



KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

BROWNFIELD PLAN

FOR

**PROJECT SPARTAN REDEVELOPMENT
6701 PORTAGE ROAD
PORTAGE, MICHIGAN**

Recommended for approval by the Kalamazoo County Brownfield Redevelopment Authority on: 9-26-19

Recommended for approval by the Portage Brownfield Redevelopment Authority on: 10-4-19

Approved by the Portage City Council on: 10-15-19

Approved by the Kalamazoo County Board of Commissioners on: 11-06-19

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ATTACHMENTS

- NOTICE OF PUBLIC HEARING
NOTICE TO TAXING JURISDICTIONS
RESOLUTIONS OF APPROVAL



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1. INTRODUCTION AND PURPOSE

Envirologic has prepared this Brownfield Plan for the Kalamazoo County Brownfield Redevelopment Authority (KCBRA) on behalf of Scannell Properties for one parcel of vacant property located at 6701 Portage Road, Portage, Michigan. The City of Portage is a Qualified Local Governmental Unit as defined by section 2(k) of the Obsolete Property Rehabilitation Act (OPRA) PA 146 of 2000, as amended. The current owner of the property is Scannell Properties #192, LLC. Ownership will be transferred to Scannell Properties #397, LLC, who will be developing the property with the intent to lease to an undisclosed tenant. The redevelopment project is referred to as “Project Spartan.”

The subject property consists of one approximately 37.4-acre legal parcel which has been farmland since at least 1938 and was most recently utilized to grow row crops. There is no evidence of any buildings or structures historically being located on the property. Scannell Properties will be redeveloping the property with the construction of an approximately 321,000-square-foot distribution center. The distribution center will occupy the central portion of the site with asphalt parking and drives and two stormwater detention basins covering the remainder of the parcel. Future operations will be non-residential in nature.

Scannell Properties is a real estate developer out of Indiana and has chosen to invest in the Portage Community. Project Spartan is anticipated to be an over \$25,000,000 private investment with another estimated \$15–\$20,000,00 of personal property investments expected. When the redevelopment establishment is fully operational, there is an opportunity for 766 employees with the potential of 158 additional contract employees. Redevelopment initiatives will begin Fall of 2019, and project completion is anticipated for Fall of 2020. The proposed Project Spartan redevelopment benefits the City of Portage with the creation of new jobs and a substantial investment into the community.

Investigations of the property have indicated that phosphorous in groundwater exists above Generic Residential Cleanup Criteria (GRCC), defining the property as a “facility” under Part 201

of the Michigan Natural Resources and Environmental Protection Act (NREPA), Act 451 of 1994. The Brownfield status of the site increases the cost and complexity of redevelopment.

The Kalamazoo County Brownfield Redevelopment Authority will incur administration and operating costs related to implementation of the Brownfield Plan. The City of Portage will incur public infrastructure eligible costs related to reconstructing a portion of Portage Road. All other eligible costs, such as due diligence, site demolition, all other public infrastructure improvements, site preparation activities, and preparation of the Brownfield Plan, will be borne by the developer. This Brownfield Plan is intended to provide a means to capture tax increment revenues to reimburse these eligible costs.

The purpose of this plan, to be implemented by the Kalamazoo County Brownfield Redevelopment 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 defined in Act 381.

2. ELIGIBLE PROPERTY INFORMATION

The property subject to this Plan consists of one vacant parcel, comprising 37.395 acres and located at 6701 Portage Road, City of Portage, Michigan (property). The tax identification number associated with the property is 00011-010-L.

A location map of the eligible property included in this Brownfield Plan is included as Figure 1.

Identification of phosphorus in groundwater on the central portion of the parcel at a concentration in excess of the Groundwater-Surface Water Interface (GSI) criterion defines the property as a “facility” under Part 201 of the Michigan Natural Resources and Environmental Protection Act (NREPA), Act 451 of 1994. As a “facility,” the property is an “eligible property” under Act 381.

3. PROPOSED REDEVELOPMENT

Scannell Properties #192, LLC acquired the subject property on October 10, 2014. Ownership will be transferred to Scannell Properties #397, LLC, who will be developing the property. The redevelopment of the proposed approximately 321,000-square-foot distribution center is known

as “Project Spartan.” The distribution center, constructed of pre-cast concrete panels erected on site, will occupy the central portion of the site with asphalt parking and drives and two stormwater detention basins covering the remainder of the parcel. A berm will be created along the western property line along Portage Road to absorb as much excess topsoil requiring removal as possible and to create a visual barrier.

Project Spartan is anticipated to be an over \$25,000,000 private investment with another estimated \$15–\$20,000,00 of personal property investments expected. When the redevelopment establishment is fully operational, there is an opportunity for 766 employees, both salary and hourly wage employees, with the potential of 158 additional contract employees.

Redevelopment initiatives are anticipated to begin by late September/early October 2019, beginning with erosion control activities and site grading with the anticipation that footings will be installed before winter. Construction is anticipated to require an eleven- to twelve-month timeline with project completion anticipated for Fall of 2020.

The brownfield status of the site creates additional considerations with more requirements and increased costs for the proposed development. The purpose of the Brownfield Plan is to help the developer overcome challenges to redevelopment that they did not cause, levelling the playing field and allowing investment to occur in the City of Portage within Kalamazoo County.

4. BROWNFIELD CONDITIONS

The subject property is considered a brownfield based upon the identification of contaminants in excess of EGLE cleanup criteria, demonstrating that the subject property meets the definition of a “facility” as defined by Part 201 of NREPA. A Phase I Environmental Site Assessment (ESA) of the subject property was initially completed by Envirologic on behalf of Scannell in 2014. An environmental concern identified in the Phase I ESA was the reported historic practice of Pfizer to apply materials to the agricultural land as a fertilizer supplement. The materials applied as fertilizer consisted of solids from the fermentation of beer, byproducts of phosphorus pentachloride, and mycelia cake. Mycelia cake is a nitrogen-rich material that was used as a filter aid during the production of antibiotics at the nearby Pfizer plant.

In order to assess the potential for impacts in association with this reported historic practice, Envirologic completed Phase II ESA activities consisting of the installation of five soil borings across the parcel and the laboratory analysis of five shallow soil samples (i.e., 6 inches) and two

groundwater samples. One groundwater sample was collected at the center of the parcel from a temporary monitoring well screened from an interval 36–40 feet below grade level (bgl) with the second groundwater sample collected from a pre-existing groundwater elevation monitoring well located in the southwest corner of the parcel (MW-174 terminating 81 feet bgl). The Phase II ESA results indicated the presence of select contaminants in soil at concentrations below current EGLE cleanup criteria. The Phase II ESA results additionally indicated the presence of phosphorus in groundwater in excess of the Groundwater-Surface Water Interface (GSI) criterion. Scannell is considered a non-labile party for pre-existing contaminant conditions based upon the preparation of a Baseline Environmental Assessment (BEA #B201402116PL).

The identification of phosphorous in groundwater in excess of Michigan Department of Environment, Great Lakes, and Energy (EGLE) cleanup criteria demonstrates that the property meets the definition of a “facility,” as defined by Part 201 of NREPA. As a “facility,” the property is an “eligible property” under Act 381.

5. BROWNFIELD PLAN ELEMENTS (as specified in Section 13[1] of Act 381)

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

The environmental-related costs included in this Brownfield Plan consist of Pre-Approved Activities. Envirologic completed an initial Phase I ESA of the subject property and additional adjacent contiguous land to the north on behalf of Scannell Properties #192, LLC on October 2, 2014 (ASTM 1527-13). Envirologic subsequently completed a Phase I ESA of the parcel subject this brownfield plan on February 1, 2019, and a Phase I Update on July 18, 2019, on behalf of Scannell Properties #192, LLC and the proposed operator (ASTM 1527-13). Preparation of the Phase I ESAs were completed at a cost of \$4,279 to support satisfaction of federal requirements for All Appropriate Inquiry (AAI). Envirologic completed Phase II ESA sampling activities in 2014 on the subject parcel and the adjacent parcel to the north. Half of the costs incurred associated with the Phase II activities conducted on the larger parcel, which includes the subject property, are included for reimbursement in this Brownfield Plan, a cost of \$5,035. Additionally, \$4,600 for costs associated with a wetland delineation are also included for reimbursement in this Plan. A Baseline Environmental Assessment (BEA) to provide liability protection and a Section 7a Compliance Analysis to evaluate due care considerations were completed at a cost of \$6,500. The Pre-Approved Activities were completed at a cost of \$20,414 and are statutorily eligible for reimbursement with both school and local tax increment revenues.

\$2,000 is also allocated for Due Care planning activities and due care documentation to be completed after redevelopment. As an Act 381 Work Plan is not anticipated to be prepared, these costs will be eligible for local-only reimbursement.

The project includes “non-environmental costs” that are also eligible for reimbursement through the Brownfield Plan. Specific non-environmental eligible costs include dust control, soil management, and site demolition costs. As the project is located in the City of Portage, a Core Community, site preparation activities, public infrastructure improvements, and those professional “soft costs” related to the management of these activities (e.g., environmental, engineering, architect, finance, etc.) are also eligible expenses and included for reimbursement as part of this Brownfield Plan.

\$5,000 for dust control related to construction activities is included as an eligible cost in this Brownfield Plan.

Site demolition activities will also be needed to prepare the site for redevelopment and are included as an eligible expense in this Brownfield Plan, estimated at a total cost of \$25,500. Site demolition costs include \$2,500 for the removal of portions of the bike path and \$3,000 for the removal of curb and gutter. Both activities will be needed as part of the road widening. \$20,000 is included for the milling of the portion of the private drive on the property to the north that extends onto the subject property.

Public infrastructure costs are also included within this Brownfield Plan, to be incurred by both the developer and the City of Portage. Scannell’s public infrastructure costs are estimated at \$30,000. \$25,000 is estimated for the milling and overlay and road widening within the public right-of-way along Portage Road. \$2,500 is estimated for the replacement of the bike path in the right-of-way and an additional \$2,500 is estimated for replacement of the curb-and-gutter in the public right-of-way. The City of Portage will also incur costs related to public infrastructure improvements. Approximately \$2,750,000 is estimated for the reconstruction and related traffic signal improvements for two sections of Portage Road: 1) East Milham Avenue to Fairfield Road (south of I-94) and 2) Romence Road to East Milham. This work is anticipated to occur between 2024 and 2026. This work for reconstructing Portage Road will improve safety and support the additional traffic burdens from this project. These public infrastructure costs are the only anticipated eligible costs incurred by the City of Portage.



The developer will also incur costs related to soil management and site preparation, and those costs are included for reimbursement as part of this Brownfield Plan. A Geotechnical Evaluation report prepared by Soil Materials Engineers (SME) on February 4, 2019, in support of the proposed redevelopment indicated the presence of approximately 2 inches to 11 inches of topsoil across the site. The geotechnical evaluation concluded that preparation of the site for construction will require clearing all proposed development areas of topsoil as unsuitable material to support construction. Based upon the proposed site plan, the developer has estimated that approximately 20,000 cubic yards of topsoil that is unsuitable for construction will need to be removed from the site. While every effort has been made to utilize excess soils on the subject property, including the creation of a berm along Portage Road, the requirements of the end user of the site do not allow for additional landscaped areas/opportunities to absorb excess soils on site. Therefore, the removal of excess soils will be necessary.

This Brownfield Plan includes budget for the disposition of approximately 20,000 cubic yards of excess soils. Disposition of excess soils is still being evaluated and may include relocation, and/or disposal costs including the removal of topsoil, unsuitable fill, and/or contaminated soil. \$1,000,000 is estimated to cover these soil management costs which are above and beyond the site preparation costs listed below.

\$1,034,000 is included as eligible costs related to site preparation activities. These costs include \$130,000 for clearing and grubbing and \$100,000 for compaction and sub-base preparation. An estimated \$600,000 is included as an eligible cost for cut and fill operations. Approximately 100,000 cubic yards of cut and fill will be required as part of the retention pond construction for preparation of the foundation pads. \$34,500 is included for the geotechnical evaluations performed on the site. \$50,000 is allocated for site grading, and \$20,000 is allocated for site staking. \$20,000 is included as an eligible cost for temporary access roads during construction, and \$7,500 is for temporary traffic control. \$72,000 is estimated for temporary erosion control activities including SWPP measures, silt fencing, geotextile mud-mats, seeding, and temporary haul roads.

Professional “soft costs,” estimated at \$31,500 related to the management of these activities (e.g., environmental, engineering, architect, finance, etc.) are also eligible expenses and included for reimbursement as part of this Brownfield Plan. A portion of the soft costs may also be allocated toward professional services needed for reimbursement compliance incurred by the developer.

Contingency costs (15%) on eligible activities that have yet to be completed are also included as an eligible expense in this Brownfield Plan.

Financing costs for the project are also considered an eligible activity. This plan allows for a 2% interest rate on the developer's real expenses. Simple interest will be calculated annually based on the annual unreimbursed principal balance. Approximately \$235,000 is estimated for financing costs.

This Brownfield Plan also includes the administrative and operating costs of the Kalamazoo County Brownfield Redevelopment Authority. These costs are inclusive of implementation costs, a combination of tracking tax increment revenues, submittal of updates to local units of government and the State, review of invoices for reimbursement, plan compliance, and data reporting activities. These administration and operating costs of the Authority, associated with plan implementation, are eligible for reimbursement with both school and local tax increment revenues in accordance with Act 381. As school tax capture is only being sought for the statutorily eligible costs, \$9,000 is estimated as the school tax portion that will be collected by the Authority, as a reasonable amount towards plan implementation costs. \$15,000 annually of local tax capture during the first three years of the reimbursement period and \$10,000 annually for the remaining years of the reimbursement period is also estimated to cover administration and operating expense of the Authority, inclusive of implementation costs. These annual amounts are estimates and actual reimbursements for administrative and operating expense will be made on actual costs.

The developer will also have costs associated with preparation and submittal of the Brownfield Plan for this project. \$10,000 is estimated for Plan preparation costs. These preparation costs are included in this Brownfield Plan as an eligible expense to be reimbursed with local tax increment revenues.

Total reimbursements, inclusive of the eligible activities described above, are estimated and detailed in Table 1.

B. Summary of Eligible Activities

The Pre-Approved Activities included as eligible activities in this Brownfield Plan are inclusive of Phase I and II ESAs, a wetland delineation, a BEA, and due care documentation. Preparation of the Phase I ESAs was completed to support satisfaction of federal requirements for All

Appropriate Inquiry (AAI). The BEA was completed to provide liability protection, and a Section 7a Compliance Analysis was completed to evaluate due care considerations. Pre-Approved Activities are statutorily eligible for reimbursement with both school and local tax increment revenues.

Due Care planning activities and due care documentation will also be needed after redevelopment. As an Act 381 Work Plan is not anticipated to be prepared, these costs will be eligible for local-only reimbursement.

The project includes “non-environmental costs” that are also eligible for reimbursement through the Brownfield Plan. Specific non-environmental eligible costs include dust control, soil management, and site demolition costs. As the project is located in the City of Portage, a Core Community, site preparation activities, public infrastructure improvements, and those professional “soft costs” related to the management of these activities (e.g., environmental, engineering, architect, finance, etc.) are also eligible expenses and included for reimbursement as part of this Brownfield Plan.

Dust control related to construction activities is included as an eligible cost in this Brownfield Plan. Site demolition activities will also be needed to prepare the site for redevelopment and are included as an eligible expense in this Brownfield Plan. Site demolition costs include the removal of portions of the bike path and the removal of curb and gutter. Both activities will be needed as part of the road widening. Milling of the portion of the private drive on the property to the north that extends onto the subject property is also included as an eligible expense.

Public infrastructure costs are also included within this Brownfield Plan, to be incurred by both the developer and the City of Portage. Scannell’s public infrastructure costs include the milling and overlay and road widening within the public right-of-way along Portage Road. Additional public infrastructure costs incurred by the developer include replacement of the bike path in the right-of-way and replacement of the curb and gutter in the public right-of-way. The City of Portage will also incur costs related to public infrastructure improvements for the reconstruction and related traffic signal improvements for two sections of Portage Road: 1) East Milham Avenue to Fairfield Road (south of I-94) and 2) Romence Road to East Milham. This work is anticipated to occur between 2024 and 2026. This work for reconstructing Portage Road will improve safety and support the additional traffic burdens from this project. These public infrastructure costs are the only anticipated eligible costs incurred by the City of Portage.

Soil management and site preparation costs are included for reimbursement as part of this Brownfield Plan. Based upon the proposed site plan, the developer has estimated that approximately 20,000 cubic yards of topsoil that is unsuitable for construction will need to be removed from the site. While every effort has been made to utilize excess soils on the subject property, including the creation of a berm along Portage Road, the requirements of the end user of the site do not allow for additional landscaped areas/opportunities to absorb excess soils on site. Therefore, the removal of excess soils will be necessary.

This Brownfield Plan includes budget for the disposition of approximately 20,000 cubic yards of excess soils. Disposition of excess soils is still being evaluated and may include relocation, and/or disposal costs including the removal of topsoil, unsuitable fill, and/or contaminated soil.

Site preparation costs include clearing and grubbing, compaction and sub-base preparation, cut and fill operations, geotechnical evaluations, site grading, site staking, temporary access roads, temporary traffic control, and temporary erosion control activities.

Professional “soft costs” related to the management of these activities (e.g., environmental, engineering, architect, finance, etc.) are also eligible expenses and included for reimbursement as part of this Brownfield Plan. A portion of the soft costs may also be allocated toward professional services needed for reimbursement compliance incurred by the developer.

Contingency costs on eligible activities that have yet to be completed are also included as an eligible expense in this Brownfield Plan.

Financing costs for the project are also considered an eligible activity. This plan allows for a 2% interest rate on the developer’s real expenses. Simple interest will be calculated annually based on the unreimbursed principal balance.

This Brownfield Plan also includes administrative and operating costs of the Kalamazoo County Brownfield Redevelopment Authority. These costs are inclusive of implementation costs, a combination of tracking tax increment revenues, submittal of updates to local units of government and the State, review of invoices for reimbursement, plan compliance, and data reporting activities. These administration and operating costs of the Authority, associated with plan implementation, are eligible for reimbursement with both school and local tax increment revenues in accordance with Act 381.

The developer will also have costs associated with preparation and submittal of the Brownfield Plan for this project. These preparation costs are included in this Brownfield Plan as an eligible expense to be reimbursed with local tax increment revenues.

C. Estimate of Captured Taxable Value and Tax Increment Revenues

For the purposes of this plan, the initial taxable value is the value of the eligible property in 2019, which is \$553,489. Based upon a review of site plans provided by Scannell detailing the proposed redevelopment, the City of Portage Assessor has provided a range of future estimated taxable values. As a conservative measure for the purposes of this Brownfield Plan, the low-end amount of \$12,000,000 has been utilized as the projected future taxable value. Initial capture is anticipated to begin in 2021.

The estimated captured taxable value for the redevelopment by year and in aggregate for each taxing jurisdiction is depicted in tabular form (Tables 2, 3, and 4). Actual taxable values and tax increment revenues may vary year to year based on economic and market conditions, tax incentives, depreciation, building additions, and property improvements, among other factors.

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. This Brownfield Plan is intended to capture available tax increment revenues for up to 25 years for the purposes of reimbursing the developer and the City of Portage, plus up to an additional five full years of capture of tax increment, not to exceed \$1,500,000, to be deposited into the Kalamazoo County Brownfield Redevelopment Authority LBRF.

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

The only costs incurred by the Kalamazoo County Brownfield Redevelopment Authority will be associated with administrative and operating expenses and implementation of the Brownfield Plan, inclusive of a combination of tracking, submittal, review of invoices for reimbursement, plan compliance, and data reporting activities.

The only costs incurred by the City of Portage are the public infrastructure costs related to the restructuring of a portion of Portage Road.

All other eligible activity costs will be borne by the developer. Eligible costs will be reimbursed through tax increment financing.

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, but such plans could be made in the future to assist in the development if the Authority so chooses.

F. Duration of Brownfield Plan

The Kalamazoo County Brownfield Redevelopment Authority intends to begin capture of tax increment in 2021. This Brownfield Plan is intended to capture available tax increment revenues for up to 25 years for the purposes of reimbursing the developer and the City of Portage, plus up to an additional five full years of capture of tax increment, not to exceed \$1,500,000, to be deposited into an LBRF.

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 is presented in Table 2.

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

The property subject to this Brownfield Plan consists of one vacant undeveloped parcel, comprising 37.395 acres and located at 6701 Portage Road, City of Portage, Michigan (property). The PID for the property is 00011-010-L.

The legal description, obtained from the City of Portage GIS website, is as follows:

THAT PART OF THE EAST HALF OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 11 WEST, CITY OF PORTAGE, KALAMAZOO COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 11; THENCE NORTH 00° 19' 31" WEST ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 11 A DISTANCE OF 126.21 FEET; THENCE NORTH 89° 40' 29" EAST 50.00 FEET TO THE EAST RIGHT OF WAY LINE OF PORTAGE ROAD; THENCE NORTH 00° 19' 31" WEST ON SAID EAST RIGHT OF WAY LINE 100.29 FEET; THENCE SOUTH 85° 59' 37" EAST ON THE NORTH RIGHT OF WAY LINE OF ROMENCE ROAD 208.98 FEET; THENCE SOUTHEASTERLY 158.84 FEET ON SAID NORTH RIGHT OF WAY LINE AND ON A 1150.00 FOOT RADIUS CURVE TO THE RIGHT WHOSE CHORD BEARS SOUTH 82° 02' 12" EAST 158.71 FEET; THENCE SOUTH 78° 04' 47" EAST ON SAID NORTH RIGHT OF WAY LINE 569.05 FEET; THENCE SOUTHEASTERLY 218.45 FEET ON

SAID NORTH RIGHT OF WAY LINE AND ON A 1050.00 FOOT RADIUS CURVE TO THE LEFT WHOSE CHORD BEARS SOUTH 84° 02' 13" EAST 218.06 FEET TO A POINT 50.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE EAST ON SAID NORTH RIGHT OF WAY LINE 311.02 FEET; THENCE NORTH PERPENDICULAR TO SAID SOUTH LINE 693.00 FEET; THENCE NORTH 45° 05' 27" WEST 253.17 FEET TO THE EAST LINE OF THE WEST HALF OF SAID SOUTHEAST QUARTER AND THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE CONTINUING NORTH 45° 05' 27" WEST 952.29 FEET; THENCE WEST PARALLEL WITH SAID SOUTH LINE 604.36 FEET TO SAID EAST RIGHT OF WAY LINE; THENCE NORTH 00° 19' 31" WEST ON SAID EAST RIGHT OF WAY LINE 1055.10 FEET; THENCE NORTH 00° 19' 09" WEST ON SAID EAST RIGHT OF WAY LINE 46.28 FEET; THENCE EAST PARALLEL WITH SAID SOUTH LINE 1273.64 FEET TO THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 11; THENCE SOUTH 00° 24' 13" EAST ON SAID EAST LINE 45.71 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID NORTHEAST QUARTER; THENCE SOUTH 00° 22' 03" EAST ON THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 11 A DISTANCE OF 1727.99 FEET TO THE POINT OF BEGINNING.

A location map of the eligible property included in this Brownfield Plan is presented as Figure 1.

The property meets the definition of a “brownfield,” as defined by Public Act 381, the Brownfield Redevelopment Financing Act of 1996, as amended. The basis for this designation is the presence of environmental contaminants on the 6701 Portage Road parcel, which render the site a “facility” as defined by Part 201 of NREPA.

Tax increment revenues associated with personal property are not factored into the attached tables. However, this Brownfield Plan intends to capture tax increment revenues associated with personal property at the eligible property, if available.

I. Estimates of Residents and Displacement of Families

No residents or families will be displaced as a result of the project.

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*
FIGURE 3: *Proposed Site Plan*

SCHEDULES/TABLES

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TABLE 5: *Estimated Reimbursement Schedule*

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NOTICE TO TAXING JURISDICTIONS
RESOLUTIONS OF SUPPORT AND APPROVAL



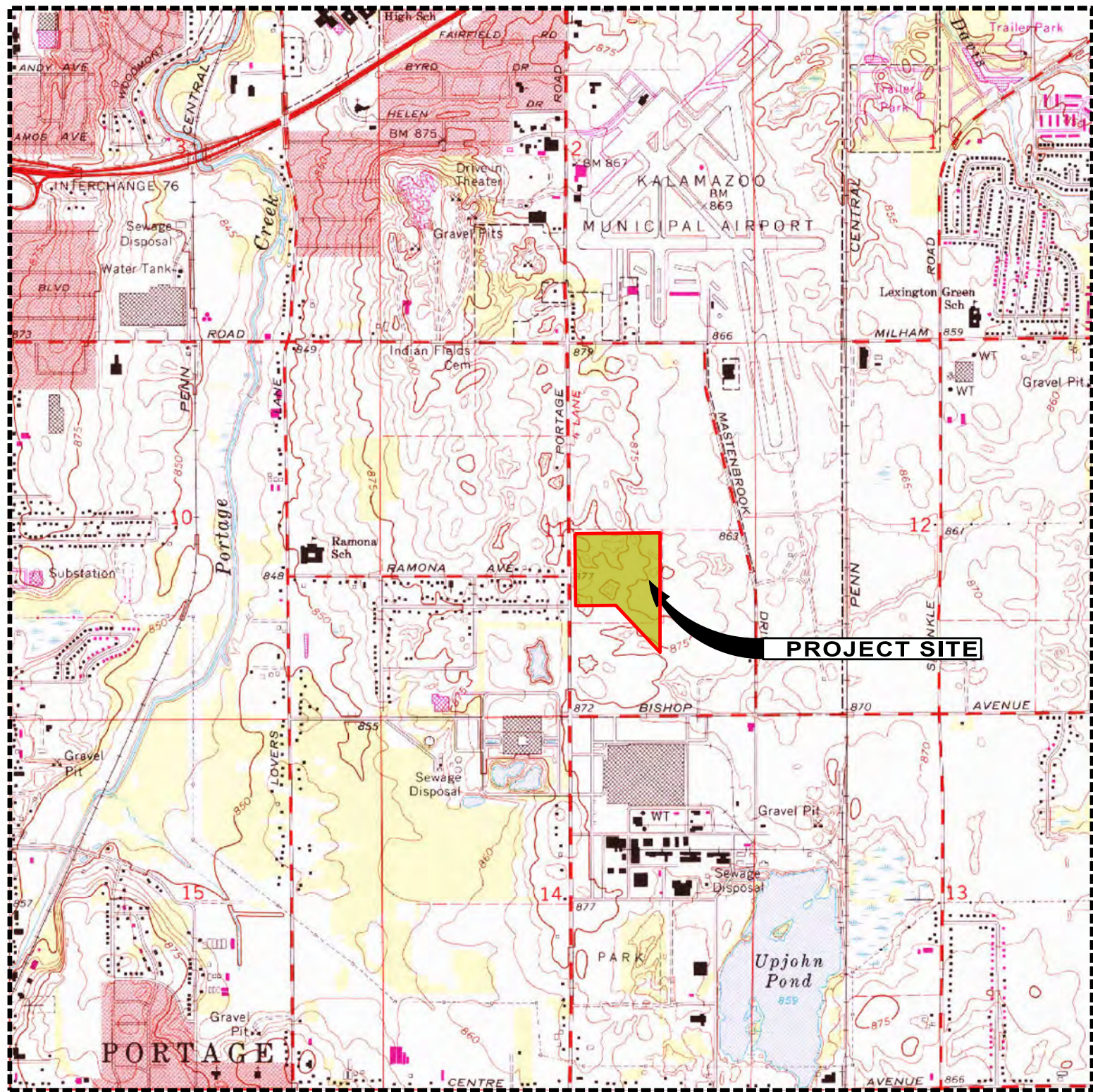
EXHIBITS

Figure 1: Location Map

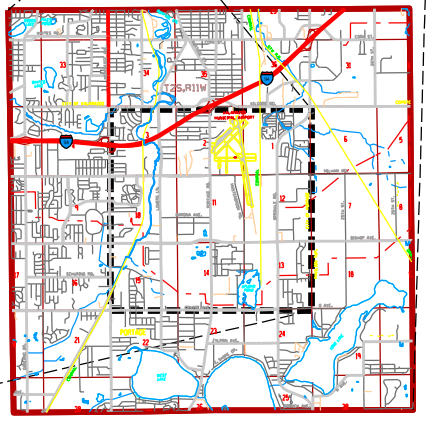
Figure 2: Site Plan

Figure 3: Proposed Site Plan

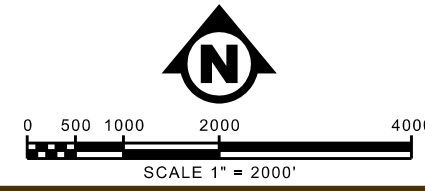




SOURCE: PORTAGE, MICHIGAN USGS 7.5 MINUTE TOPOGRAPHIC QUADRANGLE MAPS
 MAPTECH® U.S. TERRAIN SERIES™ ©MAPTECH®, INC. 606-433-8500



T 3 S. R. 11 W.
 KALAMAZOO COUNTY
 PORTAGE, MICHIGAN



30 years
envirollogic
 environmental consulting + services
 2960 INTERSTATE PARKWAY
 KALAMAZOO, MICHIGAN 49048
 PH: (269) 342-1100 FAX: (269) 342-4945

PROJECT SPARTAN
 6701 PORTAGE RD
 PORTAGE, MI 49002
LOCATION MAP

PROJECT NO.
 190019
 FIGURE No.
1



APPROXIMATE PROPERTY BOUNDARY

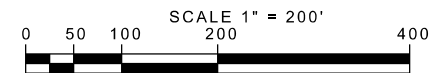
PARCEL #00011-010L

APPROXIMATE PROPERTY BOUNDARY

APPROXIMATE PROPERTY BOUNDARY

PORTAGE RD

APPROXIMATE PROPERTY BOUNDARY



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.

PROJECT SPARTAN

6701 PORTAGE RD
PORTAGE, MI 49002

SITE PLAN

30 years
envirollogic
environmental consulting + services

2960 INTERSTATE PARKWAY
KALAMAZOO, MICHIGAN 49048
PH: (269) 342-1100 FAX: (269) 342-4945

PROJECT NO.
190019

FIGURE No.

2

PORTAGE, MICHIGAN
6701 PORTAGE ROAD, PORTAGE, MI 49002



8701 PORTAGE ROAD
CITY OF PORTAGE
KALAMAZOO COUNTY, MICHIGAN

CIVIL SHEET INDEX:

[illegible]

PARADIGM DESIGN
ARCHITECTS | ENGINEERS

550 3 Mile NW, Suite B
Grand Rapids, MI 49544
(616) 785-5656

Grand Rapids | Phoenix | Traverse City
www.paradigm-a-e.com



PROJECT

6701 PORTAGE ROAD
PORTAGE, MI 49002

CLIENT

**MERIDIAN DESIGN
BUILD LLC**

(847) 374-9200
9550 W. HIGGINS ROAD, SUITE 400
ROSEMONT, IL 60018

RELEASE DATE

	DATE	DESCRIPTION
	07-19-19	SITE PLAN SUBMITTAL

PROJECT	
---------	--

1906097

SHEET

COVER SHEET

C-001

Figure 3: Proposed Site Plan

SCHEDULES/TABLES

Table 1: Summary of Eligible Activities

Table 2: Estimate of Total Captured Incremental Taxes

Table 3: Estimate of Annual Effect on Taxing Jurisdictions

**Table 4: Captured Taxable Value and Tax Increment Revenue
by Year and Aggregate for Each Taxing Jurisdiction**

Table 5: Estimated Reimbursement Schedule



Table 1

Summary of Eligible Activities
Project Spartan
6701 Portage Road
Portage, MI

Eligible Activities	Estimated Cost
<u>Pre-Approved Activities</u>	State and Local
Phase I ESA	\$ 4,279.00
Phase II ESA	\$ 5,035.00
Wetland Delineation	\$ 4,600.00
BEA/7aCA	\$ 6,500.00
<u>Due Care Activities</u>	Local Only
Due Care Planning	\$ 2,000.00
<u>Dust Control</u>	Local Only
	\$ 5,000.00
<u>Public Infrastructure Improvements</u>	Local Only
Developer	\$ 30,000.00
City of Portage	\$ 2,750,000.00
<u>Site Demolition</u>	Local Only
	\$ 25,500.00
<u>Soil Management</u>	Local Only
	\$ 1,000,000.00
<u>Site Preparation</u>	Local Only
	\$ 1,034,000.00
<u>Soft Costs (pertaining to eligible activities)</u>	Local Only
	\$ 31,500.00
TOTAL COSTS OF ELIGIBLE ACTIVITIES	\$ 4,898,414.00
Financing Costs (2%)	\$ 234,902.44
Contingencies (15% of Developer costs to be incurred)	\$ 319,200.00
Contingencies (15% of City costs to be incurred)	\$ 412,500.00
Brownfield Plan Prep. (Developer-Local only)	\$ 10,000.00
Administrative & Operating Expense of the Authority:	
Brownfield Plan Implementation (State and Local)	\$ 214,000.00
TOTAL REIMBURSEMENTS	\$ 6,089,016.44
Captured and Disbursed to State Redevelopment Fund	\$ 34,340
Additional Capture for LBRF	\$ 1,475,676.98
Total	\$ 7,599,032.95

Table 2

Estimate of Total Captured Incremental Taxes

Project Spartan
6701 Portage Road
Portage, 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	Available for Authority Disbursements
2021	52.3297	\$ 553,489.00	\$ 28,963.91	\$ 12,000,000.00	\$ 627,956.40	\$ 598,992.49	\$ 564,652.95
2022	28.6292	\$ 553,489.00	\$ 15,845.95	\$ 12,000,000.00	\$ 343,550.40	\$ 327,704.45	\$ 327,704.45
2023	28.6292	\$ 553,489.00	\$ 15,845.95	\$ 12,000,000.00	\$ 343,550.40	\$ 327,704.45	\$ 327,704.45
2024	28.6292	\$ 553,489.00	\$ 15,845.95	\$ 12,000,000.00	\$ 343,550.40	\$ 327,704.45	\$ 327,704.45
2025	28.6292	\$ 553,489.00	\$ 15,845.95	\$ 12,000,000.00	\$ 343,550.40	\$ 327,704.45	\$ 327,704.45
2026	28.6292	\$ 553,489.00	\$ 15,845.95	\$ 12,000,000.00	\$ 343,550.40	\$ 327,704.45	\$ 327,704.45
2027	28.6292	\$ 553,489.00	\$ 15,845.95	\$ 12,000,000.00	\$ 343,550.40	\$ 327,704.45	\$ 327,704.45
2028	28.6292	\$ 553,489.00	\$ 15,845.95	\$ 12,000,000.00	\$ 343,550.40	\$ 327,704.45	\$ 327,704.45
2029	28.6292	\$ 553,489.00	\$ 15,845.95	\$ 12,000,000.00	\$ 343,550.40	\$ 327,704.45	\$ 327,704.45
2030	28.6292	\$ 553,489.00	\$ 15,845.95	\$ 12,000,000.00	\$ 343,550.40	\$ 327,704.45	\$ 327,704.45
2031	28.6292	\$ 553,489.00	\$ 15,845.95	\$ 12,000,000.00	\$ 343,550.40	\$ 327,704.45	\$ 327,704.45
2032	28.6292	\$ 553,489.00	\$ 15,845.95	\$ 12,000,000.00	\$ 343,550.40	\$ 327,704.45	\$ 327,704.45
2033	28.6292	\$ 553,489.00	\$ 15,845.95	\$ 12,000,000.00	\$ 343,550.40	\$ 327,704.45	\$ 327,704.45
2034	28.6292	\$ 553,489.00	\$ 15,845.95	\$ 12,000,000.00	\$ 343,550.40	\$ 327,704.45	\$ 327,704.45
2035	28.6292	\$ 553,489.00	\$ 15,845.95	\$ 12,000,000.00	\$ 343,550.40	\$ 327,704.45	\$ 327,704.45
2036	28.6292	\$ 553,489.00	\$ 15,845.95	\$ 12,000,000.00	\$ 343,550.40	\$ 327,704.45	\$ 327,704.45
2037	28.6292	\$ 553,489.00	\$ 15,845.95	\$ 12,000,000.00	\$ 343,550.40	\$ 327,704.45	\$ 327,704.45
2038	28.6292	\$ 553,489.00	\$ 15,845.95	\$ 12,000,000.00	\$ 343,550.40	\$ 327,704.45	\$ 327,704.45
2039	28.6292	\$ 553,489.00	\$ 15,845.95	\$ 12,000,000.00	\$ 343,550.40	\$ 327,704.45	\$ 327,704.45
2040	28.6292	\$ 553,489.00	\$ 15,845.95	\$ 12,000,000.00	\$ 343,550.40	\$ 327,704.45	\$ 327,704.45
2041	28.6292	\$ 553,489.00	\$ 15,845.95	\$ 12,000,000.00	\$ 343,550.40	\$ 327,704.45	\$ 327,704.45
2042	28.6292	\$ 553,489.00	\$ 15,845.95	\$ 12,000,000.00	\$ 343,550.40	\$ 327,704.45	\$ 327,704.45
2043	28.6292	\$ 553,489.00	\$ 15,845.95	\$ 12,000,000.00	\$ 343,550.40	\$ 327,704.45	\$ 327,704.45
2044							
2045							
TOTAL						\$ 7,808,490.45	\$ 7,774,150.91

† - Does not include debt millages

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

"Availability for Authority Disbursement" column has removed the portion going to the State Brownfield Fund

School capture is only anticipated in Year 1 of the plan to allow for reimbursement of statutorily approved eligible activities. Reduction of millage in Year 2 of the plan is due to local-only capture.

Table 3

Estimate of Annual Effect on Taxing Jurisdictions

Project Spartan
6701 Portage Road
Portage, MI

SUMMER TAXES¹

Taxing Jurisdiction		State Ed Tax ^{3,4}	School Oper. ⁴	City of Portage	KVCC	KRESA-ISD	County Operating	CCTA Transport	KCTA Transport		Total
Millage		6	17.7005	10.64	2.8089	6.0378	4.681	0.75	0.3145		48.9327
Initial Taxable Value	\$ 553,489.00	\$ 3,320.93	\$ 9,797.03	\$ 5,889.12	\$ 1,554.70	\$ 3,341.86	\$ 2,590.88	\$ 415.12	\$ 174.07		\$ 27,083.71
Future Taxable Value	\$ 12,000,000.00	\$ 72,000.00	\$ 212,406.00	\$ 127,680.00	\$ 33,706.80	\$ 72,453.60	\$ 56,172.00	\$ 9,000.00	\$ 3,774.00		\$ 587,192.40
Captured Taxable Value	\$ 11,446,511.00	\$ 68,679.07	\$ 202,608.97	\$ 121,790.88	\$ 32,152.10	\$ 69,111.74	\$ 53,581.12	\$ 8,584.88	\$ 3,599.93		\$ 560,108.69

WINTER TAXES²

Taxing Jurisdiction		District Library	County Public Safety	County Housing Fund	County Senior						Total
Millage		1.5	1.4472	0.0998	0.35						3.397
Initial Taxable Value	\$ 553,489.00	\$ 830.23	\$ 801.01	\$ 55.24	\$ 193.72						\$ 1,880.20
Future Taxable Value	\$ 12,000,000.00	\$ 18,000.00	\$ 17,366.40	\$ 1,197.60	\$ 4,200.00						\$ 40,764.00
Captured Taxable Value	\$ 11,446,511.00	\$ 17,169.77	\$ 16,565.39	\$ 1,142.36	\$ 4,006.28						\$ 38,883.80

1. Based on millages from 2019 taxes

2. Based on millages from 2019 taxes

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

4. SET and School Operating only collected until statutorily approved eligible activities are reimbursed.

Not captured: school debt 7.35 mills, juvenile home 0.1873

KRESA shown as millage available for capture (minus 0.3650 debt)

School/Local 45.29%/54.71%

Total Millage	59.8670
Total Annual Future Tax Liability	\$ 627,956.40
Total Capturable Local Millages	28.6292
Total Annual Capturable Local Tax Increment	\$ 327,704.45
Total Capturable School Millages ⁴	23.7005
Total Annual Capturable School Tax Increment ^f	\$ 271,288.03
Total School and Local Tax Increment Revenue/Yr	\$ 598,992.49
Total Capturable School and Local Millages	52.3297

Table 4

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

Project Spartan
6701 Portage Road
Portage, MI

Year	Available Captured Taxable Value	State Ed Tax	School Oper.	City of Portage	KVCC	KRESA-ISD	County Operating	CCTA Transport	KCTA Transport	District Library	County Public Safety	County Housing Fund	County Senior	Total
		6	17,7005	10.64	2.8089	6.0378	4.681	0.75	0.3145	1.5	1.4472	0.0998	0.35	
2021	\$ 11,446,511.00	\$ 68,679.07	\$ 202,608.97	\$ 121,790.88	\$ 32,152.10	\$ 69,111.74	\$ 53,581.12	\$ 8,584.88	\$ 3,599.93	\$ 17,169.77	\$ 16,565.39	\$ 1,142.36	\$ 4,006.28	\$ 598,992.49
2022	\$ 11,446,511.00			\$ 121,790.88	\$ 32,152.10	\$ 69,111.74	\$ 53,581.12	\$ 8,584.88	\$ 3,599.93	\$ 17,169.77	\$ 16,565.39	\$ 1,142.36	\$ 4,006.28	\$ 327,704.45
2023	\$ 11,446,511.00			\$ 121,790.88	\$ 32,152.10	\$ 69,111.74	\$ 53,581.12	\$ 8,584.88	\$ 3,599.93	\$ 17,169.77	\$ 16,565.39	\$ 1,142.36	\$ 4,006.28	\$ 327,704.45
2024	\$ 11,446,511.00			\$ 121,790.88	\$ 32,152.10	\$ 69,111.74	\$ 53,581.12	\$ 8,584.88	\$ 3,599.93	\$ 17,169.77	\$ 16,565.39	\$ 1,142.36	\$ 4,006.28	\$ 327,704.45
2025	\$ 11,446,511.00			\$ 121,790.88	\$ 32,152.10	\$ 69,111.74	\$ 53,581.12	\$ 8,584.88	\$ 3,599.93	\$ 17,169.77	\$ 16,565.39	\$ 1,142.36	\$ 4,006.28	\$ 327,704.45
2026	\$ 11,446,511.00			\$ 121,790.88	\$ 32,152.10	\$ 69,111.74	\$ 53,581.12	\$ 8,584.88	\$ 3,599.93	\$ 17,169.77	\$ 16,565.39	\$ 1,142.36	\$ 4,006.28	\$ 327,704.45
2027	\$ 11,446,511.00			\$ 121,790.88	\$ 32,152.10	\$ 69,111.74	\$ 53,581.12	\$ 8,584.88	\$ 3,599.93	\$ 17,169.77	\$ 16,565.39	\$ 1,142.36	\$ 4,006.28	\$ 327,704.45
2028	\$ 11,446,511.00			\$ 121,790.88	\$ 32,152.10	\$ 69,111.74	\$ 53,581.12	\$ 8,584.88	\$ 3,599.93	\$ 17,169.77	\$ 16,565.39	\$ 1,142.36	\$ 4,006.28	\$ 327,704.45
2029	\$ 11,446,511.00			\$ 121,790.88	\$ 32,152.10	\$ 69,111.74	\$ 53,581.12	\$ 8,584.88	\$ 3,599.93	\$ 17,169.77	\$ 16,565.39	\$ 1,142.36	\$ 4,006.28	\$ 327,704.45
2030	\$ 11,446,511.00			\$ 121,790.88	\$ 32,152.10	\$ 69,111.74	\$ 53,581.12	\$ 8,584.88	\$ 3,599.93	\$ 17,169.77	\$ 16,565.39	\$ 1,142.36	\$ 4,006.28	\$ 327,704.45
2031	\$ 11,446,511.00			\$ 121,790.88	\$ 32,152.10	\$ 69,111.74	\$ 53,581.12	\$ 8,584.88	\$ 3,599.93	\$ 17,169.77	\$ 16,565.39	\$ 1,142.36	\$ 4,006.28	\$ 327,704.45
2032	\$ 11,446,511.00			\$ 121,790.88	\$ 32,152.10	\$ 69,111.74	\$ 53,581.12	\$ 8,584.88	\$ 3,599.93	\$ 17,169.77	\$ 16,565.39	\$ 1,142.36	\$ 4,006.28	\$ 327,704.45
2033	\$ 11,446,511.00			\$ 121,790.88	\$ 32,152.10	\$ 69,111.74	\$ 53,581.12	\$ 8,584.88	\$ 3,599.93	\$ 17,169.77	\$ 16,565.39	\$ 1,142.36	\$ 4,006.28	\$ 327,704.45
2034	\$ 11,446,511.00			\$ 121,790.88	\$ 32,152.10	\$ 69,111.74	\$ 53,581.12	\$ 8,584.88	\$ 3,599.93	\$ 17,169.77	\$ 16,565.39	\$ 1,142.36	\$ 4,006.28	\$ 327,704.45
2035	\$ 11,446,511.00			\$ 121,790.88	\$ 32,152.10	\$ 69,111.74	\$ 53,581.12	\$ 8,584.88	\$ 3,599.93	\$ 17,169.77	\$ 16,565.39	\$ 1,142.36	\$ 4,006.28	\$ 327,704.45
2036	\$ 11,446,511.00			\$ 121,790.88	\$ 32,152.10	\$ 69,111.74	\$ 53,581.12	\$ 8,584.88	\$ 3,599.93	\$ 17,169.77	\$ 16,565.39	\$ 1,142.36	\$ 4,006.28	\$ 327,704.45
2037	\$ 11,446,511.00			\$ 121,790.88	\$ 32,152.10	\$ 69,111.74	\$ 53,581.12	\$ 8,584.88	\$ 3,599.93	\$ 17,169.77	\$ 16,565.39	\$ 1,142.36	\$ 4,006.28	\$ 327,704.45
2038	\$ 11,446,511.00			\$ 121,790.88	\$ 32,152.10	\$ 69,111.74	\$ 53,581.12	\$ 8,584.88	\$ 3,599.93	\$ 17,169.77	\$ 16,565.39	\$ 1,142.36	\$ 4,006.28	\$ 327,704.45
2039	\$ 11,446,511.00			\$ 121,790.88	\$ 32,152.10	\$ 69,111.74	\$ 53,581.12	\$ 8,584.88	\$ 3,599.93	\$ 17,169.77	\$ 16,565.39	\$ 1,142.36	\$ 4,006.28	\$ 327,704.45
2040	\$ 11,446,511.00			\$ 121,790.88	\$ 32,152.10	\$ 69,111.74	\$ 53,581.12	\$ 8,584.88	\$ 3,599.93	\$ 17,169.77	\$ 16,565.39	\$ 1,142.36	\$ 4,006.28	\$ 327,704.45
2041	\$ 11,446,511.00			\$ 121,790.88	\$ 32,152.10	\$ 69,111.74	\$ 53,581.12	\$ 8,584.88	\$ 3,599.93	\$ 17,169.77	\$ 16,565.39	\$ 1,142.36	\$ 4,006.28	\$ 327,704.45
2042	\$ 11,446,511.00			\$ 121,790.88	\$ 32,152.10	\$ 69,111.74	\$ 53,581.12	\$ 8,584.88	\$ 3,599.93	\$ 17,169.77	\$ 16,565.39	\$ 1,142.36	\$ 4,006.28	\$ 327,704.45
2043	\$ 11,446,511.00			\$ 121,790.88	\$ 32,152.10	\$ 69,111.74	\$ 53,581.12	\$ 8,584.88	\$ 3,599.93	\$ 17,169.77	\$ 16,565.39	\$ 1,142.36	\$ 4,006.28	\$ 327,704.45
2044				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2045				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL CAPTURED TAXES		\$ 68,679.07	\$ 202,608.97	\$ 2,801,190.17	\$ 739,498.41	\$ 1,589,570.11	\$ 1,232,365.71	\$ 197,452.31	\$ 82,798.34	\$ 394,904.63	\$ 381,003.99	\$ 26,274.32	\$ 92,144.41	\$ 7,808,490.45

1. Half of captured SET conveyed to State Brownfield Redevelopment Fund
2. SET and School Operating only collected until statutorily approved eligible activities are reimbursed.

Table 5
Estimated Reimbursement Schedule
Project Spartan
6701 Portage Road
Portage, MI

Year	Incremental Taxes Capturable			Funds Disbursed												Interest Calculation (2% Simple Interest)			
				City (State)	City (Local)	Developer (State)	Developer (Local)	Developer				State Brownfield Redevelopment Fund	Administrative & Operating Expense (State)	Administrative & Operating Expense (Local)	Local Brownfield Revolving Fund (State)	Local Brownfield Revolving Fund (Local)	Principal Due (Developer)	Principal Remaining (Year End) (Developer)	Interest Accrued
	School	Non-School	Aggregate					Principal Balance	Principal Payment	Interest Balance	Interest Payment								
2021	\$ 271,288.03	\$ 327,704.45	\$ 598,992.49			\$ 9,245.50	\$ 312,704.45	\$ 2,477,614.00	\$ 321,949.95	\$ 49,552.28		\$ 34,339.53	\$ 9,000.00	\$ 15,000.00	\$ 9,245.50		\$ 2,477,614.00	\$ 2,155,664.05	\$ 49,552.28
2022		\$ 327,704.45	\$ 327,704.45				\$ 312,704.45	\$ 2,155,664.05	\$ 312,704.45	\$ 43,113.28			\$ -	\$ 15,000.00			\$ 2,155,664.05	\$ 1,842,959.59	\$ 43,113.28
2023		\$ 327,704.45	\$ 327,704.45				\$ 312,704.45	\$ 1,842,959.59	\$ 312,704.45	\$ 36,859.19			\$ -	\$ 15,000.00			\$ 1,842,959.59	\$ 1,530,255.14	\$ 36,859.19
2024		\$ 327,704.45	\$ 327,704.45				\$ 317,704.45	\$ 1,530,255.14	\$ 317,704.45	\$ 30,605.10			\$ -	\$ 10,000.00			\$ 1,530,255.14	\$ 1,212,550.69	\$ 30,605.10
2025		\$ 327,704.45	\$ 327,704.45		\$ 81,926.11		\$ 235,778.34	\$ 1,212,550.69	\$ 235,778.34	\$ 24,251.01			\$ -	\$ 10,000.00			\$ 1,212,550.69	\$ 976,772.35	\$ 24,251.01
2026		\$ 327,704.45	\$ 327,704.45		\$ 81,926.11		\$ 235,778.34	\$ 976,772.35	\$ 235,778.34	\$ 19,535.45			\$ -	\$ 10,000.00			\$ 976,772.35	\$ 740,994.01	\$ 19,535.45
2027		\$ 327,704.45	\$ 327,704.45		\$ 81,926.11		\$ 235,778.34	\$ 740,994.01	\$ 235,778.34	\$ 14,819.88				\$ 10,000.00			\$ 740,994.01	\$ 505,215.67	\$ 14,819.88
2028		\$ 327,704.45	\$ 327,704.45		\$ 81,926.11		\$ 235,778.34	\$ 505,215.67	\$ 235,778.34	\$ 10,104.31				\$ 10,000.00			\$ 505,215.67	\$ 269,437.33	\$ 10,104.31
2029		\$ 327,704.45	\$ 327,704.45		\$ 81,926.11		\$ 235,778.34	\$ 269,437.33	\$ 235,778.34	\$ 5,388.75				\$ 10,000.00			\$ 269,437.33	\$ 33,658.99	\$ 5,388.75
2030		\$ 327,704.45	\$ 327,704.45		\$ 81,926.11		\$ 235,778.34	\$ 33,658.99	\$ 33,658.99	\$ 673.18	\$ 202,119.35			\$ 10,000.00			\$ 33,658.99	\$ 33,658.99	\$ 673.18
2031		\$ 327,704.45	\$ 327,704.45		\$ 284,921.37		\$ 32,783.09				\$ 32,783.09			\$ 10,000.00					
2032		\$ 327,704.45	\$ 327,704.45		\$ 317,704.45									\$ 10,000.00					
2033		\$ 327,704.45	\$ 327,704.45		\$ 317,704.45									\$ 10,000.00					
2034		\$ 327,704.45	\$ 327,704.45		\$ 317,704.45									\$ 10,000.00					
2035		\$ 327,704.45	\$ 327,704.45		\$ 317,704.45									\$ 10,000.00					
2036		\$ 327,704.45	\$ 327,704.45		\$ 317,704.45									\$ 10,000.00					
2037		\$ 327,704.45	\$ 327,704.45		\$ 317,704.45									\$ 10,000.00					
2038		\$ 327,704.45	\$ 327,704.45		\$ 317,704.45									\$ 10,000.00					
2039		\$ 327,704.45	\$ 327,704.45		\$ 162,090.79									\$ 10,000.00		\$ 155,613.67			
2040		\$ 327,704.45	\$ 327,704.45													\$ 327,704.45			
2041		\$ 327,704.45	\$ 327,704.45													\$ 327,704.45			
2042		\$ 327,704.45	\$ 327,704.45													\$ 327,704.45			
2043		\$ 327,704.45	\$ 327,704.45													\$ 327,704.45			
2044																			
2045																			
Totals	\$ 271,288.03	\$ 7,537,202.41	\$ 7,808,490.45	\$ -	\$ 3,162,500.00	\$ 9,245.50	\$ 2,703,270.94		\$ 2,477,614.00	\$ 234,902.44	\$ 234,902.44	\$ 34,339.53	\$ 9,000.00	\$ 205,000.00	\$ 9,245.50	\$ 1,466,431.48			\$ 234,902.44

Developer reimbursement including contingency = \$ 2,477,614.00 Developer reimbursement including cont. and interest= \$ 2,712,516.44
State and local (developer)= \$ 20,414.00 (Statutorily Pre-Approved Activities)
Max school capture (developer)= \$ 9,245.50
City reimbursement including contingency (local-only)= \$ 3,162,500.00 City annual reimbursement portrayed as 25% of available annual TIR until developer fully reimbursed
Authority reimbursement (state and local)= \$ 214,000.00
\$ 9,000.00 chosen as reasonable state portion for implementation costs of the Authority (incurred Year 1)
1/2 of captured SET to State BF Fund
Remaining school tax capture in 2021 will be returned to schools, estimated \$ 209,457.50
*simple interest paid after all principal is paid, 2030 is estimated final reimbursement and commencement of interest payment
LBRF Cap set at \$1,500,000

ATTACHMENTS

- **NOTICE OF PUBLIC HEARING**
- **NOTICE TO TAXING JURISDICTIONS**
- **RESOLUTIONS OF SUPPORT & APPROVAL**



CITY OF PORTAGE

**RESOLUTION APPROVING 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**

Minutes of a regular meeting of the City Council for the City of Portage, Michigan held on
October 15, 2019 at 7:00 p.m. local time at the City Hall in the City of Portage,
Michigan.

PRESENT: Burns, Ford, Knapp, Pearson, Randall, Reid, Urban.

ABSENT: None.

The following resolution was offered by:

Councilmember: Ford, and supported by:

Councilmember: Knapp.

WHEREAS, the City of Portage, 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 of Kalamazoo County (the "Authority") and has designated that all related activities shall proceed through the Authority; and

WHEREAS, the Authority, pursuant to and in accordance with Section 13 of the Act, has reviewed, adopted and recommended for approval by the City Council of the City of Portage, the Brownfield Plan (the "Plan") attached hereto, to be carried out within the City, relating to the redevelopment of the industrial property located at 6701 Portage Road, Portage, Michigan; and

WHEREAS, the City Council of the City of Portage, has reviewed the Plan, and was provided a reasonable opportunity to express its views and recommendations regarding the Plan.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Portage concurs with the provisions of the Plan in the form attached to this Resolution; and

BE IT FURTHER RESOLVED that 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.


All resolutions or parts of resolutions are, to the extent of any conflict with this resolution, rescinded.

ADOPTED: 6 - 1 (six to one)

AYES: Councilmember Ford, Knapp, Pearson, Randall, Reid, Urban.

NAYS: Councilmember Burns

ABSENT: Councilmember None.

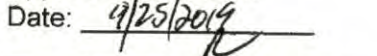

Adam Herringa, City Clerk

CERTIFICATION

I, Adam Herringa, do hereby certify that I am the duly appointed and acting City Clerk of the City of Portage, Michigan, and that the foregoing resolution was adopted by the City of Portage on the 15th day of October, 2019.


Adam Herringa, City Clerk

Approved as to form:

Date: 9/25/2019

City Attorney



KALAMAZOO COUNTY GOVERNMENT

In the Pursuit of Extraordinary Governance...

NOTICE OF PUBLIC HEARING

THE BROWNFIELD REDEVELOPMENT AUTHORITY OF KALAMAZOO COUNTY

REGARDING INCLUSION INTO THE COUNTY'S BROWNFIELD PLAN OF ONE PARCEL OF PROPERTY LOCATED AT 6701 PORTAGE ROAD, CITY OF PORTAGE, 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 Wednesday, the 6th day of November, 2019, at approximately 7:00 p.m., Eastern Daylight time in the Commissioners Chambers within the County Building, 201 West Kalamazoo Avenue, Kalamazoo, Michigan, to receive public comment on an amendment to the County's Brownfield Redevelopment Plan to include therein the property located at 6701 Portage Road, City of Portage, Kalamazoo County, Michigan. The following legal parcel is included in the "eligible property":

Address: 6701 Portage Road, City of Portage, Kalamazoo County

Parcel ID: 00011-010-L

Acreage: 37.4

The parcel subject to this Brownfield Plan is located on Portage Road, north of Romence Road, south of Milham Avenue and approximately 1.5 miles south of Interstate 94.

The Brownfield Plan, which includes a site map and legal description of the parcel, is available for public inspection at the County Brownfield Redevelopment Authority office, located at 201 West Kalamazoo Avenue, Room 207, 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) 384-8112. THIS NOTICE is given by order of the County Board of Commissioners of the County of Kalamazoo, Michigan.

Dated: October 25, 2019

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

OFFICE OF THE COUNTY CLERK & REGISTER OF DEEDS
TIMOTHY A. SNOW, CMC, MCCO, CLERK & REGISTER OF DEEDS



KALAMAZOO COUNTY GOVERNMENT

In the Pursuit of Extraordinary Governance...

NOTICE TO ALL TAXING JURISDICTIONS

The Kalamazoo County Board of Commissioners proposes to approve a Brownfield Plan for one parcel of property located at 6701 Portage Road, City of Portage, 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 adopted a Brownfield Plan related to the development of the 37.4-acre property located at 6701 Portage Road, City of Portage, Kalamazoo County, Michigan. The anticipated future use of the property is for a 321,000-square-foot distribution center. Environmental contamination has been identified on the property and 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 approve a Brownfield Plan for the noted property.

The Act permits the use of the 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 November 6, 2019 meeting of the Kalamazoo County Board of Commissioners held at 7:00 p.m. in the Kalamazoo County 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 Community Development (269) 384-8112.

Dated: October 25, 2019

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

OFFICE OF THE COUNTY CLERK & REGISTER OF DEEDS

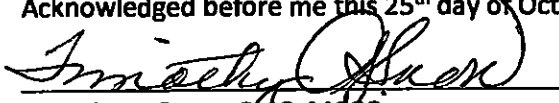
TIMOTHY A. SNOW, CMC, MCCO, CLERK & REGISTER OF DEEDS


201 West Kalamazoo Avenue | Kalamazoo, MI 49007 | Clerk: 269.383.8840 | Register: 269.384.8970 | www.kalcounty.com/clerk

I do hereby certify that on October 25, 2019 the attached letter regarding the County's Brownfield Plan for one (1) parcel of property located at 6701 Portage Road, in the City of Portage, Kalamazoo County, Michigan, was sent by mail (and/or) email where noted, to the taxing jurisdictions listed below:

Kalamazoo County Board of Commissioners 201 West Kalamazoo Avenue Kalamazoo, MI 49007	Kalamazoo County Public Housing Commission 201 West Kalamazoo Avenue Kalamazoo, MI 49007
Kalamazoo County Sheriff's Office 1500 Lamont Avenue Kalamazoo, MI 49048	City of Portage 7900 South Westnedge Avenue Portage, MI 49002
Kalamazoo County Juvenile Home 1424 Gull Road Kalamazoo, MI 49048	Portage Public Schools 8107 Mustang Drive Portage, MI 49002
Kalamazoo County HCS – Area Agency on Aging 311 East Alcott Street Kalamazoo, MI 49001	Portage District Library 300 Library Lane Portage, MI 49002
Kalamazoo County Transportation Authority 530 North Rose Street Kalamazoo, MI 49007	Kalamazoo Regional Educational Service Agency 1819 East Milham Avenue Portage, MI 49002
Michigan Department of Treasury Austin Building 430 West Allegan Street Lansing, MI 48922	Kalamazoo Valley Community College 6767 West O Avenue P.O. Box 4070 Kalamazoo, MI 49003-4070
Michigan Department of Environment, Great Lakes, and Energy c/o Ronald Smedley Remediation and Redevelopment Division Constitution Hall, 5 th Floor South 525 West Allegan Street Lansing, MI 48933	Michigan Department of Environment, Great Lakes, and Energy c/o Mike Gurnee Remediation and Redevelopment Division Kalamazoo District Office 7953 Adobe Road Kalamazoo, MI 49009-5025
Michigan Economic Development Corporation c/o Rob Garza Brownfield and MCRP Senior Program Specialist Community Development 300 North Washington Square Lansing, MI 48913	Michigan Department of Environment, Great Lakes, and Energy via email: Smedleyr@michigan.gov via email: EGLE-Brownfields@michigan.gov

Acknowledged before me this 25th day of October, 2019.


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


Janice I. Shattuck, Notary Public
St. Joseph County, Michigan
Acting in Kalamazoo County, Michigan
My Commission Expires: 09/26/2020

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 6th day of November, 2019 at 7 p.m.

PRESENT: Aniano, Moore, Morse, Hall, Rogers, Place, Quinn, Seals,
Tuinier

ABSENT: Bauer, Gisler

MOTION BY: Moore

SUPPORTED BY: Seals

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 City of Portage, relating to the development of a distribution center on one 37.4-acre parcel of property located at 6701 Portage Road, City of Portage, Kalamazoo County, Michigan, (the "Site"), as more particularly described and shown in Figure 1 and Figure 2 contained 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 Sections 14 of the Act; and

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

WHEREAS, the City of Portage 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*

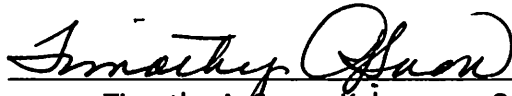
ABSTAINED: *none*

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 6th day of November, 2019, the original of which resolution is on file in my office.

IN WITNESS WHEREOF, I have hereunto set my official signature this 6th day of November, 2019.



Timothy A. Snow, Kalamazoo County Clerk