

# Act 381 Brownfield Plan

Kalsee Credit Union

5242 Gull Road

Kalamazoo, MI 49048

Kalamazoo County Brownfield  
Redevelopment Authority

Project No. E200196

January 3, 2023

## **Act 381 Brownfield Plan**

**Kalsee Credit Union  
5242 Gull Road  
Kalamazoo, MI 49048**

**Prepared For:  
Kalamazoo County Brownfield Redevelopment Authority  
Kalamazoo, Michigan**

**January 3, 2023  
Project No. E200196**

**Recommended for approval by the Brownfield Redevelopment Authority on: 1/26/2023**

**Approval supported by the governing body of the local jurisdiction on: 2/06/2023**

**Approved by the County Board of Commissioners on: \_\_\_\_\_**

1.0	Introduction .....	1
1.1	Proposed Redevelopment and Future Use for Each Eligible Property .....	1
1.2	Eligible Property Information .....	1
2.0	Information Required by Section 13(2) of the Statute .....	2
2.1	Description of Costs to Be Paid for With Tax Increment Revenues .....	2
2.2	Summary of Eligible Activities .....	3
2.3	Estimate of Captured Taxable Value and Tax Increment Revenues .....	3
2.4	Method of Financing and Description of Advances Made by the Municipality .....	3
2.5	Maximum Amount of Note or Bonded Indebtedness .....	4
2.6	Duration of Brownfield Plan .....	4
2.7	Estimated Impact of Tax Increment Financing on Revenues of Taxing Jurisdictions .....	4
2.8	Legal Description, Property Map, Statement of Qualifying Characteristics, and Personal Property .....	4
2.9	Estimates of Residents and Displacement of Individuals/Families .....	4
2.10	Plan for Relocation of Displaced Persons .....	4
2.11	Provisions for Relocation Costs .....	5
2.12	Strategy for Compliance with Michigan’s Relocation Assistance Law .....	5
2.13	Other Material that the Authority or Governing Body Considers Pertinent .....	5

## Exhibits

### List of Figures

- Figure 1 — Location Map of the Eligible Property  
 Figure 2 — Site Plan  
 Figure 3 — Site Plan with “Facility” Contaminants

### List of Tables

- Table 1 — Summary of Eligible Costs  
 Table 2 — Total Captured Incremental Taxes Estimates  
 Table 3 — Estimated Reimbursement Schedule

### List of Attachments

- Attachment A: Brownfield Plan Resolution(s)  
 Attachment B: Development/Reimbursement Agreement  
 Attachment C: Notice to Taxing Jurisdictions  
 Attachment D: Notice of Public Hearing

## 1.0 Introduction

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

The purpose of this Brownfield Plan is to facilitate the redevelopment of a 0.89-acre parcel of land, formerly used as a gas station, convenience store, and garage/service area. The new development involved removing the existing underground storage tanks, demolishing the building, and constructing a new approximately 2,800-square-foot KALSEE Credit Union (KALSEE) building.

Redevelopment challenges exist from the historical operations resulting in contaminated soils and vapor intrusion concerns. This plan helps to offset the cost gap associated with the redevelopment through the reimbursement of eligible activities with the new tax increment generated by the redevelopment. Some portions of the redevelopment are also seeking State support through a Michigan Department of Environment, Great Lakes, and Energy (EGLE) brownfield grant to clean up the property and make it safe for future use, a total of \$360,000 benefit. The portion of the project supported through grant funding will not seek tax increment reimbursement.

Overall, this project is set to serve a public purpose to Kalamazoo County, expanding the tax base, adding two full-time jobs, and investing approximately \$3 million into the community. Construction commenced in 2021 and is estimated to be completed in February/March of 2023. Contamination on the subject property in soil and groundwater above generic residential cleanup criteria indicates that the site meets the definition of a “facility” as defined by Part 201 of the NREPA (1994 PA 451). As such, the property is an “eligible property” under Act 381 (Figure 3).

### 1.2 Eligible Property Information

#### **Basis of Eligibility**

The property is located in Comstock Charter Township, Kalamazoo County. The property qualifies as "eligible property" under Act 381 on the basis of meeting the definition of a “facility.” The subject property consists of one 0.89-acre parcel, addressed as 5242 Gull Road with a parcel identification number of 07-06-380-011. This parcel has been combined from the 0.59-acre former gas/service station parcel purchased through the County tax foreclosure auction in 2020 and an adjacent 0.3 acres portion that was added to the property in 2021. This Brownfield Plan will encompass the entire geographic area, inclusive of any new parcel identification numbers or new addresses that may occur in the future.

*Parcel ID 07-06-380-010  
5242 Gull Road, Kalamazoo, Michigan 49048  
Approximately 0.59 acres*

*Portion of 07-06-380-025  
5300 Gull Road, Kalamazoo, Michigan 49048  
Approximately 0.3 acres*

*Combined into Parcel #: 07-06-380-011  
5242 Gull Road, Kalamazoo, Michigan 49048  
Approximately 0.89 acres*

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

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

This Brownfield Plan has been developed to reimburse existing costs incurred by KALSEE Credit Union. Tax increment revenues will be captured for reimbursement from local tax increment revenues. School taxes will only be captured to cover statutorily pre-approved activities.

The total cost of eligible activities is anticipated to be \$308,055. Authority administrative costs are anticipated to be \$16,863. The capture of tax increment revenue for the Local Brownfield Revolving Fund (LBRF) is estimated to be \$40,370. The estimated cost of all eligible activities under this plan is summarized in Table 1.

#### **2.1.1 Site Assessment and Baseline Environmental Assessment Activities**

Eligible costs for reimbursement include Pre-Approved Activities: Phase I Environmental Site Assessment and Phase II Environmental Site Assessment (\$2,595), Baseline Environmental Assessment (\$3,468), and an Asbestos, Lead, and Mold Survey (\$3,400). The total pre-approved activities cost is \$9,463. Pre-Approved Activities are statutorily eligible for reimbursement with both school and non-school tax increment revenues.

#### **2.1.2 Department Specific Activities**

The property is considered a facility due to existing contamination. Approximately 6,168 tons of contaminated soils were excavated from the footprint of the building and the underground storage tank (UST) release. The hauling of the 6,168 tons of soil is requested for reimbursement at a cost of \$95,467. The disposal of 230 tons was covered by the EGLE grant, totaling \$3,450. The estimated cost of \$97,926 – for disposal of the remaining 5,965 tons is to be requested for reimbursement under the Brownfield Plan. Approximately 5,808.79 tons of clean sand was required to replace the excavated contaminated soils, of which, 230 tons were covered by the EGLE grant, totaling \$2,300. The remaining 5,578.79 tons of sand are anticipated to be requested for reimbursement under the brownfield plan, totaling \$55,788.22. Prior to the EGLE grant, KALSEE Credit Union incurred costs related to the removal of the UST contents and drum relocation, totaling \$5,471.30. The soft costs related to department specific activities include the superintendent and project manager's time directly related to the hauling and filling, as well as coordination with subcontractors on the eligible activities. The total soft costs anticipated for reimbursement is \$26,940. Total department specific activities requested for reimbursement under the brownfield plan are estimated at \$281,592.

#### **2.1.3 Brownfield Plan/Work Plan Preparation**

Preparation of the Brownfield Plan is estimated to cost \$17,000 and is an eligible cost to be incurred by KALSEE Credit Union.

#### **2.1.4 Contingency**

All of the developer's costs anticipated for reimbursement have already been incurred, with the exception of the preparation of the brownfield plan. Therefore, no contingencies are included in this Brownfield Plan.

#### **2.1.5 Authority Administration Cost**

Actual eligible costs incurred by the Kalamazoo County Brownfield Redevelopment Authority for administering the plan are included in this plan as an eligible expense at a flat fee of 10% of local tax capture. These expenses will be reimbursed with local tax increment revenues only and are estimated to total \$16,863.

#### **2.1.6 Local Brownfield Revolving Fund**

The Authority intends to capture tax increments for deposits in the Local Brownfield Revolving Fund (LBRF) for a full five years, or as allowed by the statute. This capture is estimated to be \$40,370.

## 2.2 Summary of Eligible Activities

### Environmental Activities

Pre-approved environmental costs are anticipated to be reimbursed through a Brownfield Plan using both school and non-school tax increment revenues. Other environmental activities include department specific activities and the development of the Brownfield Plan. These costs are anticipated to be reimbursed with local-only tax capture.

### Non-Environmental Activities

No non-environmental costs ("Michigan Strategic Fund ["MSF"] Eligible Activities") are anticipated to be reimbursed through this Brownfield Plan.

### Authority Expenses

Actual eligible costs incurred by the Kalamazoo County Brownfield Redevelopment Authority for administering the plan are included in this plan as an eligible expense, at a flat fee of 10% of local tax capture. These expenses will be reimbursed with local tax increment revenues only and are estimated to total \$16,863.

### Contingencies

All of the developer's costs anticipated for reimbursement have already been incurred, with the exception of the preparation of the brownfield plan. Therefore, no contingencies are included in this Brownfield Plan.

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

The initial taxable value will be the 2022 taxable value, \$127,000. An estimate of the captured taxable value for this redevelopment by year is depicted in Table 2. This plan captures all available tax increment revenues, including real and personal property tax increment revenues.

Project activities were initiated in 2021 with construction occurring into 2023. It is anticipated that the new construction will be completed in February/March 2023. Tax increment revenue collection will start within five years of the adoption of this plan and is anticipated to begin as early as 2024.

After the completion of the project, the projected taxable value is estimated at \$259,800. The projected taxable value is a conservative estimate obtained by doubling the land value and is based on communications with the Comstock Township Assessor. The estimated captured taxable value for this redevelopment by year and in aggregate for each taxing jurisdiction is depicted in tabular form (Table 2). Once eligible expenses are reimbursed, the Authority may capture up to five full years of the tax increment and deposit the revenues into a Local Brownfield Revolving Fund (LBRF). The plan also includes a flat fee of 10% of the local tax increment for administrative and operating expenses of the Kalamazoo County Brownfield Redevelopment Authority. A summary of the estimated reimbursement schedule and the amount of capture into the LBRF by year and in aggregate is presented in Table 3. Based on the estimated summary tables, it is not anticipated that sufficient tax increment will be generated to fully reimburse eligible costs. However, reimbursements will be made on the actual tax increment that is realized. Therefore, capture is anticipated for 30 years or up to the full amount of the total cost of eligible activities, whichever occurs sooner.

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

The eligible activities contemplated under this plan were financed by the developer and the Kalamazoo County Brownfield Redevelopment Authority, as outlined in this plan and the accompanying development agreement. No advances from the County are anticipated at this time.

## 2.5 Maximum Amount of Note or Bonded Indebtedness

At this time, there are no plans by the Authority to incur indebtedness to support the development of this site, but such plans could be made in the future to assist in the development if the Authority so chooses.

## 2.6 Duration of Brownfield Plan

The Authority intends to begin the capture of tax increment in 2024. This plan will then remain in place until the eligible activities have been fully reimbursed and up to five full years of capture into the LBRF (not to exceed the amount of eligible activities) is complete or tax capture reaches 30 years by statute, whichever occurs sooner. An analysis showing the estimated reimbursement schedule is attached in Table 3.

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

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

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

The property area subject to this plan consists of one parcel that is approximately 0.89 acres in size and is located at Kalamazoo5242 Gull Road in Comstock Charter Township, Michigan. The parcel ID for the subject property is 07-06-380-011. This Brownfield Plan will encompass the entire geographic area, inclusive of any new parcel identification numbers or new addresses that may occur in the future. A map showing eligible property dimensions is attached in Figure 1.

The legal description for the parcel is as follows:

### Parcel ID 07-06-380-011

SEC 6-2-10 COMM S 1/4 POST TH N 89DEG-53'-23" W ALG S LI 1470.05 FT TO SE COR DAVIES PLAT TH N 00DEG-01'-29" E THEREON 875.45 FT TH N 57DEG-36'-00" E PAR CTR LI GULL RD 239.66 FT TH N 32DEG-24'-00" E 199.66 FT TO SLY ROW LI GULL RD TH TH N 57DEG-36'-00" E THEREON 52.96 FT TO POB TH CONT N 57DEG-36'-00" E 112.29 FT TH N 00DEG-01'-00" W ALG SD ROW 17.76 FT TH N 57DEG-36'-00" E ALG SD ROW 200 FT TH S 00DEG-01'-00" E 150 FT TH S 57DEG-36'-00" W 81 FT TH S 32DEG-24'-00" E 24.1 FT TH S 57DEG-36'-00" W 161.45 FT TH N 31DEG-59'-05" W 135.77 FT TO BEG\*\* 06/01/2021: BOUNDARY CHANGE BETWEEN 07-06-380-010 & 07-06-380-025 CREATING PARCELS 07-06-380-11 & 07-06-380-026

The property is located in Comstock Charter Township, Kalamazoo County. The property qualifies as "eligible property" under Act 381 on the basis of meeting the definition of a "facility." As such, the property is an "eligible property" under Act 381 (Figure 3). This Brownfield Plan does intend to capture tax increment revenues associated with personal property tax, if available.

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

There are no residents or families residing at this property, and thus no residents, families, or individuals will be displaced by the project.

## 2.10 Plan for Relocation of Displaced Persons

No persons reside on the eligible property. Therefore, this section is not applicable.

### **2.11 Provisions for Relocation Costs**

No persons reside on the eligible property. Therefore, this section is not applicable.

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

No persons reside on the eligible property. Therefore, this section is not applicable.

### **2.13 Other Material that the Authority or Governing Body Considers Pertinent**

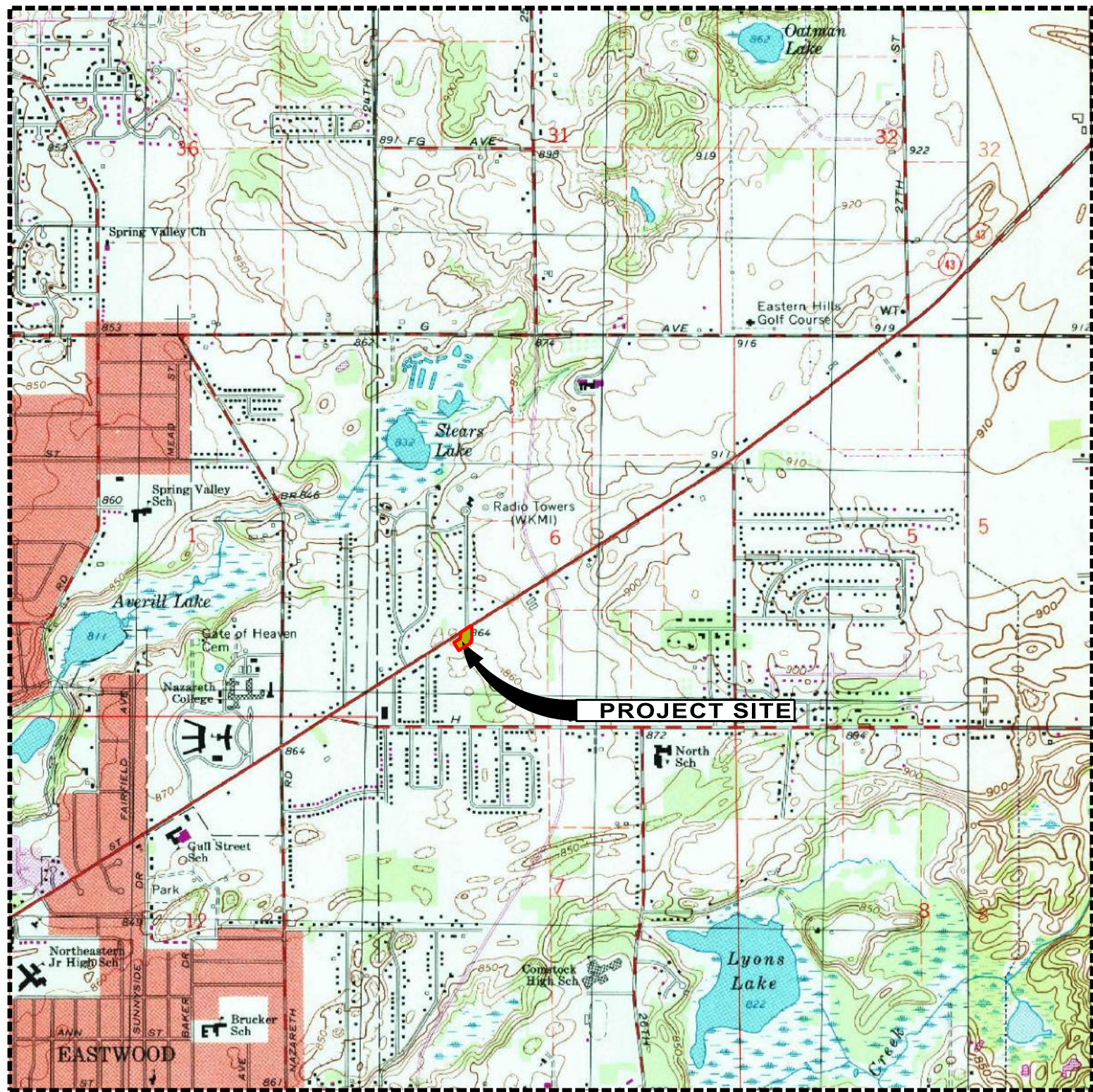
Through the reimbursement of eligible activities with the new tax increment generated by the new construction, this plan helps to offset the cost gap, associated with the redevelopment of the subject property due to brownfield conditions. The resulting project will increase the work opportunities and tax base of the Township.



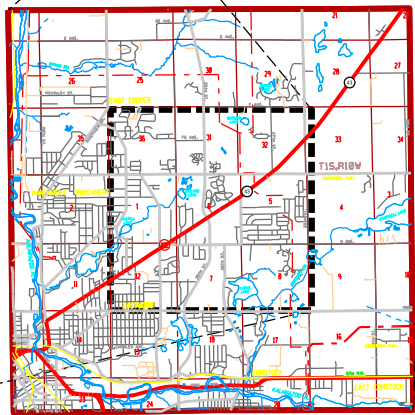
**Figure 1**

**Location Map**

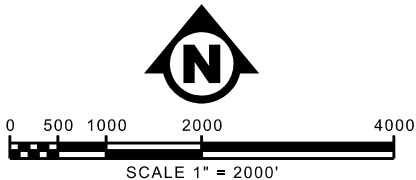




SOURCE: KALAMAZOO, MICHIGAN USGS 7.5 MINUTE TOPOGRAPHIC QUADRANGLE MAPS  
 MAPTECH® U.S. TERRAIN SERIES™ ©MAPTECH®, INC. 606-433-8500



T 2 S. R. 10 W.  
 KALAMAZOO COUNTY  
 COMSTOCK, MICHIGAN



**KALSEE CREDIT UNION**  
 5242 GULL RD  
 COMSTOCK, MI 49048  
**LOCATION MAP**

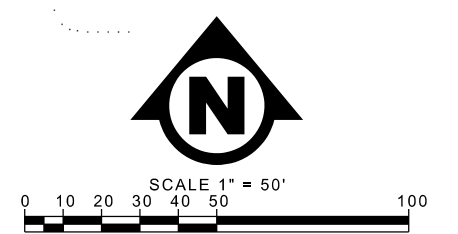
PROJECT NO.  
 200196  
 FIGURE No.  
**1**



**Figure 2**

**Site Plan**





NOTE:  
THIS IS NOT A PROPERTY BOUNDARY SURVEY, PROPERTY BOUNDARIES SHOWN ON THIS MAP  
ARE BASED ON AVAILABLE FURNISHED INFORMATION AND ARE APPROXIMATE ONLY AND  
SHOULD NOT BE USED TO ESTABLISH PROPERTY BOUNDARY LOCATION IN THE FIELD.

**KALSEE CREDIT  
UNION**  
5242 GULL RD  
COMSTOCK, MI 49048

**SITE PLAN**



PROJECT NO.  
200196  
FIGURE No.  
**2**



**Figure 3**

**Site Plan with Facility Contaminants**





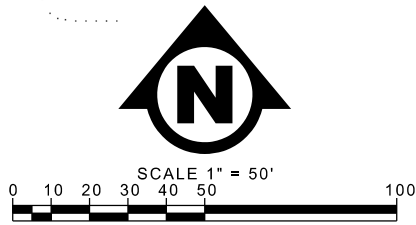
SB/MW-12 @ 1.5 - 3.5 ft.	
4/22/2008	
Ethylene dibromide	470 ug/Kg
SB/MW-12 @ 19.0 - 20.0 ft.	
4/22/2008	
Ethylene dibromide	2,000 ug/Kg
1,2-Dichloroethane	150 ug/Kg
1,3,5-Trimethylbenzene	4,700 ug/Kg

(P)MW-2 @ 25 - 30 ft.	
3/7/2017	
Ethylene dibromide	0.1 ug/L
1,2,4-TMB	120 ug/L

MW-11 @ 23.4 - 33.4 ft.	
3/7/2017	
1,2,4-TMB	70/72 ug/L

SB-6 @ 3 - 4 ft.	
9/27/2005	
Tetrachloroethylene	280 ug/Kg

- LEGEND**
- SOIL BORING LOCATION
  - SOIL BORING/MONITORING WELL LOCATION
  - SOIL BORING/PERMANENT MONITORING WELL LOCATION
  - SOIL SAMPLE
  - GROUNDWATER SAMPLE



NOTE:  
THIS IS NOT A PROPERTY BOUNDARY SURVEY, PROPERTY BOUNDARIES SHOWN ON THIS MAP ARE BASED ON AVAILABLE FURNISHED INFORMATION AND ARE APPROXIMATE ONLY AND SHOULD NOT BE USED TO ESTABLISH PROPERTY BOUNDARY LOCATION IN THE FIELD.

**KALSEE CREDIT UNION**  
5242 GULL RD  
COMSTOCK, MI 49048  
**SITE PLAN w/ FACILITY  
CONTAMINANTS LAYERED  
WITH FUTURE BUILDINGS**



PROJECT NO.  
200196

FIGURE No.

3



**Table 1**

**Summary of Eligible Activities**

#### EGLE Eligible Activities Costs and Schedule

EGLE Eligible Activities	Cost	Completion Season/Year
<b>Pre-Approved Activities</b>	<b>\$9,463</b>	<b>2020–2021</b>
<i>Phase I &amp; II Environmental Site Assessment</i>	\$2,595	
<i>Baseline Environmental Assessment</i>	\$3,468	
<i>Asbestos, Lead, and Mold Surveys</i>	\$3,400	
<b>Department Specific Activities</b>	<b>\$281,592</b>	<b>2020–2022</b>
<i>Excavation, Treatment, Transport, and Disposal of Contaminated Soil</i>	\$193,393	
<i>Fill (backfill of environmental removals)</i>	\$55,788	
<i>Removal and Closures of USTs</i>	\$5,471	
<i>Soft Costs</i>	\$26,940	
<b>Development of Brownfield Plan</b>	<b>\$17,000</b>	<b>2022–2023</b>
<i>Development of Brownfield Plan</i>	\$17,000	
<b>EGLE Eligible Activities Subtotal</b>	<b>\$308,055</b>	
<b>Contingency (0%)</b>	<b>\$0</b>	
<b>Interest (0%)</b>	<b>\$0</b>	
<b>EGLE Eligible Activities Total Costs</b>	<b>\$308,055</b>	

#### Local Only Eligible Activities Costs and Schedule

Local Only Eligible Activities	Cost	Completion Season/Year
<b>Authority Administration Fee (10%)</b>	<b>\$16,863</b>	
<b>Local Only Eligible Activities Subtotal</b>	<b>\$16,863</b>	
<b>Contingency (0%)</b>	<b>\$0</b>	
<b>Interest (0%)</b>	<b>\$0</b>	
<b>Local Only Eligible Activities Total Costs</b>	<b>\$16,863</b>	



**Table 2**

**Total Captured Incremental Taxes Estimates**

January 2023

**Footnotes:**  
 Personal Property tax capture, if any will be captured under this plan, but is not reflected in this table.  
 Table uses 2022 summer and winter millage rates

**Footnotes:**  
 Personal Property tax capture, if any will be captured under this plan, but is not reflected in this table.  
 Table uses 2022 summer and winter millage rates

**Table 3**

**Estimated Reimbursement Schedule**

Tax Increment Revenue Reimbursement Allocation Table 3

KALSEE Credit Union

5242 Gull Road

Kalamazoo, Michigan

January 2023

Developer Maximum Reimbursement			School Taxes		Local-Only Taxes																															
State		Proportionality	42.5%	\$ 9,463	\$ -	\$ -	\$ 9,463																													
Local		57.5%	\$ 298,592	\$ -	\$ -	\$ 120,855																														
TOTAL																																				
EGLE		100.0%	\$ 9,463	\$ 298,592	\$ 308,055																															
MSF		0.0%	\$ -	\$ -	\$ -																															

Estimated Total Years of Plan:		30	Estimated Capture		
			Administrative Fees		\$ 16,863
			State Brownfield Redevelopment Fund		\$ 2,955
			Local Brownfield Revolving Fund		\$ 40,370

Year of Plan	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30		
	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	2050	2051	2052	TOTAL	
Total State Incremental Revenue	\$ 3,166	\$ 3,228	\$ 3,291	\$ 3,354	\$ 3,418	\$ 3,482	\$ 3,548	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,488	
State Brownfield Redevelopment Fund (50% of SET)	\$ 398	\$ 406	\$ 414	\$ 422	\$ 430	\$ 438	\$ 446	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,955	
State TIR Available for Reimbursement	\$ 2,768	\$ 2,822	\$ 2,877	\$ 2,932	\$ 2,988	\$ 3,044	\$ 3,101	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,533	
Total Local Incremental Revenue	\$ 4,284	\$ 4,368	\$ 4,453	\$ 4,538	\$ 4,624	\$ 4,712	\$ 4,800	\$ 4,889	\$ 4,979	\$ 5,069	\$ 5,161	\$ 5,254	\$ 5,347	\$ 5,441	\$ 5,537	\$ 5,633	\$ 5,730	\$ 5,829	\$ 5,928	\$ 6,028	\$ 6,130	\$ 6,232	\$ 6,335	\$ 6,439	\$ 6,545	\$ 6,651	\$ 6,759	\$ 6,867	\$ 6,977	\$ 7,088	\$ 168,625	
BRA Administrative Fee (10%)	\$ 428	\$ 437	\$ 445	\$ 454	\$ 462	\$ 471	\$ 480	\$ 489	\$ 498	\$ 507	\$ 516	\$ 525	\$ 535	\$ 544	\$ 554	\$ 563	\$ 573	\$ 583	\$ 593	\$ 603	\$ 613	\$ 623	\$ 634	\$ 644	\$ 654	\$ 665	\$ 676	\$ 687	\$ 698	\$ 709	\$ 16,863	
Local TIR Available for Reimbursement	\$ 3,856	\$ 3,931	\$ 4,007	\$ 4,084	\$ 4,162	\$ 4,240	\$ 4,320	\$ 4,400	\$ 4,481	\$ 4,562	\$ 4,645	\$ 4,728	\$ 4,812	\$ 4,897	\$ 4,983	\$ 5,070	\$ 5,157	\$ 5,246	\$ 5,335	\$ 5,425	\$ 5,517	\$ 5,609	\$ 5,702	\$ 5,795	\$ 5,890	\$ 5,986	\$ 6,083	\$ 6,180	\$ 6,279	\$ 6,379	\$ 151,763	
Total State & Local TIR Available	\$ 6,624	\$ 6,753	\$ 6,884	\$ 7,016	\$ 7,150	\$ 7,285	\$ 7,421	\$ 4,400	\$ 4,481	\$ 4,562	\$ 4,645	\$ 4,728	\$ 4,812	\$ 4,897	\$ 4,983	\$ 5,070	\$ 5,157	\$ 5,246	\$ 5,335	\$ 5,425	\$ 5,517	\$ 5,609	\$ 5,702	\$ 5,795	\$ 5,890	\$ 5,986	\$ 6,083	\$ 6,180	\$ 6,279	\$ 6,379	\$ 172,295	
DEVELOPER and AUTHORITY		Beginning Balance																														
Reimbursement Balance		\$ 308,055	\$ 308,055	\$ 301,431	\$ 294,678	\$ 287,794	\$ 282,714	\$ 278,552	\$ 274,311	\$ 269,992	\$ 265,592	\$ 261,111	\$ 256,549	\$ 251,904	\$ 247,176	\$ 242,363	\$ 237,466	\$ 232,483	\$ 227,413	\$ 222,256	\$ 217,010	\$ 211,675	\$ 206,249	\$ 200,733	\$ 195,124	\$ 189,422	\$ 183,627	\$ 177,737	\$ 177,737	\$ 177,737	\$ 177,737	
EGLE Environmental Costs (County)		\$ 9,463	\$ 9,463	\$ 6,695	\$ 3,873	\$ 996	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
State Tax Reimbursement		\$ 9,463	\$ 2,768	\$ 2,822	\$ 2,877	\$ 996	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,463
Local Tax Reimbursement		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total EGLE Reimbursement Balance		\$ 6,695	\$ 3,873	\$ 996	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,463
Local Only Costs (Developer)		\$ 298,592	\$ 298,592	\$ 294,736	\$ 290,805	\$ 286,798	\$ 282,714	\$ 278,552	\$ 274,311	\$ 269,992	\$ 265,592	\$ 261,111	\$ 256,549	\$ 251,904	\$ 247,176	\$ 242,363	\$ 237,466	\$ 232,483	\$ 227,413	\$ 222,256	\$ 217,010	\$ 211,675	\$ 206,249	\$ 200,733	\$ 195,124	\$ 189,422	\$ 183,627	\$ 177,737	\$ 177,737	\$ 177,737	\$ 177,737	\$ -
Local Tax Reimbursement		\$ 298,592	\$ 3,856	\$ 3,931	\$ 4,007	\$ 4,084	\$ 4,162	\$ 4,240	\$ 4,320	\$ 4,400	\$ 4,481	\$ 4,562	\$ 4,645	\$ 4,728	\$ 4,812	\$ 4,897	\$ 4,983	\$ 5,070	\$ 5,157	\$ 5,246	\$ 5,335	\$ 5,425	\$ 5,517	\$ 5,609	\$ 5,702	\$ 5,795	\$ 5,890	\$ -	\$ -	\$ -	\$ -	\$ 120,855
Total Local Reimbursement Balance		\$ 294,736	\$ 290,805	\$ 286,798	\$ 282,714	\$ 278,552	\$ 274,311	\$ 269,992	\$ 265,592	\$ 261,111	\$ 256,549	\$ 251,904	\$ 247,176	\$ 242,363	\$ 237,466	\$ 232,483	\$ 227,413	\$ 222,256	\$ 217,010	\$ 211,675	\$ 206,249	\$ 200,733	\$ 195,124	\$ 189,422	\$ 183,627	\$ 177,737	\$ 177,737	\$ 177,737	\$ 177,737	\$ 177,737	\$ 177,737	\$ 120,855
Total Annual Developer Reimbursement		\$ 6,624	\$ 6,753	\$ 6,884	\$ 5,080	\$ 4,162	\$ 4,240	\$ 4,320	\$ 4,400	\$ 4,481	\$ 4,562	\$ 4,645	\$ 4,728	\$ 4,812	\$ 4,897	\$ 4,983	\$ 5,070	\$ 5,157	\$ 5,246	\$ 5,335	\$ 5,425	\$ 5,517	\$ 5,609	\$ 5,702	\$ 5,795	\$ 5,890	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 130,318
LOCAL BROWNFIELD REVOLVING FUN																																
LBRF Deposits		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,370
State Tax Capture		\$ 9,463	\$ -	\$ -	\$ -	\$ 1,936	\$ 2,988	\$ 3,044	\$ 3,495	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,463
Local Tax Capture		\$ 298,592	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total LBRF Capture																										\$ 5,986	\$ 6,083	\$ 6,180	\$ 6,279	\$ 6,379	\$ 30,907	

Footnotes:

This plan will remain in place until the eligible activities have been fully reimbursed and up to five full years of capture into the LBRF (not to exceed the amount of eligible activities) is complete or tax capture reaches 30 years by statute, whichever occurs sooner.

LBRF Deposits are taken after eligible activities are reimbursed, may be taken from EGLE & Local TIR only.

**Attachment A**

**Brownfield Plan Resolution(s)**

**KALAMAZOO, MICHIGAN**

**RESOLUTION CONCURRING WITH THE TERMS OF THE BROWNFIELD PLAN  
OF  
KALSEE CREDIT UNION, COMSTOCK CHARTER TOWNSHIP, MICHIGAN  
BY THE COMSTOCK CHARTER TOWNSHIP  
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 Township Board of Comstock Charter Township, Michigan, held in the Meeting Room, in Township Hall located at 6138 King Highway, Kalamazoo, Michigan, on the 6<sup>th</sup> day of February 2023 at 6:00 PM.

PRESENT: Supervisor Randy Thompson, Clerk Nicole Beauchamp, Treasurer Bret Padgett, Trustee Clyde "Bub" Sherwood, Trustee Terry McIver, Trustee Jerry Amos, Trustee Jason Knight

ABSENT: None

MOTION BY: Treasurer Padgett

SUPPORTED BY: Trustee Knight

WHEREAS, the County of Kalamazoo, 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"), has formally resolved to participate in the Brownfield Redevelopment Authority (BRA) of the 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 Section 13 of the Act, has reviewed, and recommended for approval by the Kalamazoo County Commissioners, the Brownfield Plan (the "Plan") attached hereto, to be carried out within Comstock Charter Township, relating to the development of property located at 5242 Gull Road, Kalamazoo, Michigan (the "Site"), as shown in Figures 1 and 2 of the Plan and more particularly described in the legal description of the property contained within the attached Plan; and

WHEREAS, the Township Board has reviewed the Plan, and has been provided a reasonable opportunity to express their views and recommendations regarding the Plan and in accordance with Section 14(5) of the Act; and

WHEREAS, the Township Board has noticed and held a public hearing in accordance with Section 14 (1,2,3,4 and 5) of the Act, and

WHEREAS, the Kalamazoo County Brownfield Redevelopment Authority has passed a resolution supporting the adoption of the Plan;

WHEREAS, the Comstock Charter Township Board has made the following determinations and findings:

1. The Plan constitutes a public purpose under the Act;
2. The Plan meets all of the requirements for a Brownfield plan set forth in Section 13 of the Act;
3. The proposed method of financing the costs of the eligible activities, as described in the Plan, was feasible and the Authority has the ability to arrange the financing;
4. The costs of the eligible activities proposed in the Plan are reasonable and necessary to carry out the purposes of the Act; and
5. The amount of captured taxable value estimated to result from the adoption of the Plan is reasonable;

and

WHEREAS, as a result of the review of the Plan the Comstock Charter Township Board concurs with the approval of the individual Plan.

NOW, THEREFORE BE IT RESOLVED THAT:

1. **Plan Support.** Pursuant to the authority vested in the Comstock Charter Township Board, 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: Supervisor Randy Thompson, Clerk Nicole Beauchamp, Treasurer Bret Padgett,  
Trustee Clyde "Bub" Sherwood, Trustee Terry McIver, Trustee Jerry Amos, Trustee Jason Knight

NAYES: None

ABSTAINED: None

RESOLUTION DECLARED ADOPTED.

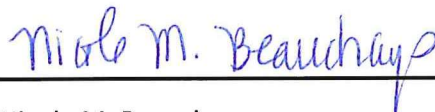
STATE OF MICHIGAN )

)§

COMSTOCK CHARTER TOWNSHIP )ss:

I, the undersigned, the fully qualified and acting Clerk of Comstock Charter Township, State of Michigan, do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Comstock Charter Township Board at a regular meeting held on the 6th day of February 2023, 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 February 2023.



Nicole M. Beauchamp  
Comstock Charter Township Clerk



KELLY L SIMS, Notary Public  
State of Michigan, County of Kalamazoo  
My Commission Expires 03/03/2025  
Acting in the County of Kalamazoo

**Attachment B**

**Development and/or Reimbursement Agreement**



**Attachment C**

**Notice to Taxing Jurisdictions**



## **NOTICE TO ALL TAXING JURISDICTIONS**

KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

REGARDING ADOPTION OF A BROWNFIELD PLAN OF KALSEE CREDIT UNION

COMSTOCK TOWNSHIP, KALAMAZOO COUNTY, MICHIGAN

March 7, 2023

The Kalamazoo County Board of Commissioners proposes to approve a Brownfield Plan for a property in Comstock Township, Kalamazoo, Michigan.

Kalamazoo County 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 impacted, functionally obsolete, or blighted properties. 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 a Brownfield Plan.

The Authority Board has reviewed and recommended the adoption of a Brownfield Plan related to the development of two parcels of property located at 5242 Gull Road Kalamazoo, MI 49048. The property consists of two parcels of property in Comstock Township. The project involved constructing a new approximately 2,800- square-foot KALSEE Credit Union (KALSEE) building on .89 acres, formerly used as a gas station, convenience store, and garage/service area.

This Brownfield Plan provides a means for the developer to recover their costs of eligible activities.

The plan will be considered for adoption at the March 21st, 2023, meeting of the Kalamazoo County Board of Commissioners held at 7:00 pm at 201 West Kalamazoo Avenue, Kalamazoo, MI 49007. If you have any questions or comments concerning the Brownfield Redevelopment Authority or the adoption of the Plan you may attend the meeting and express those concerns during the Public Hearing. You may also direct inquiries to Ms. Rachael Grover at (269) 384-8115 or at [ragrov@kalcountry.com](mailto:ragrov@kalcountry.com)

THIS NOTICE is given by order of the Kalamazoo County, Michigan.

Ms. Meredith Place

County Clerk

**Attachment D**

**Notice of Public Hearing**



## **NOTICE OF PUBLIC HEARING**

**KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY  
REGARDING ADOPTION OF A BROWNFIELD PLAN  
OF  
KALSEE CREDIT UNION, COMSTOCK TOWNSHIP  
KALAMAZOO COUNTY, MICHIGAN**

**TO ALL INTERESTED PERSONS IN KALAMAZOO COUNTY**

March 7, 2023

PLEASE TAKE NOTICE that the Kalamazoo County Board of Commissioners will hold a Public Hearing on Tuesday, the 21st day of March 2023, at approximately 7 p.m., Eastern Daylight time at 201 West Kalamazoo Avenue, Kalamazoo, MI 49007 to receive public comment on a Brownfield Redevelopment Plan to include therein the property located at 5242 Gull Road Kalamazoo, MI 49048. The following legal parcels are included in the “eligible property”:

- Parcel ID 07-06-380-010 & 07-06-380-025 (Combined 07-06-380-011)

The property consists of two parcels of property in Comstock Township. The project involved constructing a new approximately 2,800- square-foot KALSEE Credit Union (KALSEE) building on .89 acres, formerly used as a gas station, convenience store, and garage/service area.

The Brownfield Plan, which includes a site map and legal description of the parcel, is available for public inspection at 201 West Kalamazoo Avenue, Kalamazoo, MI 49007. All aspects of the plan are open for discussion at the public hearing.

FURTHER INFORMATION may be obtained from Ms. Rachael Grover, Director, Planning & Development Department, at [ragrov@kalcountry.com](mailto:ragrov@kalcountry.com) or (269) 384-8115.

THIS NOTICE is given by order of the Kalamazoo County, Michigan.

Ms. Meredith Place

County Clerk