

Act 381 Brownfield Plan

Amendment #4

Midlink Business Park
5200 East Cork Street
Kalamazoo, MI 49048

Kalamazoo County Brownfield
Redevelopment Authority

Project No. 230923
September 27, 2023

Act 381 Brownfield Plan

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5200 East Cork Street
Kalamazoo, MI 49048**

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

**Amendment #4
September 27, 2023**

Amendment #4: (Fishbeck)

Recommended for Approval by the Brownfield Redevelopment Authority on: September 28, 2023

Supported by the Governing Body of the Local Jurisdiction on: October 16, 2023

Adopted by the Kalamazoo County Board of Commissioners on: _____

Amendment #3: (Warner, Norcross & Judd LLP)

Adopted by the Kalamazoo County Board of Commissioners on: December 7, 2010

Amendment #2: (Envirologic Technologies, Inc.)

Adopted by the Kalamazoo County Board of Commissioners on: November 17, 2009

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1.0 Introduction

1.1 Proposed Redevelopment and Future Use for Each Eligible Property

The property at 5200 East Cork Street, Kalamazoo, Michigan is known as the Midlink Business Park (the “Property”). The site is an approximate 340-acre business park which has resulted from the transformation of the former automotive manufacturing plant owned and operated by the General Motors North American Operations Metal Fabricating Division (General Motors). In 1965, General Motors first developed the Property with the construction of a 1,896,906-square-foot manufacturing building and associated powerhouse, baler house, wastewater treatment plant, switch house, and pump house. There also was a two-story administration building attached to the north end of the manufacturing building. Major operations included receiving and cutting metal in sheets and roll stock, stamping, grinding, welding, assembly of component parts, tool and die manufacturing, application of adhesive coatings, wastewater treatment, management of wastes, and material storage.

General Motors operated the site until July 1999. The Property was subsequently purchased by 5200 E Cork Street Investors, LLC (“5200 E Cork”), who have extensively renovated the site by demolishing portions of the building, removing parking surfaces, installing loading docks, and many other improvements to the manufacturing building. These improvements made the main building accessible and functional for various industrial tenants. During this redevelopment period, the parcels where the main building is present were designated a Renaissance Zone. Public roads have been constructed, utilities installed, and lands re-graded to make the remaining acreage ready for development. Additionally, various environmental activities have been completed since the Brownfield Plan’s initial adoption in 2008 to address environmental concerns on the Property including concrete structures contaminated from PCB-bearing oils that needed to be further assessed, cleaned up, and managed; Baseline Environmental Assessment Activities related to land transfers; Due Care Activities to address contaminated soil and groundwater that needed to be managed during construction; due care plan preparation and implementation; environmental insurance; and regulatory cleanup issues to address the former waste management areas; and stormwater system upgrades to address contaminant issues, among other eligible activities. Substantial environmental activities are planned to address the remaining environmental concerns on the Property. In addition, as each portion of land is transacted for redevelopment, the new purchaser will require individual environmental assessments and due care plans for these smaller portions of land for their own liability protection. In addition to 5200 E Cork, AJZ-Sprinkle, LLC, and ARC GMKMZMI001, LLC have reimbursable expenses built into the Brownfield Plan. Depending on the availability of budgeted TIF capture in this Plan, it may be necessary to amend this Plan in the future to address additional eligible costs.

Brownfield Plan Amendment #3 identified the Seneca Medical, Inc. (“Seneca”) project located at 3625 Park Circle Drive within the Property. Seneca constructed a new distribution facility on a contaminated site within Development Area #2 (the “Seneca Project”) on parcels 07-31-104-041 and 07-31-105-041. The Seneca Project supported Seneca’s expansion in Michigan and allowed them to meet the growing demand for their medical supply business. The building sits on a 10.6-acre site and was constructed to allow for potential future expansion to service the anticipated future growth of Seneca. The current facility is around 164,320 square feet.

This Brownfield Plan Amendment #4 (“Amendment #4”) identifies the 5200 E Cork new development and the Schupan & Sons, Inc. (“Schupan”) new development located within the Midlink Business Park. Amendment #4 also declares the Property as an Economic Opportunity Zone, allowing for additional non-environmental eligible activities to be included in the Plan including infrastructure improvements and site preparation activities.

5200 E Cork Development

The proposed project will facilitate the redevelopment of nine vacant parcels, 07-31-105-020, 07-31-105-017, 07-31-105-021, 07-31-105-019, 07-31-105-018, 07-31-104-019, 07-31-104-018, 07-31-104-017, and 07-31-102-058, within Development Area #3, totaling approximately 14.42 acres. The new construction consists of an

approximate 165,000 square-foot speculative warehouse/light manufacturing building. 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. This project is anticipated to create approximately 25 new full-time equivalent (FTE) positions. The total capital investment for the project is expected to be \$16,000,000. The project is intended to start construction in the Fall of 2023 and is anticipated to be completed by the Spring of 2025.

Schupan Development

The proposed project will facilitate the redevelopment of two vacant parcels, 07-31-105-092 and 07-31-105-071, within Development Area #2, totaling approximately 16.72 acres. The new construction consists of a 103,000 square-foot warehouse/light manufacturing building. 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. This project is anticipated to create approximately 7-20 new FTE positions. The total capital investment for the project is expected to be \$20,000,000. The project is intended to start construction at the beginning of 2023 and is anticipated to be completed by the Winter of 2024.

Overall, the expected developments are set to serve a public purpose to Comstock Township, expanding the tax base, adding jobs, investing significant capital into the community, and generating momentum for additional investment at the Business Park. The Midlink Business Park property is split into six separate development areas (the "Development Areas"). Contamination in each of the Development Areas, as described below, indicates that the Property 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.

1.2 Eligible Property Information

Basis of Eligibility

The Property is located in an Economic Opportunity Zone as defined by section 125.2652 of Act 381 (1996 PA 381), indicating that 1 or more of the parcels meets all of the following: together the parcels are 40 or more acres in size, contain or contained a manufacturing operation or an enclosed mall that consists or consisted of 300,000 or more square feet, and that are located in a municipality that is contiguous to a qualified local governmental unit. The Property is located in the Comstock Charter Township (the "Township"), which is contiguous to the City of Kalamazoo, a qualified local governmental unit pursuant to Act 381. The Property qualifies as "eligible property" under Act 381 on the basis of meeting the definition of a "facility".

Development Area 1

Soil sampling for Development Area 1 revealed lead in excess of Part 201 Generic Residential Cleanup Criteria. Therefore, the Property is considered "eligible property" as defined by the Act because it has been determined to be a "facility" as defined in Part 201 of the Natural Resources and Environmental Protection Act ("NREPA").

Development Area 2

Soil and groundwater sampling for Development Area 2 revealed lead, barium, silver, cadmium, and zinc in excess of Part 201 Generic Residential Cleanup Criteria. Therefore, the Property is considered "eligible property" as defined by the Act because it has been determined to be a "facility" as defined in Part 201 of the Natural Resources and Environmental Protection Act ("NREPA").

Development Area 3

Polychlorinated biphenyls (PCBs) were discovered in the basement of the Midlink East Building located in Development Area 3, which are in excess of Part 201 Generic Residential Cleanup Criteria. Therefore, the Property is considered "eligible property" as defined by the Act because it has been determined to be a "facility" as defined in Part 201 of the Natural Resources and Environmental Protection Act ("NREPA").

Development Area 4

Soil and groundwater sampling for Development Area 4 revealed copper and zinc in excess of Part 201 Generic Residential Cleanup Criteria. Therefore, the Property is considered “eligible property” as defined by the Act because it has been determined to be a “facility” as defined in Part 201 of the Natural Resources and Environmental Protection Act (“NREPA”).

Development Area 5

Soil and groundwater sampling for Development Area 5 revealed arsenic in excess of Part 201 Generic Residential Cleanup Criteria. Therefore, the Property is considered “eligible property” as defined by the Act because it has been determined to be a “facility” as defined in Part 201 of the Natural Resources and Environmental Protection Act (“NREPA”).

Development Area 6

Soil sampling for Development Area 6 revealed silver and lead in excess of Part 201 Generic Residential Cleanup Criteria. Therefore, the Property is considered “eligible property” as defined by the Act because it has been determined to be a “facility” as defined in Part 201 of the Natural Resources and Environmental Protection Act (“NREPA”).

A map identifying the Development Areas is included in Attachment A, along with the legal descriptions, parcel IDs, addresses, and approximate size. The Property also includes the adjoining public right-of-ways.

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 and anticipated costs to be incurred by 5200 E Cork Street Investors, LLC; AJZ-Sprinkle, LLC; ARC GMKMZMI001, LLC; Seneca Medical, Inc.; Schupan & Sons, Inc.; the Kalamazoo County Brownfield Redevelopment Authority; and additional future Developers. 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, inclusive of contingencies, is anticipated to be \$9,225,209. The estimated cost of all eligible activities under this plan is summarized in Table 1. Authority administrative costs are anticipated to be as much as \$1,476,228, or as much as allowed by Statute. The capture of tax increment revenue for the Local Brownfield Revolving Fund (LBRF) is estimated to be as much as \$6,992,761.

The Plan Amendment may be amended in the future to address any additional eligible activities that exceed this Plan Amendment. These activities will generally be completed on a parcel-by-parcel basis as each area is prepared for an interested lessee/purchaser.

2.1.1 Site Assessment and Baseline Environmental Assessment Activities

Initial environmental assessments have been completed on the entire Property. However, as individual parcels are sold or developed, it will be necessary to address much smaller portions of the Property for the individual entities acquiring, leasing, or developing that portion of the Property. Additional Baseline Environmental Assessment Activities to support future real estate transactions and provide environmental cleanup liability relief will need to be completed on each parcel transaction.

Eligible costs for reimbursement include Pre-Approved Activities: Phase I and Phase II Environmental Site Assessments, Baseline Environmental Assessments, and Due Care Plans. Pre-Approved Activities are statutorily eligible for reimbursement with both school and non-school tax increment revenues. The total cost of these

activities is anticipated to be \$100,000. At this time, \$33,428 has been incurred and/or reimbursed to the developer(s) since the initial approval of the Brownfield Plan. \$6,300 is anticipated to be incurred by 5200 E Cork for their new development and \$8,000 is anticipated to be incurred by Schupan for their new development, leaving a budget of \$52,272 to be incurred by the future developer(s).

2.1.2 Environmental Due Care and Response Activities

Environmental due care and response activities are anticipated including, but not limited to soil and groundwater sampling to address contamination, cleanup costs relating to contaminated soil and groundwater, removal of contaminated materials such as concrete, activities to address Resource Conservation and Recovery Act (RCRA) liability issues, placement of impervious surfaces, and other related environmental cleanup and response activities. In particular, the basement in one portion of the former manufacturing buildings has been contaminated with PCB-bearing oils, requiring the assessment and cleanup of contaminated material to make that portion of the building useable for the planned development as well as other areas that may have similar impact. Remediation may include proper treatment and application of floor coating to treat the impacted area. There will be expenses from technical and legal experts to address some of the regulatory components of the cleanup activities at the Property. Only the portion of soft costs attributable to eligible activities are included in this Plan Amendment for reimbursement. The total cost of these response activities is anticipated to be \$4,586,308. At this time, \$3,131,182 has been incurred and/or reimbursed to the developer(s) since the initial approval of the Brownfield Plan. \$800,000 is anticipated to be incurred by 5200 E Cork for their new development, leaving a budget of \$655,126 to be incurred by the future developer(s).

2.1.3 Environmental Insurance

The property is considered a facility due to existing contamination. Environmental insurance is anticipated to mitigate environmental risks that may be associated with the subject property. The total cost of these activities included in the initial plan was \$570,000 which has been incurred and/or reimbursed to the developer(s) since the initial approval of the Brownfield Plan. At this time, no additional environmental insurance costs have been included.

2.1.4 Infrastructure Improvements

Public infrastructure improvements are anticipated on the Property and are considered an eligible expense as the property is located within an Economic Opportunity Zone. The total cost of these activities is anticipated to be \$1,343,135.

5200 E Cork Development

Infrastructure improvements anticipated to be incurred by 5200 E Cork include curbs, gutters, and sidewalks in the right-of-way, road, sewer, and watermain improvements at the railway right-of-way, fire pump improvement and replacement, and the associated soft costs. The total cost of these activities is anticipated to be \$738,971.

Schupan Development

Infrastructure improvements anticipated to be incurred by Schupan include curbs, gutters, and sidewalks in the right-of-way, extending Park Circle Court, installation of storm sewer main, water main, and sanitary sewer main, and the associated soft costs. The total cost of these activities is anticipated to be \$604,164.

2.1.5 Site Demolition

Site demolition is anticipated on the eligible property. Site demolition activities anticipated to be incurred by 5200 E Cork include the removal of abandoned utilities, parking lot and road removal, disposal, and the associated soft costs. The total cost of these activities is anticipated to be \$273,171.

2.1.6 Site Preparation

Site preparation activities are anticipated on the eligible property and are considered an eligible expense as the property is located within an Economic Opportunity Zone. The total cost of these activities is anticipated to be \$1,122,350.

5200 E Cork Development

Site preparation activities anticipated to be incurred by 5200 E Cork include clearing and grubbing, compaction and sub-base preparation, cut and fill operations, fill, foundation work to address special soil concerns, geotechnical engineering, grading, relocation of active utilities, staking, temporary construction access, temporary erosion control, and associated soft costs. The total cost of these activities is anticipated to be \$629,350.

Schupan Development

Site preparation activities anticipated to be incurred by Schupan include clearing and grubbing, cut and fill operations, staking, temporary erosion control, and the associated soft costs. The total cost of these activities is anticipated to be \$493,000.

2.1.7 Brownfield Plan/Work Plan Preparation

There may be additional Brownfield Plan Amendments relating to this Plan. Preparation of the Brownfield Plan, including various amendments, is anticipated to total \$31,000. At this time, \$22,500 has been incurred and/or reimbursed to the developer(s) since the initial approval of the Brownfield Plan. \$2,500 is anticipated to be incurred by Schupan, and \$6,000 is anticipated to be incurred by the KCBRA for Amendment #4.

2.1.8 Contingency

A 15% contingency on future costs is included to cover unexpected cost overruns encountered during construction. The total contingency cost is anticipated at \$1,199,245. At this time, \$272,255 has been incurred and/or reimbursed to the developer(s) since the initial approval of the Brownfield Plan. \$366,224 is anticipated to be incurred by 5200 E Cork, \$164,575 is anticipated to be incurred by Schupan, and \$396,191 is anticipated to be incurred by the future developer(s).

2.1.9 Authority Administration Cost

Actual eligible costs incurred by the Kalamazoo County Brownfield Redevelopment Authority are included in this plan as an eligible expense at a flat fee of 10% of local tax capture, or as allowed by Statute. These expenses will be reimbursed with local tax increment revenues only and are estimated to total as much as \$1,476,228.

2.1.10 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 as much as \$6,992,761.

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 environmental insurance and environmental due care and response activities which are anticipated to be reimbursed with local-only tax capture.

Non-Environmental Activities

Because the Property is located in an Economic Opportunity Zone, 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 public infrastructure, site demolition, site preparation, and development and implementation of the Brownfield Plan costs. Site demolition will be reimbursed using both school and non-school tax increment revenues for up to \$250,000 pursuant to section 125.2663b of the Act 381 Statute. All other non-environmental activities will be reimbursed with local-only tax capture.

Authority Expenses

Actual eligible costs incurred by the Kalamazoo County Brownfield Redevelopment Authority are included in this plan as an eligible expense, estimated as a flat fee of 10% of local tax capture, or as allowed by Statute.

Contingencies

A 15% contingency on future costs is included to cover unexpected cost overruns encountered during construction.

2.3 Estimate of Captured Taxable Value and Tax Increment Revenues

The initial taxable value will be the 2008 taxable value, \$7,364,697. An estimate of the captured taxable value for this redevelopment by year is depicted in Table 2. A Renaissance Zone is in place for portions of the Property.

Project activities subject to Amendment #4 (5200 E Cork Development and Schupan Development) will be initiated in 2023 with construction of the 5200 E Cork Development anticipating completion in 2025, and construction of the Schupan Development anticipating completion in 2024.

5200 E Cork Development

After the completion of the project, the projected taxable value is estimated at \$6,500,000. Future taxable value estimates have been derived through communication with the local Assessor, using the redevelopment information provided by the Developer. An Industrial Facilities Exemption (IFT) is in place on portions of the Midlink Business Park including 5262 East Cork Street and 5301 Park Circle Court, which is set to expire in 2027 and 2025, respectively. An IFT is being considered for the new development. The estimated captured taxable value for this redevelopment by year and in aggregate for each taxing jurisdiction is depicted in tabular form (Table 2Ai – 5200 E Cork Development, Ad Valorem Tax Capture, Without a New IFT, Table 2Aii – 5200 E Cork Development, IFT Tax Capture, Without a New IFT, Table 2Bi – 5200 E Cork Development, Ad Valorem Tax Capture, With a New IFT, Table 2Bii – 5200 E Cork Development, IFT Tax Capture, With a New IFT).

Schupan Development

After the completion of the project, the projected taxable value is estimated at \$5,050,000. Future taxable value estimates have been derived through communication with the local Assessor, using the redevelopment information provided by the Developer. Schupan's eligible activities are intended to be reimbursed solely from the tax increment generated through the Schupan new construction on their associated parcels, 07-31-105-092 and 07-31-105-071, therefore, the initial taxable value in the tables is presented as the 2023 taxable value of \$43,889. Upon full reimbursement to 5200 E. Cork, and if excess tax increment revenues are available, tax increment revenues for the entire property could be utilized to reimburse Schupan for their eligible activities. An IFT is being considered for the Schupan new development. Reimbursements will be made on the actual tax increment that is realized. The estimated captured taxable value for this redevelopment by year and in aggregate for each taxing jurisdiction is depicted in tabular form (Table 2B – Schupan Development Tax Capture, without an IFT, and Table 2C – Schupan Development Tax Capture, with an IFT).

After the completion of both new developments, the projected taxable value of the Midlink Business Park is estimated at \$35,575,662. Reimbursements will be made on the actual tax increment that is realized. This plan captures all available tax increment revenues, including real and personal property tax increment revenues. Once eligible expenses are reimbursed, the Authority may capture up to five full years of the tax increment and deposit the revenues into an LBRF or an amount not to exceed the total cost of eligible activities. 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 Tables 3A – 5200 E Cork Development, Without a New IFT, Tables 3B – 5200 E Cork Development, With a New IFT, Table 3C – Schupan Development, without an IFT, and Table 3D – Schupan Development, with an IFT.

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

The eligible activities contemplated under this Plan will be financed by the developers and the Kalamazoo County Brownfield Redevelopment Authority, as outlined in this plan and the accompanying development agreement(s). No advances from the County are anticipated at this time, but such plans could be made in the future to assist in the development if the Authority so chooses.

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 initiated the capture of tax increment in 2011. This plan will then remain in place for 30 years, or 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), whichever occurs sooner. An analysis showing the anticipated reimbursement schedule is attached in Table 3A, Table 3B, Table 3C, and Table 3D.

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 in Table 2Ai, Table 2Aii, Table 2Bi, Table 2Bii, Table 2C, and Table 2D.

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

The property area subject to this plan consists of 41 physical parcels and the adjoining right-of-way which totals approximately 313.44 acres and is located at 5200 E Cork Street in Comstock Charter Township, Michigan. The eligible property dimensions are depicted in the attached Figure 1 (Location Map) and Figure 2 (Site Plan). The Development Areas are described in Attachment A, along with the legal descriptions, parcel IDs, addresses, and approximate size.

The property is located in an Economic Opportunity Zone pursuant to Act 381, indicating that 1 or more of the parcels meets all of the following: together the parcels are 40 or more acres in size, contain or contained a manufacturing operation or an enclosed mall that consists or consisted of 300,000 or more square feet, and that are located in a municipality that is contiguous to a qualified local governmental unit. The property is located in Comstock Charter Township (the "Township"), which is contiguous to the City of Kalamazoo, a qualified local governmental unit pursuant to Act 381. The property qualifies as "eligible property" under Act 381 on the basis of meeting the definition of a "facility". 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.

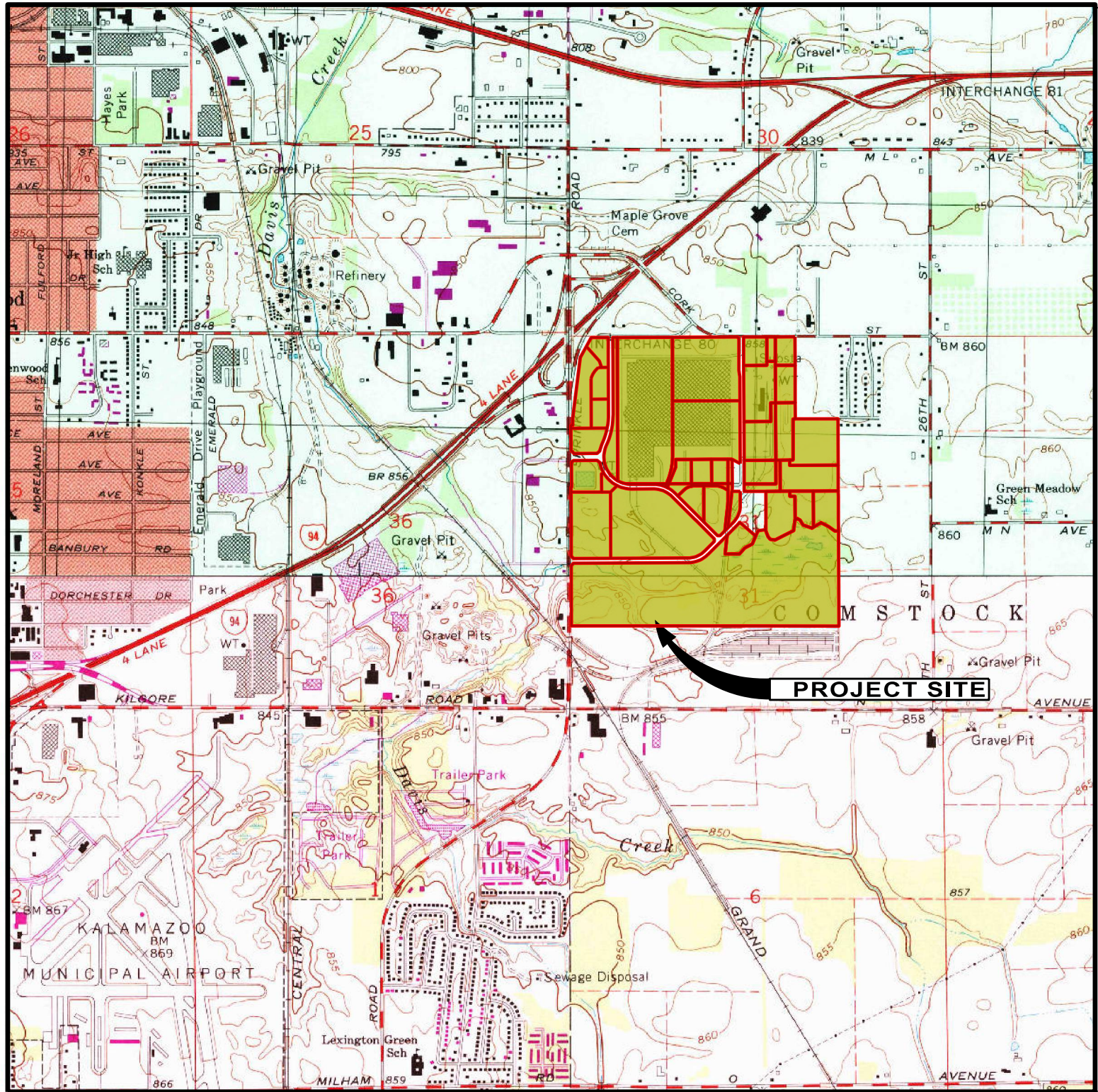
2.12 Strategy for Compliance with Michigan's Relocation Assistance Law

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

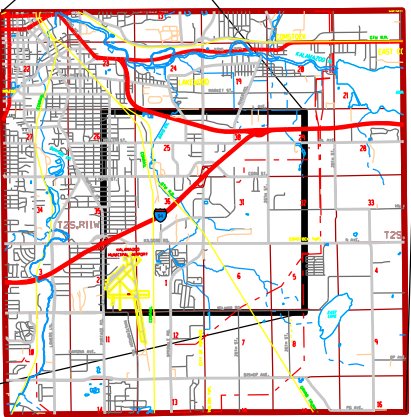
2.13 Other Material that the Authority or Governing Body Considers Pertinent

This plan helps to offset the cost gap associated with the redevelopment of the subject property and adjoining right-of-way through the reimbursement of eligible activities with the new tax increment generated by the commercial and industrial construction. Overall, the expected developments are set to serve a public purpose to Comstock Township, expanding the tax base, adding jobs, investing significant capital into the community, and generating momentum for additional investment at the Business Park.

Figures

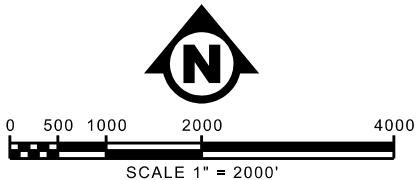


SOURCE: KALAMAZOO, MICHIGAN USGS 7.5 MINUTE TOPOGRAPHIC QUADRANGLE MAPS
 MAPTECH® U.S. TERRAIN SERIES™ ©MAPTECH®, INC. 606-433-8500



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

000000 AAAAAA File: AA.dgn Model: Location Map

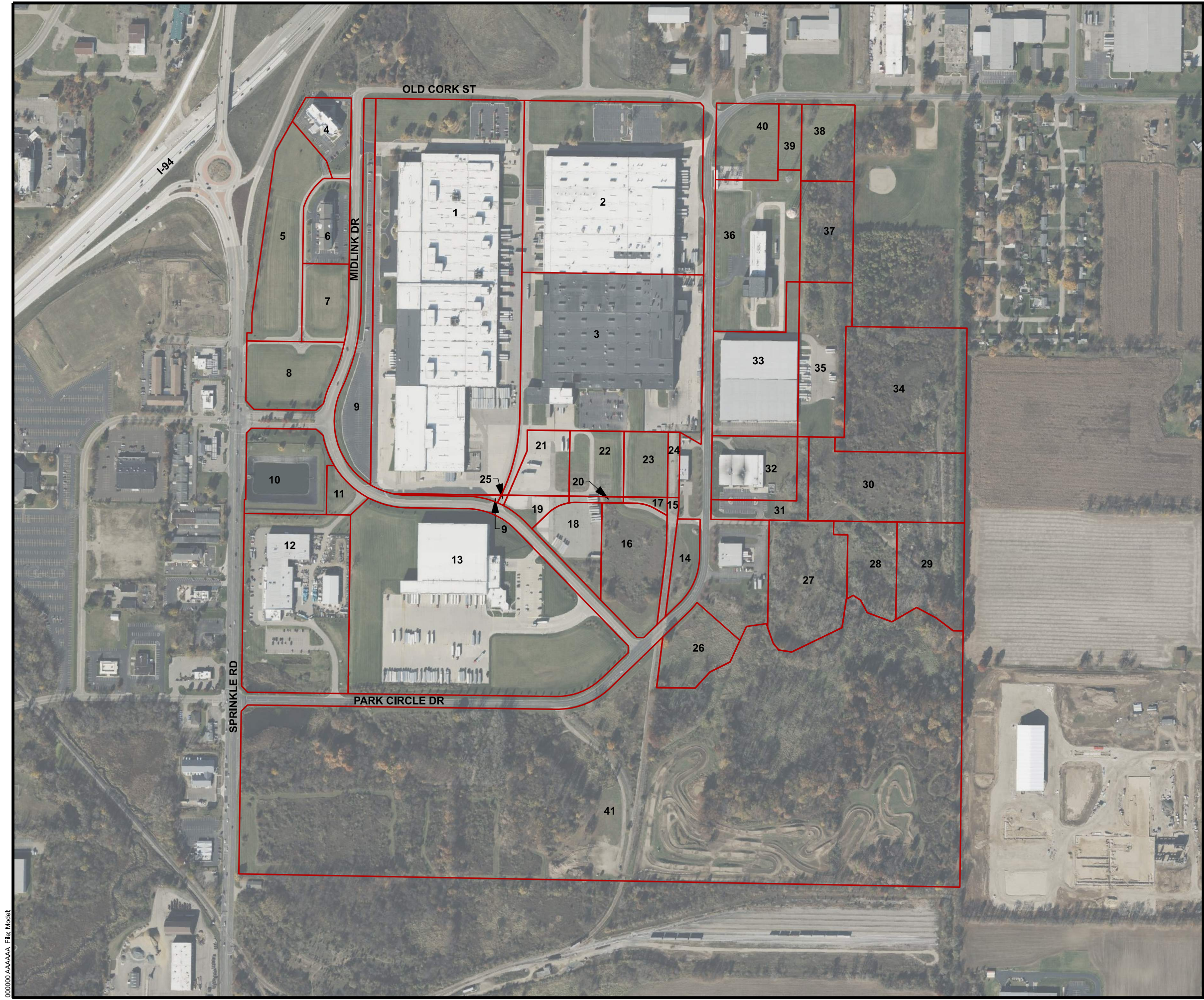


MIDLINK BUSINESS PARK
 5200 E CORK ST
 KALAMAZOO, MI 49048
LOCATION MAP

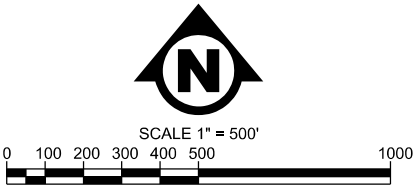
PROJECT NO.
 230923

FIGURE No.

1



#	Address	PARCEL ID
1	5200 E CORK STREET	31-102-041
2	5200 E CORK STREET	31-102-047
3	5205 KAISER DR	31-102-048
4	3303 RETAIL PLACE DR	31-102-006
5	3456 RETAIL PLACE DR	31-102-007
6	3443 RETAIL PLACE DR	31-102-003
7	3477 RETAIL PLACE DR	31-102-002
8	3502 RETAIL PLACE DR	31-102-001
9	E CORK STREET	31-102-052
10	MIDLINK DR	31-102-154
11	MIDLINK DR	31-102-157
12	5001 PARK CIRCLE DR	31-102-156
13	3800 MIDLINK DR	31-102-022
14	PARK CIRCLE DR	31-105-015
15	NA KALAMAZOO, MI 49048	31-102-056
16	MIDLINK DR	31-105-020
17	NA KALAMAZOO, MI 49048	31-105-017
18	MIDLINK DR	31-105-021
19	MIDLINK DR	31-105-019
20	NA KALAMAZOO, MI 49048	31-105-018
21	E CORK ST	31-104-019
22	E CORK ST	31-104-018
23	E CORK ST	31-104-017
24	E CORK ST	31-102-044
25	5220 E CORK ST	31-102-058
26	PARK CIRCLE DR	31-105-016
27	E CORK ST	31-105-011
28	E CORK ST	31-105-012
29	E CORK ST	31-105-013
30	5631 PARK CIRCLE CT	31-105-092
31	PARK CIRCLE CT	31-105-082
32	5301 PARK CIRCLE CT	31-104-081
33	3625 PARK CIRCLE DR	31-104-041
34	5631 PARK CIRCLE CT	31-105-071
35	PARK CIRCLE DR	31-105-041
36	3475 PARK CIRCLE DR	31-104-031
37	PARK CIRCLE DR	31-105-003
38	5382 E CORK ST	31-105-002
39	5382 E CORK ST	31-104-002
40	E CORK ST	31-104-001
41	4123 PARK CIRCLE DR	31-102-057



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.

MIDLINK BUSINESS PARK
5200 E CORK ST
KALAMAZOO, MI 49048
SITE PLAN



PROJECT NO.
230923

FIGURE No.

2

Tables

EGLE Eligible Activities Costs and Schedule

EGLE Eligible Activities	Cost	Completion Season/Year
Department Specific Activities	\$100,000	2000-2040
<i>Phase I & II Environmental Site Assessments, Baseline Environmental Assessments, and Due Care Plans – Various Developers (already incurred/reimbursed)</i>	\$33,428	
<i>Phase I & II Environmental Site Assessments, Baseline Environmental Assessments, and Due Care Plans – 5200 E Cork</i>	\$6,300	
<i>Phase I & II Environmental Site Assessments, Baseline Environmental Assessments, and Due Care Plans – Schupan</i>	\$8,000	
<i>Phase I & II Environmental Site Assessments, Baseline Environmental Assessments, and Due Care Plans – Future Developer(s)</i>	\$52,272	
Site Demolition*	\$217,391	2023–2025
<i>Removal of Abandoned Utilities – 5200 E Cork</i>	\$126,000	
<i>Parking Lot Removal – 5200 E Cork</i>	\$47,439	
<i>Road Removal – 5200 E Cork</i>	\$34,438	
<i>Disposal, Recycling – 5200 E Cork</i>	\$9,514	
EGLE Eligible Activities Subtotal	\$317,391	
Contingency (15%)	\$47,609	
Interest (0%)	\$0	
EGLE Eligible Activities Total Costs	\$365,000	

*Up to \$250,000 of Demolition is pre-approved for State and Local tax capture. The Site Demolition budget, including the associated contingency, reaches this statutory limit. Any additional costs are included in the local-only table below.

Local-Only Eligible Activities Costs and Schedule

Local-Only Eligible Activities	Cost	Completion Season/Year
Environmental Due Care and Response Activities	\$4,586,308	2008-2040
<i>Environmental Due Care and Response Activities – Various Developers (already incurred/reimbursed)</i>	\$3,131,182	
<i>Environmental Due Care and Response Activities – 5200 E Cork</i>	\$800,000	
<i>Environmental Due Care and Response Activities – Future Developer(s)</i>	\$655,126	
Environmental Insurance	\$570,000	2008-2040
<i>Environmental Insurance – 5200 E Cork (already incurred/reimbursed)</i>	\$570,000	
Infrastructure Improvements	\$1,343,135	2023–2025
<i>Street, Roads – 5200 E Cork</i>	\$67,000	
<i>Storm Sewers – 5200 E Cork</i>	\$38,000	
<i>Water Mains – 5200 E Cork</i>	\$23,000	

<i>Public Utilities (Fire Pump) – 5200 E Cork</i>	\$599,771	
<i>Soft Costs – 5200 E Cork</i>	\$11,200	
<i>Street, Roads – Schupan</i>	\$122,000	
<i>Storm Sewer – Schupan</i>	\$56,000	
<i>Water Mains – Schupan</i>	\$348,964	
<i>Curb and Gutters – Schupan</i>	\$25,200	
<i>Sanitary Sewer Mains – Schupan</i>	\$42,000	
<i>Soft Costs – Schupan</i>	\$10,000	
Site Demolition	\$55,780	2023–2025
<i>Disposal, Recycling – 5200 E Cork</i>	\$48,486	
<i>Soft Costs – 5200 E Cork</i>	\$7,294	
Site Preparation	\$1,122,350	2023–2025
<i>Clearing and Grubbing – 5200 E Cork</i>	\$3,500	
<i>Compaction and Sub-base Preparation – 5200 E Cork</i>	\$54,500	
<i>Cut and Fill – 5200 E Cork</i>	\$361,277	
<i>Foundation Work to Address Unsuitable Soils – 5200 E Cork</i>	\$62,050	
<i>Geotechnical Engineering – 5200 E Cork</i>	\$14,125	
<i>Grading – 5200 E Cork</i>	\$32,025	
<i>Relocation of Active Utilities – 5200 E Cork</i>	\$32,000	
<i>Staking – 5200 E Cork</i>	\$10,000	
<i>Temporary Construction Road – 5200 E Cork</i>	\$15,000	
<i>Temporary Erosion Control – 5200 E Cork</i>	\$9,100	
<i>Soft Costs – 5200 E Cork</i>	\$35,773	
<i>Clearing and Grubbing– Schupan</i>	\$70,000	
<i>Cut and Fill – Schupan</i>	\$365,000	
<i>Staking – Schupan</i>	\$8,000	
<i>Temporary Erosion Control – Schupan</i>	\$15,000	
<i>Soft Costs – Schupan</i>	\$35,000	
Brownfield Plan/Act 381 Work Plan	\$31,000	2007–2040
<i>Brownfield Plan Preparation – KCBRA, Various Developers</i>	\$31,000	
Local-Only Eligible Activities Subtotal	\$7,708,573	
Contingency (15%)**	\$1,151,636	
Interest (0%)	\$0	
Local-Only Eligible Activities Total Costs	\$8,860,209	

**Contingency is not calculated on Brownfield Plan Preparation.

Tax Increment Revenue Capture Estimates Table 2Ai

Midlink Business Park

5200 E. Cork Development - Ad Valorem Tax Capture

Without a New IFT

Comstock Charter Township, MI

September 2023

Estimated Taxable Value (TV) Increase Rate:

1%

Plan Year	13	14	15	16	17	18	19	20	21	22	23	24	25	TOTAL
Calendar Year	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	
*Base Taxable Value	\$ 7,364,697	\$ 7,364,697	\$ 7,364,697	\$ 7,364,697	\$ 7,364,697	\$ 7,364,697	\$ 7,364,697	\$ 7,364,697	\$ 7,364,697	\$ 7,364,697	\$ 7,364,697	\$ 7,364,697	\$ 7,364,698	\$ -
Estimated New TV	\$ 20,277,438	\$ 20,480,212	\$ 20,685,015	\$ 28,863,445	\$ 29,152,079	\$ 31,842,858	\$ 32,161,287	\$ 32,482,899	\$ 32,807,728	\$ 33,135,806	\$ 33,467,164	\$ 33,801,835	\$ 34,139,854	\$ -
Schupan Frozen TV	\$ 43,889	\$ 43,889	\$ 43,889	\$ 43,889	\$ 43,889	\$ 43,889	\$ 43,889	\$ 43,889	\$ 43,889	\$ 43,889	\$ 43,889	\$ 43,889	\$ 43,889	\$ -
Incremental Difference (New TV - Base TV)	\$ 12,956,630	\$ 13,159,404	\$ 13,364,207	\$ 21,542,637	\$ 21,831,271	\$ 24,522,050	\$ 24,840,479	\$ 25,162,091	\$ 25,486,920	\$ 25,814,998	\$ 26,146,356	\$ 26,481,027	\$ 26,819,045	\$ -
School Capture	Millage Rate													
STATE EDUCATION TAX (SET)	6.0000	\$ 77,740	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 77,740
SCHOOL OPERATING	17.8437	\$ 231,194	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 231,194
School Total	23.8437	\$ 308,934	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 308,934
Local Capture	Millage Rate													
CO PUBLIC SAFETY	1.4380	\$ 18,632	\$ 18,923	\$ 19,218	\$ 30,978	\$ 31,393	\$ 35,263	\$ 35,721	\$ 36,183	\$ 36,650	\$ 37,122	\$ 37,598	\$ 38,080	\$ 414,327
CO HOUSING FUND	0.7453	\$ 9,657	\$ 9,808	\$ 9,960	\$ 16,056	\$ 16,271	\$ 18,276	\$ 18,514	\$ 18,753	\$ 18,995	\$ 19,240	\$ 19,487	\$ 19,736	\$ 214,741
COUNTY SENIORS	0.3462	\$ 4,486	\$ 4,556	\$ 4,627	\$ 7,458	\$ 7,558	\$ 8,490	\$ 8,600	\$ 8,711	\$ 8,824	\$ 8,937	\$ 9,052	\$ 9,168	\$ 99,750
COUNTY 911	0.6459	\$ 8,369	\$ 8,500	\$ 8,632	\$ 13,914	\$ 14,101	\$ 15,839	\$ 16,044	\$ 16,252	\$ 16,462	\$ 16,674	\$ 16,888	\$ 17,104	\$ 186,101
CCTA	0.8956	\$ 11,604	\$ 11,786	\$ 11,969	\$ 19,294	\$ 19,552	\$ 21,962	\$ 22,247	\$ 22,535	\$ 22,826	\$ 23,120	\$ 23,417	\$ 23,716	\$ 258,047
KCTA	0.3110	\$ 4,030	\$ 4,093	\$ 4,156	\$ 6,700	\$ 6,790	\$ 7,626	\$ 7,725	\$ 7,825	\$ 7,926	\$ 8,028	\$ 8,132	\$ 8,236	\$ 89,608
KVCC	2.7802	\$ 36,022	\$ 36,586	\$ 37,155	\$ 59,893	\$ 60,695	\$ 68,176	\$ 69,061	\$ 69,956	\$ 70,859	\$ 71,771	\$ 72,692	\$ 73,623	\$ 801,051
TOWNSHIP	1.4500	\$ 18,787	\$ 19,081	\$ 19,378	\$ 31,237	\$ 31,655	\$ 35,557	\$ 36,019	\$ 36,485	\$ 36,956	\$ 37,432	\$ 37,912	\$ 38,397	\$ 417,784
LIBRARY - COMSTOCK	1.4733	\$ 19,089	\$ 19,388	\$ 19,689	\$ 31,739	\$ 32,164	\$ 36,128	\$ 36,597	\$ 37,071	\$ 37,550	\$ 38,033	\$ 38,521	\$ 39,014	\$ 424,498
SENIOR MILLAGE	1.0000	\$ 12,957	\$ 13,159	\$ 13,364	\$ 21,543	\$ 21,831	\$ 24,522	\$ 24,840	\$ 25,162	\$ 25,487	\$ 25,815	\$ 26,146	\$ 26,481	\$ 288,127
ROAD PATROL	0.6500	\$ 8,422	\$ 8,554	\$ 8,687	\$ 14,003	\$ 14,190	\$ 15,939	\$ 16,146	\$ 16,355	\$ 16,566	\$ 16,780	\$ 16,995	\$ 17,213	\$ 187,283
TOWNSHIP ROAD	1.0000	\$ 12,957	\$ 13,159	\$ 13,364	\$ 21,543	\$ 21,831	\$ 24,522	\$ 24,840	\$ 25,162	\$ 25,487	\$ 25,815	\$ 26,146	\$ 26,481	\$ 288,127
COUNTY OPERATING	4.6318	\$ 60,013	\$ 60,952	\$ 61,900	\$ 99,781	\$ 101,118	\$ 113,581	\$ 115,056	\$ 116,546	\$ 118,050	\$ 119,570	\$ 121,105	\$ 122,655	\$ 1,334,547
KRESA	6.9853	\$ 90,506	\$ 91,922	\$ 93,353	\$ 150,482	\$ 152,498	\$ 171,294	\$ 173,518	\$ 175,765	\$ 178,034	\$ 180,326	\$ 182,640	\$ 184,978	\$ 2,012,654
SINKING FUND	0.9958	\$ 12,902	\$ 13,104	\$ 13,308	\$ 21,452	\$ 21,740	\$ 24,419	\$ 24,736	\$ 25,056	\$ 25,380	\$ 25,707	\$ 26,037	\$ 26,370	\$ 286,917
Local Total	25.3484	\$ 328,430	\$ 333,570	\$ 338,761	\$ 546,071	\$ 553,388	\$ 621,595	\$ 629,666	\$ 637,819	\$ 646,053	\$ 654,369	\$ 662,768	\$ 671,252	\$ 7,303,561
Non-Capturable Millages	Millage Rate													
JUVENILE HOME	0.1613	\$ 2,090	\$ 2,123	\$ 2,156	\$ 3,475	\$ 3,521	\$ 3,955	\$ 4,007	\$ 4,059	\$ 4,111	\$ 4,164	\$ 4,217	\$ 4,271	\$ 46,475
FIRE OPERATING	4.7500	\$ 61,544	\$ 62,507	\$ 63,480	\$ 102,328	\$ 103,699	\$ 116,480	\$ 117,992	\$ 119,520	\$ 121,063	\$ 122,621	\$ 124,195	\$ 125,785	\$ 1,368,604
FIRE CAPITAL	2.0000	\$ 25,913	\$ 26,319	\$ 26,728	\$ 43,085	\$ 43,663	\$ 49,044	\$ 49,681	\$ 50,324	\$ 50,974	\$ 51,630	\$ 52,293	\$ 52,962	\$ 576,254
SCHOOL DEBT	5.5000	\$ 71,261	\$ 72,377	\$ 73,503	\$ 118,485	\$ 120,072	\$ 134,871	\$ 136,623	\$ 138,392	\$ 140,178	\$ 141,982	\$ 143,805	\$ 145,646	\$ 1,584,699
Total Non-Capturable Taxes	12.4113	\$ 160,809	\$ 163,325	\$ 165,867	\$ 267,372	\$ 270,954	\$ 304,351	\$ 308,303	\$ 312,294	\$ 316,326	\$ 320,398	\$ 324,510	\$ 328,664	\$ 3,576,032
Total	\$ 637,364	\$ 333,570	\$ 338,761	\$ 546,071	\$ 553,388	\$ 621,595	\$ 629,666	\$ 637,819	\$ 646,053	\$ 654,369	\$ 662,768	\$ 671,252	\$ 679,820	\$ 7,612,495

Footnotes:

Table uses 2022 summer and winter millage rates

Tax Increment Revenue Capture Estimates Table 2Aii

Midlink Business Park

5200 E. Cork Development - IFT Tax Capture

Without a New IFT

Comstock Charter Township, MI

September 2023

			Estimated Taxable Value (TV) Increase Rate			1%												
			Plan Year	13	14	15	16	17	18	19	20	21	22	23	24	25	TOTAL	
			Calendar Year	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035		
			*Base Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
			Parcel 210	\$ 2,305,640	\$ 2,328,696	\$ 2,351,983	\$ 2,375,503	\$ 2,399,258	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
			Parcel 115	\$ 1,442,584	\$ 1,457,010	\$ 1,471,580	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
			Incremental Difference (New TV - Base TV)	\$ 3,748,224	\$ 3,785,706	\$ 3,823,563	\$ 2,375,503	\$ 2,399,258	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
School Capture	Millage Rate	IFT Millage																
STATE EDUCATION TAX (SET)	6.0000	6.0000	\$ 22,489	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,489	
SCHOOL OPERATING	17.8437	8.9219	\$ 33,441	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33,441	
School Total	23.8437	14.9219	\$ 55,930	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 55,930	
Local Capture	Millage Rate	IFT Millage																
CO PUBLIC SAFETY	1.4380	0.71900	\$ 2,695	\$ 2,722	\$ 2,749	\$ 1,708	\$ 1,725	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,599	
CO HOUSING FUND	0.7453	0.37265	\$ 1,397	\$ 1,411	\$ 1,425	\$ 885	\$ 894	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,012	
COUNTY SENIORS	0.3462	0.17310	\$ 649	\$ 655	\$ 662	\$ 411	\$ 415	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,792	
COUNTY 911	0.6459	0.32295	\$ 1,210	\$ 1,223	\$ 1,235	\$ 767	\$ 775	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,210	
CCTA	0.8956	0.44780	\$ 1,678	\$ 1,695	\$ 1,712	\$ 1,064	\$ 1,074	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,224	
KCTA	0.3110	0.15550	\$ 583	\$ 589	\$ 595	\$ 369	\$ 373	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,509	
KVCC	2.7802	1.39010	\$ 5,210	\$ 5,263	\$ 5,315	\$ 3,302	\$ 3,335	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,425	
TOWNSHIP	1.4500	0.72500	\$ 2,717	\$ 2,745	\$ 2,772	\$ 1,722	\$ 1,739	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,696	
LIBRARY - COMSTOCK	1.4733	0.73665	\$ 2,761	\$ 2,789	\$ 2,817	\$ 1,750	\$ 1,767	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,884	
SENIOR MILLAGE	1.0000	0.50000	\$ 1,874	\$ 1,893	\$ 1,912	\$ 1,188	\$ 1,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,066	
ROAD PATROL	0.6500	0.32500	\$ 1,218	\$ 1,230	\$ 1,243	\$ 772	\$ 780	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,243	
TOWNSHIP ROAD	1.0000	0.50000	\$ 1,874	\$ 1,893	\$ 1,912	\$ 1,188	\$ 1,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,066	
COUNTY OPERATING	4.6318	2.31590	\$ 8,681	\$ 8,767	\$ 8,855	\$ 5,501	\$ 5,556	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37,361	
KRESA	6.9853	3.49265	\$ 13,091	\$ 13,222	\$ 13,354	\$ 8,297	\$ 8,380	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 56,344	
SINKING FUND	0.9958	0.4979	\$ 1,866	\$ 1,885	\$ 1,904	\$ 1,183	\$ 1,195	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,032	
Local Total	25.3484	12.6742	\$ 47,506	\$ 47,981	\$ 48,461	\$ 30,108	\$ 30,409	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 204,463	
Non-Capturable Millages	Millage Rate	IFT Millage																
JUVENILE HOME	0.1613	0.08065	\$ 302	\$ 305	\$ 308	\$ 192	\$ 194	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,301	
FIRE OPERATING	4.7500	4.75000	\$ 17,804	\$ 17,982	\$ 18,162	\$ 11,284	\$ 11,396	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 76,628	
FIRE CAPITAL	2.0000	2.00000	\$ 7,496	\$ 7,571	\$ 7,647	\$ 4,751	\$ 4,799	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 32,265	
SCHOOL DEBT	5.5000	2.7500	\$ 10,308	\$ 10,411	\$ 10,515	\$ 6,533	\$ 6,598	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 44,364	
Total Non-Capturable Taxes	12.4113	9.5807	\$ 35,910	\$ 36,270	\$ 36,632	\$ 22,759	\$ 22,986	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 154,557	
			Total	\$ 103,436	\$ 47,981	\$ 48,461	\$ 30,108	\$ 30,409	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 260,394	

Footnotes:
Table uses 2022 summer and winter millage rates

Tax Increment Revenue Capture Estimates Table 2Bi

Midlink Business Park

5200 E. Cork Development - Ad Valorem Tax Capture

With an New IFT

Comstock Charter Township, MI

September 2023

Estimated Taxable Value (TV) Increase Rate: 1%

	Plan Year	13	14	15	16	17	18	19	20	21	22	23	24	25	26	TOTAL
	Calendar Year	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	
	*Base Taxable Value	\$ 7,364,697	\$ 7,364,697	\$ 7,364,697	\$ 7,364,697	\$ 7,364,697	\$ 7,364,697	\$ 7,364,697	\$ 7,364,697	\$ 7,364,697	\$ 7,364,697	\$ 7,364,697	\$ 7,364,697	\$ 7,364,698	\$ 7,364,699	\$ -
	Estimated New TV	\$ 20,277,438	\$ 20,480,212	\$ 20,685,015	\$ 22,363,445	\$ 22,587,079	\$ 25,212,208	\$ 25,464,330	\$ 25,718,973	\$ 25,976,163	\$ 26,235,925	\$ 26,498,284	\$ 26,763,267	\$ 27,030,900	\$ 27,301,209	\$ -
	Schupan Frozen TV	\$ 43,889	\$ 43,889	\$ 43,889	\$ 43,889	\$ 43,889	\$ 43,889	\$ 43,889	\$ 43,889	\$ 43,889	\$ 43,889	\$ 43,889	\$ 43,889	\$ 43,889	\$ 43,889	\$ -
	Incremental Difference (New TV - Base TV)	\$ 12,956,630	\$ 13,159,404	\$ 13,364,207	\$ 15,042,637	\$ 15,266,271	\$ 17,891,400	\$ 18,143,522	\$ 18,398,165	\$ 18,655,355	\$ 18,915,117	\$ 19,177,476	\$ 19,442,459	\$ 19,710,091	\$ 19,980,399	\$ -
School Capture	Millage Rate															
STATE EDUCATION TAX (SET)	6.0000	\$ 77,740	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 77,740
SCHOOL OPERATING	17.8437	\$ 231,194	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 231,194
School Total	23.8437	\$ 308,934	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 308,934
Local Capture	Millage Rate															
CO PUBLIC SAFETY	1.4380	\$ 18,632	\$ 18,923	\$ 19,218	\$ 21,631	\$ 21,953	\$ 25,728	\$ 26,090	\$ 26,457	\$ 26,826	\$ 27,200	\$ 27,577	\$ 27,958	\$ 28,343	\$ 28,732	\$ 345,268
CO HOUSING FUND	0.7453	\$ 9,657	\$ 9,808	\$ 9,960	\$ 11,211	\$ 11,378	\$ 13,334	\$ 13,522	\$ 13,712	\$ 13,904	\$ 14,097	\$ 14,293	\$ 14,490	\$ 14,690	\$ 14,891	\$ 178,949
COUNTY SENIORS	0.3462	\$ 4,486	\$ 4,556	\$ 4,627	\$ 5,208	\$ 5,285	\$ 6,194	\$ 6,281	\$ 6,369	\$ 6,458	\$ 6,548	\$ 6,639	\$ 6,731	\$ 6,824	\$ 6,917	\$ 83,124
COUNTY 911	0.6459	\$ 8,369	\$ 8,500	\$ 8,632	\$ 9,716	\$ 9,860	\$ 11,556	\$ 11,719	\$ 11,883	\$ 12,049	\$ 12,217	\$ 12,387	\$ 12,558	\$ 12,731	\$ 12,905	\$ 155,083
CCTA	0.8956	\$ 11,604	\$ 11,786	\$ 11,969	\$ 13,472	\$ 13,672	\$ 16,024	\$ 16,249	\$ 16,477	\$ 16,708	\$ 16,940	\$ 17,175	\$ 17,413	\$ 17,652	\$ 17,894	\$ 215,036
KCTA	0.3110	\$ 4,030	\$ 4,093	\$ 4,156	\$ 4,678	\$ 4,748	\$ 5,564	\$ 5,643	\$ 5,722	\$ 5,802	\$ 5,883	\$ 5,964	\$ 6,047	\$ 6,130	\$ 6,214	\$ 74,672
KVCC	2.7802	\$ 36,022	\$ 36,586	\$ 37,155	\$ 41,822	\$ 42,443	\$ 49,742	\$ 50,443	\$ 51,151	\$ 51,866	\$ 52,588	\$ 53,317	\$ 54,054	\$ 54,798	\$ 55,550	\$ 667,535
TOWNSHIP	1.4500	\$ 18,787	\$ 19,081	\$ 19,378	\$ 21,812	\$ 22,136	\$ 25,943	\$ 26,308	\$ 26,677	\$ 27,050	\$ 27,427	\$ 27,807	\$ 28,192	\$ 28,580	\$ 28,972	\$ 348,150
LIBRARY - COMSTOCK	1.4733	\$ 19,089	\$ 19,388	\$ 19,689	\$ 22,162	\$ 22,492	\$ 26,359	\$ 26,731	\$ 27,106	\$ 27,485	\$ 27,868	\$ 28,254	\$ 28,645	\$ 29,039	\$ 29,437	\$ 353,744
SENIOR MILLAGE	1.0000	\$ 12,957	\$ 13,159	\$ 13,364	\$ 15,043	\$ 15,266	\$ 17,891	\$ 18,144	\$ 18,398	\$ 18,655	\$ 18,915	\$ 19,177	\$ 19,442	\$ 19,710	\$ 19,980	\$ 240,103
ROAD PATROL	0.6500	\$ 8,422	\$ 8,554	\$ 8,687	\$ 9,778	\$ 9,923	\$ 11,629	\$ 11,793	\$ 11,959	\$ 12,126	\$ 12,295	\$ 12,465	\$ 12,638	\$ 12,812	\$ 12,987	\$ 156,067
TOWNSHIP ROAD	1.0000	\$ 12,957	\$ 13,159	\$ 13,364	\$ 15,043	\$ 15,266	\$ 17,891	\$ 18,144	\$ 18,398	\$ 18,655	\$ 18,915	\$ 19,177	\$ 19,442	\$ 19,710	\$ 19,980	\$ 240,103
COUNTY OPERATING	4.6318	\$ 60,013	\$ 60,952	\$ 61,900	\$ 69,674	\$ 70,710	\$ 82,869	\$ 84,037	\$ 85,217	\$ 86,408	\$ 87,611	\$ 88,826	\$ 90,054	\$ 91,293	\$ 92,545	\$ 1,112,110
KRESA	6.9853	\$ 90,506	\$ 91,922	\$ 93,353	\$ 105,077	\$ 106,639	\$ 124,977	\$ 126,738	\$ 128,517	\$ 130,313	\$ 132,128	\$ 133,960	\$ 135,811	\$ 137,681	\$ 139,569	\$ 1,677,192
SINKING FUND	0.9958	\$ 12,902	\$ 13,104	\$ 13,308	\$ 14,979	\$ 15,202	\$ 17,816	\$ 18,067	\$ 18,321	\$ 18,577	\$ 18,836	\$ 19,097	\$ 19,361	\$ 19,627	\$ 19,896	\$ 239,095
Local Total	25.3484	\$ 328,430	\$ 333,570	\$ 338,761	\$ 381,307	\$ 386,976	\$ 453,518	\$ 459,909	\$ 466,364	\$ 472,883	\$ 479,468	\$ 486,118	\$ 492,835	\$ 499,619	\$ 506,471	\$ 6,086,230
Non-Capturable Millages	Millage Rate															
FIRE OPERATING	4.7500	\$ 61,544	\$ 62,507	\$ 63,480	\$ 71,453	\$ 72,515	\$ 84,984	\$ 86,182	\$ 87,391	\$ 88,613	\$ 89,847	\$ 91,093	\$ 92,352	\$ 93,623	\$ 94,907	\$ 1,140,490
FIRE CAPITAL	2.0000	\$ 25,913	\$ 26,319	\$ 26,728	\$ 30,085	\$ 30,533	\$ 35,783	\$ 36,287	\$ 36,796	\$ 37,311	\$ 37,830	\$ 38,355	\$ 38,885	\$ 39,420	\$ 39,961	\$ 480,206
JUVENILE HOME	0.1613	\$ 2,090	\$ 2,123	\$ 2,156	\$ 2,426	\$ 2,462	\$ 2,886	\$ 2,927	\$ 2,968	\$ 3,009	\$ 3,051	\$ 3,093	\$ 3,136	\$ 3,179	\$ 3,223	\$ 38,729
SCHOOL DEBT	5.5000	\$ 71,261	\$ 72,377	\$ 73,503	\$ 82,735	\$ 83,964	\$ 98,403	\$ 99,789	\$ 101,190	\$ 102,604	\$ 104,033	\$ 105,476	\$ 106,934	\$ 108,405	\$ 109,892	\$ 1,320,567
Total Non-Capturable Taxes	12.4113	\$ 160,809	\$ 163,325	\$ 165,867	\$ 186,699	\$ 189,474	\$ 222,056	\$ 225,185	\$ 228,345	\$ 231,537	\$ 234,761	\$ 238,017	\$ 241,306	\$ 244,628	\$ 247,983	\$ 2,979,992
Total		\$ 637,364	\$ 333,570	\$ 338,761	\$ 381,307	\$ 386,976	\$ 453,518	\$ 459,909	\$ 466,364	\$ 472,883	\$ 479,468	\$ 486,118	\$ 492,835	\$ 499,619	\$ 506,471	\$ 6,395,164

Footnotes:
Table uses 2022 summer and winter millage rates

Tax Increment Revenue Capture Estimates Table 2Bii

Midlink Business Park

5200 E. Cork Development - IFT Tax Capture

With a New IFT

Comstock Charter Township, MI

September 2023

Estimated Taxable Value (TV) Increase Rate: 1%

Plan Year	13	14	15	16	17	18	19	20	21	22	23	24	25	26	TOTAL
Calendar Year	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	
*Base Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
New Midlink Development	\$ -	\$ -	\$ -	\$ 6,500,000	\$ 6,565,000	\$ 6,630,650	\$ 6,696,957	\$ 6,763,926	\$ 6,831,565	\$ 6,899,881	\$ 6,968,880	\$ 7,038,569	\$ 7,108,954	\$ 7,180,044	
Parcel 210	\$ 2,305,640	\$ 2,328,696	\$ 2,351,983	\$ 2,375,503	\$ 2,399,258	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Parcel 115	\$ 1,442,584	\$ 1,457,010	\$ 1,471,580	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Incremental Difference (New TV - Base TV)	\$ 3,748,224	\$ 3,785,706	\$ 3,823,563	\$ 8,875,503	\$ 8,964,258	\$ 6,630,650	\$ 6,696,957	\$ 6,763,926	\$ 6,831,565	\$ 6,899,881	\$ 6,968,880	\$ 7,038,569	\$ 7,108,954	\$ 7,180,044	\$ -
School Capture	Millage Rate	IFT Millage													
STATE EDUCATION TAX (SET)	6.0000	6.0000	\$ 22,489	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,489
SCHOOL OPERATING	17.8437	8.9219	\$ 33,441	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33,441
School Total	23.8437	14.9219	\$ 55,930	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 55,930
Local Capture	Millage Rate	IFT Millage													
CO PUBLIC SAFETY	1.4380	0.71900	\$ 2,695	\$ 2,722	\$ 2,749	\$ 6,381	\$ 6,445	\$ 4,767	\$ 4,815	\$ 4,863	\$ 4,912	\$ 4,961	\$ 5,011	\$ 5,061	\$ 65,657
CO HOUSING FUND	0.7453	0.37265	\$ 1,397	\$ 1,411	\$ 1,425	\$ 3,307	\$ 3,341	\$ 2,471	\$ 2,496	\$ 2,521	\$ 2,546	\$ 2,571	\$ 2,597	\$ 2,623	\$ 34,029
COUNTY SENIORS	0.3462	0.17310	\$ 649	\$ 655	\$ 662	\$ 1,536	\$ 1,552	\$ 1,148	\$ 1,159	\$ 1,171	\$ 1,183	\$ 1,194	\$ 1,206	\$ 1,218	\$ 15,807
COUNTY 911	0.6459	0.32295	\$ 1,210	\$ 1,223	\$ 1,235	\$ 2,866	\$ 2,895	\$ 2,141	\$ 2,163	\$ 2,184	\$ 2,206	\$ 2,228	\$ 2,251	\$ 2,273	\$ 29,491
CCTA	0.8956	0.44780	\$ 1,678	\$ 1,695	\$ 1,712	\$ 3,974	\$ 4,014	\$ 2,969	\$ 2,999	\$ 3,029	\$ 3,059	\$ 3,090	\$ 3,121	\$ 3,152	\$ 40,892
KCTA	0.3110	0.15550	\$ 583	\$ 589	\$ 595	\$ 1,380	\$ 1,394	\$ 1,031	\$ 1,041	\$ 1,052	\$ 1,062	\$ 1,073	\$ 1,084	\$ 1,094	\$ 14,200
KVCC	2.7802	1.39010	\$ 5,210	\$ 5,263	\$ 5,315	\$ 12,338	\$ 12,461	\$ 9,217	\$ 9,309	\$ 9,403	\$ 9,497	\$ 9,592	\$ 9,687	\$ 9,784	\$ 126,939
TOWNSHIP	1.4500	0.72500	\$ 2,717	\$ 2,745	\$ 2,772	\$ 6,435	\$ 6,499	\$ 4,807	\$ 4,855	\$ 4,904	\$ 4,953	\$ 5,002	\$ 5,052	\$ 5,103	\$ 66,205
LIBRARY - COMSTOCK	1.4733	0.73665	\$ 2,761	\$ 2,789	\$ 2,817	\$ 6,538	\$ 6,604	\$ 4,884	\$ 4,933	\$ 4,983	\$ 5,032	\$ 5,083	\$ 5,134	\$ 5,185	\$ 67,268
SENIOR MILLAGE	1.0000	0.50000	\$ 1,874	\$ 1,893	\$ 1,912	\$ 4,438	\$ 4,482	\$ 3,315	\$ 3,348	\$ 3,382	\$ 3,416	\$ 3,450	\$ 3,484	\$ 3,519	\$ 45,658
ROAD PATROL	0.6500	0.32500	\$ 1,218	\$ 1,230	\$ 1,243	\$ 2,885	\$ 2,913	\$ 2,155	\$ 2,177	\$ 2,198	\$ 2,220	\$ 2,242	\$ 2,265	\$ 2,288	\$ 29,678
TOWNSHIP ROAD	1.0000	0.50000	\$ 1,874	\$ 1,893	\$ 1,912	\$ 4,438	\$ 4,482	\$ 3,315	\$ 3,348	\$ 3,382	\$ 3,416	\$ 3,450	\$ 3,484	\$ 3,519	\$ 45,658
COUNTY OPERATING	4.6318	2.31590	\$ 8,681	\$ 8,767	\$ 8,855	\$ 20,555	\$ 20,760	\$ 15,356	\$ 15,509	\$ 15,665	\$ 15,821	\$ 15,979	\$ 16,139	\$ 16,301	\$ 211,480
KRESA	6.9853	3.49265	\$ 13,091	\$ 13,222	\$ 13,354	\$ 30,999	\$ 31,309	\$ 23,159	\$ 23,390	\$ 23,624	\$ 23,860	\$ 24,099	\$ 24,340	\$ 24,583	\$ 318,937
SINKING FUND	0.9958	0.4979	\$ 1,866	\$ 1,885	\$ 1,904	\$ 4,419	\$ 4,463	\$ 3,301	\$ 3,334	\$ 3,368	\$ 3,401	\$ 3,435	\$ 3,470	\$ 3,505	\$ 45,467
Local Total	25.3484	12.6742	\$ 47,506	\$ 47,981	\$ 48,461	\$ 112,490	\$ 113,615	\$ 84,038	\$ 84,879	\$ 85,727	\$ 86,585	\$ 87,450	\$ 88,325	\$ 89,208	\$ 1,157,366
Non-Capturable Millages	Millage Rate	IFT Millage													
JUVENILE HOME	0.1613	0.08065	\$ 302	\$ 305	\$ 308	\$ 716	\$ 723	\$ 535	\$ 540	\$ 546	\$ 551	\$ 556	\$ 562	\$ 568	\$ 7,365
FIRE OPERATING	4.7500	4.75000	\$ 17,804	\$ 17,982	\$ 18,162	\$ 42,159	\$ 42,580	\$ 31,496	\$ 31,811	\$ 32,129	\$ 32,450	\$ 32,774	\$ 33,102	\$ 33,433	\$ 433,754
FIRE CAPITAL	2.0000	2.00000	\$ 7,496	\$ 7,571	\$ 7,647	\$ 17,751	\$ 17,929	\$ 13,261	\$ 13,394	\$ 13,528	\$ 13,663	\$ 13,800	\$ 13,938	\$ 14,077	\$ 182,633
SCHOOL DEBT	5.5000	2.7500	\$ 10,308	\$ 10,411	\$ 10,515	\$ 24,408	\$ 24,652	\$ 18,234	\$ 18,417	\$ 18,601	\$ 18,787	\$ 18,975	\$ 19,164	\$ 19,356	\$ 251,121
Total Non-Capturable Taxes	12.4113	9.5807	\$ 35,910	\$ 36,270	\$ 36,632	\$ 85,033	\$ 85,883	\$ 63,526	\$ 64,161	\$ 64,803	\$ 65,451	\$ 66,105	\$ 66,766	\$ 67,434	\$ 874,873
Total	\$ 103,436	\$ 47,981	\$ 48,461	\$ 112,490	\$ 113,615	\$ 84,038	\$ 84,879	\$ 85,727	\$ 86,585	\$ 87,450	\$ 88,325	\$ 89,208	\$ 90,100	\$ 91,001	\$ 1,213,296

Footnotes:
Table uses 2022 summer and winter millage rates

Tax Increment Revenue Capture Estimates Table 2C

Midlink Business Park

Schupan Development - Without an IFT

Comstock Charter Township, MI

September 2023

Estimated Taxable Value (TV) Increase Rate: 1%																						
	Plan Year	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	TOTAL		
	Calendar Year	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040			
	*Base Taxable Value	\$ 43,889	\$ 43,889	\$ 43,889	\$ 43,889	\$ 43,889	\$ 43,889	\$ 43,889	\$ 43,889	\$ 43,889	\$ 43,889	\$ 43,889	\$ 43,889	\$ 43,889	\$ 43,889	\$ 43,889	\$ 43,889	\$ 43,889	\$ 43,889	\$ -		
	Estimated New TV	\$ 43,889	\$ 2,525,000	\$ 5,050,000	\$ 5,100,500	\$ 5,151,505	\$ 5,203,020	\$ 5,255,050	\$ 5,307,601	\$ 5,360,677	\$ 5,414,284	\$ 5,468,426	\$ 5,523,111	\$ 5,578,342	\$ 5,634,125	\$ 5,690,466	\$ 5,747,371	\$ 5,804,845	\$ 5,862,893			
	Incremental Difference (New TV - Base TV)	\$ -	\$ 2,481,111	\$ 5,006,111	\$ 5,056,611	\$ 5,107,616	\$ 5,159,131	\$ 5,211,161	\$ 5,263,712	\$ 5,316,788	\$ 5,370,395	\$ 5,424,537	\$ 5,479,222	\$ 5,534,453	\$ 5,590,236	\$ 5,646,577	\$ 5,703,482	\$ 5,760,956	\$ 5,819,004	\$ -		
School Capture		Millage Rate																				
	STATE EDUCATION TAX (SET)	6.0000	\$ -	\$ 14,887	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,887		
	SCHOOL OPERATING	17.8437	\$ -	\$ 44,272	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 44,272		
	School Total	23.8437	\$ -	\$ 59,159	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 59,159		
Local Capture		Millage Rate																				
	CO PUBLIC SAFETY	1.4380	\$ -	\$ 3,568	\$ 7,199	\$ 7,271	\$ 7,345	\$ 7,419	\$ 7,494	\$ 7,569	\$ 7,646	\$ 7,723	\$ 7,800	\$ 7,879	\$ 7,959	\$ 8,039	\$ 8,120	\$ 8,202	\$ 8,284	\$ 8,368		
	CO HOUSING FUND	0.7453	\$ -	\$ 1,849	\$ 3,731	\$ 3,769	\$ 3,807	\$ 3,845	\$ 3,884	\$ 3,923	\$ 3,963	\$ 4,003	\$ 4,043	\$ 4,084	\$ 4,125	\$ 4,166	\$ 4,208	\$ 4,251	\$ 4,294	\$ 4,337		
	COUNTY SENIORS	0.3462	\$ -	\$ 859	\$ 1,733	\$ 1,751	\$ 1,768	\$ 1,786	\$ 1,804	\$ 1,822	\$ 1,841	\$ 1,859	\$ 1,878	\$ 1,897	\$ 1,916	\$ 1,935	\$ 1,955	\$ 1,975	\$ 1,994	\$ 2,015		
	COUNTY 911	0.6459	\$ -	\$ 1,603	\$ 3,233	\$ 3,266	\$ 3,299	\$ 3,332	\$ 3,366	\$ 3,400	\$ 3,434	\$ 3,469	\$ 3,504	\$ 3,539	\$ 3,575	\$ 3,611	\$ 3,647	\$ 3,684	\$ 3,721	\$ 3,758		
	CCTA	0.8956	\$ -	\$ 2,222	\$ 4,483	\$ 4,529	\$ 4,574	\$ 4,621	\$ 4,667	\$ 4,714	\$ 4,762	\$ 4,810	\$ 4,858	\$ 4,907	\$ 4,957	\$ 5,007	\$ 5,057	\$ 5,108	\$ 5,160	\$ 5,212		
	KCTA	0.3110	\$ -	\$ 772	\$ 1,557	\$ 1,573	\$ 1,588	\$ 1,604	\$ 1,621	\$ 1,637	\$ 1,654	\$ 1,670	\$ 1,687	\$ 1,704	\$ 1,721	\$ 1,739	\$ 1,756	\$ 1,774	\$ 1,792	\$ 1,810		
	KVCC	2.7802	\$ -	\$ 6,898	\$ 13,918	\$ 14,058	\$ 14,200	\$ 14,343	\$ 14,488	\$ 14,634	\$ 14,782	\$ 14,931	\$ 15,081	\$ 15,233	\$ 15,387	\$ 15,542	\$ 15,699	\$ 15,857	\$ 16,017	\$ 16,178		
	TOWNSHIP	1.4500	\$ -	\$ 3,598	\$ 7,259	\$ 7,332	\$ 7,406	\$ 7,481	\$ 7,556	\$ 7,632	\$ 7,709	\$ 7,787	\$ 7,866	\$ 7,945	\$ 8,025	\$ 8,106	\$ 8,188	\$ 8,270	\$ 8,353	\$ 8,438		
	LIBRARY - COMSTOCK	1.4733	\$ -	\$ 3,655	\$ 7,376	\$ 7,450	\$ 7,525	\$ 7,601	\$ 7,678	\$ 7,755	\$ 7,833	\$ 7,912	\$ 7,992	\$ 8,073	\$ 8,154	\$ 8,236	\$ 8,319	\$ 8,403	\$ 8,488	\$ 8,573		
	SENIOR MILLAGE	1.0000	\$ -	\$ 2,481	\$ 5,006	\$ 5,057	\$ 5,108	\$ 5,159	\$ 5,211	\$ 5,264	\$ 5,317	\$ 5,370	\$ 5,425	\$ 5,479	\$ 5,534	\$ 5,590	\$ 5,647	\$ 5,703	\$ 5,761	\$ 5,819		
	ROAD PATROL	0.6500	\$ -	\$ 1,613	\$ 3,254	\$ 3,287	\$ 3,320	\$ 3,353	\$ 3,387	\$ 3,421	\$ 3,456	\$ 3,491	\$ 3,526	\$ 3,561	\$ 3,597	\$ 3,634	\$ 3,670	\$ 3,707	\$ 3,745	\$ 3,782		
	TOWNSHIP ROAD	1.0000	\$ -	\$ 2,481	\$ 5,006	\$ 5,057	\$ 5,108	\$ 5,159	\$ 5,211	\$ 5,264	\$ 5,317	\$ 5,370	\$ 5,425	\$ 5,479	\$ 5,534	\$ 5,590	\$ 5,647	\$ 5,703	\$ 5,761	\$ 5,819		
	COUNTY OPERATING	4.6318	\$ -	\$ 11,492	\$ 23,187	\$ 23,421	\$ 23,657	\$ 23,896	\$ 24,137	\$ 24,380	\$ 24,626	\$ 24,875	\$ 25,125	\$ 25,379	\$ 25,634	\$ 25,893	\$ 26,154	\$ 26,417	\$ 26,684	\$ 26,952		
	KRESA	6.9853	\$ -	\$ 17,331	\$ 34,969	\$ 35,322	\$ 35,678	\$ 36,038	\$ 36,402	\$ 36,769	\$ 37,139	\$ 37,514	\$ 37,892	\$ 38,274	\$ 38,660	\$ 39,049	\$ 39,443	\$ 39,841	\$ 40,242	\$ 40,647		
	SINKING FUND	0.9958	\$ -	\$ 2,471	\$ 4,985	\$ 5,035	\$ 5,086	\$ 5,137	\$ 5,189	\$ 5,242	\$ 5,294	\$ 5,348	\$ 5,402	\$ 5,456	\$ 5,511	\$ 5,567	\$ 5,623	\$ 5,680	\$ 5,737	\$ 5,795		
	Local Total	25.3484	\$ -	\$ 62,892	\$ 126,897	\$ 128,177	\$ 129,470	\$ 130,776	\$ 132,095	\$ 133,427	\$ 134,772	\$ 136,131	\$ 137,503	\$ 138,890	\$ 140,290	\$ 141,704	\$ 143,132	\$ 144,574	\$ 146,031	\$ 147,502		
Non-Capturable Millages		Millage Rate																				
	JUVENILE HOME	0.1613	\$ -	\$ 400	\$ 807	\$ 816	\$ 824	\$ 832	\$ 841	\$ 849	\$ 858	\$ 866	\$ 875	\$ 884	\$ 893	\$ 902	\$ 911	\$ 920	\$ 929	\$ 939		
	FIRE OPERATING	4.7500	\$ -	\$ 11,785	\$ 23,779	\$ 24,019	\$ 24,261	\$ 24,506	\$ 24,753	\$ 25,003	\$ 25,255	\$ 25,509	\$ 25,767	\$ 26,026	\$ 26,289	\$ 26,554	\$ 26,821	\$ 27,092	\$ 27,365	\$ 27,640		
	FIRE CAPITAL	2.0000	\$ -	\$ 4,962	\$ 10,012	\$ 10,113	\$ 10,215	\$ 10,318	\$ 10,422	\$ 10,527	\$ 10,634	\$ 10,741	\$ 10,849	\$ 10,958	\$ 11,069	\$ 11,180	\$ 11,293	\$ 11,407	\$ 11,522	\$ 11,638		
	SCHOOL DEBT	5.5000	\$ -	\$ 13,646	\$ 27,534	\$ 27,811	\$ 28,092	\$ 28,375	\$ 28,661	\$ 28,950	\$ 29,242	\$ 29,537	\$ 29,835	\$ 30,136	\$ 30,439	\$ 30,746	\$ 31,056	\$ 31,369	\$ 31,685	\$ 32,005		
	Total Non-Capturable Taxes	12.4113	\$ -	\$ 30,794	\$ 62,132	\$ 62,759	\$ 63,392	\$ 64,032	\$ 64,677	\$ 65,330	\$ 65,988	\$ 66,654	\$ 67,326	\$ 68,004	\$ 68,690	\$ 69,382	\$ 70,081	\$ 70,788	\$ 71,501	\$ 72,221		
Total		\$ -	\$ 122,051	\$ 126,897	\$ 128,177	\$ 129,470	\$ 130,776	\$ 132,095	\$ 133,427	\$ 134,772	\$ 136,131	\$ 137,503	\$ 138,890	\$ 140,290	\$ 141,704	\$ 143,132	\$ 144,574	\$ 146,031	\$ 147,502	\$ 2,313,420		

Footnotes:
Table uses 2022 summer and winter millage rates

Tax Increment Revenue Capture Estimates Table 2D

Midlink Business Park

Schupan Development - With an IFT

Comstock Charter Township, MI

September 2023

Estimated Taxable Value (TV) Increase Rate:		1%																			
Plan Year	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	TOTAL		
Calendar Year	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040			
*Base Taxable Value	\$ 43,889	\$ 43,889	\$ 43,889	\$ 43,889	\$ 43,889	\$ 43,889	\$ 43,889	\$ 43,889	\$ 43,889	\$ 43,889	\$ 43,889	\$ 43,889	\$ 43,889	\$ 43,889	\$ 43,889	\$ 43,889	\$ 43,889	\$ 43,889	\$ -		
Estimated New TV	\$ 43,889	\$ 2,525,000	\$ 5,050,000	\$ 5,100,500	\$ 5,151,505	\$ 5,203,020	\$ 5,255,050	\$ 5,307,601	\$ 5,360,677	\$ 5,414,284	\$ 5,468,426	\$ 5,523,111	\$ 5,578,342	\$ 5,634,125	\$ 5,690,466	\$ 5,747,371	\$ 5,804,845	\$ 5,862,893			
Incremental Difference (New TV - Base TV)	\$ -	\$ 2,481,111	\$ 5,006,111	\$ 5,056,611	\$ 5,107,616	\$ 5,159,131	\$ 5,211,161	\$ 5,263,712	\$ 5,316,788	\$ 5,370,395	\$ 5,424,537	\$ 5,479,222	\$ 5,534,453	\$ 5,590,236	\$ 5,646,577	\$ 5,703,482	\$ 5,760,956	\$ 5,819,004	\$ -		
School Capture	Millage Rate	IFT Millage																			
STATE EDUCATION TAX (SET)	6.0000	6.0000	\$ -	\$ 14,887	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,887		
SCHOOL OPERATING	17.8437	8.9219	\$ -	\$ 22,136	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,136		
School Total	23.8437	14.9219	\$ -	\$ 37,023	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37,023		
Local Capture	Millage Rate	IFT Millage																			
CO PUBLIC SAFETY	1.4380	0.71900	\$ -	\$ 1,784	\$ 3,599	\$ 3,636	\$ 3,672	\$ 3,709	\$ 3,747	\$ 3,785	\$ 3,823	\$ 3,861	\$ 3,900	\$ 3,940	\$ 3,979	\$ 8,039	\$ 8,120	\$ 8,202	\$ 8,284	\$ 8,368	\$ 84,448
CO HOUSING FUND	0.7453	0.37265	\$ -	\$ 925	\$ 1,866	\$ 1,884	\$ 1,903	\$ 1,923	\$ 1,942	\$ 1,962	\$ 1,981	\$ 2,001	\$ 2,021	\$ 2,042	\$ 2,062	\$ 4,166	\$ 4,208	\$ 4,251	\$ 4,294	\$ 4,337	\$ 43,768
COUNTY SENIORS	0.3462	0.17310	\$ -	\$ 429	\$ 867	\$ 875	\$ 884	\$ 893	\$ 902	\$ 911	\$ 920	\$ 930	\$ 939	\$ 948	\$ 958	\$ 1,935	\$ 1,955	\$ 1,975	\$ 1,994	\$ 2,015	\$ 20,331
COUNTY 911	0.6459	0.32295	\$ -	\$ 801	\$ 1,617	\$ 1,633	\$ 1,650	\$ 1,666	\$ 1,683	\$ 1,700	\$ 1,717	\$ 1,734	\$ 1,752	\$ 1,770	\$ 1,787	\$ 3,611	\$ 3,647	\$ 3,684	\$ 3,721	\$ 3,758	\$ 37,931
CCTA	0.8956	0.44780	\$ -	\$ 1,111	\$ 2,242	\$ 2,264	\$ 2,287	\$ 2,310	\$ 2,334	\$ 2,357	\$ 2,381	\$ 2,405	\$ 2,429	\$ 2,454	\$ 2,478	\$ 5,007	\$ 5,057	\$ 5,108	\$ 5,160	\$ 5,212	\$ 52,595
KCTA	0.3110	0.15550	\$ -	\$ 386	\$ 778	\$ 786	\$ 794	\$ 802	\$ 810	\$ 819	\$ 827	\$ 835	\$ 844	\$ 852	\$ 861	\$ 1,739	\$ 1,756	\$ 1,774	\$ 1,792	\$ 1,810	\$ 18,264
KVCC	2.7802	1.39010	\$ -	\$ 3,449	\$ 6,959	\$ 7,029	\$ 7,100	\$ 7,172	\$ 7,244	\$ 7,317	\$ 7,391	\$ 7,465	\$ 7,541	\$ 7,617	\$ 7,693	\$ 15,542	\$ 15,699	\$ 15,857	\$ 16,017	\$ 16,178	\$ 163,269
TOWNSHIP	1.4500	0.72500	\$ -	\$ 1,799	\$ 3,629	\$ 3,666	\$ 3,703	\$ 3,740	\$ 3,778	\$ 3,816	\$ 3,855	\$ 3,894	\$ 3,933	\$ 3,972	\$ 4,012	\$ 8,106	\$ 8,188	\$ 8,270	\$ 8,353	\$ 8,438	\$ 85,152
LIBRARY - COMSTOCK	1.4733	0.73665	\$ -	\$ 1,828	\$ 3,688	\$ 3,725	\$ 3,763	\$ 3,800	\$ 3,839	\$ 3,878	\$ 3,917	\$ 3,956	\$ 3,996	\$ 4,036	\$ 4,077	\$ 8,236	\$ 8,319	\$ 8,403	\$ 8,488	\$ 8,573	\$ 86,521
SENIOR MILLAGE	1.0000	0.50000	\$ -	\$ 1,241	\$ 2,503	\$ 2,528	\$ 2,554	\$ 2,580	\$ 2,606	\$ 2,632	\$ 2,658	\$ 2,685	\$ 2,712	\$ 2,740	\$ 2,767	\$ 5,590	\$ 5,647	\$ 5,703	\$ 5,761	\$ 5,819	\$ 58,726
ROAD PATROL	0.6500	0.32500	\$ -	\$ 806	\$ 1,627	\$ 1,643	\$ 1,660	\$ 1,677	\$ 1,694	\$ 1,711	\$ 1,728	\$ 1,745	\$ 1,763	\$ 1,781	\$ 1,799	\$ 3,634	\$ 3,670	\$ 3,707	\$ 3,745	\$ 3,782	\$ 38,172
TOWNSHIP ROAD	1.0000	0.50000	\$ -	\$ 1,241	\$ 2,503	\$ 2,528	\$ 2,554	\$ 2,580	\$ 2,606	\$ 2,632	\$ 2,658	\$ 2,685	\$ 2,712	\$ 2,740	\$ 2,767	\$ 5,590	\$ 5,647	\$ 5,703	\$ 5,761	\$ 5,819	\$ 58,726
COUNTY OPERATING	4.6318	2.31590	\$ -	\$ 5,746	\$ 11,594	\$ 11,711	\$ 11,829	\$ 11,948	\$ 12,069	\$ 12,190	\$ 12,313	\$ 12,437	\$ 12,563	\$ 12,689	\$ 12,817	\$ 25,893	\$ 26,154	\$ 26,417	\$ 26,684	\$ 26,952	\$ 272,006
KRESA	6.9853	3.49265	\$ -	\$ 8,666	\$ 17,485	\$ 17,661	\$ 17,839	\$ 18,019	\$ 18,201	\$ 18,384	\$ 18,570	\$ 18,757	\$ 18,946	\$ 19,137	\$ 19,330	\$ 39,049	\$ 39,443	\$ 39,841	\$ 40,242	\$ 40,647	\$ 410,216
SINKING FUND	0.9958	0.4979	\$ -	\$ 1,235	\$ 2,493	\$ 2,518	\$ 2,543	\$ 2,569	\$ 2,595	\$ 2,621	\$ 2,647	\$ 2,674	\$ 2,701	\$ 2,728	\$ 2,756	\$ 5,567	\$ 5,623	\$ 5,680	\$ 5,737	\$ 5,795	\$ 58,479
Local Total	25.3484	12.6742	\$ -	\$ 31,446	\$ 63,448	\$ 64,088	\$ 64,735	\$ 65,388	\$ 66,047	\$ 66,713	\$ 67,386	\$ 68,065	\$ 68,752	\$ 69,445	\$ 70,145	\$ 141,704	\$ 143,132	\$ 144,574	\$ 146,031	\$ 147,502	\$ 1,488,602
Non-Capturable Millages	Millage Rate	IFT Millage																			
FIRE OPERATING	4.7500	4.75000	\$ -	\$ 11,785	\$ 23,779	\$ 24,019	\$ 24,261	\$ 24,506	\$ 24,753	\$ 25,003	\$ 25,255	\$ 25,509	\$ 25,767	\$ 26,026	\$ 26,289	\$ 26,554	\$ 26,821	\$ 27,092	\$ 27,365	\$ 27,640	\$ 422,423
FIRE CAPITAL	2.0000	2.00000	\$ -	\$ 4,962	\$ 10,012	\$ 10,113	\$ 10,215	\$ 10,318	\$ 10,422	\$ 10,527	\$ 10,634	\$ 10,741	\$ 10,849	\$ 10,958	\$ 11,069	\$ 11,180	\$ 11,293	\$ 11,407	\$ 11,522	\$ 11,638	\$ 177,862
JUVENILE HOME	0.1613	0.08065	\$ -	\$ 200	\$ 404	\$ 408	\$ 412	\$ 416	\$ 420	\$ 425	\$ 429	\$ 433	\$ 437	\$ 442	\$ 446	\$ 902	\$ 911	\$ 920	\$ 929	\$ 939	\$ 9,472
SCHOOL DEBT	5.5000	2.7500	\$ -	\$ 6,823	\$ 13,767	\$ 13,906	\$ 14,046	\$ 14,188	\$ 14,331	\$ 14,475	\$ 14,621	\$ 14,769	\$ 14,917	\$ 15,068	\$ 15,220	\$ 30,746	\$ 31,056	\$ 31,369	\$ 31,685	\$ 32,005	\$ 322,991
Total Non-Capturable Taxes	12.4113	9.5807	\$ -	\$ 23,771	\$ 47,962	\$ 48,446	\$ 48,934	\$ 49,428	\$ 49,926	\$ 50,430	\$ 50,938	\$ 51,452	\$ 51,971	\$ 52,495	\$ 53,024	\$ 69,382	\$ 70,081	\$ 70,788	\$ 71,501	\$ 72,221	\$ 932,749
Total			\$ -	\$ 68,469	\$ 63,448	\$ 64,088	\$ 64,735	\$ 65,388	\$ 66,047	\$ 66,713	\$ 67,386	\$ 68,065	\$ 68,752	\$ 69,445	\$ 70,145	\$ 141,704	\$ 143,132	\$ 144,574	\$ 146,031	\$ 147,502	\$ 1,525,625
Footnotes:																					
Table uses 2022 summer and winter millage rates																					

Tax Increment Revenue Reimbursement Table 3A
Midlink Business Park
5200 E. Cork Development - Without a New IFT
Comstock Charter Township, MI
September 2023

Developer Maximum Reimbursement	Proportionality	School and Local Taxes	Local-Only Taxes	Total
State	48.5%	\$ 153,444	\$ -	\$ 153,444
Local	51.5%	\$ 163,128	\$ 3,609,034	\$ 3,772,162
TOTAL				
EGLE	58.3%	\$ 316,572	\$ 1,971,318	\$ 2,287,890
MSF	41.7%	\$ -	\$ 1,637,716	\$ 1,637,716

Estimated Total Years of Plan:	25
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Estimated Capture	\$ 7,814,913
Administrative Fees	\$ 750,802
State Brownfield Redevelopment Fund	\$ -
Local Brownfield Revolving Fund	\$ 3,138,505

YEARS	13	14	15	16	17	18	19	20	21	22	23	24	25	TOTAL
Total State Incremental Revenue	\$ 364,864	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 364,864
State Brownfield Redevelopment Fund (50% of SET)*	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State TIR Available for Reimbursement	\$ 364,864	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 364,864
Total Local Incremental Revenue	\$ 375,936	\$ 381,551	\$ 387,222	\$ 576,179	\$ 583,796	\$ 621,595	\$ 629,666	\$ 637,819	\$ 646,053	\$ 654,369	\$ 662,768	\$ 671,252	\$ 679,820	\$ 7,508,025
BRA Administrative Fee (10%)	\$ 37,594	\$ 38,155	\$ 38,722	\$ 57,618	\$ 58,380	\$ 62,159	\$ 62,967	\$ 63,782	\$ 64,605	\$ 65,437	\$ 66,277	\$ 67,125	\$ 67,982	\$ 750,802
Local TIR Available for Reimbursement	\$ 338,342	\$ 343,396	\$ 348,500	\$ 518,561	\$ 525,417	\$ 559,435	\$ 566,700	\$ 574,037	\$ 581,447	\$ 588,932	\$ 596,491	\$ 604,127	\$ 611,838	\$ 6,757,222
Total State & Local TIR Available	\$ 703,206	\$ 343,396	\$ 348,500	\$ 518,561	\$ 525,417	\$ 559,435	\$ 566,700	\$ 574,037	\$ 581,447	\$ 588,932	\$ 596,491	\$ 604,127	\$ 611,838	\$ 7,122,087
5200 E CORK	Beginning Balance													
Reimbursement Balance	\$ 2,814,016	\$ 2,814,016	\$ 2,351,444	\$ 2,008,048	\$ 1,659,549	\$ 1,140,988	\$ 615,571	\$ 56,135	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
EGLE Environmental Costs	\$ 256,300	\$ 256,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Reimbursement	\$ 124,230	\$ 124,230	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 124,230
Local Tax Reimbursement	\$ 132,070	\$ 132,070	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 132,070
Total EGLE Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 256,300
Local Only Costs	\$ 2,557,716	\$ 2,557,716	\$ 2,351,444	\$ 2,008,048	\$ 1,659,549	\$ 1,140,988	\$ 615,571	\$ 56,135	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ 2,557,716	\$ 206,272	\$ 343,396	\$ 348,500	\$ 518,561	\$ 525,417	\$ 559,435	\$ 56,135	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,557,716
Total Local Reimbursement Balance	\$ 2,351,444	\$ 2,008,048	\$ 1,659,549	\$ 1,140,988	\$ 615,571	\$ 56,135	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,557,716
Total Annual Developer Reimbursement	\$ 462,572	\$ 343,396	\$ 348,500	\$ 518,561	\$ 525,417	\$ 559,435	\$ 56,135	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,814,016
FUTURE DEVELOPER**	Beginning Balance													
Reimbursement Balance	\$ 1,111,590	\$ 1,111,590	\$ 1,082,376	\$ 1,082,376	\$ 1,082,376	\$ 1,082,376	\$ 1,082,376	\$ 1,082,376	\$ 571,811	\$ -	\$ -	\$ -	\$ -	\$ -
EGLE Environmental Costs	\$ 60,272	\$ 60,272	\$ 31,058	\$ 31,058	\$ 31,058	\$ 31,058	\$ 31,058	\$ 31,058	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Reimbursement	\$ 29,214	\$ 29,214	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29,214
Local Tax Reimbursement	\$ 31,058	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31,058	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31,058
Total EGLE Reimbursement Balance	\$ 31,058	\$ 31,058	\$ 31,058	\$ 31,058	\$ 31,058	\$ 31,058	\$ 31,058	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60,272
Local Only Costs	\$ 1,051,318	\$ 1,051,318	\$ 1,051,318	\$ 1,051,318	\$ 1,051,318	\$ 1,051,318	\$ 1,051,318	\$ 1,051,318	\$ 571,811	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ 1,051,318	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 479,506	\$ 571,811	\$ -	\$ -	\$ -	\$ -	\$ 1,051,318
Total Local Reimbursement Balance	\$ 1,051,318	\$ 1,051,318	\$ 1,051,318	\$ 1,051,318	\$ 1,051,318	\$ 1,051,318	\$ 1,051,318	\$ 571,811	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,051,318
Total Annual Developer Reimbursement	\$ 29,214	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 510,564	\$ 571,811	\$ -	\$ -	\$ -	\$ -	\$ 1,111,590
LOCAL BROWNFIELD REVOLVING FUND														
LBRF Deposits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,138,505
State Tax Capture	\$ 153,444	\$ 153,444	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 153,444
Local Tax Capture	\$ 6,560,838	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,225	\$ 581,447	\$ 588,932	\$ 596,491	\$ 604,127	\$ 2,985,061
Total LBRF Capture														
To be returned to the Taxing Jurisdictions:	\$ 57,976													

Footnotes:
*Brownfield Plan was approved in 2008, prior to the Act 381 Statute amendment requiring 50% of SET to be paid to the SBRF.
**Of the \$6,067,254 environmental activities (including contingency and BF Plan costs) included through Amendment #3, approx. \$4,029,364 has been reimbursed. \$926,300 is estimated to be incurred by 5200 E Cork. The remaining \$1,111,590 may be incurred by future developments.
In year 13, excess school tax capture will be returned to the taxing jurisdictions.
Proportionality uses 2022 millages
The LBRF total includes the remaining balance that can be captured from the original Plan (3rd amendment) and future anticipated activities.
Up to five years of capture for LBRF Deposits after eligible activities are reimbursed. May be taken from EGLE & Local TIR only.
The Reimbursement Table does not include historic tax capture. Tax capture was initiated in 2011.

Tax Increment Revenue Reimbursement Table 3B
Midlink Business Park
5200 E. Cork Development - With a New IFT
Comstock Charter Township, MI
September 2023

Developer Maximum Reimbursement	Proportionality	School and Local Taxes	Local-Only Taxes	Total
State	48.5%	\$ 153,444	\$ -	\$ 153,444
Local	51.5%	\$ 163,128	\$ 3,609,034	\$ 3,772,162
TOTAL				
EGLE	58.3%	\$ 316,572	\$ 1,971,318	\$ 2,287,890
MSF	41.7%	\$ -	\$ 1,637,716	\$ 1,637,716

Estimated Total Years of Plan:	26
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Estimated Capture	\$ 7,550,485
Administrative Fees	\$ 724,360
State Brownfield Redevelopment Fund	\$ -
Local Brownfield Revolving Fund	\$ 2,900,519

YEARS		13	14	15	16	17	18	19	20	21	22	23	24	25	26	TOTAL
		2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	
Total State Incremental Revenue		\$ 364,864	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 364,864
State Brownfield Redevelopment Fund (50% of SET)*		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State TIR Available for Reimbursement		\$ 364,864	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 364,864
Total Local Incremental Revenue		\$ 375,936	\$ 381,551	\$ 387,222	\$ 493,797	\$ 500,590	\$ 537,557	\$ 544,788	\$ 552,091	\$ 559,468	\$ 566,918	\$ 574,443	\$ 582,043	\$ 589,720	\$ 597,472	\$ 7,243,596
BRA Administrative Fee (10%)		\$ 37,594	\$ 38,155	\$ 38,722	\$ 49,380	\$ 50,059	\$ 53,756	\$ 54,479	\$ 55,209	\$ 55,947	\$ 56,692	\$ 57,444	\$ 58,204	\$ 58,972	\$ 59,747	\$ 724,360
Local TIR Available for Reimbursement		\$ 338,342	\$ 343,396	\$ 348,500	\$ 444,417	\$ 450,531	\$ 483,801	\$ 490,309	\$ 496,882	\$ 503,521	\$ 510,227	\$ 516,999	\$ 523,839	\$ 530,748	\$ 537,725	\$ 6,519,236
Total State & Local TIR Available		\$ 703,206	\$ 343,396	\$ 348,500	\$ 444,417	\$ 450,531	\$ 483,801	\$ 490,309	\$ 496,882	\$ 503,521	\$ 510,227	\$ 516,999	\$ 523,839	\$ 530,748	\$ 537,725	\$ 6,884,101
5200 E CORK	Beginning Balance															
Reimbursement Balance		\$ 2,814,016	\$ 2,814,016	\$ 2,351,444	\$ 2,008,048	\$ 1,659,549	\$ 1,215,132	\$ 764,600	\$ 280,799	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
EGLE Environmental Costs	\$ 256,300	\$ 256,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Reimbursement	\$ 124,230	\$ 124,230	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 124,230
Local Tax Reimbursement	\$ 132,070	\$ 132,070	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 132,070
Total EGLE Reimbursement Balance		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 256,300
Local Only Costs	\$ 2,557,716	\$ 2,557,716	\$ 2,351,444	\$ 2,008,048	\$ 1,659,549	\$ 1,215,132	\$ 764,600	\$ 280,799	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ 2,557,716	\$ 206,272	\$ 343,396	\$ 348,500	\$ 444,417	\$ 450,531	\$ 483,801	\$ 280,799	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,557,716
Total Local Reimbursement Balance		\$ 2,351,444	\$ 2,008,048	\$ 1,659,549	\$ 1,215,132	\$ 764,600	\$ 280,799	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,557,716
Total Annual Developer Reimbursement		\$ 462,572	\$ 343,396	\$ 348,500	\$ 444,417	\$ 450,531	\$ 483,801	\$ 280,799	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,814,016
FUTURE DEVELOPER**	Beginning Balance															
Reimbursement Balance		\$ 1,111,590	\$ 1,111,590	\$ 1,082,376	\$ 1,082,376	\$ 1,082,376	\$ 1,082,376	\$ 1,082,376	\$ 872,866	\$ 375,984	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
EGLE Environmental Costs	\$ 60,272	\$ 60,272	\$ 31,058	\$ 31,058	\$ 31,058	\$ 31,058	\$ 31,058	\$ 31,058	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Reimbursement	\$ 29,214	\$ 29,214	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29,214
Local Tax Reimbursement	\$ 31,058	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31,058	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31,058
Total EGLE Reimbursement Balance		\$ 31,058	\$ 31,058	\$ 31,058	\$ 31,058	\$ 31,058	\$ 31,058	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60,272
Local Only Costs	\$ 1,051,318	\$ 1,051,318	\$ 1,051,318	\$ 1,051,318	\$ 1,051,318	\$ 1,051,318	\$ 1,051,318	\$ 1,051,318	\$ 872,866	\$ 375,984	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ 1,051,318	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 178,452	\$ 496,882	\$ 375,984	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,051,318
Total Local Reimbursement Balance		\$ 1,051,318	\$ 1,051,318	\$ 1,051,318	\$ 1,051,318	\$ 1,051,318	\$ 1,051,318	\$ 872,866	\$ 375,984	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,051,318
Total Annual Developer Reimbursement		\$ 29,214	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 209,510	\$ 496,882	\$ 375,984	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,111,590
LOCAL BROWNFIELD REVOLVING FUND																
LBRF Deposits		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,900,519
State Tax Capture	\$ 153,444	\$ 153,444	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 153,444
Local Tax Capture	\$ 6,560,838	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 127,537	\$ 510,227	\$ 516,999	\$ 523,839	\$ 530,748	\$ 537,725	\$ 2,747,075
Total LBRF Capture																
To be returned to the Taxing Jurisdictions:		\$ 57,976														

Footnotes:
*Brownfield Plan was approved in 2008, prior to the Act 381 Statute amendment requiring 50% of SET to be paid to the SBRF.
**Of the \$6,067,254 environmental activities (including contingency and BF Plan costs) included through Amendment #3, approx. \$4,029,364 has been reimbursed. \$926,300 is estimated to be incurred by 5200 E Cork. The remaining \$1,111,590 may be incurred by future developments.
In year 13, excess school tax capture will be returned to the taxing jurisdictions.
Proportionality uses 2022 millages
The LBRF total includes the remaining balance that can be captured from the original Plan (3rd amendment) and future anticipated activities.
Up to five years of capture for LBRF Deposits after eligible activities are reimbursed. May be taken from EGLE & Local TIR only.
The Reimbursement Table does not include historic tax capture. Tax capture was initiated in 2011.

Tax Increment Revenue Reimbursement Table 3C

Midlink Business Park

Schupan Development - Without an IFT

Comstock Charter Township, MI

September 2023

Developer Maximum Reimbursement	Proportionality	School and Local Taxes	Local-Only Taxes	Total
State	42.5%	\$ 3,400	\$ -	\$ 3,400
Local	57.5%	\$ 4,600	\$ 1,264,239	\$ 1,268,839
TOTAL				
EGLE	0.6%	\$ 8,000	\$ -	\$ 8,000
MSF	99.4%	\$ -	\$ 1,264,239	\$ 1,264,239

Estimated Total Years of Plan:	30
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Estimated Capture	\$ 2,261,061
Administrative Fees	\$ 225,426
State Brownfield Redevelopment Fund	\$ -
Local Brownfield Revolving Fund	\$ 763,396

YEARS	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	TOTAL
Total State Incremental Revenue	\$ -	\$ 59,159	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 59,159
State Brownfield Redevelopment Fund (50% of SET)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State TIR Available for Reimbursement	\$ -	\$ 59,159	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 59,159
Total Local Incremental Revenue	\$ -	\$ 62,892	\$ 126,897	\$ 128,177	\$ 129,470	\$ 130,776	\$ 132,095	\$ 133,427	\$ 134,772	\$ 136,131	\$ 137,503	\$ 138,890	\$ 140,290	\$ 141,704	\$ 143,132	\$ 144,574	\$ 146,031	\$ 147,502	\$ 2,254,261
BRA Administrative Fee (10%)	\$ -	\$ 6,289	\$ 12,690	\$ 12,818	\$ 12,947	\$ 13,078	\$ 13,209	\$ 13,343	\$ 13,477	\$ 13,613	\$ 13,750	\$ 13,889	\$ 14,029	\$ 14,170	\$ 14,313	\$ 14,457	\$ 14,603	\$ 14,750	\$ 225,426
Local TIR Available for Reimbursement	\$ -	\$ 56,603	\$ 114,207	\$ 115,359	\$ 116,523	\$ 117,698	\$ 118,885	\$ 120,084	\$ 121,295	\$ 122,518	\$ 123,753	\$ 125,001	\$ 126,261	\$ 127,533	\$ 128,819	\$ 130,117	\$ 131,428	\$ 132,752	\$ 2,028,835
Total State & Local TIR Available	\$ -	\$ 115,762	\$ 114,207	\$ 115,359	\$ 116,523	\$ 117,698	\$ 118,885	\$ 120,084	\$ 121,295	\$ 122,518	\$ 123,753	\$ 125,001	\$ 126,261	\$ 127,533	\$ 128,819	\$ 130,117	\$ 131,428	\$ 132,752	\$ 2,087,994
DEVELOPER	Beginning Balance																		
Reimbursement Balance (future costs)	\$ 1,272,239	\$ 1,272,239	\$ 1,272,239	\$ 1,212,236	\$ 1,098,028	\$ 982,669	\$ 866,146	\$ 748,448	\$ 629,563	\$ 509,479	\$ 388,184	\$ 265,666	\$ 141,913	\$ 16,913	\$ -	\$ -	\$ -	\$ -	\$ -
EGLE Environmental Costs	\$ 8,000	\$ 8,000	\$ 8,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Reimbursement	\$ 3,400	\$ -	\$ 3,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,400
Local Tax Reimbursement	\$ 4,600	\$ -	\$ 4,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,600
Total EGLE Reimbursement Balance	\$ 8,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,000
Local Only Costs	\$ 1,264,239	\$ 1,264,239	\$ 1,264,239	\$ 1,212,236	\$ 1,098,028	\$ 982,669	\$ 866,146	\$ 748,448	\$ 629,563	\$ 509,479	\$ 388,184	\$ 265,666	\$ 141,913	\$ 16,913	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ 1,264,239	\$ -	\$ 52,003	\$ 114,207	\$ 115,359	\$ 116,523	\$ 117,698	\$ 118,885	\$ 120,084	\$ 121,295	\$ 122,518	\$ 123,753	\$ 125,001	\$ 16,913	\$ -	\$ -	\$ -	\$ -	\$ 1,264,239
Total Local Reimbursement Balance	\$ 1,264,239	\$ 1,212,236	\$ 1,098,028	\$ 982,669	\$ 866,146	\$ 748,448	\$ 629,563	\$ 509,479	\$ 388,184	\$ 265,666	\$ 141,913	\$ 16,913	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,264,239
Total Annual Developer Reimbursement	\$ -	\$ 60,003	\$ 114,207	\$ 115,359	\$ 116,523	\$ 117,698	\$ 118,885	\$ 120,084	\$ 121,295	\$ 122,518	\$ 123,753	\$ 125,001	\$ 16,913	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,272,239
LOCAL BROWNFIELD REVOLVING FUND																			
LBRF Deposits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 763,396
State Tax Capture	\$ 3,400	\$ -	\$ 3,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,400
Local Tax Capture	\$ 1,268,839	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 109,348	\$ 127,533	\$ 128,819	\$ 130,117	\$ 131,428	\$ 132,752	\$ 759,996
Total LBRF Capture																			

Footnotes:

Up to five years of capture for LBRF Deposits after eligible activities are reimbursed. May be taken from EGLE & Local TIR only.
Proportionality uses 2022 millages
Reimbursement utilizing increment from Schupan Parcels only.

Tax Increment Revenue Reimbursement Table 3D
Midlink Business Park
Schupan Development - With an IFT
Comstock Charter Township, MI
September 2023

Developer Maximum Reimbursement	Proportionality	School and Local Taxes	Local-Only Taxes	Total
State	42.5%	\$ 3,400	\$ -	\$ 3,400
Local	57.5%	\$ 4,600	\$ 1,264,239	\$ 1,268,839
TOTAL				
EGLE	0.6%	\$ 8,000	\$ -	\$ 8,000
MSF	99.4%	\$ -	\$ 1,264,239	\$ 1,264,239

Estimated Total
Years of Plan: 30

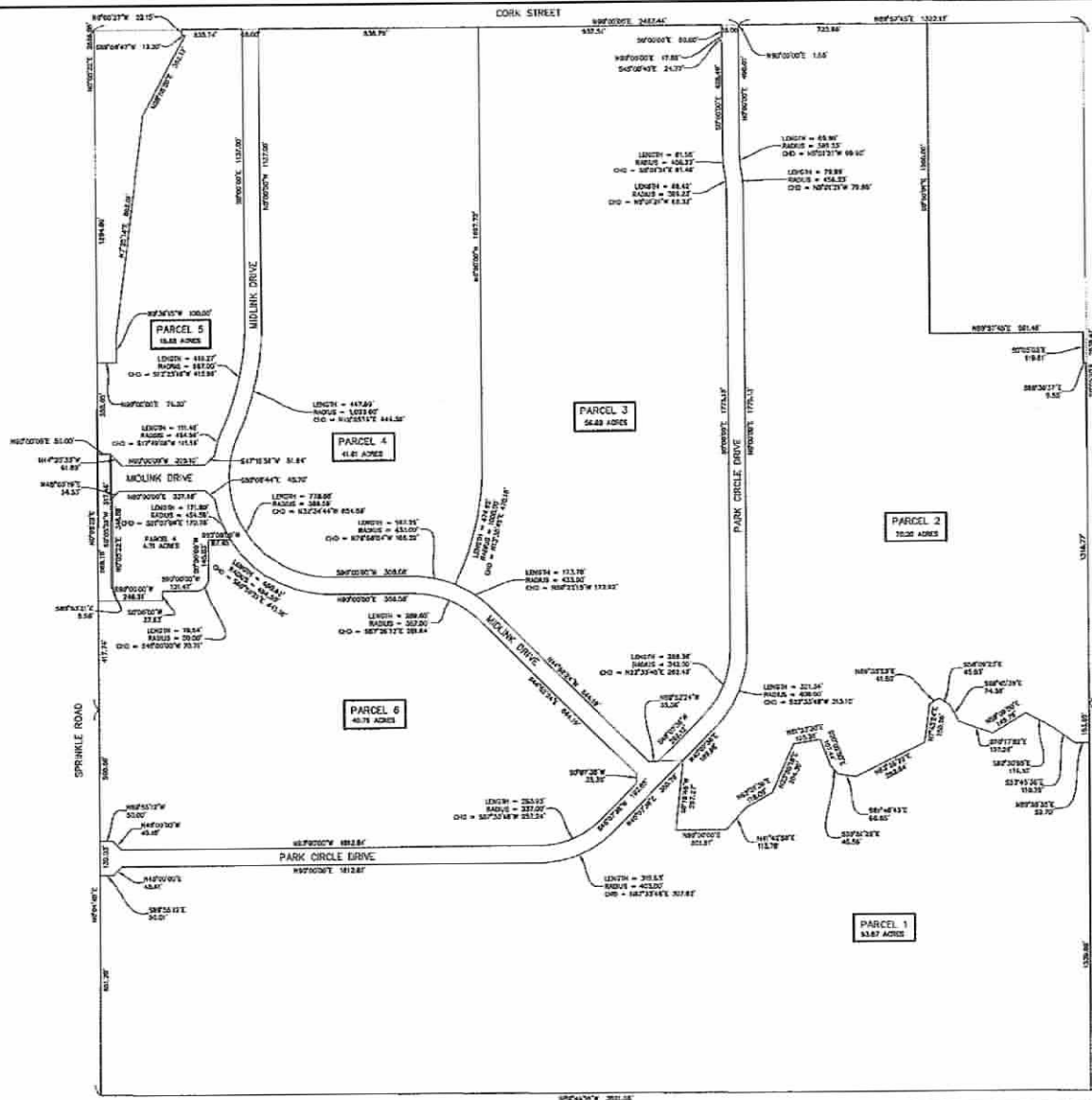
Estimated Capture	\$1,495,402
Administrative Fees	\$ 148,860
State Brownfield Redevelopment Fund	\$ -
Local Brownfield Revolving Fund	\$ 654,049

YEARS	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	TOTAL
Total State Incremental Revenue	\$ -	\$ 37,023	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37,023
State Brownfield Redevelopment Fund (50% of SET)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State TIR Available for Reimbursement	\$ -	\$ 37,023	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37,023
Total Local Incremental Revenue	\$ -	\$ 31,446	\$ 63,448	\$ 64,088	\$ 64,735	\$ 65,388	\$ 66,047	\$ 66,713	\$ 67,386	\$ 68,065	\$ 68,752	\$ 69,445	\$ 70,145	\$ 141,704	\$ 143,132	\$ 144,574	\$ 146,031	\$ 147,502	\$ 1,488,602
BRA Administrative Fee (10%)	\$ -	\$ 3,145	\$ 6,345	\$ 6,409	\$ 6,473	\$ 6,539	\$ 6,605	\$ 6,671	\$ 6,739	\$ 6,807	\$ 6,875	\$ 6,944	\$ 7,014	\$ 14,170	\$ 14,313	\$ 14,457	\$ 14,603	\$ 14,750	\$ 148,860
Local TIR Available for Reimbursement	\$ -	\$ 28,301	\$ 57,104	\$ 57,680	\$ 58,261	\$ 58,849	\$ 59,443	\$ 60,042	\$ 60,647	\$ 61,259	\$ 61,877	\$ 62,500	\$ 63,130	\$ 127,533	\$ 128,819	\$ 130,117	\$ 131,428	\$ 132,752	\$ 1,339,742
Total State & Local TIR Available	\$ -	\$ 65,324	\$ 57,104	\$ 57,680	\$ 58,261	\$ 58,849	\$ 59,443	\$ 60,042	\$ 60,647	\$ 61,259	\$ 61,877	\$ 62,500	\$ 63,130	\$ 127,533	\$ 128,819	\$ 130,117	\$ 131,428	\$ 132,752	\$ 1,376,765
DEVELOPER	Beginning Balance																		
Reimbursement Balance (future costs)	\$ 1,272,239	\$ 1,272,239	\$ 1,272,239	\$ 1,240,537	\$ 1,183,434	\$ 1,125,754	\$ 1,067,492	\$ 1,008,643	\$ 949,201	\$ 889,159	\$ 828,511	\$ 767,252	\$ 705,376	\$ 642,876	\$ 579,745	\$ 579,745	\$ 579,745	\$ 579,745	\$ 579,745
EGLE Environmental Costs	\$ 8,000	\$ 8,000	\$ 8,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Reimbursement	\$ 3,400	\$ -	\$ 3,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,400
Local Tax Reimbursement	\$ 4,600	\$ -	\$ 4,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,600
Total EGLE Reimbursement Balance	\$ 8,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,000
Local Only Costs	\$ 1,264,239	\$ 1,264,239	\$ 1,264,239	\$ 1,240,537	\$ 1,183,434	\$ 1,125,754	\$ 1,067,492	\$ 1,008,643	\$ 949,201	\$ 889,159	\$ 828,511	\$ 767,252	\$ 705,376	\$ 642,876	\$ 579,745	\$ 579,745	\$ 579,745	\$ 579,745	\$ 579,745
Local Tax Reimbursement	\$ 1,264,239	\$ -	\$ 23,701	\$ 57,104	\$ 57,680	\$ 58,261	\$ 58,849	\$ 59,443	\$ 60,042	\$ 60,647	\$ 61,259	\$ 61,877	\$ 62,500	\$ 63,130	\$ -	\$ -	\$ -	\$ -	\$ 684,493
Total Local Reimbursement Balance	\$ 1,264,239	\$ 1,240,537	\$ 1,183,434	\$ 1,125,754	\$ 1,067,492	\$ 1,008,643	\$ 949,201	\$ 889,159	\$ 828,511	\$ 767,252	\$ 705,376	\$ 642,876	\$ 579,745	\$ 579,745	\$ 579,745	\$ 579,745	\$ 579,745	\$ 579,745	\$ 684,493
Total Annual Developer Reimbursement	\$ -	\$ 31,701	\$ 57,104	\$ 57,680	\$ 58,261	\$ 58,849	\$ 59,443	\$ 60,042	\$ 60,647	\$ 61,259	\$ 61,877	\$ 62,500	\$ 63,130	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 692,493
LOCAL BROWNFIELD REVOLVING FUND																			
LBRF Deposits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 654,049
State Tax Capture	\$ 3,400	\$ -	\$ 3,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,400
Local Tax Capture	\$ 1,268,839	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 127,533	\$ 128,819	\$ 130,117	\$ 131,428	\$ 132,752	\$ 650,649
Total LBRF Capture																			

Footnotes:
BF Plan states 18 years, plus 5 for LBRF (23 total)
Up to five years of capture for LBRF Deposits after eligible activities are reimbursed. May be taken from EGLE & Local TIR only.
Proportionality uses 2022 millages
Reimbursement utilizing increment from Schupan Parcels only.

Attachment A

Development Area Information



NO.	REVISIONS	BY	DATE	REASON

Prein & Newhof
Engineers • Surveyors • Environmental • Laboratory

MIDLINK BUSINESS PARK
 LOCATED IN SECTION 31, T. 2 S., R. 18 W.
 CONSTOCK TOWNSHIP, KALAMAZOO COUNTY, MICHIGAN

MIDLINK BUSINESS PARK
 OVERALL PARCEL SKETCH

PROJECT NO.
2100424

1 = 1

DEVELOPMENT AREA 1

Located in Section 31, T. 2 S., R. 10 W., Comstock Township, Kalamazoo County, Michigan

Commencing at the West 1/4 post of Section 31, T. 2 S., R. 10 W., Comstock Township, Kalamazoo County, Michigan; thence South 00°-04'-48" West along the West line of said Section, 636.69 feet for the place of beginning of the land hereinafter described; thence South 89°-55'-12" East, 50.00 feet to the Southerly right-of-way of Park Circle Drive; thence along said right-of-way for the next 4 courses: North 45°-00'-00" East, 45.41 feet; thence North 90°-00'-00" East, 1,612.81 feet; thence Northeasterly 315.63 feet along a curve to the left with a radius of 403.00 feet and a chord bearing North 67°-33'-48" East, 307.62 feet; thence North 45°-07'-36" East, 380.78 feet; thence South 06°-19'-48" West, 267.27 feet; thence North 90°-00'-00" East, 201.91 feet; thence North 41°-42'-50" East, 113.78 feet; thence North 62°-31'-39" East, 118.09 feet; thence North 23°-55'-18" East, 204.30 feet; thence North 81°-23'-30" East, 105.36 feet; thence South 20°-02'-50" East, 107.44 feet; thence South 39°-51'-29" East, 45.86 feet; thence South 81°-40'-43" East, 68.95 feet; thence North 63°-26'-22" East, 292.64 feet; thence North 07°-43'-24" East, 150.26 feet; thence North 59°-33'-23" East, 41.50 feet; thence South 58°-09'-23" East, 45.83 feet; thence South 28°-45'-39" East, 74.36 feet; thence South 70°-17'-52" East, 137.25 feet; thence North 59°-09'-50" East, 149.76 feet; thence South 62°-30'-55" East, 116.10 feet; thence South 53°-45'-38" East, 110.75 feet; thence North 89°-59'-35" East, 52.70 feet; thence South 00°-02'-47" East, 1,339.88 feet; thence North 89°-44'-18" West, 3,821.05 feet to the West line of said Section; thence North 00°-04'-48" East thereon, 851.29 feet to the place of beginning. Containing 93.9 Acres.

DEVELOPMENT AREA 2

Located in Section 31, T. 2 S., R. 10 W., Comstock Township, Kalamazoo County, Michigan

Beginning at the North 1/4 post of Section 31, T. 2 S., R. 10 W., Comstock Township, Kalamazoo County, Michigan; thence North 89°-57'-45" East along the North line of said Section, 722.98 feet; thence South 00°-00'-01" East, 1,200.00 feet; thence North 89°-57'-45" East, 591.46 feet; thence South 00°-05'-03" East, 119.61 feet; thence South 89°-30'-37" East, 9.55 feet; thence South 00°-05'-20" East, 1,318.77 feet to the East and West 1/4 line of said Section; thence South 00°-02'-47" East, 153.89 feet to the Northerly Edge of Wetlands Area; thence along said Northerly Edge for the next 18 courses: South 89°-59'-35" West, 52.70 feet; thence North 53°-45'-38" West, 110.75 feet; thence North 62°-30'-55" West, 116.10 feet; thence South 59°-09'-50" West, 149.76 feet; thence North 70°-17'-52" West, 137.25 feet; thence North 28°-45'-39" West, 74.36 feet; thence North 58°-09'-23" West, 45.83 feet; thence South 59°-33'-23" West, 41.50 feet; thence South 07°-43'-24" West, 150.26 feet; thence South 63°-26'-22" West, 292.64 feet; thence North 81°-40'-43" West, 68.95 feet; thence North 39°-51'-29" West, 45.86 feet; thence North 20°-02'-50" West, 107.44 feet; thence South 81°-23'-30" West, 105.36 feet; thence South 23°-55'-18" West, 204.30 feet; thence South 62°-31'-39" West, 118.09 feet; thence South 41°-42'-50" West, 113.78 feet; thence South 90°-00'-00" West, 201.91 feet; thence North 06°-19'-48" East, 267.27 feet to the Easterly right-of-way of Park Circle Drive; thence along said Easterly right-of-way for the next 6 courses: North

45°-07'-36" East, 189.99 feet; thence Northeasterly 321.34 feet along a curve to the left with a radius of 408.00 feet and a chord bearing North 22°-33'-48" East, 313.10 feet; thence North 00°-00'-00" East, 1,776.13 feet; thence Northwesterly 79.99 feet along a curve to the left with a radius of 465.23 feet and a chord bearing North 05°-01'-21" West, 79.88 feet; thence Northwesterly 69.99 feet along a curve to the right with a radius of 399.23 feet and a chord bearing North 05°-01'-21" West, 69.90 feet; thence North 00°-00'-00" West, 496.00 feet to the North line of said Section; thence North 90°-00'-00" East thereon, 1.65 feet to the place of beginning. Containing 70.2 Acres.

DEVELOPMENT AREA 3

Located in Section 31, T. 2 S., R. 10 W., Comstock Township, Kalamazoo County, Michigan

Commencing at the Northwest corner of Section 31, T. 2 S., R. 10 W., Comstock Township, Kalamazoo County, Michigan; thence North 90°-00'-00" East along the North line of said Section, 1,482.26 feet for the place of beginning of the land hereinafter described; thence continuing along said North line North 90°-00'-00" East, 937.52 feet; thence South 00°-00'-00" East, 50.00 feet; thence North 90°-00'-00" West, 17.52 feet; thence South 45°-00'-04" East, 24.77 feet; thence South 00°-00'-00" East, 428.49 feet; thence Southerly 81.56 feet along a curve to the left with a radius of 465.23 feet and a chord bearing South 05°-01'-21" East, 81.46 feet; thence Southerly 68.42 feet along a curve to the right with a radius of 399.23 feet and a chord bearing South 05°-01'-21" East, 68.33 feet; thence South 00°-00'-00" East, 1,776.13 feet; thence Southwesterly 269.36 feet along a curve to the right with a radius of 342.00 feet and a chord bearing South 22°-33'-48" West, 262.45 feet; thence South 45°-07'-36" West, 262.12 feet to the Northeasterly right-of-way of Midlink Drive; thence along said line for the next 3 courses: North 89°-52'-24" West, 35.36 feet; thence North 44°-52'-24" West, 844.19 feet; thence Northwesterly 173.78 feet along a curve to the left with a radius of 433.00 feet and a chord bearing North 56°-22'-15" West, 172.62 feet; thence Northerly 474.63 feet along a curve to the left with a radius of 1,000.00 feet and a chord bearing North 13°-35'-49" East, 470.19 feet; thence North 00°-00'-00" West, 1,697.72 feet to the place of beginning. Containing 56.9 Acres.

DEVELOPMENT AREA 4

Located in Section 31, T. 2 S., R. 10 W., Comstock Township, Kalamazoo County, Michigan

Commencing at the Northwest corner of Section 31, T. 2 S., R. 10 W., Comstock Township, Kalamazoo County, Michigan; thence North 90°-00'-00" East along the North line of said Section, 643.47 feet for the place of beginning of the land hereinafter described; thence continuing along said North line North 90°-00'-00" East, 838.79 feet; thence South 00°-00'-00" East, 1,697.72 feet; thence Southerly 474.62 feet along a curve to the right with a radius of 1,000.00 feet and a chord bearing South 13°-35'-49" West, 470.18 feet; thence Northwesterly 167.25 feet along a curve to the left with a radius of 433.00 feet and a chord bearing North 78°-56'-03" West, 166.22 feet; thence South 90°-00'-00" West, 308.08 feet; thence Northwesterly 778.88 feet along a curve to the right with a radius of 388.59 feet and a chord bearing North 32°-34'-44" West, 654.89 feet; thence

Northerly 447.89 feet along a curve to the left with a radius of 1,033.00 feet and a chord bearing North 12°-25'-16" East, 444.39 feet; thence North 00°-00'-00" West, 1,137.00 feet to the place of beginning. Containing 41.8 Acres.

Also Commencing at the West 1/4 corner of Section 31, T. 2 S., R. 10 W., Comstock Township, Kalamazoo County, Michigan; thence North 00°-05'-22" East along the West line of said Section, 417.74 feet to the place of beginning of the land hereinafter described; thence continuing North 00°-05'-22" East, 568.18 feet; thence North 90°-00'-00" East, 50.00 feet; thence South 00°-05'-22" West, 517.46 feet; thence South 89°-53'-21" East, 6.58 feet; thence North 00°-05'-22" East, 348.89 feet to the South right-of-way line of Midlink Drive; thence thereon for the next 4 courses: North 45°-03'-19" East, 34.33 feet; thence North 90°-00'-00" East, 337.66 feet; thence South 50°-08'-44" East, 48.70 feet; thence Southerly 171.80 feet along a curve to the left with a radius of 454.59 feet and a chord bearing South 21°-07'-04" East, 170.78 feet; thence South 90°-00'-00" West, 87.45 feet; thence South 00°-00'-00" West, 145.83 feet; thence Southwesterly 78.54 feet along a curve to the right with a radius of 50.00 feet and a chord bearing South 45°-00'-00" West, 70.71 feet; thence South 90°-00'-00" West, 131.47 feet; thence South 00°-00'-00" West, 37.63 feet; thence South 90°-00'-00" West, 249.31 feet to the place of beginning. Containing 4.3 Acres.

DEVELOPMENT AREA 5

Located in Section 31, T. 2 S., R. 10 W., Comstock Township, Kalamazoo County, Michigan

Commencing at the Northwest corner of Section 31, T. 2 S., R. 10 W., Comstock Township, Kalamazoo County; thence North 90°-00'-00" East along the North line of said Section, 341.73 feet to the place of beginning of the land hereinafter described; thence continuing North 90°-00'-00" East along said North line, 235.74 feet to the Westerly right-of-way of Midlink Drive; thence South 00°-00'-00" East along said right-of-way, 1,137.00 feet; thence continuing along said right-of-way Southwesterly, 419.27 feet along a curve to the right with a radius of 967.00 feet and a chord bearing South 12°-25'-16" West, 415.99 feet; thence continuing along said right-of-way Southwesterly 111.46 feet along a curve to the left with a radius of 454.59 feet and a chord bearing South 17°-49'-06" West, 111.18 feet; thence continuing along said Westerly right-of-way South 47°-19'-51" West, 51.84 feet to the Northerly right-of-way of Midlink Drive; thence North 90°-00'-00" West along said Northerly right-of-way 325.10 feet; thence continuing along said Northerly right-of-way North 44°-25'-33" West, 61.89 feet; thence North 90°-00'-00" West, 50.00 feet to the West line of said Section; thence North 00°-05'-22" East along said West line, 355.05 feet; thence North 90°-00'-00" East, 76.20 feet to the Easterly right-of-way of Sprinkle Road; thence North 00°-36'-15" West along said right-of-way, 100.00 feet; thence continuing along said right-of-way North 07°-25'-14" East, 862.01 feet; thence continuing along said Easterly right-of-way of Sprinkle Road North 28°-58'-26" East, 352.12 feet; thence South 89°-59'-47" West, 13.30 feet; thence North 00°-00'-27" West, 22.16 feet to the place of beginning. Containing 16.85 Acres.

DEVELOPMENT AREA 6

Located in Section 31, T. 2 S., R. 10 W., Comstock Township, Kalamazoo County, Michigan

Beginning at the West 1/4 corner of Section 31, T. 2 S., R. 10 W., Comstock Township, Kalamazoo County, Michigan; thence North $00^{\circ}-05'-22''$ East along the West line of said Section, 417.74 feet; thence North $90^{\circ}-00'-00''$ East, 249.31 feet; thence North $00^{\circ}-00'-00''$ East, 37.63 feet; thence North $90^{\circ}-00'-00''$ East, 131.47 feet; thence Northeasterly 78.54 feet along a curve to the left with a radius of 50.00 feet and a chord bearing North $45^{\circ}-00'-00''$ East, 70.71 feet; thence North $00^{\circ}-00'-00''$ East, 145.83 feet; thence North $90^{\circ}-00'-00''$ East, 87.45 feet to the Southerly right-of-way line of Midlink Drive; thence thereon for the next 5 courses: Southeasterly 460.62 feet along a curve to the left with a radius of 454.59 feet and a chord bearing South $60^{\circ}-58'-21''$ East, 441.16 feet; thence North $90^{\circ}-00'-00''$ East, 308.08 feet; thence Southeasterly 289.05 feet along a curve to the right with a radius of 367.00 feet and a chord bearing South $67^{\circ}-26'-12''$ East, 281.64 feet; thence South $44^{\circ}-52'-24''$ East, 844.19 feet; thence South $00^{\circ}-07'-36''$ West, 35.36 feet to the Northerly line of Park Circle Drive; thence thereon for the next 4 courses: South $45^{\circ}-07'-36''$ West, 192.65 feet; thence Southwesterly 263.93 feet along a curve to the right with a radius of 337.00 feet and a chord bearing South $67^{\circ}-33'-48''$ West, 257.24 feet; thence North $90^{\circ}-00'-00''$ West, 1,612.81 feet; thence North $45^{\circ}-00'-00''$ West, 45.16 feet; thence North $89^{\circ}-55'-12''$ West, 50.00 feet to the West line of said Section; thence North $00^{\circ}-04'-48''$ East thereon, 506.66 feet to the place of beginning. Containing 40.8 Acres.

#	Address	ACRES	RenZone (Y/N)	PARCEL ID
1	5200 E CORK STREET	36.48	Y	31-102-041
2	5200 E CORK STREET	19.46	Y	31-102-047
3	5205 KAISER DR	18.41	Y	31-102-048
4	3303 RETAIL PLACE DR	1.96	N	31-102-006
5	3456 RETAIL PLACE DR	5.85	N	31-102-007
6	3443 RETAIL PLACE DR	2.33	N	31-102-003
7	3477 RETAIL PLACE DR	2.21	N	31-102-002
8	3502 RETAIL PLACE DR	3.82	N	31-102-001
9	E CORK STREET	4.37	N	31-102-052
10	MIDLINK DR	4.19	N	31-102-154
11	MIDLINK DR	0.76	N	31-102-157
12	5001 PARK CIRCLE DR	12.12	N	31-102-156
13	3800 MIDLINK DR	26.32	N	31-102-022
14	PARK CIRCLE DR	1.31	N	31-105-015
15	NA KALAMAZOO, MI 49048	0.66	N	31-102-056
16	MIDLINK DR	4.65	N	31-105-020
17	NA KALAMAZOO, MI 49048	0.26	N	31-105-017
18	MIDLINK DR	2.46	N	31-105-021
19	MIDLINK DR	0.75	N	31-105-019
20	NA KALAMAZOO, MI 49048	0.21	N	31-105-018
21	E CORK ST	2.01	Y	31-104-019
22	E CORK ST	2.23	Y	31-104-018
23	E CORK ST	1.81	Y	31-104-017
24	E CORK ST	0.48	Y	31-102-044
25	5220 E CORK ST	0.04	N	31-102-058
26	PARK CIRCLE DR	2.78	N	31-105-016
27	E CORK ST	5.79	N	31-105-011
28	E CORK ST	2.87	N	31-105-012
29	E CORK ST	4.07	N	31-105-013
30	5631 PARK CIRCLE CT	7.09	N	31-105-092
31	PARK CIRCLE CT	1.73	N	31-105-082
32	5301 PARK CIRCLE CT	3.29	Y	31-104-081
33	3625 PARK CIRCLE DR	5.87	Y	31-104-041
34	5631 PARK CIRCLE CT	9.63	N	31-105-071
35	PARK CIRCLE DR	4.75	N	31-105-041
36	3475 PARK CIRCLE DR	7.63	Y	31-104-031
37	PARK CIRCLE DR	3.39	N	31-105-003
38	5382 E CORK ST	2.56	N	31-105-002
39	5382 E CORK ST	0.95	Y	31-104-002
40	E CORK ST	3	Y	31-104-001
41	4123 PARK CIRCLE DR	92.89	N	31-102-057
42	5262 E Cork St	N/A - IFT PARCEL	Y	40-015-210
43	5301 PARK CIRCLE CT	N/A - IFT PARCEL	Y	40-013-115
TOTAL:		313.44		

5200 E Cork New Development, Amendment #4

Schupan Development, Amendment #4

Attachment B

Brownfield Plan Resolution(s)

**COMSTOCK CHARTER TOWNSHIP
KALAMAZOO COUNTY , MICHIGAN**

Resolution # 2023-22

**RESOLUTION CONCURRING WITH THE TERMS OF
AMENDMENT #4 MIDLINK BUSINESS PARK BROWNFIELD PLAN
COMSTOCK CHARTER TOWNSHIP, MICHIGAN
BY THE COMSTOCK CHARTER TOWNSHIP BOARD
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 5858 King Highway, Kalamazoo, Michigan, on the 16th day of October 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: Clerk Nicole Beauchamp

SUPPORTED BY: Trustee Terry McIver

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 Amendment #4 Midlink Business Park Brownfield Plan (the "Plan") attached hereto, to be carried out within Comstock Charter Township, relating to the development of property located at 5200 East Cork Street, Kalamazoo, Michigan (the "Site"), as shown in Attachment A 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

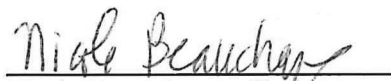
ABSTAINED: None

RESOLUTION DECLARED ADOPTED.

STATE OF MICHIGAN)
)SS
COMSTOCK CHARTER TOWNSHIP)

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 16th day of October 2023, the original of which resolution is on file in my office.

IN WITNESS WHEREOF, I have hereunto set my official signature this 17th day of October 2023.



Nicole Beauchamp, Clerk
Comstock Charter Township

Attachment C

Development and/or Reimbursement Agreement

Attachment D

Notice to Taxing Jurisdictions

Attachment E

Notice of Public Hearing