

ACT 381 BROWNFIELD PLAN

**Pavilion Investors, LLC
11-06-301-010 and 11-06-151-021
Kalamazoo County, Pavilion Township
Kalamazoo County Brownfield Redevelopment Authority**

February 20, 2025



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Approved by the Brownfield Redevelopment Authority on February 27, 2025

Approved by Pavilion Township Board of Trustees on March 10, 2025

Approved by the Kalamazoo County Commission on April 1, 2025

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ACT 381 BROWNFIELD PLAN

1.0 INTRODUCTION

1.1 Proposed Redevelopment and Future Use for Each Eligible Property

The proposed redevelopment consists of two vacant parcels totaling 135.91 acres in Pavilion Township. The project will involve preparing the site for development to make way for 275 new residential units available for sale. The 275 units include 160 single family homes, 13 attached townhomes (51 residential units) and 64 TDN Homes (Traditional Neighborhood Design homes that are alley-loaded single family homes without lot lines). The development includes affordable housing as a part of the development, including 6 townhome units, 16 single-family homes, and 7 TDN homes for a total of 29 income-restricted units (10.5% of the development). The affordable for-sale housing is anticipated to be restricted to an average affordable sale prices of 80% of Area Median Income ("AMI") and income restricted to households at an average of 80% of Area Median Income ("AMI"). The development will be accessed by the construction of a drive from East O Avenue along the neighboring residential development to the eligible property. The development will include landscape screening along the existing railroad that neighbors the property; preservation of existing wetlands, vegetation and streams on the property; dedicated stormwater management areas; a community open space with a playground and other amenities for residents; open space courtyards throughout the development; and roads connecting homes throughout the property. The townhomes are expected to be situated along the southern end of the property, the TDN homes are expected to be situated along the eastern side of the property, and the single-family homes are expected to be distributed throughout the balance of the property.

The total capital investment on the project is expected to be approximately \$87 million. Construction on the project is planned to begin in the spring of 2025 and will be completed by summer of 2034. The project anticipates the construction of approximately 32 units, including 18 single family homes, per year for approximately 9 years.

1.2 Identification of Housing Need

Specific Housing Need

The Kalamazoo County Housing Plan prepared by the Upjohn Institute in 2022 identified that the county required 7,750 new housing units in order to appropriately house the growth anticipated in the county. The report also indicated that 15,000 households in the county are in homes that do not meet their budget, and many others are in types of housing that do not meet their needs. The Census Tract that this project is located in, Tract 33.02, grew by 1.9% over the preceding 5 years, however, the number of housing units in the Census Tract decreased by 5.2% over the same period. This indicates that the housing demand is particularly acute in this

area of the county due to the drop in housing stock. Additionally, survey results from the Housing Plan indicate that the vast majority of residents prefer single family homes, however the current supply of single-family homes does not reflect the preference in the region. This project delivering 275 for-sale units with 29 income-restricted units will allow a diverse household cohort to occupy this development, and the creation of single-family homes, townhomes, and Traditional Neighborhood Design homes will provide prospective buyers and families with diverse housing options.

Job Growth Data

Southwest Michigan First, the economic development organization serving the 7-county region of Southwest Michigan, has announced 4,666 new jobs to the region between 2021 to 2023. This includes significant investment and job creation in Kalamazoo County and the City of Portage, including Pfizer Global Supply's 2022 announcement of a \$870M expansion which is expected to create 550 jobs, and Midwest Fasteners, which announced a \$10.4M expansion that will create and retain 124 jobs in Portage. The project is also adjacent to the primary industrial corridor that is home to Stryker, Mann + Hummel, Summit Polymers and others who have experienced consistent job growth in recent years. The region is undergoing significant corporate investment that will require new employees in the region. Based on the specific housing need and job growth data in the area, the absorption of these new residential units is expected to be accelerated.

1.3 Eligible Property Information

Basis of Eligibility

Section 2(y)(i) of Public Act 381 of 1996 ("Act 381"), as amended, defines "Housing Property" as "A property on which 1 or more units of residential housing are proposed to be constructed, rehabilitated, or otherwise designated to be used as a dwelling." The development proposes 275 housing units on Parcels 11-06-151-021 and 11-06-301-010, thus these parcels are eligible property under Act 381.

Location and Legal Description

No Road Frontage Kalamazoo, MI 49048	Parcel ID: 11-06-151-021	34.58 Acres
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No Road Frontage Kalamazoo, MI 49048	Parcel ID: 11-06-301-010	101.33 Acres
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Legal Description:

Part of the Southwest Fractional 1/4 and part of the Northwest Fractional 1/4 of Section 6, Town 3 South, Range 10 West, Pavilion Township, Kalamazoo County, Michigan, described as: Commencing at the Southwest corner of said Section; thence N00°30'53"E 1075.01 feet along the West line of the Southwest Fractional 1/4 of said Section to the Point of Beginning; thence N00°37'52"E 34.98 feet along the East line of the Northeast Fractional 1/4 of Section 1, T3S,

R11W; thence N00°37'52"E 990.17 feet along said East line; thence N89°34'36"E 320.07 feet along the Easterly extension of the North line of the South 990 feet of the East 1/2 of the Northeast Fractional 1/4 of said Section 1; thence Southeasterly 242.18 feet along a 317.00 foot radius curve to the left, said curve having a central angle of 43°46'21", and a chord bearing S50°31'12"E 236.33 feet; thence Easterly 192.90 feet along a 617.00 foot radius curve to the left, said curve having a central angle of 17°54'49", and a chord bearing S81°21'49"E 192.12 feet; thence Southeasterly 439.45 feet along 233.00 foot radius curve to the right, said curve having a central angle of 108°03'43", and a chord bearing S36°17'25"E 377.15 feet; thence S17°44'24"W 22.58 feet; thence S79°48'03"E 248.72 feet; thence N68°07'40"E 539.75 feet; thence S30°22'19"E 2005.18 feet along the Southwesterly right-of-way of CK&S Railroad; thence S00°11'43"E 358.83 feet along the East line of the Southwest Fractional 1/4 of said Section 6; thence S89°48'17"W 2004.67 feet; thence Southwesterly 74.76 feet along a 967.00 foot radius curve to the right, said curve having a central angle of 04°25'47", and a chord bearing S13°58'34"W 74.74 feet; thence S16°11'28"W 112.20 feet; thence S89°48'17"W 641.17 feet to the Point of Beginning. Contains 114.47 acres. Subject to easements, restrictions and rights-of-way of record.

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

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

Tax increment revenues will be used to reimburse Pavilion Investors, LLC ("Developer") for the cost of eligible activities as authorized by Act 381. Michigan State Housing Development Authority ("MSHDA") approved non-environmental eligible activities and statutorily approved EGLE environmental eligible activities will be reimbursed with local and school tax increment revenues ("TIR"). The remaining eligible activities will be reimbursed with local TIR only.

The total cost of eligible activities including contingency are anticipated to be \$23,693,453. Reimbursement of eligible activities is anticipated to be limited to 15 years. The reimbursement of eligible activities over 15 years is projected to be approximately \$13,902,260. Funding to the State Brownfield Redevelopment Fund is anticipated to be \$1,968,623. The estimated cost of all eligible activities under this plan are summarized in Table 1.

Environmental Activities

Department specific activities considered under this plan include a Phase I Environmental Site Assessment ("ESA").

Non-Environmental Activities

Because the basis of property eligibility is "Housing Property" under Public Act 381, additional non-environmental costs can be reimbursed through a brownfield plan. This plan provides for reimbursement of eligible "housing development activities" including reimbursement provided to the developer to fill a financing gap associated with the development of housing units priced for income qualified households, and site preparation and infrastructure improvement activities that are necessary for new housing development for income qualified households on eligible property.

2.2 Summary of Eligible Activities

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

A Phase I ESA will be required for the project and is anticipated to cost \$5,000. This is a cost statutorily approved for reimbursement with school taxes.

2.2..2 Infrastructure

Infrastructure activities will include the construction of a stormwater retention systems, sanitary sewer main and water main construction and connections, sidewalk development, site lighting, roads, landscaping, publicly-owned utilities, parks and seating areas, and private infrastructure, including driveways, mailboxes and parking areas. Engineering and design of these activities are also included as eligible activities. The total cost of these infrastructure improvement is anticipated to be \$15,023,024.

2.2..3 Site Preparation

Site preparation activities will include grading, and underground site preparation and site restoration. Engineering and design of these activities are also included as eligible activities. The total cost of these site preparation activities is anticipated to be \$2,921,881.

2.2..4 Contingency

A 15% contingency is included as an eligible activity. The contingency on infrastructure and site preparation activities being sought for reimbursement is estimated to be \$2,691,736.

2.2..5 Financing Gap

Housing development activities, related to reimbursement provided to the developer to fill a financing gap associated with the development of housing units priced for income qualified households' units, are included as eligible activities. The financing gap is calculated utilizing the Total Housing Subsidy formula developed by MSHDA for for-sale residential units. The maximum home price that is affordable for a 2-person household at 80% AMI in Kalamazoo County is anticipated to be \$257,649.18. The maximum home price that is affordable for a 3-person household at 80% AMI in Kalamazoo County is anticipated to be \$295,247.51. The maximum home price assumes a 30-year mortgage term with a 15% down payment, a rent to income ratio of 30%, monthly insurance, taxes, and PMI payment of \$767, and a mortgage interest rate of 6.5%. Given these assumptions, the Total Housing Subsidy formula is delineated in the table below.

Plan Type	Person Household	80% AMI Monthly Income	Affordable Mortgage Payment	Maximum Home Price	Total Developer Cost	Potential Sale Loss	Income Qualified Units	Total Gap
Townhome	2-Person	\$5,380	\$1,384	\$257,649.18	\$320,400	\$62,750.82	6	\$376,504.94

Single Family	3-Person	\$6,053	\$1,586	\$295,247.51	\$435,800	\$140,522.49	16	\$2,248,839.81
TDN Home	3-Person	\$6,053	\$1,586	\$295,247.51	\$347,600	\$52,352.49	7	\$366,467.42
Total							29	\$2,991,812.17

2.2.6 Brownfield Plan and Act 381 Work Preparation

The cost to prepare the Brownfield Plan and Act 381 Work Plan is anticipated to be \$30,000.

2.2.7 Brownfield Plan Implementation

The cost of implementing the Brownfield Plan is anticipated to be \$30,000.

2.2.8 Local Brownfield Revolving Fund

Local Brownfield Revolving Fund capture is also included in this plan. Capture to the Local Brownfield Revolving Fund is anticipated to be \$6,324,831.

2.3 Estimate of Captured Taxable Value and Tax Increment Revenues

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

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

The eligible activities will be financed by the developer and reimbursed as outlined in this plan and accompanying development agreement. No advances from the Township or County are anticipated at this time.

2.5 Maximum Amount of Note or Bonded Indebtedness

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

2.6 Duration of Brownfield Plan

The duration of this plan is estimated to be 15 years, with an additional 5 years of capture to the Local Brownfield Revolving Fund ("LBRF"). It is estimated that the redevelopment of the property will be completed in 2034 and that full recapture of eligible costs to the Developer and eligible administrative costs of the authority, calculated at 10% of local tax capture, will continue until 2040. Capture of TIR is expected to begin in 2026, however could be delayed for up to 5 years after the approval of this plan as permitted by Act 381. In no event shall capture extend beyond 30 year as required by Act 381. An analysis showing the reimbursement schedule is attached as Table 3.

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

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

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

The property consists of two parcels which are 135.91 acres in size with parcel identification numbers of 11-06-151-021 and 11-06-301-010. A legal description of the properties along with a scaled map showing eligible property dimensions, is attached as Figure 1.

The parcel is considered "eligible property" due to the development of residential housing units on the property, as defined within the definition of "Housing Property" in Section 2(y) of Public Act 381 of 1996, as amended.

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

2.9 Estimates of Residents and Displacement of Individuals/Families

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

2.10 Plan for Relocation of Displaced Persons

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

2.11 Provisions for Relocation Costs

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

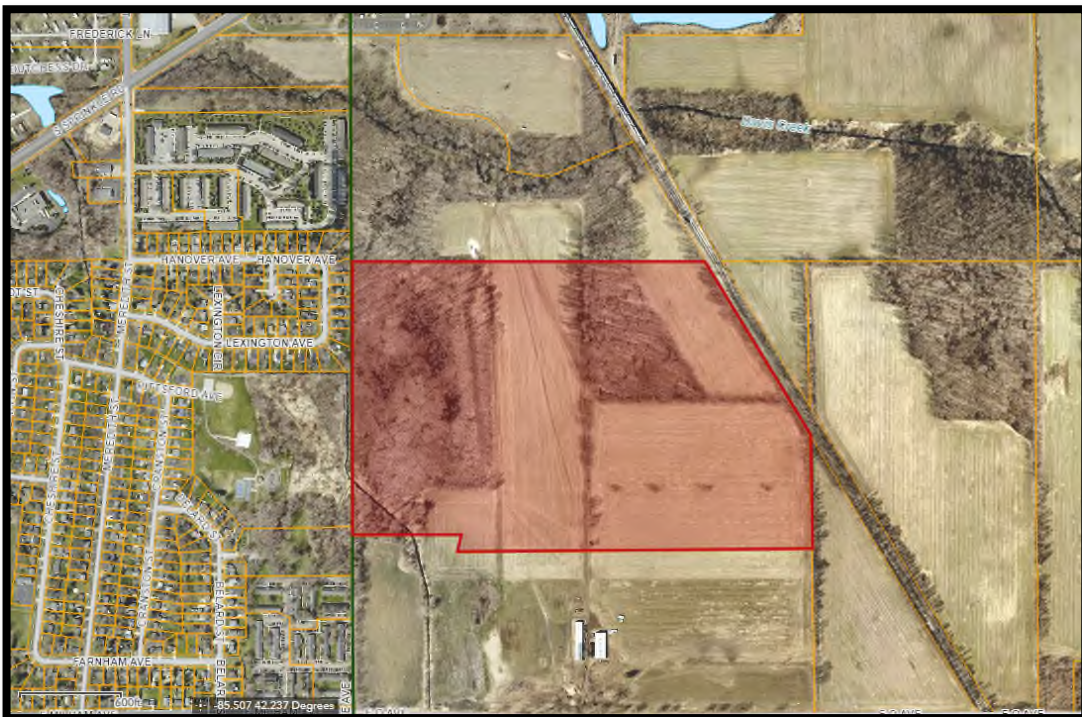
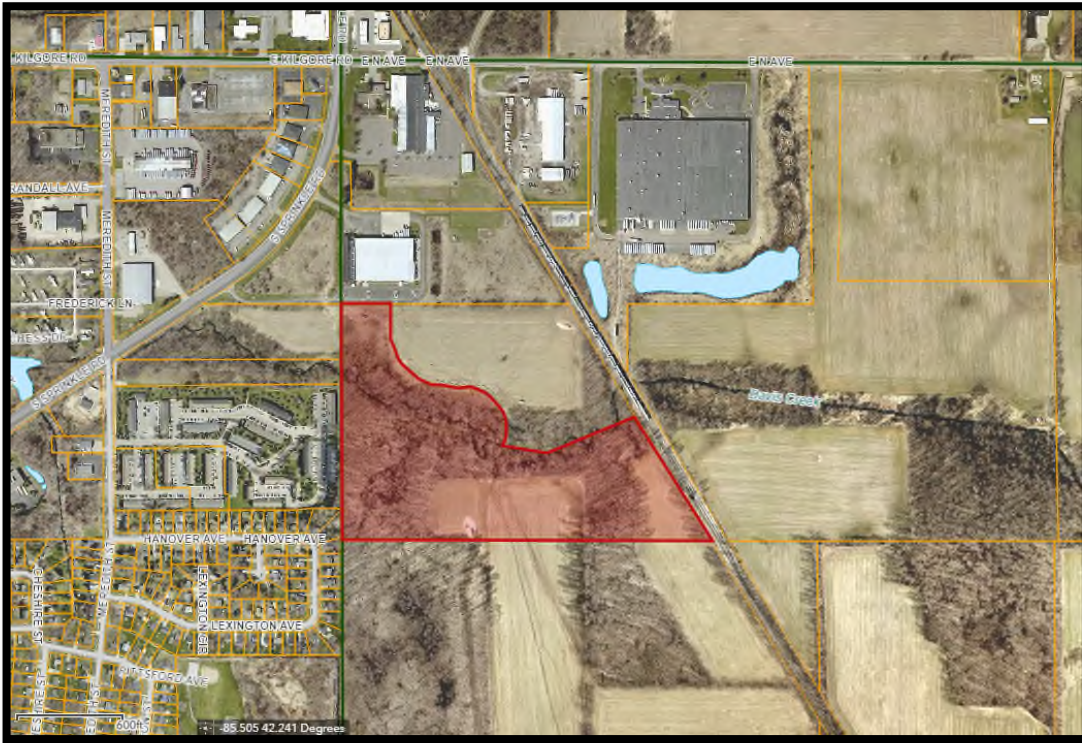
2.12 Strategy for Compliance with Michigan's Relocation Assistance Law

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

2.13 Other Material that the Authority or Governing Body Considers Pertinent

Figure 1

Legal Description and Eligible Property Map



**No Road Frontage
Kalamazoo, MI 49048**

Parcel ID: 11-06-151-021

34.58 Acres

**No Road Frontage
Kalamazoo, MI 49048**

Parcel ID: 11-06-301-010

101.33 Acres

Legal Description:

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Table 1

Eligible Activity Costs



EGLE Eligible Activities Costs and Schedule		
EGLE Eligible Activities	Cost	Completion Season/Year
Department Specific Activities Sub-Total	\$ 5,000	Winter 2025
<i>Phase I Environmental Site Assessment</i>	\$ 5,000	
EGLE Eligible Activities Sub-Total	\$ 5,000	
MSDHA Housing Development Activities Costs and Schedule		
MSHDA Eligible Activities	Cost	Completion Season/Year
Infrastructure Improvements Sub-Total	\$ 15,023,024	Spring 2025
<i>Roads, Curbs and gutters</i>	\$ 1,878,275	
<i>Landscaping</i>	\$ 250,000	
<i>Lighting</i>	\$ 37,566	
<i>Sanitary Sewer Mains</i>	\$ 1,652,620	
<i>Alleys and Parking</i>	\$ 823,200	
<i>Driveways</i>	\$ 1,577,800	
<i>Mailboxes</i>	\$ 35,000	
<i>Sidewalks</i>	\$ 1,234,295	
<i>Storm water systems</i>	\$ 1,448,955	
<i>Water Mains</i>	\$ 1,609,950	
<i>Water and Sewer Connections</i>	\$ 2,790,000	
<i>Publicly-owned utilities</i>	\$ 311,257	
<i>Park and seating areas</i>	\$ 250,000	
<i>Soft Costs Associated with the Above</i>	\$ 1,124,106	
Site Preparation Sub-Total	\$ 2,921,881	Spring 2025
<i>Geotechnical Engineering</i>	\$ 20,000	
<i>Grading</i>	\$ 1,878,275	
<i>Underground site preparation and site restoration</i>	\$ 804,975	
<i>Soft Costs Associated with the Above</i>	\$ 218,631	
Affordable Housing Financing Gap	\$ 2,991,812	
Brownfield Plan/Act 381 Work Plan	\$ 30,000	
Brownfield Plan Implementation	\$ 30,000	
MSHDA Eligible Activities Sub-Total	\$ 20,996,717	
Contingency (15%)	\$ 2,691,736	
Interest (0%)	\$ -	
Total Brownfield Eligible Activities	\$ 23,693,453	

Table 2

Tax Capture Schedule



Tax Increment Financing Capture
 Single Family Capture - Portage Schools
Pavilion Investors, LLC
 11-06-301-010 and 11-06-151-021
 Pavilion Township, MI
 February 2025

Estimated Taxable Value (TV) Increase Rate: 2.00%

Plan Year	1	2	3	4	5	6	7	8	9	10
Calendar Year	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
*Base Taxable Value	\$ 112,344	\$ 112,344	\$ 112,344	\$ 112,344	\$ 112,344	\$ 112,344	\$ 112,344	\$ 112,344	\$ 112,344	\$ 112,344
Estimated New TV	\$ 4,034,544	\$ 8,037,435	\$ 12,120,383	\$ 16,284,991	\$ 20,532,891	\$ 24,865,749	\$ 29,285,263	\$ 31,178,369	\$ 31,801,936	\$ 32,437,975
Incremental Difference (New TV - Base TV)	\$ 3,922,200	\$ 7,925,091	\$ 12,008,040	\$ 16,172,647	\$ 20,420,547	\$ 24,753,405	\$ 29,172,920	\$ 31,066,025	\$ 31,689,592	\$ 32,325,631

School Capture	Millage Rate	1	2	3	4	5	6	7	8	9	10
State Education Tax (SET)	6.0000	\$ 23,533	\$ 47,551	\$ 72,048	\$ 97,036	\$ 122,523	\$ 148,520	\$ 175,038	\$ 186,396	\$ 190,138	\$ 193,954
School Operating Tax	17.5695	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
School Total	23.5695	\$ 23,533	\$ 47,551	\$ 72,048	\$ 97,036	\$ 122,523	\$ 148,520	\$ 175,038	\$ 186,396	\$ 190,138	\$ 193,954

Local Capture	Millage Rate	1	2	3	4	5	6	7	8	9	10
County Operating	4.6202	\$ 18,121	\$ 36,616	\$ 55,480	\$ 74,721	\$ 94,347	\$ 114,366	\$ 134,785	\$ 143,531	\$ 146,412	\$ 149,351
County Public Safety	1.4344	\$ 5,626	\$ 11,368	\$ 17,224	\$ 23,198	\$ 29,291	\$ 35,506	\$ 41,846	\$ 44,561	\$ 45,456	\$ 46,368
County Housing	0.7434	\$ 2,916	\$ 5,892	\$ 8,927	\$ 12,023	\$ 15,181	\$ 18,402	\$ 21,687	\$ 23,094	\$ 23,558	\$ 24,031
County Seniors	0.3462	\$ 1,358	\$ 2,744	\$ 4,157	\$ 5,599	\$ 7,070	\$ 8,570	\$ 10,100	\$ 10,755	\$ 10,971	\$ 11,191
Portage Sinking	0.4983	\$ 1,954	\$ 3,949	\$ 5,984	\$ 8,059	\$ 10,176	\$ 12,335	\$ 14,537	\$ 15,480	\$ 15,791	\$ 16,108
County 911	0.6442	\$ 2,527	\$ 5,105	\$ 7,736	\$ 10,418	\$ 13,155	\$ 15,946	\$ 18,793	\$ 20,013	\$ 20,414	\$ 20,824
County Veterans Fund	0.0997	\$ 391	\$ 790	\$ 1,197	\$ 1,612	\$ 2,036	\$ 2,468	\$ 2,909	\$ 3,097	\$ 3,159	\$ 3,223
KRESA ISD	6.9785	\$ 27,371	\$ 55,305	\$ 83,798	\$ 112,861	\$ 142,505	\$ 172,742	\$ 203,583	\$ 216,794	\$ 221,146	\$ 225,584
KVCC College	2.7729	\$ 10,876	\$ 21,975	\$ 33,297	\$ 44,845	\$ 56,624	\$ 68,639	\$ 80,894	\$ 86,143	\$ 87,872	\$ 89,636
Township Operating	0.8115	\$ 3,183	\$ 6,431	\$ 9,745	\$ 13,124	\$ 16,571	\$ 20,087	\$ 23,674	\$ 25,210	\$ 25,716	\$ 26,232
Pavilion Fire	1.4689	\$ 5,761	\$ 11,641	\$ 17,639	\$ 23,756	\$ 29,996	\$ 36,360	\$ 42,852	\$ 45,633	\$ 46,549	\$ 47,483
Portage Library	1.9922	\$ 7,814	\$ 15,788	\$ 23,922	\$ 32,219	\$ 40,682	\$ 49,314	\$ 58,118	\$ 61,890	\$ 63,132	\$ 64,399
County Transportation	0.3102	\$ 1,217	\$ 2,458	\$ 3,725	\$ 5,017	\$ 6,334	\$ 7,679	\$ 9,049	\$ 9,637	\$ 9,830	\$ 10,027
22.7206		\$ 89,115	\$ 180,063	\$ 272,830	\$ 367,452	\$ 463,967	\$ 562,412	\$ 662,826	\$ 705,839	\$ 720,007	\$ 734,458

Non-Capturable Millages	Millage Rate	1	2	3	4	5	6	7	8	9	10
Portage Debt	6.8500	\$ 26,867	\$ 54,287	\$ 82,255	\$ 110,783	\$ 139,881	\$ 169,561	\$ 199,835	\$ 212,802	\$ 217,074	\$ 221,431
County Juvenile	0.1176	\$ 461	\$ 932	\$ 1,412	\$ 1,902	\$ 2,401	\$ 2,911	\$ 3,431	\$ 3,653	\$ 3,727	\$ 3,801
Total Non-Capturable Taxes	6.9676	\$ 27,328	\$ 55,219	\$ 83,667	\$ 112,685	\$ 142,282	\$ 172,472	\$ 203,265	\$ 216,456	\$ 220,800	\$ 225,232
	53.2577										

Total Tax Increment Revenue (TIR) Available for Capture \$ 112,648 \$ 227,613 \$ 344,878 \$ 464,488 \$ 586,490 \$ 710,933 \$ 837,864 \$ 892,235 \$ 910,144 \$ 928,412

Footnotes:	
Average Home taxable Value	\$ 217,900
Percentage of Homestead units	100%

New Units Constructed (Portage) 18 18 18 18 18 18 18 18 6 0 0



Tax Increment Financing Capture
 Single Family Capture - Portage Schools
Pavilion Investors, LLC
 11-06-301-010 and 11-06-151-021
 Pavilion Township, MI
 February 2025

11	12	13	14	15	16	17	18	19	20	TOTAL
2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	
\$ 112,344	\$ 112,344	\$ 112,344	\$ 112,344	\$ 112,344	\$ 112,344	\$ 112,344	\$ 112,344	\$ 112,344	\$ 112,344	\$ -
\$ 33,086,734	\$ 33,748,469	\$ 34,423,438	\$ 35,111,907	\$ 35,814,145	\$ 36,530,428	\$ 37,261,037	\$ 38,006,258	\$ 38,766,383	\$ 39,541,710	\$ -
\$ 32,974,391	\$ 33,636,125	\$ 34,311,095	\$ 34,999,564	\$ 35,701,802	\$ 36,418,085	\$ 37,148,693	\$ 37,893,914	\$ 38,654,039	\$ 39,429,367	\$ -
\$ 197,846	\$ 201,817	\$ 205,867	\$ 209,997	\$ 214,211	\$ 218,509	\$ 222,892	\$ 227,363	\$ 231,924	\$ 236,576	\$ 3,423,739
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 197,846	\$ 201,817	\$ 205,867	\$ 209,997	\$ 214,211	\$ 218,509	\$ 222,892	\$ 227,363	\$ 231,924	\$ 236,576	\$ 3,423,739
\$ 152,348	\$ 155,406	\$ 158,524	\$ 161,705	\$ 164,949	\$ 168,259	\$ 171,634	\$ 175,077	\$ 178,589	\$ 182,172	\$ 2,636,393
\$ 47,298	\$ 48,248	\$ 49,216	\$ 50,203	\$ 51,211	\$ 52,238	\$ 53,286	\$ 54,355	\$ 55,445	\$ 56,557	\$ 818,502
\$ 24,513	\$ 25,005	\$ 25,507	\$ 26,019	\$ 26,541	\$ 27,073	\$ 27,616	\$ 28,170	\$ 28,735	\$ 29,312	\$ 424,201
\$ 11,416	\$ 11,645	\$ 11,879	\$ 12,117	\$ 12,360	\$ 12,608	\$ 12,861	\$ 13,119	\$ 13,382	\$ 13,650	\$ 197,550
\$ 16,431	\$ 16,761	\$ 17,097	\$ 17,440	\$ 17,790	\$ 18,147	\$ 18,511	\$ 18,883	\$ 19,261	\$ 19,648	\$ 284,342
\$ 21,242	\$ 21,668	\$ 22,103	\$ 22,547	\$ 22,999	\$ 23,461	\$ 23,931	\$ 24,411	\$ 24,901	\$ 25,400	\$ 367,595
\$ 3,288	\$ 3,354	\$ 3,421	\$ 3,489	\$ 3,559	\$ 3,631	\$ 3,704	\$ 3,778	\$ 3,854	\$ 3,931	\$ 56,891
\$ 230,112	\$ 234,730	\$ 239,440	\$ 244,244	\$ 249,145	\$ 254,144	\$ 259,242	\$ 264,443	\$ 269,747	\$ 275,158	\$ 3,982,094
\$ 91,435	\$ 93,270	\$ 95,141	\$ 97,050	\$ 98,998	\$ 100,984	\$ 103,010	\$ 105,076	\$ 107,184	\$ 109,334	\$ 1,582,281
\$ 26,759	\$ 27,296	\$ 27,843	\$ 28,402	\$ 28,972	\$ 29,553	\$ 30,146	\$ 30,751	\$ 31,368	\$ 31,997	\$ 463,061
\$ 48,436	\$ 49,408	\$ 50,400	\$ 51,411	\$ 52,442	\$ 53,495	\$ 54,568	\$ 55,662	\$ 56,779	\$ 57,918	\$ 838,188
\$ 65,692	\$ 67,010	\$ 68,355	\$ 69,726	\$ 71,125	\$ 72,552	\$ 74,008	\$ 75,492	\$ 77,007	\$ 78,551	\$ 1,136,795
\$ 10,229	\$ 10,434	\$ 10,643	\$ 10,857	\$ 11,075	\$ 11,297	\$ 11,524	\$ 11,755	\$ 11,990	\$ 12,231	\$ 177,007
\$ 749,198	\$ 764,233	\$ 779,569	\$ 795,211	\$ 811,166	\$ 827,441	\$ 844,041	\$ 860,972	\$ 878,243	\$ 895,859	\$ 12,964,901
\$ 225,875	\$ 230,407	\$ 235,031	\$ 239,747	\$ 244,557	\$ 249,464	\$ 254,469	\$ 259,573	\$ 264,780	\$ 270,091	\$ 3,908,769
\$ 3,878	\$ 3,956	\$ 4,035	\$ 4,116	\$ 4,199	\$ 4,283	\$ 4,369	\$ 4,456	\$ 4,546	\$ 4,637	\$ 67,105
\$ 229,752	\$ 234,363	\$ 239,066	\$ 243,863	\$ 248,756	\$ 253,747	\$ 258,837	\$ 264,030	\$ 269,326	\$ 274,728	\$ 3,975,874
\$ 947,044	\$ 966,050	\$ 985,435	\$ 1,005,208	\$ 1,025,377	\$ 1,045,949	\$ 1,066,933	\$ 1,088,336	\$ 1,110,167	\$ 1,132,435	\$ 16,388,640



Tax Increment Financing Capture
 Townhome Capture - Portage Schools
Pavilion Investors, LLC
 11-06-301-010 and 11-06-151-021
 Pavilion Township, MI
 February 2025

Estimated Taxable Value (TV) Increase Rate: 2.00%

Plan Year	1	2	3	4	5	6	7	8	9	10	11
Calendar Year	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
*Base Taxable Value	\$ 112,344	\$ 112,344	\$ 112,344	\$ 112,344	\$ 112,344	\$ 112,344	\$ 112,344	\$ 112,344	\$ 112,344	\$ 112,344	\$ 112,344
Estimated New TV	\$ 504,591	\$ 904,682	\$ 1,312,776	\$ 1,729,032	\$ 2,153,612	\$ 2,586,684	\$ 3,028,418	\$ 3,478,986	\$ 3,743,566	\$ 3,818,437	\$ 3,894,806
Incremental Difference (New TV - Base TV)	\$ 392,247	\$ 792,339	\$ 1,200,432	\$ 1,616,688	\$ 2,041,268	\$ 2,474,341	\$ 2,916,074	\$ 3,366,643	\$ 3,631,223	\$ 3,706,094	\$ 3,782,463

School Capture	Millage Rate	1	2	3	4	5	6	7	8	9	10	11
State Education Tax (SET)	6.0000	\$ 2,353	\$ 4,754	\$ 7,203	\$ 9,700	\$ 12,248	\$ 14,846	\$ 17,496	\$ 20,200	\$ 21,787	\$ 22,237	\$ 22,695
School Operating Tax	17.5695	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
School Total	23.5695	\$ 2,353	\$ 4,754	\$ 7,203	\$ 9,700	\$ 12,248	\$ 14,846	\$ 17,496	\$ 20,200	\$ 21,787	\$ 22,237	\$ 22,695

Local Capture	Millage Rate	1	2	3	4	5	6	7	8	9	10	11
County Operating	4.6202	\$ 1,812	\$ 3,661	\$ 5,546	\$ 7,469	\$ 9,431	\$ 11,432	\$ 13,473	\$ 15,555	\$ 16,777	\$ 17,123	\$ 17,476
County Public Safety	1.4344	\$ 563	\$ 1,137	\$ 1,722	\$ 2,319	\$ 2,928	\$ 3,549	\$ 4,183	\$ 4,829	\$ 5,209	\$ 5,316	\$ 5,426
County Housing	0.7434	\$ 292	\$ 589	\$ 892	\$ 1,202	\$ 1,517	\$ 1,839	\$ 2,168	\$ 2,503	\$ 2,699	\$ 2,755	\$ 2,812
County Seniors	0.3462	\$ 136	\$ 274	\$ 416	\$ 560	\$ 707	\$ 857	\$ 1,010	\$ 1,166	\$ 1,257	\$ 1,283	\$ 1,309
Portage Sinking	0.4983	\$ 195	\$ 395	\$ 598	\$ 806	\$ 1,017	\$ 1,233	\$ 1,453	\$ 1,678	\$ 1,809	\$ 1,847	\$ 1,885
County 911	0.6442	\$ 253	\$ 510	\$ 773	\$ 1,041	\$ 1,315	\$ 1,594	\$ 1,879	\$ 2,169	\$ 2,339	\$ 2,387	\$ 2,437
County Veterans Fund	0.0997	\$ 39	\$ 79	\$ 120	\$ 161	\$ 204	\$ 247	\$ 291	\$ 336	\$ 362	\$ 369	\$ 377
KRESA ISD	6.9785	\$ 2,737	\$ 5,529	\$ 8,377	\$ 11,282	\$ 14,245	\$ 17,267	\$ 20,350	\$ 23,494	\$ 25,340	\$ 25,863	\$ 26,396
KVCC College	2.7729	\$ 1,088	\$ 2,197	\$ 3,329	\$ 4,483	\$ 5,660	\$ 6,861	\$ 8,086	\$ 9,335	\$ 10,069	\$ 10,277	\$ 10,488
Township Operating	0.8115	\$ 318	\$ 643	\$ 974	\$ 1,312	\$ 1,656	\$ 2,008	\$ 2,366	\$ 2,732	\$ 2,947	\$ 3,007	\$ 3,069
Pavilion Fire	1.4689	\$ 576	\$ 1,164	\$ 1,763	\$ 2,375	\$ 2,998	\$ 3,635	\$ 4,283	\$ 4,945	\$ 5,334	\$ 5,444	\$ 5,556
Portage Library	1.9922	\$ 781	\$ 1,578	\$ 2,392	\$ 3,221	\$ 4,067	\$ 4,929	\$ 5,809	\$ 6,707	\$ 7,234	\$ 7,383	\$ 7,535
County Transportation	0.3102	\$ 122	\$ 246	\$ 372	\$ 501	\$ 633	\$ 768	\$ 905	\$ 1,044	\$ 1,126	\$ 1,150	\$ 1,173
22.7206		\$ 8,912	\$ 18,002	\$ 27,275	\$ 36,732	\$ 46,379	\$ 56,219	\$ 66,255	\$ 76,492	\$ 82,504	\$ 84,205	\$ 85,940

Non-Capturable Millages	Millage Rate	1	2	3	4	5	6	7	8	9	10	11
Portage Debt	6.8500	\$ 2,687	\$ 5,428	\$ 8,223	\$ 11,074	\$ 13,983	\$ 16,949	\$ 19,975	\$ 23,062	\$ 24,874	\$ 25,387	\$ 25,910
County Juvenile	0.1176	\$ 46	\$ 93	\$ 141	\$ 190	\$ 240	\$ 291	\$ 343	\$ 396	\$ 427	\$ 436	\$ 445
Total Non-Capturable Taxes	6.9676	\$ 2,733	\$ 5,521	\$ 8,364	\$ 11,264	\$ 14,223	\$ 17,240	\$ 20,318	\$ 23,457	\$ 25,301	\$ 25,823	\$ 26,355
	53.2577											

Total Tax Increment Revenue (TIR) Available for Capture \$ 11,266 \$ 22,756 \$ 34,477 \$ 46,432 \$ 58,626 \$ 71,065 \$ 83,751 \$ 96,692 \$ 104,291 \$ 106,441 \$ 108,635

Footnotes:	
Average Home taxable Value	\$ 65,000
Percentage of Homestead units	100%

New Units Constructed 6 6 6 6 6 6 6 6 6 3 0



Tax Increment Financing Capture
 Townhome Capture - Portage Schools
Pavilion Investors, LLC
 11-06-301-010 and 11-06-151-021
 Pavilion Township, MI
 February 2025

12	13	14	15	16	17	18	19	20	TOTAL
2037	2038	2039	2040	2041	2042	2043	2044	2045	
\$ 112,344	\$ 112,344	\$ 112,344	\$ 112,344	\$ 112,344	\$ 112,344	\$ 112,344	\$ 112,344	\$ 112,344	\$ -
\$ 3,972,702	\$ 4,052,156	\$ 4,133,200	\$ 4,215,864	\$ 4,300,181	\$ 4,386,184	\$ 4,473,908	\$ 4,563,386	\$ 4,654,654	\$ -
\$ 3,860,359	\$ 3,939,813	\$ 4,020,856	\$ 4,103,520	\$ 4,187,837	\$ 4,273,841	\$ 4,361,564	\$ 4,451,043	\$ 4,542,310	\$ -
\$ 23,162	\$ 23,639	\$ 24,125	\$ 24,621	\$ 25,127	\$ 25,643	\$ 26,169	\$ 26,706	\$ 27,254	\$ 381,966
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 23,162	\$ 23,639	\$ 24,125	\$ 24,621	\$ 25,127	\$ 25,643	\$ 26,169	\$ 26,706	\$ 27,254	\$ 381,966
\$ 17,836	\$ 18,203	\$ 18,577	\$ 18,959	\$ 19,349	\$ 19,746	\$ 20,151	\$ 20,565	\$ 20,986	\$ 294,126
\$ 5,537	\$ 5,651	\$ 5,768	\$ 5,886	\$ 6,007	\$ 6,130	\$ 6,256	\$ 6,385	\$ 6,515	\$ 91,315
\$ 2,870	\$ 2,929	\$ 2,989	\$ 3,051	\$ 3,113	\$ 3,177	\$ 3,242	\$ 3,309	\$ 3,377	\$ 47,326
\$ 1,336	\$ 1,364	\$ 1,392	\$ 1,421	\$ 1,450	\$ 1,480	\$ 1,510	\$ 1,541	\$ 1,573	\$ 22,039
\$ 1,924	\$ 1,963	\$ 2,004	\$ 2,045	\$ 2,087	\$ 2,130	\$ 2,173	\$ 2,218	\$ 2,263	\$ 31,722
\$ 2,487	\$ 2,538	\$ 2,590	\$ 2,643	\$ 2,698	\$ 2,753	\$ 2,810	\$ 2,867	\$ 2,926	\$ 41,010
\$ 385	\$ 393	\$ 401	\$ 409	\$ 418	\$ 426	\$ 435	\$ 444	\$ 453	\$ 6,347
\$ 26,940	\$ 27,494	\$ 28,060	\$ 28,636	\$ 29,225	\$ 29,825	\$ 30,437	\$ 31,062	\$ 31,699	\$ 444,258
\$ 10,704	\$ 10,925	\$ 11,149	\$ 11,379	\$ 11,612	\$ 11,851	\$ 12,094	\$ 12,342	\$ 12,595	\$ 176,525
\$ 3,133	\$ 3,197	\$ 3,263	\$ 3,330	\$ 3,398	\$ 3,468	\$ 3,539	\$ 3,612	\$ 3,686	\$ 51,661
\$ 5,670	\$ 5,787	\$ 5,906	\$ 6,028	\$ 6,152	\$ 6,278	\$ 6,407	\$ 6,538	\$ 6,672	\$ 93,512
\$ 7,691	\$ 7,849	\$ 8,010	\$ 8,175	\$ 8,343	\$ 8,514	\$ 8,689	\$ 8,867	\$ 9,049	\$ 126,825
\$ 1,197	\$ 1,222	\$ 1,247	\$ 1,273	\$ 1,299	\$ 1,326	\$ 1,353	\$ 1,381	\$ 1,409	\$ 19,748
\$ 87,710	\$ 89,515	\$ 91,356	\$ 93,234	\$ 95,150	\$ 97,104	\$ 99,097	\$ 101,130	\$ 103,204	\$ 1,446,415
\$ 26,443	\$ 26,988	\$ 27,543	\$ 28,109	\$ 28,687	\$ 29,276	\$ 29,877	\$ 30,490	\$ 31,115	\$ 436,078
\$ 454	\$ 463	\$ 473	\$ 483	\$ 492	\$ 503	\$ 513	\$ 523	\$ 534	\$ 7,487
\$ 26,897	\$ 27,451	\$ 28,016	\$ 28,592	\$ 29,179	\$ 29,778	\$ 30,390	\$ 31,013	\$ 31,649	\$ 443,564
\$ 110,872	\$ 113,154	\$ 115,481	\$ 117,856	\$ 120,277	\$ 122,747	\$ 125,267	\$ 127,837	\$ 130,458	\$ 1,828,381



Tax Increment Financing Capture
 TDN Capture - Portage Schools
Pavilion Investors, LLC
 11-06-301-010 and 11-06-151-021
 Pavilion Township, MI
 February 2025

Estimated Taxable Value (TV) Increase Rate: 2.00%

Plan Year	1	2	3	4	5	6	7	8	9	10	11
Calendar Year	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
*Base Taxable Value	\$ 112,344	\$ 112,344	\$ 112,344	\$ 112,344	\$ 112,344	\$ 112,344	\$ 112,344	\$ 112,344	\$ 112,344	\$ 112,344	\$ 112,344
Estimated New TV	\$ 1,331,191	\$ 2,574,414	\$ 3,842,503	\$ 5,135,953	\$ 6,455,272	\$ 7,800,977	\$ 9,173,597	\$ 9,357,069	\$ 9,544,210	\$ 9,735,094	\$ 9,929,796
Incremental Difference (New TV - Base TV)	\$ 1,218,847	\$ 2,462,071	\$ 3,730,159	\$ 5,023,609	\$ 6,342,928	\$ 7,688,634	\$ 9,061,253	\$ 9,244,725	\$ 9,431,866	\$ 9,622,751	\$ 9,817,452

School Capture	Millage Rate	1	2	3	4	5	6	7	8	9	10	11
State Education Tax (SET)	6.0000	\$ 7,313	\$ 14,772	\$ 22,381	\$ 30,142	\$ 38,058	\$ 46,132	\$ 54,368	\$ 55,468	\$ 56,591	\$ 57,737	\$ 58,905
School Operating Tax	17.5695	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
School Total	23.5695	\$ 7,313	\$ 14,772	\$ 22,381	\$ 30,142	\$ 38,058	\$ 46,132	\$ 54,368	\$ 55,468	\$ 56,591	\$ 57,737	\$ 58,905

Local Capture	Millage Rate	1	2	3	4	5	6	7	8	9	10	11
County Operating	4.6202	\$ 5,631	\$ 11,375	\$ 17,234	\$ 23,210	\$ 29,306	\$ 35,523	\$ 41,865	\$ 42,712	\$ 43,577	\$ 44,459	\$ 45,359
County Public Safety	1.4344	\$ 1,748	\$ 3,532	\$ 5,351	\$ 7,206	\$ 9,098	\$ 11,029	\$ 12,997	\$ 13,261	\$ 13,529	\$ 13,803	\$ 14,082
County Housing	0.7434	\$ 906	\$ 1,830	\$ 2,773	\$ 3,735	\$ 4,715	\$ 5,716	\$ 6,736	\$ 6,873	\$ 7,012	\$ 7,154	\$ 7,298
County Seniors	0.3462	\$ 422	\$ 852	\$ 1,291	\$ 1,739	\$ 2,196	\$ 2,662	\$ 3,137	\$ 3,201	\$ 3,265	\$ 3,331	\$ 3,399
Portage Sinking	0.4983	\$ 607	\$ 1,227	\$ 1,859	\$ 2,503	\$ 3,161	\$ 3,831	\$ 4,515	\$ 4,607	\$ 4,700	\$ 4,795	\$ 4,892
County 911	0.6442	\$ 785	\$ 1,586	\$ 2,403	\$ 3,236	\$ 4,086	\$ 4,953	\$ 5,837	\$ 5,955	\$ 6,076	\$ 6,199	\$ 6,324
County Veterans Fund	0.0997	\$ 122	\$ 245	\$ 372	\$ 501	\$ 632	\$ 767	\$ 903	\$ 922	\$ 940	\$ 959	\$ 979
KRESA ISD	6.9785	\$ 8,506	\$ 17,182	\$ 26,031	\$ 35,057	\$ 44,264	\$ 53,655	\$ 63,234	\$ 64,514	\$ 65,820	\$ 67,152	\$ 68,511
KVCC College	2.7729	\$ 3,380	\$ 6,827	\$ 10,343	\$ 13,930	\$ 17,588	\$ 21,320	\$ 25,126	\$ 25,635	\$ 26,154	\$ 26,683	\$ 27,223
Township Operating	0.8115	\$ 989	\$ 1,998	\$ 3,027	\$ 4,077	\$ 5,147	\$ 6,239	\$ 7,353	\$ 7,502	\$ 7,654	\$ 7,809	\$ 7,967
Pavilion Fire	1.4689	\$ 1,790	\$ 3,617	\$ 5,479	\$ 7,379	\$ 9,317	\$ 11,294	\$ 13,310	\$ 13,580	\$ 13,854	\$ 14,135	\$ 14,421
Portage Library	1.9922	\$ 2,428	\$ 4,905	\$ 7,431	\$ 10,008	\$ 12,636	\$ 15,317	\$ 18,052	\$ 18,417	\$ 18,790	\$ 19,170	\$ 19,558
County Transportation	0.3102	\$ 378	\$ 764	\$ 1,157	\$ 1,558	\$ 1,968	\$ 2,385	\$ 2,811	\$ 2,868	\$ 2,926	\$ 2,985	\$ 3,045
22.7206	\$ 27,693	\$ 55,940	\$ 84,751	\$ 114,139	\$ 144,115	\$ 174,690	\$ 205,877	\$ 210,046	\$ 214,298	\$ 218,635	\$ 223,058	

Non-Capturable Millages	Millage Rate	1	2	3	4	5	6	7	8	9	10	11
Portage Debt	6.8500	\$ 8,349	\$ 16,865	\$ 25,552	\$ 34,412	\$ 43,449	\$ 52,667	\$ 62,070	\$ 63,326	\$ 64,608	\$ 65,916	\$ 67,250
County Juvenile	0.1176	\$ 143	\$ 290	\$ 439	\$ 591	\$ 746	\$ 904	\$ 1,066	\$ 1,087	\$ 1,109	\$ 1,132	\$ 1,155
Total Non-Capturable Taxes	6.9676	\$ 8,492	\$ 17,155	\$ 25,990	\$ 35,002	\$ 44,195	\$ 53,571	\$ 63,135	\$ 64,414	\$ 65,717	\$ 67,047	\$ 68,404
	53.2577											

Total Tax Increment Revenue (TIR) Available for Capture \$ 35,006 \$ 70,712 \$ 107,132 \$ 144,281 \$ 182,173 \$ 220,822 \$ 260,245 \$ 265,514 \$ 270,889 \$ 276,371 \$ 281,963

Footnotes:	
Average Home taxable Value	\$ 152,075
Percentage of Homestead units	100%

New Units Constructed 8 8 8 8 8 8 8 8 0 0 0 56



Tax Increment Financing Capture
 TDN Capture - Portage Schools
Pavilion Investors, LLC
 11-06-301-010 and 11-06-151-021
 Pavilion Township, MI
 February 2025

12	13	14	15	16	17	18	19	20	TOTAL
2037	2038	2039	2040	2041	2042	2043	2044	2045	
\$ 112,344	\$ 112,344	\$ 112,344	\$ 112,344	\$ 112,344	\$ 112,344	\$ 112,344	\$ 112,344	\$ 112,344	\$ -
\$ 10,128,392	\$ 10,330,960	\$ 10,537,579	\$ 10,748,331	\$ 10,963,297	\$ 11,182,563	\$ 11,406,214	\$ 11,634,339	\$ 11,867,026	\$ -
\$ 10,016,048	\$ 10,218,616	\$ 10,425,235	\$ 10,635,987	\$ 10,850,954	\$ 11,070,220	\$ 11,293,871	\$ 11,521,995	\$ 11,754,682	\$ -
\$ 60,096	\$ 61,312	\$ 62,551	\$ 63,816	\$ 65,106	\$ 66,421	\$ 67,763	\$ 69,132	\$ 70,528	\$ 1,028,591
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 60,096	\$ 61,312	\$ 62,551	\$ 63,816	\$ 65,106	\$ 66,421	\$ 67,763	\$ 69,132	\$ 70,528	\$ 1,028,591
\$ 46,276	\$ 47,212	\$ 48,167	\$ 49,140	\$ 50,134	\$ 51,147	\$ 52,180	\$ 53,234	\$ 54,309	\$ 792,050
\$ 14,367	\$ 14,658	\$ 14,954	\$ 15,256	\$ 15,565	\$ 15,879	\$ 16,200	\$ 16,527	\$ 16,861	\$ 245,902
\$ 7,446	\$ 7,597	\$ 7,750	\$ 7,907	\$ 8,067	\$ 8,230	\$ 8,396	\$ 8,565	\$ 8,738	\$ 127,442
\$ 3,468	\$ 3,538	\$ 3,609	\$ 3,682	\$ 3,757	\$ 3,833	\$ 3,910	\$ 3,989	\$ 4,069	\$ 59,350
\$ 4,991	\$ 5,092	\$ 5,195	\$ 5,300	\$ 5,407	\$ 5,516	\$ 5,628	\$ 5,741	\$ 5,857	\$ 85,425
\$ 6,452	\$ 6,583	\$ 6,716	\$ 6,852	\$ 6,990	\$ 7,131	\$ 7,276	\$ 7,422	\$ 7,572	\$ 110,436
\$ 999	\$ 1,019	\$ 1,039	\$ 1,060	\$ 1,082	\$ 1,104	\$ 1,126	\$ 1,149	\$ 1,172	\$ 17,092
\$ 69,897	\$ 71,311	\$ 72,753	\$ 74,223	\$ 75,723	\$ 77,254	\$ 78,814	\$ 80,406	\$ 82,030	\$ 1,196,338
\$ 27,774	\$ 28,335	\$ 28,908	\$ 29,493	\$ 30,089	\$ 30,697	\$ 31,317	\$ 31,949	\$ 32,595	\$ 475,364
\$ 8,128	\$ 8,292	\$ 8,460	\$ 8,631	\$ 8,806	\$ 8,983	\$ 9,165	\$ 9,350	\$ 9,539	\$ 139,117
\$ 14,713	\$ 15,010	\$ 15,314	\$ 15,623	\$ 15,939	\$ 16,261	\$ 16,590	\$ 16,925	\$ 17,266	\$ 251,816
\$ 19,954	\$ 20,358	\$ 20,769	\$ 21,189	\$ 21,617	\$ 22,054	\$ 22,500	\$ 22,954	\$ 23,418	\$ 341,527
\$ 3,107	\$ 3,170	\$ 3,234	\$ 3,299	\$ 3,366	\$ 3,434	\$ 3,503	\$ 3,574	\$ 3,646	\$ 53,178
\$ 227,571	\$ 232,173	\$ 236,868	\$ 241,656	\$ 246,540	\$ 251,522	\$ 256,604	\$ 261,787	\$ 267,073	\$ 3,895,036
\$ 68,610	\$ 69,998	\$ 71,413	\$ 72,857	\$ 74,329	\$ 75,831	\$ 77,363	\$ 78,926	\$ 80,520	\$ 1,174,309
\$ 1,178	\$ 1,202	\$ 1,226	\$ 1,251	\$ 1,276	\$ 1,302	\$ 1,328	\$ 1,355	\$ 1,382	\$ 20,160
\$ 69,788	\$ 71,199	\$ 72,639	\$ 74,107	\$ 75,605	\$ 77,133	\$ 78,691	\$ 80,281	\$ 81,902	\$ 1,194,469
\$ 287,667	\$ 293,485	\$ 299,419	\$ 305,472	\$ 311,646	\$ 317,943	\$ 324,367	\$ 330,919	\$ 337,602	\$ 4,923,627



Tax Increment Financing Capture
 Single Family Capture - Comstock Schools
Pavilion Investors, LLC
 11-06-301-010 and 11-06-151-021
 Pavilion Township, MI
 February 2025

Estimated Taxable Value (TV) Increase Rate: 2.00%

Plan Year	1	2	3	4	5	6	7	8	9	10
Calendar Year	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
*Base Taxable Value	\$ 53,491	\$ 53,491	\$ 53,491	\$ 53,491	\$ 53,491	\$ 53,491	\$ 53,491	\$ 53,491	\$ 53,491	\$ 53,491
Estimated New TV	\$ 53,491	\$ 54,561	\$ 55,652	\$ 56,765	\$ 57,900	\$ 59,058	\$ 60,240	\$ 2,676,244	\$ 6,216,169	\$ 6,340,493
Incremental Difference (New TV - Base TV)	\$ -	\$ 1,070	\$ 2,161	\$ 3,274	\$ 4,409	\$ 5,567	\$ 6,749	\$ 2,622,753	\$ 6,162,678	\$ 6,287,002

School Capture	Millage Rate	1	2	3	4	5	6	7	8	9	10
State Education Tax (SET)	6.0000	\$ -	\$ 6	\$ 13	\$ 20	\$ 26	\$ 33	\$ 40	\$ 15,737	\$ 36,976	\$ 37,722
School Operating Tax	17.8437	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
School Total	23.8437	\$ -	\$ 6	\$ 13	\$ 20	\$ 26	\$ 33	\$ 40	\$ 15,737	\$ 36,976	\$ 37,722

Local Capture	Millage Rate	1	2	3	4	5	6	7	8	9	10
County Operating	4.6202	\$ -	\$ 5	\$ 10	\$ 15	\$ 20	\$ 26	\$ 31	\$ 12,118	\$ 28,473	\$ 29,047
County Public Safety	1.4344	\$ -	\$ 2	\$ 3	\$ 5	\$ 6	\$ 8	\$ 10	\$ 3,762	\$ 8,840	\$ 9,018
County Housing	0.7434	\$ -	\$ 1	\$ 2	\$ 2	\$ 3	\$ 4	\$ 5	\$ 1,950	\$ 4,581	\$ 4,674
County Seniors	0.3462	\$ -	\$ 0	\$ 1	\$ 1	\$ 2	\$ 2	\$ 2	\$ 908	\$ 2,134	\$ 2,177
Sinking Fund	0.9958	\$ -	\$ 1	\$ 2	\$ 3	\$ 4	\$ 6	\$ 7	\$ 2,612	\$ 6,137	\$ 6,261
County 911	0.6442	\$ -	\$ 1	\$ 1	\$ 2	\$ 3	\$ 4	\$ 4	\$ 1,690	\$ 3,970	\$ 4,050
County Veterans Fund	0.0997	\$ -	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1	\$ 1	\$ 261	\$ 614	\$ 627
KRESA ISD	6.9785	\$ -	\$ 7	\$ 15	\$ 23	\$ 31	\$ 39	\$ 47	\$ 18,303	\$ 43,006	\$ 43,874
KVCC College	2.7729	\$ -	\$ 3	\$ 6	\$ 9	\$ 12	\$ 15	\$ 19	\$ 7,273	\$ 17,088	\$ 17,433
Township Operating	0.8115	\$ -	\$ 1	\$ 2	\$ 3	\$ 4	\$ 5	\$ 5	\$ 2,128	\$ 5,001	\$ 5,102
Pavilion Fire	1.4689	\$ -	\$ 2	\$ 3	\$ 5	\$ 6	\$ 8	\$ 10	\$ 3,853	\$ 9,052	\$ 9,235
County Transportation	0.3102	\$ -	\$ 0	\$ 1	\$ 1	\$ 1	\$ 2	\$ 2	\$ 814	\$ 1,912	\$ 1,950
Total	21.2259	\$ -	\$ 23	\$ 46	\$ 69	\$ 94	\$ 118	\$ 143	\$ 55,670	\$ 130,808	\$ 133,447

Non-Capturable Millages	Millage Rate	1	2	3	4	5	6	7	8	9	10
Comstock Debt	5.5000	\$ -	\$ 6	\$ 12	\$ 18	\$ 24	\$ 31	\$ 37	\$ 14,425	\$ 33,895	\$ 34,579
County Juvenile	0.1176	\$ -	\$ 0	\$ 0	\$ 0	\$ 1	\$ 1	\$ 1	\$ 308	\$ 725	\$ 739
Total Non-Capturable Taxes	5.6176	\$ -	\$ 6	\$ 12	\$ 18	\$ 25	\$ 31	\$ 38	\$ 14,734	\$ 34,619	\$ 35,318
	50.6872										

Total Tax Increment Revenue (TIR) Available for Capture \$ - \$ 29 \$ 59 \$ 89 \$ 120 \$ 152 \$ 184 \$ 71,407 \$ 167,784 \$ 171,169

Footnotes:	
Average Home taxable Value	\$ 217,900
Percentage of Homestead units	100%

New Units Constructed (Pavilion)	0	0	0	0	0	0	0	0	12	16	0
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Tax Increment Financing Capture
 Single Family Capture - Comstock Schools
Pavilion Investors, LLC
 11-06-301-010 and 11-06-151-021
 Pavilion Township, MI
 February 2025

11	12	13	14	15	16	17	18	19	20	TOTAL
2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	
\$ 53,491	\$ 53,491	\$ 53,491	\$ 53,491	\$ 53,491	\$ 53,491	\$ 53,491	\$ 53,491	\$ 53,491	\$ 53,491	\$ -
\$ 6,467,302	\$ 6,596,649	\$ 6,728,581	\$ 6,863,153	\$ 7,000,416	\$ 7,140,425	\$ 7,283,233	\$ 7,428,898	\$ 7,577,476	\$ 7,729,025	\$ -
\$ 6,413,811	\$ 6,543,158	\$ 6,675,090	\$ 6,809,662	\$ 6,946,925	\$ 7,086,934	\$ 7,229,742	\$ 7,375,407	\$ 7,523,985	\$ 7,675,534	\$ -
\$ 38,483	\$ 39,259	\$ 40,051	\$ 40,858	\$ 41,682	\$ 42,522	\$ 43,378	\$ 44,252	\$ 45,144	\$ 46,053	\$ 512,255
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 38,483	\$ 39,259	\$ 40,051	\$ 40,858	\$ 41,682	\$ 42,522	\$ 43,378	\$ 44,252	\$ 45,144	\$ 46,053	\$ 512,255
\$ 29,633	\$ 30,231	\$ 30,840	\$ 31,462	\$ 32,096	\$ 32,743	\$ 33,403	\$ 34,076	\$ 34,762	\$ 35,463	\$ 394,454
\$ 9,200	\$ 9,386	\$ 9,575	\$ 9,768	\$ 9,965	\$ 10,165	\$ 10,370	\$ 10,579	\$ 10,792	\$ 11,010	\$ 122,463
\$ 4,768	\$ 4,864	\$ 4,962	\$ 5,062	\$ 5,164	\$ 5,268	\$ 5,375	\$ 5,483	\$ 5,593	\$ 5,706	\$ 63,468
\$ 2,220	\$ 2,265	\$ 2,311	\$ 2,358	\$ 2,405	\$ 2,453	\$ 2,503	\$ 2,553	\$ 2,605	\$ 2,657	\$ 29,557
\$ 6,387	\$ 6,516	\$ 6,647	\$ 6,781	\$ 6,918	\$ 7,057	\$ 7,199	\$ 7,344	\$ 7,492	\$ 7,643	\$ 85,017
\$ 4,132	\$ 4,215	\$ 4,300	\$ 4,387	\$ 4,475	\$ 4,565	\$ 4,657	\$ 4,751	\$ 4,847	\$ 4,945	\$ 54,999
\$ 639	\$ 652	\$ 666	\$ 679	\$ 693	\$ 707	\$ 721	\$ 735	\$ 750	\$ 765	\$ 8,512
\$ 44,759	\$ 45,661	\$ 46,582	\$ 47,521	\$ 48,479	\$ 49,456	\$ 50,453	\$ 51,469	\$ 52,506	\$ 53,564	\$ 595,796
\$ 17,785	\$ 18,144	\$ 18,509	\$ 18,883	\$ 19,263	\$ 19,651	\$ 20,047	\$ 20,451	\$ 20,863	\$ 21,283	\$ 236,739
\$ 5,205	\$ 5,310	\$ 5,417	\$ 5,526	\$ 5,637	\$ 5,751	\$ 5,867	\$ 5,985	\$ 6,106	\$ 6,229	\$ 69,283
\$ 9,421	\$ 9,611	\$ 9,805	\$ 10,003	\$ 10,204	\$ 10,410	\$ 10,620	\$ 10,834	\$ 11,052	\$ 11,275	\$ 125,409
\$ 1,990	\$ 2,030	\$ 2,071	\$ 2,112	\$ 2,155	\$ 2,198	\$ 2,243	\$ 2,288	\$ 2,334	\$ 2,381	\$ 26,484
\$ 136,139	\$ 138,884	\$ 141,685	\$ 144,541	\$ 147,455	\$ 150,427	\$ 153,458	\$ 156,550	\$ 159,703	\$ 162,920	\$ 1,812,181
\$ 35,276	\$ 35,987	\$ 36,713	\$ 37,453	\$ 38,208	\$ 38,978	\$ 39,764	\$ 40,565	\$ 41,382	\$ 42,215	\$ 469,568
\$ 754	\$ 769	\$ 785	\$ 801	\$ 817	\$ 833	\$ 850	\$ 867	\$ 885	\$ 903	\$ 10,040
\$ 36,030	\$ 36,757	\$ 37,498	\$ 38,254	\$ 39,025	\$ 39,812	\$ 40,614	\$ 41,432	\$ 42,267	\$ 43,118	\$ 479,608
\$ 174,622	\$ 178,143	\$ 181,735	\$ 185,399	\$ 189,136	\$ 192,948	\$ 196,836	\$ 200,802	\$ 204,847	\$ 208,973	\$ 2,324,436



Tax Increment Financing Capture
 TDN Capture - Portage Schools
Pavilion Investors, LLC
 11-06-301-010 and 11-06-151-021
 Pavilion Township, MI
 February 2025

Estimated Taxable Value (TV) Increase Rate: 2.00%

Plan Year	1	2	3	4	5	6	7	8	9	10
Calendar Year	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
*Base Taxable Value	\$ 53,491	\$ 53,491	\$ 53,491	\$ 53,491	\$ 53,491	\$ 53,491	\$ 53,491	\$ 53,491	\$ 53,491	\$ 53,491
Estimated New TV	\$ 54,561	\$ 55,652	\$ 56,765	\$ 57,900	\$ 59,058	\$ 60,240	\$ 61,444	\$ 670,973	\$ 1,292,693	\$ 1,318,547
Incremental Difference (New TV - Base TV)	\$ 1,070	\$ 2,161	\$ 3,274	\$ 4,409	\$ 5,567	\$ 6,749	\$ 7,953	\$ 617,482	\$ 1,239,202	\$ 1,265,056

School Capture	Millage Rate	1	2	3	4	5	6	7	8	9	10
State Education Tax (SET)	6.0000	\$ 6	\$ 13	\$ 20	\$ 26	\$ 33	\$ 40	\$ 48	\$ 3,705	\$ 7,435	\$ 7,590
School Operating Tax	17.8437	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
School Total	23.8437	\$ 6	\$ 13	\$ 20	\$ 26	\$ 33	\$ 40	\$ 48	\$ 3,705	\$ 7,435	\$ 7,590

Local Capture	Millage Rate	1	2	3	4	5	6	7	8	9	10
County Operating	4.6202	\$ 5	\$ 10	\$ 15	\$ 20	\$ 26	\$ 31	\$ 37	\$ 2,853	\$ 5,725	\$ 5,845
County Public Safety	1.4344	\$ 2	\$ 3	\$ 5	\$ 6	\$ 8	\$ 10	\$ 11	\$ 886	\$ 1,778	\$ 1,815
County Housing	0.7434	\$ 1	\$ 2	\$ 2	\$ 3	\$ 4	\$ 5	\$ 6	\$ 459	\$ 921	\$ 940
County Seniors	0.3462	\$ 0	\$ 1	\$ 1	\$ 2	\$ 2	\$ 2	\$ 3	\$ 214	\$ 429	\$ 438
Sinking Fund	0.9958	\$ 1	\$ 2	\$ 3	\$ 4	\$ 6	\$ 7	\$ 8	\$ 615	\$ 1,234	\$ 1,260
County 911	0.6442	\$ 1	\$ 1	\$ 2	\$ 3	\$ 4	\$ 4	\$ 5	\$ 398	\$ 798	\$ 815
County Veterans Fund	0.0997	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1	\$ 1	\$ 1	\$ 62	\$ 124	\$ 126
KRESA ISD	6.9785	\$ 7	\$ 15	\$ 23	\$ 31	\$ 39	\$ 47	\$ 56	\$ 4,309	\$ 8,648	\$ 8,828
KVCC College	2.7729	\$ 3	\$ 6	\$ 9	\$ 12	\$ 15	\$ 19	\$ 22	\$ 1,712	\$ 3,436	\$ 3,508
Township Operating	0.8115	\$ 1	\$ 2	\$ 3	\$ 4	\$ 5	\$ 5	\$ 6	\$ 501	\$ 1,006	\$ 1,027
Pavilion Fire	1.4689	\$ 2	\$ 3	\$ 5	\$ 6	\$ 8	\$ 10	\$ 12	\$ 907	\$ 1,820	\$ 1,858
County Transportation	0.3102	\$ 0	\$ 1	\$ 1	\$ 1	\$ 2	\$ 2	\$ 2	\$ 192	\$ 384	\$ 392
21.2259		\$ 23	\$ 46	\$ 69	\$ 94	\$ 118	\$ 143	\$ 169	\$ 13,107	\$ 26,303	\$ 26,852

Non-Capturable Millages	Millage Rate	1	2	3	4	5	6	7	8	9	10
Comstock Debt	5.5000	\$ 6	\$ 12	\$ 18	\$ 24	\$ 31	\$ 37	\$ 44	\$ 3,396	\$ 6,816	\$ 6,958
County Juvenile	0.1176	\$ 0	\$ 0	\$ 0	\$ 1	\$ 1	\$ 1	\$ 1	\$ 73	\$ 146	\$ 149
Total Non-Capturable Taxes	5.6176	\$ 6	\$ 12	\$ 18	\$ 25	\$ 31	\$ 38	\$ 45	\$ 3,469	\$ 6,961	\$ 7,107
	50.6872										

Total Tax Increment Revenue (TIR) Available for Capture \$ 29 \$ 59 \$ 89 \$ 120 \$ 152 \$ 184 \$ 217 \$ 16,812 \$ 33,738 \$ 34,442

Footnotes:	
Average Home taxable Value	\$ 152,075
Percentage of Homestead units	100%

New Units Constructed 0 0 0 0 0 0 0 0 4 4 0



Tax Increment Financing Capture
 TDN Capture - Portage Schools
Pavilion Investors, LLC
 11-06-301-010 and 11-06-151-021
 Pavilion Township, MI
 February 2025

11	12	13	14	15	16	17	18	19	20	TOTAL
2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	
\$ 53,491	\$ 53,491	\$ 53,491	\$ 53,491	\$ 53,491	\$ 53,491	\$ 53,491	\$ 53,491	\$ 53,491	\$ 53,491	\$ -
\$ 1,344,917	\$ 1,371,816	\$ 1,399,252	\$ 1,427,237	\$ 1,455,782	\$ 1,484,898	\$ 1,514,596	\$ 1,544,887	\$ 1,575,785	\$ 1,607,301	\$ -
\$ 1,291,426	\$ 1,318,325	\$ 1,345,761	\$ 1,373,746	\$ 1,402,291	\$ 1,431,407	\$ 1,461,105	\$ 1,491,396	\$ 1,522,294	\$ 1,553,810	\$ -
\$ 7,749	\$ 7,910	\$ 8,075	\$ 8,242	\$ 8,414	\$ 8,588	\$ 8,767	\$ 8,948	\$ 9,134	\$ 9,323	\$ 104,067
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 7,749	\$ 7,910	\$ 8,075	\$ 8,242	\$ 8,414	\$ 8,588	\$ 8,767	\$ 8,948	\$ 9,134	\$ 9,323	\$ 104,067
\$ 5,967	\$ 6,091	\$ 6,218	\$ 6,347	\$ 6,479	\$ 6,613	\$ 6,751	\$ 6,891	\$ 7,033	\$ 7,179	\$ 80,135
\$ 1,852	\$ 1,891	\$ 1,930	\$ 1,971	\$ 2,011	\$ 2,053	\$ 2,096	\$ 2,139	\$ 2,184	\$ 2,229	\$ 24,879
\$ 960	\$ 980	\$ 1,000	\$ 1,021	\$ 1,042	\$ 1,064	\$ 1,086	\$ 1,109	\$ 1,132	\$ 1,155	\$ 12,894
\$ 447	\$ 456	\$ 466	\$ 476	\$ 485	\$ 496	\$ 506	\$ 516	\$ 527	\$ 538	\$ 6,005
\$ 1,286	\$ 1,313	\$ 1,340	\$ 1,368	\$ 1,396	\$ 1,425	\$ 1,455	\$ 1,485	\$ 1,516	\$ 1,547	\$ 17,272
\$ 832	\$ 849	\$ 867	\$ 885	\$ 903	\$ 922	\$ 941	\$ 961	\$ 981	\$ 1,001	\$ 11,173
\$ 129	\$ 131	\$ 134	\$ 137	\$ 140	\$ 143	\$ 146	\$ 149	\$ 152	\$ 155	\$ 1,729
\$ 9,012	\$ 9,200	\$ 9,391	\$ 9,587	\$ 9,786	\$ 9,989	\$ 10,196	\$ 10,408	\$ 10,623	\$ 10,843	\$ 121,038
\$ 3,581	\$ 3,656	\$ 3,732	\$ 3,809	\$ 3,888	\$ 3,969	\$ 4,051	\$ 4,135	\$ 4,221	\$ 4,309	\$ 48,095
\$ 1,048	\$ 1,070	\$ 1,092	\$ 1,115	\$ 1,138	\$ 1,162	\$ 1,186	\$ 1,210	\$ 1,235	\$ 1,261	\$ 14,075
\$ 1,897	\$ 1,936	\$ 1,977	\$ 2,018	\$ 2,060	\$ 2,103	\$ 2,146	\$ 2,191	\$ 2,236	\$ 2,282	\$ 25,477
\$ 401	\$ 409	\$ 417	\$ 426	\$ 435	\$ 444	\$ 453	\$ 463	\$ 472	\$ 482	\$ 5,380
\$ 27,412	\$ 27,983	\$ 28,565	\$ 29,159	\$ 29,765	\$ 30,383	\$ 31,013	\$ 31,656	\$ 32,312	\$ 32,981	\$ 368,152
\$ 7,103	\$ 7,251	\$ 7,402	\$ 7,556	\$ 7,713	\$ 7,873	\$ 8,036	\$ 8,203	\$ 8,373	\$ 8,546	\$ 95,395
\$ 152	\$ 155	\$ 158	\$ 162	\$ 165	\$ 168	\$ 172	\$ 175	\$ 179	\$ 183	\$ 2,040
\$ 7,255	\$ 7,406	\$ 7,560	\$ 7,717	\$ 7,878	\$ 8,041	\$ 8,208	\$ 8,378	\$ 8,552	\$ 8,729	\$ 97,434
\$ 35,160	\$ 35,893	\$ 36,640	\$ 37,401	\$ 38,179	\$ 38,971	\$ 39,780	\$ 40,605	\$ 41,446	\$ 42,304	\$ 472,219



Tax Increment Financing Capture
 TDN Capture - Comstock Schools
Pavilion Investors, LLC
 11-06-301-010 and 11-06-151-021
 Pavilion Township, MI
 February 2025

Estimated Taxable Value (TV) Increase Rate: **2.00%**

Plan Year	1	2	3	4	5	6	7	8	9	10
Calendar Year	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
*Base Taxable Value	\$ 53,491	\$ 53,491	\$ 53,491	\$ 53,491	\$ 53,491	\$ 53,491	\$ 53,491	\$ 53,491	\$ 53,491	\$ 53,491
Estimated New TV	\$ 54,561	\$ 55,652	\$ 56,765	\$ 57,900	\$ 59,058	\$ 60,240	\$ 61,444	\$ 62,673	\$ 63,933	\$ 65,222
Incremental Difference (New TV - Base TV)	\$ 1,070	\$ 2,161	\$ 3,274	\$ 4,409	\$ 5,567	\$ 6,749	\$ 7,953	\$ 9,182	\$ 10,442	\$ 11,731

School Capture	Millage Rate	1	2	3	4	5	6	7	8	9	10
State Education Tax (SET)	6.0000	\$ 6	\$ 13	\$ 20	\$ 26	\$ 33	\$ 40	\$ 48	\$ 3,705	\$ 7,435	\$ 7,590
School Operating Tax	17.8437	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

School Capture	Millage Rate	1	2	3	4	5	6	7	8	9	10
State Education Tax (SET)	6.0000	\$ 6	\$ 13	\$ 20	\$ 26	\$ 33	\$ 40	\$ 48	\$ 3,705	\$ 7,435	\$ 7,590
School Operating Tax	17.8437	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
School Total	23.8437	\$ 6	\$ 13	\$ 20	\$ 26	\$ 33	\$ 40	\$ 48	\$ 3,705	\$ 7,435	\$ 7,590

Local Capture	Millage Rate	1	2	3	4	5	6	7	8	9	10
County Operating	4.6202	\$ 5	\$ 10	\$ 15	\$ 20	\$ 26	\$ 31	\$ 37	\$ 2,853	\$ 5,725	\$ 5,845
County Public Safety	1.4344	\$ 2	\$ 3	\$ 5	\$ 6	\$ 8	\$ 10	\$ 11	\$ 886	\$ 1,778	\$ 1,815
County Housing	0.7434	\$ 1	\$ 2	\$ 2	\$ 3	\$ 4	\$ 5	\$ 6	\$ 459	\$ 921	\$ 940
County Seniors	0.3462	\$ 0	\$ 1	\$ 1	\$ 2	\$ 2	\$ 2	\$ 3	\$ 214	\$ 429	\$ 438
Sinking Fund	0.9958	\$ 1	\$ 2	\$ 3	\$ 4	\$ 6	\$ 7	\$ 8	\$ 615	\$ 1,234	\$ 1,260
County 911	0.6442	\$ 1	\$ 1	\$ 2	\$ 3	\$ 4	\$ 4	\$ 5	\$ 398	\$ 798	\$ 815
County Veterans Fund	0.0997	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1	\$ 1	\$ 1	\$ 62	\$ 124	\$ 126
KRESA ISD	6.9785	\$ 7	\$ 15	\$ 23	\$ 31	\$ 39	\$ 47	\$ 56	\$ 4,309	\$ 8,648	\$ 8,828
KVCC College	2.7729	\$ 3	\$ 6	\$ 9	\$ 12	\$ 15	\$ 19	\$ 22	\$ 1,712	\$ 3,436	\$ 3,508
Township Operating	0.8115	\$ 1	\$ 2	\$ 3	\$ 4	\$ 5	\$ 5	\$ 6	\$ 501	\$ 1,006	\$ 1,027
Pavilion Fire	1.4689	\$ 2	\$ 3	\$ 5	\$ 6	\$ 8	\$ 10	\$ 12	\$ 907	\$ 1,820	\$ 1,858
County Transportation	0.3102	\$ 0	\$ 1	\$ 1	\$ 1	\$ 2	\$ 2	\$ 2	\$ 192	\$ 384	\$ 392
Total	21.2259	\$ 23	\$ 46	\$ 69	\$ 94	\$ 118	\$ 143	\$ 169	\$ 13,107	\$ 26,303	\$ 26,852

Non-Capturable Millages	Millage Rate	1	2	3	4	5	6	7	8	9	10
Comstock Debt	5.5000	\$ 6	\$ 12	\$ 18	\$ 24	\$ 31	\$ 37	\$ 44	\$ 3,396	\$ 6,816	\$ 6,958
County Juvenile	0.1176	\$ 0	\$ 0	\$ 0	\$ 1	\$ 1	\$ 1	\$ 1	\$ 73	\$ 146	\$ 149
Total Non-Capturable Taxes	5.6176	\$ 6	\$ 12	\$ 18	\$ 25	\$ 31	\$ 38	\$ 45	\$ 3,469	\$ 6,961	\$ 7,107

50.6872																				
Total Tax Increment Revenue (TIR) Available for Capture	\$	29	\$	59	\$	89	\$	120	\$	152	\$	184	\$	217	\$	16,812	\$	33,738	\$	34,442

Footnotes:

Average Home taxable Value \$ 152,075



Tax Increment Financing Capture
 TDN Capture - Comstock Schools
Pavilion Investors, LLC
 11-06-301-010 and 11-06-151-021
 Pavilion Township, MI
 February 2025

11	12	13	14	15	16	17	18	19	20	TOTAL
2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	
\$ 53,491	\$ 53,491	\$ 53,491	\$ 53,491	\$ 53,491	\$ 53,491	\$ 53,491	\$ 53,491	\$ 53,491	\$ 53,491	\$ -
\$ 1,344,917	\$ 1,371,816	\$ 1,399,252	\$ 1,427,237	\$ 1,455,782	\$ 1,484,898	\$ 1,514,596	\$ 1,544,887	\$ 1,575,785	\$ 1,607,301	\$ -
\$ 1,291,426	\$ 1,318,325	\$ 1,345,761	\$ 1,373,746	\$ 1,402,291	\$ 1,431,407	\$ 1,461,105	\$ 1,491,396	\$ 1,522,294	\$ 1,553,810	\$ -
\$ 7,749	\$ 7,910	\$ 8,075	\$ 8,242	\$ 8,414	\$ 8,588	\$ 8,767	\$ 8,948	\$ 9,134	\$ 9,323	\$ 104,067
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 7,749	\$ 7,910	\$ 8,075	\$ 8,242	\$ 8,414	\$ 8,588	\$ 8,767	\$ 8,948	\$ 9,134	\$ 9,323	\$ 104,067
\$ 5,967	\$ 6,091	\$ 6,218	\$ 6,347	\$ 6,479	\$ 6,613	\$ 6,751	\$ 6,891	\$ 7,033	\$ 7,179	\$ 80,135
\$ 1,852	\$ 1,891	\$ 1,930	\$ 1,971	\$ 2,011	\$ 2,053	\$ 2,096	\$ 2,139	\$ 2,184	\$ 2,229	\$ 24,879
\$ 960	\$ 980	\$ 1,000	\$ 1,021	\$ 1,042	\$ 1,064	\$ 1,086	\$ 1,109	\$ 1,132	\$ 1,155	\$ 12,894
\$ 447	\$ 456	\$ 466	\$ 476	\$ 485	\$ 496	\$ 506	\$ 516	\$ 527	\$ 538	\$ 6,005
\$ 1,286	\$ 1,313	\$ 1,340	\$ 1,368	\$ 1,396	\$ 1,425	\$ 1,455	\$ 1,485	\$ 1,516	\$ 1,547	\$ 17,272
\$ 832	\$ 849	\$ 867	\$ 885	\$ 903	\$ 922	\$ 941	\$ 961	\$ 981	\$ 1,001	\$ 11,173
\$ 129	\$ 131	\$ 134	\$ 137	\$ 140	\$ 143	\$ 146	\$ 149	\$ 152	\$ 155	\$ 1,729
\$ 9,012	\$ 9,200	\$ 9,391	\$ 9,587	\$ 9,786	\$ 9,989	\$ 10,196	\$ 10,408	\$ 10,623	\$ 10,843	\$ 121,038
\$ 3,581	\$ 3,656	\$ 3,732	\$ 3,809	\$ 3,888	\$ 3,969	\$ 4,051	\$ 4,135	\$ 4,221	\$ 4,309	\$ 48,095
\$ 1,048	\$ 1,070	\$ 1,092	\$ 1,115	\$ 1,138	\$ 1,162	\$ 1,186	\$ 1,210	\$ 1,235	\$ 1,261	\$ 14,075
\$ 1,897	\$ 1,936	\$ 1,977	\$ 2,018	\$ 2,060	\$ 2,103	\$ 2,146	\$ 2,191	\$ 2,236	\$ 2,282	\$ 25,477
\$ 401	\$ 409	\$ 417	\$ 426	\$ 435	\$ 444	\$ 453	\$ 463	\$ 472	\$ 482	\$ 5,380
\$ 27,412	\$ 27,983	\$ 28,565	\$ 29,159	\$ 29,765	\$ 30,383	\$ 31,013	\$ 31,656	\$ 32,312	\$ 32,981	\$ 368,152
\$ 7,749	\$ 7,910	\$ 8,075	\$ 8,242	\$ 8,414	\$ 8,588	\$ 8,767	\$ 8,948	\$ 9,134	\$ 9,323	\$ 104,067
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 7,749	\$ 7,910	\$ 8,075	\$ 8,242	\$ 8,414	\$ 8,588	\$ 8,767	\$ 8,948	\$ 9,134	\$ 9,323	\$ 104,067
\$ 5,967	\$ 6,091	\$ 6,218	\$ 6,347	\$ 6,479	\$ 6,613	\$ 6,751	\$ 6,891	\$ 7,033	\$ 7,179	\$ 80,135
\$ 1,852	\$ 1,891	\$ 1,930	\$ 1,971	\$ 2,011	\$ 2,053	\$ 2,096	\$ 2,139	\$ 2,184	\$ 2,229	\$ 24,879
\$ 960	\$ 980	\$ 1,000	\$ 1,021	\$ 1,042	\$ 1,064	\$ 1,086	\$ 1,109	\$ 1,132	\$ 1,155	\$ 12,894
\$ 447	\$ 456	\$ 466	\$ 476	\$ 485	\$ 496	\$ 506	\$ 516	\$ 527	\$ 538	\$ 6,005
\$ 1,286	\$ 1,313	\$ 1,340	\$ 1,368	\$ 1,396	\$ 1,425	\$ 1,455	\$ 1,485	\$ 1,516	\$ 1,547	\$ 17,272
\$ 832	\$ 849	\$ 867	\$ 885	\$ 903	\$ 922	\$ 941	\$ 961	\$ 981	\$ 1,001	\$ 11,173
\$ 129	\$ 131	\$ 134	\$ 137	\$ 140	\$ 143	\$ 146	\$ 149	\$ 152	\$ 155	\$ 1,729
\$ 9,012	\$ 9,200	\$ 9,391	\$ 9,587	\$ 9,786	\$ 9,989	\$ 10,196	\$ 10,408	\$ 10,623	\$ 10,843	\$ 121,038
\$ 3,581	\$ 3,656	\$ 3,732	\$ 3,809	\$ 3,888	\$ 3,969	\$ 4,051	\$ 4,135	\$ 4,221	\$ 4,309	\$ 48,095



Tax Increment Financing Capture
 Summary Capture - All
Pavilion Investors, LLC
 11-06-301-010 and 11-06-151-021
 Pavilion Township, MI
 February 2025

Estimated Taxable Value (TV) Increase Rate: **2.00%**

Plan Year	1	2	3	4	5	6	7	8	9	10	11
Calendar Year	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
*Base Taxable Value	\$ 444,013	\$ 444,013	\$ 444,013	\$ 444,013	\$ 444,013	\$ 444,013	\$ 444,013	\$ 444,013	\$ 444,013	\$ 444,013	\$ 444,013
Estimated New TV	\$ 5,978,377	\$ 11,626,744	\$ 17,388,079	\$ 23,264,641	\$ 29,258,733	\$ 35,372,708	\$ 41,608,962	\$ 47,361,641	\$ 52,598,574	\$ 53,650,546	\$ 54,723,557
Incremental Difference (New TV - Base TV)	\$ 5,534,364	\$ 11,182,731	\$ 16,944,066	\$ 22,820,628	\$ 28,814,720	\$ 34,928,695	\$ 41,164,949	\$ 46,917,628	\$ 52,154,561	\$ 53,206,533	\$ 54,279,544

School Capture	Millage Rate	1	2	3	4	5	6	7	8	9	10	11
State Education Tax (SET)	6.0000	\$ 33,206	\$ 67,096	\$ 101,664	\$ 136,924	\$ 172,888	\$ 209,572	\$ 246,990	\$ 281,506	\$ 312,927	\$ 319,239	\$ 325,677
School Operating Tax (Portage)	17.5695	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
School Operating Tax (Comstock)	17.8437	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
School Total	23.5695	\$ 33,206	\$ 67,096	\$ 101,664	\$ 136,924	\$ 172,888	\$ 209,572	\$ 246,990	\$ 281,506	\$ 312,927	\$ 319,239	\$ 325,677

Local Capture	Millage Rate	1	2	3	4	5	6	7	8	9	10	11
County Operating	4.6202	\$ 25,570	\$ 51,666	\$ 78,285	\$ 105,436	\$ 133,130	\$ 161,378	\$ 190,190	\$ 216,769	\$ 240,965	\$ 245,825	\$ 250,782
County Public Safety	1.4344	\$ 7,938	\$ 16,041	\$ 24,305	\$ 32,734	\$ 41,332	\$ 50,102	\$ 59,047	\$ 67,299	\$ 74,811	\$ 76,319	\$ 77,859
County Housing	0.7434	\$ 4,114	\$ 8,313	\$ 12,596	\$ 16,965	\$ 21,421	\$ 25,966	\$ 30,602	\$ 34,879	\$ 38,772	\$ 39,554	\$ 40,351
County Seniors	0.3462	\$ 1,916	\$ 3,871	\$ 5,866	\$ 7,901	\$ 9,976	\$ 12,092	\$ 14,251	\$ 16,243	\$ 18,056	\$ 18,420	\$ 18,792
Portage Sinking (Portage Only)	0.4983	\$ 2,757	\$ 5,571	\$ 8,441	\$ 11,368	\$ 14,353	\$ 17,399	\$ 20,505	\$ 21,764	\$ 22,300	\$ 22,750	\$ 23,208
Comstock Sinking (Comstock Only)	0.9958	\$ 1	\$ 3	\$ 5	\$ 8	\$ 10	\$ 12	\$ 15	\$ 3,227	\$ 7,371	\$ 7,520	\$ 7,673
County 911	0.6442	\$ 3,565	\$ 7,204	\$ 10,915	\$ 14,701	\$ 18,562	\$ 22,501	\$ 26,518	\$ 30,224	\$ 33,598	\$ 34,276	\$ 34,967
County Veterans Fund	0.0997	\$ 552	\$ 1,115	\$ 1,689	\$ 2,275	\$ 2,873	\$ 3,482	\$ 4,104	\$ 4,678	\$ 5,200	\$ 5,305	\$ 5,412
KRESA ISD	6.9785	\$ 38,622	\$ 78,039	\$ 118,244	\$ 159,254	\$ 201,084	\$ 243,750	\$ 287,270	\$ 327,415	\$ 363,961	\$ 371,302	\$ 378,790
KVCC College	2.7729	\$ 15,346	\$ 31,009	\$ 46,984	\$ 63,279	\$ 79,900	\$ 96,854	\$ 114,146	\$ 130,098	\$ 144,619	\$ 147,536	\$ 150,512
Township Operating	0.8115	\$ 4,491	\$ 9,075	\$ 13,750	\$ 18,519	\$ 23,383	\$ 28,345	\$ 33,405	\$ 38,074	\$ 42,323	\$ 43,177	\$ 44,048
Pavilion Fire	1.4689	\$ 8,129	\$ 16,426	\$ 24,889	\$ 33,521	\$ 42,326	\$ 51,307	\$ 60,467	\$ 68,917	\$ 76,610	\$ 78,155	\$ 79,731
Portage Library (Portage Only)	1.9922	\$ 11,023	\$ 22,272	\$ 33,745	\$ 45,448	\$ 57,385	\$ 69,560	\$ 81,980	\$ 87,014	\$ 89,156	\$ 90,953	\$ 92,785
County Transportation	0.3102	\$ 1,717	\$ 3,469	\$ 5,256	\$ 7,079	\$ 8,938	\$ 10,835	\$ 12,769	\$ 14,554	\$ 16,178	\$ 16,505	\$ 16,838
23.7164	\$ 125,742	\$ 254,074	\$ 384,971	\$ 518,487	\$ 654,673	\$ 793,582	\$ 935,270	\$ 1,061,153	\$ 1,173,919	\$ 1,197,596	\$ 1,221,747	

Non-Capturable Millages	Millage Rate	1	2	3	4	5	6	7	8	9	10	11
Portage Debt (Portage Only)	6.8500	\$ 651	\$ 1,315	\$ 1,992	\$ 2,683	\$ 3,387	\$ 4,106	\$ 4,839	\$ 5,136	\$ 5,263	\$ 5,369	\$ 5,477
Comstock Debt (Comstock Only)	5.5000	\$ 6	\$ 18	\$ 30	\$ 42	\$ 55	\$ 68	\$ 81	\$ 17,821	\$ 40,710	\$ 41,536	\$ 42,379
County Juvenile	0.1176	\$ 38,554	\$ 77,895	\$ 118,022	\$ 158,952	\$ 200,701	\$ 243,285	\$ 286,720	\$ 304,708	\$ 312,689	\$ 318,990	\$ 325,417
Total Non-Capturable Taxes	12.4676	\$ 39,211	\$ 79,227	\$ 120,044	\$ 161,677	\$ 204,143	\$ 247,459	\$ 291,640	\$ 327,665	\$ 358,662	\$ 365,896	\$ 373,273
	59.7535											

Total Tax Increment Revenue (TIR) Available for Capture \$ 158,949 \$ 321,170 \$ 486,636 \$ 655,411 \$ 827,561 \$ 1,003,155 \$ 1,182,260 \$ 1,342,659 \$ 1,486,847 \$ 1,516,835 \$ 1,547,424

Footnotes:

SUM Single Fam Built	18	18	18	18	18	18	18	18	18	16	0	160
SUM Townhome Built	6	6	6	6	6	6	6	6	6	3	0	51
SUM TDN Built	8	8	8	8	8	8	8	8	4	4	0	64
SUM All Units	32	32	32	32	32	32	32	32	28	23	0	275



Tax Increment Financing Capture
 Summary Capture - All
Pavilion Investors, LLC
 11-06-301-010 and 11-06-151-021
 Pavilion Township, MI
 February 2025

12	13	14	15	16	17	18	19	20	TOTAL
2037	2038	2039	2040	2041	2042	2043	2044	2045	
\$ 444,013	\$ 444,013	\$ 444,013	\$ 444,013	\$ 444,013	\$ 444,013	\$ 444,013	\$ 444,013	\$ 444,013	
\$ 55,818,028	\$ 56,934,388	\$ 58,073,076	\$ 59,234,538	\$ 60,419,228	\$ 61,627,613	\$ 62,860,165	\$ 64,117,369	\$ 65,399,716	\$ -
\$ 444,013	\$ 444,013	\$ 444,013	\$ 444,013	\$ 444,013	\$ 444,013	\$ 444,013	\$ 444,013	\$ 444,013	
\$ 55,818,028	\$ 56,934,388	\$ 58,073,076	\$ 59,234,538	\$ 60,419,228	\$ 61,627,613	\$ 62,860,165	\$ 64,117,369	\$ 65,399,716	\$ -
\$ 55,374,015	\$ 56,490,375	\$ 57,629,063	\$ 58,790,525	\$ 59,975,215	\$ 61,183,600	\$ 62,416,152	\$ 63,673,356	\$ 64,955,703	\$ -
<hr/>									
\$ 332,244	\$ 338,942	\$ 345,774	\$ 352,743	\$ 359,851	\$ 367,102	\$ 374,497	\$ 382,040	\$ 389,734	\$ 5,450,619
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 332,244	\$ 338,942	\$ 345,774	\$ 352,743	\$ 359,851	\$ 367,102	\$ 374,497	\$ 382,040	\$ 389,734	\$ 5,450,619
<hr/>									
\$ 255,839	\$ 260,997	\$ 266,258	\$ 271,624	\$ 277,097	\$ 282,680	\$ 288,375	\$ 294,184	\$ 300,108	\$ 4,197,158
\$ 79,428	\$ 81,030	\$ 82,663	\$ 84,329	\$ 86,028	\$ 87,762	\$ 89,530	\$ 91,333	\$ 93,172	\$ 1,303,061
\$ 41,165	\$ 41,995	\$ 42,841	\$ 43,705	\$ 44,586	\$ 45,484	\$ 46,400	\$ 47,335	\$ 48,288	\$ 675,332
\$ 19,170	\$ 19,557	\$ 19,951	\$ 20,353	\$ 20,763	\$ 21,182	\$ 21,608	\$ 22,044	\$ 22,488	\$ 314,501
\$ 23,675	\$ 24,152	\$ 24,639	\$ 25,135	\$ 25,641	\$ 26,157	\$ 26,684	\$ 27,221	\$ 27,768	\$ 401,488
\$ 7,828	\$ 7,987	\$ 8,149	\$ 8,314	\$ 8,483	\$ 8,654	\$ 8,830	\$ 9,008	\$ 9,191	\$ 102,289
\$ 35,672	\$ 36,391	\$ 37,125	\$ 37,873	\$ 38,636	\$ 39,414	\$ 40,208	\$ 41,018	\$ 41,844	\$ 585,215
\$ 5,521	\$ 5,632	\$ 5,746	\$ 5,861	\$ 5,980	\$ 6,100	\$ 6,223	\$ 6,348	\$ 6,476	\$ 90,571
\$ 386,428	\$ 394,218	\$ 402,164	\$ 410,270	\$ 418,537	\$ 426,970	\$ 435,571	\$ 444,345	\$ 453,293	\$ 6,339,524
\$ 153,547	\$ 156,642	\$ 159,800	\$ 163,020	\$ 166,305	\$ 169,656	\$ 173,074	\$ 176,560	\$ 180,116	\$ 2,519,003
\$ 44,936	\$ 45,842	\$ 46,766	\$ 47,709	\$ 48,670	\$ 49,650	\$ 50,651	\$ 51,671	\$ 52,712	\$ 737,196
\$ 81,339	\$ 82,979	\$ 84,651	\$ 86,357	\$ 88,098	\$ 89,873	\$ 91,683	\$ 93,530	\$ 95,413	\$ 1,334,402
\$ 94,654	\$ 96,561	\$ 98,506	\$ 100,489	\$ 102,512	\$ 104,576	\$ 106,681	\$ 108,828	\$ 111,018	\$ 1,605,147
\$ 17,177	\$ 17,523	\$ 17,877	\$ 18,237	\$ 18,604	\$ 18,979	\$ 19,361	\$ 19,751	\$ 20,149	\$ 281,797
\$ 1,246,380	\$ 1,271,506	\$ 1,297,135	\$ 1,323,276	\$ 1,349,941	\$ 1,377,138	\$ 1,404,879	\$ 1,433,175	\$ 1,462,037	\$ 20,486,684
<hr/>									
\$ 5,587	\$ 5,700	\$ 5,815	\$ 5,932	\$ 6,051	\$ 6,173	\$ 6,297	\$ 6,424	\$ 6,553	\$ 94,752
\$ 43,238	\$ 44,115	\$ 45,009	\$ 45,921	\$ 46,851	\$ 47,800	\$ 48,767	\$ 49,755	\$ 50,761	\$ 564,962
\$ 331,973	\$ 338,660	\$ 345,480	\$ 352,437	\$ 359,533	\$ 366,771	\$ 374,153	\$ 381,683	\$ 389,364	\$ 5,625,987
\$ 380,798	\$ 388,474	\$ 396,303	\$ 404,289	\$ 412,435	\$ 420,743	\$ 429,218	\$ 437,862	\$ 446,679	\$ 6,285,701
<hr/>									
\$ 1,578,624	\$ 1,610,449	\$ 1,642,910	\$ 1,676,020	\$ 1,709,792	\$ 1,744,239	\$ 1,779,376	\$ 1,815,216	\$ 1,851,772	\$ 25,937,303

Table 3

Reimbursement Schedule



Tax Capture Reimbursement Allocation Schedule
Pavilion Investors, LLC
 11-06-301-010 and 11-06-151-021
 Pavilion Township, MI
 February 2025

Developer Maximum Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	9.6%	\$ 1,788,697		\$ 1,788,697
Local	90.4%	\$ 12,113,563		\$ 12,113,563
TOTAL		\$ 13,902,260		\$ 13,902,260

Estimated Total Years of Plan: 20

Estimated Capt
Administrative
State Brownfie
Local Brownfie

	Plan Year	1	2	3	4	5	6	7	8	9	10	11
		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Total State Incremental Revenue		\$ 33,206	\$ 67,096	\$ 101,664	\$ 136,924	\$ 172,888	\$ 209,572	\$ 246,990	\$ 281,506	\$ 312,927	\$ 319,239	\$ 325,677
State Brownfield Redevelopment Fund (50% of SET)		\$ (16,603)	\$ (33,548)	\$ (50,832)	\$ (68,462)	\$ (86,444)	\$ (104,786)	\$ (123,495)	\$ (140,753)	\$ (156,464)	\$ (159,620)	\$ (162,839)
State TIR Available for Reimbursement		\$ 16,603	\$ 33,548	\$ 50,832	\$ 68,462	\$ 86,444	\$ 104,786	\$ 123,495	\$ 140,753	\$ 156,464	\$ 159,620	\$ 162,839
Total Local Incremental Revenue		\$ 125,742	\$ 254,074	\$ 384,971	\$ 518,487	\$ 654,673	\$ 793,582	\$ 935,270	\$ 1,061,153	\$ 1,173,919	\$ 1,197,596	\$ 1,221,747
BRA Administrative Fee (10%)		\$ (12,574)	\$ (25,407)	\$ (38,497)	\$ (51,849)	\$ (65,467)	\$ (79,358)	\$ (93,527)	\$ (106,115)	\$ (117,392)	\$ (119,760)	\$ (122,175)
Local TIR Available for Reimbursement		\$ 113,168	\$ 228,666	\$ 346,474	\$ 466,638	\$ 589,206	\$ 714,224	\$ 841,743	\$ 955,038	\$ 1,056,527	\$ 1,077,837	\$ 1,099,572
Total State & Local TIR Available		\$ 129,771	\$ 262,214	\$ 397,306	\$ 535,100	\$ 675,650	\$ 819,010	\$ 965,238	\$ 1,095,791	\$ 1,212,991	\$ 1,237,456	\$ 1,262,411

DEVELOPER	Beginning Balance											
DEVELOPER Eligible Activity Balance	\$ 31,679,605	\$ 31,897,972	\$ 31,983,896	\$ 31,934,727	\$ 31,747,766	\$ 31,420,254	\$ 30,949,382	\$ 30,332,282	\$ 29,541,112	\$ 28,578,345	\$ 27,340,889	\$ 26,078,478

100.0%												
Developer Reimbursement	\$ 20,696,641	\$ 348,138	\$ 348,138	\$ 348,138	\$ 348,138	\$ 348,138	\$ 348,138	\$ 348,138	\$ 348,138	\$ 304,621	\$ 250,224	\$ -
State Tax Reimbursement		\$ 16,600	\$ 33,541	\$ 50,821	\$ 68,447	\$ 86,426	\$ 104,764	\$ 123,469	\$ 140,723	\$ 156,431	\$ 159,586	\$ 162,804
Local Tax Reimbursement		\$ 113,144	\$ 228,618	\$ 346,401	\$ 466,540	\$ 589,081	\$ 714,074	\$ 841,566	\$ 954,837	\$ 1,056,304	\$ 1,077,609	\$ 1,099,340
Total Developer Reimbursement Balance	\$ 20,915,035	\$ 21,001,014	\$ 20,951,930	\$ 20,765,081	\$ 20,437,712	\$ 19,967,012	\$ 19,350,116	\$ 18,559,177	\$ 17,596,666	\$ 16,359,471	\$ 15,097,327	
0.0%												
EGLE Reimbursement	\$ 5,000	\$ -										
State Tax Reimbursement		\$ 4	\$ 7	\$ 11	\$ 14	\$ 18	\$ 22	\$ 26	\$ 30	\$ 33	\$ 34	\$ 34
Local Tax Reimbursement		\$ 24	\$ 48	\$ 73	\$ 98	\$ 124	\$ 151	\$ 178	\$ 202	\$ 223	\$ 227	\$ 232
Total Developer Reimbursement Balance	\$ 4,973	\$ 4,917	\$ 4,833	\$ 4,721	\$ 4,578	\$ 4,405	\$ 4,201	\$ 3,970	\$ 3,714	\$ 3,453	\$ 3,187	
Total Annual Developer Reimbursement	\$ 129,771	\$ 262,214	\$ 397,306	\$ 535,100	\$ 675,650	\$ 819,010	\$ 965,238	\$ 1,095,791	\$ 1,212,991	\$ 1,237,456	\$ 1,262,411	

LOCAL BROWNFIELD REVOLVING FUND

LBRF Deposits *												
State Tax Capture	\$ -											
Local Tax Capture	\$ -											
Total LBRF Capture												

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

Footnotes:



Tax Capture Reimbursement Allocation Schedule
Pavilion Investors, LLC
 11-06-301-010 and 11-06-151-021
 Pavilion Township, MI
 February 2025

ture	\$ 24,423,930
Fees	\$ 2,048,668
ld Redevelopment Fund	\$ 1,968,623
ld Revolving Fund	\$ 6,324,831

12	13	14	15	16	17	18	19	20	TOTAL
2037	2038	2039	2040	2041	2042	2043	2044	2045	
\$ 332,244	\$ 338,942	\$ 345,774	\$ 352,743	\$ 359,851					\$ 3,937,246
\$ (166,122)	\$ (169,471)	\$ (172,887)	\$ (176,372)	\$ (179,926)					\$ (1,968,623)
\$ 166,122	\$ 169,471	\$ 172,887	\$ 176,372	\$ 179,926	\$ -	\$ -	\$ -	\$ -	\$ 1,968,623
\$ 1,246,380	\$ 1,271,506	\$ 1,297,135	\$ 1,323,276	\$ 1,349,941	\$ 1,377,138	\$ 1,404,879	\$ 1,433,175	\$ 1,462,037	\$ 20,486,684
\$ (124,638)	\$ (127,151)	\$ (129,714)	\$ (132,328)	\$ (134,994)	\$ (137,714)	\$ (140,488)	\$ (143,318)	\$ (146,204)	\$ (2,048,668)
\$ 1,121,742	\$ 1,144,356	\$ 1,167,422	\$ 1,190,949	\$ 1,214,946	\$ 1,239,424	\$ 1,264,391	\$ 1,289,858	\$ 1,315,834	\$ 18,438,016
\$ 1,287,864	\$ 1,313,827	\$ 1,340,309	\$ 1,367,320	\$ 1,394,872	\$ 1,239,424	\$ 1,264,391	\$ 1,289,858	\$ 1,315,834	
\$ 24,790,614	\$ 23,476,787	\$ 22,136,478	\$ 20,769,157	\$ 20,769,157	\$ 20,769,157	\$ 20,769,157	\$ 20,769,157	\$ 20,769,157	
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,688,453
\$ 166,087	\$ 169,435	\$ 172,851	\$ 176,334						\$ 1,788,320
\$ 1,121,506	\$ 1,144,114	\$ 1,167,175	\$ 1,190,697						\$ 12,111,006
\$ 13,809,734	\$ 12,496,185	\$ 11,156,159	\$ 9,789,127	\$ 9,789,127	\$ 9,789,127	\$ 9,789,127	\$ 9,789,127	\$ 9,789,127	\$ 13,899,326
									\$ 5,000
\$ 35	\$ 36	\$ 36	\$ 37						\$ 377
\$ 237	\$ 241	\$ 246	\$ 251						\$ 2,556
\$ 2,915	\$ 2,638	\$ 2,355	\$ 2,066	\$ 2,066	\$ 2,066	\$ 2,066	\$ 2,066	\$ 2,066	\$ 2,934
\$ 1,287,864	\$ 1,313,827	\$ 1,340,309	\$ 1,367,320	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,902,260
				\$ 377					\$ 377
			\$ 1,214,946	\$ 1,239,424	\$ 1,264,391	\$ 1,289,858	\$ 1,315,834		\$ 6,324,453
			\$ -	\$ 1,215,324	\$ 1,239,424	\$ 1,264,391	\$ 1,289,858	\$ 1,315,834	\$ 6,324,831

Attachment A

Brownfield Plan Resolutions

PA-17-25

**RESOLUTION SUPPORTING ADOPTION OF A BROWNFIELD PLAN OF
PAVILION INVESTORS, LLC, PAVILION TOWNSHIP, MICHIGAN
BY PAVILION TOWNSHIP
PURSUANT TO AND IN ACCORDANCE WITH
THE PROVISIONS OF ACT 381 OF THE PUBLIC ACTS
OF THE STATE OF MICHIGAN OF 1996, AS AMENDED**

March 10, 2025

At a regular meeting of the Pavilion Township Board, Michigan, held at Pavilion Township Hall, 7510 East Q Ave, Scotts, MI 49088 on the tenth day of March 2025 at 6:00 p.m.

PRESENT: Greg Thomas, Karen Siegart, Ed Cagney, Robyn Maxson, Dave Steffens, John Speeter

ABSENT: Dan Frizzo

MOTION BY: Greg Thomas

SUPPORTED BY: John Speeter

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

WHEREAS, the Authority, pursuant to and in accordance with Section 3(4) and Section 13 of the Act, has reviewed, adopted, and recommended for approval by the Pavilion Township Board, the Brownfield Plan (the "Plan") attached hereto, to be carried out within Pavilion Township, relating to the development of property located at two vacant lots on O Avenue, Pavilion Township, Michigan (the "Site"), as shown in Figure 1 of the Plan and more particularly described in the legal description of the property contained within the attached Plan; and

WHEREAS, the Pavilion Township Board has reviewed the Plan, and have 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, as a result of the review of the Plan the Pavilion Township Board concurs with the approval of the individual Plan.

pt 17-25

NOW, THEREFORE BE IT RESOLVED THAT:

1. **Plan Support.** Pursuant to the authority vested in the Pavilion 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: Greg Thomas, Karen Siegwart, Ed Cagney, Dave Steffens, John Speeter

NAYES: Robyn Maxson

Absent: Dan Frizzo

ABSTAINED:

RESOLUTION DECLARED ADOPTED.

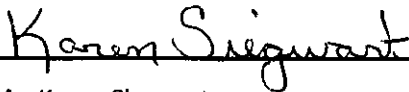
STATE OF MICHIGAN)

)§

PAVILION TOWNSHIP)

I, the undersigned, the fully qualified and acting Clerk of Pavilion Township, State of Michigan, do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Pavilion Township Board at a regular meeting held on the tenth day of March, the original of which resolution is on file in my office.

IN WITNESS WHEREOF, I have hereunto set my official signature this tenth day of March 2025.



Ms. Karen Siegwart

Township Clerk



KALAMAZOO COUNTY GOVERNMENT

201 W. Kalamazoo Ave., Kalamazoo, MI 49007 | www.kalcounty.com | 269-384-8111

BOARD AGENDA REQUEST FORM

2025-306

PROPOSED FOR BOARD MEETING OF: April 1, 2025
DEPARTMENT: Planning
PREPARED BY: Brownfield Redevelopment Administrator
SUBJECT: Resolution to Adopt Pavilion Investors, LLC Brownfield Plan

SPECIFIC ACTION REQUESTED:

Consideration of a Resolution to Adopt the Pavilion Investors, LLC Brownfield Plan.

DESCRIPTION OF ACTION (dollar amount, purpose):

Consider a Resolution to Adopt the Pavilion Investors, LLC Brownfield Plan immediately following the Public Hearing.

TIME FRAME OF ACTION:

Immediate

FUNDING SOURCE & BUDGET CHANGES:

n/a

PERSONNEL IF REQUIRED:

n/a

NEW OR RENEWAL:

New

ANY OTHER PERTINENT INFORMATION:

Consideration to adopt a resolution to hold a public hearing and send notice to the taxing jurisdictions for the BFP was on the 3/18/25 KCBOC Regular Meeting Agenda and the presentation of the plan was on the 3/18/25 KCBOC Committee of the Whole Agenda. The plan is estimated to receive local support through a Resolution in Support of the Plan by Pavilion Township on 3/10/25. The KCBRA recommended and reviewed the plan on 2/27/25.

PROCUREMENT INFORMATION:

n/a

CONTACT PERSON:

Macy Walters, Brownfield Redevelopment Administrator, 269-384-8305



NOTICE OF PUBLIC HEARING

KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

REGARDING ADOPTION OF A BROWNFIELD PLAN

OF

PAVILION INVESTORS, LLC, IN THE CHARTER TOWNSHIP OF PAVILION

KALAMAZOO COUNTY, MICHIGAN

TO ALL INTERESTED PERSONS IN KALAMAZOO COUNTY

March 18, 2025

PLEASE TAKE NOTICE that the Kalamazoo County Board of Commissioners will hold a Public Hearing on Tuesday, the 1st day of April, at approximately 6:45 p.m., Eastern Daylight time at 201 West Kalamazoo Avenue, Kalamazoo, MI 49007 to receive public comment on a Brownfield Redevelopment Plan to include therein the property located at two vacant parcels on East O Ave. in Kalamazoo, MI 49048. The following legal parcels are included in the “eligible property”:

Parcel ID(s)

- 11-06-301-010

- 11-06-151-021

The property consists of two parcels of property in the Charter Township of Pavilion, totaling 135.91 acres. The project involves developing 275 new residential units available for sale, with a total of 29 income-restricted units (10.5% of the development).

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

FURTHER INFORMATION may be obtained from Macy Rose Walters, Brownfield Redevelopment Administrator at mrwalt@kalcounty.com or (269) 384-8305.

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

Ms. Meredith Place

County Clerk

Attachment B

Reimbursement Agreement

AMENDED AND RESTATED BROWNFIELD PLAN DEVELOPMENT AGREEMENT

THIS AMENDED AND RESTATED BROWNFIELD PLAN DEVELOPMENT AGREEMENT (the “Agreement”), is entered into on Dec. 18th, 2025 between the **KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY**, a Michigan public body corporate established pursuant to Act 381 of the Public Acts of 1996, as amended, MCL 125.2651 et seq. (“Act 381”), whose address is 201 W. Kalamazoo Avenue, Room 101, Kalamazoo, Michigan 49007 (the “Authority”), and **PAVILION INVESTORS, LLC**, a Michigan limited liability company, whose address is 1777 R W Berends Drive, SW, Wyoming, MI 49519 (the “Developer”).

RECITALS

WHEREAS, the Authority, The Charter Township of Pavilion (the “Township”), and Kalamazoo County (the “County”) have determined that brownfield redevelopment constitutes the performance of an essential public purpose which protects and promotes the public health, safety and welfare.

WHEREAS, Kalamazoo County has established a Brownfield Redevelopment Authority and the Authority and the County have adopted a Brownfield Plan specifically for this site (the “Plan”), pursuant to the provisions of Act 381.

WHEREAS, the Authority and the County have designated certain properties that have conditions of environmental contamination, blight, obsolescence, historic resource, and housing property as appropriate sites for creating a Plan.

WHEREAS, Act 381 permits the use of the real and personal property tax revenues generated from the increase in value (the “Increment”) to brownfield sites constituting Eligible Property under Act 381 resulting from their redevelopment to pay or reimburse the payment of eligible costs of conducting Eligible Activities, including without limitation, the Financing Gap (as defined below) (these costs are referred to as “Eligible Costs”) and, unless Developer is a liable party for the site contamination, permits the reimbursement to Developer of Eligible Costs it has incurred.

WHEREAS, Developer owns property in Kalamazoo County consisting of two vacant parcels totaling approximately 115 acres of land without direct frontage on a public road, being part of Parcel ID: 11-06-151-021 and Parcel ID: 11-06-301-010 in Kalamazoo, MI 49048 (the “Property”) and legally described on the attached Exhibit A.

WHEREAS, the Property has been included in the Plan and qualified as an “Eligible Property” under the terms of Act 381.

WHEREAS, The Developer is proposing to redevelop the Property by preparing the site for development and constructing 275 new residential units available for sale. The 275 units

include 160 single family homes, 13 attached townhomes (51 residential units) and 64 TDN Homes (Traditional Neighborhood Design homes that are alley-loaded single family homes without lot lines). The Project will include 29 income-restricted units (10.5% of the development), which will be comprised of 6 income-restricted townhome units, 16 income-restricted single-family homes, and 7 income-restricted TDN homes (the "Income Restricted Units"), which will be subject to the affordability requirements set forth in this Agreement. The development will be accessed by the construction of a drive from East O Avenue along the neighboring residential development to the Property. The total capital investment on the Project is expected to be approximately \$87 million. Based on the specific housing need and job growth data in the area, the absorption of these new residential units is expected to be accelerated. The inclusion of the Income Restricted Units (as defined below) in the Project will allow a diverse household cohort to occupy this development, and the mix of single-family homes, townhomes, and Traditional Neighborhood Design homes will provide prospective buyers and families with diverse housing options, increasing the property tax base within Kalamazoo County (collectively the "Project").

WHEREAS, the Project will require the Developer to incur Eligible Costs associated with certain Eligible Activities including, infrastructure improvements, site preparation costs, and Housing Development Activities, which may require the services of various contractors, engineers, environmental consultants, attorneys and other professionals. The Developer's Eligible Costs shall not exceed \$23,693,453.

WHEREAS, The Developer and the Authority entered into that certain Brownfield Plan Development Agreement dated August 19, 2025 (the "Prior Development Agreement") to establish the procedure for the reimbursement from Tax Increment Revenues under Act 381 as amended;

WHEREAS, the Developer and the Authority desire to amend and restate the Prior Development Agreement in its entirety as set forth herein.

NOW THEREFORE, in consideration of the mutual covenants, conditions and agreements set forth herein, the parties agree as follows:

- 1. Recitals.** The above recitals are acknowledged as true and correct, and are incorporated by reference into this Agreement.
- 2. The Plan.** The Plan, approved by the Authority and the Commission of the County, concurred by the Township, is attached as Exhibit B and incorporated as part of this Agreement. To the extent provisions of the Plan or this Agreement conflict with Act 381, Act 381 controls.
- 3. Term of Agreement.** Pursuant to the Plan, the Authority shall capture that amount of Tax Increment Revenues generated from real and personal property taxes allowed by law on the Eligible Property. Capture will begin in the first year after the year of the establishment of the Plan and will continue until the earlier of:

3.1 Full reimbursement to the Authority of its Administrative Costs, plus reimbursement to the Developer of the Property as outlined in the Plan, including reimbursement of Eligible Costs for those Eligible Activities set forth in Paragraph 5, plus an additional amount

captured by the Authority for an additional five full years of tax capture (“Additional Authority Amount”) such Additional Authority Amount to be designated for the Local Brownfield Revolving Fund "LBRF"; or

3.2 20 years from the beginning date of the capture of Tax Increment Revenues, with the tax capture for five of the 20 years constituting the Additional Authority Amount, which shall be designated for the LBRF.

4. Evidence of Ownership. Prior to the execution of this Agreement, Developer shall provide to the Authority each of the following: (a) evidence satisfactory to the Authority that the Developer has acquired fee simple title to the Property, which evidence shall include (without limitation) a copy of a recorded deed to the Property in favor of the Developer, and secured access to the Property via easement or other similar instrument, in each case reasonably acceptable to the Authority; and (b) a copy of a commitment for owner's title insurance with respect to the Property (the “Commitment”), which Commitment shall show the Developer as record owner of the Property, shall reflect that all material conditions to the issuance of a policy thereunder have been satisfied, and shall otherwise be in form and substance satisfactory to the Authority.

5. Eligible Activities. The Developer shall diligently pursue completion of the Eligible Activities summarized in the Plan and set forth in this Paragraph. The Authority shall reimburse the Developer for Eligible Costs incurred on or after the date of the inclusion of this Project in the Plan, which may include the Financing Gap, infrastructure improvements, and site preparation costs, (which may require the services of various contractors, engineers, environmental consultants, attorneys and other professionals).

6. Reimbursement Source. During the term of this Agreement and except as otherwise set forth in this Agreement, the Authority shall reimburse the Developer for its Eligible Costs, as limited under this Agreement, from all available Tax Increment Revenues collected from the real and personal property taxes on the Property, closed on the sale of an Income Restricted Unit in the Project to an Income Qualified Purchaser Household in compliance with the Affordability Requirements.

7. Reimbursement Process.

7.1 Cost Reimbursement Request. The Developer will provide sufficient documentation of the Eligible Costs incurred including the dates of each Eligible Activity, a complete description of the work, proof of payment, detailed invoices for the costs involved for each Eligible Activity, sworn statements, lien waivers, other back up documentation reasonably requested by the Authority, and a written statement certifying to the Authority that all such costs are “Eligible Costs”. Failure to provide the above noted information when due, or within the time permitted by the Authority under Paragraph 7.2, may result in foregone reimbursement, to the Developer by the Authority, for Eligible Costs that have not been requested within the timeframe described above.

7.2 Authority Staff Review. The Authority Staff shall review each reimbursement request within 30 days after receiving it. If Authority Staff determines that the documentation submitted by the Developer is not complete, then the Developer shall cooperate in the Authority’s

review by providing, within 30 days of the Authority's request, any additional documentation of the Eligible Costs as deemed reasonable and necessary by the Authority in order to complete its review. Within 45 days following the receipt of such supplemental information, the Authority shall determine whether the costs are eligible for reimbursement. If the Developer wishes to challenge that determination, it shall provide written notice to the Authority within 15 days of the determination, and the issue shall be brought to the Authority within 45 days thereafter for a final determination. The Developer shall not have any further appeal rights to challenge the final determination of the Authority and shall not be entitled to any claim or cause of action against Kalamazoo County or the Authority as a result of any determinations made in good faith regarding whether or not any cost submitted by the Developer constitutes an "Eligible Cost," and hereby grants the County and the Authority and their respective officers, agents and employees, a complete release and waiver of any claims or causes of action as a result of the foregoing.

7.3 Reimbursement. After both the summer and winter taxes are captured and collected on the Property, the Authority shall reimburse its Eligible and Administrative Costs and pay approved Eligible Costs to the Developer from Tax Increment Revenues that are generated from the Property in accordance with the Plan and Paragraph 7 to the extent that taxes have been captured and are available in that fiscal year. The Authority shall receive one hundred (100) percent of Tax Increment Revenues until fully reimbursed, unless otherwise designated by the Authority. In the event that there are insufficient Tax Increment Revenues available in any given year to reimburse all of the Authority's and Developer's Eligible Costs, as described in Paragraph 5, then the Authority shall reimburse the Authority or Developer only from available Tax Increment Revenues. Once the Authority is fully reimbursed for its Eligible Costs, the Developer shall receive the available Tax Increment Revenue, less Administrative Costs, during the term of this Agreement, until all of the amounts for which submissions have been made have been fully paid to the Developer, or the repayment obligation expires, whichever occurs first. The Authority shall make additional payments, on an annual basis, toward the Developer's remaining unpaid Eligible Costs during the term of this Agreement. The Developer shall not be entitled to receive any interest on amounts for which reimbursement is requested under this Agreement. The Developer shall not be entitled to reimbursement under this Agreement unless the Developer has (i) closed on the sale of an Income Restricted Unit in the Project to an Income Qualified Purchaser Household in compliance with the Affordability Requirements, and (ii) timely and completely paid its real and personal property taxes including all penalties, interest and other amounts due in relation to any portion of the Property that remains unsold when due. For purposes of this Agreement, to be timely paid, taxes must be paid before the date on which they can no longer be paid without penalties or interest. The repayment obligation under this Agreement shall expire upon the earlier of the full payment by the Authority to the Developer of all amounts due the Developer from the Tax Increment Revenues or 15 years from the beginning date of the capture of Tax Increment Revenues under the Plan, as more specifically provided in Section 3 above.

7.4 Method of Reimbursement. The Authority will reimburse the Developer for Eligible Costs as follows:

Checks shall be payable to and delivered by certified mail (or through electronic transfer if available through Developer) to:

Pavilion Investors, LLC

1777 R W Berends Drive SW
Wyoming, MI 49519

8. Adjustments. The parties acknowledge that adjustments regarding the amount of Tax Increment Revenue paid to the Developer may occur under any of the following circumstances:

8.1 Audit or Court Ruling: In the event that a state agency of competent jurisdiction conducting an audit of payments made to the Developer under this Agreement or a court of competent jurisdiction determines that any portion of the payments made to the Developer under this Agreement is unlawful, the Developer shall pay back to the Authority that portion of the payments made to the Developer within 30 days of the determination made by a state agency or the court as the case may be. However, the Developer shall have the right, before any such repayment is made, to appeal on its or the Authority's behalf, any such determination made by a state agency or court as the case may be. If the Developer is unsuccessful in such an appeal, the Developer shall repay the portion of payments found to be unlawful to the Authority within thirty (30) days of the date when the final determination is made on the appeal. The Developer shall be responsible for payment of all of the County's and Authority's legal fees associated with any determination of whether a cost for which reimbursement is requested constitutes an "Eligible Cost" and all of the County's and Authority's legal fees associated with the review or determination of such issues by any state agency or court.

8.2 Property Tax Appeal: In the event the Developer, or any other owner of real estate on the Property, files an appeal with the Michigan Tax Tribunal, related to the taxable value of parcels of property included in the Brownfield Plan, the Authority shall do the following:

- a. The Authority will remit Tax Increment Financing Reimbursement payments based upon the lowest taxable value being sought pursuant to the appeal;
- b. Any Tax Increment Revenue that is collected but not remitted as a result of a tax appeal shall be held in a separate account of the Authority until the pending appeal is adjudicated;
- c. Once any tax appeals are adjudicated, the Authority will either return the escrowed funds to the local unit in compliance with any tax appeal rulings, or will make payments pursuant to Section 7 of this agreement.

8.3 Reduction of Property Assessments: If the Authority (i) incurs Costs on behalf of the Developer with respect to the Project, Site or Application and (ii) the Developer initiates, participates in or supports any proceeding or process which results in a reduction of the tax increment capture for the Project from that projected and along the same term as contained within the Plan, the Developer indemnifies and will fully reimburse the Authority within 30 days of notification from the Authority as to the amount and the due date for all Costs as defined within the Plan, expenses or reduction in revenue from what was projected as the tax increment capture.

9. Responsibilities of Developer. In consideration of the inclusion of the Property into the Plan and the resulting financial benefits, which it expects to receive, the Developer agrees to the following:

9.1 Project. At its sole expense, Developer shall use its best efforts to conduct the activities described in the Plan and construct the Project. The Developer will develop the Property

by constructing 275 new residential units for sale, including the 29 Income Restricted Units, which shall be developed, marketed and sold in compliance with the Affordability Requirements. The new investment planned for this site includes an initial planned investment of \$87,000,000. The redevelopment of the Property shall commence no later than Spring 2025 and shall be completed no later than December 31, 2034. The Developer will use commercially reasonable efforts to substantially complete construction of 32 units per year for the first 7 years of the term of this Agreement, and 28 units in Year 8 of the Term of this Agreement, and 23 units in Year 9 of the term of this Agreement. Under no circumstances shall the Authority have any responsibility or liability for remediation or redevelopment of the Property, or for conducting any "Eligible Activities" at the Property, except for its obligations under this Agreement to provide funds to the extent available as permitted in Paragraph 7 hereof with respect to payments from Tax Increment Revenues.

9.2 Employment Opportunities. Make every reasonable effort to work with the County and community employment agencies to hire County residents for new employment opportunities created by the Project, and to encourage the local contracting of construction and site related work.

9.3 Ordinances. Develop the Property, including landscaping and all other improvements required for the Project, in compliance with all local ordinances, site plan reviews and this Agreement. The redevelopment of the Property shall be subject to all zoning approvals. This Agreement does not obligate any governing municipality to grant any such approvals.

9.4 Project Sign. Place on the Property during rehabilitation/redevelopment a development sign provided by the Authority to promote the Project and the Authority's participation in it. Upon completion of the Project, the sign will be returned to the Authority.

9.5 Promotion and Marketing. Permit the Authority to cite or to use any renderings, photographs, or other materials of the Project as an example of private/public partnership and brownfield site redevelopment.

9.6 Cooperation. Assist and cooperate with the Authority in providing information that the Authority may require in providing necessary reports to governmental or other agencies, including, but not limited to, information regarding the amount of Developer expenditures and capital investments, jobs created, and square footage developed or rehabilitated with respect to the Project.

9.7 Affordability Housing Requirement Documentation and Reporting.

(a) Monitor Affordability Occupancy Requirement. The Developer shall monitor and annually provide to the Authority (or a third-party providing verification services to the Authority) sufficient evidence that the Affordability Requirements are being met.

(b) Satisfy MSDHA Eligibility Requirement. Developer shall require all proposed Purchasers of the Income Restricted Units to self-certify that, at the time of initial occupancy, they are eligible Income Qualified Purchaser Households, by using the

MSHDA Household Income Self-Certification Form or such other form as otherwise approved by the Authority.

(c) Income Restricted Units. The Developer shall ensure that (i) the first sale of each Income Restricted Unit is consistent with the Affordability Requirements of this Agreement, (ii) at the closing of the first sale of each Income Restricted Unit, the purchaser enters into a Deed Restriction Agreement in favor of the County or its designee, in a form reasonably acceptable to the Authority, and (iii) that Income Restricted Units are occupied by the appropriate Income Qualified Purchaser Households.

(d) Annual Reporting. The Developer shall provide on an annual basis, no later than June 15 each year during the term of reimbursement, a report to the Authority, for the preceding calendar year, including but not limited to, information required to be reported to the State of Michigan to verify compliance with Act 381, pursuant to the reporting requirements under Section 16 of Act 381:

1. Total investment in the Project and new capital investment since the prior year's report;
2. Square footage of the new construction or renovation in connection with the Project, including whether the space is residential, commercial, or other use;
3. New jobs created;
4. Total number of housing units and total number of Income Restricted Units, indicating the number sold to residents at or below 80% of the Area Median Income;
5. Number of Income Restricted Units sold during the annual reporting period;
6. Number of Income Qualified Households with a Household Income at or below 80% of the Area Median Income assisted during the annual reporting period;
7. Racial and socioeconomic data on the individuals purchasing or renting the Income Restricted Units, or if this data is not available, racial and socioeconomic data on the census tract in which the housing units are located.

9.8 Payment of Authority Legal and Professional Fees. To the extent the following costs and fees are not paid to the Authority from Tax Increment Revenues, the Developer shall reimburse the Authority for its legal and professional fees and disbursements incurred in connection with the review, approval, and administration of the Plan for this Project, including any further amendments thereto; the preparation and negotiation of this Agreement, as it may be amended from time to time; and all documents and matters related thereto, including future expense. The Developer shall reimburse the Authority for such expenses within 30 days from the date that the Authority sends an invoice and request for payment to the Developer, provided the Developer shall be eligible for reimbursement for such expenses to the extent permitted by law from Tax Increment Revenues.

9.9 Community Benefits Agreement. As a conditional approval upon receiving local support, the Developer has entered into a Community Benefits Agreement with the Township (exhibit C). The Developer and the Township must provide written confirmation to the Authority that the terms of the Community Benefits Agreement have been met, on an as needed or annual basis, to show a good faith effort of the Developer to honor this arrangement.

10. Responsibilities of the Authority. In consideration of the preceding commitments of the Developer the Authority further agrees to:

10.1 Agency Contacts. Provide the Developer with appropriate service/employment agency contacts for the identification of County residents to interview for potential employment; and

10.2 Cooperation. Cooperate and utilize its best efforts to obtain any governmental approvals required to close the transaction contemplated by this Agreement.

11. Developer's Representations, Warranties and Covenants. The Developer hereby makes the following representations, warranties, and covenants:

11.1 Eligible Property. The Property is "eligible property" as defined in Act 381 and is eligible for the capture of Tax Increment Revenues pursuant to Act 381.

11.2 Eligible Costs. The Developer will only submit for reimbursement under Paragraph 7 hereof such costs that it has reasonably determined are "Eligible Costs" within the meaning of Act 381.

11.3 Due Authorization. The representatives signing this Agreement are duly authorized by the Developer to enter into this Agreement.

12. Events of Default. Each of the following shall constitute an event of default:

12.1 Any representation or warranty made by the Developer in this Agreement proves to have been incorrect or incomplete in any material respect when made or deemed to be made.

12.2 The Developer fails to observe or perform any covenant or agreement contained in this Agreement for 30 days after written notice thereof shall have been given to the Developer by the Authority.

12.3 The Developer abandons or withdraws from the reuse and redevelopment of the Property or indicates its intention to do so.

12.4 The Developer fails to pay any funds within 30 days of the date due which are required to be paid to the Authority pursuant to this Agreement, including but not limited to its real and personal property taxes as set forth in Paragraph 7 hereof.

12.5 The Developer terminates its existence.

12.6 Any material provision of this Agreement shall cease to be valid and binding on the Developer or shall be declared null and void; the validity or enforceability of such provision shall be contested or denied by the Developer; or the Developer denies that it is bound by this Agreement.

13. Remedies upon Default. If any event of default as defined above shall occur and be continuing for 30 days after written notice of default from the Authority, the Authority shall have the right, but not the obligation, to exercise any of the following rights and remedies either individually or concurrently:

13.1 Terminate this Agreement effective immediately upon notice to the Developer;

13.2 Receive reimbursement from the Developer for all costs which the Authority has incurred in connection with the Project, the Property, or this Development Agreement (within 30 days following demand); and

13.3 All other remedies available at law or in equity.

In addition, if the Developer fails to substantially complete the Project within the timelines required by this Agreement, or if the Developer otherwise defaults prior to substantial completion of the Project, the Developer shall pay back to the Authority (within thirty (30) days following demand by the Authority) any amounts paid to the Developer as reimbursement for Eligible Costs pursuant to the terms of this Agreement or otherwise.

Following a default by the Developer or following expiration or termination of this Agreement for any reason, the Developer shall then be responsible for all subsequent Project costs, including Eligible Costs, without contribution from Tax Increment Revenues collected by the Authority from taxes levied on the Property.

14. Legislative Authorization. This Agreement is governed by and subject to the restrictions set forth in the Act. In the event that there is legislation enacted in the future which alters or affects the amount of Tax Increment Revenues subject to capture, Eligible Properties, or Eligible Activities, then the Developer's rights and the Authority's obligations under this Agreement may be modified accordingly by agreement of the parties.

15. Freedom of Information Act. Developer stipulates that all petitions and documentation submitted by Developer shall be open to the public under the Freedom of Information Act, Act No. 442 of the Public Acts of 1976, MCL 15.231 et seq., and no claim of trade secrets or other privilege or exception to the Freedom of Information Act will be claimed by Developer as it relates to this Agreement or petitions and supporting documentation.

16. Plan Modification. The Plan and this Agreement may be modified to the extent allowed under the Act by mutual agreement of the parties.

17. Notices. All notices and other communications required or permitted under this Agreement shall be in writing, shall be deemed given when delivered, and shall be sent by personal delivery, overnight courier, or registered mail, return receipt requested, to the following addresses (or any other address that is specified in writing by either party):

If to Developer:

Pavilion Investors, LLC
1777 R W Berends Drive SW
Wyoming, MI 49519

With copy to: Rhoades McKee, PC
55 Campau Ave, NW, Suite
300 Grand Rapids, MI 49503
Attn: Todd A. Hendricks

If to the Authority: Kalamazoo County Brownfield Redevelopment Authority
201 W. Kalamazoo Avenue
Kalamazoo, Michigan 49007

With copy to: Authority Attorney

18. Indemnification. Developer shall defend, indemnify, and hold harmless the Authority and the County, and any of their respective past, present, and future members, officials, employees, agents, or representatives from all losses, demands, claims, judgments, suits, costs, and expenses (including without limitation the costs and fees of attorneys or other consultants) arising from or related to (i) the capture and use of Tax Increment Revenue paid to Developer as a reimbursable payment under this Agreement made in excess of the amount of tax increment revenues the Authority is determined by the State or court to be allowed by law to use for that reimbursement, and (ii) Developer's development of the Project.

19. Governing Law. This Agreement shall be construed in accordance with and governed by the laws of the State of Michigan.

20. Binding Effect/Third Parties. This Agreement is binding on and shall inure to the benefit of the parties to this Agreement and their respective successors, but it may not be assigned by any party without the prior written consent of the other party. The parties do not intend to confer any benefits on any person, firm, corporation, or other entity which is not party to this Agreement.

21. Waiver. No failure of either party to complain of any act or omission on the part of the other party, no matter how long this same may continue, is considered as a waiver by that party to any of its rights hereunder. No waiver by either party, expressed or implied, of any breach of any provision of this Agreement is considered a waiver or a consent to any subsequent breach of this same or other provision.

22. Authorization. Each of the parties represents and warrants to the other that this Agreement and its execution by the individual on its behalf are authorized by the board of directors or other governing body of that party.

23. Entire Agreement. This Agreement supersedes all agreements previously made between the parties relating to the subject matter. There are no other understandings or agreements between them.

24. Headings. Headings in this Agreement are for convenience only and shall not be used to interpret or construe its provisions.

25. Amendment and Restatement. This Agreement amends, restates, and replaces the Prior Development Agreement in its entirety.

26. Definitions. The following capitalized terms are used in this Agreement with the following meanings:

“Affordability Period” means, with respect to each Income Restricted Unit, a period of ten (10) years commencing on the date such Income Restricted Unit is first sold to an Income Qualified Purchaser Household in compliance with the Affordability Requirements set forth herein.

“Affordability Requirements” means Developer’s obligation to cause (i) the Income Restricted Units to be sold to Income Qualified Purchaser Households whose average Household Income is not more than 80% of the Area Median Income, and for average sales prices that do not exceed the Target Affordable Price for purchasers whose Household Income is not more than 80% of the Area Median Income; (ii) each Income Restricted Unit to be sold to a purchaser at the Target Affordable Price for such purchaser, in each case calculated in accordance with the then applicable MSHDA Single-Family Potential Development Loss (PDL) Gap Cap & Total Housing Subsidy (THS) Calculations or other similar successor guidance published MSHDA, and (iii) the purchaser of such Income Restricted Units to enter into a Deed Restriction Agreement.

“Area Median Income” is defined by Section 2(z)(i) of Act 381.

“Administrative Costs” means the Authority's out-of-pocket costs associated with the Project (including reasonable attorney fees and costs, environmental consulting fees and costs, and similar fees and costs) as well as the Authority's indirect costs associated with the Project (including allocation of the fixed costs of the Authority staff).

“Brownfield Plan” is defined by Section 2(e) of Act 381.

“Deed Restriction Agreement” mean an agreement, in form and substance acceptable to the Authority and the County, pursuant to which the purchaser of an Income Restricted Unit agrees, among other things, to repay to the County, or its designee, all or a prorated portion of the subsidy received by such purchaser at time the Income Restricted Unit was purchased if such person sells or otherwise transfers the Income Restricted Unit to a person that is not an Income Qualified Purchaser Household during the Affordability Period.

“Due Care Activities” is defined by Section 2(m) of Act 381.

“Eligible Activities” is defined by Section 2(o) of Act 381.

“Eligible Property or Properties” is defined by Section 2(p) Act 381.

“Financing Gap” means the amount sought by Developer for reimbursement to fill a financing gap associated with the development of the Income Restricted Units to the extent such amount is reimbursable pursuant to Section 2(x)(vi) of Act 381.

“Household Income” is defined by Section 2(z)(ii) of Act 381.

“Housing Development Activities” is defined by Section 2(x) of Act 381.

“Income Qualified Households” is defined by Section 2(z) of Act 381.

“Income Qualified Purchaser Household” is defined by Section 2(aa) of Act 381.

“MSHDA” means the Michigan State Housing Development Authority.


“Target Affordable Price” means, with respect to a purchaser of an Income Restricted Unit, the target affordable price for such purchaser based upon such Purchaser’s Household Income, in each case calculated in accordance with the then applicable MSHDA Single-Family Potential Development Loss (PDL) Gap Cap & Total Housing Subsidy (THS) Calculations or other similar successor guidance published MSHDA.

“Tax Increment Revenues” is defined by Section 2(ss) of Act 381, and, for purposes of this Agreement, includes school taxes and local (non-school) taxes.

[Signature Pages Follows]

In witness of their intent to be legally bound by the terms of this Amended and Restated Brownfield Plan Development Agreement, each of the parties has set forth its signature below by its duly authorized representative.

KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

By  Digitally signed by Kenneth W. Peregon
Date: 2026.01.08 12:57:12 -05'00'


Kenneth W. Peregon

Title KCBRA Chairperson

Date 1-8-2026

PAVILION INVESTORS, LLC

By: Kensington Realty Group, Inc., a Michigan Corporation, its Manager

By:  Dale H. Kraker, its President

Date 1/8/26

EXHIBITS:

- A (Legal Description of Property)
- B (Copy of Brownfield Plan)
- C (Copy of Community Benefits Agreement)

Exhibit C: Community Benefits Agreement

COMMUNITY BENEFITS AGREEMENT

This Community Benefits Agreement (“CBA”) is made this 19th day of August, 2025, by and between Pavilion Investors, LLC, a Michigan limited liability company, of 1777 R W Berends Dr. SW, Wyoming, MI 49509 (“Developer”) and the Charter Township of Pavilion, a Michigan municipal corporation (“Township”), upon the following terms and provisions.

BACKGROUND

A. Developer is the owner of certain real property located within the Charter Township of Pavilion, Kalamazoo County, Michigan, more particularly described on Exhibit A attached hereto (the “Property”).

B. In connection with the proposed development of the Property, Developer, together with its builder JTB Homes, LLC, has submitted an application for a brownfield plan contemplating 40% reimbursement of eligible activities for infrastructure and site preparation costs for the Property along with 100% reimbursement of discounted home sales to income qualified households, which is described in that certain Brownfield Plan Development Agreement (the “Plan”) with the Kalamazoo County Brownfield Redevelopment Authority (“KCBRA”).

C. Developer desires to enter into this CBA with the Township, whereby Developer agrees to pay to the Township following receipt of tax revenues captured by the Plan and reimbursed to Developer, an annual payment equal to the value of the Millage Capture (as defined below), as financial compensation for increased service demands on the Township fire department and other Township resources, due to the development project on the Property.

AGREEMENT

NOW THEREFORE, for good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, the parties agree as follows:

1. Definitions. For purposes of this CBA, “**Millage Capture**” means the portion of the tax increment revenues captured by the Plan which are attributable to the Combined Millage multiplied by the taxable value of the Property. For purposes of this CBA, “**Combined Millage**” means 2.8505 mills, which, for purposes of clarity, is calculated as the product of (i) 2.2804 mills (such amount representing the sum of the Pavilion Fire Millage and Pavilion Operating Millage), multiplied by (ii) one hundred twenty-five percent (125%) (such amount representing the present value factor of certain future bonus payments previously contemplated by the parties).

2. Annual Payment. For a period of fifteen (15) years, commencing sixty (60) days after the Developer receives its first full year of TIF reimbursement from the KCBRA under the Plan, and on the same day each year thereafter during the term of this CBA, Developer shall make a payment to the Township from the TIF reimbursement in the amount of the Millage Capture. The payments made by Developer to the Township under this CBA are made pursuant to MCL 41.806(3), among other lawful authority of a Township. The TIF reimbursement is inextricably

burdened by this payment obligation to the Township and must be paid as a first lien on the amount above all other claims or creditors.

3. Dispute Resolution and Remedies. The parties shall first attempt to resolve any dispute through informal good faith negotiations between the parties. If the dispute cannot be resolved informally within ninety days, then the parties may jointly decide to submit the dispute to mediation and/or binding arbitration. The parties shall also have any other remedies available at law of equity, in a court of competent jurisdiction, in the enforcement of this CBA.

4. Successor liability. Any person or entity that acquires an interest in the Developer, whether through purchase, assignment, foreclosure, bankruptcy, or any other means, shall be liable for the Developer's unfulfilled obligations under this CBA. This successor liability provision shall apply regardless of whether the successor had actual knowledge of this CBA at the time of acquisition.

5. Notice to Successors, Agreement, and Approval. The Developer shall provide written notice of this CBA to any potential purchaser, assignee, or transferee of any interest in the Developer prior to the completion of such purchase, assignment, or transfer. The Developer shall obtain from any such purchaser, assignee, or transferee a written acknowledgment and agreement to be bound by all terms of this CBA. Notwithstanding any such transaction, the Developer and the purchaser, assignee, or transferee shall be jointly and severally liable for compliance with all terms of this CBA. Any purchase, transfer, or assignment of any interest in the Developer must be approved in advance by the Township and such approval shall not be unreasonably withheld.

6. Bankruptcy and Foreclosure. This CBA shall survive any bankruptcy, receivership, foreclosure, or similar proceeding affecting the Developer. Any receiver, trustee, or similar official appointed in connection with such proceeding shall be bound by the terms of this CBA. The Developer shall ensure that any financing documents related to the development acknowledge the existence of this CBA and the intention of the parties that it survive foreclosure or similar proceedings.

7. Entire Agreement. This CBA constitutes the entire agreement between the parties and supersedes any prior understandings, agreements, or representations, whether oral or written, regarding the subject matter hereof.

8. Severability. If any provision of this CBA is held to be invalid, illegal, or unenforceable, the validity, legality, and enforceability of the remaining provisions shall not be affected or impaired thereby. The parties shall negotiate in good faith to replace any invalid, illegal, or unenforceable provision with a valid, legal, and enforceable provision that achieves, to the greatest extent possible, the economic, business, and other purposes of the invalid, illegal, or unenforceable provision.

9. No Waiver. The failure of either party to enforce any provision of this CBA shall not be construed as a waiver of that provision or the right of the party to enforce that provision or any other provision of this CBA.

10. Governing Law. This CBA shall be governed by and construed in accordance with the laws of the State of Michigan, without giving effect to any choice or conflict of law provision or rule that would cause the application of the laws of any other jurisdiction.

11. Jurisdiction and Venue. Subject to the provisions of Section 3, any legal action or proceeding arising out of or relating to this CBA shall be brought in the state court located in Kalamazoo County, Michigan. Each party irrevocably submits to the exclusive jurisdiction of such courts in any such action or proceeding.

12. Counterparts. This CBA may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. Electronic or facsimile signatures shall be deemed original signatures for all purposes.

13. No Third Party Beneficiaries. Except as expressly provided herein, this CBA is for the sole benefit of the parties and their respective successors and permitted assigns, and nothing herein, express or implied, is intended to or shall confer upon any other person or entity any legal or equitable right, benefit, or remedy of any nature whatsoever under or by reason of this CBA.

14. Relationship of the Parties. Nothing in this CBA shall be construed to create a partnership, joint venture, or agency relationship between the parties. Neither party shall have the authority to bind the other party or to incur any obligation on behalf of the other Party.

15. Time is of the Essence. Time is of the essence with respect to all provisions of this CBA that specify a time for performance.

16. Further Assurances. Each party shall execute and deliver such additional documents and instruments and take such further actions as may be reasonably necessary or appropriate to carry out the provisions of this CBA and to effectuate the transactions contemplated hereby.

[signature pages follow]

IN WITNESS WHEREOF, this instrument has been executed as of the date and year first above written.

PAVILION INVESTORS, LLC, a Michigan limited liability company

By: Kensington Realty Group, Inc., a Michigan corporation, its Manager

By *Dale H. Kraker*
Dale H. Kraker
Its: President

STATE OF MICHIGAN)
)
COUNTY OF KENT)

The foregoing was acknowledged before me on this 20th day of AUGUST, 2025, by Dale H. Kraker, President of Kensington Realty Group, Inc., a Michigan corporation, the Manager of Pavilion Investors, LLC, a Michigan limited liability company, on behalf of the company.



Michelle Fry
Notary Public, KENT County, Michigan
Acting in Kent County, Michigan
My commission expires: 9/19/25

EXHIBIT A

Legal Description of Property

Land situated in the Township of Pavilion, County of Kalamazoo, State of Michigan, is described as follows:

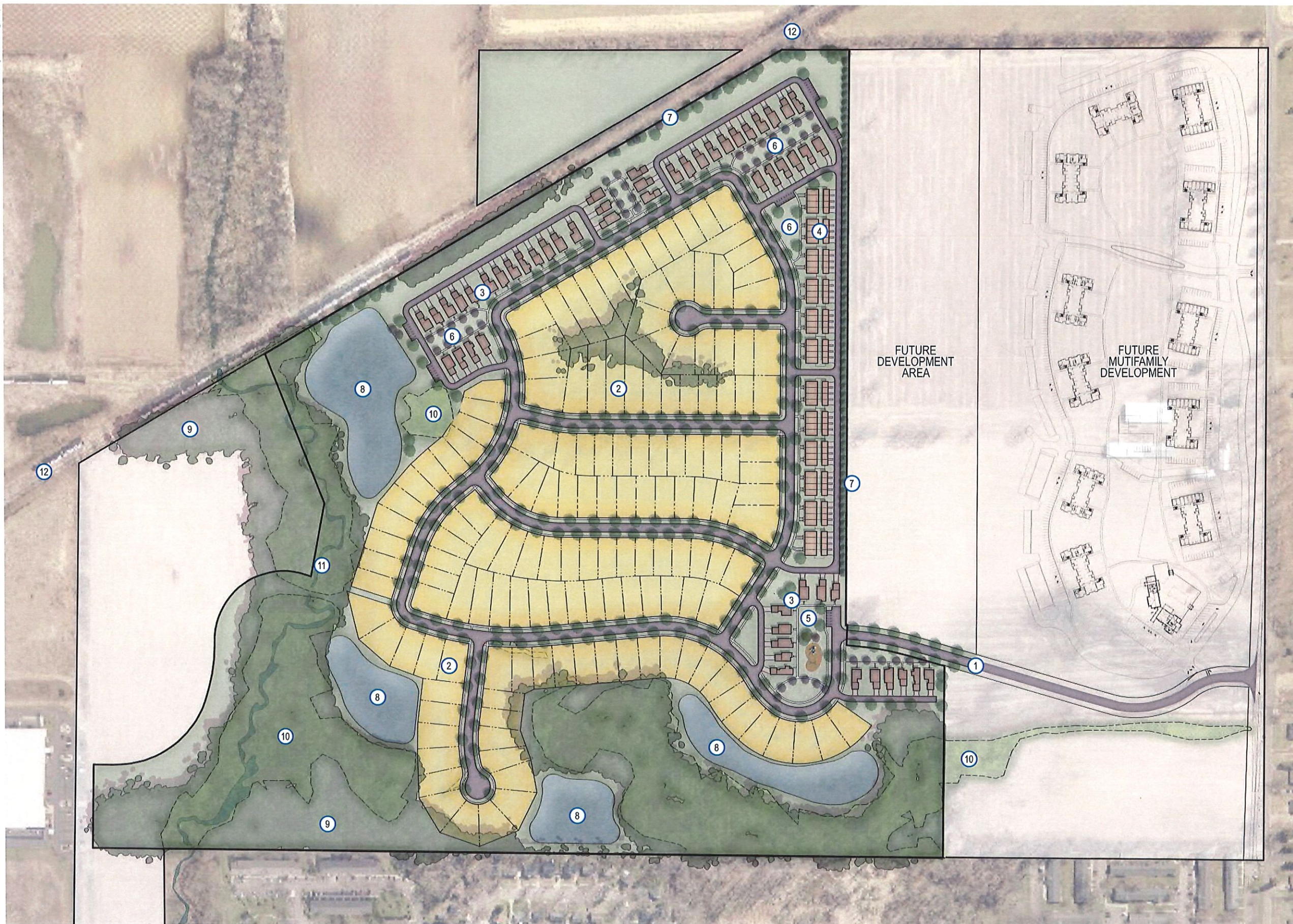
Part of the Southwest Fractional 1/4 and part of the Northwest Fractional 1/4 of Section 6, Town 3 South, Range 10 West, Pavilion Township, Kalamazoo County, Michigan, described as: Commencing at the Southwest corner of said Section; thence N00°30'53"E 1075.01 feet along the West line of the Southwest Fractional 1/4 of said Section to the Point of Beginning; thence N00°30'53"E 1598.30 feet along said West line to the West 1/4 corner of said Section; thence N00°37'52"E 34.98 feet along the East line of the Northeast Fractional 1/4 of Section 1, T3S, R11W; thence N00°37'52"E 990.17 feet along said East line; thence N89°34'36"E 320.07 feet along the Easterly extension of the North line of the South 990 feet of the East 1/2 of the Northeast Fractional 1/4 of said Section 1; thence Southeasterly 242.18 feet along a 317.00 foot radius curve to the left, said curve having a central angle of 43°46'21", and a chord bearing S50°31'12"E 236.33 feet; thence Easterly 192.90 feet along a 617.00 foot radius curve to the left, said curve having a central angle of 17°54'49", and a chord bearing S81°21'49"E 192.12 feet; thence Southeasterly 439.45 feet along a 233.00 foot radius curve to the right, said curve having a central angle of 108°03'43", and a chord bearing S36°17'25"E 377.15 feet; thence S17°44'24"W 22.58 feet; thence S79°48'03"E 248.72 feet; thence N68°07'40"E 539.75 feet; thence S30°22'19"E 2005.18 feet along the Southwesterly right-of-way of CK&S Railroad; thence S00°11'43"E 358.83 feet along the East line of the Southwest Fractional 1/4 of said Section 6; thence S89°48'17"W 2004.67 feet; thence Southwesterly 74.76 feet along a 967.00 foot radius curve to the right, said curve having a central angle of 04°25'47", and a chord bearing S13°58'34"W 74.74 feet; thence S16°11'28"W 112.20 feet; thence S89°48'17"W 641.17 feet to the Point of Beginning.

The property address and tax parcel number listed below are provided solely for informational purposes, without warranty as to accuracy or completeness. If the information listed below is inconsistent in any way with the legal description listed above, the legal description listed above shall control.

Commonly known as V/L, Kalamazoo, MI 49048
Part of Tax Parcel Nos.: 39-11-06-301-010
39-11-06-151-021

Attachment C

Site Plan



LEGEND

- ① SITE ENTRANCE/CONNECTION TO NEIGHBORING RESIDENTIAL DEVELOPMENT
- ② SINGLE FAMILY LOT TYP.
- ③ DETACHED SINGLE FAMILY HOME TYP. (VARIOUS STYLES)
- ④ 4-UNIT TOWNHOME TYP.
- ⑤ COMMUNITY OPEN SPACE WITH PLAYGROUND
- ⑥ OPEN SPACE COURTYARD
- ⑦ LANDSCAPE SCREENING
- ⑧ STORMWATER MANAGEMENT AREA
- ⑨ EXISTING VEGETATION TO REMAIN
- ⑩ EXISTING WETLAND
- ⑪ EXISTING STREAM
- ⑫ EXISTING RAILWAY

NOTES

Site Location:	5235, 5283 E O Avenue, and Other Parcels Pavilion Township, MI
Site Area	= 115 ac.
Proposed Dwelling Units	= 254 dwellings
Single Family Lots	= 152 lots
Detached S.F. Homes	= 54 dwellings
Townhomes	= 48 dwellings (12 buildings)
Proposed Density	= 2.2 units per acre

Attachment D

Housing Study

An excerpt of the W.E. Upjohn Institute Kalamazoo County Housing Plan dated July 2022 is included in this Plan, which includes the Introduction, Executive Summary, and Methodology. The complete Kalamazoo County Housing Plan can be found here:

https://www.kalcounty.com/housing/pdf_files/Kalamazoo%20County%20Housing%20Plan%20final%208.15.22.pdf

Kalamazoo County Housing Plan

July 2022

Report prepared by W.E. Upjohn Institute and the Southcentral Michigan Planning Council
for the Kalamazoo County Board of Commissioners



Lee Adams, Gerrit Anderson, Dakota McCracken, Emily Petz, Brian Pittelko

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1

Introduction

Introduction

Creating This Plan

The Upjohn Institute was asked by the Kalamazoo County Board of Commissioners to complete a housing plan for Kalamazoo County. This plan includes a housing needs assessment, market demands, results from the county-wide housing survey, goals and objectives, and strategies to move forward. Community and committee engagement helped guide the direction and focus.

Executive Summary

A healthy housing continuum provides homes for those in a range of incomes or in different life situations. Kalamazoo County has a shortage of housing units at multiple price points. Low rates of construction, high construction costs, increased demand from a growing population, and housing costs that are increasing faster than wages have contributed to the shortage and affordability issues. Fortunately, many strategies are available to help alleviate some of the housing concerns found in the county. These strategies are most effective when community partners band together and implement them as a cohesive unit.

The housing concerns in Kalamazoo County are not small. Rising costs have put most moderate- and low-income earners into situations where they are paying more in rent or ownership costs than what is financially sustainable. This increases the chances for displacement, especially for those with fixed incomes, such as seniors, individuals with disabilities, or people trying to rebuild after homelessness. There are over 15,000 overburdened renting households in Kalamazoo County. Of those households, 13,000 have annual gross incomes below \$35,000; that level of income only allows for monthly housing expenses to be at or below \$875. These numbers are further discussed on page 67.

Housing situations exist on a continuum from homelessness to securely affording a market-rate home. An example of this housing continuum is shown on the next page. A healthy housing market has options for any situation. People can move throughout the continuum as needs change in their lives. Kalamazoo County needs additional housing units in all types and price points, but there is a greater need for homes that are consistently affordable for those making moderate to low incomes. The addition of income-qualified units could provide sustained housing at price points that allow occupants to achieve financial stability and potentially move to a more secure form of housing.

Affordability is defined by a household paying 30% or less of their total gross annual income on housing. This is an inclusive definition is used for market-rate or subsidized housing. Conversely, income-qualified units are intended only for low- and moderate-income households.

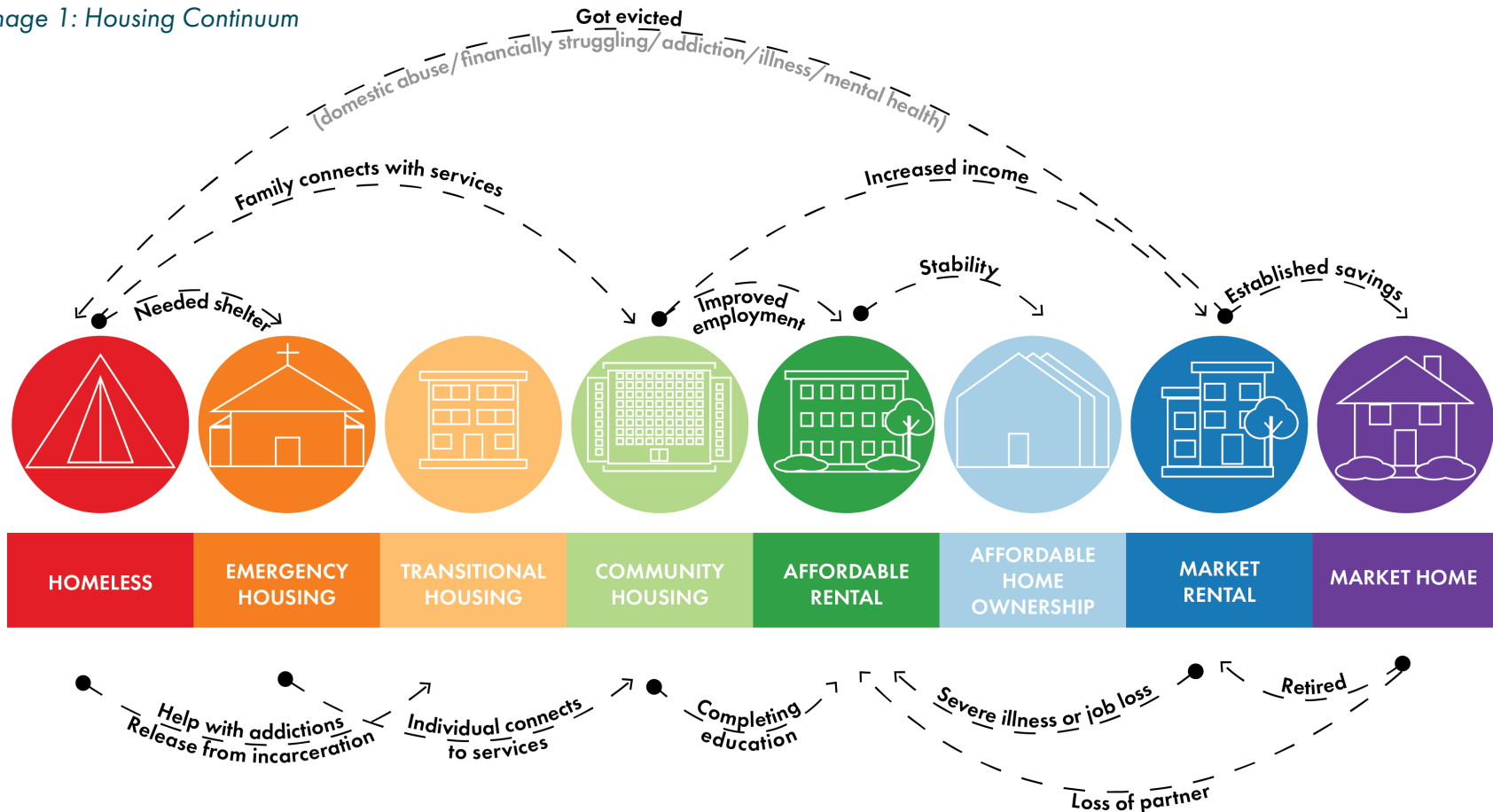
Introduction

Housing Continuum

The housing continuum demonstrates the range of housing types in which individuals may live during their lifetimes. A healthy housing market has options for any stage. Individuals can move in any direction at any point in their lives. A healthy community has

options along this continuum in order to allow residents to not only stay in their community through each stage, but, more importantly, to thrive through economic stability.

Image 1: Housing Continuum



These are a few examples of how people might move within the housing continuum.

Source: Housing Continuum Image Courtesy of United Way of Halifax (Canada)

Introduction

Partners

No single group or solution will solve the housing crisis in Kalamazoo County. As such, many individuals and organizations were asked to contribute to the creation of this housing plan, including municipal leaders, realtors, developers, employers, nonprofit agencies, and residents. A Steering Committee was created to provide critical direction and innovative ideas to the planning process, which in turn guided the goals and objectives of this plan. Stakeholder input on these strategies is vital, as their knowledge of local conditions and politics helps determine which are likely to succeed. Several public meetings were held to collect feedback on preliminary results, and survey responses were collected from around 3,000 county residents. The participation showed the level of concern and passion people have for housing solutions in Kalamazoo County.

The housing plan was made possible by the financial contributions from Kalamazoo County Board of Commissioners, Local Initiatives Support Corporation (LISC), the city of Portage, Kalamazoo County Continuum of Care, and an anonymous donor. Additional support was contributed by Oshtemo Township and volunteers at shelters and nonprofits to help distribute the unhoused survey. These shelters and nonprofits included the Disability Network, Cope/Kalamazoo Homeless Coalition, Ministry with Community, Open Doors, Kalamazoo Gospel Mission, Recovery Institute, South County Community Services, Vine Neighborhood, YWCA, Integrated Services of Kalamazoo, and Housing Resources Inc. We are very grateful for the collaboration and partnerships that were created throughout this process.



Introduction

Housing Assessment

This plan uses a number of indicators to assess the condition of the housing continuum. The indicators examined include the current and projected population, the existing housing stock, and the needs and desires of the current population. Population indicators are needed to understand the current and future demand for housing in the county. An examination of the existing housing stock is needed in order to grasp what problems currently exist and which housing types are needed going forward. Assessing the needs and desires of the existing population helps guide decision-making around how resources are utilized to provide the greatest benefit to county residents.

The population of Kalamazoo County has increased over the past few years and is expected to increase through 2030. The rate of growth in the county exceeded that of the state; likewise, Kalamazoo County has a higher proportion of those aged 18–24 than the state. This population increase has led to a higher number of households as well. Unfortunately, the number of housing units produced since the Great Recession did not keep pace with the population growth. This underproduction of housing has caused housing shortages and price increases, which in turn have caused more households to pay more than 30% of their income toward housing expenses. This phenomenon was not experienced equally across all parts of the county with both urban and rural areas (Northside Neighborhood and Prairie Ronde and Pavilion Townships, respectively) seeing higher than average levels of overburdened renters.

Many homes in Kalamazoo County have issues that require repairs. This is exacerbated by the fact that much of the housing

stock is older than 50 years. There are also multiple historic districts requiring specific standards for updates, adding cost or complication for owners, many who have low to moderate incomes. Those who responded to the housing survey stated that structural issues, mold, electrical, pests, and lead were the top concerns with their house or apartment; structural issues were the most frequent concern. Residents are also concerned about poor insulation and leaky windows, which was brought up regularly by survey respondents in different questions. Addressing the immediate and long-term issues with existing homes may, in some cases, cost more than the value of the house; this often leads to delays in addressing these concerns and impacts the quality of housing throughout the county.

The top four housing concerns of those responding to the survey were affordable housing for low income, unhoused, and vulnerable families; supportive services (mental health, financial literacy, etc.); and more units; followed closely by more transitional or temporary housing for those currently unhoused. Addressing all of these priorities would add options to the housing continuum for the most vulnerable and overburdened populations in the county. It is also important to note that survey respondents were from all income levels and from all parts of the county.

The survey results show many people preferring to live in more rural parts of the county. This corresponds with the amenities individuals look for when buying a new home. The top seven included safety, cost, features of the dwelling, location, proximity to work, sense of community, and connection to nature through trails and parks. Many of these needs can be met in different urban and rural settings by increasing access to nature through connected trails and improving public transportation.

Introduction

Supply and Demand

Over 15,000 households are in homes that do not meet their budget, while others are in types of housing they do not prefer. Meanwhile, the population in the county is growing, and housing construction is not keeping pace; it is anticipated that 7,750 new units are needed to appropriately house the new households forming or looking to locate in the county. These two factors have created housing shortages in several segments of the housing market. Therefore, higher rates of construction are essential to address both the current pent-up demand as well as the future demand. Local leaders will need to implement various strategies to enable and incentivize that increase in the supply of housing.

Unhoused

Forty percent of the respondents to the unhoused survey identified as Black, while just over 10% of the county's population does, calling attention to racial equity concerns. Feedback from community meetings and survey responses focused on concern about the impact of longstanding institutionalized racism, which is preventing individuals from generating wealth. This further establishes that the impacts of race-based lending practices, redlining, and fair housing issues with renting remain an issue despite recent attention.

Over one-third (38.5%) of the unhoused individuals surveyed indicated that children under the age of 16 are part of their household. Respondents listed the top reason (42.4%) they moved to Kalamazoo County as family connections, and the least frequently cited (less than 4%) was for the emergency shelters in the county.

Prior to becoming unhoused, half of the individuals surveyed rented their homes, some of which included renting individual rooms. Another quarter stayed with friends or relatives. Half of the individuals surveyed considered where they lived before becoming unhoused as unaffordable. To further that point, the respondents also chose the price of rent being too high as the top factor contributing to their unhoused condition.

The survey also asked what additional programs or supports individuals needed to become rehoused. The greatest number of respondents marked rental financial assistance as a need, followed by pre-rental programs to improve the likelihood of landlord acceptance of their applications.

Introduction

Vision

Create an equitable, sustainable, and inclusive community that offers quality, healthy, safe, decent, and affordable homes for all.

Mission

Improve residents' quality of life and sense of belonging, invigorate neighborhoods, and improve the economic future of our residents. Housing and other service providers will collaborate to leverage resources and build healthy residential communities throughout the county while promoting an atmosphere of pride, sustainability, and responsibility.

The Charge

To provide quality, affordable, accessible, and sustainable housing. To transform the lives of those who face affordable housing challenges by providing support through education and opportunity.

Introduction

Core Values

Professionalism: (Excellence, Financial Integrity, Accountability) To ensure financial integrity and be good stewards of our community's investment. To achieve excellence in programs, services, and products.

Transparency: To be transparent throughout all steps of the millage implementation.

Equity: To dismantle systemic racism and commit to work toward an equitable and inclusive future for all residents.

Respect: To communicate in ways that promote open dialogue and respect. To respond to people with integrity, dignity, compassion, and fairness.

Collaboration: To build strong partnerships and demonstrate a collaborative spirit. To enhance our community by advocating for creative and equitable solutions to housing issues across all systems and services.

Innovation: To foster innovative and creative solutions that develop diverse county-wide housing solutions

Goals

1. Increase Rental Opportunities
2. Ensure Housing Supply Is Built to Meet Demand
3. Remove Barriers to Acquiring and Keeping Homes
4. Rehab Existing Housing Stock
5. Embrace Housing as a Workforce Development Strategy
6. Increase and Coordinate Supportive Services
7. Advocate for Housing for All

Methodology

Housed Survey Methodology

The intent of this survey was to document the housing characteristics and preferences of housed residents of Kalamazoo County. Survey questions were focused on demand for specific housing types, location preferences, clarifying housing challenges, getting feedback on housing priorities, and determining how different demographic groups are impacted by the housing crises. Information gathered from this survey was used to inform content in the Kalamazoo County Housing Plan.

The target population for the survey was housed residents living in Kalamazoo County. For the purposes of this survey, all adults living in the household were asked to respond. As of 2020, Kalamazoo County has a population of 264,322, American Community Survey 5 year estimates. There are 207,218, individuals aged 18 and over residing in Kalamazoo County as of 2020, American Community Survey 5 year estimates. Additionally, there are 104,278 occupied housing units as of 2020, [Kalamazoo County Continuum of Care Annual Report](#).

A sample of residential addresses was obtained from the Kalamazoo County government. Because the county government utilizes the address list for emergency services, apartment units are not specified. This lack of information was accounted for by identifying multifamily residents in the address list and verifying the number of units at the address from voting records. Addresses to be mailed survey prompts were randomly selected from the augmented list. Moreover, the survey was also shared on social

media by cities, townships, villages, neighborhood groups, and nonprofits throughout Kalamazoo County.

The survey instrument was implemented via Survey Monkey on March 1, 2022, and concluded on May 22, 2022. A total of 35,500 survey prompts were mailed to homes in Kalamazoo County. Resource limitations led to the selection of a multifaceted approach to advertising the survey among housed residents of Kalamazoo County. Moreover, this approach would attempt to account for the errors that could occur from administering a survey prompts only via a mailer.

From the 35,500 survey prompts that were mailed, 3,000 responses were received. Of the total population, the survey received a response rate of 1.4%. As the survey results were not a random sample of the county, the responses were weighted to reflect county demographics. The responses were more concentrated in homeowners and white individuals than the county's population. For example, according to the U.S. Census American Community Survey, about 35% of households are renters. In the survey responses, about 15% were renters. Iterative proportional fitting (raking) was used to weight the results by both renters or owners, and race/ethnicity. Reweighting the survey responses brought the results closer to a representative sample of the county and helped reduce the possibility of response bias.

Methodology

Unhoused Survey Methodology

The intent of this survey was to document the housing characteristics and preferences of unhoused residents of Kalamazoo County. Survey questions focused on the impacts of programs and services, needs that are not being met, clarifying past and present housing challenges, getting feedback on housing priorities, and determining how different demographic groups are impacted by the housing crises. Information gathered from this survey was used to inform content in the Kalamazoo County Housing Plan.

The target population for the survey was unhoused residents living in Kalamazoo County. For the purposes of this survey, unhoused individuals were self-identified. As of 2020, Kalamazoo County had a population of 264,322, according to the American Community Survey 5 year estimates. At least 2,112 individuals experienced homelessness in Kalamazoo County in 2020, [Kalamazoo County Continuum of Care Annual Report](#). The unhoused survey received 169 responses.

The Continuum of Care worked with multiple different organizations to reach those who are experiencing homelessness. The target population was category one: literal homeless. This is defined as an individual or family who lacks a fixed, regular, and adequate nighttime residence, meaning: (i) Has a primary nighttime residence that is a public or private place not meant for human habitation; (ii) Is living in a publicly or privately operated shelter designated to provide temporary living arrangements (including congregate shelters, transitional housing, and hotels and motels paid for by

charitable organizations or by federal, state, and local government programs); or (iii) Is exiting an institution where (s)he has resided for 90 days or less and who resided in an emergency shelter or place not meant for human habitation immediately before entering that institution. An individual or family has to meet only one of the above criteria to qualify as literal homeless. Partner organizations volunteered their time and energy to administer the survey through computers, phones, and tablets. The organizations serve or work with those who are unhoused in different capacities, including street outreach, case management, shelters, and transitional housing. These organizations included the Disability Network, Cope/Kalamazoo Homeless Coalition, Ministry with Community, Open Doors, Kalamazoo Gospel Mission, Recovery Institute, South County Community Services, Vine Neighborhood, YWCA, Integrated Service of Kalamazoo, and Housing Resources Inc.

The survey instrument was implemented via Survey Monkey on March 20, 2022 and concluded on May 31, 2022. The compensation for unhoused individuals' time to complete the survey was a \$10 gift card.

Of the total unhoused population from the 2020 annual report, the survey received a response rate of 8%.