



**KALAMAZOO COUNTY
BROWNFIELD REDEVELOPMENT AUTHORITY**

BROWNFIELD PLAN

FOR

**STADIUM PARK WAY REDEVELOPMENT
STADIUM PARK WAY
OSHTEMO, MICHIGAN**

Recommended for approval by the Brownfield Redevelopment Authority on November 16, 2017

Approved by the Oshtemo Township Board on December 12, 2017

Approved by the County Board of Commissioners on January 16, 2018

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**KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY
BROWNFIELD PLAN
STADIUM PARK WAY REDEVELOPMENT
KALAMAZOO, MICHIGAN**

1. INTRODUCTION AND PURPOSE

Envirologic has prepared this Brownfield Plan on behalf of the Kalamazoo County Brownfield Redevelopment Authority (KCBRA) for five parcels of land, located along Stadium Park Way and Stadium Drive in Kalamazoo, Michigan, being redeveloped by Oshtemo Township. Entities included in the redevelopment project include: Select Products Limited; HCD Properties, LLC (aka National Flavors); Kalamazoo Storage, LLC; and Harrison Packing LLC (Exhibits, Figure 1). The combined redevelopment will be referred to as the Stadium Park Way Redevelopment. The proposed redevelopment includes a two-phased growth plan by Select Products Limited. Initial construction of a 50,000-square-foot industrial building will consolidate their current operations while providing room for additional growth. The second phase involves the construction of an aluminum anodizing facility within the next five years resulting in a combined approximately 90,000-square-foot manufacturing plant on the 14-acre northern parcel. In addition to the redevelopment by Select Products Limited, HCD Properties, LLC (National Flavors) is also undertaking redevelopment efforts at 7700 Stadium Drive which are included in this Brownfield Plan. HCD Properties, LLC, is constructing and nearing completion of a new, 30,000-square-foot manufacturing building on the previously vacant property. The new investment on the National Flavors parcel is expected to be \$4,900,000. Kalamazoo Storage, LLC, who recently completed new construction in 2017, will also be constructing three new buildings, totaling 19,200 square feet, in the fall of 2018. The private investment from Kalamazoo Storage is expected to be \$1,998,400. Two additional contiguous and adjacent parcels (Harrison Packing LLC and the Oshtemo strip parcel) are also included as part of this Plan. The five parcels combined encompass approximately 43 acres.

The proposed project included in this Brownfield Plan will benefit the local community by creating new jobs, increasing tax revenue, and making productive use of a contaminated piece of property that has been underutilized for several years.

Four parcels have been identified as a “facility” under Part 201 due to soil and groundwater impacts above the Generic Residential Cleanup Criteria (GRCC). Historical operations at the property located on the north end of Stadium Park Way (05-34-130-050), while operated by

Midwest Aluminum Corporation, included the use of wastewater lagoons, industrial processes, and potentially storage. Some dredging and remediation of soils from the former lagoons was performed; however, select areas of contamination above GRCC remain. Previous investigations have identified that soil has been impacted with chromium, aluminum, barium, mercury, copper, zinc, bis2-ethylhexyl, arsenic, and mercury. Levels of trichloroethylene and lead in water were also identified above GRCC. The Harrison Packing parcel (05-34-155-030: land; 05-99-034-155: real property) was also part of the former Midwest Aluminum property. A Baseline Environmental Assessment (BEA) was filed on behalf of Harrison Packing that indicated facility levels of contamination remain at the site. Contamination from these former uses has impacted the property and represents an additional cost to the development.

Another parcel included in this Brownfield Plan (05-34-155-050) has also been identified as a “facility” under Part 201. Historic use of the property located at 7700 Stadium Drive, Oshtemo Township, Kalamazoo County, Michigan, includes the southwest portion of the property initially developed as a residence as early as 1890 until approximately 1960. The remaining portion of the property has historical die casting operations and a foundry. The east portion of the property was historically identified as 7696 Stadium Drive and was developed by Midwest Aluminum in approximately 1954 and operated on this portion until approximately 1990. The west and central portions of the property, historically identified as 7700 Stadium Drive, were developed in approximately 1962 by Kalamazoo Die Cast. Viking Die Cast began operations from approximately 1980 until 1987. The Michigan DEQ removed contaminated soil in 1995 and 1997 and demolished the on-site buildings in 2000. The parcel located at 7700 Stadium Drive, and portions historically identified as 7696 Stadium Drive, has been identified as a “facility” under Part 201 due to soil impacts of zinc and arsenic and groundwater impacts of 1,1-dichloroethane, 1,1-dichloroethene, trichloroethene, and lead above the Generic Residential Cleanup Criteria (GRCC). Historic operations have resulted in contamination that has impacted the property and represents an additional cost to the development.

The Kalamazoo Storage parcel (05-34-180-025), located at 7694 Stadium Drive, has also been identified as a “facility” under Part 201 due to soil and groundwater contamination above GRCC. A BEA was filed on behalf of Kalamazoo Storage, LLC, identifying the remaining contamination requiring vapor controls. The remaining parcel known as the “Oshtemo Strip Parcel” (05-34-155-040) is contiguous and adjacent to the parcels identified as a “facility” and, based on its relationship with the overall historical industrial use of this area and the area groundwater contamination, is presumed to be a “facility.”

Potential environmental-related costs include BEA activities conducted at the expense of the KCBRA, National Flavors, Harrison Packing, and Kalamazoo Storage. Due Care activities related to vapor extraction will be completed by Kalamazoo Storage. Select Products Limited will be conducting additional response activities including the removal and re-compaction of un-compacted fill soil. Depending on site conditions observed during construction of both phases of development, it may also be necessary to appropriately manage contaminated soil including proper disposal, backfill, and associated activities. These “environmental” costs are eligible for reimbursement through the Brownfield Plan.

This Brownfield Plan identifies the eligible environmental activities that have been completed or will be conducted by the KCBRA or the developer(s) which will be reimbursed through the capture of local tax increment revenues. BEA Activities and preparation of the Due Care documentation are statutorily eligible to be reimbursed using both school and local tax increment revenues. It is anticipated that an Act 381 Work Plan will also be prepared at the expense of Kalamazoo Storage to allow the capture of school tax increment revenues for costs associated with the vapor extraction system and future Act 381 Work Plans and/or amendments may be necessary on other portions of the overall development in the future.

The purpose of this plan, to be implemented by the Authority, is to satisfy the requirements for a Brownfield Plan as specified in Act 381 of the Public Acts of the State of Michigan of 1996, as amended, MCL 125.2651 et. seq., which is known as the “Brownfield Redevelopment Financing Act.” Terms used in this document are as defined in Act 381.

2. ELIGIBLE PROPERTY INFORMATION

The property subject to this plan consists of five parcels of land with six parcel IDs associated with the property (Parcel IDs: 05-34-130-050, 05-34-155-030 (land), 05-99-034-155 (real property), 05-34-155-040, 05-34-155-050, 05-34-180-025) located along Stadium Drive and Stadium Park Way in Oshtemo Charter Township, Kalamazoo County, Michigan (Property). The Property has been identified as a “facility” under Part 201 Standards of which the individual parcels are also adjacent and contiguous.



No.	Parcel ID Number	Address	Current Owner	Acreage
1	05-34-130-050	North End of Stadium Park Way	Oshtemo Township (intended to be purchased by Select Products)	17.52
2	05-34-155-030 (land) 05-99-034-155 (real property)	3420 Stadium Park Way	Harrison Packing LLC	5.55
3	05-34-155-040	Stadium Park Way	Oshtemo Township (strip parcel)	0.92
4	05-34-155-050	7700 Stadium Drive	HCD Properties LLC (National Flavors)	10.89
5	05-34-180-025	7694 Stadium Drive	Kalamazoo Storage LLC	7.96

This Brownfield Plan will encompass the entire property.

Existing structures on the property include an industrial building owned by Harrison Packing, LLC, located on the 5.55-acre parcel at 3420 Stadium Park Way. A newly constructed commercial building used for storage rental units is owned by Kalamazoo Storage, LLC, and is located at 7694 Stadium Drive. HCD Properties LLC (National Flavors) is nearing completion of construction on the 30,000-square-foot manufacturing building. The vacant parcel owned by Oshtemo Township and described as the “strip parcel” will remain vacant land. No other structures currently exist on the combined five parcels. However, new construction is planned on the Select Products and Kalamazoo Storage parcels.

A location map and site plan including legal descriptions can be found in Exhibit A.

3. PROPOSED REDEVELOPMENT

This Brownfield Plan has been prepared to support the redevelopment efforts of the subject property. The primary redevelopment of the property will be focused on the consolidation and new construction by Select Products Limited. Select Products Limited, also known as Select Hinges, has leased property in Portage, Michigan, since 1999. Select Products Limited is a

manufacturer of commercial continuous geared aluminum door hinges for the architectural hardware industry. Current operations include light machining and assembly with the potential of adding anodizing operations in the future. They expanded in a nearby location in 2013 and are now in need of consolidating their operations to provide room for additional growth. This growth plan has two phases and involves initially consolidating their current operations and 30 employees (42,000 to 50,000 square feet), followed by the construction of an aluminum anodizing facility within the next five years, resulting in a combined approximately 90,000-square-foot manufacturing plant. The anticipated investment for Phase I of the development is approximately \$3,000,000, with \$2,500,000 in new construction costs. The proposed timeline for the project is for them to be in their new facility in early 2018. Phase II will require an additional \$2,500,000 in new construction costs in the next five years.

New construction will also occur on the HCD Properties, LLC (National Flavors) parcel. National Flavors is a local custom flavoring company that began in Kalamazoo, Michigan, as National Products in 1941. They offer a variety of ingredients for the candy, bakery, and dairy industries. In 2008, the company was renamed National Flavors. In 2015, National Flavors purchased the parcel located at 7700 Stadium Drive, and they are currently constructing a 30,000-square-foot manufacturing building there. This larger facility will accommodate growing customer-based production needs and space for anticipated growth within the company. New construction is expected to be complete by year-end 2017. Private investment for this portion of the redevelopment is estimated to be \$4,900,000.

New construction of self-storage units also occurred in 2017 on the parcel located at 7694 Stadium Drive and owned by Kalamazoo Storage, LLC. Three additional buildings with estimated construction costs of \$600,000 are expected to be completed by the fall of 2018. This new construction will be two 7,200-square-foot buildings and one 4,800-square-foot building utilized for self-storage. This new construction will cause an increase in taxable value on the Kalamazoo Storage property in Year 2 of the Plan. Private investment for this parcel is based mostly on new construction costs and is estimated to be \$1,998,400.

4. BROWNFIELD CONDITIONS

Portions of the property were once known as the Midwest Aluminum site (Midwest). Additionally, several other industrial sites were located on or in the vicinity of this property (Viking Die Cast, Kalamazoo Die Cast, GE Carboloy Sites). Midwest conducted extrusion, fabrication, and anodizing of aluminum products since 1954. Various chemicals were used in the

process, resulting in processing waste that was discharged to a series of wastewater lagoons located at the site. Viking Die Cast and Kalamazoo Die were historic die casting operations, and a foundry also existed on the property during these historic operations. Previous owners and the MDEQ have conducted several investigations and cleanups at the site since the 1980s. Although some dredging and remediation of soils from the former lagoons was performed, the current level of contamination remaining at the site is unknown.

Previous investigations have identified that soil has been impacted with chromium, aluminum, barium, mercury, copper, zinc, bis(2-ethylhexyl) arsenic, and mercury. Levels of 1,1-dichloroethane; 1,1-dichloroethene; trichloroethylene; and lead in water were also identified above GRCC. The exceedance above GRCC of these contaminants identifies parcels 05-34-155-050, 05-34-180-025, 05-34-130-050, 05-34-155-030 (land), and 05-99-034-155 (real property) as a “facility” under Part 201. The remaining parcel (05-34-155-040) is adjacent and contiguous to the parcels identified as a “facility” and, based on its relationship with the overall historical industrial use of this area and the area groundwater contamination, is presumed to be a “facility.”

5. BROWNFIELD PLAN ELEMENTS (as specified in Section 13(2) of Act 381)

A. Description of Costs to be Paid for with Tax Increment Revenues

This Brownfield Plan has been developed to reimburse existing and anticipated costs to be incurred by the KCBRA, HCD Properties LLC (d.b.a. National Flavors), Select Products Limited, Harrison Packing LLC, and Kalamazoo Storage LLC. Tax increment revenues will be captured for reimbursement from local taxes, except for BEA activities and preparation of Due Care documentation, which are statutorily eligible for reimbursement with both local and school tax increment revenues. It is also anticipated that an Act 381 Work Plan will be prepared to allow the capture of school tax increment revenues for reimbursement of Due Care costs associated with vapor extraction on the Kalamazoo Storage parcel, and Act 381 Work Plans and/or amendments may be necessary on other portions of the overall development in the future. Specific costs to be paid for with tax increment revenues are detailed in Table 1 and described below.

Eligible costs for reimbursement include BEA activities. An updated Phase I Environmental Site Assessment (ESA) will be performed on the Select Products parcel for an estimated cost of \$3,500. A Phase II ESA, estimated at \$15,000, is also required to further characterize the contamination remaining on the property. A Baseline Environmental Assessment (BEA) and Documentation of Due Care Compliance (DDCC) of the property

will be prepared at an estimated cost of \$3,000 on behalf of Select Products Limited to offer liability protection and outline due care obligations. Previous due diligence costs have also been incurred and are included for reimbursement as part of the Plan for HCD Properties LLC (National Flavors) at a cost of \$8,000, Harrison Packing at a cost of \$15,204.78, and Kalamazoo Storage at a cost of \$25,172.50. These costs are eligible for reimbursement and are incorporated into this Brownfield Plan.

Due Care costs that are eligible for reimbursement will be incurred by Kalamazoo Storage LLC relating to a sub-slab vapor system. The sub-slab vapor extraction system will include a barrier to prevent exposure to contaminated soil and/or exacerbation and installation of a vapor control system. Prior to installing the vapor barrier, approximately 12 inches of soil will need to be removed and replaced with sand. The extraction system and associated pipe work will be installed followed by re-grading the site, forming the building pad, and installing the vapor barrier. Finally, the wire and rebar will need to be installed with extreme care not to puncture the barrier, and then concrete can be poured. \$25,000 is included in this Plan for additional Due Care requirements associated with the vapor system, such as Due Care documentation and installation inspection. The vapor system and all associated costs are estimated to be \$167,000. A 15% contingency for Due Care activities is also eligible. It is anticipated that an Act 381 Work Plan will be prepared to allow the capture of school tax increment to reimburse a portion of these Due Care costs incurred by Kalamazoo Storage.

Additional response activities totaling \$780,000 (combined phases) will be performed on the Select Products parcel. It is anticipated that approximately 120,000 cubic yards of soil (per phase) will require removal due to poor compaction following site remediation and backfill activities previously conducted at the site. Following removal, re-compaction of the soil will then be required to become suitable for construction. Depending on site conditions observed during construction, it may also be necessary to appropriately manage contaminated soil. This may include soil disposal, clean backfill, and other associated costs including soft costs. A 15% contingency for additional response activities is also eligible. Financing costs of 3% of these Additional Response activities are also included in this Brownfield Plan. Act 381 Work Plans and/or amendments may be necessary on other portions of the overall development in the future.



The development of this Brownfield Plan and the Act 381 Work Plan are also eligible activities. The development of the Brownfield Plan is estimated at a proposed cost of \$15,000. The preparation of the Act 381 Work Plan is estimated at \$8,000

In addition, the Plan also includes administrative costs of the KCBRA estimated at \$5,000 annually for the life of the Plan. These total administrative costs of the Authority are estimated at \$90,000.

Interest expenses are also eligible and included as part of this Brownfield Plan. Financing costs (pertaining to Additional Response activities) of 3% will be accrued each year on unreimbursed principal costs. Simple interest will be paid after all principal costs are reimbursed.

The total potential brownfield eligible reimbursement costs are estimated at \$1,514,287.44 and are described in Table 1. Total capture is estimated at \$2,380,198.45, inclusive of funds captured and disbursed to the State Brownfield Redevelopment Fund and additional capture for the Local Brownfield Revolving Fund (LBRF).

B. Summary of Eligible Activities

Eligible costs for reimbursement include BEA activities. An updated Phase I Environmental Site Assessment (ESA) will be performed on the Select Products parcel. A Phase II ESA is also required to further characterize the contamination remaining on the property. A Baseline Environmental Assessment (BEA) and Documentation of Due Care Compliance (DDCC) of the property will be prepared on behalf of Select Products Limited to offer liability protection and outline due care obligations. Previous due diligence costs have also been incurred and are included for reimbursement as part of the Plan for HCD Properties LLC (National Flavors), Harrison Packing, and Kalamazoo Storage.

Due Care costs that are eligible for reimbursement will be incurred by Kalamazoo Storage LLC relating to a sub-slab vapor system. The sub-slab vapor extraction system will include a barrier to prevent exposure to contaminated soil and/or exacerbation and installation of a vapor control system. Prior to installing the vapor barrier, approximately 12 inches of soil will need to be removed and replaced with sand. The extraction system and associated pipe work will be installed followed by re-grading the site, forming the building pad, and installing the vapor barrier. Finally, the wire and rebar will need to be installed

with extreme care not to puncture the barrier and then concrete can be poured. Additional Due Care requirements associated with the vapor system, such as Due Care documentation and installation inspection, are also included in this Plan.

Additional Response Activities on the Select Products parcel include the removal and re-compaction of approximately 120,000 cubic yards of soil due to poor compaction following site remediation and backfill activities previously conducted at the site during Phase I of construction. Comparable amounts of soil will also need to be removed and re-compacted during Phase II of construction. Depending on site conditions observed during construction, it may be necessary to appropriately manage contaminated soil. This may include soil disposal, clean backfill, and other associated costs including soft costs.

The development of this Brownfield Plan and the Act 381 Work Plan are also eligible activities, as well as contingencies and interest. Act 381 Work Plans and/or amendments may be necessary on other portions of the overall development in the future.

C. Estimate of Captured Taxable Value and Tax Increment Revenues

Two of the five parcels (05-34-130-050 and 05-34-155-050) will be seeking an Industrial Facilities Tax abatement, which will essentially reduce the millage rate on those parcels by half for 12 years. The IFT abatement on both parcels is anticipated to begin in Year 1 of the Plan (2018). The National Flavors parcel (05-34-155-050) is subject to an IFT abatement for Years 1 through 12 of the Plan. Phase II of Select Products will initiate a second IFT abatement, pertaining to parcel 05-34-130-050, starting in Year 6 of the Plan and continuing for 12 years (through 2034). This Brownfield Plan will be implemented during this abatement period.

For the purposes of this plan, the initial taxable value is the value of the eligible property in 2017. The project is expected to begin in 2017. Select Products Limited is expecting completion of Phase I in the spring of 2018. A second phase is anticipated for Select Products in Year 5 with an increase in taxable value realized in Year 6 of the Plan. HCD Properties LLC (National Flavors) is nearing completion on construction of the 30,000-square-foot manufacturing building, anticipated to be completed by year-end 2017. New construction also occurred in 2017 on the Kalamazoo Storage LLC parcel. Three additional buildings, totaling 19,200 square feet, will be constructed by Kalamazoo Storage in the fall of 2018. This Plan anticipates that increment will first be available for capture, based on

the project as a whole, with the 2018 summer and winter taxes. The increase in taxable value for all properties will primarily come from the planned new construction activities.

National Flavors' private investment is estimated to be \$4,900,000. New construction of the Phase I 50,000-square-foot industrial building on the Select Products parcel is estimated to be a \$3,000,000 investment. As a result, an increase in the taxable value of the five combined parcels of approximately \$4,569,200 is expected after this initial phase. Also, an additional \$600,000 investment will be made by Kalamazoo Storage LLC. The increased taxable value on the Kalamazoo Storage parcel related to this new construction is expected to be realized in 2019. Private investment for the Phase II portion of the Select Products redevelopment is estimated to be \$2,500,000. All five parcels combined will see an increase in taxable value after the Phase II construction, estimated to be \$6,119,200.

The estimated captured taxable value for this redevelopment by year and in aggregate for each taxing jurisdiction is depicted in tabular form (Table 2, 2B, 2C, 3, 3B, 3C, 4, 4B, 4C).

A summary of the estimated reimbursement schedule and the amount of capture into the Local Brownfield Revolving Fund (LBRF) by year and in aggregate is presented as Table 5 (showing combined parcels). Once eligible expenses are reimbursed, the Authority may capture up to five full years of the tax increment and deposit the revenues into a LBRF.

D. Method of Financing and Description of Advances by the Municipality

A majority of the costs for eligible activities are financed by Select Products Limited. HCD Properties LLC (National Flavors), Harrison Packing LLC, and Kalamazoo Storage LLC did incur some costs associated with due diligence activities. The KCBRA has paid for BEA activities and preparation of the Brownfield Plan. Kalamazoo Storage LLC will also have Due Care expenses and the preparation of the Act 381 Work Plan. Eligible activities include interest expense (financing costs) for Select Product's eligible expenses only. Financing costs are calculated as 3% interest accrued on unreimbursed principal costs at the end of each year. Simple interest will be paid after all principal costs are reimbursed. The expenses incurred prior to the Brownfield Plan are the costs related to BEA activities incurred by the Authority, National Flavors, Harrison Packing, and Kalamazoo Storage, as well as development of the Plan. The BEA activity costs are statutorily approved for reimbursement with both local and school tax increment revenues.

No advances by the municipality have been made or are anticipated.

E. Maximum Amount of Note or Bonded Indebtedness

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

F. Duration of Brownfield Plan

The Authority intends to begin capture of tax increment in 2018. This Plan will then remain in place until the eligible activities have been fully reimbursed and up to five full years of capture into the LBRF is complete or 30 years, whichever occurs sooner.

G. Estimated Impact of Tax Increment Financing on Revenues of Taxing Jurisdictions

The estimated amount of tax increment revenues to be captured for this redevelopment from each taxing jurisdiction by year and in aggregate are presented as Table 4, Table 4B, and Table 4C.

H. Legal Description, Property Map, Statement of Qualifying Characteristics and Personal Property

The property subject to this Brownfield Plan includes five parcels with a combined total of 42.84 acres that are located within Oshtemo Township, Kalamazoo County, Michigan. There are five parcels of land, with six parcel IDs, included as part of this Plan. A map showing the eligible property is provided in the attached Exhibits.

The legal description of the subject property is as follows:

(05-34-130-050)

SEC 34-2-12 COM AT NW COR TH N89DEG14'37"E ALG N SEC LI 714.28' TO POB; TH CONT N89DEG14'37"E 865.26' TH S00DEG34'58"E 863.03' TH S 89DEG14'37"W 965.25' TH N00DEG34'58"W 751' TO BEG

(05-34-155-030): land

SEC 34-2-12 COMM AT NW COR TH N89DEG14'37"E ALG N SEC LI 1313.54' TO W LI OF E ½, NW1/4, TH S 00DEG34'58"E ALG SD W LI 863.03' TO POB TH N89DEG14'37"E 200' TH S00DEG34'58"E 400' TH S89DEG14'37"W 604.25' TH N00DEG34'58"W 400' TH N89DEG14'37"E 404.25' TO BEG



(05-99-034-155): real property

INDUSTRIAL FACILITIES EXEMPTION CERTIFICATE # 2005-180 REAL PROPERTY BEGINNING DATE 12/31/2005 ENDING DATE 12/31/2017

(05-34-155-040)

SEC 34-2-12 COMM AT NW COR TH N89DEG14'37"E ALG SEC LI 1313.54' TO W LI OF E1/2, NW ¼, TH S00DEG34'58"E ALG SD W LI 1263.03' TO POB TH N89DEG14'37"E 200' TH S00DEG34'58"E 66' TH S89DEG14'37"W 604.25' TH N 00DEG34'58"W 66' TH N89DEG14'37"E 404.25' TO BEG

(05-34-155-050)

SEC 34-2-12 COMM AT NW COR TH N89DEG14'34"E ALG N SEC LI 1313.54' TO W LI E ½, NW1/4, TH S00DEG34'58"E ALG SD W LI 1329.03' TO POB; TH N89DEG14'37"E 200' TH S00DEG34'58"E 73.90' TH SWLY 106.89' ALG A CURVE TO RT S36DEG05'19"W 55' TH SLY 210.48' ALG A CURVE TO LEFT WI RAD OF 233' AND CH BEARING 210DEG12'32"W 203.40' TH S 15DEG40'15"E 79.75' TO NLY ROW OF STADIUM DR TH S74DEG30'07"W ALG SD ROW 737.25' TH N19DEG16'38"W 581.05' TH N74DEG30'07"E 390.80' TH TH 00DEG34'58"W 31.51' TH N89DEG14'37"E 404.25' TO BEG

(05-34-180-025)

SEC 34-2-12 BEG IN N LI 266 FT E OF NW COR E1/2 NW1.4 TH S PAR W LI SD E1/2 1785.11 FT TO NLY LI W MICH AVE TH NELY THEREON 206.89 FT TH N PAR SD W LI 1732.24 FT TO N LI TH W 200 FT TO BEG

The property meets the definition of a "facility" as defined by Part 201 of NREPA based upon the presence of contaminants in soil and groundwater at concentrations in excess of MDEQ Generic Residential Cleanup Criteria for parcels 05-34-155-050, 05-34-180-025, 05-34-130-050, 05-34-155-030 (land) and 05-99-034-155 (real property). The remaining parcel (05-34-155-040) is adjacent and contiguous to the parcels identified as a "facility."

This Brownfield Plan does intend to capture tax increment revenues associated with personal property if relevant and applicable to the properties in the Plan.

Any tax increment realized on any of the five parcels would be captured through this Brownfield Plan.

I. Estimates of Residents and Displacement of Families

All five parcels are zoned for industrial use. Therefore, no residents exist on the subject property. Further, there are no plans for displacement of families.

J. Plan for Relocation of Displaced Persons

Not applicable.

K. Provisions for Relocation Costs

Not applicable.

L. Strategy for Compliance with Michigan's Relocation Assistance Law

Not applicable.

M. Other Material that the Authority or Governing Body Considers Pertinent

Not applicable.

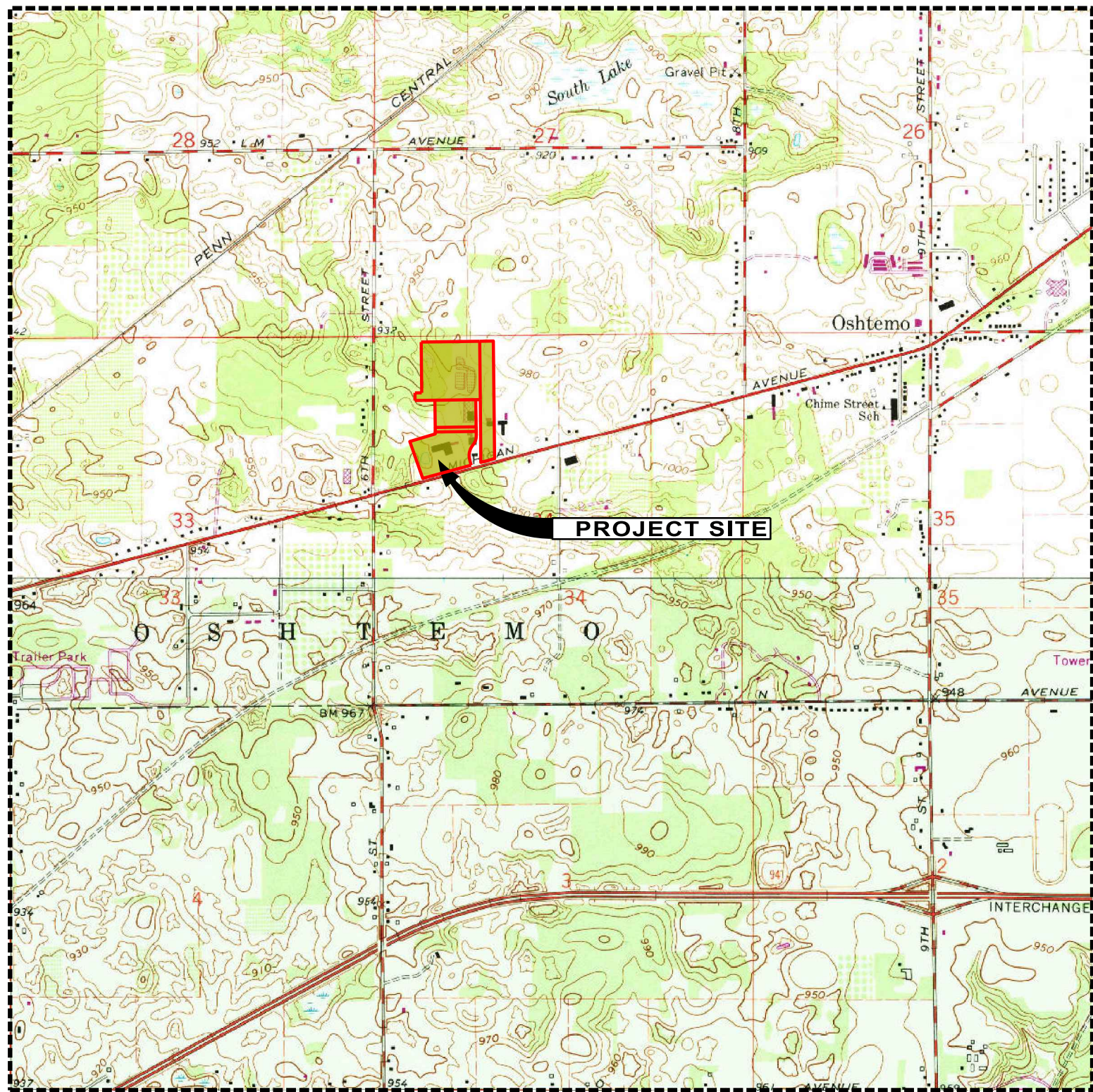


EXHIBITS

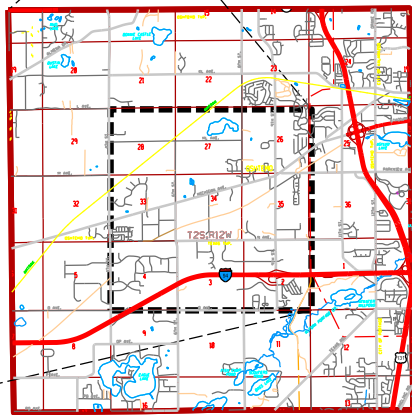
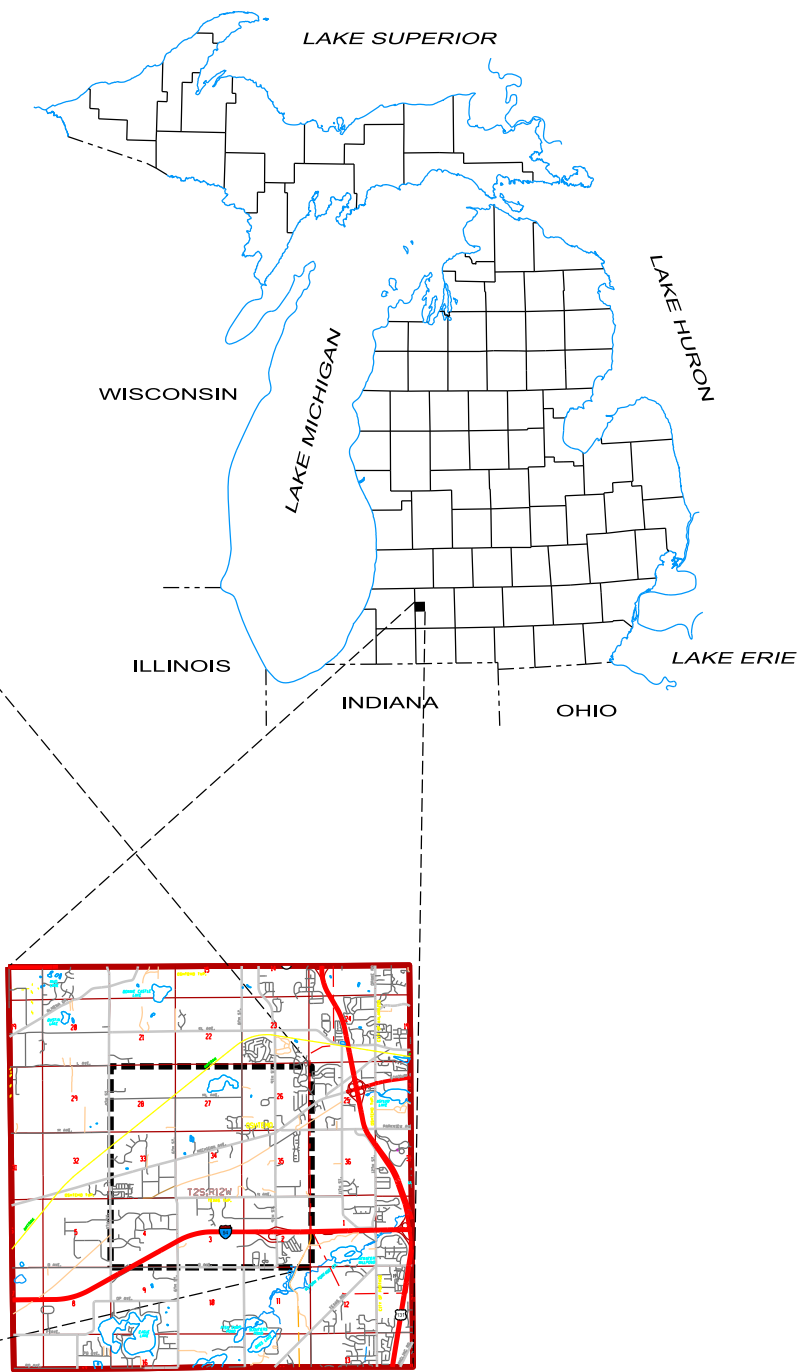
FIGURE 1: *Location Map*

FIGURE 2: *Site Plan*



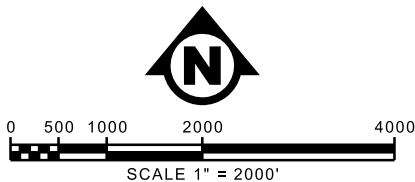


SOURCE: KALAMAZOO SW, MICHIGAN USGS 7.5 MINUTE TOPOGRAPHIC QUADRANGLE MAPS
 MAPTECH® U.S. TERRAIN SERIES™ ©MAPTECH®, INC. 606-433-8500



T 2 S. R. 12 W.
 OSHTEMO TOWNSHIP
 OSHTEMO, MICHIGAN

000000 AAAAAA File: AA.dgn Model: Location Map



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 2960 INTERSTATE PARKWAY
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**STADIUM PARK WAY
 REDEVELOPMENT**
 STADIUM PARK WAY
 OSHTEMO, MICHIGAN
LOCATION MAP

PROJECT NO.
 170027
 FIGURE No.
1



(05-34-130-050)
SEC 34-2-12 COM AT NW COR TH N89DEG14'37"E ALG N SEC LI 714.28' TO POB;
TH CONT N89DEG14'37"E 865.26' TH S00DEG34'58"E 863.03' TH
S 89DEG14'37"W 965.25' TH N00DEG34'58"W 751' TO BEG

(05-34-155-030) LAND / (05-99-034-155) REAL PROPERTY
SEC 34-2-12 COMM AT NW COR TH N89DEG14'37"E ALG N SEC LI 1313.54' TO
W LI OF E 1/4, NW 1/4, TH S 00DEG34'58"E ALG SD W LI 863.03' TO POB TH
N89DEG14'37"E 200' TH S00DEG34'58"E 400' TH S89DEG14'37"W 604.25' TH
N00DEG34'58"W 400' TH N89DEG14'37"E 404.25' TO BEG

(05-34-155-040)
SEC 34-2-12 COMM AT NW COR TH N89DEG14'37"E ALG SEC LI 1313.54' TO
W LI OF E 1/2, NW 1/4, TH S00DEG34'58"E ALG SD W LI 1263.03' TO POB TH
N89DEG14'37"E 200' TH S00DEG34'58"E 66' TH S89DEG14'37"W 604.25' TH
N 00DEG34'58"W 66' TH N89DEG14'37"E 404.25' TO BEG

(05-34-155-050)
SEC 34-2-12 COMM AT NW COR TH N89DEG14'34"E ALG N SEC LI 1313.54' TO
W LI E 1/4, NW 1/4, TH S00DEG34'58"E ALG SD W LI 1329.03' TO POB; TH
N89DEG14'37"E 200' TH S00DEG34'58"E 73.90' TH SWLY 106.89' ALG A CURVE
TO RT S36DEG05'19"W 55' TH SLY 210.48' ALG A CURVE TO LEFT WI RAD
OF 233' AND CH BEARING 210DEG12'32"W 203.40' TH S 15DEG40'15"E 79.75'
TO NLY ROW OF STADIUM DR TH S74DEG30'07"W ALG SD ROW 737.25' TH
N19DEG16'38"W 581.05' TH N74DEG30'07"E 390.80' TH TH 00DEG34'58"W 31.51'
TH N89DEG14'37"E 404.25' TO BEG

(05-34-180-025)
SEC 34-2-12 BEG IN N LI 266 FT E OF NW COR E 1/2 NW 1.4 TH S PAR W LI
SD E 1/2 1785.11 FT TO NLY LI W MICH AVE TH NELY THEREON 206.89 FT TH
N PAR SD W LI 1732.24 FT TO N LI TH W 200 FT TO BEG



SCALE 1" = 300'
0 50 100 200 300 600

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

STADIUM PARK WAY REDEVELOPMENT

STADIUM PARK WAY
OSHTEMO, MICHIGAN

SITE PLAN


envirollogic
environmental consulting + services

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PROJECT NO.
170027

FIGURE No.

2

SCHEDULES/TABLES

TABLE 1: *Summary of Eligible Costs*

TABLE 2: *Estimate of Total Captured Incremental Taxes (Non-IFT Properties)*

TABLE 2B: *Estimate of Total Captured Incremental Taxes (National Flavors)*

TABLE 2C: *Estimate of Total Captured Incremental Taxes (Select Products)*

TABLE 3: *Estimate of Annual Effect on Taxing Jurisdictions (Non-IFT Properties)*

TABLE 3B: *Estimate of Annual Effect on Taxing Jurisdictions during IFT Abatement Period (National Flavors)*

TABLE 3C: *Estimate of Annual Effect of Taxing Jurisdictions during IFT Abatement Period (Select Products)*

TABLE 4: *Captured Taxable Value and Tax Increment Revenue by Year and Aggregate for Each Taxing Jurisdiction (Non-IFT Properties)*

TABLE 4B: *Captured Taxable Value and Tax Increment Revenue by Year and Aggregate for Each Taxing Jurisdiction (National Flavors)*

TABLE 4C: *Captured Taxable Value and Tax Increment Revenue by Year and Aggregate for Each Taxing Jurisdiction (Select Products)*

TABLE 5: *Estimated Reimbursement Schedule (Combined Parcels)*



Summary of Eligible Costs

Stadium Park Way Redevelopment (5 Parcels)
Oshtemo Township, Michigan

Eligible Activities	Estimated Cost	State and Local	Local Only Costs	State Only Costs
<u>BEA Activities</u>	\$ 69,877.28			
Phase I ESA (Select Products-Authority expense)		\$ 3,500.00		
Phase II ESA (Select Products -Authority expense)		\$ 15,000.00		
BEA/Due Care (Select Products-Authority expense)		\$ 3,000.00		
Due Diligence (National Flavors)		\$ 8,000.00		
Due Diligence (Harrison Packing)		\$ 15,204.78		
Due Diligence (Kalamazoo Storage)		\$ 25,172.50		
<u>Due Care (Kalamazoo Storage)**</u>	\$ 167,000.00			
Sub-slab Vapor System		\$ 142,000.00		
Due Care related to Vapor System		\$ 25,000.00		
<u>Additional Response Activities (Select Products)</u>	\$ 780,000.00			
Removal and Recompaction of Soil, est. 120,000 yd ³ @ \$3.25/yd ³ and potential contaminated soil management activities including disposal, backfill and associated activities.			\$ 780,000.00	
TOTAL COSTS OF ELIGIBLE ACTIVITIES	\$ 1,016,877.28	\$ 236,877.28	\$ 780,000.00	
Financing Costs (3%)*	\$ 242,360.16		\$ 242,360.16	
Contingencies (15%)	\$ 142,050.00	\$ 25,050.00	\$ 117,000.00	
Administrative Costs of the Authority (estimated)	\$ 90,000.00		\$ 90,000.00	
Brownfield Plan	\$ 15,000.00	\$ 15,000.00		
Act 381 Work Plan (Kalamazoo Storage)	\$ 8,000.00	\$ 8,000.00		
TOTAL REIMBURSEMENTS	\$ 1,514,287.44	\$ 284,927.28	\$ 1,229,360.16	
Captured and Disbursed to State Brownfield Redevelopment Fund	\$ 37,688.40			\$ 37,688.40
Additional Capture for LBRF	\$ 828,222.61		\$ 714,232.66	\$ 113,989.95
TOTAL CAPTURE	\$ 2,380,198.45	\$ 284,927.28	\$ 1,943,592.82	\$ 151,678.35

*Simple interest paid after all principal is paid
Interest paid on unreimbursed principal costs

**These Due Care costs are state and local eligible as an Act 381 Work Plan will be prepared

Stadium Park Way Redevelopment (5 Parcels)
Oshtemo Township, MI

Non-IFT Properties (05-34-155-030, 05-99-034-155, 05-34-155-040, & 05-34-180-025)

Year	Annual Total Millage†	Initial Taxable Value	Tax Revenues from Initial Taxable Value	Estimated Future Taxable Value	Estimated Future Tax Revenues	Incremental Tax Revenues	State Brownfield Redevelopment Fund	Available for Authority Disbursements
2018	44.4261	\$ 336,206.00	\$ 14,936.32	\$ 1,035,406.00	\$ 45,999.05	\$ 31,062.73	\$ 2,097.60	\$ 28,965.13
2019	44.4261	\$ 336,206.00	\$ 14,936.32	\$ 1,335,406.00	\$ 59,326.88	\$ 44,390.56	\$ 2,997.60	\$ 41,392.96
2020	44.4261	\$ 336,206.00	\$ 14,936.32	\$ 1,335,406.00	\$ 59,326.88	\$ 44,390.56	\$ 2,997.60	\$ 41,392.96
2021	44.4261	\$ 336,206.00	\$ 14,936.32	\$ 1,335,406.00	\$ 59,326.88	\$ 44,390.56	\$ 2,997.60	\$ 41,392.96
2022	44.4261	\$ 336,206.00	\$ 14,936.32	\$ 1,335,406.00	\$ 59,326.88	\$ 44,390.56	\$ 2,997.60	\$ 41,392.96
2023	44.4261	\$ 336,206.00	\$ 14,936.32	\$ 1,335,406.00	\$ 59,326.88	\$ 44,390.56	\$ 2,997.60	\$ 41,392.96
2024	44.4261	\$ 336,206.00	\$ 14,936.32	\$ 1,335,406.00	\$ 59,326.88	\$ 44,390.56	\$ 2,997.60	\$ 41,392.96
2025	44.4261	\$ 336,206.00	\$ 14,936.32	\$ 1,335,406.00	\$ 59,326.88	\$ 44,390.56	\$ 2,997.60	\$ 41,392.96
2026	44.4261	\$ 336,206.00	\$ 14,936.32	\$ 1,335,406.00	\$ 59,326.88	\$ 44,390.56		\$ 44,390.56
2027	44.4261	\$ 336,206.00	\$ 14,936.32	\$ 1,335,406.00	\$ 59,326.88	\$ 44,390.56		\$ 44,390.56
2028	44.4261	\$ 336,206.00	\$ 14,936.32	\$ 1,335,406.00	\$ 59,326.88	\$ 44,390.56		\$ 44,390.56
2029	44.4261	\$ 336,206.00	\$ 14,936.32	\$ 1,335,406.00	\$ 59,326.88	\$ 44,390.56		\$ 44,390.56
2030	44.4261	\$ 336,206.00	\$ 14,936.32	\$ 1,335,406.00	\$ 59,326.88	\$ 44,390.56		\$ 44,390.56
2031	44.4261	\$ 336,206.00	\$ 14,936.32	\$ 1,335,406.00	\$ 59,326.88	\$ 44,390.56		\$ 44,390.56
2032	44.4261	\$ 336,206.00	\$ 14,936.32	\$ 1,335,406.00	\$ 59,326.88	\$ 44,390.56		\$ 44,390.56
2033	44.4261	\$ 336,206.00	\$ 14,936.32	\$ 1,335,406.00	\$ 59,326.88	\$ 44,390.56		\$ 44,390.56
2034	44.4261	\$ 336,206.00	\$ 14,936.32	\$ 1,335,406.00	\$ 59,326.88	\$ 44,390.56		\$ 44,390.56
2035	44.4261	\$ 336,206.00	\$ 14,936.32	\$ 1,335,406.00	\$ 59,326.88	\$ 44,390.56		\$ 44,390.56
2036	44.4261	\$ 336,206.00	\$ 14,936.32	\$ 1,335,406.00	\$ 59,326.88	\$ 44,390.56		\$ 44,390.56
2037	44.4261	\$ 336,206.00	\$ 14,936.32	\$ 1,335,406.00	\$ 59,326.88	\$ 44,390.56		\$ 44,390.56
2038	44.4261	\$ 336,206.00	\$ 14,936.32	\$ 1,335,406.00	\$ 59,326.88	\$ 44,390.56		\$ 44,390.56
2039	44.4261	\$ 336,206.00	\$ 14,936.32	\$ 1,335,406.00	\$ 59,326.88	\$ 44,390.56		\$ 44,390.56
2040	44.4261	\$ 336,206.00	\$ 14,936.32	\$ 1,335,406.00	\$ 59,326.88	\$ 44,390.56		\$ 44,390.56
TOTAL						\$ 1,007,655.03	\$ 23,080.80	\$ 984,574.23

† - Does not include debt millages or special assessments

* - Total includes five year future capture to Local Brownfield Revolving Fund

Stadium Park Way Redevelopment (5 Parcels)
Oshtemo Township, MI

[illegible]

Term of Industrial Facilities Tax Abatement

Stadium Park Way Redevelopment (5 Parcels)
Oshtemo Township, MI

Year	Annual Total Millage†	Initial Taxable Value	Tax Revenues from Initial Taxable Value	Estimated Future Taxable Value	Estimated Future Tax Revenues	Incremental Tax Revenues	State Brownfield Redevelopment Fund	Available for Authority Disbursements
2018	25.2131	\$ -	\$ -	\$ 1,420,000.00	\$ 35,802.53	\$ 35,802.53	\$ 7,350.00	\$ 28,452.53
2019	25.2131	\$ -	\$ -	\$ 1,420,000.00	\$ 35,802.53	\$ 35,802.53		\$ 35,802.53
2020	25.2131	\$ -	\$ -	\$ 1,420,000.00	\$ 35,802.53	\$ 35,802.53		\$ 35,802.53
2021	25.2131	\$ -	\$ -	\$ 1,420,000.00	\$ 35,802.53	\$ 35,802.53		\$ 35,802.53
2022	25.2131	\$ -	\$ -	\$ 1,420,000.00	\$ 35,802.53	\$ 35,802.53		\$ 35,802.53
2023	25.2131	\$ -	\$ -	\$ 2,670,000.00	\$ 67,318.84	\$ 67,318.84		\$ 67,318.84
2024	25.2131	\$ -	\$ -	\$ 2,670,000.00	\$ 67,318.84	\$ 67,318.84		\$ 67,318.84
2025	25.2131	\$ -	\$ -	\$ 2,670,000.00	\$ 67,318.84	\$ 67,318.84		\$ 67,318.84
2026	25.2131	\$ -	\$ -	\$ 2,670,000.00	\$ 67,318.84	\$ 67,318.84		\$ 67,318.84
2027	25.2131	\$ -	\$ -	\$ 2,670,000.00	\$ 67,318.84	\$ 67,318.84		\$ 67,318.84
2028	25.2131	\$ -	\$ -	\$ 2,670,000.00	\$ 67,318.84	\$ 67,318.84		\$ 67,318.84
2029	25.2131	\$ -	\$ -	\$ 2,670,000.00	\$ 67,318.84	\$ 67,318.84		\$ 67,318.84
2030	44.4261	\$ -	\$ -	\$ 1,420,000.00	\$ 63,085.06	\$ 63,085.06		\$ 63,085.06
2030	25.2131	\$ -	\$ -	\$ 1,250,000.00	\$ 31,516.31	\$ 31,516.31		\$ 31,516.31
2031	44.4261	\$ -	\$ -	\$ 1,420,000.00	\$ 63,085.06	\$ 63,085.06		\$ 63,085.06
2031	25.2131	\$ -	\$ -	\$ 1,250,000.00	\$ 31,516.31	\$ 31,516.31		\$ 31,516.31
2032	44.4261	\$ -	\$ -	\$ 1,420,000.00	\$ 63,085.06	\$ 63,085.06		\$ 63,085.06
2032	25.2131	\$ -	\$ -	\$ 1,250,000.00	\$ 31,516.31	\$ 31,516.31		\$ 31,516.31
2033	44.4261	\$ -	\$ -	\$ 1,420,000.00	\$ 63,085.06	\$ 63,085.06		\$ 63,085.06
2033	25.2131	\$ -	\$ -	\$ 1,250,000.00	\$ 31,516.31	\$ 31,516.31		\$ 31,516.31
2034	44.4261	\$ -	\$ -	\$ 1,420,000.00	\$ 63,085.06	\$ 63,085.06		\$ 63,085.06
2034	25.2131	\$ -	\$ -	\$ 1,250,000.00	\$ 31,516.31	\$ 31,516.31		\$ 31,516.31
2035	44.4261	\$ -	\$ -	\$ 2,670,000.00	\$ 118,617.69	\$ 118,617.69		\$ 118,617.69
2036	44.4261	\$ -	\$ -	\$ 2,670,000.00	\$ 118,617.69	\$ 118,617.69		\$ 118,617.69
2037	44.4261	\$ -	\$ -	\$ 2,670,000.00	\$ 118,617.69	\$ 118,617.69		\$ 118,617.69
2038	44.4261	\$ -	\$ -	\$ 2,670,000.00	\$ 118,617.69	\$ 118,617.69		\$ 118,617.69
2039	44.4261	\$ -	\$ -	\$ 2,670,000.00	\$ 118,617.69	\$ 118,617.69		\$ 118,617.69
2040	44.4261	\$ -	\$ -	\$ 2,670,000.00	\$ 118,617.69	\$ 118,617.69		\$ 118,617.69
TOTAL						\$ 1,834,957.55	\$ 7,350.00	\$ 1,827,607.55

* - Total includes five year future capture to Local Brownfield Revolving Fund

Term of Industrial Facilities Tax Abatement (Phase 1 and Phase 2)

Term of Industrial Facilities Tax Abatement (Phase I non-IFT and Phase 2 IFT)

Table 3

Final Draft 11-29-17

Estimate of Annual Effect on Taxing Jurisdictions

Stadium Park Way Redevelopment (5 Parcels)

Non-IFT Properties (05-34-155-030, 05-99-034-155, 05-34-155-040, & 05-34-180-025)

SUMMER TAXES ¹				
Taxing Jurisdiction		County Operating	State Ed ³	Total
Millage		4.6871	6	10.6871
Initial Taxable Value	\$ 336,206.00	\$ 1,575.83	\$ 2,017.24	\$ 3,593.07
Future Taxable Value (2019 & on)	\$ 1,335,406.00	\$ 6,259.18	\$ 8,012.44	\$ 14,271.62
Captured Taxable Value	\$ 999,200.00	\$ 4,683.35	\$ 5,995.20	\$ 10,678.55

ITV	\$ 336,206.00
FTV (2018 only)**	\$ 1,035,406.00
Captured TV	\$ 699,200.00

WINTER TAXES										
Taxing Jurisdiction		School Oper ⁵	KRESA	Kalamazoo Library	KVCC	Oshemo Township	County Transit	Housing	Kalamazoo County Public Safety	Total
Millage		18	6.0416	3.9583	2.8135	0.9765	0.4	0.1	1.4491	33.739
Initial Taxable Value	\$ 336,206.00	\$ 6,051.71	\$ 2,031.22	\$ 1,330.80	\$ 945.92	\$ 328.31	\$ 134.48	\$ 33.62	\$ 487.20	\$ 11,343.25
Future Taxable Value (2019 & on)	\$ 1,335,406.00	\$ 24,037.31	\$ 8,067.99	\$ 5,285.94	\$ 3,757.16	\$ 1,304.02	\$ 534.16	\$ 133.54	\$ 1,935.14	\$ 45,055.26
Captured Taxable Value	\$ 999,200.00	\$ 17,985.60	\$ 6,036.77	\$ 3,955.13	\$ 2,811.25	\$ 975.72	\$ 399.68	\$ 99.92	\$ 1,447.94	\$ 33,712.01

1. Based on millages from 2016 taxes
2. Millages not captured: school debt, JUV, Lights, Police 2004, Fire (12.4739)
3. Half of captured SET conveyed to State Brownfield Redevelopment Fund
4. KRESA shown as millage available for capture (minus the 0.3650)
5. Standard school operating millage is 18 mills, rollbacks may occur on annual basis, i.e. 2017 is 17.8704 School/Local 42.18%/57.82%

*Total millage including millages not captured = 56.9

**2018 reflects the initial jump in FTV, 2019 and on will reflect new construction (Kalamazoo Storage)

	2019 on	2018 only
Total Available Millage*	44.4261	44.4261
Total Annual Future Tax Liability	\$ 59,326.88	\$ 45,999.05
Total Capturable Local Millages	20.4261	20.4261
Total Annual Capturable Local Tax Increment	\$ 20,409.76	\$ 14,281.93
Total Capturable School Millages	24.0000	24.0000
Total Annual Capturable School Tax Increment	\$ 23,980.80	\$ 16,780.80
Total School and Local Tax Increment Revenue/Yr	\$ 44,390.56	\$ 31,062.73

Table 3B

Final Draft 11-29-17

Estimate of Annual Effect on Taxing Jurisdictions
During IFT Abatement Period

Stadium Park Way Redevelopment (5 Parcels)

05-34-155-050 (National Flavors) -subject to IFT years 1-12

SUMMER TAXES ¹				
Taxing Jurisdiction		County Operating	State Ed ³	Total
Millage		2.3436	6.0000	8.3436
Initial Taxable Value	\$ 50,601.00	\$ 118.59	\$ 303.61	\$ 422.19
Future Taxable Value (yr 1-5)	\$ 2,500,601.00	\$ 5,860.28	\$ 15,003.61	\$ 20,863.89
Captured Taxable Value (yr 1-5)	\$ 2,450,000.00	\$ 5,741.70	\$ 14,700.00	\$ 20,441.70
Future Taxable Value (yr 6-12)	\$ 2,500,601.00	\$ 5,860.28	\$ 15,003.61	\$ 20,863.89
Captured Taxable Value (yr 6-12)	\$ 2,450,000.00	\$ 5,741.70	\$ 14,700.00	\$ 20,441.70

WINTER TAXES										
Taxing Jurisdiction		School Oper ⁵	KRESA ⁴	Kalamazoo Library	KVCC	Oshtemo Township	County Transit	Housing	Kalamazoo County Public Safety	Total
Millage		9.0000	3.0208	1.9792	1.4068	0.4883	0.2000	0.0500	0.7246	16.8695
Initial Taxable Value	\$ 50,601.00	\$ 455.41	\$ 152.86	\$ 100.15	\$ 71.18	\$ 24.71	\$ 10.12	\$ 2.53	\$ 36.66	\$ 853.61
Future Taxable Value (yr 1-5)	\$ 2,500,601.00	\$ 22,505.41	\$ 7,553.82	\$ 4,949.06	\$ 3,517.72	\$ 1,220.92	\$ 500.12	\$ 125.03	\$ 1,811.81	\$ 42,183.89
Captured Taxable Value (yr 1-5)	\$ 2,450,000.00	\$ 22,050.00	\$ 7,400.96	\$ 4,848.92	\$ 3,446.54	\$ 1,196.21	\$ 490.00	\$ 122.50	\$ 1,775.15	\$ 41,330.28
Future Taxable Value (yr 6-12)	\$ 2,500,601.00	\$ 22,505.41	\$ 7,553.82	\$ 4,949.06	\$ 3,517.72	\$ 1,220.92	\$ 500.12	\$ 125.03	\$ 1,811.81	\$ 42,183.89
Captured Taxable Value (yr 6-12)	\$ 2,450,000.00	\$ 22,050.00	\$ 7,400.96	\$ 4,848.92	\$ 3,446.54	\$ 1,196.21	\$ 490.00	\$ 122.50	\$ 1,775.15	\$ 41,330.28

1. Based on millages from 2016 taxes (reduced by 50% for 12 yr IFT, SET full millage)
 2. Millages not captured: school debt, JUV, Lights, Police 2004, Fire (12.4739/2=6.237)
 3. Half of captured SET conveyed to State Brownfield Redevelopment Fund
 4. KRESA shown as millage available for capture (minus the 0.3650)
 5. Standard school op. is 18 mils, rollbacks may occur on annual basis, i.e. 2017 is 17.8704
School/Local 42.18%/57.82%
- *Total millage (not reduced) including millages not captured = 56.9
Land values not affected by IFT which may cause a slight increase in available TIR

Years 1-5

Total Available Millage	31.4501
Total Capturable Millage	25.2131
Total Annual Future Tax Liability	\$ 63,047.78
Total Capturable Local Millages	10.2131
Total Annual Capturable Local Tax Increment	\$ 25,021.97
Total Capturable School Millages	15.0000
Total Annual Capturable School Tax Increment	\$ 36,750.00
Total School and Local Tax Increment Revenue/Yr	\$ 61,771.97

Years 6-12

Total Available Millage	31.4501
Total Capturable Millage	25.2131
Total Annual Future Tax Liability	\$ 63,047.78
Total Capturable Local Millages	10.2131
Total Annual Capturable Local Tax Increment	\$ 25,021.97
Total Capturable School Millages	15.0000
Total Annual Capturable School Tax Increment	\$ 36,750.00
Total School and Local Tax Increment Revenue/Yr	\$ 61,771.97

Years 13 & on : Post-Abatement

Total Available Millage	56.9000
Total Capturable Millage	44.4261
Total Annual Future Tax Liability	\$ 111,091.95
Total Capturable Local Millages	20.4261
Total Annual Capturable Local Tax Increment	\$ 50,043.95
Total Capturable School Millages	24.00
Total Annual Capturable School Tax Increment	\$ 58,800.00
Total School and Local Tax Increment Revenue/Yr	\$ 108,843.95

Table 3C

Final Draft 11-29-17

Estimate of Annual Effect on Taxing Jurisdictions
During IFT Abatement Period

Stadium Park Way Redevelopment (5 Parcels)

05-34-130-050 (Select Products) - subject to IFT abatement years 1-17 (2 certificates)

SUMMER TAXES ¹				
Taxing Jurisdiction		County Operating	State Ed ³	Total
IFT Millage		2.3436	6.0000	8.3436
Non IFT Millage		4.6871	6.0000	10.6871
Initial Taxable Value	\$ -	\$ -	\$ -	\$ -
Future Taxable Value (yr 1-5)	\$ 1,420,000.00	\$ 3,327.84	\$ 8,520.00	\$ 11,847.84
Captured Taxable Value (yr 1-5)	\$ 1,420,000.00	\$ 3,327.84	\$ 8,520.00	\$ 11,847.84
Future Taxable Value (yr 6-12)	\$ 2,670,000.00	\$ 6,257.28	\$ 16,020.00	\$ 22,277.28
Captured Taxable Value (yr 6-12)	\$ 2,670,000.00	\$ 6,257.28	\$ 16,020.00	\$ 22,277.28
Future Taxable Value (yr 13-17)	\$ 1,420,000.00	\$ 6,655.68	\$ 8,520.00	\$ 15,175.68
Captured Taxable Value (yr 13-17)	\$ 1,420,000.00	\$ 6,655.68	\$ 8,520.00	\$ 15,175.68
Future Taxable Value (yr 13-17) P2 IFT	\$ 1,250,000.00	\$ 2,929.44	\$ 7,500.00	\$ 10,429.44
Captured Taxable Value (yr 13-17) P2 IFT	\$ 1,250,000.00	\$ 2,929.44	\$ 7,500.00	\$ 10,429.44

WINTER TAXES										
Taxing Jurisdiction		School Oper ⁵	KRESA ⁴	Kalamazoo Library	KVCC	Oshtemo Township	County Transit	Housing	Kalamazoo County Public Safety	Total
IFT Millage		9.0000	3.0208	1.9792	1.4068	0.4883	0.2000	0.0500	0.7246	16.8695
Non IFT Millage		18.0000	6.0416	3.9583	2.8135	0.9765	0.4000	0.1000	1.4491	33.7390
Initial Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Future Taxable Value (yr 1-5)	\$ 1,420,000.00	\$ 12,780.00	\$ 4,289.54	\$ 2,810.39	\$ 1,997.59	\$ 693.32	\$ 284.00	\$ 71.00	\$ 1,028.86	\$ 23,954.69
Captured Taxable Value (yr 1-5)	\$ 1,420,000.00	\$ 12,780.00	\$ 4,289.54	\$ 2,810.39	\$ 1,997.59	\$ 693.32	\$ 284.00	\$ 71.00	\$ 1,028.86	\$ 23,954.69
Future Taxable Value (yr 6-12)	\$ 2,670,000.00	\$ 24,030.00	\$ 8,065.54	\$ 5,284.33	\$ 3,756.02	\$ 1,303.63	\$ 534.00	\$ 133.50	\$ 1,934.55	\$ 45,041.57
Captured Taxable Value (yr 6-12)	\$ 2,670,000.00	\$ 24,030.00	\$ 8,065.54	\$ 5,284.33	\$ 3,756.02	\$ 1,303.63	\$ 534.00	\$ 133.50	\$ 1,934.55	\$ 45,041.57
Future Taxable Value (yr 13-17)	\$ 1,420,000.00	\$ 25,560.00	\$ 8,579.07	\$ 5,620.79	\$ 3,995.17	\$ 1,386.63	\$ 568.00	\$ 142.00	\$ 2,057.72	\$ 47,909.38
Captured Taxable Value (yr 13-17)	\$ 1,420,000.00	\$ 25,560.00	\$ 8,579.07	\$ 5,620.79	\$ 3,995.17	\$ 1,386.63	\$ 568.00	\$ 142.00	\$ 2,057.72	\$ 47,909.38
Future Taxable Value (yr 13-17) P2 IFT	\$ 1,250,000.00	\$ 11,250.00	\$ 3,776.00	\$ 2,473.94	\$ 1,758.44	\$ 610.31	\$ 250.00	\$ 62.50	\$ 905.69	\$ 21,086.88
Captured Taxable Value (yr 13-17) P2 IFT	\$ 1,250,000.00	\$ 11,250.00	\$ 3,776.00	\$ 2,473.94	\$ 1,758.44	\$ 610.31	\$ 250.00	\$ 62.50	\$ 905.69	\$ 21,086.88

- Based on millages from 2016 taxes (reduced by 50% for initial 12 yr IFT [Phase 1], second IFT [Phase 2] will begin in year 6 through year 17, SET full millage)
 - Millages not captured: school debt, JUV, Lights, Police 2004, fire (12.4739)
 - Half of captured SET conveyed to State Brownfield Redevelopment Fund
 - KRESA shown as millage available for capture (minus the 0.3650)
 - Standard school op. is 18 mills, rollbacks may occur on annual basis, i.e. 2017 is 17.8704
- School/Local 42.18%/57.82%
- *Total millage (not reduced) including millages not captured = 56.9
- Land values not affected by IFT which may cause a slight increase in available TIR

Years 1-5

Total Available Millage	37.6870
Total Capturable Millage	25.2131
Total Annual Future Tax Liability	\$ 35,802.53
Total Capturable Local Millages	10.2131
Total Annual Capturable Local Tax Increment	\$ 14,502.53
Total Capturable School Millages	15.0000
Total Annual Capturable School Tax Increment	\$ 21,300.00
Total School and Local Tax Increment Revenue/Yr	\$ 35,802.53

Years 6-12 (P1&P2 IFT certificate)

Total Available Millage	56.9000	56.9000	37.6870
Total Capturable Millage	25.2131	44.4261	25.2131
Total Annual Future Tax Liability	\$ 67,318.84	\$ 63,085.06	\$ 31,516.31
Total Capturable Local Millages	10.2131	20.4261	10.2131
Total Annual Capturable Local Tax Increment	\$ 27,268.84	\$ 29,005.06	\$ 12,766.31
Total Capturable School Millages	\$ 15.00	24.0000	15.00
Total Annual Capturable School Tax Increment	\$ 40,050.00	\$ 34,080.00	\$ 18,750.00
Total School and Local Tax Increment Revenue/Yr	\$ 67,318.84	\$ 63,085.06	\$ 31,516.31

Years 13-17 (P1 Non-IFT)

Years 13-17 (P2 IFT certificate only)

Table 4

Final Draft 11-29-17

Captured Taxable Value and Tax Increment Revenue by Year and Aggregate for Each Taxing Jurisdiction

Stadium Park Way Redevelopment (5 Parcels) Oshtemo Township, MI

Non-IFT Properties (05-34-155-030, 05-99-034-155, 05-34-155-040, & 05-34-180-025)

Year	Captured Taxable Value	County Operating	State Ed ³	School Oper	KRESA ⁴	Kalamazoo Library	KVCC	Oshtemo Township	County Transit	Housing	Kalamazoo County Public Safety	Total
		4.6871	6	18	6.0416	3.9583	2.8135	0.9765	0.4	0.1	1.4491	44.4261
2018	\$ 699,200.00	\$ 3,277.22	\$ 4,195.20	\$ 12,585.60	\$ 4,224.29	\$ 2,767.64	\$ 1,967.20	\$ 682.77	\$ 279.68	\$ 69.92	\$ 1,013.21	\$ 31,062.73
2019	\$ 999,200.00	\$ 4,683.35	\$ 5,995.20	\$ 17,985.60	\$ 6,036.77	\$ 3,955.13	\$ 2,811.25	\$ 975.72	\$ 399.68	\$ 99.92	\$ 1,447.94	\$ 44,390.56
2020	\$ 999,200.00	\$ 4,683.35	\$ 5,995.20	\$ 17,985.60	\$ 6,036.77	\$ 3,955.13	\$ 2,811.25	\$ 975.72	\$ 399.68	\$ 99.92	\$ 1,447.94	\$ 44,390.56
2021	\$ 999,200.00	\$ 4,683.35	\$ 5,995.20	\$ 17,985.60	\$ 6,036.77	\$ 3,955.13	\$ 2,811.25	\$ 975.72	\$ 399.68	\$ 99.92	\$ 1,447.94	\$ 44,390.56
2022	\$ 999,200.00	\$ 4,683.35	\$ 5,995.20	\$ 17,985.60	\$ 6,036.77	\$ 3,955.13	\$ 2,811.25	\$ 975.72	\$ 399.68	\$ 99.92	\$ 1,447.94	\$ 44,390.56
2023	\$ 999,200.00	\$ 4,683.35	\$ 5,995.20	\$ 17,985.60	\$ 6,036.77	\$ 3,955.13	\$ 2,811.25	\$ 975.72	\$ 399.68	\$ 99.92	\$ 1,447.94	\$ 44,390.56
2024	\$ 999,200.00	\$ 4,683.35	\$ 5,995.20	\$ 17,985.60	\$ 6,036.77	\$ 3,955.13	\$ 2,811.25	\$ 975.72	\$ 399.68	\$ 99.92	\$ 1,447.94	\$ 44,390.56
2025	\$ 999,200.00	\$ 4,683.35	\$ 5,995.20	\$ 17,985.60	\$ 6,036.77	\$ 3,955.13	\$ 2,811.25	\$ 975.72	\$ 399.68	\$ 99.92	\$ 1,447.94	\$ 44,390.56
2026	\$ 999,200.00	\$ 4,683.35	\$ 5,995.20	\$ 17,985.60	\$ 6,036.77	\$ 3,955.13	\$ 2,811.25	\$ 975.72	\$ 399.68	\$ 99.92	\$ 1,447.94	\$ 44,390.56
2027	\$ 999,200.00	\$ 4,683.35			\$ 6,036.77	\$ 3,955.13	\$ 2,811.25	\$ 975.72	\$ 399.68	\$ 99.92	\$ 1,447.94	\$ 20,409.76
2028	\$ 999,200.00	\$ 4,683.35			\$ 6,036.77	\$ 3,955.13	\$ 2,811.25	\$ 975.72	\$ 399.68	\$ 99.92	\$ 1,447.94	\$ 20,409.76
2029	\$ 999,200.00	\$ 4,683.35			\$ 6,036.77	\$ 3,955.13	\$ 2,811.25	\$ 975.72	\$ 399.68	\$ 99.92	\$ 1,447.94	\$ 20,409.76
2030	\$ 999,200.00	\$ 4,683.35			\$ 6,036.77	\$ 3,955.13	\$ 2,811.25	\$ 975.72	\$ 399.68	\$ 99.92	\$ 1,447.94	\$ 20,409.76
2031	\$ 999,200.00	\$ 4,683.35			\$ 6,036.77	\$ 3,955.13	\$ 2,811.25	\$ 975.72	\$ 399.68	\$ 99.92	\$ 1,447.94	\$ 20,409.76
2032	\$ 999,200.00	\$ 4,683.35			\$ 6,036.77	\$ 3,955.13	\$ 2,811.25	\$ 975.72	\$ 399.68	\$ 99.92	\$ 1,447.94	\$ 20,409.76
2033	\$ 999,200.00	\$ 4,683.35			\$ 6,036.77	\$ 3,955.13	\$ 2,811.25	\$ 975.72	\$ 399.68	\$ 99.92	\$ 1,447.94	\$ 20,409.76
2034	\$ 999,200.00	\$ 4,683.35			\$ 6,036.77	\$ 3,955.13	\$ 2,811.25	\$ 975.72	\$ 399.68	\$ 99.92	\$ 1,447.94	\$ 20,409.76
2035	\$ 999,200.00	\$ 4,683.35			\$ 6,036.77	\$ 3,955.13	\$ 2,811.25	\$ 975.72	\$ 399.68	\$ 99.92	\$ 1,447.94	\$ 20,409.76
2036	\$ 999,200.00	\$ 4,683.35			\$ 6,036.77	\$ 3,955.13	\$ 2,811.25	\$ 975.72	\$ 399.68	\$ 99.92	\$ 1,447.94	\$ 20,409.76
2037	\$ 999,200.00	\$ 4,683.35			\$ 6,036.77	\$ 3,955.13	\$ 2,811.25	\$ 975.72	\$ 399.68	\$ 99.92	\$ 1,447.94	\$ 20,409.76
2038	\$ 999,200.00	\$ 4,683.35			\$ 6,036.77	\$ 3,955.13	\$ 2,811.25	\$ 975.72	\$ 399.68	\$ 99.92	\$ 1,447.94	\$ 20,409.76
2039	\$ 999,200.00	\$ 4,683.35			\$ 6,036.77	\$ 3,955.13	\$ 2,811.25	\$ 975.72	\$ 399.68	\$ 99.92	\$ 1,447.94	\$ 20,409.76
2040	\$ 999,200.00	\$ 4,683.35			\$ 6,036.77	\$ 3,955.13	\$ 2,811.25	\$ 975.72	\$ 399.68	\$ 99.92	\$ 1,447.94	\$ 20,409.76
TOTAL CAPTURED TAXES	\$	106,310.93	\$ 52,156.80	\$ 156,470.40	\$ 137,033.15	\$ 89,780.58	\$ 63,814.68	\$ 22,148.58	\$ 9,072.64	\$ 2,268.16	\$ 32,867.91	\$ 671,923.83

1. Based on millages from 2016 taxes (reduced by 50% for 12 yr IFT, SET full millage)

2. Millages not captured: school debt, JUV, Lights, Police 2004, Fire (12.4739/2=6.237)

3. Half of captured SET conveyed to State Brownfield Redevelopment Fund

4. KRESA shown as millage available for capture (minus the 0.3650)

School/Local 42.18%/57.82%

*Total millage (not reduced) including millages not captured = 56.9

Land values not affected by IFT which may cause a slight increase in available TIR

Table 4B

Captured Taxable Value and Tax Increment Revenue by Year and Aggregate for Each Taxing Jurisdiction

Stadium Park Way Redevelopment (5 Parcels)
Oshtemo Township, MI

05-34-155-050 (National Flavors) -subject to IFT years 1-12

Year	Captured Taxable Value	County Operating	State Ed ³	School Oper	KRESA ⁴	Kalamazoo Library	KVCC	Oshtemo Township	County Transit	Housing	Kalamazoo County Public Safety	Total
		2.34355	6	9	3.0208	1.97915	1.40675	0.48825	0.2	0.05	0.72455	25.21305
2018	\$ 2,450,000.00	\$ 5,741.70	\$ 14,700.00	\$ 22,050.00	\$ 7,400.96	\$ 4,848.92	\$ 3,446.54	\$ 1,196.21	\$ 490.00	\$ 122.50	\$ 1,775.15	\$ 61,771.97
2019	\$ 2,450,000.00	\$ 5,741.70			\$ 7,400.96	\$ 4,848.92	\$ 3,446.54	\$ 1,196.21	\$ 490.00	\$ 122.50	\$ 1,775.15	\$ 25,021.97
2020	\$ 2,450,000.00	\$ 5,741.70			\$ 7,400.96	\$ 4,848.92	\$ 3,446.54	\$ 1,196.21	\$ 490.00	\$ 122.50	\$ 1,775.15	\$ 25,021.97
2021	\$ 2,450,000.00	\$ 5,741.70			\$ 7,400.96	\$ 4,848.92	\$ 3,446.54	\$ 1,196.21	\$ 490.00	\$ 122.50	\$ 1,775.15	\$ 25,021.97
2022	\$ 2,450,000.00	\$ 5,741.70			\$ 7,400.96	\$ 4,848.92	\$ 3,446.54	\$ 1,196.21	\$ 490.00	\$ 122.50	\$ 1,775.15	\$ 25,021.97
2023	\$ 2,450,000.00	\$ 5,741.70			\$ 7,400.96	\$ 4,848.92	\$ 3,446.54	\$ 1,196.21	\$ 490.00	\$ 122.50	\$ 1,775.15	\$ 25,021.97
2024	\$ 2,450,000.00	\$ 5,741.70			\$ 7,400.96	\$ 4,848.92	\$ 3,446.54	\$ 1,196.21	\$ 490.00	\$ 122.50	\$ 1,775.15	\$ 25,021.97
2025	\$ 2,450,000.00	\$ 5,741.70			\$ 7,400.96	\$ 4,848.92	\$ 3,446.54	\$ 1,196.21	\$ 490.00	\$ 122.50	\$ 1,775.15	\$ 25,021.97
2026	\$ 2,450,000.00	\$ 5,741.70			\$ 7,400.96	\$ 4,848.92	\$ 3,446.54	\$ 1,196.21	\$ 490.00	\$ 122.50	\$ 1,775.15	\$ 25,021.97
2027	\$ 2,450,000.00	\$ 5,741.70			\$ 7,400.96	\$ 4,848.92	\$ 3,446.54	\$ 1,196.21	\$ 490.00	\$ 122.50	\$ 1,775.15	\$ 25,021.97
2028	\$ 2,450,000.00	\$ 5,741.70			\$ 7,400.96	\$ 4,848.92	\$ 3,446.54	\$ 1,196.21	\$ 490.00	\$ 122.50	\$ 1,775.15	\$ 25,021.97
2029	\$ 2,450,000.00	\$ 5,741.70			\$ 7,400.96	\$ 4,848.92	\$ 3,446.54	\$ 1,196.21	\$ 490.00	\$ 122.50	\$ 1,775.15	\$ 25,021.97
		4.6871	6	18	6.0416	3.9583	2.8135	0.9765	0.4	0.1	1.4491	44.4261
2030	\$ 2,450,000.00	\$ 11,483.40			\$ 14,801.92	\$ 9,697.84	\$ 6,893.08	\$ 2,392.43	\$ 980.00	\$ 245.00	\$ 3,550.30	\$ 50,043.95
2031	\$ 2,450,000.00	\$ 11,483.40			\$ 14,801.92	\$ 9,697.84	\$ 6,893.08	\$ 2,392.43	\$ 980.00	\$ 245.00	\$ 3,550.30	\$ 50,043.95
2032	\$ 2,450,000.00	\$ 11,483.40			\$ 14,801.92	\$ 9,697.84	\$ 6,893.08	\$ 2,392.43	\$ 980.00	\$ 245.00	\$ 3,550.30	\$ 50,043.95
2033	\$ 2,450,000.00	\$ 11,483.40			\$ 14,801.92	\$ 9,697.84	\$ 6,893.08	\$ 2,392.43	\$ 980.00	\$ 245.00	\$ 3,550.30	\$ 50,043.95
2034	\$ 2,450,000.00	\$ 11,483.40			\$ 14,801.92	\$ 9,697.84	\$ 6,893.08	\$ 2,392.43	\$ 980.00	\$ 245.00	\$ 3,550.30	\$ 50,043.95
2035	\$ 2,450,000.00	\$ 11,483.40			\$ 14,801.92	\$ 9,697.84	\$ 6,893.08	\$ 2,392.43	\$ 980.00	\$ 245.00	\$ 3,550.30	\$ 50,043.95
2036	\$ 2,450,000.00	\$ 11,483.40			\$ 14,801.92	\$ 9,697.84	\$ 6,893.08	\$ 2,392.43	\$ 980.00	\$ 245.00	\$ 3,550.30	\$ 50,043.95
2037	\$ 2,450,000.00	\$ 11,483.40			\$ 14,801.92	\$ 9,697.84	\$ 6,893.08	\$ 2,392.43	\$ 980.00	\$ 245.00	\$ 3,550.30	\$ 50,043.95
2038	\$ 2,450,000.00	\$ 11,483.40			\$ 14,801.92	\$ 9,697.84	\$ 6,893.08	\$ 2,392.43	\$ 980.00	\$ 245.00	\$ 3,550.30	\$ 50,043.95
2039	\$ 2,450,000.00	\$ 11,483.40			\$ 14,801.92	\$ 9,697.84	\$ 6,893.08	\$ 2,392.43	\$ 980.00	\$ 245.00	\$ 3,550.30	\$ 50,043.95
2040	\$ 2,450,000.00	\$ 11,483.40			\$ 14,801.92	\$ 9,697.84	\$ 6,893.08	\$ 2,392.43	\$ 980.00	\$ 245.00	\$ 3,550.30	\$ 50,043.95
TOTAL CAPTURED TAXES		\$ 195,217.72	\$ 14,700.00	\$ 22,050.00	\$ 251,632.64	\$ 164,863.20	\$ 117,182.28	\$ 40,671.23	\$ 16,660.00	\$ 4,165.00	\$ 60,355.02	\$ 887,497.07

1. Based on millages from 2016 taxes (reduced by 50% for 12 yr IFT, SET full millage)

2. Millages not captured: school debt, JUV, Lights, Police 2004, Fire (12.4739/2=6.237)

3. Half of captured SET conveyed to State Brownfield Redevelopment Fund

4. KRESA shown as millage available for capture (minus the 0.3650)

School/Local 42.18%/57.82%

*Total millage (not reduced) including millages not captured = 56.9

Term of Industrial Facilities Abatement

Table 4C

Final Draft 11-29-17

Captured Taxable Value and Tax Increment Revenue by Year and Aggregate for Each Taxing Jurisdiction

Stadium Park Way Redevelopment (5 Parcels)
Oshtemo Township, MI

05-34-130-050 (Select Products) - subject to IFT abatement years 1-17 (2 certificates)

Year	Captured Taxable Value	County Operating	State Ed³	School Oper	KRESA⁴	Kalamazoo Library	KVCC	Oshtemo Township	County Transit	Housing	Kalamazoo County Public Safety	Total
		2.34355	6	9	3.0208	1.97915	1.40675	0.48825	0.2	0.05	0.72455	25.21305
2018	\$ 1,420,000.00	\$ 3,327.84	\$ 8,520.00	\$ 12,780.00	\$ 4,289.54	\$ 2,810.39	\$ 1,997.59	\$ 693.32	\$ 284.00	\$ 71.00	\$ 1,028.86	\$ 35,802.53
2019	\$ 1,420,000.00	\$ 3,327.84			\$ 4,289.54	\$ 2,810.39	\$ 1,997.59	\$ 693.32	\$ 284.00	\$ 71.00	\$ 1,028.86	\$ 14,502.53
2020	\$ 1,420,000.00	\$ 3,327.84			\$ 4,289.54	\$ 2,810.39	\$ 1,997.59	\$ 693.32	\$ 284.00	\$ 71.00	\$ 1,028.86	\$ 14,502.53
2021	\$ 1,420,000.00	\$ 3,327.84			\$ 4,289.54	\$ 2,810.39	\$ 1,997.59	\$ 693.32	\$ 284.00	\$ 71.00	\$ 1,028.86	\$ 14,502.53
2022	\$ 1,420,000.00	\$ 3,327.84			\$ 4,289.54	\$ 2,810.39	\$ 1,997.59	\$ 693.32	\$ 284.00	\$ 71.00	\$ 1,028.86	\$ 14,502.53
2023	\$ 2,670,000.00	\$ 6,257.28			\$ 8,065.54	\$ 5,284.33	\$ 3,756.02	\$ 1,303.63	\$ 534.00	\$ 133.50	\$ 1,934.55	\$ 27,268.84
2024	\$ 2,670,000.00	\$ 6,257.28			\$ 8,065.54	\$ 5,284.33	\$ 3,756.02	\$ 1,303.63	\$ 534.00	\$ 133.50	\$ 1,934.55	\$ 27,268.84
2025	\$ 2,670,000.00	\$ 6,257.28			\$ 8,065.54	\$ 5,284.33	\$ 3,756.02	\$ 1,303.63	\$ 534.00	\$ 133.50	\$ 1,934.55	\$ 27,268.84
2026	\$ 2,670,000.00	\$ 6,257.28			\$ 8,065.54	\$ 5,284.33	\$ 3,756.02	\$ 1,303.63	\$ 534.00	\$ 133.50	\$ 1,934.55	\$ 27,268.84
2027	\$ 2,670,000.00	\$ 6,257.28			\$ 8,065.54	\$ 5,284.33	\$ 3,756.02	\$ 1,303.63	\$ 534.00	\$ 133.50	\$ 1,934.55	\$ 27,268.84
2028	\$ 2,670,000.00	\$ 6,257.28			\$ 8,065.54	\$ 5,284.33	\$ 3,756.02	\$ 1,303.63	\$ 534.00	\$ 133.50	\$ 1,934.55	\$ 27,268.84
2029	\$ 2,670,000.00	\$ 6,257.28			\$ 8,065.54	\$ 5,284.33	\$ 3,756.02	\$ 1,303.63	\$ 534.00	\$ 133.50	\$ 1,934.55	\$ 27,268.84
2030	\$ 1,420,000.00	\$ 6,655.68			\$ 8,579.07	\$ 5,620.79	\$ 3,995.17	\$ 1,386.63	\$ 568.00	\$ 142.00	\$ 2,057.72	\$ 29,005.06
2030	\$ 1,250,000.00	\$ 2,929.44			\$ 3,776.00	\$ 2,473.94	\$ 1,758.44	\$ 610.31	\$ 250.00	\$ 62.50	\$ 905.69	\$ 12,766.31
2031	\$ 1,420,000.00	\$ 6,655.68			\$ 8,579.07	\$ 5,620.79	\$ 3,995.17	\$ 1,386.63	\$ 568.00	\$ 142.00	\$ 2,057.72	\$ 29,005.06
2031	\$ 1,250,000.00	\$ 2,929.44			\$ 3,776.00	\$ 2,473.94	\$ 1,758.44	\$ 610.31	\$ 250.00	\$ 62.50	\$ 905.69	\$ 12,766.31
2032	\$ 1,420,000.00	\$ 6,655.68			\$ 8,579.07	\$ 5,620.79	\$ 3,995.17	\$ 1,386.63	\$ 568.00	\$ 142.00	\$ 2,057.72	\$ 29,005.06
2032	\$ 1,250,000.00	\$ 2,929.44			\$ 3,776.00	\$ 2,473.94	\$ 1,758.44	\$ 610.31	\$ 250.00	\$ 62.50	\$ 905.69	\$ 12,766.31
2033	\$ 1,420,000.00	\$ 6,655.68			\$ 8,579.07	\$ 5,620.79	\$ 3,995.17	\$ 1,386.63	\$ 568.00	\$ 142.00	\$ 2,057.72	\$ 29,005.06
2033	\$ 1,250,000.00	\$ 2,929.44			\$ 3,776.00	\$ 2,473.94	\$ 1,758.44	\$ 610.31	\$ 250.00	\$ 62.50	\$ 905.69	\$ 12,766.31
2034	\$ 1,420,000.00	\$ 6,655.68			\$ 8,579.07	\$ 5,620.79	\$ 3,995.17	\$ 1,386.63	\$ 568.00	\$ 142.00	\$ 2,057.72	\$ 29,005.06
2034	\$ 1,250,000.00	\$ 2,929.44			\$ 3,776.00	\$ 2,473.94	\$ 1,758.44	\$ 610.31	\$ 250.00	\$ 62.50	\$ 905.69	\$ 12,766.31
		4.6871	6	18	6.0416	3.9583	2.8135	0.9765	0.4	0.1	1.4491	44.4261
2035	\$ 2,670,000.00	\$ 12,514.56			\$ 16,131.07	\$ 10,568.66	\$ 7,512.05	\$ 2,607.26	\$ 1,068.00	\$ 267.00	\$ 3,869.10	\$ 54,537.69
2036	\$ 2,670,000.00	\$ 12,514.56			\$ 16,131.07	\$ 10,568.66	\$ 7,512.05	\$ 2,607.26	\$ 1,068.00	\$ 267.00	\$ 3,869.10	\$ 54,537.69
2037	\$ 2,670,000.00	\$ 12,514.56			\$ 16,131.07	\$ 10,568.66	\$ 7,512.05	\$ 2,607.26	\$ 1,068.00	\$ 267.00	\$ 3,869.10	\$ 54,537.69
2038	\$ 2,670,000.00	\$ 12,514.56			\$ 16,131.07	\$ 10,568.66	\$ 7,512.05	\$ 2,607.26	\$ 1,068.00	\$ 267.00	\$ 3,869.10	\$ 54,537.69
2039	\$ 2,670,000.00	\$ 12,514.56			\$ 16,131.07	\$ 10,568.66	\$ 7,512.05	\$ 2,607.26	\$ 1,068.00	\$ 267.00	\$ 3,869.10	\$ 54,537.69
2040	\$ 2,670,000.00	\$ 12,514.56			\$ 16,131.07	\$ 10,568.66	\$ 7,512.05	\$ 2,607.26	\$ 1,068.00	\$ 267.00	\$ 3,869.10	\$ 54,537.69

1. Based on millages from 2016 taxes (reduced by 50% for 12 yr IFT, SET full millage)

2. Millages not captured: school debt, JUV, Lights, Police 2004, Fire (12.4739/2=6.237)

3. Half of captured SET conveyed to State Brownfield Redevelopment Fund

4. KRESA shown as millage available for capture (minus the 0.3650)

School/Local 42.18%/57.82%

*Total millage (not reduced) including millages not captured = 56.9

Term of Industrial Facilities Abatement (Phase 1 and Phase 2)

Term of Industrial Facilities Abatement (Phase I non-IFT and Phase 2 IFT)

Table 5
Estimated Reimbursement Schedule
Stadium Park Way Redevelopment (5 parcels)

All 5 Parcels Combined

Year	Incremental Taxes Capturable	Funds Disbursed											Interest Calculation		
		Authority (School)	Authority (Local)	National Flavors (Local)	Harrison Packing (Local)	Kalamazoo Storage (School)	Kalamazoo Storage (Local)	Select Products (Local)	State Brownfield Redevelopment Fund	Administrative Fees**	Local Brownfield Revolving Fund (School)	Local Brownfield Revolving Fund (Local)	Principal Due (Select Products)	Principal Remaining (Year End) (Select Products)	Interest Accrued
2018	\$ 128,637.23	\$ 20,000.00	\$ 16,500.00	\$8,000	\$ 15,204.78	\$ 41,123.20		\$ 9,101.65	\$ 13,707.60	\$ 5,000.00			\$ 897,000.00	\$ 887,898.35	\$ 26,636.95
2019	\$ 83,915.06					\$ 20,983.20	\$ 20,409.76	\$ 34,524.50	\$ 2,997.60	\$ 5,000.00			\$ 887,898.35	\$ 853,373.84	\$ 25,601.22
2020	\$ 83,915.06					\$ 20,983.20	\$ 20,409.76	\$ 34,524.50	\$ 2,997.60	\$ 5,000.00			\$ 853,373.84	\$ 818,849.34	\$ 24,565.48
2021	\$ 83,915.06					\$ 11,909.25	\$ 20,409.76	\$ 34,524.50	\$ 2,997.60	\$ 5,000.00	\$ 9,073.95		\$ 818,849.34	\$ 784,324.84	\$ 23,529.75
2022	\$ 83,915.06						\$ 20,409.76	\$ 34,524.50	\$ 2,997.60	\$ 5,000.00	\$ 20,983.20		\$ 784,324.84	\$ 749,800.33	\$ 22,494.01
2023	\$ 96,681.38						\$ 20,409.76	\$ 47,290.82	\$ 2,997.60	\$ 5,000.00	\$ 20,983.20		\$ 749,800.33	\$ 702,509.52	\$ 21,075.29
2024	\$ 96,681.38						\$ 20,409.76	\$ 47,290.82	\$ 2,997.60	\$ 5,000.00	\$ 20,983.20		\$ 702,509.52	\$ 655,218.70	\$ 19,656.56
2025	\$ 96,681.38						\$ 7,765.09	\$ 59,935.48	\$ 2,997.60	\$ 5,000.00	\$ 20,983.20		\$ 655,218.70	\$ 595,283.22	\$ 17,858.50
2026	\$ 96,681.38							\$ 67,700.58	\$ 2,997.60	\$ 5,000.00	\$ 20,983.20		\$ 595,283.22	\$ 527,582.65	\$ 15,827.48
2027	\$ 72,700.58							\$ 67,700.58		\$ 5,000.00			\$ 527,582.65	\$ 459,882.07	\$ 13,796.46
2028	\$ 72,700.58							\$ 67,700.58		\$ 5,000.00			\$ 459,882.07	\$ 392,181.50	\$ 11,765.44
2029	\$ 72,700.58							\$ 67,700.58		\$ 5,000.00			\$ 392,181.50	\$ 324,480.92	\$ 9,734.43
2030	\$ 112,225.08							\$ 107,225.08		\$ 5,000.00			\$ 324,480.92	\$ 217,255.84	\$ 6,517.68
2031	\$ 112,225.08							\$ 107,225.08		\$ 5,000.00			\$ 217,255.84	\$ 110,030.76	\$ 3,300.92
2032	\$ 112,225.08							\$ 107,225.08		\$ 5,000.00			\$ 110,030.76	\$ -	\$ -
2033	\$ 112,225.08							\$ 107,225.08		\$ 5,000.00					
2034	\$ 112,225.08							\$ 107,225.08		\$ 5,000.00					
2035	\$ 124,991.39							\$ 30,715.68		\$ 5,000.00					
2036	\$ 124,991.39											\$ 89,275.71			
2037	\$ 124,991.39											\$ 124,991.39			
2038	\$ 124,991.39											\$ 124,991.39			
2039	\$ 124,991.39											\$ 124,991.39			
2040	\$ 124,991.39											\$ 124,991.39			
Totals	\$ 2,380,198.45	\$ 20,000.00	\$ 16,500.00	\$ 8,000.00	\$ 15,204.78	\$ 94,998.85	\$ 130,223.65	\$ 1,139,360.16	\$ 37,688.40	\$ 90,000.00	\$ 113,989.95	\$ 714,232.66			\$ 242,360.16

Term of Industrial Facilities Abatement (Phase 1 and Phase 2)

Term of Industrial Facilities Abatement (Phase 1 non-IFT and Phase 2 IFT)

*Simple interest paid after all principal is paid, 2033 is final reimbursement and commencement of interest payment

**KCBRA Administrative Fees are estimated and may change depending on actual costs as allowed by Act 381, as amended.

Land values not affected by IFT which may cause a slight increase in available TIR

\$ 1,514,287.44 total reimbursements (not including LBRF and State Brownfield fund)

\$ 12,644.66 Kzoo Storage Local increment remainder to Select in 2025

Authority	\$ 36,500.00	BEA activities, BF Plan				\$120,182	max school capture^
National Flavors	\$8,000	due diligence					
Harrison Packing	\$ 15,204.78	due diligence					
Select Products	\$ 897,000.00	(includes contingency)	School %	Local %			
Select Products	\$ 242,360.16	interest	42.18	57.82			
Kalamazoo Storage	\$ 33,172.50	due diligence, work plan			\$ 1,139,360.16	Total Select Products	
Kalamazoo Storage	\$ 192,050.00	vapor/due care (includes contingency)			\$ 225,222.50	Total Kalamazoo Storage	
Total	\$ 1,424,287.44	(not including KCBRA admin)					

Authority, Harrison, National Flavors paid off in year 1 and the due diligence and work plan costs to Kalamazoo Storage

Year 2 - Select and Kalamazoo Storage paid from own parcel increment and National Flavors increment to Select

Starting in year 8, Kzoo Storage will be paid off and full local TIF available to Select

No expected increment from Oshtemo strip parcel or Harrison Packing

^max school capture was calculated by taking 42.18% * (school eligible activities + contingency + BF Plan + Work Plan) but couldn't exceed what is school eligible which is \$284,927.28

ATTACHMENTS

Notice of Public Hearing

Notice to Taxing Jurisdictions

Resolution Supporting a Brownfield Plan – Charter township of Oshtemo

Resolution Approving a Brownfield Plan – Kalamazoo County



NOTICE OF PUBLIC HEARING

**THE BROWNFIELD REDEVELOPMENT AUTHORITY
OF KALAMAZOO COUNTY**

**REGARDING INCLUSION INTO A COUNTY'S BROWNFIELD PLAN
OF THE INDUSTRIAL PROPERTY SITE
LOCATED AT STADIUM PARK WAY AND STADIUM DRIVE, OSHTOMO TOWNSHP, IN THE
COUNTY OF KALAMAZOO, MICHIGAN**

TO ALL INTERESTED PERSONS IN THE COUNTY OF KALAMAZOO

PLEASE TAKE NOTICE that the County Commissioners of the County of Kalamazoo, Michigan, will hold a Public Hearing on Tuesday, the 16th day of January, 2018, at approximately 7:00 p.m., Eastern Daylight time in the Commission Chambers within the County Administration Building, 201 West Kalamazoo Avenue, Kalamazoo, Michigan, to receive public comment on a County Brownfield Redevelopment Plan to include therein portions of the industrial property located at Stadium Park Way and Stadium Drive, Oshtemo Township, Michigan. The following legal parcels are included in the "eligible property":

Parcel ID#

05-34-130-050

05-34-155-030 (Land) and 05-99-034-155 (Real Property IFT)

05-34-155-040

05-34-155-050

05-34-180-025

The property consists of five contiguous parcels of land with six associated parcel identification numbers occupying approximately 43 acres, more or less, and is commonly described as the Stadium Park Way Redevelopment, Oshtemo Township, Michigan.

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

FURTHER INFORMATION may be obtained from the Brownfield Redevelopment Authority of Kalamazoo County at (269) 384-8305. THIS NOTICE is given by order of the County Board of Commissioners of the County of Kalamazoo, Michigan.

Timothy A. Snow
Kalamazoo County Clerk & Register of Deeds

NOTICE TO ALL TAXING JURISDICTIONS

The Kalamazoo County Board of Commissioners proposes to approve a Brownfield Plan for five parcels of land with six associated parcel identification numbers, located at Stadium Park Way and Stadium Drive, Oshtemo Township, Kalamazoo County, Michigan.

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

The Act was enacted to provide a means for local units of government to facilitate the revitalization of environmentally distressed (and/or functionally obsolete or blighted) areas. The Authority Board has prepared and approved a Brownfield Plan related to the redevelopment of property located at Stadium Park Way and Stadium Drive, Oshtemo Township, Kalamazoo County, Michigan. The anticipated future use of the property is industrial and commercial. The property has been identified as a "facility" under Part 201 of NREPA. This document serves to notify local taxing units of the intent to adopt a Brownfield Plan for the noted property.

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

The plan will be considered for adoption at the January 16, 2018 meeting of the Kalamazoo County Board of Commissioners held at 7:00 p.m. in the Kalamazoo County Administration Building – 201 West Kalamazoo Avenue, Kalamazoo, Michigan. If you have any questions or comments concerning the Brownfield Redevelopment Authority or adoption of the Plan you may attend the meeting and express those concerns during the public comment period. You may also direct inquiries to Ms. Rachael Grover of the Kalamazoo County Department of Planning and Development (269) 384-8305.

Dated: January 5, 2018

Timothy A. Snow
Kalamazoo County Clerk & Register of Deeds

CERTIFICATE OF MAILING

This is to certify that the attached Hearing Notice was mailed to the following affected taxing entities within Kalamazoo County. Said notice was deposited in the U.S. Mail on Friday, January 5, 2018.

Tracie L. Moored, Administrator
Kalamazoo County Government
201 West Kalamazoo Avenue
Kalamazoo, MI 49007

Ryan Wieber, Director
Kalamazoo Public Library
315 South Rose Street
Kalamazoo, MI 49007

Michigan Economic Development Corporation
c/o Rob Garza
Brownfield, CRP, and SmartZone Program Specialist
300 North Washington Square
Lansing, MI 48913

Dr. Marilyn J. Schlack, President
Kalamazoo Valley Community College
6767 West O Avenue
P. O. Box 4070
Kalamazoo, MI 49003-4070

Michigan Department of Environmental Quality
c/o Ronald Smedley
Remediation and Redevelopment Division
Constitution Hall
525 W. Allegan St., 5th Floor South
Lansing, MI 48933

Libby Heiny-Cogswell, Supervisor
Oshtemo Charter Township
7275 West Main Street
Kalamazoo, MI 49009

Michigan Department of Environmental Quality
c/o Mike Gurnee
Remonumentation and Redevelopment Division
Kalamazoo District Office
7953 Adobe Rd.
Kalamazoo, MI 49009

Sean McBride, Director
Kalamazoo County Transportation Authority
530 North Rose St.
Kalamazoo, MI 49007

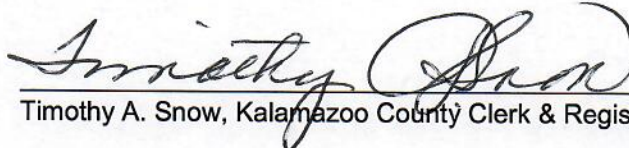
Dr. Michael Rice, Superintendent
Kalamazoo Public Schools
1220 Howard St.
Kalamazoo, MI 49008

David Anderson, Chair
Kalamazoo County Public Housing Commission
201 West Kalamazoo Avenue
Kalamazoo, MI 49007

Ronald Campbell, Superintendent
Kalamazoo Regional Educational Service Agency
1819 East Milham Road
Portage, MI 49002

Richard C. Fuller III
Kalamazoo County Sheriff
1500 Lamont Street
Kalamazoo, MI 49048

I certify that this mailing was deposited in the US Mail on Friday, January 5, 2018.


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

CHARTER TOWNSHIP OF OSHTEMO
KALAMAZOO COUNTY, MICHIGAN

**RESOLUTION IN SUPPORT OF A BROWNFIELD PLAN PURSUANT TO AND
IN ACCORDANCE WITH THE PROVISIONS OF ACT 381 OF THE PUBLIC ACTS
OF THE STATE OF MICHIGAN OF 1996, AS AMENDED**

December 12, 2017

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

WHEREAS, the Authority, pursuant to and in accordance with Section 13 of the Act, has reviewed, adopted and recommended for approval by the Oshtemo Charter Township Board, the Brownfield Plan (the "Plan") attached hereto, to be carried out within the Township, relating to the redevelopment of five parcels of industrial property located along Stadium Park Way and Stadium Drive, Oshtemo Township, Michigan, (the "Site"), referred to as the Stadium Park Way Redevelopment, and more particularly described and shown in Figures 1 & 2 within the attached Plan; and

WHEREAS, the Township Board of Oshtemo Charter Township has reviewed the Plan, and has been provided a reasonable opportunity to express its views and recommendations regarding the Plan and in accordance with Sections 13(13) of the Act; and

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

NOW, THEREFORE, BE IT RESOLVED THAT:

1. **Plan Support.** Pursuant to the authority vested in the Township Board of Oshtemo, 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.

A motion was made by Dusty Farmer, seconded by Zak Ford to adopt the foregoing Resolution.

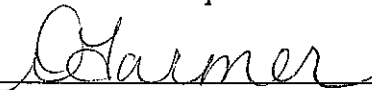
Upon a roll call vote, the following voted "Aye":

Elizabeth Heiny-Cogswell, Dusty Farmer, Nancy Culp, Deborah Everett,
Dave Bushouse, Zak Ford and Ken Hudok

The following voted "Nay": None

The following "Abstained": None

The Supervisor declared that the Resolution has been adopted.




DUSTY FARMER, Clerk
Oshtemo Charter Township

STATE OF MICHIGAN)
) ss:
OSHTEMO TOWNSHIP)

I, the undersigned, the fully qualified and acting Clerk of Oshtemo Township, State of Michigan, do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Township Board of Oshtemo Charter Township at a regular meeting held on the 12th day of December, 2017, the original of which resolution is on file in my office.

IN WITNESS WHEREOF, I have hereunto set my official signature this 12th day of December, 2017.



Dusty Farmer
Oshtemo Township Clerk

KALAMAZOO COUNTY, MICHIGAN

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

At a regular meeting of the Board of Commissioners of Kalamazoo County, Michigan, held in the Board of Commissioners Room, County Administration Building located at 201 W. Kalamazoo Avenue, Kalamazoo, Michigan, on the 16th day of January, 2018 at 7 p.m.

PRESENT: Rogers, Tuinier, Quinn, Kendall, Seals, Shugars, Moore,
McGraw, Wordelman, Gisler, Hall

ABSENT: none

MOTION BY: Wordelman

SUPPORTED BY: Hall

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

WHEREAS, the Authority, pursuant to and in accordance with Section 13 of the Act, has reviewed, adopted and recommended for approval by the Kalamazoo County Board of Commissioners, the Brownfield plan (the "Plan") attached hereto, to be carried out within the Charter Township of Oshtemo, relating to the redevelopment of five parcels of industrial property located along Stadium Park Way and Stadium Drive, Oshtemo Township, Michigan, (the "Site"), referred to as the Stadium Park Way Redevelopment, and more particularly described and shown in Figures 1 & 2 within the attached Plan; and

WHEREAS, the Kalamazoo County Board of Commissioners have reviewed the Plan, and have been provided a reasonable opportunity to express their views and recommendations regarding the Plan and in accordance with Section 14 of the Act; and

WHEREAS, the Kalamazoo County Board of Commissioners have noticed and held a public hearing in accordance with Section 14(Subsections 1,2,3,4 and 5) of the Act, and

WHEREAS, Oshtemo Township has passed a resolution supporting adoption of the Plan;

WHEREAS, the Kalamazoo County Board of Commissioners have made the following determinations and findings:

- A. The Plan constitutes a public purpose under the Act;
- B. The Plan meets all of the requirements for a Brownfield plan set forth in Section 13 of the Act;
- C. The proposed method of financing the costs of the eligible activities, as described in the Plan, was feasible and the Authority has the ability to arrange the financing;
- D. The costs of the eligible activities proposed in the Plan are reasonable and necessary to carry out the purposes of the Act; and

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

NOW, THEREFORE, BE IT RESOLVED THAT:

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

AYES: *all present*

NAYES: *none*

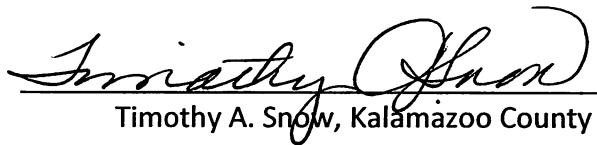
ABSTAINED: *none*

RESOLUTION DECLARED ADOPTED.

STATE OF MICHIGAN)
COUNTY OF KALAMAZOO) ss:

I, the undersigned, the fully qualified Clerk of Kalamazoo County, State of Michigan, do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the County Board of Commissioners of Kalamazoo County at a regular meeting held on the 16th day of January, 2018, the original of which resolution is on file in my office.

IN WITNESS WHEREOF, I have hereunto set my official signature this 16th day of January, 2018.



Timothy A. Snow, Kalamazoo County Clerk