried out within the Village of Vicksburg and Schoolcraft Township, relating to the redevelopment project proposed by Paper City Development, LLC on the property known as the Former Vicksburg Paper Mill, partially located in Schoolcraft Township, as more specifically described in Appendix A of the Plan.

WHEREAS, the Schoolcraft Township Board of Trustees has reviewed the Plan, and has been provided a reasonable opportunity to express their views and recommendations regarding the Plan; and

WHEREAS, as a result of its review of the Plan, the Schoolcraft Township Board of Trustees concurs with approval of the Plan.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. **Plan Support.** Pursuant to the authority vested in the Schoolcraft Township Board of Trustees, by the Act, the Plan is hereby supported in the form attached to this Resolution.
2. **Severability.** Should any section, clause or phrase of this Resolution be declared by the courts to be invalid, the same shall not affect the validity of this Resolution as a whole nor any part thereof other than the part so declared to be invalid.
3. **Repeals.** All resolutions or parts of resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

AYES: 5

NAYES: 0

ABSTAINED: 0

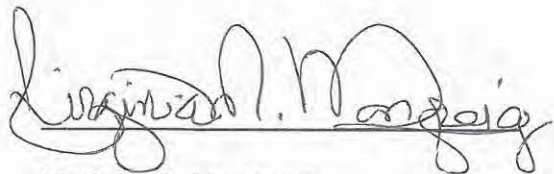
RESOLUTION DECLARED ADOPTED.

STATE OF MICHIGAN)

SCHOOLCRAFT TOWNSHIP) ss:

I, the undersigned, the fully qualified clerk of Schoolcraft Township, State of Michigan, do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Schoolcraft Township Board of Trustees at a regular meeting held on the 11th day of December 2018 the original resolution of which is on file in my office.

IN WITNESS THEREOF, I have hereunto set my official signature this 13 day of December 2018.



Virginia M. Mongreig
Schoolcraft Township Clerk

**VILLAGE OF VICKSBURG
KALAMAZOO COUNTY, MICHIGAN**

**RESOLUTION 01092019-1 CONCURRING WITH PROVISIONS OF A
TRANSFORMATIONAL BROWNFIELD PLAN FOR THE FORMER VICKSBURG
PAPER MILL PURSUANT TO AND
IN ACCORDANCE WITH THE PROVISIONS OF ACT 381 OF THE PUBLIC ACTS OF
THE STATE OF MICHIGAN OF 1996, AS AMENDED**

At a regular meeting of the Village Council of the Village of Vicksburg, held at the Brady Township Hall at 13123 South 24th Street, Vicksburg, Michigan, on the 7th day of January, 2019 at 7:00 p.m.

WHEREAS, the Village Council of Vicksburg, pursuant to and in accordance with the provision of the Brownfield Redevelopment Financing Act, being Act 381 of the Public Acts of the State of Michigan of 1996, as amended (the "Act"), has resolved through a Memorandum of Agreement, to cooperate with the Kalamazoo County Brownfield Redevelopment Authority (the "Authority") regarding the property formerly described as the Vicksburg Paper Mill located at 300 West Highway in the Village of Vicksburg, and have designated that all related activities shall proceed through the Authority; and

WHEREAS, the Authority, pursuant to and in accordance with Section 14 of the Act, has reviewed, approved and recommended for approval by the Village Council, the Combined Transformational Brownfield Plan (the "Plan") attached hereto, to be carried out within the Village, relating to the redevelopment project proposed by Paper City Development, LLC on the property known as the Former Vicksburg Paper Mill partially located in the Village of Vicksburg, as more specifically described in Appendix A of the Plan.

WHEREAS, the Village Council of Vicksburg has reviewed the Plan, and was provided a reasonable opportunity to express their views and recommendations regarding the Plan; and

WHEREAS, as a result of its review of the Plan, the Village Council of Vicksburg concurs with approval of the Plan.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. **Plan Support.** Pursuant to the authority vested in the Village Council of Vicksburg, by the Act, the Plan is hereby supported in the form attached to this Resolution.
2. **Severability.** Should any section, clause or phrase of this Resolution be declared by the courts to be invalid, the same shall not affect the validity of this Resolution as a whole nor any part thereof other than the part so declared to be invalid.

3. **Repeals.** All resolutions or parts of resolution in conflict with any of the provisions of this Resolution are hereby repealed.

MOTION BY: Frisbie

SUPPORTED BY: Holmes

AYES: Bailey, Frisbie, Holmes, Keller, Reisterer, Adams

NAYES: None

ABSENT: Merrill

RESOLUTION DECLARED ADOPTED.

STATE OF MICHIGAN)

VILLAGE OF VICKSBURG) ss:

I, the undersigned, the fully qualified clerk of the Village of Vicksburg, State of Michigan, do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Village Council of the Village of Vicksburg at a regular meeting held on the 7th day of January, 2019, the original resolution of which is on file in my office.

IN WITNESS THEREOF, I have hereunto set my official signature this 7th day of January, 2019.



A handwritten signature in cursive script, reading "Tracy Locey", written over a horizontal line.

Tracy Locey
Village of Vicksburg Clerk



County Clerk & Register of Deeds

201 West Kalamazoo Avenue • Kalamazoo, Michigan 49007
Phone: (269) 383-8840 • Fax: (269) 384-8143 • Email: tasnow@kalcounty.com

Timothy A. Snow, CMC, County Clerk & Register of Deeds

Janice I. Shattuck, Chief Deputy County Clerk & Register of Deeds

NOTICE TO ALL TAXING JURISDICTIONS

The Kalamazoo County Board of Commissioners proposes to approve a Combined Transformational Brownfield Plan for nine parcels of property located at East “W” Avenue, also known as West Highway Street, in the Village of Vicksburg and Schoolcraft Township, Kalamazoo County, Michigan.

The County of Kalamazoo has established a Brownfield Redevelopment Authority (the “Authority”) in accordance with the Brownfield Redevelopment Act, Act No. 381 of the Michigan Public Acts of 1996, as amended (the “Act”).

The Act was enacted to provide a means for local units of government to facilitate the revitalization of environmentally distressed (and/or functionally obsolete, blighted, historic) areas. The Authority Board has prepared and adopted a Brownfield Plan related to the redevelopment of the property located at East “W” Avenue, Vicksburg, Kalamazoo County, Michigan. The property is currently developed with an abandoned paper mill complex and includes property west of the former paper mill. The anticipated future use of the property is for a mixed use development, including but not limited to craft beverage, local food, residential, retail, and agricultural uses, along with significant education and recreational opportunities. Environmental contamination has been identified on the property from former uses and the property has been identified as a “facility” under Part 201 of NREPA. The property has also been determined to be functionally obsolete and a historic resource under the Act. This document serves to notify local taxing units of the intent to approve a Combined Transformational Brownfield Plan for the noted property.

The Act permits the use of the tax increment financing in order to provide the Authority with the means of financing the redevelopment project included in the Brownfield Plan. Tax increment financing allows the Authority to capture tax revenues attributable to increases in the taxable value of real property located on the “eligible property”, which may include certain adjacent or contiguous parcels. Increases in taxable value may be attributable to various factors, including new construction, rehabilitation, remodeling, alterations, and additions.

The plan will be considered for adoption at the March 6, 2019 meeting of the Kalamazoo County Board of Commissioners held at 7:00 p.m. in the Kalamazoo County Administration Building, 201 West Kalamazoo Avenue, Kalamazoo, Michigan. If you have any questions or comments concerning the Brownfield Redevelopment Authority or adoption of the Plan you may attend the meeting and express those concerns during the public comment period. You may also direct inquiries to Ms. Rachael Grover of the Kalamazoo County Department of Planning and Development at (269) 384-8112.

Dated: February 22, 2019


Timothy A. Snow, CMC, MCO
Kalamazoo County Clerk & Register of Deeds

I do hereby certify that on February 22, 2019 the attached letter regarding the Combined Transformational Brownfield Plan for nine (9) parcels of land located on East "W" Avenue, also known as West Highway Street, in the Village of Vicksburg and Schoolcraft Township, Kalamazoo County, Michigan, was sent by mail (and/or) email where noted, to the taxing jurisdictions listed below:

Kalamazoo County Board of Commissioners 201 West Kalamazoo Avenue Kalamazoo, MI 49007	Schoolcraft Township 50 East VW Avenue Vicksburg, MI 49097
Kalamazoo County Sheriff's Office 1500 Lamont Avenue Kalamazoo, MI 49048	Village of Vicksburg 126 North Kalamazoo Avenue Vicksburg, MI 49097
Kalamazoo County Public Housing Commission 201 West Kalamazoo Avenue Kalamazoo, MI 49007	Vicksburg Community Schools 301 South Kalamazoo Street Vicksburg, MI 49097
Kalamazoo County Transportation Authority 530 North Rose Street Kalamazoo, MI 49007	Vicksburg District Library 215 South Michigan Avenue Vicksburg, MI 49097
Kalamazoo County Juvenile Home 1424 Gull Road Kalamazoo, MI 49048	Kalamazoo Regional Educational Service Agency 1819 East Milham Avenue Portage, MI 49002
Michigan Department of Treasury Austin Building 430 West Allegan Street Lansing, MI 48922	Kalamazoo Valley Community College 6767 West O Avenue P.O. Box 4070 Kalamazoo, MI 49003-4070
Michigan Economic Development Corporation c/o Rob Garza Brownfield and MCRP Senior Program Specialist Community Development 300 North Washington Square Lansing, MI 48913	Michigan Department of Environmental Quality c/o Ronald Smedley Remediation and Redevelopment Division Constitution Hall, 5 th Floor South 525 West Allegan Street Lansing, MI 48933
Michigan Department of Environmental Quality c/o Mike Gurnee Remediation and Redevelopment Division Kalamazoo District Office 7953 Adobe Road Kalamazoo, MI 49009-5025	Michigan Economic Development Corporation via email: brownfield@michigan.org Michigan Department of Environmental Quality via email: Smedleyr@michigan.gov via email: degbrownfields@michigan.gov via email: gurneeM1@michigan.gov

Acknowledged before me this 22nd day of February, 2019.


Janice I. Shattuck, Chief Deputy
Kalamazoo County Clerk & Register of Deeds


Tara Hitchcock, Notary Public
Van Buren County, Michigan
Acting in Kalamazoo County, Michigan
My commission Expires: 06/06/2023



County Clerk & Register of Deeds

201 West Kalamazoo Avenue • Kalamazoo, Michigan 49007

Phone: (269) 383-8840 • Fax: (269) 384-8143 • Email: tasnow@kalcounty.com

Timothy A. Snow, CMC, County Clerk & Register of Deeds

Janice I. Shattuck, Chief Deputy County Clerk & Register of Deeds

NOTICE OF PUBLIC HEARING

THE BROWNFIELD REDEVELOPMENT AUTHORITY OF KALAMAZOO COUNTY

REGARDING APPROVAL OF A COUNTY TRANSFORMATIONAL BROWNFIELD PLAN INCLUDING NINE PARCELS OF PROPERTY LOCATED AT EAST "W" AVENUE, IN THE VILLAGE OF VICKSBURG AND SCHOOLCRAFT TOWNSHIP, IN THE COUNTY OF KALAMAZOO, MICHIGAN

TO ALL INTERESTED PERSONS IN THE COUNTY OF KALAMAZOO

PLEASE TAKE NOTICE that the County Commissioners of the County of Kalamazoo, Michigan, will hold a Public Hearing on Wednesday, the 6th day of March 2019, at approximately 7:00 p.m., Eastern Daylight time in the Commissioners Chambers within the County Building, 201 West Kalamazoo Avenue, Kalamazoo, Michigan, to receive public comment on a proposed Combined Transformational Brownfield Plan for the former Vicksburg Paper Mill to include therein the properties located at East "W" Avenue (also known as West Highway Street), Vicksburg, Michigan. The subject property includes nine (9) parcels bounded more or less by the Canadian National Railway to the north, Portage Creek to the east, East "W" Avenue to the south, and the Vicksburg Village boundary to the west. Also included in the subject property are 35 acres in Schoolcraft Township immediately to the west of said Village Boundary. The following legal parcels are included in the "eligible property":

1. Parcel ID: 14-13-305-050; W. Highway Street, Schoolcraft Township
Acreage: 4.46
2. Parcel ID: 14-13-340-010; Village of Vicksburg
Acreage: 3.18
3. Parcel ID: 14-13-340-050; Highway Street, Village of Vicksburg
Acreage: 4.75
4. Parcel ID: 14-13-340-060; Highway Street, Village of Vicksburg
Acreage: 8.50
5. Parcel ID: 14-13-355-019; E. W Avenue (Vacant), Schoolcraft Township
Acreage: 30.13
6. Parcel ID: 14-13-380-010; (Vacant), Schoolcraft Township
Acreage: 29.33
7. Parcel ID: 14-13-405-295; W. Washington Street, Village of Vicksburg
Acreage: 2.08

NOTICE OF PUBLIC HEARING

BROWNFIELD REDEVELOPMENT AUTHORITY

Page Two

8. Parcel ID: 14-13-470-036; W. Highway Street, Village of Vicksburg
Acreage: 32.04

9. Parcel ID: 14-13-470-038; W. Highway Street, Village of Vicksburg
Acreage: 4.06

The Combined Transformational Brownfield Plan, which includes a site map and legal description of the parcels, is available for public inspection at the County Brownfield Redevelopment Authority office, located at 201 West Kalamazoo Avenue, Kalamazoo, Michigan 49007. All aspects of the plan are open for discussion at the public hearing.

FURTHER INFORMATION may be obtained from the Brownfield Redevelopment Authority of Kalamazoo County at (269) 384-8112. THIS NOTICE is given by order of the County Board of Commissioners of the County of Kalamazoo, Michigan.

Dated: February 22, 2019

Timothy A. Snow, CMC, MCCO
Kalamazoo County Clerk & Register of Deeds

KALAMAZOO COUNTY, MICHIGAN

**RESOLUTION APPROVING A COMBINED TRANSFORMATIONAL BROWNFIELD PLAN FOR THE
FORMER VICKSBURG PAPER MILL BY THE COUNTY OF KALAMAZOO
PURSUANT TO AND IN ACCORDANCE WITH
THE PROVISIONS OF ACT 381 OF THE PUBLIC ACTS OF
THE STATE OF MICHIGAN OF 1996, AS AMENDED**

At a regular meeting of the Board of Commissioners of Kalamazoo County, Michigan, held in the Board of Commissioners Room, County Administration Building located at 201 W. Kalamazoo Avenue, Kalamazoo, Michigan, on the 6th day of March, 2019 at 7 p.m.

PRESENT: Gisler, Kendall, Moore, Morse, Hall, Rogers, Place, Quinn
Seals, Tuinier

ABSENT: Haag

MOTION BY: Kendall

SUPPORTED BY: Tuinier

WHEREAS, the Kalamazoo County Board of Commissioners, pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, being Act 381 of the Public Acts of the State of Michigan of 1996, as amended (the "Act"), have formally resolved to participate in the Brownfield Redevelopment Authority (BRA) of Kalamazoo County (the "Authority") and have designated that all related activities shall proceed through the BRA; and

WHEREAS, the Authority, pursuant to and in accordance with Sections 13, 13c, 14 and 14a of the Act, has reviewed, approved and recommended for adoption by the Kalamazoo County Board of Commissioners, the Combined Transformational Brownfield Plan (the "Plan") attached hereto, to be carried out within the Village of Vicksburg and Schoolcraft Township, relating to the redevelopment project proposed by Paper City Development, LLC on the property known as the Former Vicksburg Paper Mill, partially located in Schoolcraft Township, (the "Site"), as more specifically described in Appendix A of the Plan; and

WHEREAS, the Kalamazoo County Board of Commissioners have reviewed the Plan, and have been provided a reasonable opportunity to express their views and recommendations regarding the Plan; and

WHEREAS, the Kalamazoo County Board of Commissioners have noticed a public hearing in accordance with Sections 13c (5), 14 and 14a of the Act, including not less than thirty (30) days' notice to the Michigan Strategic Fund; and

WHEREAS, Schoolcraft Township and the Village of Vicksburg have passed Resolutions supporting adoption of the Plan; and

WHEREAS, the Kalamazoo County Board of Commissioners held a public hearing on the proposed plan on March 6, 2019; and

WHEREAS, the Kalamazoo County Board of Commissioners have made the determination that the Plan constitutes a public purpose under the Act in accordance with Sections 14(5) and 14a(2); and

WHEREAS, the Kalamazoo County Board of Commissioners has in reviewing the plan taken into account the following considerations:

- A. The Plan meets the requirements of Section 2(vv) of the Act, and that the Plan is calculated to, and has a reasonable likelihood to, have a transformational impact on the local economic development and community revitalization based on the extent of brownfield redevelopment and growth in population, commercial activity, and employment that will result from the Plan;
- B. The Plan meets all of the requirements for a transformational brownfield plan set forth in Sections 13, 13b and 13c of the Act;
- C. The costs of the eligible activities proposed in the Plan are reasonable and necessary to carry out the purposes of the Act;
- D. The amount of captured taxable value, construction period tax capture revenues, withholding tax capture revenues and income tax capture revenues estimated to result from adoption of the Plan are reasonable;
- E. Based on the economic and fiscal impact analysis, the Plan will result in an overall positive fiscal impact to the State of Michigan;
- F. The Plan takes into account the criteria described in Section 90b(4) of the Michigan strategic fund act, 1998 PA 270, MCL 125.2090b;
- G. The Plan includes appropriate provisions regarding affordable housing;
- H. The proposed method of financing the costs of the eligible activities, as described in the Plan, is feasible and the Authority has the ability to arrange the financing; and
- I. The Plan will act as a catalyst for additional revitalization of the area in which it is located; and

WHEREAS, as a result of its review of the Plan, the Kalamazoo County Board of Commissioners concur with approval of the Plan.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. **Plan Support.** Pursuant to the authority vested in the Kalamazoo County Board of Commissioners, by the Act, the Plan is hereby approved in the form attached to this Resolution.
2. **Severability.** Should any section, clause or phrase of this Resolution be declared by the courts to be invalid, the same shall not affect the validity of this Resolution as a whole nor any part thereof other than the part so declared to be invalid.
3. **Repeals.** All resolutions or parts of resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

AYES: *All present*

NAYES: *none*

ABSTAINED: *none*

RESOLUTION DECLARED ADOPTED.STATE OF MICHIGAN)

COUNTY OF KALAMAZOO) ss:

I, the undersigned, the fully qualified Clerk of Kalamazoo County, State of Michigan, do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the County Board of Commissioners of Kalamazoo County at a regular meeting held on the 6th day of March, 2019, the original of which resolution is on file in my office.

IN WITNESS WHEREOF, I have hereunto set my official signature this 6th day of March, 2019.

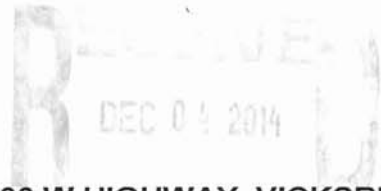


Timothy A. Snow, Kalamazoo County Clerk

ATTACHMENT B

MEMORANDUM OF UNDERSTANDING





**AGREEMENT REGARDING THE SOUTH COUNTY MILL 300 W HIGHWAY, VICKSBURG, MI
VICKSBURG VILLAGE SITE PROPERTY TRANSFER AND ASSESSMENT**

THE KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY (KCBRA), a Michigan public body corporate, 201 West Kalamazoo Ave, Kalamazoo, MI 49007, THE KALAMAZOO COUNTY LAND BANK AUTHORITY (Land Bank), a Michigan public body corporate organized pursuant to the Michigan Land Bank Fast Track Act, 2003 P.A. 258, MCL § 124.751 et seq., as amended (the "Land Bank Act") 229 E. Michigan Ave., Suite 340, Kalamazoo, MI 49007, THE VILLAGE OF VICKSBURG (Village), 126 North Kalamazoo Ave, Vicksburg, MI 49097, a Michigan public body corporate, and THE VILLAGE OF VICKSBURG BROWNFIELD REDEVELOPMENT AUTHORITY (VVBRA), 126 North Kalamazoo Ave, Vicksburg, MI 49097, a Michigan public body corporate, in consideration of the provisions specified below, agree to this Agreement for the acquisition, assessment, potential cleanup, preparation, demolition, promotion, and sale of the South County Mill (Mill) property located in the Village of Vicksburg, Kalamazoo County.

RECITALS:

- A. The KCBRA was established under the auspices of the Brownfield Redevelopment Financing Act, 1996 PA 381, as amended (Act 381) by the Kalamazoo County Board of Commissioners by resolution in 2002.
- B. Since the KCBRA was established, it has used grant and other funding to pay for Phase I, Phase II, BEA and Due Care Plan activities in several projects. These activities have aided the redevelopment of several properties.
- C. The Treasurer of Kalamazoo County has acquired through tax foreclosure procedures in accordance with 1983 P.A. 206, as amended by 1999 P.A. 123, MCL 211.1 et seq. property # 14-13-470-036, located at 300 W Highway in the Village of Vicksburg, Kalamazoo County, known as the "South County Mill" (Mill) Property. The Land Bank has acquired the adjoining parcel with the connected, newer constructed building to the west, property # 14-13-470-038. Collectively these parcels are referred to as the "Property".
- D. Pursuant to PA 146 of 2000, once the Land Bank takes ownership of the Mill property, the entire site, the Property, is eligible for inclusion in the County's Brownfield Plan, as periodically amended and restated.
- E. The KCBRA and the Land Bank have taken co-operative efforts in the past that maximize the tools available for redevelopment of Brownfield sites owned by the Land Bank. By way of example, the Land Bank and KCBRA are partnering on the redevelopment of 306 North Grand in Schoolcraft, MI.
- F. The KCBRA, the Land Bank, the Village of Vicksburg, and the VVBRA recognize that to achieve the mutual goal of returning the Property to productive use, the cooperative effort of all parties is needed. This Agreement will therefore serve the best interests of community.

- G. The Vicksburg Brownfield has an approved brownfield plan on property # 14-13-470-038.
- H. This Interlocal Agreement is made pursuant to 1967 PA 7, as amended, MCL 124.501 et seq.

Accordingly, the KCBRA, Land Bank, Village of Vicksburg, and the VVBRA agree to the following terms and conditions:

TERMS AND CONDITIONS:

1. Recitals: The recitals accurately reflect the intent and purpose of this Agreement and are made a part of it.
2. Description of Property: The Properties are described in Attachment A and are collectively known as "Property".

Property # 14-13-470-036: VILLAGE OF VICKSBURG UNPLATTED SEC 13-4- 11 BEG AT S 1/4 POST TH N ALG N & S 1/4 LI 440 FT TH W 399 FT TH N 220 FT TH E 102 FT TH N 140.56 FT TH E 459.33 FT TH N PAR WI N & S 1/4 LI 385 FT TH W 439.31 FT TH N PAR WI N & S 1/4 LI TO A PT ON WLY EXT OF S LI OF WASHINGTON ST TH S 89DEG03'16"E ALG SD EXT AND ON S LI OF WASHINGTON ST 729.98 FT TH S 01DEG02'W 34.25 FT TH S 13DEG18'E 252.31 FT TH S88DEG58'32"E 220.47 FT TH N08DEG29'01"E 281.17 FT TO S LI OF WASHINGTON ST TH E ALG S LI 231.44 FT TO CTR LI OF PORTAGE CREEK TO A PT 753.76 FT E OF N & S 1/4 LI AND 478.5 FT N OF S LI OF SEC TH ALG SD CTR LI TO A PT 478.5 FT N OF S SEC LI TH W PAR WI S SEC LI 69.43 FT TH S PAR WI N & S 1/4 LI 478.5 FT TO S SEC LI TH W THEREON 684.42 FT TO BEG 2009 LOT LINE ADJ 13-470-035 & 040 INTO 13-470-036 & 041

Property # 14-13-470-038: VILLAGE OF VICKSBURG UNPLATTED SEC 13-4- 11 COM AT S 1/4 POST TH N 00 DEG 02 MIN 15 SEC W ALG N & S 1/4 LI 440 FT TH S 89 DEG 41 MIN 38 SEC W 295 FT TH N 00 DEG 02 MIN 15 SEC W 360.56 FT TO POB TH CON'T N 00 DEG 02 MIN 15 SEC W 385 FT TH N 89 DEG 57 MIN 37 SEC E 459.31 FT TH S OO DEG 02 MIN 23 SEC E 385 FT TH S 89 DEG 57 MIN 37 SEC W 459.33 FT TO BEG. *4.06 AC

The Property is currently vacant.

3. Description of Project: The intent and purpose of this Agreement is threefold:
 - a) The Land Bank has taken ownership of property # 14-13-470-038 and will also take ownership of property # 14-13-470-036 from the County Treasurer and will hold the Property, incurring all holding costs, until the sale thereof. The Land Bank may recover any costs related to the Property or general administrative costs through lease proceeds.
 - b) KCBRA, through their designated environmental consultant, will administer and/or oversee the environmental assessment (Phase I, Phase II, BEA, Due Care Plan),

possible cleanup of the Property, and any other activities deemed necessary by the KCBRA Board to prepare the Property for redevelopment.

- c) The Village of Vicksburg and the VVBRA will take all required actions to allow the KCBRA to add the Property to the Kalamazoo County Brownfield Plan allowing for reimbursement of KCBRA's Eligible Activities and collection towards KCBRA's Local Site Remediation Revolving Fund via all available tax increment financing pursuant to Act 381 of 1996.

The activities described in this paragraph will be collectively referred to as the "Project".

4. Duties and Responsibilities of the Kalamazoo County Land Bank: The duties and responsibilities of the Land Bank towards completion of the Project include the following:

- a) At the discretion of the Land Bank, provide funds to cover the costs of acquiring and holding the Property, including any maintenance of the Property that is or may become necessary.
- b) Actively market the Property.
 - a. Place signage that denotes the availability of the Property for lease or purchase within ninety (90) days of signing this agreement.
- c) Attract developers or private business to the site.
- d) Negotiate terms and coordinate the sale of the Property.
- e) Collect 50% of the statutorily available taxes for five years beginning the first full calendar year after sale, pursuant to Michigan Public Acts 260 and 261 of 2003.
- f) Collect the proceeds from lease or sale of the Property.
- g) Provide assistance and expertise to secure outside grants and loans towards the remediation and redevelopment of the Property.

In fulfilling these responsibilities, the Land Bank may, at its discretion, lease or sell a portion of the Property. In the circumstance of a partial sale, the parties will be entitled to the benefits of the sale (e.g. tax capture revenue, sales proceeds, etc.) of the portion of the Property sold.

5. Duties and Responsibilities of KCBRA: The duties and responsibilities of KCBRA towards completion of the Project include the following:

- a) Engage the services of their designated environmental consultant/contractor (Contractor) to perform environmental site assessments if deemed necessary in order to facilitate the return of the Property to functional use as determined by the KCBRA at its sole discretion. The site assessment activities may include Phase I, Phase II, BEA, and Due Care Plan activities.
- b) Conduct a Phase I Environmental Site Assessment and Baseline Environmental Assessment on the western parcel (Property # 14-13-470-038) to ensure the new holders of the Property are not in the chain of contamination.
- c) At the discretion of the KCBRA, the KCBRA may utilize the services of the Contractor to write a Brownfield Plan. If so, the KCBRA will seek Brownfield Plan approval from appropriate bodies.
- d) Provide funds for contractual work through the approval of a Work Order and oversee the activities of the Contractor, and ensure that sufficient documentation of the activities performed by a Contractor is provided to KCBRA, including the dates and complete description of the work (some or all of which may be considered an eligible activity under Public Act 381 of 1996).

- e) Assist Land Bank in attracting developers or private business to the Property.
- f) Provide assistance and expertise to secure outside grants and loans towards the remediation and redevelopment of the Property.

6. Duties and Responsibilities of The Village of Vicksburg and and the VVBRA: The duties and responsibilities of the Village and the VVBRA towards completion of the Project include the following:

- a) Extinguish or rescind the existing Brownfield Plan on property # 14-13-470-038.
- b) Concur with a KCBRA Brownfield Plan if written with provisions consistent with purposes outlined in this document.
- c) Grant the KCBRA the authority to collect all statutorily available tax increment revenue, if the site is entered into a Brownfield Plan, for the times set forth hereinafter.
- d) Where possible, actively market the Property via referrals to the Land Bank or its assigns.
- e) Where possible, attract developers or private business to the Property.

7. Reimbursement and allocation of income generated and statutorily available taxes after redevelopment:

- a) The net lease or sale proceeds from the Property (including partial leases or sales) will remain with the Land Bank.
- b) Beginning the tax year after the Property (or a portion thereof) has been sold, and for the next five tax years, the Land Bank will capture fifty (50%) percent of all statutorily available taxes pursuant to Michigan Public Acts 260 and 261 of 2003.; the KCBRA will capture the remainder of all statutorily available taxes pursuant to the Land Bank Act and Act 381 of 1996, as reimbursement for costs incurred for the Project.
- c) Beginning the sixth tax year after sale and continuing as allowed to by law and until all KCBRA and Land Bank eligible expenses (or other approved owner/developer eligible expenses) (together, Eligible Expenses) incurred with regard to the Property are completely reimbursed, the KCBRA shall receive 100% of all taxes as allowed to be recaptured pursuant to law.
- d) Beginning the tax year after all Eligible Expenses incurred in this project are completely reimbursed, and continuing for the next five tax years, the KCBRA shall receive 100% of all statutorily available taxes for inclusion into the KCBRA's local site remediation revolving fund (LSRRF).
- e) Thereafter, all taxes shall be distributed to the appropriate taxing authorities.

8. Binding Effect: The obligations of the parties under this Agreement shall bind and inure to the benefit of each party and their respective successors. The parties do not intend to confer any benefits on any person, firm, corporation, or other entity which is not party to this Agreement.

9. Notices: Any notices that may be required under this Agreement shall be in writing and delivered personally, or via first-class mail, postage fully prepaid and properly addressed to:

Land Bank: Kelly Clarke, Executive Director
229 E. Michigan Ave., Suite 340
Kalamazoo, MI 49007

KCBRA: Kalamazoo County Brownfield Redevelopment Authority
Planning Dept, Room 101
201 W. Kalamazoo Ave
Kalamazoo, MI 49007

Village of Vicksburg: William Adams, Village President
126 N Kalamazoo Ave
Vicksburg, MI 49097

VVBRA: [Insert contact information here]

10. Indemnification. As all parties are governmental entities, each agrees, to the extent permitted by law, to indemnify and hold each other harmless, including its elected officials, agents, employees, officers and representatives, from all fines, costs, lawsuits, claims, demands and actions of any kind or nature, including reasonable attorney fees, which occur by reason of any wrongful act, negligence or wrongful omission on its part. For purposes of this paragraph, the County of Kalamazoo is considered included as an indemnified party.
11. Governing Law. This Agreement has been executed and delivered in Michigan. It shall be interpreted, construed and enforced pursuant to and in accordance with the laws of the State of Michigan.
12. Assignment. No assignment of this Agreement or any of the rights and obligations thereunder shall be valid without the specific written consent of all parties hereto.
13. Severability. In the event any provision of this Agreement is held to be unenforceable for any reason, this unenforceability thereof shall not affect the remainder of this Agreement which shall remain in full force and effect and enforceable in accordance with its remaining terms.
14. Counterparts. This Agreement may be executed in any number of counterparts and each such counterpart shall be considered a valid original.
15. Entire Agreement. This Agreement supersedes all previous or contemporaneous negotiations and/or contracts and constitutes the entire agreement between the parties. No party shall be entitled to rights or benefits other than those specified herein. No oral statements or prior or contemporaneous written material not specifically incorporated herein shall be of any force and effect, and both parties specifically acknowledge, in entering into and executing this Agreement, they rely solely upon the representations and agreements contained in this Agreement and no others.
15. Binding Effect. This Agreement shall be binding upon and inure to the benefit of the parties and their respective successors and assigns.

KALAMAZOO COUNTY LAND BANK AUTHORITY

Dated: 11-10-14

By: *Jo Rahn*

Its: Chairperson

KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

Dated: 11-5-14

By: *Joe Attis*

Its: Chairperson

VILLAGE OF VICKSBURG

Dated: _____

By: *William V. Adams*

Its: President

VILLAGE OF VICKSBURG BROWNFIELD REDEVELOPMENT AUTHORITY

Dated: 12/2/14

By: *Lacey L. Lacey*

Its: ~~President~~ Recording Secretary

ATTACHMENT C

DECLARATION OF DANGEROUS BUILDING
(NOT APPLICABLE)



ATTACHMENT D

**DECLARATION/RESOLUTION OF BLIGHTED CONDITION
(NOT REQUESTED)**



ATTACHMENT E

SIGNED AFFIDAVIT FOR FUNCTIONAL OBSOLESCENCE





Kalamazoo County, Michigan
Office of the Assessor
Nathan D. Brousseau

50 East VW Avenue
Vicksburg, Michigan 49097

(269) 649-1276
Fax (269) 649-2232

Affidavit of Functional Obsolescence

Project: Former Lee Paper Company Mill Complex – Proposed Paper City Development LLC, Highway St. Vicksburg, MI 49097

History: The building was built in 1904 with multiple additions added through the years. The building is currently vacant.

Inspection: I inspected the property on April 26, 2017. The building sits on a large site comprising multiple tax parcels. The building consists of multiple sections ranging from 1 to 5 stories tall with approximately 420,000 square feet of total floor area. The building has story heights ranging from 7 to 32 feet. The majority of the large original windows are bricked up, boarded over, or simply broken out. While the roof has been receiving repairs to help maintain its integrity it is currently still in need of major repairs.

Surrounding Property: The surrounding area is made up of industrial buildings, residential parcels, and a municipal golf course. The subject property is located within the Village of Vicksburg and sets to the southwest of the historic village center.

Disclaimer: This opinion is based upon the individual research and professional training and experience of the signer. It does not necessarily reflect the official opinion of the local assessor's office as used in the determination of value for the current and/or any future assessment roll.

Certification of Functional Obsolescence: It is this assessor's expert opinion that the property is functionally obsolete and unable to be used to adequately perform the function for which it was intended due to a substantial loss in value from the following: 1. Lack of proper ceiling height for Industrial uses. 2. Design deficiencies to accommodate new technology. 3. Small and unusually shaped rooms that were specific to the needs of early to mid 1900s paper production.

Nathan Brousseau, MAAO (3) PPE, #R-8538

4/26/2017

ATTACHMENT F

DOCUMENTATION OF HISTORICAL RESOURCE





STATE OF MICHIGAN

RICK SNYDER
GOVERNOR

MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY

KEVIN ELSENHEIMER
EXECUTIVE DIRECTOR

August 30, 2016

Jessica Green Quijano
HopkinsBurns Design Studio
4709 N. Delhi Road
Ann Arbor, MI 48103

Dear Ms. Quijano:

I am pleased to inform you that the National Park Service, U.S. Department of the Interior, has listed the Lee Paper Company Mill Complex, 300 West Highway Street, Vicksburg, Kalamazoo County, (including tax parcels 14-13-470-036, 14-13-470-038 and 14-13-470-041), in the National Register of Historic Places. The keeper of the national register listed the property on August 11, 2016.

We are delighted this significant property has been recognized through this historic designation. The National Register of Historic Places is the nation's official list of cultural resources worthy of preservation. Nominations of Michigan properties to the National Register are made by the State Historic Preservation Office, Michigan State Housing Development Authority, in accordance with the National Historic Preservation Act of 1966, as amended. Information on the National Register can be found at the National Register's website, www.nps.gov/nr, and on the National Register in Michigan at www.michigan.gov/nrhp. Additional information about related programs of the State Historic Preservation Office can be found at www.michigan.gov/shpo.

While listing in the National Register does not place any legal restrictions on a property, it does allow for consideration in the planning for federal or federally assisted projects, provides eligibility for federal and/or state tax benefits, qualifies properties for federal assistance for historic preservation, when funds are available, serves as a catalyst for economic development, and promotes heritage tourism.

The State Historic Preservation Office helps communities identify and protect their historic resources so that they maintain their unique community identity. The SHPO partners with the Michigan Historic Preservation Network, Michigan's statewide nonprofit historic preservation advocacy organization, to educate citizens, developers, and public officials about the benefits of historic preservation and how to use preservation as an economic benefit tool. The network's website is www.mhpn.org.

I invite you to contact our office with any questions you may have. Questions may be addressed to National Register Coordinator Robert O. Christensen at ChristensenR@michigan.gov or (517) 335-2719.

Thank you for your support in preserving Michigan's unique heritage.

Sincerely,

Brian D. Conway
State Historic Preservation Officer

State Historic Preservation Office

Michigan Library and Historical Center • 702 West Kalamazoo Street • P.O. Box 30740 Lansing, Michigan 48909-8240
michigan.gov/shpo • 517.373.1630 • FAX 517.335.0348 • TTY 800.382.4568



ATTACHMENT G

BEA ACKNOWLEDGEMENT LETTERS

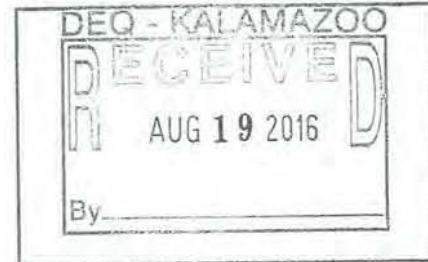




Phillips
Environmental
Consulting Services

August 19, 2016

Michigan Department of Environmental Quality
Remediation Division
Kalamazoo District Office
7953 Adobe Road
Kalamazoo, MI 49009



Re: Baseline Environmental Assessment Report
80 Acres West of Former Paper Mill, W Avenue, Village of Vicksburg, Michigan
("the Property")

Dear Sir or Madam:

Please find attached a Baseline Environmental Assessment report prepared and being submitted on behalf of Paper City Development, LLC, a new owner of the above referenced Property. Accompanying the report is a completed Baseline Environmental Assessment Submittal Form (Form EQP4025) submitted on behalf of the new owner.

Please do not hesitate to contact me at (269) 624-4211 if you have any questions. Thank you.

Sincerely,

PHILLIPS ENVIRONMENTAL CONSULTING SERVICES, INC.

Lisa K.J. Phillips, CGWP, CP
Sr. Project Manager

Attachments: Baseline Environmental Assessment Report
BEA Submittal Form EQP4025 completed by Paper City Development, LLC

cc: Mr. Chris Moore, Paper City Development, LLC
Mr. Steve Sielatycki, Sielatycki Law Firm, PLC



RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF ENVIRONMENTAL QUALITY
KALAMAZOO DISTRICT OFFICE



C. HEIDI GREYER
DIRECTOR

August 23, 2016

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

BEA ID: B201602427PL

**Legal Entity: Paper City Development, LLC, c/o Sielatycki Law Firm, PLC
ATTN: Mr. Steve Sielatycki, Legal Counsel
516 Whites Road, Suite 4
Kalamazoo, Michigan 49008**

**Property Address: 80 Acres West of Former Paper Mill
Vicksburg, Michigan 49097**

On August 19, 2016, the Department of Environmental Quality (DEQ) received a Baseline Environmental Assessment (BEA) dated July 14, 2016, for the above legal entity and property. This letter is your acknowledgement that the DEQ has received and recorded the BEA. The DEQ maintains an administrative record of each BEA as received.

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

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

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

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

Paper City Development, LLC, c/o Sielatycki Law Firm, PLC

Page 2

August 23, 2016

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

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

Authorized signature: _____



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

Enclosure

cc: Ms. Lisa K.J. Phillips, Phillips Environmental Consulting Services, Inc.

Revision 05/28/2014



MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY – REMEDIATION AND REDEVELOPMENT DIVISION, PO BOX 30426, LANSING, MICHIGAN 48909-7926, Phone 517-373-9837, Fax 517-373-2637

FOR DEQ USE ONLY
BEA SUBMITTAL #

3201602427PL

Baseline Environmental Assessment Submittal Form

This form is for submittal of a Baseline Environmental Assessment (BEA), as defined by Part 201, Environmental Remediation and Part 213, Leaking Underground Storage Tanks, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended, for the purpose of establishing an exemption to liability pursuant to Section 20126(1)(c) and Section 21323a(1)(b) for a new owner or operator of property that is a facility as defined by Section 20101(1)(s) or Property as defined by Section 21303(d). The BEA report must be conducted either prior to or within 45 days after becoming the owner or operator, whichever is earliest. This form and the BEA report must be submitted prior to or within 6 months of becoming the owner or operator whichever is earliest. A separate BEA is required for each legal entity that is or will be a new owner or operator of the property. To maintain the exemption to liability, the owner and operator must also disclose the BEA to any subsequent purchaser or transferee before conveying interest in the property pursuant to Section 20126(1)(c) and Section 21323a(1)(b). An owner or operator of a facility or Property also has due care obligations under Section 20107a and Section 21304c with respect to any existing contamination to prevent unacceptable exposure; prevent exacerbation; take reasonable precautions; provide reasonable cooperation, assistance, and access to authorized persons taking response activities at the property; comply with land use restrictions associated with response activities; and not impede the effectiveness of response activities implemented at the property. Documentation of due care evaluations and conducted response activities need to be available, but not submitted, to the MDEQ within 8 months of becoming the owner or operator of a facility and/or Property.

Section A: Legal Entity Information

Name of legal entity that does or will own or operate the property: Paper City Development, LLC, c/o Sielatycki Law Firm, PLC Address: 516 Whites Road, Suite 4 City: Kalamazoo State: MI Zip: 49008 Contact person (Name & Title): Mr. Steve Sielatycki, Legal Counsel Telephone: (269) 978-2525 E-Mail: steve@sielatyckilaw.com	Contact for BEA questions if different from submitter Name & Title: Lisa K. J. Phillips Company: Phillips Environmental Consulting Services, Inc. Address: 84757 28 th Street City: Lawton State: MI Zip: 49065 Telephone: (269) 624-4211 E-Mail: lphillips@phillipsenv.com
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Section B: Property Information

Street Address of Property: 80 Acres West of Former Paper Mill City: Vicksburg State: MI Zip: 49097 Property Tax ID (include all applicable IDs): 14-13-305-050, 14-13-340-010, 14-13-340-050, 14-13-340-060, 14-13-355-019, 14-13-380-010 and 14-13-405-295 Address according to tax records, if different than above (include all applicable addresses): (In same order as above) W Highway, Vac, Highway St, Highway St, E W Ave (Vac), (Rear-Vac), Washington St W City: Vicksburg State: MI Zip: 49097 Status of submitter relative to the property (check all that apply): Owner Former <input type="checkbox"/> Current <input checked="" type="checkbox"/> Prospective <input type="checkbox"/> Operator Former <input type="checkbox"/> Current <input type="checkbox"/> Prospective <input type="checkbox"/>	County: Kalamazoo City/Village/Township: Vicksburg Town: 4 South Range: 11 West Section: 13 Quarter: SW Quarter-Quarter: E Decimal Degrees Latitude: 42.1172110 Decimal Degrees Longitude: -85.5437100 Reference point for latitude and longitude: Center of site <input type="checkbox"/> Main/front door <input type="checkbox"/> Front gate/main entrance <input type="checkbox"/> Other <input checked="" type="checkbox"/> Collection method: Survey <input type="checkbox"/> GPS <input type="checkbox"/> Interpolation <input checked="" type="checkbox"/>
---	---

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

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

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

	MM/DD/YYYY
Date All Appropriate Inquiry (AAI) Report or Phase I Environmental Assessment Report completed:	06/20/2016
Date Baseline Environmental Assessment Report conducted:	07/14/2016
Date submitter first became the owner:	06/30/2016
Date submitter first became the operator (if prior to ownership):	NA
Anticipated date of becoming the owner for prospective owners:	NA
Anticipated date of becoming the operator for prospective operators:	NA
If former owner or operator of this property, prior dates of being the owner or operator:	NA

RECEIVED
AUG 19 2016
MDEQ-KAL-RRD

Section E: Check the appropriate response to each of the following questions:

	YES	NO
1. Is the property at which the BEA was conducted a "facility" as defined by Section 20101(1)(s) or a Property as defined by Section 21303(d)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Was the All Appropriate Inquiry (AAI) completed in accordance with Section 20101(1)(f) and or 21302(1)(b)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Was the BEA, including the sampling, conducted either prior to or within 45 days of the date of becoming the owner, operator, or of foreclosure, whichever is earliest?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Is this BEA being submitted to the department within 6 months of the submitter first becoming the owner or operator, or foreclosing?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Does the BEA provide sufficient rationale to demonstrate that the data is reliable and relevant to define conditions at the property at the time of purchase, occupancy, or foreclosure, even if the BEA relies on studies of data prepared by others or conducted for other purposes?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Does this BEA contain the legal description of the property addressed by the BEA?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Does this BEA contain the environmental analytical results, a scaled map showing the sample locations, and the basis for the determination that the property is a facility as defined by Section 20101(1)(s) or the basis for the determination that the property is a Property as defined by Section 21303(d)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Section F: Environmental Consultant Signature:

I certify to the best of my knowledge and belief, that this BEA and all related materials are true, accurate, and complete. I certify that the property is a facility as defined by Section 20101(1)(s) or a Property as defined by Section 21303(d) and have provided the sampling and analyses that support that determination. I certify that any exceptions to, or deletions from, the All Appropriate Inquiry Rule are described in Section 1 of the BEA report.

Signature: Lisa K. J. Phillips Date: August 12, 2016

Printed Name: Lisa K. J. Phillips

Company: Phillips Environmental Consulting Services, Inc.

Mailing Address: 84757 28th Street

City: Lawton

State: MI

Zip: 49065

Telephone: 269-624-4211

E-Mail: lphillips@phillipsenv.com

Section G: Legal Entity Signature:

With my signature below, I certify that to the best of my knowledge and belief, this BEA and all related materials are true, accurate, and complete.

Signature: Chris Moore Date: Sept. 18, 2016

(Person legally authorized to bind the legal entity)

Printed Name: Chris Moore

Title and Relationship of signatory to submitter: Member

Address: 516 Whites Road, Suite 4

City: Kalamazoo

State: MI

Zip: 49008

Telephone: (269)978-2525

E-Mail: steve@sielatyckilaw.com

Submit the BEA report and this form to the MDEQ District Office for the county in which the property is located. A office map is located at www.michigan.gov/deqrrd.

CONTENTS OF BEA REPORT

1. Introduction and Discussion:
 - a. Owner/operator information (name, address, etc.).
 - b. Intended use of property (i.e., residential, institutional, industrial, gas station, commercial, etc.).
 - c. Executive summary of All Appropriate Inquiry (AAI) if available or a short summary of the findings and opinions of the AAI and the conditions indicative of releases or threatened releases of hazardous substances; or recognized environmental conditions identified in a Phase I Environmental Assessment.
 - d. Any exceptions to, or deletions from, the All Appropriate Inquiry Rule 40 CFR 312 or ASTM E1527-13.
 - e. Discussion of data gaps identified in the AAI or Phase I and how they affect this BEA.
 - f. Discussion of the sampling completed, including the purpose and methods. If the data was not collected by the submitter or environmental professional, the demonstration that the data is reliable and relevant to define the conditions at the property.
 - g. The general location(s) of the known contamination on the property including the environmental media affected.
 - h. The basis for the conclusion that the property is a facility (Part 201) and/or a Property (Part 213).
2. Property Information
 - a. Legal description of property.
 - b. Survey map(s) (not aerial photos) accurately depicting the property boundaries, property tax ID(s), and, if applicable, parcel boundaries. If a legal description simply references a lot or plat, include a copy of the subdivision plat showing this property. A legal boundary survey by a licensed surveyor is required if the property covered by the BEA is greater or less than the legal property description(s). A legal survey is highly recommended when the property description is complex, has recently changed, multiple parcels are included in one BEA, or other situations where the exact property the BEA covers may be an issue when relying on the BEA for liability protection in the future.
 - c. Scaled site map(s) (not aerial photos) with site structures, sample locations and depths, and detected contaminant concentrations.
 - d. Scaled area map showing property in relation to surrounding area (such as topographic or aerial maps).
 - e. Property location: Street/City/State/Zip.
 - f. Spatial data required on form: County; City/Village/Township that is the governmental unit with jurisdiction; Town, Range, Section, Quarter and Quarter-Quarter Section; latitude and longitude coordinates including the information on how those were obtained.
3. Facility or Property Status
 - a. Table listing the hazardous substances, CAS Number, concentrations, sample location(s) and depths, and media affected, that are known to exceed residential criteria at the property.
 - b. Laboratory analytical data sheets and chain-of-custody documents.
4. Identification of the author of the BEA
 - a. Name, qualifications as an environmental professional, company, contact information, etc.
5. All Appropriate Inquiry Report or ASTM Phase I Environmental Site Assessment
 - a. The report must consider hazardous substances as defined by Section 20101(1)(y) and/or regulated substances as defined by Section 21303(g).
6. References (other than those already included in the AAI or Phase I Environmental Assessment).

Please note that for submittal to the MDEQ, it is not necessary to re-copy entire MDEQ files that already exist in the district offices unless it is part of the AAI or Phase I document. Copying of pertinent information and a reference to the location of the complete information in the MDEQ file is acceptable. Example: include data tables in the BEA and provide the file name, report, and date of the supporting analytical report if it is known to be in the MDEQ file.



RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF ENVIRONMENTAL QUALITY
KALAMAZOO DISTRICT OFFICE



C. HEIDI GREYER
DIRECTOR

July 27, 2018

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

BEA ID: B201802778PL

**Legal Entity: Paper City Development, LLC
101 South Main Street
Vicksburg, Michigan 49097**

**Property Address: 300/330 West Highway Street
Vicksburg, Michigan 49097**

On July 20, 2018, the Department of Environmental Quality (DEQ) received a Baseline Environmental Assessment (BEA) dated June 26, 2018, for the above legal entity and property. This letter is your acknowledgement that the DEQ has received and recorded the BEA. The DEQ maintains an administrative record of each BEA as received.

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

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

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

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

Paper City Development, LLC

Page 2

July 27, 2018

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

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

Authorized signature:



Dave Heywood, District Supervisor
Kalamazoo District Office
Remediation and Redevelopment Division
7953 Adobe Road
Kalamazoo, MI 49009
269-547-0604
HeywoodD1@michigan.gov

Enclosure

cc: Ms. Lisa K.J. Phillips, Phillips Environmental Consulting Services, Inc.

Revision 05/28/2014



Baseline Environmental Assessment Submittal Form

This form is for submittal of a Baseline Environmental Assessment (BEA), as defined by Part 201, Environmental Remediation and Part 213, Leaking Underground Storage Tanks, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended, for the purpose of establishing an exemption to liability pursuant to Section 20126(1)(c) and Section 21323a(1)(b) for a new owner or operator of property that is a facility as defined by Section 20101(1)(s) or Property as defined by Section 21303(d). The BEA report must be conducted either prior to or within 45 days after becoming the owner or operator, whichever is earliest. This form and the BEA report must be submitted prior to or within 6 months of becoming the owner or operator whichever is earliest. A separate BEA is required for each legal entity that is or will be a new owner or operator of the property. To maintain the exemption to liability, the owner and operator must also disclose the BEA to any subsequent purchaser or transferee before conveying interest in the property pursuant to Section 20126(1)(c) and Section 21323a(1)(b). An owner or operator of a facility or Property also has due care obligations under Section 20107a and Section 21304c with respect to any existing contamination to prevent unacceptable exposure; prevent exacerbation; take reasonable precautions; provide reasonable cooperation, assistance, and access to authorized persons taking response activities at the property; comply with land use restrictions associated with response activities; and not impede the effectiveness of response activities implemented at the property. Documentation of due care evaluations, all conducted response activities, and compliance with 7a or 4c need to be available to the MDEQ, but not submitted, within 8 months of becoming the owner or operator of a facility and/or Property.

Section A: Legal Entity Information

Name of legal entity that does or will own or operate the property: <u>Paper City Development, LLC</u> Address: <u>101 South Main Street</u> City: <u>Vicksburg</u> State: <u>MI</u> ZIP: <u>49097</u> Contact Person (Name & Title): <u>Chris Moore, Member</u> Telephone: <u>[REDACTED]</u> Email: <u>cmoore@oldstove.com</u>	Contact for BEA questions if different from submitter: Name & Title: <u>Lisa K. J. Phillips, President/Hydrogeologist</u> Company: <u>Phillips Environmental Consulting Services, Inc.</u> Address: <u>84757 28th Street</u> City: <u>Lawton</u> State: <u>MI</u> ZIP: <u>49065</u> Telephone: <u>(269) 624-4211</u> Email: <u>lphillips@phillipsenv.com</u>
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Section B: Property Information

Street Address of Property: <u>300/330 West Highway Street</u> City: <u>Vicksburg</u> State: <u>MI</u> Zip: <u>49097</u> Property Tax ID (include all applicable IDs): <u>14-13-470-036 and 14-13-470-038</u> Address according to tax records, if different than above (include all applicable addresses): <u>West Highway Street</u> City: <u>Vicksburg</u> State: <u>MI</u> Zip: <u>49097</u> Status of submitter relative to the property (check all that apply): Former Current Prospective Owner <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> Operator <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	County: <u>Kalamazoo</u> City/Village/Township: <u>Village of Vicksburg</u> Town: <u>4S</u> Range: <u>11W</u> Section: <u>13</u> Quarter: _____ Quarter-Quarter: _____ Decimal Degrees Latitude: <u>42.116565</u> Decimal Degrees Longitude: <u>-85.538667</u> Reference point for latitude and longitude: Center of site <input type="checkbox"/> Main/front door <input type="checkbox"/> Front gate/main entrance <input type="checkbox"/> Other <input checked="" type="checkbox"/> Collection method: Survey <input type="checkbox"/> GPS <input checked="" type="checkbox"/> Interpolation
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Section C: Source of contamination at the property (check all that are known to apply):

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

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

	MM/DD/YYYY
Date All Appropriate Inquiry (AAI) Report or Phase I Environmental Assessment Report completed:	04/25/2018
Date Baseline Environmental Assessment Report conducted:	05/01/2018
Date submitter first became the owner:	07/18/2018
Date submitter first became the operator:	NA
Date submitter first became the operator (if prior to ownership):	NA
Anticipated date of becoming the owner for prospective owners:	NA
Anticipated date of becoming the operator for prospective operators:	NA
If former owner or operator of this property, prior dates of being the owner or operator:	NA

Section E: Check the appropriate response to each of the following questions:

YES NO

- | | | |
|--|-------------------------------------|--------------------------|
| 1. Is the property at which the BEA was conducted a "facility" as defined by Section 20101(1)(s) or a Property as defined by Section 21303(d)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Was the All Appropriate Inquiry (AAI) completed in accordance with Section 20101(1)(f) and or 21302(1)(b)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3. Was the BEA, including the sampling, conducted either prior to or within 45 days of the date of becoming the owner, operator, or of foreclosure, whichever is earliest? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4. Is this BEA being submitted to the department within 6 months of the submitter first becoming the owner or operator, or foreclosing? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 5. Does the BEA provide sufficient rationale to demonstrate that the data is reliable and relevant to define conditions at the property at the time of purchase, occupancy, or foreclosure, even if the BEA relies on studies of data prepared by others or conducted for other purposes? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. Does this BEA contain the legal description of the property addressed by the BEA? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 7. Does this BEA contain the environmental analytical results, a scaled map showing the sample locations, and the basis for the determination that the property is a facility as defined by Section 20101(1)(s) or the basis for the determination that the property is a Property as defined by Section 21303(d)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Section F: Environmental Consultant Signature:

I certify to the best of my knowledge and belief, that this BEA and all related materials are true, accurate, and complete. I certify that the property is a facility as defined by Section 20101(1)(s) or a Property as defined by Section 21303(d) and have provided the sampling and analyses that support that determination. I certify that any exceptions to, or deletions from, the All Appropriate Inquiry Rule are described in Section 1 of the BEA report.

Signature: Lisa K. J. Phillips Date: 7-17-2018

Printed Name: Lisa K. J. Phillips

Company: Phillips Environmental Consulting Services, Inc.

Mailing Address: 84757 28th Street City: Lawton State: MI Zip: 49065

Telephone: (269) 624-4211 E-Mail: lphillips@phillipsenv.com

Section G: Legal Entity Signature:

With my signature below, I certify that to the best of my knowledge and belief, this BEA and all related materials are true, accurate, and complete.

Signature: Chris Moore Date: 7-11-2018

(Person legally authorized to bind the legal entity)

Printed Name: Chris Moore

Title and Relationship of signatory to submitter: Member

Address: 101 South Main Street City: Vicksburg State: MI Zip: 49097

Telephone: [REDACTED] Email: cmoore@oldstove.com

Submit the BEA report and this form to the MDEQ District Office for the county in which the property is located. An office map is located at www.michigan.gov/deqrrd.

CONTENTS OF BEA REPORT

1. Introduction and Discussion:
 - a. Owner/operator information (name, address, etc.).
 - b. Intended use of property (i.e., residential, institutional, industrial, gas station, commercial, etc.).
 - c. Executive summary of All Appropriate Inquiry (AAI) if available or a short summary of the findings and opinions of the AAI and the conditions indicative of releases or threatened releases of hazardous substances; or recognized environmental conditions identified in a Phase I Environmental Assessment.
 - d. Any exceptions to, or deletions from, the All Appropriate Inquiry Rule 40 CFR 312 or ASTM E1527-13.
 - e. Discussion of data gaps identified in the AAI or Phase I and how they affect this BEA.
 - f. Discussion of the sampling completed, including the purpose and methods. If the data was not collected by the submitter or environmental professional, the demonstration that the data is reliable and relevant to define the conditions at the property.
 - g. The general location(s) of the known contamination on the property including the environmental media affected.
 - h. The basis for the conclusion that the property is a facility (Part 201) and/or a Property (Part 213).
2. Property Information
 - a. Legal description of property.
 - b. Survey map(s) (not aerial photos) accurately depicting the property boundaries, property tax ID(s), and, if applicable, parcel boundaries. If a legal description simply references a lot or plat, include a copy of the subdivision plat showing this property. A legal boundary survey by a licensed surveyor is required if the property covered by the BEA is greater or less than the legal property description(s). A legal survey is highly recommended when the property description is complex, has recently changed, multiple parcels are included in one BEA, or other situations where the exact property the BEA covers may be an issue when relying on the BEA for liability protection in the future.
 - c. Scaled site map(s) (**not aerial photos or maps**) with site structures, sample locations and depths, and detected contaminant concentrations.
 - d. Scaled area map showing property in relation to surrounding area (such as topographic or aerial maps).
 - e. Property location: Street/City/State/Zip.
 - f. Spatial data required on form: County; City/Village/Township that is the governmental unit with jurisdiction; Town, Range, Section, Quarter and Quarter-Quarter Section; latitude and longitude coordinates including the information on how those were obtained.
3. Facility or Property Status
 - a. Table listing the hazardous substances, CAS Number, concentrations, sample location(s) and depths, and media affected, that are known to exceed residential criteria at the property.
 - b. Laboratory analytical data sheets and chain-of-custody documents.
4. Identification of the author of the BEA
 - a. Name, qualifications as an environmental professional, company, contact information, etc.
5. All Appropriate Inquiry Report or ASTM Phase I Environmental Site Assessment – **DO NOT INCLUDE THE ENVIRONMENTAL DATABASE SEARCH REPORT (The EDR Radius Map Report) or copies of MDEQ files.***
 - a. The report must consider hazardous substances as defined by Section 20101(1)(y) and/or regulated substances as defined by Section 21303(g).
6. References* (other than those already included in the AAI or Phase I Environmental Assessment).

***Please note that for submittal to the MDEQ:**

 - **Do not submit copies of documents that already exist in the MDEQ district office files. DO provide copies of pertinent information and a reference to the location of the complete information within the MDEQ file. Example: include data tables and maps in the BEA but only reference the supporting analytical reports located in MDEQ files by providing the file name, facility or site number, report name, and report date.**
 - **Remove from the BEA and any attachments any personally identifiable information prior to submittal to MDEQ.**

ATTACHMENT H

LOCAL RESOLUTION ABOLISHING PRIOR BROWNFIELD PLAN



Resolution 08202018-2

VILLAGE OF VICKSBURG, KALAMAZOO COUNTY

**RESOLUTION IN SUPPORT OF TERMINATING A BROWNFIELD PLAN
FOR THE FORMER VICKSBURG PAPER MILL**

WHEREAS, at a regular meeting of the Vicksburg Village Council on Monday, June 2, 2014 at the Vicksburg Community Center, 101 South Main Street, a motion was made by Boyer and seconded by Becker to approve a Memorandum of Understanding (MOU) between the Kalamazoo County Brownfield Redevelopment Authority, the Kalamazoo County Land Bank Authority, the Village of Vicksburg and the Village of Vicksburg Brownfield Redevelopment Authority that was unanimously approved; and

WHEREAS, on December 2, 2014 the Village of Vicksburg and the Village of Vicksburg Brownfield Redevelopment Authority entered into the MOU; and

WHEREAS, the MOU requires that a Brownfield Plan on parcel #14-13-470-038 (known as Mill of South County Brownfield Plan) be extinguished or rescinded (abolished or terminated); and

WHEREAS, at a regular meeting of the Vicksburg Village Council on Monday, June 2, 2014 at the Vicksburg Community Center, 101 South Main Street, a motion was made by Bailey and seconded by Boyer to extinguish the Brownfield Plan for the Mill of South County, also known as the Former Vicksburg Paper Mill (the Site), that was unanimously approved; and

WHEREAS, a formal resolution documenting abolishment or termination of the Mill of South County Brownfield Plan is desired to support a Transformational Brownfield Plan on behalf of the proposed Mill at Vicksburg redevelopment; and

WHEREAS, the Brownfield Plan must be abolished or terminated based on the criteria in section 14(8) of the Brownfield Redevelopment Financing Act, Act 381 of the Public Acts of 1996, as amended; and

WHEREAS, eligible activities identified in the brownfield plan failed to occur with respect to the eligible property for at least two years following the date of the resolution approving the brownfield plan, making the brownfield plan eligible to be terminated; and

WHEREAS, 30 days' prior written notice has been given to the developer at its last known address by certified mail documenting proof of delivery attempt; and

WHEREAS, the developer has been provided the opportunity to be heard at a public hearing; and

WHEREAS, no bonds have been issued under section 17 of the Brownfield Redevelopment Financing Act and all obligations to which the tax increment revenues have been pledged have been paid;

NOW, THEREFORE, BE IT RESOLVED THAT, the Council resolves to terminate the Mill of South County Brownfield Plan.

I, HEREBY CERTIFY that the foregoing is a true and complete copy of a resolution adopted by the Village Council of the Village of Vicksburg at a regular meeting held at the Brady Township Hall at 13123 S. 24th Street, Vicksburg, Michigan, on the 20th day of August, 2018 at 7:00 p.m.; by a roll call vote:

MOTION: Bailey

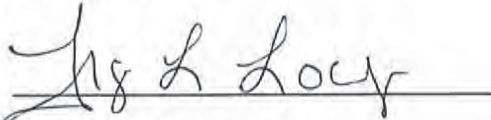
SUPPORT: Merrill

AYES: Bailey, Earl, Merrill, Reisterer, Smith, President Adams

NAYS: None

ABSENT: Frisbie

ABSTAIN: None

A handwritten signature in cursive script, reading "Tracy L. Locey", written over a horizontal line.

Tracy L. Locey

Village Clerk

Village of Vicksburg
Village Council Regular Session
7:00 P.M., Monday, June 2, 2014
Vicksburg Community Center
101 South Main Street

MINUTES

- I. Call to Order – Bill Adams, Village President called the meeting to order at 7:02 pm.
- II. Pledge of Allegiance – The Pledge of Allegiance was recited.
- III. Prayer – Boyer led those present and willing in prayer.
- IV. Roll Call - Colin Bailey, Jeff Becker, Marc Boyer, James Earl, Ron Smith and President Bill Adams. Absent: Chris Newman.
- V. Approval of Minutes of the Work Session and Council Regular Session dated May 5, 2014; Special Meeting dated May 7, 2014 – Smith moved, seconded by Bailey to approve the minutes as presented. Motion carried 6-0.
- VI. Amendments to the Agenda – None.
- VII. Approval of Agenda – Becker moved, seconded by Bailey to approve the agenda as presented. Motion carried 6-0.
- VIII. Scheduled Appearances
 - a. Randy Smith, South Kalamazoo County Fire Authority (SKCFA) – Smith addressed the Council regarding the Articles of Incorporation for SKCFA. A summary of changes were presented and explained. Becker moved, seconded by Boyer to approve the Articles of Incorporation for SKCFA as presented. A roll call vote was taken. Motion carried 6-0.
- IX. Public Inquiry
 - a. David Maturen addressed the Council announcing his candidacy for State Representative of the 63rd District. He has many years of experience in local government and would like to work at the State level for budget stabilization.
 - b. Dirk VanKrimpen inquired on the rules for installing a hand rail. He was directed to contact Michigan Township Services.
- X. Public Hearings – None.
- XI. Village Department Heads
 - a. Village Manager/Department of Public Works Report – Ken Schippers, Manager reported paving has been completed and the estimates were very close to accurate. The boardwalk at the beach needs to be repaired. Jeff Pera has been hired to assist the DPW on a part-time basis. Smith noted the roof on the beach pavilion was designed very well. In a recent rain, one was able to stay dry under the roof.

- b. Police Department Report – Eric West, Police Chief presented and reviewed the Incident Report for May 2014. The department has been working on seatbelt enforcement with monies received in a grant. They are also preparing for the Car Festival. Smith commended the Police for their work on apprehending persons photographed stealing swan eggs.
- c. Fire Department Report – Bill Adams, Representative reported the Authority continues its work on outlining other opportunities to fund the Fire Department.
- d. Angels Crossing Golf Operations – Jeff Rohrstaff, Director reported the parking lot project has been completed. With the installation complete, the parking lot is draining appropriately when it rains. Vicksburg Foundation was thanked again for their support of the project. The new grill is working great. Revenues appear to be up over last year.

XII. Village Council Action Items

- a. Warrant Reports – Discussion took place on the Grand Trunk invoices. Schippers informed the Council the invoice is the result of legislation passed by Congress that allows the railroad companies to assess at-will. The Village was told to contact their representative to voice their opinion. Bailey moved, seconded by Boyer to approve both warrant reports as presented. A roll call vote was taken. Motion carried 6-0.
 - i. Regular Warrant - \$164,520.37
 - ii. Angels Crossing Warrant - \$76,333.98
- b. Quarterly Billing – Water/Sewer Letter Approval – A draft letter was presented with the purpose of informing residents of the Village’s intent to move to quarterly billing. Dirk VanKrimpen stated he feels quarterly billing will create a hardship on some residents. Locey stated residents will still have the option of paying their average amount on a monthly basis. Quarterly billing will reduce cost and lighten the work load of office staff. A grant request to the Vicksburg Foundation has been submitted to purchase meter reading equipment. Becker moved, seconded by Earl to approve the procedural change to quarterly billing and the letter informing residents of the change. A roll call vote was taken. Motion carried 6-0.
- c. Appoint Mandy Miller to Municipal Building Authority – Schippers recommended the Council appoint Mandy Miller to the MBA. Boyer moved, seconded by Bailey to approve the appointment as recommended. A roll call vote was taken. Motion carried 6-0.
- d. Building Inspector Consideration – Schippers reviewed the decision made by the Council in Work Session. Siegwart of Michigan Township Services has agreed to perform the duties of ordinance enforcement officer at no charge except in the event a citation goes to court. Court service will be charged at \$65 per hour. The cost for site plan review has also been reduced by 25%. MTS will be on probation for a period of six months.
- e. Appoint Steve Goss to Brownfield Redevelopment Authority – Adams recommends the appointment of Steve Goss to the BRA. Goss will be serving as treasurer to the Authority. Becker moved, seconded by Earl to approve the appointment as recommended. A roll call vote was taken. Motion carried 6-0.

- f. Brownfield Authority Memorandum of Understanding – Lee Adams of Kalamazoo County addressed the Council explaining the purpose of the MOU and extinguishment of the current Mill of South County Brownfield Plan. The MOU is utilized because it is less binding and clearly defines the relationship between the involved parties. By extinguishing the current brownfield plan, it allows the County to create a new brownfield and use proceeds to help clean up both sides of the Mill. Boyer moved, seconded by Becker to approve the Memorandum of Understanding between Kalamazoo County State Bank, the Brownfield Authority and the Vicksburg Municipal Building Authority as presented. A roll call vote was taken. Motion carried 6-0.
- g. Mill of South County Brownfield Plan Extinguishment – Bailey moved, seconded by Boyer to extinguish the Mill of South County Brownfield. A roll call vote was taken. Motion carried 6-0.
- h. AVB Memorandum of Understanding – Tabled until final changes are completed.
- i. SCIC Project Recommendation – In Work Session, the Council approved the appointment of Bill Adams to work with SCIC on a proposed property acquisition from Schoolcraft Township.
- j. Event Applications – Becker moved, seconded by Bailey to approve both event applications as presented. A roll call vote was taken. Motion carried 6-0.
 - i. Graduation Party – June 28, 2014 (Rain date June 29, 2014)
 - ii. Vicksburg Old Car Festival – June 13 & 14, 2014

XIII. Strategic Plan Updates – Tabled.

XIV. Correspondence and Communications

- a. Beach Monitoring Report – May 27, 2014 – Schippers reported the lake was in good shape. An odor detected near the lake was confirmed not to be sewer related but the result of weed and algae decay from an aquatic treatment.

XV. Resolutions and Ordinances

- a. Resolution to Adopt Vicksburg Downtown Development Amended and Restated By-Laws – Locey presented a resolution to formally adopt the By-Laws of the Vicksburg Downtown Development Authority approved by motion of the Council at the last regular meeting. Boyer moved, seconded by Earl to adopt the resolution as presented. A roll call vote was taken. Motion carried 6-0.

XVI. Adjournment – With there being no further business, the meeting was adjourned at 8:06 pm.

Respectfully Submitted,

Tracy L. Locey
Village Clerk