

# ACT 381 BROWNFIELD PLAN

**Landscape Forms, Inc.  
7800 and [V/L] East Michigan Avenue  
Kalamazoo County, Comstock Charter Township  
Kalamazoo County Brownfield Redevelopment Authority**

**August 20, 2024**

**MICHIGAN  
GROWTH  
ADVISORS**



**Prepared by**

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**Recommended by the Kalamazoo County Brownfield Redevelopment Authority on** \_\_\_\_\_

**Supported by the Comstock Township Board of Trustees on** \_\_\_\_\_

**Adopted by the Kalamazoo County Board of Commissioners on** \_\_\_\_\_

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# ACT 381 BROWNFIELD PLAN

## 1.0 INTRODUCTION

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

The proposed redevelopment consists of seven parcels totaling 59.737 acres in Comstock Charter Township. The project will involve preparing the site and installing the necessary infrastructure required for development to make way for a 300,000-square foot industrial building that will support the growth of Landscape Forms, Inc. This project will retain approximately 91 jobs in the community and create an additional 125 jobs, while retaining the corporate headquarters of one of Comstock Township's largest employers.

The total capital investment on the project is expected to be approximately \$70,000,000. Construction on the project is planned to begin in the spring of 2025 and will be completed by fall of 2027.

### 1.2 Eligible Property Information

#### Basis of Eligibility

From its initial creation in 1996, the Brownfield Redevelopment Financing Act ("Public Act 381" or "Act 381") has been amended several times to expand property eligibility and eligible activities. One of those amendments established that property "owned or under the control of" a Land Bank Fast Authority is considered Blighted Property under Act 381 and is thus Eligible Property. Act 381 defines "owned or under the control of" as (*emphasis added*):

"Owned by or under the control of" means that a land bank fast track authority or a qualified local unit of government has 1 or more of the following:

- (i) An ownership interest in the property.
- (ii) A tax lien on the property.
- (iii) A tax deed on the property.
- (iv) A contract with this state or a political subdivision of this state to enforce a lien on the property.
- (v) A right to collect delinquent taxes, penalties, or interest on the property.
- (vi) *The ability to exercise its authority over the property.*

The property that is the subject of this brownfield plan is under the control of the Kalamazoo County Land Bank Authority as evidenced by the Development Agreement between the Kalamazoo County Land Bank Authority ("KCLBA") and Landscape Forms, Inc. which is included as Attachment C. Therefore, the Property meets the definition of "Blighted" as defined by Act 381 and is considered Eligible Property. The sale, lease or transfer of the property by a land bank fast track

authority after the property's inclusion in this brownfield plan shall not result in the loss to the property of the status as Blighted Property. The project would not be successful without the benefit of the Land Bank's participation.

Location and Legal Description

7800 East Michigan Avenue Parcel ID: 07-21-230-020 38.38 Acres  
Kalamazoo, MI 49048

Legal Description:

SEC 21-2-10 N 100 R OF E1/2 NEFRL1/4 SEC 21 EXC W 300 FT ALSO EXC BEG AT INT OF S LI HWY M-96 WITH E LI SD SEC TH W ALG S LI SD HWY 4 1/2 R TH S PAR TO SD E LI 9 R TH E PAR TO SD HWY 4 1/2 R TO SD E LI TH N THEREON 9 R TO BEG. ALSO EXC N 54.58'; W 263.29' FOR HWY. (12)

E. Michigan Avenue: Parcel ID: 07-21-230-010 11.364 Acres  
Kalamazoo, MI 49048

Legal Description:

SEC 21-2-10 W 300 FT OF N 100 R OF E1/2 NEFRL1/4 SEC 21; ALSO EXC N 54.58' FOR HWY. (12)

465 Lawndale Avenue Parcel ID: 07-21-201-451 2.096 Acres  
Kalamazoo, MI 49048

Legal Description:

LAWNDALE S 80 FT LOT 32 ALSO LOT 31 PLAT OF LAWNDALE EX THE W 189.50 FT (14) 2014 COMBINE FROM PART OF 21-201-440 & 21-201-450 INTO 21-201-440 & 21-201-450

431 Lawndale Avenue Parcel ID: 07-21-201-470 5.61 Acres  
Kalamazoo, MI 49048

Legal Description:

LAWNDALE LOTS 35, 36, 37 & 38 EXC W 186 FT THEREOF ALSO ALL OF LOT 34 REFER TO IFT ROLL 40-000-150 & 40 000 167

451 Lawndale Avenue Parcel ID: 07-21-201-461 1.523 Acres  
Kalamazoo, MI 49048

Legal Description:

LAWNDALE PLAT LOT 33 EXC N 60 FT OF E 200 FT & N 31.5 FT LOT 32

Lawndale Avenue Parcel ID: 07-21-201-462 0.28 Acres  
Kalamazoo, MI 49048

Legal Description:  
LAWNDALE PLAT N 60 FT OF E 200 FT LOT 33

387 Lawndale Avenue Parcel ID: 07-21-201-480 0.484 Acres  
Kalamazoo, MI 49048

Legal Description:  
LAWNDALE W 186 FT LOT 35

It is anticipated that parcel boundaries may be combined into a consolidated parcel in the future.

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

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

Tax increment revenues will be used to reimburse Landscape Forms, Inc. ("Developer") for the cost of eligible activities as authorized by Act 381. Only statutorily approved EGLE environmental eligible activities and non-environmental demolition eligible activities will be reimbursed with local and school tax increment revenues ("TIR"). The remaining eligible activities will be reimbursed with local TIR only.

The total cost of eligible activities including contingency are anticipated to be \$3,152,751, of which \$2,731,751 is in support of developer eligible activities and \$421,000 is in support of assistance to the Land Bank. Interest on approved, unreimbursed eligible activities is included in this plan and is anticipated to be \$694,597. Authority administrative costs are anticipated to be \$579,250. Capitalization of the Local Brownfield Revolving Fund is estimated to be \$1,615,899. The estimated cost of all eligible activities under this plan are summarized in Table 1.

#### Environmental Activities

This Plan does not contemplate department specific activities.

#### Non-Environmental Activities

Because the property is owned or under the control of the KCLBA, additional non-environmental costs ("Michigan Strategic Fund ("MSF") Eligible Activities") can be reimbursed through a brownfield plan. This plan will provide for reimbursement of eligible demolition, lead, asbestos and mold abatement, site preparation, and/or infrastructure improvements.

#### Assistance to the Land Bank

The Land Bank has agreed to participate in the Project and to waive (or otherwise intentionally forego obtaining) any rights to the Eligible Tax Reverted Specific Tax ("Land Bank 5/50") to which it may otherwise be entitled. Waiver and avoidance of the Land Bank 5/50, and payment to the Land Bank as anticipated in the development agreement between the Developer and the Land Bank is a cost associated with selling

or otherwise conveying property owned by or under the control of a land bank fast track authority and the acquisition of the lien on the property by the Land Bank for economic development purposes, and also further constitutes a reasonable cost incurred to develop, prepare, and implement this brownfield plan.

#### Authority Expenses

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

## **2.2 Summary of Eligible Activities**

### 2.2.1 Demolition

Demolition activities will include site demolition and selective building demolition. Engineering and design of these activities are also included as eligible activities. The cost of demolition activities is estimated to be \$241,462. This cost is statutorily eligible for reimbursement with both state and local taxes.

### 2.2.2 Site Preparation

Site Preparation activities will include clearing and grubbing, compaction and sub-base preparation, cut and fill, geotechnical engineering, grading, land balancing, retaining walls, staking, temporary construction access, temporary erosion control, temporary facilities, and temporary site control. Engineering and design of these activities are also included as eligible activities. The cost of site preparation activities is estimated to be \$2,064,408.

### 2.2.3 Assistance to the Land Bank

The Land Bank has agreed to participate in the Project and to waive (or otherwise intentionally forego obtaining) any rights to the Eligible Tax Reverted Specific Tax ("Land Bank 5/50") to which it may otherwise be entitled. The Developer and the Land Bank agree that, in order to induce the Land Bank to participate in and support the project, and to reimburse the Land Bank for costs associated with doing so, the Land Bank will exercise control over the Developer and ensure the development of the Project through a development agreement between those parties. The development agreement includes the right of the Land Bank to enforce a lien on the property in order to guaranty such completion and payment of such costs and an obligation of the Land Bank to assign or otherwise convey such lien to Developer's affiliate upon Developer's satisfaction of certain criteria. Waiver and avoidance of the Land Bank 5/50, and payment to the Land Bank as anticipated in the development agreement between the Developer and the Land Bank is a cost associated with selling or otherwise

conveying property owned by or under the control of a land bank fast track authority and the acquisition of the lien on the property by the Land Bank for economic development purposes, and also further constitutes a reasonable cost incurred to develop, prepare, and implement this brownfield plan. Assistance to the land bank shall not exceed \$421,000.

As additional inducement to encourage this expansion in Kalamazoo County, Kalamazoo County government has provided a loan to the Land Bank in the amount of \$421,000 to offset costs associated with assistance to the land bank for this project. TIR that is available following full reimbursement to the Developer for Developer's approved eligible activities will be utilized to repay the County's loan for assistance to the Land Bank.

#### 2.2..4 Contingency

A 15% contingency is included to account for any unanticipated costs that may be encountered while conducting the eligible activities. The contingency is \$345,881.

#### 2.2..5 Interest

Financing costs associated with the developer's eligible activities are included as an eligible activity. Simple interest will accrue at 3% throughout the duration of the plan and will be reimbursed following reimbursement of the developer's eligible activities. The financing costs associated with eligible activities are anticipated to be \$694,597.

#### 2.2..6 Brownfield Plan and Act 381 Work Preparation & Implementation

The cost to prepare and implement the Brownfield Plan and Act 381 Work Plan is anticipated to be \$80,000.

#### 2.2..7 Local Brownfield Revolving Fund

The Authority intends to capture school and non-school tax increments for deposit in the local brownfield revolving fund for a full five years. This capture is estimated to be \$1,615,899.

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

This plan assumes that an Industrial Facilities Exemption Certificate ("IFEC") will be approved pursuant to Public Act 198 of 1974. The IFEC is anticipated to be in place for 12 years following completion of construction. The Michigan Economic Development Corporation has authorized for a 100% abatement of the 6 mil SET millage during the duration of the abatement. An estimate of the captured taxable value for this redevelopment by year is depicted in Table 2. This plan captures all available TIR, including real and personal property TIR.

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

The eligible activities will be financed by the developer and reimbursed as outlined in this plan and accompanying development agreement.

As additional inducement to encourage this expansion in Kalamazoo County, Kalamazoo County government has provided a loan to the Land Bank in the amount of \$421,000 to offset costs associated with assistance to the land bank for this project. TIR that is available following full reimbursement to the Developer for Developer's approved eligible activities will be utilized to repay the County's loan for assistance to the Land Bank.

**2.5 Maximum Amount of Note or Bonded Indebtedness**

The maximum amount of the County's loan is \$421,000 to offset costs associated with assistance to the land bank for this project.

**2.6 Duration of Brownfield Plan**

The duration of this plan is estimated to be 21 years, plus five years of capture to the Local Brownfield Revolving Fund. It is estimated that the redevelopment of the property will be completed in 2027 and that full recapture of eligible costs and eligible administrative costs of the authority will continue until 2048. Capture of TIR is expected to begin in 2028, however could be delayed for up to 5 years after the approval of this plan as permitted by Act 381. In no event shall capture extend beyond 30 years as required by Act 381. An analysis showing the reimbursement schedule is attached as Table 3.

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

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

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

The property consists of seven parcels which are 59.737 acres in size located in Comstock Charter Township, Kalamazoo County, Michigan. The address and Parcel Identification Number of parcels included in this plan are 7800 East Michigan Avenue (07-21-230-020), [V/L] East Michigan Avenue (07-21-230-010), 465 Lawndale Avenue (07-21-201-451), 431 Lawndale Avenue (07-21-201-470), 451 Lawndale Avenue (07-21-201-461), [V/L] Lawndale Avenue (07-21-201-462), and 387 Lawndale Avenue (07-21-201-480). A legal description of the properties along with a scaled map showing eligible property dimensions, is attached as Figure 1.

The Kalamazoo County Land Bank Authority ("KCLBA") has control over the property and the Property that is the subject of this brownfield plan. Therefore, the Property meets the definition of "Blighted" as defined by Act 381 and is considered Eligible



Property. The sale, lease, or transfer of the property by a land bank fast track authority after the property's inclusion in this brownfield plan shall not result in the loss to the property of the status as blighted property.

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

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

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

**2.10 Plan for Relocation of Displaced Persons**

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

**2.11 Provisions for Relocation Costs**

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

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

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

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

None.

# Figure 1

## Legal Description and Eligible Property Map



**7800 East Michigan Avenue  
Kalamazoo, MI 49048**

Parcel ID: 07-21-230-020

38.38 Acres

**Legal Description:**

SEC 21-2-10 N 100 R OF E1/2 NEFRL1/4 SEC 21 EXC W 300 FT ALSO EXC BEG AT INT OF S LI HWY M-96 WITH E LI SD SEC TH W ALG S LI SD HWY 4 1/2 R TH S PAR TO SD E LI 9 R TH E PAR TO SD HWY 4 1/2 R TO SD E LI TH N THEREON 9 R TO BEG. ALSO EXC N 54.58'; W 263.29' FOR HWY. (12)

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**East Michigan Avenue  
Kalamazoo, MI 49048**

Parcel ID: 07-21-230-010

11.364 Acres

**Legal Description:**

SEC 21-2-10 W 300 FT OF N 100 R OF E1/2 NEFRL1/4 SEC 21; ALSO EXC N 54.58' FOR HWY. (12)

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**465 Lawndale Avenue  
Kalamazoo, MI 49048**

Parcel ID: 07-21-201-451

2.096 Acres

**Legal Description:**

LAWNDALE S 80 FT LOT 32 ALSO LOT 31 PLAT OF LAWNDALE EX THE W 189.50 FT (14) 2014 COMBINE FROM PART OF 21-201-440 & 21-201-450 INTO 21-201-440 & 21-201-450

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**431 Lawndale Avenue  
Kalamazoo, MI 49048**

Parcel ID: 07-21-201-470

5.61 Acres

**Legal Description:**

LAWNDALE LOTS 35, 36, 37 & 38 EXC W 186 FT THEREOF ALSO ALL OF LOT 34 REFER TO IFT ROLL 40-000-150 & 40 000 167

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**451 Lawndale Avenue  
Kalamazoo, MI 49048**

Parcel ID: 07-21-201-461

1.523 Acres

**Legal Description:**

LAWNDALE PLAT LOT 33 EXC N 60 FT OF E 200 FT & N 31.5 FT LOT 32

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**Lawndale Avenue  
Kalamazoo, MI 49048**

Parcel ID: 07-21-201-462

0.28 Acres

**Legal Description:**

LAWNDALE PLAT N 60 FT OF E 200 FT LOT 33

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**387 Lawndale Avenue  
Kalamazoo, MI 49048**

Parcel ID: 07-21-201-480

0.484 Acres

**Legal Description:**

LAWNDALE W 186 FT LOT 35

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# **Table 1**

## **Eligible Activity Costs**



MSF Eligible Activities Costs and Schedule		
MSF Eligible Activities	Cost	Completion Season/Year
<b>Demolition Sub-Total</b>	<b>\$ 241,462</b>	<b>Summer 2025</b>
<i>Site Demolition</i>	\$ 49,416	
<i>Building Demolition</i>	\$ 180,549	
<i>Soft Costs Associated with the above</i>	\$ 11,498	
<b>Site Preparation Sub-Total</b>	<b>\$ 2,064,408</b>	<b>Fall 2026</b>
<i>Clearing and Grubbing</i>	\$ 201,900	
<i>Geotechnical Engineering</i>	\$ 15,000	
<i>Fill, Grading and Land Balancing</i>	\$ 1,159,258	
<i>Relocation of active utilities</i>	\$ 14,078	
<i>Retaining walls</i>	\$ 25,900	
<i>Staking</i>	\$ 28,416	
<i>Temporary Construction Access and/or Roads</i>	\$ 252,376	
<i>Temporary Erosion Control</i>	\$ 45,868	
<i>Temporary Facility</i>	\$ 100,291	
<i>Temporary Site Control</i>	\$ 134,932	
<i>Soft Costs associated with Site Preparation Activities</i>	\$ 86,390	
<b>MSF Eligible Activities Sub-Total</b>	<b>\$ 2,305,871</b>	
<b>Assistance to the Land Bank</b>	<b>\$ 421,000</b>	
<b>Contingency (15%)</b>	<b>\$ 345,881</b>	
<b>Interest</b>	<b>\$ 694,597</b>	
<b>Brownfield Plan &amp; Act 381 Work Plan Preparation</b>	<b>\$ 50,000</b>	
<b>Brownfield Plan Implementation</b>	<b>\$ 30,000</b>	
<b>Total Brownfield Eligible Activities</b>	<b>\$ 3,847,348</b>	

# **Table 2**

## **Tax Capture Schedule**



**Tax Increment Revenue Capture Estimates**  
**Landscape Forms, Inc.**  
 Comstock Township, Michigan  
 August 2024

Estimated Taxable Value (TV) Increase Rate: 1%

Plan Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
Calendar Year	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
*Base Taxable Value	\$ 2,599,902	\$ 2,599,902	\$ 2,599,902	\$ 2,599,902	\$ 2,599,902	\$ 2,599,902	\$ 2,599,902	\$ 2,599,902	\$ 2,599,902	\$ 2,599,902	\$ 2,599,902	\$ 2,599,902	\$ 2,599,902	\$ 2,599,902	\$ 2,599,902	\$ 2,599,902	\$ 2,599,902	\$ 2,599,902	\$ 2,599,902	\$ 2,599,902
Estimated New TV	\$ 10,023,957	\$ 10,124,197	\$ 10,225,439	\$ 10,327,693	\$ 10,430,970	\$ 10,535,280	\$ 10,640,632	\$ 10,747,039	\$ 10,854,509	\$ 10,963,054	\$ 11,072,685	\$ 11,183,412	\$ 11,295,246	\$ 11,408,198	\$ 11,522,280	\$ 11,637,503	\$ 11,753,878	\$ 11,871,417	\$ 11,990,131	\$ 12,110,032
Incremental Difference (New TV - Base TV)	\$ 7,424,055	\$ 7,524,295	\$ 7,625,537	\$ 7,727,791	\$ 7,831,068	\$ 7,935,378	\$ 8,040,730	\$ 8,147,137	\$ 8,254,607	\$ 8,363,152	\$ 8,472,783	\$ 8,583,510	\$ 8,695,344	\$ 8,808,296	\$ 8,922,378	\$ 9,037,601	\$ 9,153,976	\$ 9,271,515	\$ 9,390,229	\$ 9,510,130

School Capture	Millage Rate	IFT Rate																					
State Education Tax (SET)	6.0000	0.0000	\$ -	\$ -	\$ -	\$ -																	
School Operating Tax	18.0000	9.0000	\$ 66,816	\$ 67,719	\$ 68,630	\$ 69,550																	
<b>School Total</b>	<b>24.0000</b>	<b>9.0000</b>	\$ 66,816	\$ 67,719	\$ 68,630	\$ 69,550	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		

Local Capture	Millage Rate	IFT Rate																				
County Public Safety	1.4380	0.7190	\$ 5,338	\$ 5,410	\$ 5,483	\$ 5,556	\$ 5,631	\$ 5,706	\$ 5,781	\$ 5,858	\$ 5,935	\$ 6,013	\$ 6,092	\$ 6,172	\$ 12,504	\$ 12,666	\$ 12,830	\$ 12,996	\$ 13,163	\$ 13,332	\$ 13,503	\$ 13,676
County Housing	0.7453	0.3727	\$ 2,767	\$ 2,804	\$ 2,842	\$ 2,880	\$ 2,918	\$ 2,957	\$ 2,996	\$ 3,036	\$ 3,076	\$ 3,117	\$ 3,157	\$ 3,199	\$ 6,481	\$ 6,565	\$ 6,650	\$ 6,736	\$ 6,822	\$ 6,910	\$ 6,999	\$ 7,088
County Seniors	0.3462	0.1731	\$ 1,285	\$ 1,302	\$ 1,320	\$ 1,338	\$ 1,356	\$ 1,374	\$ 1,392	\$ 1,410	\$ 1,429	\$ 1,448	\$ 1,467	\$ 1,486	\$ 3,010	\$ 3,049	\$ 3,089	\$ 3,129	\$ 3,169	\$ 3,210	\$ 3,251	\$ 3,292
County 911	0.6459	0.3230	\$ 2,398	\$ 2,430	\$ 2,463	\$ 2,496	\$ 2,529	\$ 2,563	\$ 2,597	\$ 2,631	\$ 2,666	\$ 2,701	\$ 2,736	\$ 2,772	\$ 5,616	\$ 5,689	\$ 5,763	\$ 5,837	\$ 5,913	\$ 5,988	\$ 6,065	\$ 6,143
County Transit	0.3110	0.1555	\$ 1,154	\$ 1,170	\$ 1,186	\$ 1,202	\$ 1,218	\$ 1,234	\$ 1,250	\$ 1,267	\$ 1,284	\$ 1,300	\$ 1,318	\$ 1,335	\$ 2,704	\$ 2,739	\$ 2,775	\$ 2,811	\$ 2,847	\$ 2,883	\$ 2,920	\$ 2,958
County Veterans	0.1000	0.0500	\$ 371	\$ 376	\$ 381	\$ 386	\$ 392															
KVCC	2.7802	1.3901	\$ 10,320	\$ 10,460	\$ 10,600	\$ 10,742	\$ 10,886	\$ 11,031	\$ 11,177	\$ 11,325	\$ 11,475	\$ 11,626	\$ 11,778	\$ 11,932	\$ 24,175	\$ 24,489	\$ 24,806	\$ 25,126	\$ 25,450	\$ 25,777	\$ 26,107	\$ 26,440
Comstock Township Operating	1.4500	0.7250	\$ 5,382	\$ 5,455	\$ 5,529	\$ 5,603	\$ 5,678	\$ 5,753	\$ 5,830	\$ 5,907	\$ 5,985	\$ 6,063	\$ 6,143	\$ 6,223	\$ 12,608	\$ 12,772	\$ 12,937	\$ 13,105	\$ 13,273	\$ 13,444	\$ 13,616	\$ 13,790
Comstock Township Fire Operating	4.7500	2.3750	\$ 17,632	\$ 17,870	\$ 18,111	\$ 18,354	\$ 18,599	\$ 18,847	\$ 19,097	\$ 19,349	\$ 19,605	\$ 19,862	\$ 20,123	\$ 20,386	\$ 41,303	\$ 41,839	\$ 42,381	\$ 42,929	\$ 43,481	\$ 44,040	\$ 44,604	\$ 45,173
Comstock Fire Capital	2.0000	1.0000	\$ 7,424	\$ 7,524	\$ 7,626	\$ 7,728	\$ 7,831	\$ 7,935	\$ 8,041	\$ 8,147	\$ 8,255	\$ 8,363	\$ 8,473	\$ 8,584	\$ 17,391	\$ 17,617	\$ 17,845	\$ 18,075	\$ 18,308	\$ 18,543	\$ 18,780	\$ 19,020
County Operating	4.6318	2.3159	\$ 17,193	\$ 17,426	\$ 17,660	\$ 17,897	\$ 18,136	\$ 18,378	\$ 18,622	\$ 18,868	\$ 19,117	\$ 19,368	\$ 19,622	\$ 19,879	\$ 40,275	\$ 40,798	\$ 41,327	\$ 41,860	\$ 42,399	\$ 42,944	\$ 43,494	\$ 44,049
Sinking Fund	0.9958	0.4979	\$ 3,696	\$ 3,746	\$ 3,797	\$ 3,848	\$ 3,899	\$ 3,951	\$ 4,003	\$ 4,056	\$ 4,110	\$ 4,164	\$ 4,219	\$ 4,274	\$ 8,659	\$ 8,771	\$ 8,885	\$ 9,000	\$ 9,116	\$ 9,233	\$ 9,351	\$ 9,470
CCTA	0.8956	0.4478	\$ 3,324	\$ 3,369	\$ 3,415	\$ 3,461	\$ 3,507	\$ 3,553	\$ 3,601	\$ 3,648	\$ 3,696	\$ 3,745	\$ 3,794	\$ 3,844	\$ 7,788	\$ 7,889	\$ 7,991	\$ 8,094	\$ 8,198	\$ 8,304	\$ 8,410	\$ 8,517
Comstock Library	1.4733	0.7367	\$ 5,469	\$ 5,543	\$ 5,617	\$ 5,693	\$ 5,769	\$ 5,846	\$ 5,923	\$ 6,002	\$ 6,081	\$ 6,161	\$ 6,241	\$ 6,323	\$ 12,811	\$ 12,977	\$ 13,145	\$ 13,315	\$ 13,487	\$ 13,660	\$ 13,835	\$ 14,011
Senior Millage	1.0000	0.5000	\$ 3,712	\$ 3,762	\$ 3,813	\$ 3,864	\$ 3,916	\$ 3,968	\$ 4,020	\$ 4,074	\$ 4,127	\$ 4,182	\$ 4,236	\$ 4,292	\$ 8,695	\$ 8,808	\$ 8,922	\$ 9,038	\$ 9,154	\$ 9,272	\$ 9,390	\$ 9,510
Road Patrol	0.6500	0.3250	\$ 2,413	\$ 2,445	\$ 2,478	\$ 2,512	\$ 2,545	\$ 2,579	\$ 2,613	\$ 2,648	\$ 2,683	\$ 2,718	\$ 2,754	\$ 2,790	\$ 5,652	\$ 5,725	\$ 5,800	\$ 5,874	\$ 5,950	\$ 6,026	\$ 6,104	\$ 6,182
Township Roads	1.0000	0.5000	\$ 3,712	\$ 3,762	\$ 3,813	\$ 3,864	\$ 3,916	\$ 3,968	\$ 4,020	\$ 4,074	\$ 4,127	\$ 4,182	\$ 4,236	\$ 4,292	\$ 8,695	\$ 8,808	\$ 8,922	\$ 9,038	\$ 9,154	\$ 9,272	\$ 9,390	\$ 9,510
KRESA ISD	6.9853	3.4927	\$ 25,930	\$ 26,280	\$ 26,633	\$ 26,990	\$ 27,351	\$ 27,715	\$ 28,083	\$ 28,455	\$ 28,830	\$ 29,210	\$ 29,592	\$ 29,979	\$ 60,740	\$ 61,529	\$ 62,325	\$ 63,130	\$ 63,943	\$ 64,764	\$ 65,594	\$ 66,431
<b>Local Total</b>	<b>32.1984</b>	<b>16.0992</b>	\$ <b>119,521</b>	\$ <b>121,135</b>	\$ <b>122,765</b>	\$ <b>124,411</b>	\$ <b>126,074</b>	\$ <b>127,356</b>	\$ <b>129,047</b>	\$ <b>130,755</b>	\$ <b>132,480</b>	\$ <b>134,222</b>	\$ <b>135,981</b>	\$ <b>137,758</b>	\$ <b>279,107</b>	\$ <b>282,732</b>	\$ <b>286,394</b>	\$ <b>290,093</b>	\$ <b>293,828</b>	\$ <b>297,601</b>	\$ <b>301,411</b>	\$ <b>305,260</b>

Non-Capturable Millages	Millage Rate	IFT Rate																				
County Juvenile Home Debt	0.1613	0.0807	\$ 599	\$ 607	\$ 615	\$ 623	\$ 632	\$ 640	\$ 648	\$ 657	\$ 666	\$ 674	\$ 683	\$ 692	\$ 1,403	\$ 1,421	\$ 1,439	\$ 1,458	\$ 1,477	\$ 1,495	\$ 1,515	\$ 1,534
Comstock School Debt	5.5000	2.7500	\$ 20,416	\$ 20,692	\$ 20,970	\$ 21,251	\$ 21,535	\$ 21,822	\$ 22,112	\$ 22,405	\$ 22,700	\$ 22,999	\$ 23,300	\$ 23,605	\$ 47,824	\$ 48,446	\$ 49,073	\$ 49,707	\$ 50,347	\$ 50,993	\$ 51,646	\$ 52,306
<b>Total Non-Capturable Taxes</b>	<b>5.6613</b>	<b>2.8307</b>	\$ <b>21,015</b>	\$ <b>21,299</b>	\$ <b>21,585</b>	\$ <b>21,875</b>	\$ <b>22,167</b>	\$ <b>22,462</b>	\$ <b>22,760</b>	\$ <b>23,062</b>	\$ <b>23,366</b>	\$ <b>23,673</b>	\$ <b>23,983</b>	\$ <b>24,297</b>	\$ <b>49,227</b>	\$ <b>49,866</b>	\$ <b>50,512</b>	\$ <b>51,165</b>	\$ <b>51,823</b>	\$ <b>52,489</b>	\$ <b>53,161</b>	\$ <b>53,840</b>
	61.8597	27.9299																				

**Total Tax Increment Revenue (TIR) Available for Capture** \$ 186,338 \$ 188,854 \$ 191,395 \$ 193,961 \$ 126,074 \$ 127,356 \$ 129,047 \$ 130,755 \$ 132,480 \$ 134,222 \$ 135,981 \$ 137,758 \$ 279,107 \$ 282,732 \$ 286,394 \$ 290,093 \$ 293,828 \$ 297,601 \$ 301,411 \$ 305,260

**Footnotes:**  
 Assumes 12 Year PA 198 Tax abatement  
 Assumes full SET abatement, per MEDC offer letter.  
 Assumes Taxable value of \$25/sf.



**Tax Increment Revenue Capture Estimates**  
**Landscape Forms, Inc.**  
 Comstock Township, Michigan  
 August 2024

Estimated Taxable Value (TV) Increase Rate:

Plan Year	21	22	23	24	25	26	TOTAL
Calendar Year	2048	2049	2050	2051	2052	2053	
*Base Taxable Value	\$ 2,599,902	\$ 2,599,902	\$ 2,599,902	\$ 2,599,902	\$ 2,599,902	\$ 2,599,902	\$ -
Estimated New TV	\$ 12,231,132	\$ 12,353,444	\$ 12,476,978	\$ 12,601,748	\$ 12,727,766	\$ 12,855,043	\$ -
Incremental Difference (New TV - Base TV)	\$ 9,631,230	\$ 9,753,542	\$ 9,877,076	\$ 10,001,846	\$ 10,127,864	\$ 10,255,141	\$ -

School Capture	Millage Rate	IFT Rate							TOTAL
State Education Tax (SET)	6.0000	0.0000							\$ -
School Operating Tax	18.0000	9.0000							\$ 272,715
<b>School Total</b>	<b>24.0000</b>	<b>9.0000</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 272,715

Local Capture	Millage Rate	IFT Rate							TOTAL
County Public Safety	1.4380	0.7190	\$ 13,850	\$ 14,026	\$ 14,203	\$ 14,383	\$ 14,564	\$ 14,747	\$ 259,417
County Housing	0.7453	0.3727	\$ 7,178	\$ 7,269	\$ 7,361	\$ 7,454	\$ 7,548	\$ 7,643	\$ 134,453
County Seniors	0.3462	0.1731	\$ 3,334	\$ 3,377	\$ 3,419	\$ 3,463	\$ 3,506	\$ 3,550	\$ 62,455
County 911	0.6459	0.3230	\$ 6,221	\$ 6,300	\$ 6,380	\$ 6,460	\$ 6,542	\$ 6,624	\$ 116,521
County Transit	0.3110	0.1555	\$ 2,995	\$ 3,033	\$ 3,072	\$ 3,111	\$ 3,150	\$ 3,189	\$ 56,105
County Veterans	0.1000	0.0500							\$ 1,907
KVCC	2.7802	1.3901	\$ 26,777	\$ 27,117	\$ 27,460	\$ 27,807	\$ 28,157	\$ 28,511	\$ 501,551
Comstock Township Operating	1.4500	0.7250	\$ 13,965	\$ 14,143	\$ 14,322	\$ 14,503	\$ 14,685	\$ 14,870	\$ 261,582
Comstock Township Fire Operating	4.7500	2.3750	\$ 45,748	\$ 46,329	\$ 46,916	\$ 47,509	\$ 48,107	\$ 48,712	\$ 856,906
Comstock Fire Capital	2.0000	1.0000	\$ 19,262	\$ 19,507	\$ 19,754	\$ 20,004	\$ 20,256	\$ 20,510	\$ 360,802
County Operating	4.6318	2.3159	\$ 44,610	\$ 45,176	\$ 45,749	\$ 46,327	\$ 46,910	\$ 47,500	\$ 835,582
Sinking Fund	0.9958	0.4979	\$ 9,591	\$ 9,713	\$ 9,836	\$ 9,960	\$ 10,085	\$ 10,212	\$ 179,644
CCTA	0.8956	0.4478	\$ 8,626	\$ 8,735	\$ 8,846	\$ 8,958	\$ 9,071	\$ 9,185	\$ 161,567
Comstock Library	1.4733	0.7367	\$ 14,190	\$ 14,370	\$ 14,552	\$ 14,736	\$ 14,921	\$ 15,109	\$ 265,785
Senior Millage	1.0000	0.5000	\$ 9,631	\$ 9,754	\$ 9,877	\$ 10,002	\$ 10,128	\$ 10,255	\$ 180,401
Road Patrol	0.6500	0.3250	\$ 6,260	\$ 6,340	\$ 6,420	\$ 6,501	\$ 6,583	\$ 6,666	\$ 117,261
Township Roads	1.0000	0.5000	\$ 9,631	\$ 9,754	\$ 9,877	\$ 10,002	\$ 10,128	\$ 10,255	\$ 180,401
KRESA ISD	6.9853	3.4927	\$ 67,277	\$ 68,131	\$ 68,994	\$ 69,866	\$ 70,746	\$ 71,635	\$ 1,260,156
<b>Local Total</b>	<b>32.1984</b>	<b>16.0992</b>	\$ 309,147	\$ 313,073	\$ 317,038	\$ 321,043	\$ 325,088	\$ 329,174	\$ 5,792,496

Non-Capturable Millages	Millage Rate	IFT Rate							TOTAL
County Juvenile Home Debt	0.1613	0.0807	\$ 1,554	\$ 1,573	\$ 1,593	\$ 1,613	\$ 1,634	\$ 1,654	\$ 29,099
Comstock School Debt	5.5000	2.7500	\$ 52,972	\$ 53,644	\$ 54,324	\$ 55,010	\$ 55,703	\$ 56,403	\$ 992,207
<b>Total Non-Capturable Taxes</b>	<b>5.6613</b>	<b>2.8307</b>	\$ 54,525	\$ 55,218	\$ 55,917	\$ 56,623	\$ 57,337	\$ 58,057	\$ 1,021,305
	61.8597	27.9299							

**Total Tax Increment Revenue (TIR) Available for Capture** \$ 309,147 \$ 313,073 \$ 317,038 \$ 321,043 \$ 325,088 \$ 329,174 \$ 6,065,211

**Footnotes:**  
 Assumes 12 Year PA 198 Tax abatement  
 Assumes full SET abatement, per MEDC offer letter.  
 Assumes Taxable value of \$25/sf.



## **Table 3**

### **Reimbursement Schedule**



**Tax Increment Revenue Reimbursement Allocation Table**  
**Landscape Forms, Inc.**  
 Comstock Township, Michigan  
 August 2024

Developer Maximum Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	6.5%	\$ 250,000		\$ 250,000
Local	93.5%	\$ 3,597,348		\$ 3,597,348
<b>TOTAL</b>		<b>\$ 3,847,348</b>		<b>\$ 3,847,348</b>

Estimated Total	26
Years of Plan:	

Estimated Capture	
Administrative Fees	\$ 579,250
State Brownfield Redevelopment Fund	\$ -
Local Brownfield Revolving Fund	\$ 1,615,899

	Plan Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
		2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
Total State Incremental Revenue		\$ 66,816	\$ 67,719	\$ 68,630	\$ 69,550	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Brownfield Redevelopment Fund (50% of SET)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State TIR Available for Reimbursement		\$ 66,816	\$ 67,719	\$ 68,630	\$ 69,550	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Local Incremental Revenue		\$ 119,521	\$ 121,135	\$ 122,765	\$ 124,411	\$ 126,074	\$ 127,356	\$ 129,047	\$ 130,755	\$ 132,480	\$ 134,222	\$ 135,981	\$ 137,758	\$ 279,107	\$ 282,732	\$ 286,394	\$ 290,093	\$ 293,828	\$ 297,601
BRA Administrative Fee (10%)		\$ (11,952)	\$ (12,114)	\$ (12,277)	\$ (12,441)	\$ (12,607)	\$ (12,736)	\$ (12,905)	\$ (13,076)	\$ (13,248)	\$ (13,422)	\$ (13,598)	\$ (13,776)	\$ (27,911)	\$ (28,273)	\$ (28,639)	\$ (29,009)	\$ (29,383)	\$ (29,760)
Local TIR Available for Reimbursement		\$ 107,569	\$ 109,022	\$ 110,489	\$ 111,970	\$ 113,467	\$ 114,621	\$ 116,143	\$ 117,680	\$ 119,232	\$ 120,800	\$ 122,383	\$ 123,983	\$ 251,196	\$ 254,459	\$ 257,755	\$ 261,083	\$ 264,445	\$ 267,841
<b>Total State &amp; Local TIR Available</b>		<b>\$ 174,386</b>	<b>\$ 176,740</b>	<b>\$ 179,118</b>	<b>\$ 181,520</b>	<b>\$ 113,467</b>	<b>\$ 114,621</b>	<b>\$ 116,143</b>	<b>\$ 117,680</b>	<b>\$ 119,232</b>	<b>\$ 120,800</b>	<b>\$ 122,383</b>	<b>\$ 123,983</b>	<b>\$ 251,196</b>	<b>\$ 254,459</b>	<b>\$ 257,755</b>	<b>\$ 261,083</b>	<b>\$ 264,445</b>	<b>\$ 267,841</b>

DEVELOPER	Beginning Balance	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
DEVELOPER Reimbursement Balance	\$ 2,731,751	\$ 2,557,365	\$ 2,380,625	\$ 2,201,507	\$ 2,042,702	\$ 1,929,235	\$ 1,814,614	\$ 1,698,472	\$ 1,580,792	\$ 1,461,560	\$ 1,340,761	\$ 1,218,377	\$ 1,094,395	\$ 843,199	\$ 588,740	\$ 330,985	\$ 69,902		

Pre-Approved Non-Environmental Costs	\$ 250,000	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
State Tax Reimbursement		\$ 66,816	\$ 67,719	\$ 68,630	\$ 46,835	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total EGLE Reimbursement Balance		\$ 183,184	\$ 115,465	\$ 46,835	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Only Non-Environmental Costs	\$ 2,481,751																		
Local Tax Reimbursement		\$ 107,569	\$ 109,022	\$ 110,489	\$ 111,970	\$ 113,467	\$ 114,621	\$ 116,143	\$ 117,680	\$ 119,232	\$ 120,800	\$ 122,383	\$ 123,983	\$ 251,196	\$ 254,459	\$ 257,755	\$ 261,083	\$ 69,902	\$ -
Total MSF Reimbursement Balance		\$ 2,374,182	\$ 2,265,160	\$ 2,154,672	\$ 2,042,702	\$ 1,929,235	\$ 1,814,614	\$ 1,698,472	\$ 1,580,792	\$ 1,461,560	\$ 1,340,761	\$ 1,218,377	\$ 1,094,395	\$ 843,199	\$ 588,740	\$ 330,985	\$ 69,902	\$ -	\$ -

Developer Interest Accrual	3%	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Local Tax Reimbursement		\$ 76,721	\$ 71,419	\$ 66,045	\$ 61,281	\$ 57,877	\$ 54,438	\$ 50,954	\$ 47,424	\$ 43,847	\$ 40,223	\$ 36,551	\$ 32,832	\$ 25,296	\$ 17,662	\$ 9,930	\$ 2,097	\$ -	\$ -
Total Interest Reimbursement Balance		\$ 76,721	\$ 148,140	\$ 214,185	\$ 275,466	\$ 333,343	\$ 387,781	\$ 438,736	\$ 486,159	\$ 530,006	\$ 570,229	\$ 606,780	\$ 639,612	\$ 664,908	\$ 682,570	\$ 692,500	\$ 694,597	\$ 500,053	\$ 232,213

Assistance to the Land Bank	\$ 421,000	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Local Tax Reimbursement		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Local Only Reimbursement Balance		\$ 421,000	\$ 421,000	\$ 421,000	\$ 421,000	\$ 421,000	\$ 421,000	\$ 421,000	\$ 421,000	\$ 421,000	\$ 421,000	\$ 421,000	\$ 421,000	\$ 421,000	\$ 421,000	\$ 421,000	\$ 421,000	\$ 421,000	\$ 421,000
<b>Total Annual Developer Reimbursement</b>		<b>\$ 174,386</b>	<b>\$ 176,740</b>	<b>\$ 179,118</b>	<b>\$ 158,805</b>	<b>\$ 113,467</b>	<b>\$ 114,621</b>	<b>\$ 116,143</b>	<b>\$ 117,680</b>	<b>\$ 119,232</b>	<b>\$ 120,800</b>	<b>\$ 122,383</b>	<b>\$ 123,983</b>	<b>\$ 251,196</b>	<b>\$ 254,459</b>	<b>\$ 257,755</b>	<b>\$ 261,083</b>	<b>\$ 264,445</b>	<b>\$ 267,841</b>

LOCAL BROWNFIELD REVOLVING FUN																			
LBRF Deposits *	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total LBRF Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

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

**Footnotes:**  
 Publicly financed infrastructure costs are not included in the interest calculation



**Tax Incremental Revenue Reimbursement Allocation Table**  
**Landscape Forms, Inc.**  
 Comstock Township, Michigan  
 August 2024

	19	20	21	22	23	24	25	26	
	2046	2047	2048	2049	2050	2051	2052	2053	TOTAL
Total State Incremental Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 272,715
State Brownfield Redevelopment Fund (50% of State TIR Available for Reimbursement)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>State TIR Available for Reimbursement</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 272,715
Total Local Incremental Revenue	\$ 301,411	\$ 305,260	\$ 309,147	\$ 313,073	\$ 317,038	\$ 321,043	\$ 325,088	\$ 329,174	\$ 5,792,496
BRA Administrative Fee (10%)	\$ (30,141)	\$ (30,526)	\$ (30,915)	\$ (31,307)	\$ (31,704)	\$ (32,104)	\$ (32,509)	\$ (32,917)	\$ (579,250)
<b>Local TIR Available for Reimbursement</b>	\$ 271,270	\$ 274,734	\$ 278,232	\$ 281,766	\$ 285,335	\$ 288,939	\$ 292,579	\$ 296,256	\$ 5,213,247
<b>Total State &amp; Local TIR Available</b>	\$ 271,270	\$ 274,734	\$ 278,232	\$ 281,766	\$ 285,335	\$ 288,939	\$ 292,579	\$ 296,256	
<b>DEVELOPER</b>									\$ -
<b>DEVELOPER Reimbursement Balance</b>									\$ -
									\$ -
									\$ -
									\$ -
									\$ -
									\$ -
<b>Pre-Approved Non-Environmental Costs</b>									\$ -
State Tax Reimbursement									\$ 250,000
<b>Total EGLE Reimbursement Balance</b>									
<b>Local Only Non-Environmental Costs</b>									\$ -
Local Tax Reimbursement									\$ 2,481,751
<b>Total MSF Reimbursement Balance</b>									\$ -
<b>Developer Interest Accrual</b>									\$ 694,597
Local Tax Reimbursement	\$ 232,213								\$ 694,597
<b>Total Interest Reimbursement Balance</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>Assistance to the Land Bank</b>									\$ -
Local Tax Reimbursement	\$ 39,057	\$ 274,734	\$ 107,209						\$ 421,000
<b>Total Local Only Reimbursement Balance</b>	\$ 381,943	\$ 107,209	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Annual Developer Reimbursement</b>	\$ 232,213	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>LOCAL BROWNFIELD REVOLVING FUN</b>									\$ -
<b>LBRF Deposits *</b>									\$ -
State Tax Capture									\$ -
Local Tax Capture			\$ 171,024	\$ 281,766	\$ 285,335	\$ 288,939	\$ 292,579	\$ 296,256	\$ 1,615,899
<b>Total LBRF Capture</b>	\$ -	\$ -	\$ 171,024	\$ 281,766	\$ 285,335	\$ 288,939	\$ 292,579	\$ 296,256	\$ 1,615,899

\* Up to five years of capture for LBRF Deposits

**Footnotes:**  
 Publicly financed infrastructure costs are not ir

# **Attachment A**

## **Brownfield Plan Resolutions**

# **Attachment B**

## **Reimbursement Agreement**

# **Attachment C**

## **Land Bank Documentation**

# **Attachment D**

## **Site Plan**

# Site Plan





# **Attachment E**

## **Development Agreement**