

**Kalamazoo County
Brownfield Redevelopment Authority**

Brownfield Plan

For

Graphic Packaging International, LLC

**for property located at
1810 & 2016 N. Pitcher Street,
2650 N. Pitcher Street, 511 E. Paterson Street,
1807 N. Pitcher Street, 2101 N. Pitcher Street,
1819 & 2019 N. Pitcher Street,
2105 N. Pitcher Street, 1500 N. Pitcher Street
and 1401 Harrison Street**

Kalamazoo, Michigan

Prepared for:

Kalamazoo County Brownfield Redevelopment Authority
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Resolution of Support by the City of Kalamazoo on September 3, 2019

Resolution of Support by Kalamazoo Charter Township on September 9, 2019

Resolution of Approval by County Commission on September 17, 2019

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1. INTRODUCTION AND PURPOSE

The purpose of this brownfield plan (“Plan”) is to satisfy the requirements of the Brownfield Redevelopment Financing Act, MCL 125.2651 et seq., (“Act 381”). This Plan specifically covers approximately 123.83 acres of property owned or controlled by Graphic Packaging International, LLC (“GPI”) located in both the City of Kalamazoo and Kalamazoo Township, located at the following addresses:

1810 N. Pitcher Street	City of Kalamazoo
2016 N. Pitcher Street	Kalamazoo Township
2650 N. Pitcher Street	Kalamazoo Township
511 E. Paterson Street*	City of Kalamazoo
1807 N. Pitcher Street*	City of Kalamazoo
2101 N Pitcher Street	Kalamazoo Township
1819 N. Pitcher Street	City of Kalamazoo
2019 N. Pitcher Street	Kalamazoo Township
2105 N. Pitcher Street	Kalamazoo township
1500 N. Pitcher Street	City of Kalamazoo
1401 Harrison Street	City of Kalamazoo

*Properties in City of Kalamazoo Brownfield Plan that City is processing amendment to remove from its Plan and add to County Plan.

The properties above are collectively referred to as the “Property” and are legally described in Exhibit A.

GPI has incurred and will incur “eligible activity” expenses as defined in Act 381, including baseline environmental activities (Phase I, Phase II and BEA), due care activities, additional response activities, demolition of existing structures, lead and asbestos abatement, site preparation and infrastructure activities. In addition, the City of Kalamazoo or another public partner (the “Public Entity”) may incur eligible infrastructure costs that it will seek reimbursement for.

The purpose of this Plan is to provide for reimbursement of the eligible activity expenses incurred and to be incurred by GPI and the Public Entity on the Property and infrastructure improvements (i.e. road improvements) that will directly benefit the Property. The proposed project includes redevelopment of the Property through selective building and site demolition and abatement and construction of new warehouse facilities totaling approximately 245,000 square foot (the “Project”). The Project is expected to result in real property investment of approximately \$180 million over the next three years. The majority of the improvements will be completed on the City of Kalamazoo properties with additional site improvements taking place on the Kalamazoo Township properties.

2. BASIS OF ELIGIBILITY

The 511 E. Paterson Street, 1807, 1810, 1819, 2016 and 2019 N. Pitcher properties include contamination in the soil and groundwater at levels that exceed generic residential cleanup criteria in Part 201 of the Michigan Natural Resources and Environmental Protection Act (“Part 201”). Contamination at the parcels include tetrachloroethene, trichlorethylene, cis-1,2-DCE, benzo(a)pyrene,

fluoranthene, phenanthrene, arsenic, cadmium, chromium, copper, iron, lead, mercury, nickel, selenium, zinc, aluminum, arsenic, lead, mercury, selenium, silver and sulfate at concentrations in soil and/or groundwater exceeding Part 201 generic residential cleanup criteria, thereby making the properties each a "facility" as defined in Part 201 and "eligible property" under Act 381. The remaining properties are either facilities or adjacent or contiguous to the eligible properties and are estimated to increase the captured taxable value of that property. See attached Exhibit B for confirmation of "facility" status.

1810 N. Pitcher Street	PCE, TCE, benzo(a)pyrene, fluoranthene, phenanthrene, arsenic, chromium, copper, lead, mercury, nickel, selenium and zinc in soil; and cis-1,2-DCE, TCE, VC, Cr+6, iron, lead, nickel, and mercury in groundwater at concentrations exceeding applicable Part 201 GRCC.
2016 N. Pitcher Street	PCE, TCE, benzo(a)pyrene, fluoranthene, phenanthrene, arsenic, chromium, copper, lead, mercury, nickel, selenium and zinc in soil; and cis-1,2-DCE, TCE, VC, Cr+6, iron, lead, nickel, and mercury in groundwater at concentrations exceeding applicable Part 201 GRCC.
2650 N. Pitcher Street	Adjacent
511 E. Paterson Street	The metals aluminum, arsenic, lead, selenium and mercury were detected in soil concentrations exceeding Part 201 GRCC. Aluminum, lead, silver and sulfate were detected in groundwater samples at concentrations above their respective Part 201 GRCC.
1807 N. Pitcher Street	Selenium, fluoride, methanol, and PCE in soil at concentrations exceeding applicable Part 201 GRCC, and PCE, TCE, copper, silver, and fluoride in groundwater at concentrations exceeding applicable Part 201 GRCC.
2101 N. Pitcher Street	Adjacent
1819 N. Pitcher Street	Arsenic in soil above the Generic Residential Cleanup Criteria (GRCC) for Direct Contact and Groundwater Surface Water Interface Protection (GSIP). Cadmium in soil above the GRCC for Drinking Water Protection (DWP). Total Chromium in soil above the GRCC for DWP and GSIP. Trichloroethylene (TCE) in soil above

	the GRCC for DWP and Soil Volatilization to Indoor Air Inhalation. TCE in groundwater above the GRCC for DWP and GSIP.
2019 N. Pitcher Street	Arsenic in soil above the Generic Residential Cleanup Criteria (GRCC) for Direct Contact and Groundwater Surface Water Interface Protection (GSIP). Cadmium in soil above the GRCC for Drinking Water Protection (DWP). Total Chromium in soil above the GRCC for DWP and GSIP. Trichloroethylene (TCE) in soil above the GRCC for DWP and Soil Volatilization to Indoor Air Inhalation. TCE in groundwater above the GRCC for DWP and GSIP.
2105 N. Pitcher Street	Adjacent
1500 N. Pitcher Street	Adjacent
1401 Harrison Street	Adjacent

3. REQUIRED ELEMENTS OF BROWNFIELD PLAN

A. A description of costs intended to be reimbursed with tax increment revenues (MCLA 125.2663(2)(a))

The Project will seek tax increment financing from available local taxes, school operating and state education tax millage for eligible activities at the Property, including baseline environmental activities, due care activities, additional response activities, demolition, lead and asbestos abatement, site preparation, infrastructure improvements, brownfield plan and work plan preparation and development, and authority administrative expenses totaling \$92,384,132.

Table 1 below presents estimated costs of the eligible activities for this project which qualify for reimbursement from tax increment financing.

TABLE 1

EGLE Eligible Activities Costs	Cost Estimate
1. Baseline Environmental Activities, including Phase I, Phase II to evaluate due care obligations and BEA.	\$271,764
2. Due Care Activities	\$650,000
3. Additional Response Activities	\$1,700,000

	<i>Sub-total</i>	\$2,621,764
4. Contingency (15%) (Future Work Only)	\$352,500	
5. Brownfield Plan and/or Work Plan Development, Preparation and Implementation	\$15,000	
6. Authority administrative expenses*	TBD	
EGLE Eligible Activities Total		\$2,989,264

*The Authority will be reimbursed its actual administrative expenses in accordance with its policy and as allowed by Act 381, as amended.

MSF Eligible Activities Costs	Cost Estimate
1. Lead and Asbestos Abatement	\$175,000
2. Demolition	\$8,405,511
3. Site Preparation (City Property)	\$10,133,378
4. Infrastructure	
- GPI	\$1,341,036
- Public Entity	\$58,000,000
Sub-total	\$78,054,925
5. Contingencies (15%) (future work only)	
- GPI (based on \$17,499,621)	\$2,624,943
- Public Entity	\$8,700,000
6. Preparation, Development, and implementation of Brownfield Plan and Work Plan	\$15,000
7. Authority administrative expenses*	TBD
MSF Eligible Activities Total	\$89,394,868

*The Authority will be reimbursed its actual administrative expenses in accordance with its policy and as allowed by Act 381, as amended.

B. A brief summary of the eligible activities that are proposed for each eligible property. (MCLA 125.2663(2)(b))

“Eligible Activities” are defined in the Act as meaning one or more of the following: (i) baseline environmental assessment activities; (ii) due care activities; and (iii) additional response activities; (iv) reasonable cost of developing and preparing brownfield plans, combined brownfield plans, and work plans. In addition, in qualified local governmental units such as the City of Kalamazoo, the Act includes the following additional activities under the definition of “eligible activities”: (A) infrastructure improvements that directly benefit

eligible property; (B) demolition of structures that is not response activity under Part 201 of NREPA; (C) lead or asbestos abatement; and (D) site preparation that is not response activity under Part 201 of NREPA.

The cost of eligible activities is estimated in Table 1 above and includes the following:

- A. Baseline Environmental Activities. GPI conducted baseline environmental assessment activities on the Property during the acquisition phase of the Project.
- B. Due Care Activities. GPI is expected to incur increased expenses in connection with the presence of contamination at the Property, including a vapor barrier and other due care expenses.
- C. Additional Response Activities. GPI expects to incur expenses for removal of contaminated soils and materials located on the Property.
- D. Lead and Asbestos Abatement. GPI incurred costs associated with initial surveys and proper abatement and disposal prior to demolition activities that occurred at the Property. Future costs associated with the Project are expected to be incurred for the Project.
- E. Demolition. GPI incurred demolition expenses associated with demolition of the existing buildings and improvements on the Property. Future costs associated with the Project are expected to be incurred for the Project.
- F. Site Preparation. Site preparation activities on the eligible property within the City of Kalamazoo (a core community) include clearing and grubbing, mass grading, land balancing, utility relocation, special foundations, temporary site control, temporary access, temporary facility, temporary erosion control, geotechnical engineering, staking, and other similar expenses.
- G. Infrastructure Improvements. Infrastructure improvements that directly benefit eligible property will include improvements to street and roadways, utility improvements, road improvements to US 131 interchange and right of ways, and other eligible infrastructure improvements.
- H. Contingency. A 15% contingency is included to cover unexpected cost overruns encountered during construction on the future costs.
- I. Preparation, Development and Implementation of Brownfield Plan and Work Plan. Reasonable costs associated with the preparation, development and implementation of this Brownfield Plan and the Work Plan are included in the eligible activities.
- J. Authority Administrative Expenses. Actual eligible costs incurred by the Authority are also included in the Plan as an eligible expense. Such expenses could include costs of public notifications, legal, and other costs to administer the Plan. These will be reimbursed with local tax increment revenues only, up to the limits allowed by Act 381.

C. An estimate of the captured taxable value and tax increment revenues for each year of the Plan from each parcel of eligible property and in the aggregate. (MCL 125.2663(2)(c))

A 12-year PA 198 Application will be filed for the real property improvements on the property located within the City of Kalamazoo. An estimate of real property tax capture for tax increment financing is attached in Exhibit C.

D. The method by which the costs of the Plan will be financed, including a description of any advances made or anticipated to be made for the costs of the Plan from the City. (MCLA 125.2663(2)(d))

The cost of Eligible Activities included in the Plan Amendment will initially be paid for by GPI and the Public Entity, or other public sector partners, and they will seek reimbursement through available local and school property tax increment during the term of the Plan.

E. The maximum amount of the note or bonded indebted indebtedness to be incurred, if any. (MCLA 125.2663(2)(e))

Bonds will not be issued by the Authority for this Project but may be issued in conjunction with some of the proposed infrastructure improvements. Bonds will not be used to fund GPI's eligible activities.

F. The proposed beginning date and duration of capture of tax increment revenues for each eligible property as determined under the Act (MCLA 125.2663(2)(f))

The duration of the Brownfield Plan Amendment for the Project is estimated to be 33 years. It is estimated that development of the Property will be completed by the end of 2021 and that it will take up to 30 years to recapture the Eligible Activities through tax increment revenues. Therefore, the first year of tax increment capture will be 2022 and the Plan will remain in place until GPI and the Public Entity are fully reimbursed and the Authority has completed capture for the revolving fund capture, if available, subject to the maximum duration provided for in MCL 125.2663.

G. An estimate of the impact of tax increment financing on the revenues of all taxing jurisdictions in which the Property is located. (MCLA 125.2663(2)(g))

An estimate of real property tax capture is attached as Exhibit C.

H. A legal description of each parcel of eligible property to which the Plan applies, a map showing the location and dimensions of each eligible property, a statement of the characteristics that qualify the property as eligible property, and a statement of whether personal property is included as part of the eligible property. (MCLA 125.2663(2)(h))

1. See legal description in Exhibit A.

2. See location and site map Exhibit D.
3. Characteristics of Property:

The Property consists of approximately 123.83 acres located in a heavily industrial area and is mostly vacant and unoccupied. Historically, a majority of the Property was used by the former Checker Motors Corporation ("Checker") for the manufacturing of automobiles from the 1920s until 1982. After ceasing automobile manufacturing operations, Checker continued to operate manufacturing automotive parts until it went bankrupt in 2009. The Property was purchased by Jones Trading, LLC in 2010 and most of the buildings were demolished at that time, leaving several piles of demolition debris throughout the Property. GPI now owns or controls the Property and began cleaning it up in preparation for the proposed Project. The balance of the Property has been historically used for heavy industrial operations. The Property is considered "eligible property" because they are either considered a "facility" due to the presence of contamination or they are adjacent to or contiguous to a parcel that is a "facility." Please see Section 2 for a summary of eligibility.

4. Personal property: New personal property added to the Property is included as part of the "Eligible Property" to the extent it is taxable.

I. An estimate of the number of persons residing on each eligible property to which the Plan applies and the number of families or individuals to be displaced, if any. (MCL 125.2663(2)(i))

There are no persons currently residing on this Property and, therefore, no families or individuals will be displaced.

J. A plan for establishing priority for the relocation of persons displaced by implementation of the Plan, if applicable. (MCLA 125.2663(2)(j))

This section is inapplicable to this site as there are no persons residing on the Property.

K. Provision for the costs of relocating persons displaced by implementation of the Plan, and financial assistance and reimbursement of expenses, if any. (MCLA 125.2663(2)(k))

This section is inapplicable to this site as there are no persons residing on the Property.

L. A strategy for compliance with the Michigan Relocation Assistance Act, if applicable. (MCLA 125.2663(2)(l))

This section is inapplicable to this site as there are no persons residing on the Property.

**M. Other material that the Authority or the City Council considers pertinent.
(MCLA 125.2663(2)(m))**

The Project provides significant investment in the City and Township and it will revitalize a long underutilized site in the City of Kalamazoo and Kalamazoo Township.

18476370

EXHIBIT A

Legal Description and Eligible Property Map

A: CITY

Address: 1810 N. Pitcher Street

Legal Description: 3120 SECTION 10-2-11 COM ON ELY LI PITCHER STREET AT ITS INTERSECTION WITH THE E&W 1/4 LI SECT 10-2-11; TH SLY ALG SD ELY LI 145FT FOR P.O.B.; TH CONT SLY ALG SD ELY LI 717.73FT TO A PT 140FT NLY OF CTR LI LUCILLE STREET, NOW VACATED; TH ELY PARALLEL TO SD CTR LI OF VACATED STREET 173FT; TH SLY PARALLEL TO ELY LI PITCHER STREET 40FT; TH ELY PARALLEL TO CTR LI SD VACATED STREET & 100FT NLY THEREOF 467.12FT TO WLY R-O-W LI OF PENN CENTRAL RR--FORMERLY LS&MS RR - TH NLY THEREON 901.24FT TO SD E&W 1/4 LI; TH WLY ALG SD 1/4 LI 578.9FT TO A PT 75FT ELY OF ELY LI OF PITCHER STREET; TH SLY PARALLEL TO SD STREET LI 145FT; TH WLY 75FT TO P.O.B.

Tax ID: 06-10-408-001

B: TOWNSHIP

Address: 2016 N. Pitcher Street (Twp)

Legal Description: 1014500 3906 10 205 010 G 10-5 SEC 10-2-11 BEG AT N1/4 POST TH S 89 DEG 08 MIN E ALG N LI SD SEC 991.57 FT TO W LI GTWRR TH S 1 DEG 22 MIN W THEREON 347.82 FT TH W PAR TO SD N LI 28.3 FT TH S 1 DEG 22 MIN W 336.27 FT TH E PAR TO SD N LI 103.3 FT TO W LI NYCRR TH S 1 DEG 22 MIN W THEREON 1954 FT TO E&W1/4 LI SD SEC TH N 88 DEG 51 MIN W THEREON 687.06 FT TO CTR LI OF PITCHER ST TH N 1 DEG W THEREON 335 FT TO AN ANG PT TH N 10 DEG 13 MIN W 1324.06 FT TO AN ANG PT TH N 6 DEG 53 MIN W 1009.3 FT TO N LI SD SEC TH E 45.13 FT TO BEG

Tax ID: 06-10-205-010

C: TOWNSHIP

Address: 2650 N. Pitcher Street (Twp)

Legal Description: COMMENCING AT THE SOUTH QUARTER POST OF SECTION 3, TOWN 2 SOUTH, RANGE 11 WEST, THENCE EASTERLY ON THE SOUTH LINE OF

SAID SECTION BEING ALSO THE CENTERLINE OF MOSEL AVENUE SO-CALLED TO THE POINT 450 FEET WEST OF THE WEST LINE OF THE GRAND TRUNK WESTERN RAILROAD RIGHT OF WAY, THENCE NORTH 0 DEGREES 31 MINUTES EAST 33 FEET TO THE POINT OF BEGINNING, THENCE NORTH 0 DEGREES 31 MINUTES EAST PARALLEL TO THE WEST LINE OF THE SAID RAILROAD RIGHT OF WAY 540.73 FEET TO A POINT, THENCE NORTH 89 DEGREES 48 MINUTES WEST 667.53 FEET MORE OR LESS TO A POINT ON THE EAST LINE OF PITCHER STREET SO-CALLED, THENCE SOUTH 10 DEGREES 39 MINUTES EAST ON THE EAST LINE OF PITCHER STREET SO-CALLED 542.53 FEET MORE OR LESS TO A POINT WHICH IS 33 FEET NORTH OF THE SOUTH LINE OF SAID SECTION, THENCE EAST PARALLEL TO THE SOUTH LINE OF SAID SECTION 559.85 FEET TO THE PLACE OF BEGINNING.

Tax ID: 06-03-460-020

D: CITY*

Address: 511 E. Paterson Street

Legal Description: 3248 COMMENCING AT A POINT 33 FEET NORTH OF THE POINT WHERE THE WEST LINE OF HARRISON STREET AS EXTENDED NORTH INTERSECTS THE SOUTH LINE OF SECTION 10, TOWN 2 SOUTH, RANGE 11 WEST; THENCE WEST 336.86 FEET TO THE EAST LINE OF THE FORMER CHICAGO, KALAMAZOO & SAGINAW RAILROAD (NOW NORFOLK SOUTHERN RAILWAY COMPANY); THENCE NORTH 273.77 FEET ALONG SAID EAST LINE TO THE NORTH LINE OF THE FORMER INDIAN RESERVE LINE; THENCE EAST 328.45 FEET ALONG THE FORMER INDIAN RESERVE LINE; THENCE SOUTH 274.85 FEET TO PLACE OF BEGINNING.

Tax ID: 06-10-495-001

E: CITY*

Address: 1807 N. Pitcher Street

Legal Description: PROPERTY EXEMPT FROM AD VALOREM TAXES AND ASSESSED ON THE SPECIAL ACT ROLL PURSUANT TO PA 261 OF 2003 EXPIRING 12/30/2018. 3103 PART OF THE SOUTH 1/2 OF SECTION 10, TOWN 2 SOUTH RANGE 11 WEST, COMMENCING AT A POINT IN THE EAST LINE OF THE PENN RAILROAD RIGHT-OF-WAY 556.16FT SOUTH 01DEG 14MIN EAST FROM THE E & W 1/4 LINE OF SECTION 10; THENCE NORTH 01DEG 14MIN WEST 219FT; THENCE 301.52FT AT AN ANGLE TO THE RIGHT OF 90DEG 14MIN TO THE WEST LINE OF NORTH PITCHER STREET; THENCE SOUTH 219FT ALONG THE WEST LINE OF NORTH PITCHER STREET;

THENCE WEST 303.33FT PARALLEL WITH AND 717FT NORTH OF THE NORTH LINE OF EAST PROUTY STREET TO THE POINT OF BEGINNING.

Tax ID: 06-10-405-001

F: TOWNSHIP

Address: 2101 N. Pitcher Street (Twp)

Legal Description: 1014480 3906 10 255 020 G 10-4 SEC 10-2-11 BEG IN N&S1/4 LI SEC 10 AT PT 486.07 FT N OF C1/4 POST TH N ALG SD 1/4 LI 404.69 FT TH S 88 DEG 51 MIN E 210.62 FT TO CTR LI PITCHER ST TH S 10 DEG 13 MIN E ALG SD CTR LI 406.92 FT TH W 282.75 FT TO BEG EXC E 33 FT AS MEAS AT RT ANG TO CTR LI SD ST FOR HWY*

Tax ID: 06-10-255-020

G: CITY

Address: 1819 N. Pitcher Street

Legal Description: 3107 PART OF THE S 1/2 OF SECTION 10-2-11 BEGINNING AT THE CENTER POST OF SECTION 10; THENCE EAST 280.5FT MORE-OR-LESS ALONG THE E&W 1/4 LINE OF SECTION 10 TO THE WEST LINE OF NORTH PITCHER STREET; THENCE SOUTH 333.27FT ALONG THE WEST LINE OF NORTH PITCHER STREET; THENCE WEST 297.24FT MORE-OR-LESS AT AN ANGLE OF 90DEG 53MIN TO THE WEST LINE OF NORTH PITCHER STREET TO THE EASTERLY RIGHT-OF-WAY LINE OF THE PENNSYLVANIA RAILROAD (FORMERLY THE GRAND RAPIDS AND INDIANA RAILWAY); THENCE NORTH 01DEG 14MIN WEST 337.16FT ALONG THE EASTERLY RIGHT-OF-WAY LINE OF THE PENNSYLVANIA RAILROAD (FORMERLY THE GRAND RAPIDS AND INDIANA RAILWAY) TO THE E&W 1/4 LINE OF SECTION 10; THENCE EAST 16.74FT MORE-OR-LESS ALONG THE E&W 1/4 LINE OF SECTION 10 TO THE CENTER POST OF SECTION 10 AND THE POINT OF BEGINNING.

Tax ID: 06-10-400-001

H: TOWNSHIP

Address: 2019 N. Pitcher Street (Twp)

Legal Description: 1014440 3906 10 205 030 G 10-3 SEC 10-2-11 COM IN THE CENTER OF A DITCH 94 LINKS N OF THE E & W 1/4 LI SECTION 10 ON THE E LI OF THE ROW

OF THE GRAND RAPIDS AND INDIANA RAILWAY FOR POB TH N ALG THE E LI ROW TO THE GRAND RAPIDS & INDIANA RAILWAY 424.03 FT TO A PARCEL CONVEYED BY ATLAS PRESS CO. TO THE DEARBORN EQUIPMENT CO. (DEED LIBER 227, PAGE 62) TH ELY AT RT ANGLES TO E ROW LI 247.05 FT TO THE WLY LI PITCHER ST TH SLY ALG THE WLY LI PITCHER ST TO THE CENTER OF SD DITCH TH WLY ALG THE CENTER OF SD DITCH 20 R M OR L TO POB. ALSO COM IN THE CENTER OF PITCHER ST AT THE INTERSEC OF THE E & W 1/4 LI SEC 10 TH W ALG SD 1/4 LI 20 R M OR L TO THE N & S 1/4 LI SD SEC TH N 94 LINKS M OR L TO THE CENTER OF A DITCH THE E 20 R M OR L IN SD DITCH TO THE CENTER OF PITCHER ST TH S ALG SD CL TO POB.

Tax ID: 06-10-205-030

I: TOWNSHIP

Address: 2105 N. Pitcher Street (Twp)

Legal Description: 1014600 3906 10 255 010 G 10-6 SEC 10-2-11 BEG IN N&S1/4 LI SEC 10 890.76 FT N OF C1/4 POST TH S 88 DEG 51 MIN E 210.62 FT TO CTR LI PITCHER ST TH N 10 DEG 13 MIN W THEREON 757.12 FT TO AN ANG PT TH N 6 DEG 53 MIN W 632.16 FT TO SD 1/4 LI TH S 1369.35 FT TO BEG

Tax ID: 06-10-255-010

J: CITY

Address: 1500 N. Pitcher Street

Legal Description: 46400, 3124 SECTION 10-2-11 COM IN ELY LI PITCHER STREET AT ITS INTERSECTION WITH THE E&W 1/4 LI SECT 10; TH SLY ALG SD ELY LI 1002.73FT TO CTR LI LUCILLE STREET, NOW VACATED, FOR P.O.B.; TH SLY ALG SD ELY LI TO THE N LI OF ELNORA STREET, VACATED JUNE 14, 1917; TH ELY ALG THE N LI OF ELNORA STREET TO THE WLY R-O-W LI PENN CENTRAL RAILROAD; TH NLY ALG SD WLY LI TO A PT 100FT N OF THE CTR LI OF LUCILLE STREET, NOW VACATED; TH WLY AT RIGHT ANGLES TO SD R-O-W 467.12FT; TH NLY PARALLEL TO ELY LI OF PITCHER STREET 40FT; TH WLY PARALLEL TO THE CTR LI OF LUCILLE STREET, NOW VACATED, 173FT TO THE ELY LI OF PITCHER STREET; TH SLY ALG THE ELY LI OF PITCHER STREET 140FT TO THE CTR LI OF LUCILLE STREET, NOW VACATED, AND TO THE P.O.B. PARCEL CONTAINS APPROXIMATELY 16.253 ACRES ALSO INCLUDING THE FOLLOWING: 30850 SECTION 10-2-11 NORTHSIDE ADDITIONS LOTS 1 THRU 16 AND TROWBRIDGE PLACE DIVISION A LOTS 1 THRU 21 AND VACATED TROWBRIDGE STREET AND VACATED ELNORA STREET MORE PARTICULARLY DESCRIBED AS

FOLLOWS: COM AT THE INTERSECTION OF THE ELY LI OF NORTH PITCHER STREET AND THE N LI ON ELNORA STREET (VACATED JUNE 14, 1917), SD PT BEING 688.82FT M-OR-L N OF THE N LI OF EAST PATERSON STREET; TH ELY ALG SD N LI TO THE WLY R-O-W LI OF PENN CENTRAL RAILROAD; TH SLY & ALG A CURVE TO THE RIGHT ALG SD R-O-W LI TO THE N LI OF EAST PATERSON STREET; TH WLY ALG THE N LI OF EAST PATERSON STREET TO THE ELY LI OF NORTH PITCHER STREET AS NOW RELOCATED; TH NLY ALG THE ELY LI OF NORTH PITCHER STREET TO THE N LI OF ELNORA STREET, NOW VACATED, AND P.O.B. PARCEL CONTAINS APPROXIMATELY 8.801 ACRES ENTIRE PARCEL IS 25.054 ACRES

Tax ID: 06-10-452-001

K: CITY

Address: 1401 Harrison Street

Legal Description: 3142 3242 PART OF SECT 10-2-11 COM AT A PT 308.3FT N AND 1716.1FT E OF S 1/4 POST SD SECT; TH W 493.42FT; TH NLY AT AN ANGLE TO THE NE 89DEG 7MIN 770.09FT; TH ELY AT AN ANGLE TO THE SE 90DEG 53MIN 481.55FT; TH SLY AT A RIGHT ANGLE 770FT TO BEG.

ALSO SECT 10-2-11 COM AT THE INTERSECTION OF THE NLY LI OF PATERSON STREET WITH THE WLY LI OF HARRISON STREET AS EXTENDED; TH N 1DEG 43MIN W TO A PT 310.2FT N OF S LI SECT 10; TH E PARALLEL WITH SD S LI 335.27FT; TH S 0DEG 12MIN W 275.3FT TO N LI OF PATERSON STREET; TH WLY ALG SD N LI 326.05FT TO P.O.B.

ALSO, COM AT S 1/4 COR SECT 10-2-11; TH E ALG S LI SD SECT 1028.68FT TO A PT ON CTR LI OF THE MAIN TRACKS OF A RAILROAD FORMERLY OF THE CHICAGO, KALAMAZOO & SAGINAW RAILWAY COMPANY AS LOCATED OCTOBER 20, 1977; TH N 0DEG 2MIN 0SEC E ALG SD CTR LI 448.13FT; TH S 89DEG 58MIN 0SEC E 30FT TO P.O.B. OF THIS DESCRIPTION, SD PT BEING 30FT DISTANT MEASURED ELY & RADIALLY FROM THE CTR LI OF THE ELY MOST TRACK OF A RAILROAD FORMERLY OF SD RAILWAY COMPANY AS LOCATED OCTOBER 20, 1977; TH PARALLEL WITH & 30FT DISTANT FROM THE CTR LI SD TRACK, THE FOLLOWING COURSES; TH ON A CURVE TO THE NE, A DISTANCE OF 74.6FT, SD CURVE BEING CONCAVE TO THE SE (RADIUS = 781.5FT, CHORD = 74.57FT BEARING N 5DEG 11MIN 0SEC E); TH N 9DEG 45MIN 50SEC E 308.74FT; TH ON A CURVE TO THE NE, A DISTANCE OF 154.36FT, SD CURVE BEING CONCAVE TO THE NW (RADIUS = 923.5FT, CHORD = 154.18FT BEARING N 4DEG 42MIN 30SEC E; TH N 0DEG 43MIN 0SEC E 451.61FT TO A PT DISTANT 15FT MEASURED SWLY & PERPENDICULAR TO THE CTR LI OF AN INDUSTRIAL TRACK OF A RAILROAD FORMERLY OF SD RAILWAY COMPANY; TH PARALLEL WITH & 15FT DISTANT FROM THE CTR LI OF SD INDUSTRIAL TRACK, THE FOLLOWING COURSES; TH S 10DEG 9MIN 20SEC E 180.71FT; TH ON A CURVE TO THE SE 85.5FT, SD CURVE BEING CONCAVE TO THE NE (RADIUS = 461.42FT, CHORD = 85.38FT BEARING S 15DEG 40MIN 20SEC E); TH ON

A CURVE TO THE SE, A DISTANCE OF 139.71FT, SD CURVE BEING CONCAVE TO THE SW (RADIUS = 466.39FT, CHORD = 139.19FT BEARING S 12DEG 4MIN 10SEC E); TH S 0DEG 9MIN 40SEC E 727.85FT TO A PT DISTANT 15FT MEASURED WLY & PERPENDICULAR TO SLY EXTENSION OF THE CTR LI OF SD INDUSTRIAL TRACK; TH S 89DEG 49MIN 50SEC W 151.44FT TO A PT DISTANT 30FT MEASURED ELY & RADIALLY FROM THE CTR LI SD ELY MOST TRACK; TH ON A CURVE TO THE NW, PARALLEL WITH & 30FT DISTANT FROM THE CTR LI SD TRACK, A DISTANCE OF 141.35FT, SD CURVE BEING CONCAVE TO THE NE (RADIUS = 994.77FT, CHORD = 141.23FT BEARING N 4DEG 53MIN 10SEC W TO P.O.B. CONTAINING 110,284 SQ FT, M-OR-L, OR 2.532 ACRES M-OR-L
ENTIRE PARCEL CONTAINS APPROXIMATELY 13.318 ACRES

Tax ID: 06-10-485-002

Kalamazoo County CIS



EXHIBIT B

Documentation of Facility Status

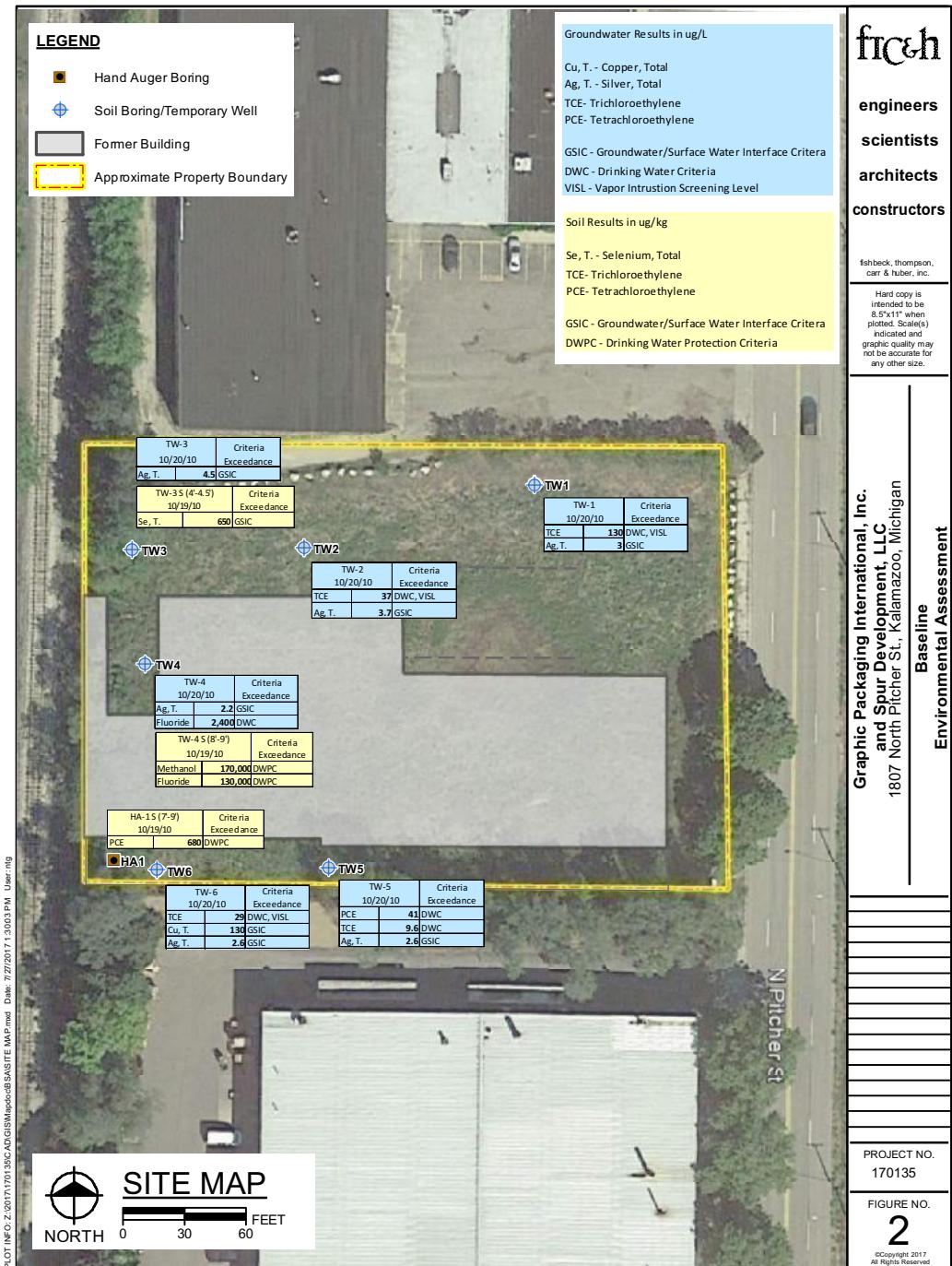


Table 1 - Soil Data

Baseline Environmental Assessment, 1807 North Pitcher Street, Kalamazoo, Michigan
Graphic Packaging International, Inc. and Spur Development, LLC

June 2017

Sample Location (feet bgs)	Date Collected	Hazardous Substance	CAS No.	Concentration	Part 201 GRCC Exceedance(s)
TW-3 S (4'-4.5')	10/16/2010	Selenium	7782492	650	GSI
TW-4 S (8'-9')	10/19/2010	Methanol	67561	170,000	DWP
HA-1 S (7'-9')	10/19/2010	Fluoride	7782414	130,000	DWP
		Tetrachloroethene	127184	680	DWP

Part 201 Residential Soil Generic Cleanup Criteria and Screening Levels/Part 213 Risk-based Screening Levels, December 30, 2013.

Results expressed in µg/g.

bgs = below ground surface

CAS = Chemical Abstract Service

DCC = direct contact criteria

DWP = drinking water protection

GSI = groundwater surface water interface

SVIAC = soil volatilization to indoor air inhalation criteria

f1c4h

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07/25/2017

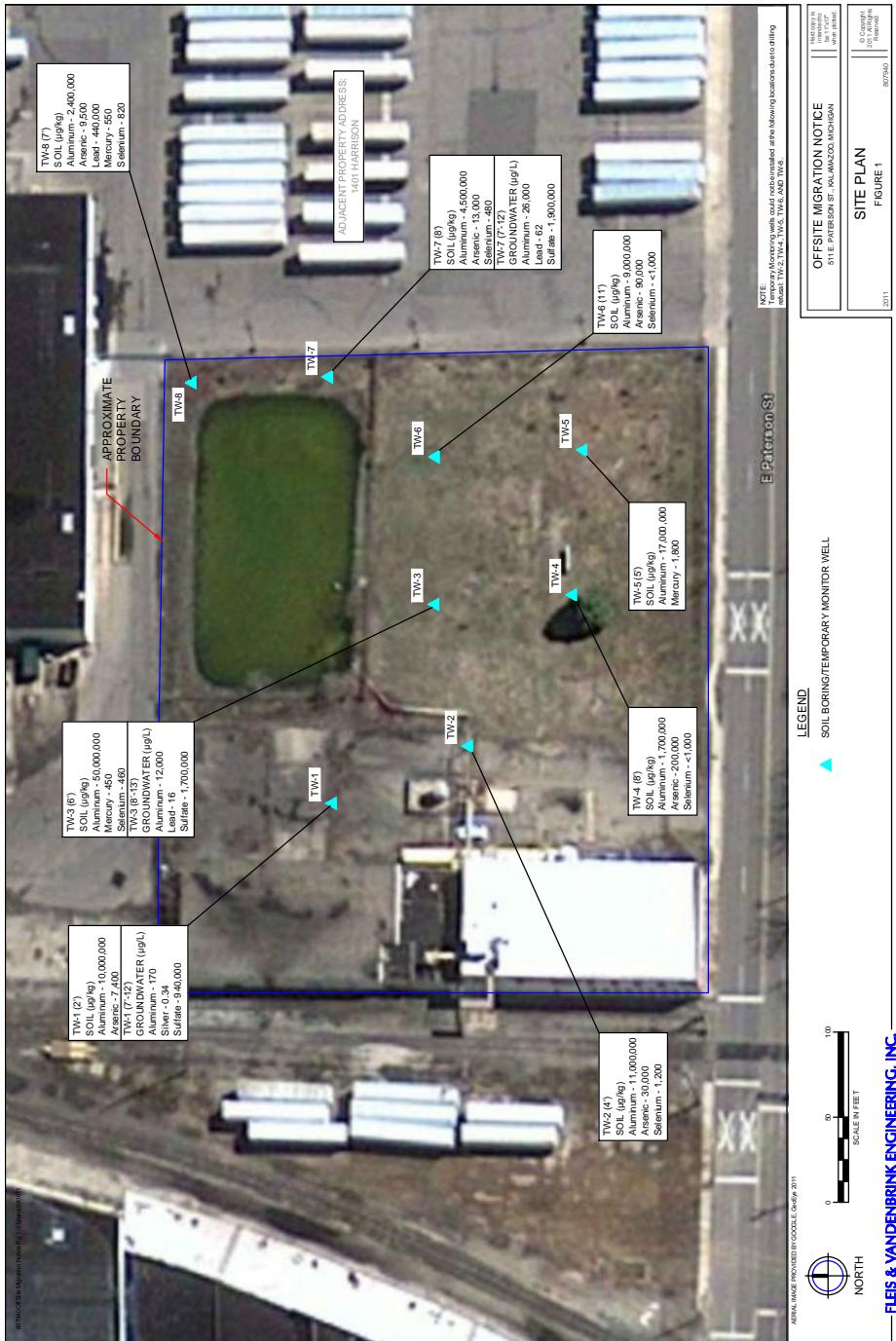
3. FACILITY STATUS

A. Analytical Table

Table 2: Summary of “Facility” Contaminants

Hazardous Substance	CAS Number	Maximum Concentration	Sample Location and Depth	Media Affected
Arsenic	7440382	28,000 µg/kg	GSB-8@1'	Soil
Cadmium	7440439	19,000 µg/kg	GSB-12@1'	Soil
Chromium, total	16065831	100,000 µg/kg	GSB-8@1'	Soil
Trichloroethylene	79016	1,200 µg/kg	GSB-14@9'	Soil
Trichloroethylene	79016	210 µg/L	GSB-14@10-15'	Groundwater





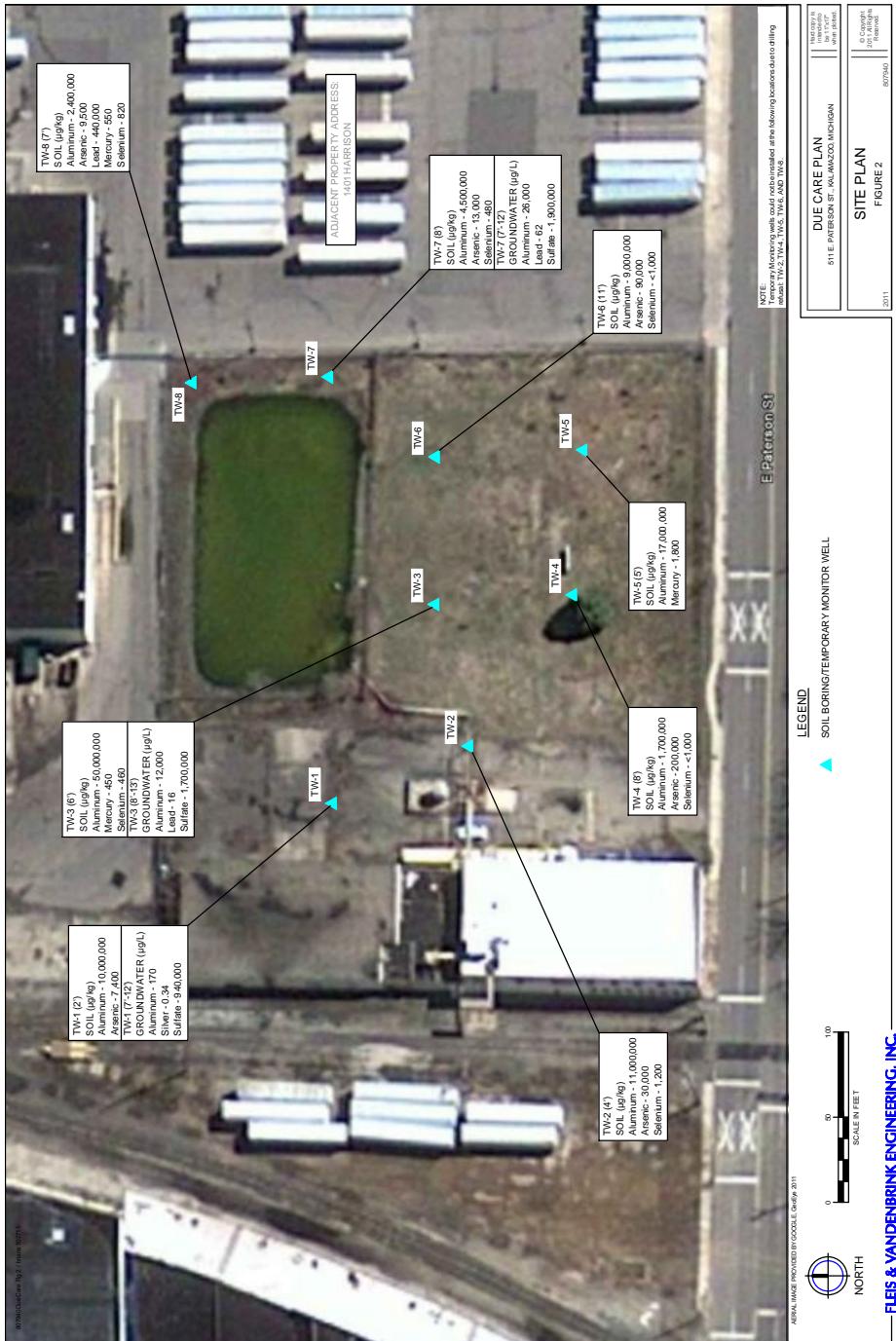


Exhibit C

Estimated Taxable Value and Tax Increment Revenue by Year

Tax Increment Revenue Capture Estimates - City Property RE
 Graphic Packaging
 Kalamazoo County, Michigan
 August 12, 2019

Estimated Taxable Value (TV) Increase Rate:

Plan Year	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	TOTAL
Calendar Year	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	
*Base Taxable Value	\$ 4,564,107	\$ 4,564,107	\$ 4,564,107	\$ 4,564,107	\$ 4,564,107	\$ 4,564,107	\$ 4,564,107	\$ 4,564,107	\$ 4,564,107	\$ 4,564,107	\$ 4,564,107	\$ 4,564,107	\$ 4,564,107	\$ 4,564,107	\$ 4,564,107	\$ 4,564,107	\$ 4,564,107	\$ 4,564,107
Estimated New TV	\$ 10,372,704	\$ 10,476,431	\$ 10,581,195	\$ 10,687,007	\$ 10,793,877	\$ 10,901,816	\$ 11,010,834	\$ 11,120,943	\$ 11,232,152	\$ 11,344,474	\$ 11,457,918	\$ 11,572,497	\$ 11,688,222	\$ 11,805,105	\$ 11,923,156	\$ 12,042,387	\$ 12,162,811	\$ 12,162,811

Incremental Difference (New TV - Base TV) \$ 5,808,597 \$ 5,912,324 \$ 6,017,088 \$ 6,122,900 \$ 6,229,770 \$ 6,337,709 \$ 6,446,727 \$ 6,556,836 \$ 6,668,045 \$ 6,780,367 \$ 6,893,811 \$ 7,008,390 \$ 7,124,115 \$ 7,240,998 \$ 7,359,049 \$ 7,478,280 \$ 7,598,704 \$ 7,598,704

School Capture	Millage Rate
State Education Tax (SET)	6.0000
School Operating Tax	17.8704
School Total	23.8704

Local Capture	Millage Rate
CITY OPERATING	12.0000
CCTA	0.7500
SOLID WASTE	1.8000
KCTA	0.3145
KVCC	2.8089
COUNTY OPERATING - Summer	4.6810
COUNTY OPERATING - Winter - Public Safety	1.4472
COUNTY HOUSING	0.0998
COUNTY SENIOR	0.3500
KRESA OPERATING	2.8946
KRESA ALLOCATED	0.1444
KRESA SPECIAL ED	1.4988
KRESA ENHANCEMENT	1.5000
KALAMAZOO LIBRARY	3.9487
Local Total	34.2379

Non-Capturable Millages	Millage Rate
COUNTY JUV. HOME DEBT	0.1873
SCHOOL DEBT	8.2000
KRESA DEBT	0.3650
Total Non-Capturable Taxes	8.7523

Total Tax Increment Revenue (TIR) Available for Capture \$ 337,528 \$ 343,555 \$ 349,643 \$ 355,791 \$ 362,001 \$ 368,274 \$ 374,608 \$ 381,007 \$ 387,469 \$ 393,996 \$ 400,588 \$ 407,246 \$ 413,970 \$ 420,762 \$ 427,622 \$ 434,550 \$ 441,548 \$ 8,516,340

Footnotes:

Base Taxable Value and Annual Tax Increment Revenue for each taxing jurisdiction provided by the City of Kalamazoo.

Assumes 12yr PA 198 with 100% 6 mill SET abatement granted

Tax Increment Revenue Capture Estimates - Township Property RE
 Graphic Packaging
 Kalamazoo County, Michigan
 August 12, 2019

Estimated Taxable Value (TV) Increase Rate: 1.00%

Plan Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Calendar Year	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
*Base Taxable Value	\$ 562,048	\$ 562,048	\$ 562,048	\$ 562,048	\$ 562,048	\$ 562,048	\$ 562,048	\$ 562,048	\$ 562,048	\$ 562,048	\$ 562,048	\$ 562,048	\$ 562,048	\$ 562,048	\$ 562,048	\$ 562,048
Estimated New TV	\$ 562,048	\$ 567,668	\$ 600,000	\$ 606,000	\$ 612,060	\$ 618,181	\$ 624,362	\$ 630,606	\$ 636,912	\$ 643,281	\$ 649,714	\$ 656,211	\$ 662,773	\$ 669,401	\$ 676,095	\$ 682,856
Incremental Difference (New TV - Base TV)	\$ -	\$ 5,620	\$ 37,952	\$ 43,952	\$ 50,012	\$ 56,133	\$ 62,314	\$ 68,558	\$ 74,864	\$ 81,233	\$ 87,666	\$ 94,163	\$ 100,725	\$ 107,353	\$ 114,047	\$ 120,808

School Capture	Millage Rate
State Education Tax (SET)	6.0000
School Operating Tax	17.8704
School Total	23.8704

Local Capture	Millage Rate
KAL TWP OPERATING	8.9412
CCTA	0.7500
KCTA	0.3145
KVCC	2.8089
COUNTY OPERATING - Summer	4.6810
COUNTY OPERATING - Winter - Public Safety	1.4472
COUNTY HOUSING	0.0998
COUNTY SENIOR	0.3500
KRESA OPERATING	2.8946
KRESA ALLOCATED	0.1444
KRESA SPECIAL ED	1.4988
KRESA ENHANCEMENT	1.5000
KALAMAZOO LIBRARY	3.9487
Local Total	29.3791

Non-Capturable Millages	Millage Rate
COUNTY JUV. HOME DEBT	0.1873
BONDS - TWP ROADS	2.6500
SCHOOL DEBT	8.2000
FIRE CAP IMP	1.0000
POL CAP IMP	0.6000
POL OPERATING	1.4000
STREETLIGHTING	0.5400
KRESA DEBT	0.3650
Total Non-Capturable Taxes	14.9423

Total Tax Increment Revenue (TIR) Available for Capture \$ - \$ - \$ - \$ 2,340 \$ 2,663 \$ 2,989 \$ 3,318 \$ 3,651 \$ 3,986 \$ 4,326 \$ 4,668 \$ 5,014 \$ 5,364 \$ 5,716 \$ 6,073 \$ 6,433

Footnotes:

Base Taxable Value and Annual Tax Increment Revenue for each taxing jurisdiction.

Tax Increment Revenue Capture Estimates - Township Property RE
 Graphic Packaging
 Kalamazoo County, Michigan
 August 12, 2019

Estimated Taxable Value (TV) Increase Rate:

Plan Year	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	TOTAL
Calendar Year	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	
*Base Taxable Value	\$ 562,048	\$ 562,048	\$ 562,048	\$ 562,048	\$ 562,048	\$ 562,048	\$ 562,048	\$ 562,048	\$ 562,048	\$ 562,048	\$ 562,048	\$ 562,048	\$ 562,048	\$ 562,048	\$ 562,048	\$ 562,048	\$ 562,048	\$ 562,048
Estimated New TV	\$ 689,685	\$ 696,581	\$ 703,547	\$ 710,583	\$ 717,688	\$ 724,865	\$ 732,114	\$ 739,435	\$ 746,830	\$ 754,298	\$ 761,841	\$ 769,459	\$ 777,154	\$ 784,925	\$ 792,775	\$ 800,702	\$ 808,709	\$ 808,709
Incremental Difference (New TV - Base TV)	\$ 127,637	\$ 134,533	\$ 141,499	\$ 148,535	\$ 155,640	\$ 162,817	\$ 170,066	\$ 177,387	\$ 184,782	\$ 192,250	\$ 199,793	\$ 207,411	\$ 215,106	\$ 222,877	\$ 230,727	\$ 238,654	\$ 246,661	\$ 246,661

School Capture	Millage Rate
State Education Tax (SET)	6.0000
School Operating Tax	17.8704
School Total	23.8704

Local Capture	Millage Rate
KAL TWP OPERATING	8.9412
CCTA	0.7500
KCTA	0.3145
KVCC	2.8089
COUNTY OPERATING - Summer	4.6810
COUNTY OPERATING - Winter - Public Safety	1.4472
COUNTY HOUSING	0.0998
COUNTY SENIOR	0.3500
KRESA OPERATING	2.8946
KRESA ALLOCATED	0.1444
KRESA SPECIAL ED	1.4988
KRESA ENHANCEMENT	1.5000
KALAMAZOO LIBRARY	3.9487
Local Total	29.3791

Non-Capturable Millages	Millage Rate
COUNTY JUV. HOME DEBT	0.1873
BONDS - TWP ROADS	2.6500
SCHOOL DEBT	8.2000
FIRE CAP IMP	1.0000
POL CAP IMP	0.6000
POL OPERATING	1.4000
STREETLIGHTING	0.5400
KRESA DEBT	0.3650
Total Non-Capturable Taxes	14.9423

Total Tax Increment Revenue (TIR) Available for Capture \$ 6,797 \$ 7,164 \$ 7,535 \$ 7,909 \$ 8,288 \$ 8,670 \$ 9,056 \$ 9,446 \$ 9,840 \$ 10,237 \$ 10,639 \$ 11,045 \$ 11,454 \$ 11,868 \$ 12,286 \$ 12,708 \$ 13,135 \$ 224,617

Footnotes:

Base Taxable Value and Annual Tax Increment Revenue for each taxing jurisdiction.

Tax Increment Revenue Capture Estimates - Township Personal Property
 Graphic Packaging
 Kalamazoo County, Michigan
 August 12, 2019

Estimated Taxable Value (TV) Increase Rate:		1.00%															
Plan Year	Calendar Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
*Base Taxable Value	\$ 189,964	\$ 189,964	\$ 189,964	\$ 189,964	\$ 189,964	\$ 189,964	\$ 189,964	\$ 189,964	\$ 189,964	\$ 189,964	\$ 189,964	\$ 189,964	\$ 189,964	\$ 189,964	\$ 189,964	\$ 189,964	
Estimated New TV	\$ 189,964	\$ 4,560,000	\$ 4,417,500	\$ 4,275,000	\$ 4,085,000	\$ 3,895,000	\$ 3,705,000	\$ 3,515,000	\$ 3,325,000	\$ 3,182,500	\$ 3,040,000	\$ 2,897,500	\$ 2,755,000	\$ 2,612,500	\$ 2,470,000	\$ 2,375,000	
Incremental Difference (New TV - Base TV)	\$ -	\$ 4,370,036	\$ 4,227,536	\$ 4,085,036	\$ 3,895,036	\$ 3,705,036	\$ 3,515,036	\$ 3,325,036	\$ 3,135,036	\$ 2,992,536	\$ 2,850,036	\$ 2,707,536	\$ 2,565,036	\$ 2,422,536	\$ 2,280,036	\$ 2,185,036	

School Capture	Millage Rate
State Education Tax (SET)	6.0000
School Operating Tax	17.8704
School Total	23.8704

Local Capture	Millage Rate
KAL TWP OPERATING	8.9412
CCTA	0.7500
KCTA	0.3145
KVCC	2.8089
COUNTY OPERATING - Summer	4.6810
COUNTY OPERATING - Winter - Public Safety	1.4472
COUNTY HOUSING	0.0998
COUNTY SENIOR	0.3500
KRESA OPERATING	2.8946
KRESA ALLOCATED	0.1444
KRESA SPECIAL ED	1.4988
KRESA ENHANCEMENT	1.5000
KALAMAZOO LIBRARY	3.9487
Local Total	29.3791

Non-Capturable Millages	Millage Rate
COUNTY JUV. HOME DEBT	0.1873
BONDS - TWP ROADS	2.6500
SCHOOL DEBT	8.2000
FIRE CAP IMP	1.0000
POL CAP IMP	0.6000
POL OPERATING	1.4000
STREETLIGHTING	0.5400
KRESA DEBT	0.3650
Total Non-Capturable Taxes	14.9423

Total Tax Increment Revenue (TIR) Available for Capture \$ - \$ - \$ 217,526 \$ 207,409 \$ 197,291 \$ 187,174 \$ 177,057 \$ 166,939 \$ 159,351 \$ 151,763 \$ 144,175 \$ 136,587 \$ 128,999 \$ 121,411 \$ 116,352

Footnotes: Base Taxable Value and Annual Tax Increment Revenue for each taxing jurisdiction.
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Tax Increment Revenue Capture Estimates - Township Personal Property
 Graphic Packaging
 Kalamazoo County, Michigan
 August 12, 2019

Estimated Taxable Value (TV) Increase Rate:

Plan Year	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	TOTAL
Calendar Year	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	
*Base Taxable Value	\$ 189,964	\$ 189,964	\$ 189,964	\$ 189,964	\$ 189,964	\$ 189,964	\$ 189,964	\$ 189,964	\$ 189,964	\$ 189,964	\$ 189,964	\$ 189,964	\$ 189,964	\$ 189,964	\$ 189,964	\$ 189,964	\$ 189,964	\$ 189,964
Estimated New TV	\$ 2,375,000	\$ 2,375,000	\$ 2,375,000	\$ 2,375,000	\$ 2,375,000	\$ 2,375,000	\$ 2,375,000	\$ 2,375,000	\$ 2,375,000	\$ 2,375,000	\$ 2,375,000	\$ 2,375,000	\$ 2,375,000	\$ 2,375,000	\$ 2,375,000	\$ 2,375,000	\$ 2,375,000	\$ 2,375,000

Incremental Difference (New TV - Base TV) \$ 2,185,036 \$ 2,185,036 \$ 2,185,036 \$ 2,185,036 \$ 2,185,036 \$ 2,185,036 \$ 2,185,036 \$ 2,185,036 \$ 2,185,036 \$ 2,185,036 \$ 2,185,036 \$ 2,185,036 \$ 2,185,036 \$ 2,185,036 \$ 2,185,036 \$ 2,185,036 \$ 2,185,036 \$ 2,185,036

School Capture	Millage Rate
State Education Tax (SET)	6.0000
School Operating Tax	17.8704
School Total	23.8704

Local Capture	Millage Rate
KAL TWP OPERATING	8.9412
CCTA	0.7500
KCTA	0.3145
KVCC	2.8089
COUNTY OPERATING - Summer	4.6810
COUNTY OPERATING - Winter - Public Safety	1.4472
COUNTY HOUSING	0.0998
COUNTY SENIOR	0.3500
KRESA OPERATING	2.8946
KRESA ALLOCATED	0.1444
KRESA SPECIAL ED	1.4988
KRESA ENHANCEMENT	1.5000
KALAMAZOO LIBRARY	3.9487
Local Total	29.3791

Non-Capturable Millages	Millage Rate
COUNTY JUV. HOME DEBT	0.1873
BONDS - TWP ROADS	2.6500
SCHOOL DEBT	8.2000
FIRE CAP IMP	1.0000
POL CAP IMP	0.6000
POL OPERATING	1.4000
STREETLIGHTING	0.5400
KRESA DEBT	0.3650
Total Non-Capturable Taxes	14.9423

Total Tax Increment Revenue (TIR) Available for Capture \$ 116,352 \$ 4,090,018

Footnotes:

Base Taxable Value and Annual Tax Increment Revenue for each taxing jurisdiction.

Exhibit D

Location and Site Map

Property Address: 1810 N. Pitcher, Kalamazoo, MI
Tax Parcel No.: 06-10-408-001



Property Address: 2016 N. Pitcher, Kalamazoo, MI (Twp)
Tax Parcel No.: 06-10-205-010



Property Address: 2650 N Pitcher Street, Kalamazoo, MI (Twp)
Tax Parcel No.: 06-03-460-020



Property Address: 511 E. Paterson St., Kalamazoo, MI
Tax Parcel No: 06-10-495-001



Property Address: 1807 N. Pitcher, Kalamazoo, MI
Tax Parcel No.: 06-10-405-001



Property Address: 2101 N. Pitcher, Kalamazoo, MI (Twp)
Tax Parcel No.: 06-01-255-020



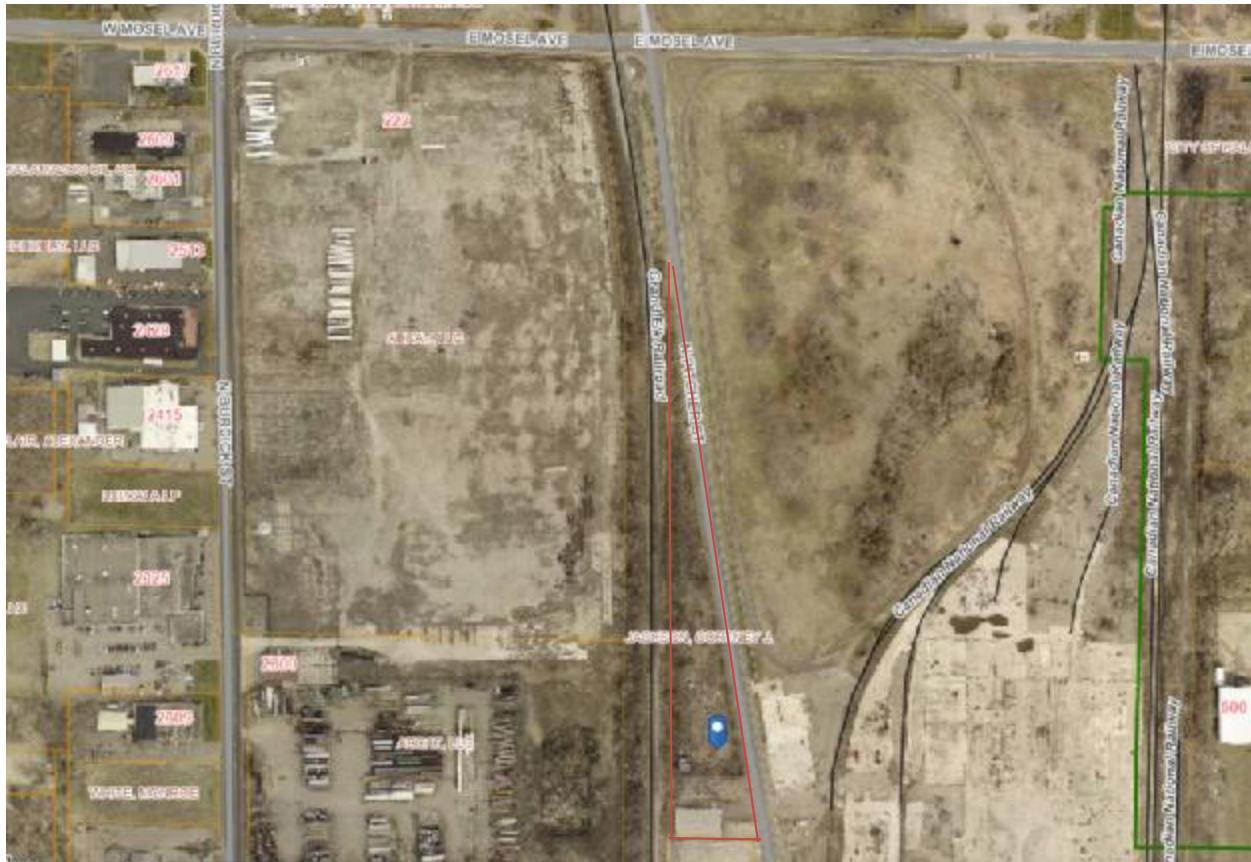
Property Address: 1819 N. Pitcher, Kalamazoo, MI
Tax Parcel No.: 06-10-400-001



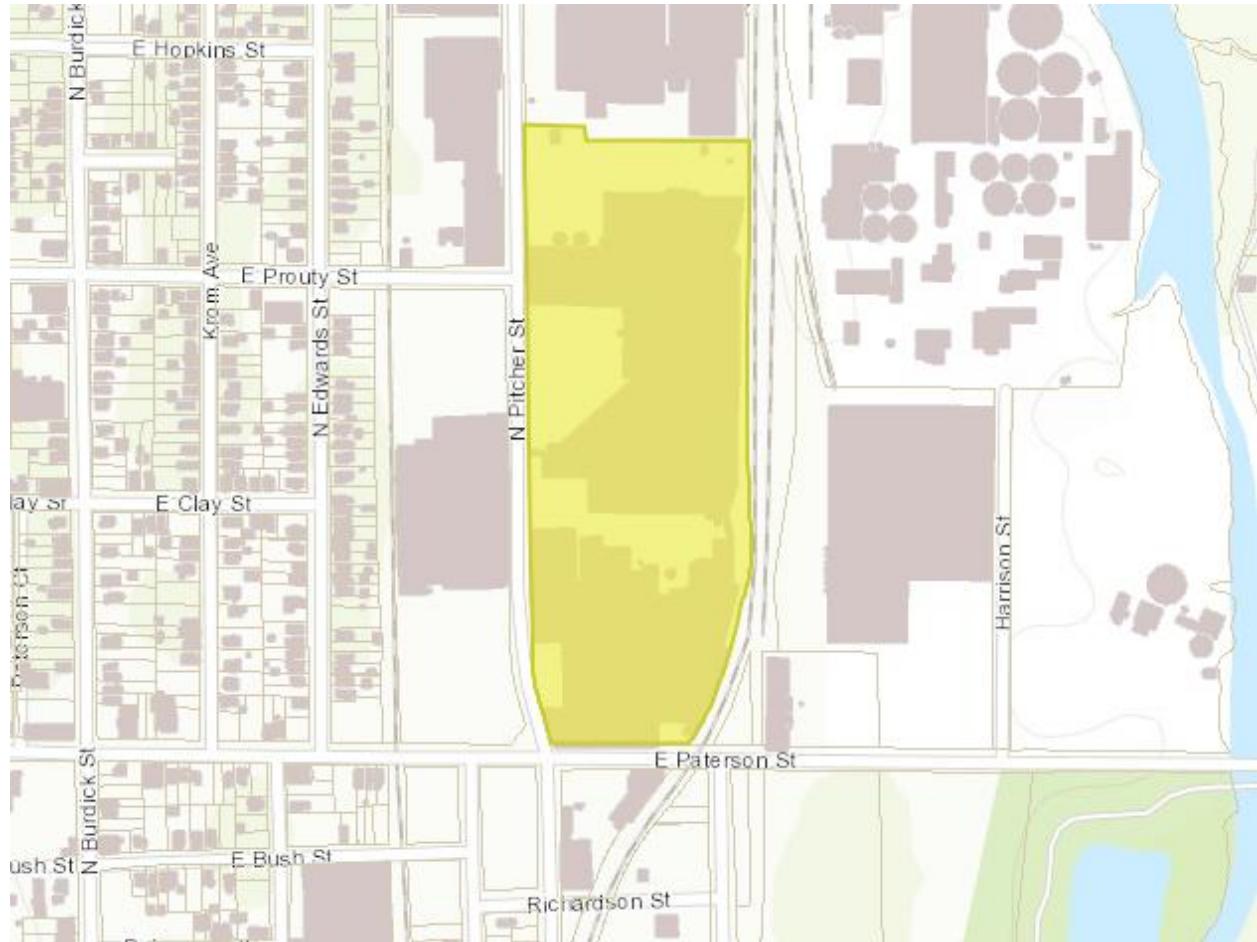
Property Address: 2019 N. Pitcher, Kalamazoo, MI (Twp)
Tax Parcel No.: 06-10-205-030



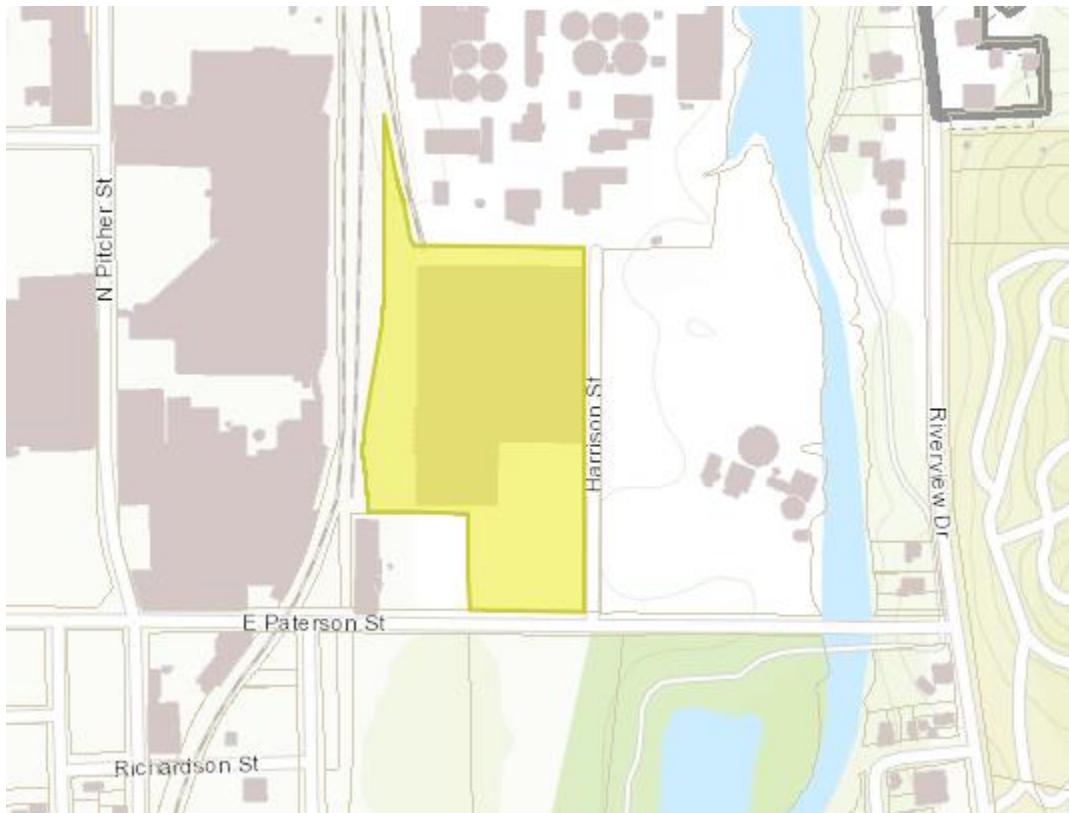
Property Address: 2105 N. Pitcher, Kalamazoo, MI (Twp)
Tax Parcel No.: 06-10-255-010



Property Address: 1500 N. Pitcher, Kalamazoo
Tax Parcel No.: 06-10-452-001



Property Address: 1401 Harrison, Kalamazoo
Tax Parcel No.: 06-10-485-002



CITY OF KALAMAZOO, MICHIGAN

RESOLUTION NO. 19-50

**A RESOLUTION CONCURRING WITH THE KALAMAZOO COUNTY
BROWNFIELD AUTHORITY BROWNFIELD PLAN FOR GRAPHIC PACKAGING
INTERNATIONAL, LLC REGARDING THE PROPERTIES AT NORTH PITCHER
STREET, HARRISON STREET AND PATERSON STREET**

Minutes of a regular meeting of the City Commission of the City held on September 3, 2019, at 7:00 p.m., local time, at the City Hall.

PRESENT, Commissioners: Anderson, Cooney, Cunningham, Griffin, Urban, Mayor Hopewell

ABSENT, Commissioners: Vice Mayor Knott

RECITALS:

A. The Kalamazoo County Brownfield Redevelopment Authority (the "KCBRA"), was created under the provisions of Act 381, Public Acts of Michigan, 1996, as amended ("Act 381") shortly after the enactment of Act 381.

B. The KCBRA has provided EPA grant funds and utilized tax increment revenues for projects throughout the county, including assisting the city's BRA in the Davis Creek redevelopment project and adding 232 W. Michigan Avenue and 383 South Pitcher Street into KCBRA's Brownfield plans for redevelopment those facilities. The City approved inclusion into the KCBRA's Brownfield plan for 232 W. Michigan Avenue under Resolution 11-47, and for 383 South Pitcher under Resolution 17-19.

C. Under Section 3(4) of Act 381, the KCBRA may exercise its powers regarding eligible property that is located within the city only upon the City Commission's concurrence of the county's Brownfield Plan regarding such property.

D. On August 22, 2019, the KCBRA implemented a Brownfield Plan for Graphic Packaging International, LLC ("GPI") regarding the eligible properties located at 1500, 1810 & 1819 North Pitcher Street, 511 East Paterson Street and 1401 Harrison Street in the City and 2016, 2019, 2101, 2105 & 2650 North Pitcher Street in Kalamazoo Township. The Kalamazoo Township Board of Trustees is scheduled to consider its concurrence with the adoption of the Brownfield Plan at its September 9, 2019 meeting. The County Board of Commissioners is scheduled to hold a public hearing and consider adoption of the Brownfield Plan at its September 17, 2019 meeting.

E. GPI has acquired the eligible properties that are former industrial sites and incurred or will incur eligible activity expenses as defined in Act 381, including baseline

environmental activities, due care activities, additional response activities, demolition of existing structures, lead and asbestos abatement, site preparation and public infrastructure improvements. The proposed project includes redevelopment of the Property through selective building and site demolition and abatement and construction of new warehouse facilities totaling approximately 245,000 square feet and installation of a new paper machine. City staff is supportive of the project.

F. The City Commission has reviewed the County's Brownfield Plan for GPI and determines that the project will help remediate environmental contamination and blight, improve public infrastructure, retain and grow jobs in the City, and increase the City's tax base. The project will therefore serve the best interests of the community.

THEREFORE, IT IS RESOLVED THAT:

In accordance with the provisions under Section 3(4) of Act 381, and subject to the approval of such plan by the County Board of Commissioners, the City of Kalamazoo concurs with the provisions of the County of Kalamazoo's Brownfield Plan for Graphic Packaging International, LLC regarding the property located at 1500, 1810 & 1819 North Pitcher Street, 511 East Paterson Street and 1401 Harrison Street as implemented by the County's Brownfield Redevelopment Authority.

The above resolution was offered by Commissioner Anderson and supported by Commissioner Urban.

AYES, Commissioners: Anderson, Cooney, Cunningham, Griffin, Urban, Mayor Hopewell

NAYS, Commissioners: None

ABSTAIN, Commissioners: None

RESOLUTION DECLARED ADOPTED.

CERTIFICATE

The foregoing is a true and complete copy of a resolution adopted by the City Commission of the City of Kalamazoo at a regular meeting held on September 3, 2019. Public notice was given and the meeting was conducted in full compliance with the Michigan Open Meetings Act (PA 267, 1976). Minutes of the meeting will be available as required by Act.



Scott A. Borling
City Clerk

KALAMAZOO CHARTER TOWNSHIP

A RESOLUTION CONCURRING WITH THE KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY BROWNFIELD PLAN FOR GRAPHIC PACKAGING INTERNATIONAL, LLC REGARDING PROPERTIES AT NORTH PITCHER STREET, HARRISON STREET, AND PATERSON STREET

**BY KALAMAZOO CHARTER TOWNSHIP
PURSUANT TO AND IN ACCORDANCE WITH
THE PROVISIONS OF ACT 381 OF THE PUBLIC ACTS
OF THE STATE OF MICHIGAN OF 1996, AS AMENDED**

At a regular meeting of the Board of Trustees of Kalamazoo Charter Township, Michigan, held in the Township Office, located at 1720 Riverview Drive, Kalamazoo, Michigan, on the 9th day of September, 2019, at 7:30 p.m.

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

WHEREAS, the Authority, pursuant to and in accordance with Sections 13 and 14 of the Act, has reviewed, adopted and recommended for approval by the Board of Trustees of Kalamazoo Charter Township, the Brownfield plan (the "Plan") attached hereto, to be carried out within the Township, relating to the redevelopment of the industrial property located at 1500, 1807, 1810, 1819, 2016, 2019, 2101, 2105 and 2650 North Pitcher Street, 511 East Paterson Street, and 1401 Harrison Street, in the City of Kalamazoo and Kalamazoo Township, Michigan, (the "Site"), as more particularly described and shown in Exhibit A and Attachments contained within the Plan; and

WHEREAS, the Board of Trustees of Kalamazoo Charter Township 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 3(4) of the Act; and

WHEREAS, as a result of its review of the Plan, the Board of Trustees of Kalamazoo Charter Township concur with approval of the Plan.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. **Plan Support.** Pursuant to the authority vested in the Board of Trustees of Kalamazoo Charter Township, 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.

Motion was made by Clerk Miller and seconded by Trustee Leigh to adopt the foregoing Resolution.

Upon roll call vote the following voted "Aye": Supervisor Donald Martin, Clerk Mark Miller, Treasurer Sherine Miller, Trustees Jeremy Hathcock, Nicolette Leigh, Steven Leuty and Jennifer Strebs.

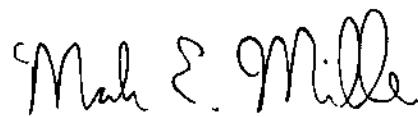
The following voted "Nay": None

The following were absent: None

The Supervisor declared the motion carried and the resolution duly adopted.

CERTIFICATE

I hereby certify that the foregoing constitutes a true and complete copy of a resolution adopted at a regular meeting of the Kalamazoo Charter Township Board held on September 9, 2019, the original of which resolution is on file in my office, that the meeting was conducted and public notice of the meeting was given pursuant to and in compliance with the Michigan Open Meetings Act; that a quorum of the Board was present and voted in favor of the resolution; and that the minutes of the meeting will be or have been made available as required by the Open Meetings Act.



Mark E. Miller, Clerk
Charter Township of Kalamazoo
Kalamazoo County, Michigan



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 ELEVEN PARCELS OF PROPERTY LOCATED AT

**1500, 1807, 1810, 1819, 2016, 2019, 2101, & 2105, 2650 N. PITCHER STREET and
511 E. PATERSON STREET, and 1401 HARRISON STREET
IN THE CITY OF KALAMAZOO AND KALAMAZOO TOWNSHIP,
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 17th day of September, 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 properties located at North Pitcher Street, East Paterson Street, and Harrison Street in the City of Kalamazoo and Kalamazoo Township, Michigan. The following addresses are included in the "eligible property":

- Address: 1810 N. Pitcher Street, City of Kalamazoo, Kalamazoo County
- Address: 2016 N. Pitcher Street, Kalamazoo Township, Kalamazoo County
- Address: 2650 N. Pitcher Street, Kalamazoo Township, Kalamazoo County
- Address: 511 E. Paterson Street, City of Kalamazoo, Kalamazoo County
- Address: 1807 N. Pitcher Street City of Kalamazoo, Kalamazoo County
- Address: 2101 N. Pitcher Street, Kalamazoo Township, Kalamazoo County
- Address: 1819 N. Pitcher Street, City of Kalamazoo, Kalamazoo County
- Address: 2019 N. Pitcher Street, Kalamazoo Township, Kalamazoo County
- Address: 2105 N. Pitcher Street, Kalamazoo Township, Kalamazoo County
- Address: 1500 N. Pitcher Street, City of Kalamazoo, Kalamazoo County
- Address: 1401 Harrison Street, City of Kalamazoo, Kalamazoo County

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, 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: September 6, 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 eleven parcels of property located at 1500, 1807, 1810, 1819, 2016, 2019, 2101, 2105, 2650 N. Pitcher Street, 511 E. Paterson Street, and 1401 Harrison Street, Kalamazoo, 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 redevelopment of the property located at N. Pitcher Street, E. Paterson Street, and Harrison Street, in the City of Kalamazoo and Kalamazoo Township, Kalamazoo County, Michigan. The anticipated future use of the property is for expansion of operations for Graphic Packaging International to include construction of new warehouse facilities totaling approximately 245,000 square feet. Environmental contamination has been identified on the property from former uses 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 September 17, 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: September 6, 2019

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

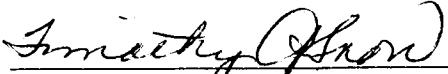
OFFICE OF THE COUNTY CLERK & REGISTER OF DEEDS

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

I do hereby certify that on September 6, 2019 the attached letter regarding the County's Brownfield Plan for eleven (11) parcels of property located at 1500, 1807, 1810, 1819, 2016, 2019, 2101, 2105, & 2650 N. Pitcher Street, 511 E. Paterson Street, and 1401 Harrison Street in the City of Kalamazoo and Kalamazoo Township, 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	City of Kalamazoo 241 West South Street Kalamazoo, MI 49007
Kalamazoo County Sheriff's Office 1500 Lamont Avenue Kalamazoo, MI 49048	Kalamazoo Charter Township 1720 Riverview Drive Kalamazoo, MI 49004
Kalamazoo County Public Housing Commission 201 West Kalamazoo Avenue Kalamazoo, MI 49007	Kalamazoo Public Schools 1220 Howard Street Kalamazoo, MI 49008
Kalamazoo County HCS – Area Agency on Aging 311 East Alcott Street Kalamazoo, MI 49001	Kalamazoo Public Library 315 South Rose Street Kalamazoo, MI 49007
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 6th day of September, 2019.


Timothy A. Snow, CMC, 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 KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT
AUTHORITY BROWNFIELD PLAN FOR GRAPHIC PACKAGING INTERNATIONAL, LLC REGARDING
PROPERTIES AT NORTH PITCHER STREET, HARRISON STREET, AND PATERSON STREET IN THE
CITY OF KALAMAZOO AND KALAMAZOO CHARTER TOWNSHIP**

**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 17th day of September, 2019 at 7:00 p.m.

PRESENT: Commissioners Aniano, Grisler, Moore, Morse, Hall, Rogers,
Place, Quinn, Seals
ABSENT: Commissioner Thinier

MOTION BY: Commissioner Moore

SUPPORTED BY: Commissioner 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 Authority; and

WHEREAS, the Authority, pursuant to and in accordance with Sections 13 and 14 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 Kalamazoo and Kalamazoo Charter Township, relating to the redevelopment of the industrial property located at 1500, 1807, 1810, 1819, 2016, 2019, 2101, 2105 and 2650 North Pitcher Street, 511 East Paterson Street, and 1401 Harrison Street, Kalamazoo, Michigan, (the "Site"), as more particularly described and shown in Exhibit A and Attachments contained within the Plan; and

WHEREAS, the Kalamazoo County Board of Commissioners has reviewed the Plan, and has been provided a reasonable opportunity to express their views and recommendations regarding the Plan and in accordance with Section 14 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, the City of Kalamazoo and Kalamazoo Charter Township have passed Resolutions concurring with adoption of the Plan; and

WHEREAS, the Kalamazoo County Board of Commissioners has 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, is 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 17th day of September, 2019, the original of which resolution is on file in my office.

IN WITNESS WHEREOF, I have hereunto set my official signature this 17th day of September, 2019.



Timothy A. Snow, Kalamazoo County Clerk