

ACT 381 COMBINED BROWNFIELD AND WORK PLAN

**TO CONDUCT ELIGIBLE
DEQ RESPONSE AND/OR
MSF NON-ENVIRONMENTAL
ACTIVITIES**

**Former Superior Colour Graphics
381/383 South Pitcher Street
Kalamazoo, Kalamazoo County, Michigan**

**Kalamazoo County Brownfield Redevelopment Authority
201 W. Kalamazoo Avenue
Kalamazoo, Michigan 49007**

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Prepared by

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ACT 381 COMBINED BROWNFIELD AND WORK PLAN

1.0 INTRODUCTION

1.1 Proposed Redevelopment and Future Use for Each Eligible Property

The Property is developed with a 26,210 square-foot building that was historically used by Superior Colour Graphics and Gulf Printing Company for printing and manufacturing purposes. The building is constructed in two sections. The one-story section to the south encompasses about 17,850 square-feet. The two-story section to the north is 8,360 square-feet per story.

The project scope of work is intended to renovate, repair and upgrade selective portions of the existing site and structure to provide a mix of automotive performance shop/showroom and office uses. In general, the one-story southern section is planned to be used by the proposed tenant as an automotive shop for after-market performance upgrades of vehicles. The two-story northern section will be renovated for future office space for up to four new tenants.

The total cost of the project is estimated at \$2.2 million and PS383, LLC (the Developer) intends to provide \$2 million in private investment towards completion of the project. The proposed project is anticipated to create at least 30 new full-time equivalent (FTE) jobs at an average FTE wage of \$15.00/hour (not including temporary and construction jobs), but may be higher dependent upon the tenants to lease the office space. It is intended to complete all eligible activities and the redevelopment project by end of December 2017. The project is located in a qualified local governmental unit (QLGU).

1.2 Eligible Property Information

1.2.1 Property Eligibility – The Property is eligible based on its qualification as a "facility". Soil and groundwater sampling activities conducted at the Property on December 16, 2015 have indicated the presence of volatile organic hydrocarbons (VOCs), polynuclear aromatic hydrocarbons (PNAs) and metals in soil, as well as PNAs and metals in groundwater at concentrations that exceed Part 201 Generic Residential Cleanup Criteria (GRCC). Exceedance of the Part 201 GRCC qualifies the Property as a "facility" as defined by Section 1(1)(o) of Part 201 of Act 451, Michigan Natural Resources and Environmental Protection Act. The eligible property does not include any adjacent or contiguous parcels.

Location – The Property is a 1.82-acre parcel located on the east side of South Pitcher Street near the intersection of Gibson Street and South Pitcher Street in the City of Kalamazoo, Kalamazoo County, Michigan. It is addressed as 383 South Pitcher Street. Identified as Parcel Number 06-15-469-001, the Property is irregularly shaped and occupies approximately 382 feet along South Pitcher Street with a depth of approximately 260 feet northeast of South Pitcher Street. The Property is located in the south ½ of the southeast ¼ of Section 15, T. 2 S., R. 11 W., City of Kalamazoo, Kalamazoo County, Michigan. A Scaled Property Location Map is included as **Figure 1**. **Figure 2** is an Eligible Property Map showing the eligible property boundary.

The legal description for Parcel No. 06-15-469-001 is as follows: "COM AT N COR OF GIBSON & PITCHER STS, TH NELY ON N LI GIBSON ST TO SWLY LI OF R-O-W NYC RR, TH NWLY ALG SD R-O-W TO SWLY LI OF R-O-W OF PENN RY CO, TH NWLY ALG SD R-O-W TO SELY BANK OF PORTAGE CREEK, TH SWLY ALG SD BANK TO NELY LI PITCHER ST, TH SELY TO PT OF BEG."

- 1.2.2 **Current Ownership** – The Property has been owned by PS383, LLC, a Michigan limited liability company, since January 21, 2016. Any inquiries to PS383, LLC may be directed to Mr. Andy Wenzel, PlazaCorp Realty Advisors, Inc., 200 West Michigan Avenue, Suite 201, Kalamazoo, Michigan 49007, (269) 383-5775.
- 1.2.3 **Proposed Future Ownership** – PS383, LLC anticipates that they will continue to own the Property following redevelopment. The Property is intended to be held long-term and any conveyance would be a transfer between entities under common control or among members of an affiliated group.
- 1.2.4 **Delinquent Taxes, Interest, and Penalties** – There are no delinquent taxes, interest, or penalties due.
- 1.2.5 **Existing and Proposed Future Zoning** – According to assessment records, the existing zoning is M-2 (General Manufacturing). The zoning for the Property will not change following redevelopment.

1.3 Historical Use and Previous Ownership of Each Eligible Property

- 1.3.1 **Historical Use** – Historical use information and interviews indicate the Property was structurally developed prior to 1887. Some form of the existing building has occupied the footprint of the present day building since 1891. An additional building adjacent to and east of the existing building was also present from 1887 until sometime between 1932 and 1950. There have also been various outbuildings on the Property since it was initially developed, including a coal house, an oil house and a transformer pad. A railroad spur served the existing building on the eastern side since the 1890s until sometime after 1972. The buildings on the Property have been utilized for printing or manufacturing purposes throughout its history. The building has been vacant since August 2015.
- 1.3.2 **Previous Ownership** – Previous owners/occupants of the Property were determined based on historic records sources, including Sanborn Fire Insurance Maps (available for select years between 1887 and 1972), Kalamazoo County City Directories (available in approximately five-year increments for years between 1914 and 2013) and interviews. Based on these sources, previous owners/occupants since 1887 have included Rix Harrow Co. (1887), Noyes Cart Co. (1891), Lull & Skinner Co./Lull Carriage Company (1891-1919), Checker Cab Manufacturing Corp Plant No. 2 (1924-1929), Kalamazoo Paper Box Co. (1943-1972), Superior Printing Co./ Superior Colour Graphics (1943-1997) and Gulf Printing Co. (1997-2015).

Based on an interview with a representative of Gulf Printing Co., the most recent occupant, water-based inks were used and stored on site in 55-gallon drums in the range of eight to ten at a time. Waste ink was stored in 55-gallon drums stored inside the building (back of warehouse) and picked up by Nexco Solutions. Cleaning solutions and oils were handled in the same fashion. Plate-making chemicals, film-developing chemicals and surplus chemicals

were stored in the Chemical Shed on the east side of the building or inside the warehouse of the main building. Historic manufacturing operations at the Property likely used similar chemicals, but also included bulk oil and coal storage (oil and coal houses), paints, solvents and bleach.

1.4 Current Use of Each Eligible Property

The Property is zoned for general manufacturing uses and is not currently used for any purpose. The building has been vacant since August 2015.

1.5 Site Conditions and Known Environmental Contamination Summary

Prior to PS383, LLC taking ownership of the Property, Phillips Environmental Consulting Services, Inc. completed a Phase I Environmental Site Assessment (Phase I ESA) for the Property, dated November 17, 2015. Pictures taken during the assessment activities are provided as **Figure 5**. Based on historic uses of the Property and adjoining properties identified during the Phase I ESA, a Phase II ESA was completed to evaluate the potential that these historic activities had caused a release affecting the Property, as detailed in a January 6, 2016 report. Analytical parameters selected for analysis of soil and groundwater samples included VOCs, PNAs, polychlorinated biphenyls (PCBs) and the Michigan list of ten metals as indicators of potential contamination.

On December 16, 2015, nine Geoprobe® soil borings were completed at the Property and nine shallow soil samples were collected using a shovel from various locations on the building exterior. The sample locations are shown on **Figure 4A**.

Soils in each boring were observed, the soil types recorded, and screened for indications of potential impact. Soils were observed to be saturated between 9 and 10 feet below ground level (bgl). The soils deemed most likely to be impacted based on field measurements and observations were retained from each of the Geoprobe® borings for laboratory analysis.

The shallow soil samples from SS-1-15, SS-2-15, SS-4-15 and SS-5-15 were analyzed for PCBs. The samples collected from SS-1-15 and SS-2-15 were from shallow soil deemed most likely to represent depositional materials from Portage Creek. The soil samples from SS-4-15 and SS-5-15 were collected from below the shallow gravel (SS-4-15) or topsoil and grass (SS-5-15) of soil/fill materials believed likely to have been present when a transformer pad had been located in this area.

Shallow soil samples collected from around the building perimeter (SS-3-15, SS-6-15, SS-7-15 and SS-8-15) were analyzed for VOCs, PNAs and the Michigan list of ten metals. A shallow soil sample retained from SS-9-15 was placed on hold with the laboratory and not analyzed based on the lack of observed potential impact.

Temporary monitor wells were placed at five Geoprobe® boring locations at the Property. The temporary wells at GP-1-15, GP-2-15, GP-3-15 and GP-8-15 were placed generally downgradient of site activities. Monitor well GP-4-15 was placed generally upgradient of site activities. Shallow groundwater samples were collected from each of the temporary monitor wells for analysis of VOCs, PNAs and the Michigan List of ten metals.

In general, each soil sample collected from the Property for laboratory analysis indicated an impact. Analytical results indicated the presence of VOCs at concentrations exceeding Part 201 GRCC in the soil samples collected from GP-2-15, GP-3-15, GP-7-15 and GP-8-15. With the exception of those detected at GP-7-15, the VOCs exceeding Part 201 GRCC are related to petroleum products, including benzene, toluene, ethylbenzene, xylenes, naphthalene and 1,2,4-trimethylbenzene. At GP-7-15, in addition to toluene, chlorinated hydrocarbons were detected at concentrations exceeding Part 201 GRCC, including trichloroethene, cis- and trans-1,2 dichloroethene, vinyl chloride, 1,1-dichloroethene and 1,1,1-trichloroethane.

With regard to PNAs in soil, naphthalene was detected above Part 201 GRCC in the soil samples collected from GP-2-15, GP-3-15, GP-4-15, GP-6-15, GP-7-15 and GP-8-15. These detections generally correspond with the observation of cinders and fill at the Property. In the soil sample collected from GP-6-15, other PNAs, including benzo(a)pyrene, fluoranthene and phenanthrene were detected at concentrations exceeding Part 201 GRCC.

Metals, including arsenic, cadmium, copper, lead, mercury, selenium and zinc were detected in several of the soil samples collected at concentrations exceeding Part 201 GRCC. Chromium might additionally exceed if in the form of hexavalent chromium. The highest metal concentrations were generally observed at GP-6-15, GP-7-15 and GP-2-15. Some of the metals were observed to correspond to fill soils. Others were detected in shallow topsoil, such as at SS-6-15, SS-7-15 and SS-8-15.

PCBs were not detected to method detection limits in any of the soil samples submitted for analysis of PCBs.

With regard to groundwater, VOCs were not detected above Part 201 GRCC in any of the groundwater samples. A low concentration of naphthalene (8.1 µg/L) was detected in the groundwater sample collected from GP-5-15 and a low concentration of vinyl chloride (1.7 µg/L) was detected in the groundwater sample collected from GP-3-15. PNAs were not detected in any of the groundwater samples, except GP-1-15, where several PNAs were detected at concentrations exceeding Part 201 GRCC. These include benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(k)fluoranthene, benzo(ghi)perylene, chrysene, fluoranthene, indeno(1,2,3-cd)pyrene, naphthalene and phenanthrene. Metals were detected at concentrations exceeding Part 201 GRCC at GP-1-15 (lead), GP-2-15 (arsenic, barium and lead), and GP-8-15 (arsenic and barium).

In summary, sampling activities conducted at the Property on December 16, 2015 have detected VOCs, PNAs and metals in soil, as well as PNAs and metals in groundwater at concentrations that exceed Part 201 GRCC. The soil quality data indicate the presence of elevated concentrations of metals and PNAs in shallow soils at most locations tested. These may be related to fill materials at the site that include cinders. At these locations, petroleum related VOCs were also detected. In addition, several of these soil samples were collected near loading docks and/or doors where hazardous substances and petroleum products may have been loaded and unloaded, and perhaps stored out of doors, where they might have been released. Others were collected at locations of water discharge pipes and vent pipes on

the exterior of the building. Chlorinated hydrocarbons were detected in the soil sample collected from GP-7-15, near a historic loading dock. PCBs were not detected to method detection limits in any of the soil samples submitted for analysis. Metals and PNAs were detected in groundwater beneath the Property at concentrations exceeding Part 201 GRCC. Vinyl chloride, a chlorinated hydrocarbon, was detected just below its GRCC at GP-3-15. Concentrations detected in samples collected from the Property that exceed Part 201 GRCC are shown on **Figure 4B**.

Based on exceedances of Part 201 GRCC in soil and groundwater at the Property, a Baseline Environmental Assessment (BEA) was completed by Phillips Environmental Consulting on behalf of the Developer, PS383, LLC and has been submitted to the MDEQ.

Phillips Environmental Consulting conducted a vapor intrusion assessment based on findings from the Phase II ESA, including detections of petroleum-related VOCs and chlorinated hydrocarbons in shallow soil and groundwater across the Property. Based on the size of the building and procedures outlined in the MDEQ Guidance Document for the Vapor Intrusion Pathway, May 2013 (Guidance Document), eleven Vapor Pins® were placed throughout the building on June 16, 2016. Following installation of the Vapor Pins®, on June 17, 2016, a sub-slab soil vapor sample was collected at each location. The samples were collected according to the methods and procedures outlined in the Guidance Document and analyzed using method TO-15 for VOCs. The vapor pin locations, labeled SS-1-16 through SS-11-16, are shown on **Figure 4B** and a table summarizing the laboratory analytical results is included as **Figure 4C**.

The analytical data obtained during this investigation did not indicate any exceedances of Nonresidential Vapor Intrusion Screening Levels. Trichloroethene (TCE) was the only constituent detected at a concentration more than 10% of its Nonresidential Vapor Intrusion Screening Level. These detections of TCE at SS-6-16 and SS-11-16 are consistent with expectations based on the detection of TCE in the soil sample collected from GP-7-15. Because concentrations can fluctuate with seasonal barometric pressure and heating and cooling conditions, in accordance with the Guidance Document further assessment in this area is warranted.

1.6 Functionally Obsolete, Blighted and/or Historic Conditions

The Property is not considered functionally obsolete, blighted or historic. Since the Property qualifies as a "facility", these are not relied upon for qualification as an eligible property.

1.7 Information Required by Section 15(15) of the Statute

1.7.1 The proposed environmental, lead and asbestos abatement, demolition, site preparation and infrastructure improvement activities are sufficient to repurpose the building for use as an automotive shop and offices, as well as provide barrier-free accessibility. PS383, LLC will also undertake any necessary response activities to fulfill applicable Section 7a Due Care obligations to mitigate unacceptable exposures to hazardous substances, to mitigate fire or explosion hazards due to hazardous substances, and allow for the intended use of the Property in a manner that protects health and safety.

- 1.7.2 The environmental assessment activities, including Phase I and II ESAs, a BEA and Due Care Plan preparation, and due care assessment activities were necessary for PS383, LLC to conduct its environmental due diligence and obtain available liability protections. The Act 381 Brownfield Plan and Work Plan is necessary to satisfy the requirements specified in Act 381 to allow funding assistance through tax incremental financing to complete the proposed eligible activities. Certain environmental activities are anticipated to be necessary to comply with Due Care requirements. Excess soil generated during grading of the Property will require disposal at a Type II landfill. Demolition activities include selective demolition of the roof system and interior partitions, as well as demolition of the parking lot. This demolition is required to accommodate the automotive lift equipment and associated processes and to resurface the parking lot and provide handicap parking spaces. Lead and asbestos abatement activities are necessary to safely renovate the building interior and remove friable and non-friable asbestos containing materials. Site preparation activities that include grading and installation of a temporary silt fence are necessary to revitalize the Property, improve accessibility and control erosion during development.
- 1.7.3 The costs of the proposed environmental, lead and asbestos abatement, demolition, site preparation and infrastructure improvement activities are determined to be reasonable based on management of these costs through Developer operations using competitive contractors and experience with past projects completed in downtown Kalamazoo.
- 1.7.4 Redevelopment of the Property will beautify the Property and renovate the building for use as an automotive shop and offices. The redevelopment will revitalize the City of Kalamazoo downtown business district and create jobs. The Developers will make every reasonable effort to encourage the local contracting of construction and site related work.
- 1.7.5 The condition of the Property will be improved as described herein such that the entire vacant building will be renovated and brought to functional use.
- 1.7.6 The redevelopment project is anticipated to employ at least 30 full-time equivalent jobs, excluding temporary and construction jobs. The jobs will be automotive (after-market performance) and office. The average FTE wage is anticipated to be \$15.00/hour, but may be higher dependent upon the nature of the tenants leasing the office areas of the building.
- 1.7.7 According to the most recent data for December 2016, obtained from the Bureau of Labor Statistics website, the City of Kalamazoo currently has an unemployment rate of 3.9%, which is higher than Kalamazoo County as a whole (3.6%). The Edison Neighborhood, where the Property is located, has a higher rate of unemployment of 37.7%, based on 2013 data from www.city-data.com.
- 1.7.8 The contaminated soil will remain on site except where it needs to be removed for proper grading and/or to protect against potential direct contact and vapor intrusion concerns. Contaminated soil left on site exhibiting constituents exceeding applicable direct contact GRCC will be covered and capped to eliminate direct contact concerns. The potential for vapor intrusion will be addressed through the excavation of the most highly impacted soils near the building. Should subsequent sub-slab vapor sampling indicate that a potential concern remains, additional due care activities might include

installation of a vapor mitigation system and/or additional excavation of contaminated soil. These activities address the only potential exposure pathways based on current conditions and the intended use.

- 1.7.9 The Developer, PS383, LLC, is making a significant private sector investment of approximately \$2 million to redevelop the Property.
- 1.7.10 A cost gap estimate cannot be made since there are no similar greenfield sites in the downtown Kalamazoo area. Costs associated with redevelopment of this site relate to it being a "facility" requiring significant environmental, demolition, lead and asbestos abatement, site preparation activities.
- 1.7.11 The planned new occupant of the single story portion of the structure will be moved from a rental space in a neighboring community owned by another company that will lease the space to other tenants. Therefore no Brownfields will be created in the region.
- 1.7.12 Financial statements and a pro forma will be prepared and submitted to the Michigan Strategic Fund (MSF) concurrent with the Community Revitalization Program (CRP) application.
- 1.7.13 The Developer is seeking a CRP grant from the Michigan Economic development Corporation (MEDC).
- 1.7.14 No additional data appear warranted for consideration while reviewing this work plan.

2.0 SCOPE OF WORK AND COSTS

2.1 DEQ Eligible Activities

- 2.1.1 **Site Assessment and Baseline Environmental Assessment (BEA)** – Phase I and II ESA have been prepared by Phillips Environmental Consulting in November 2015 and January 2016, respectively. A BEA report and Due Care Plan were prepared in February and March 2016. The cost to complete these was **\$16,741**.
- 2.1.2 **Due Care** – Based on the findings of the Phase II ESA, additional site investigation activities have been conducted to evaluate the potential for vapor intrusion to indoor air. The scope of work for the investigation included the placement and sampling of eleven Vapor Pins® inside the building on the Property. The cost to conduct these activities was **\$6,500**.

Additional due care planning will be necessary to ensure that planned demolition and grading activities comply with due care requirements. General due care evaluation and planning is estimated to cost **\$5,000**.

Sampling at the Property during the Phase II ESA has indicated the presence of benzo(a)pyrene, arsenic and lead in exposed surface soils at concentrations exceeding Part 201 GRCC for direct contact. Based on the planned nonresidential use of the Property, only arsenic exceeds criteria for this use (GP-2-15 at 3-4'). Prior to use of the Property, it is anticipated that ten shallow (0-6") soil samples will be collected from areas of the Property not previously covered with at least six (6) inches of clean soil or pavement for analysis of arsenic. The exact number and locations of the samples will be

determined based on the areas of Property not covered by pavement or new clean soils, and DEQ guidance for statistically random sampling, except that one sample will be collected of the shallow soil at GP-2-15 (where arsenic exceeds non-residential direct contact criteria). **Figure 3** shows the preliminary sample locations based on current development plans. The direct contact sampling activities is estimated to cost **\$1,200**.

If exceedances of the applicable direct contact criteria are identified, appropriate actions will be taken to cover and stabilize those soils. For the purposes of this Plan it is estimated that 30 tons of soil will be required for removal to allow placement of a clean cap. If the soils cannot be placed at a similarly impacted area of the site where they can be appropriately covered, they will be properly disposed. Clean soil underlain with a colored fabric will be placed in these areas and the soil stabilized to prevent erosion. The colored landscape fabric will provide a visual boundary between the clean and impacted soils to workers that may dig at the Property. The estimated costs to excavate and dispose of 30 tons of soil and backfill at \$35.00/ton and cover the area with clean soil seeded for erosion control (estimated at \$40.00/ton), if necessary to address direct contact concerns, is **\$3,000**.

It is anticipated that 50 tons of soil will be in excess of final grade amounts and/or unsuitable for building purposes. The soil will be sampled for analysis required for soil disposal evaluation. It is reasonably anticipated that this will require proper disposal at a Type II Landfill. If practicable, these soils will be preferentially excavated from the area around GP-7-15 where TCE was detected in the soil. The estimated costs for laboratory analysis, transportation and disposal of the soil (estimate \$35 per ton), and associated environmental consulting services is **\$3,000**.

The plan for storm water management at the Property will involve use of the municipal storm sewer system as is currently designed and used. However, the roof drains, which previously discharged to the ground surface behind the building will be redirected to a leaching basin and French drain to be located near the northern property line, as shown on the attached engineering plans (**Figure 9**). Exacerbation of a plume of impacted groundwater emanating from the Property is not reasonably anticipated because the proposed basins and French drain are located at the upgradient edge of the Property. However, as a concentrated amount of storm water leaches through contaminated soils, it could exacerbate a plume originating from this area. Therefore, soil sampling is proposed to ensure that soils in the leaching areas are not impacted. Prior to construction of the leaching basin and trench drains, one soil sample will be collected from the proposed base elevation of each basin and three from along the French drain location as shown on **Figure 3**. Based on the results of the Phase II ESA, the samples will be submitted for analysis of VOCs, PNAs and the Michigan list of ten metals. Duplicate samples will be collected to allow any sample indicating an exceedance of Part 201 GRCC to undergo a leachate evaluation using the US EPA Synthetic Precipitation Leaching Procedure (SPLP). If the data indicate that the soils do not leach contamination above Part 201 GRCC, the leaching basins and French drain will be placed as designed. If an

exceedance is identified, the contaminated soils will be removed from beneath the leaching basin prior to construction. Any soils so removed will be properly disposed of. The cost to conduct the sampling in the areas of the proposed leaching basins and trench drain, including the SPLP analysis, if necessary, at the time of the assessment of TCE impacted soils is estimated at **\$5,000**.

Should the results of the storm water assessment activities indicate the potential for the leaching of storm water in this area to cause soil contamination to leach to groundwater, the soils will be removed in the leaching areas to the water table and replaced with clean soil. Moving of the proposed leaching basins and French drains does not appear feasible as it does not appear likely that another area of the Property will exhibit unimpacted soils, and other areas may have impacted groundwater, whereas this area is upgradient on the Property. In this event, it is estimated that 35 cubic yards of additional soil will need to be removed during construction of the storm water leaching basins (mostly from beneath the French drain) that may not be able to be incorporated into the site grade at similarly impacted areas. If the soils cannot be incorporated, they will be properly disposed of (at \$35.00/ton for excavation, transportation and disposal). Cost for excavation, disposal and backfill is estimated at **\$2,000**.

Based on the concentration of TCE detected in the soil sample collected from GP-7-15 and the presence of TCE in the sub-slab vapor samples collected from points closest to this area that require further evaluation, it is proposed to conduct additional soil sampling in the radially around GP-7-15. The intent of the sampling will be to obtain data to help direct an excavation of the most highly impacted soils in this area. The intent of the excavation will be to permanently address any potential for intrusion of TCE vapors into the building. It is estimated that six soil samples will be collected radially about GP-7-15 using a Geoprobe® and submitted for laboratory analysis of VOCs using US EPA 8260. A map of proposed sampling locations is provided as **Figure 3**. The estimated cost to conduct this sampling at the time that the storm water assessment sampling is completed is **\$5,000**.

Following receipt of the results of sampling around GP-7-15, soils in the area of GP-7-15 will be excavated and transported off site for proper disposal. The size of the area to be excavated will be determined based on the results of the sampling completed, as described above. The intent will be to remove the highest concentrations in soil to a depth practicable with an excavator - with an effort to remove impacted soils extending to and just below the water table (9-10 feet bgl). It is estimated that up to 400 cubic yards of soil will be removed. The value of this approach is to reduce the potential for an active vapor intrusion mitigation system to be required to address vapor intrusion, and the associated long-term operation and maintenance that would be required. In addition, the removal and disposal of these soils is a permanent measure that will also protect downgradient groundwater quality.

Approximately three months following the excavation, at least one set of samples will be collected from VP-SS-6-16 and VP-SS-11-16 for analysis of TCE. If the concentration of TCE is less than 15 ppbv (less than 10% of the non-residential screening level), the potential for vapor intrusion will be considered to have been addressed.

The estimated cost for the excavation, including transportation and disposal to a landfill (at \$35.00/ton), and backfill and compaction, a set of two sub-slab vapor samples, and project management, is estimated to cost **\$25,000**.

Based on the findings of the vapor intrusion assessment activities proposed for the Property, additional vapor sampling and/or due care activities might be warranted, such as installation of a vapor mitigation system. As a contingency, an estimated costs to of a simple vapor intrusion mitigation system is included here as **\$30,000**.

- 2.1.3 **Additional Response Activities** – Additional response activities are not anticipated to be required.
- 2.1.4 **Environmental Insurance** – Environmental insurance is not considered for this project.
- 2.1.5 **Interest** – Interest is considered for this project. The Authority intends to pay interest on the cost of eligible activities incurred until all parties have been reimbursed for such eligible activities in accordance with the development and reimbursement agreement. Interest is calculated based on a principal of \$243,673 for the non-Brownfield Plan preparation eligible activities and is estimated to be **\$18,605**.
- 2.1.6 **Combined Brownfield and Work Plan Preparation** – The Authority and Developer estimated costs to prepare the Plan is \$6,500. Equally split with the MSF results in a cost of **\$3,250**.

2.2 **MSF Eligible Activities**

Since the Property is located in a QLGU, all of the following are considered MSF eligible activities.

- 2.2.1 **Demolition** – The project scope of work includes the selective demolition of portions of the interior, including removal of interior walls and ceilings. The demolition within the single story portion of the building will allow for renovations and upgrades to the interior floor, floor/foundation pit, walls, partitions, ceiling system, and construction of a dynamic testing bay and associated equipment. Selective demolition within the two story portion of the building includes demolition of a chimney, electrical, a sign and equipment to allow for creation of a white-box space for future office tenants. The estimated cost for these selective interior building demolition activities is **\$53,600**.

Modifications to structure to install a new higher roof is required to accommodate the automotive lift equipment and associated processes. This requires removal of 17,125 square feet of roof from the single story section of the building. In addition, 8,005 square feet of the roof on the northern two-story section of the building will also require removal. The estimated costs for the roof removal is **\$16,700**.

Site demolition is planned to complete minor repairs to the existing asphalt parking surface and add handicap parking spaces. It is planned to pulverize and regrade the existing pavement east of the building for reuse. Paved areas on the Property currently encompass 29,264 square feet. It is proposed to reduce this by 2,701 square feet after demolition and regrading of the parking lot. Other site demolition activities include the saw-cutting and removal of a 15X20 foot area of concrete for a new entrance and removal of two footing associated with the north (two story) building. These activity areas are shown on **Figure 9**. The cost estimate for the site demolition activities is **\$22,000**.

- 2.2.2 **Lead Abatement** – Based on the age of the building, lead abatement activities are necessary. The estimated cost is included in the scope of work and estimated cost of abatement activities, described in section 2.2.1 above.
- 2.2.3 **Asbestos Abatement** – Asbestos abatement activities will be necessary prior to planned demolition activities. The costs for the asbestos/hazardous materials survey was **\$5,450**. The costs for asbestos and hazardous building materials abatement is estimated at **\$5,230**. Total estimated costs for asbestos abatement is **\$10,680**.
- 2.2.4 **Infrastructure Improvements** – No infrastructure improvements are contemplated to be completed at this time.
- 2.2.5 **Site Preparation** – The property is located within a QLGU and Site Preparation activity costs are necessary to improve access to the Property. These improvements include site grading and land balancing in the parking area, approximately 200 feet of trenching for improved site drainage, and installation of a temporary silt fence to control erosion during redevelopment. **Figure 9** shows the site preparation activity locations. The estimated costs are **\$9,500**.
- 2.2.6 **Interest** – The Authority intends to pay interest on the cost of eligible activities incurred until all parties have been reimbursed for such eligible activities in accordance with the development and reimbursement agreement. Interest is calculated based on a principal of \$243,673 for the non-Brownfield Plan preparation eligible activities and is limited to 3%. Interest is estimated to be **\$21,051**.
- 2.2.7 **Assistance to a Land Bank Fast Track Authority** – This project does not involve assistance to a land bank fast track authority.

2.2.8 **Relocation of Public Buildings or Operations** – This project does not involve the relocation of public buildings or operations.

2.2.9 **Combined Brownfield and Work Plan Preparation** – The Authority and Developer estimated costs to prepare the Plan at \$6,500. Equally split with the DEQ results in a cost of **\$3,250**.

2.3 Local Only Eligible Activities

Activities to be reimbursed using only local tax increment are limited to KCBRA administrative and operating fees (estimated at 20% of tax eligible activities).

2.4 Eligible Activities Costs and Schedule (Table 1)

DEQ Eligible Activities Costs and Schedule		
DEQ Eligible Activities	Cost	Completion Season/Year
Baseline Environmental Assessment Sub-Total	\$16,741	Spring 2016
<i>Phase I and II Environmental Site Assessments</i>	\$14,541	January 2016
<i>Baseline Environmental Assessment</i>	\$1,200	February 2016
<i>Due Care Plan/Section 7a Compliance Analysis</i>	\$1,000	Spring 2016
Due Care Sub-Total	\$85,700	
<i>Vapor Intrusion (VI) Assessment</i>	\$6,500	Spring 2016
<i>Due Care Management and Planning</i>	\$5,000	Fall 2017
<i>Direct Contact Assessment</i>	\$1,200	Summer 2017
<i>Soil Removal and Cover to Address Direct Contact, if necessary</i>	\$3,000	Fall 2017
<i>Disposal of Excess Soil, if necessary</i>	\$3,000	Fall 2017
<i>Storm Water Management Assessment</i>	\$5,000	Summer 2017
<i>Removal of Soil in Storm Water Management Area, if necessary</i>	\$2,000	Fall 2017
<i>Assessment of TCE Impacted Soil</i>	\$5,000	Summer 2017
<i>Excavation of TCE impacted soils in Area of GP-7-15</i>	\$25,000	Fall 2017
<i>Vapor Intrusion Mitigation System, if necessary</i>	\$30,000	Winter/Spring 2018
DEQ Eligible Activities Sub-Total	\$102,441	
Contingency (15% - excludes BEA Activities and VI Assessment)	\$11,880	
Interest (3%)¹	\$18,605	
Combined Brownfield and Work Plan Preparation	\$3,250	Spring 2017
DEQ Eligible Activities Total Costs	\$136,176	

MSF Eligible Activities Costs and Schedule		
MSF Eligible Activities	Cost	Completion Season/Year
Demolition Sub-Total	\$92,300	Spring 2017
<i>Selective Interior Demolition</i>	\$53,600	
<i>Selective Roof Demolition</i>	\$16,700	
<i>Site Demolition</i>	\$22,000	
Asbestos Abatement Sub-Total	\$10,680	Summer 2017
<i>Pre-Demolition Survey</i>	\$5,450	
<i>Abatement, including disposal and air monitoring</i>	\$5,230	
Site Preparation Sub-Total	\$9,500	Summer 2017
<i>Grading for new east parking lot</i>	\$8,000	
<i>Temporary erosion control (silt fence installation)</i>	1,500	
MSF Eligible Activities Sub-Total	\$112,480	
Contingency (15%)	\$16,872	
Interest (3%)¹	\$21,051	
Combined Brownfield and Work Plan Preparation	\$3,250	Spring 2017
MSF Eligible Activities Total Costs	\$153,653	

DEQ + MSF Eligible Activities Total Cost \$289,829

Total Interest \$ 39,656

DEQ + MSF Eligible Activities Cost minus Interest \$250,173

Principal for Interest Calculation (\$250,173-\$6,500) \$243,673

¹DEQ Interest Eligible Activities (\$114,321) = 47%. MSF Interest Eligible Activities (\$129,352) = 53%.

3.0 TAX INCREMENT REVENUE ANALYSIS

3.1 Captured Taxable Value and Tax Increment Revenues Estimates

Estimates of the captured taxable value and tax increment revenues for each year of the Plan from the eligible property are shown on the attached Tax Capture/Reimbursement Schedule (TIF Table). Based on the projected Developer real property investment of \$2,000,000 and an estimate of the future assessed value from the City of Kalamazoo, it is anticipated that approximately \$476,600 of new taxable value will be available for tax increment revenue capture as shown on **Table 2**. The tax increment revenue capture will be used to reimburse the Developer for eligible activity costs and the KCBRA for administrative expenses.

School taxes will be used to reimburse all eligible activities as approved by this Combined Brownfield Plan and Act 381 Work Plan. Payment to the Authority for administrative and operating expenses will be funded using only local taxes. Interest expenses will be reimbursed at a rate of 3% annually using only non-school tax increment, except as approved in this Combined Brownfield Plan and Act 381 Work Plan.

Initial reimbursement of increment tax revenues will be to the KCBRA for administrative expenses (local taxes only) then to the Developer. The KCBRA has estimated that the annual administrative expenses will be about 20% of the incremental taxes generated.

As required, 50% (currently 3 mills) of the State Education Tax will be paid to Treasury for deposit into the Brownfield Redevelopment Fund.

The split between reimbursement of school and non-school taxes to the Developer, to the Authority for Administrative expenses, to the State Brownfield Fund, and to the Local Brownfield Revolving Fund (LBRF) is shown on **Tables 4 and 5**.

3.2 Combined Plan Financing Method

The eligible activities are being financed by the Developer, to be reimbursed as approved by this Act 381 Combined Brownfield Plan and Work Plan in accordance with a Development Agreement (**Appendix B**) established between the Developer and the KCBRA.

3.3 Note or Bonded Indebtedness

No note or bonded indebtedness will be incurred by the BRA for this project.

3.4 Tax Increment Revenues Capture Period

It is anticipated that tax increment revenue will commence in 2018 and end in 2033, or until all eligible activities are paid in full or 2048, whichever occurs first, as allowed under Act 381 Section 22.

3.5 Impact of Tax Increment Financing

An estimate of the impact of tax increment financing on the revenues of all taxing jurisdictions in which the eligible property is located is summarized on **Table 3**.

**3.6 Local Brownfield Revolving Fund (also known as Local Site Remediation Revolving Fund)
Proposed Use**

Tax increment revenues, if available, will be captured for a full five years after the eligible activities, plus interest, are reimbursed to the Developer for deposit into the LBRF. The LBRF will be used to finance eligible activities at other eligible properties within the County. The estimated capture to the LBRF is less than the amount of local tax capture estimated to pay eligible activities. No school taxes will be captured for deposit into the LBRF for MSF activities. The estimated school tax capture to the LBRF is less than the estimated cost of DEQ Eligible Activities and is less than the school tax capture estimated to fund all eligible activities. During the period of tax capture to the LBRF 50% (currently 3 mils) of the SET will continue to be deposited to the State Brownfield Redevelopment Fund. As shown on **Tables 4 and 5**, the estimated tax capture to the LBRF is **\$186,820**.

4.0 RELOCATION

4.1 Current Residents and Displacement

No families or individuals will be displaced for this project.

4.2 Displaced Persons Relocation Plan

Not applicable.

4.3 Relocation Costs Provisions

Not applicable.

4.4 Compliance with Michigan's Relocation Assistance Law

Not applicable.

5.0 OTHER INFORMATION THE AUTHORITY OR GOVERNING BODY CONSIDERS PERTINENT

All resolutions (City of Kalamazoo Commission and Kalamazoo County Commission) are included in Attachment A along with Public Notices, and the Development Agreement with the Kalamazoo County Brownfield Redevelopment Authority is included in Appendix B. No additional information is considered pertinent for review of this Plan.

EXHIBITS

FIGURES

Figure 1	Scaled Property Location Map
Figure 2	Eligible Property Map
Figure 3	Proposed Sampling Location Map
Figure 4	Known Extent of Vertical and Horizontal Contamination Map
Figure 5	Color Site Photographs
Figure 6	Infrastructure Improvements Map(s) – Not Applicable
Figure 7	Site Preparation Map (See Figure 9)
Figure 8	Redevelopment Project Rendering
Figure 9	Engineering Site Plans

TABLES

Table 1	DEQ and MSF Eligible Activity Costs and Schedule (Page 13)
Table 2	Estimate of Total Incremental Taxes Available for Capture
Table 3	Estimate of Taxable Value and Incremental Tax Revenue by Year for Each Taxing Jurisdiction
Table 4	Reimbursement Schedule with Interest
Table 5	TIF Schedule (MSF Format)

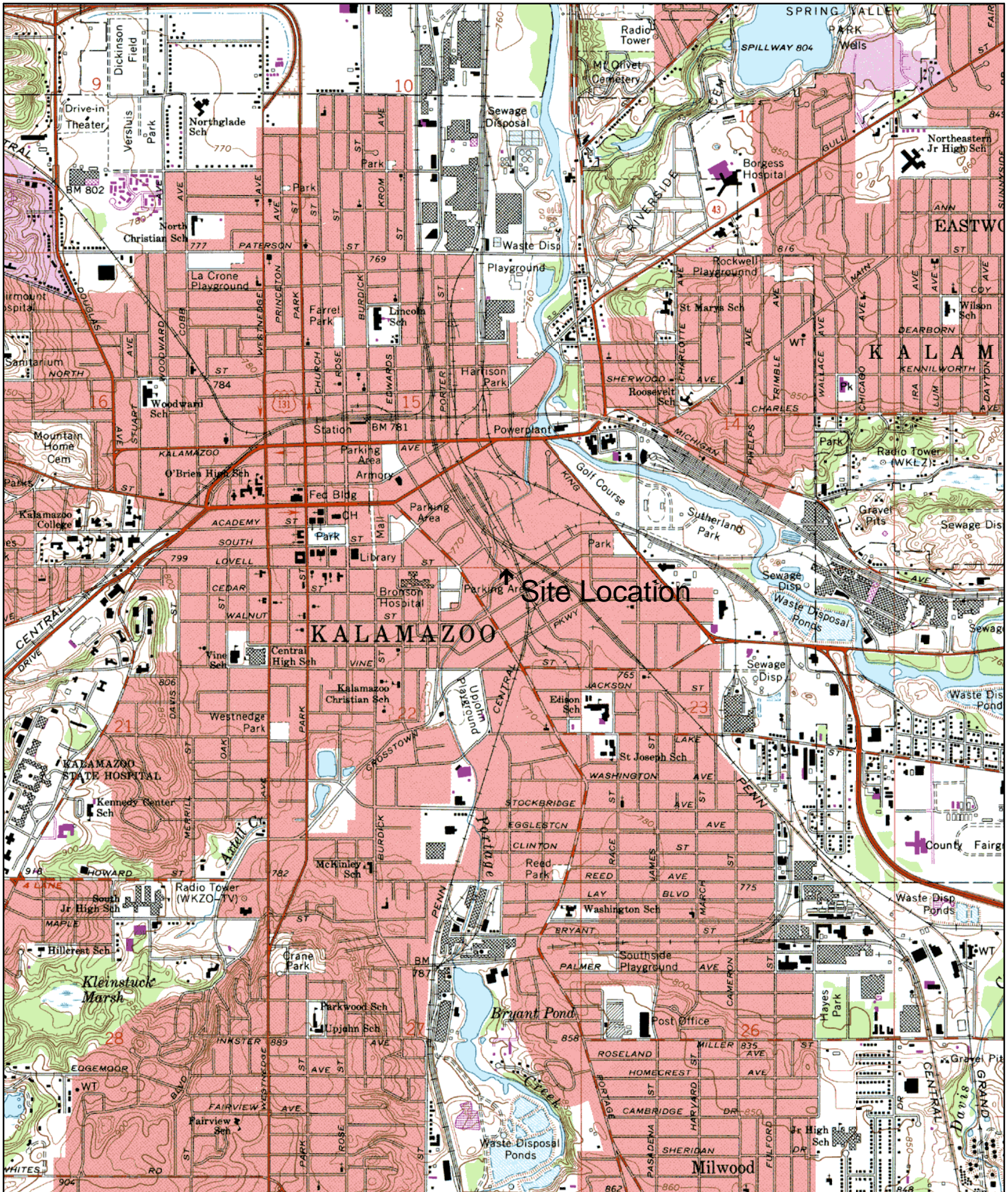
ATTACHMENTS

Attachment A	Combined Brownfield and Work Plan Resolution(s)
Attachment B	Development Agreement – To Be Included
Attachment C	Reimbursement Agreement – Not Applicable
Attachment D	Declaration of Dangerous Building – Not Applicable
Attachment E	Declaration of Blighted Condition – Not Applicable
Attachment F	Signed Affidavit for Functional Obsolescence – Not Applicable

FIGURES

Figure 1

Scaled Property Location Map



Name: KALAMAZOO
Date: 10/13/2015
Scale: 1 inch equals 2000 feet

Location: 042° 17' 13.71" N 085° 34' 29.91" W NAD27
Caption: Figure 1 - Scaled Property Location Map
381/383 S Pitcher Street
City of Kalamazoo, Michigan

Figure 2

Eligible Property Map

Figure 2 - Eligible Property Map

381/383 S Pitcher Street, City of Kalamazoo, Michigan

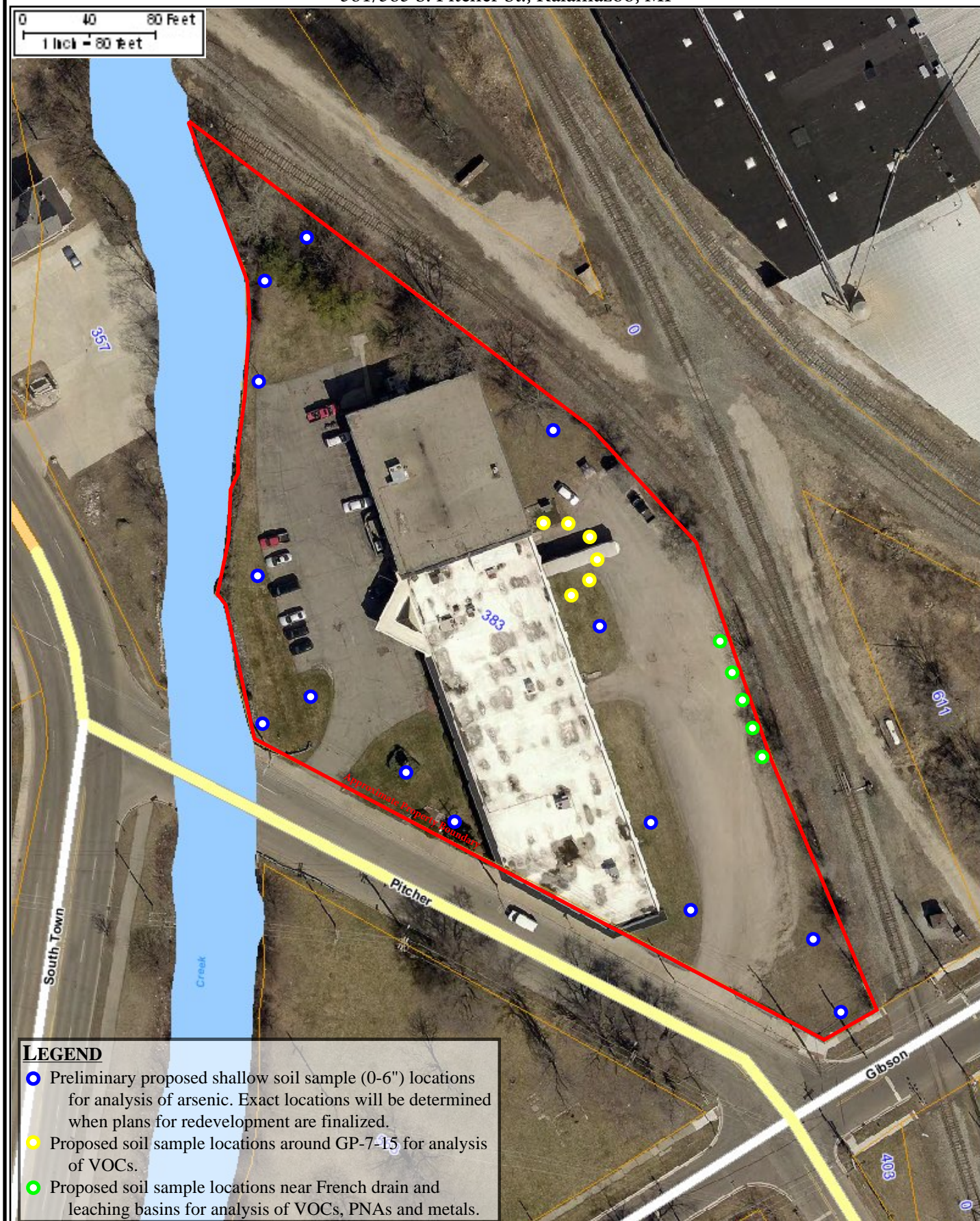


This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map is a compilation of records, information and data located in various city, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only. Map Created: 10/13/2015

Figure 3

Proposed Sampling Location Map

Figure 3 - Proposed Sampling Location Map
381/383 S. Pitcher St., Kalamazoo, MI



This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map is a compilation of records, information and data located in various city, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only. Map Created: 12/17/2015

Figure 4

**Known Extent of Vertical and
Horizontal Contamination Map**

Figure 4A - Site Plan With Soil, Groundwater, and Sub-Slab Soil Vapor Sample Locations
381/383 S. Pitcher St., Kalamazoo, MI



This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map is a compilation of records, information and data located in various city, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only. Map Created: 12/17/2015

381/383 S. Pitcher St., Kalamazoo, MI

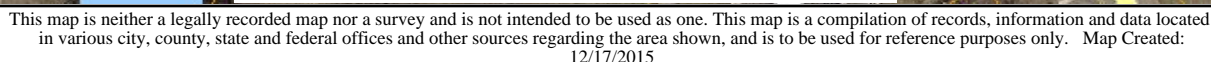


Figure 4C
Summary of VOC Concentrations Detected in Shallow Sub-Slab Soil Vapor Samples
381/383 Pitcher Street
Kalamazoo, Michigan
Project No. 30-1521-15

SAMPLE IDENTIFICATION				VP-SS-1-16	VP-SS-2-16	VP-SS-3-16	VP-SS-4-16	VP-SS-5-16	VP-SS-6-16	VP-SS-7-16	VP-SS-8-16	VP-SS-9-16	VP-SS-10-16	VP-SS-11-16
Sample Collected By				Phillips Environmental Consulting Services, Inc.										
Analytical Laboratory				FiberTec Environmental Services										
Sample Depth (feet BGS)				Sub-Slab	Sub-Slab	Sub-Slab	Sub-Slab	Sub-Slab	Sub-Slab	Sub-Slab	Sub-Slab	Sub-Slab	Sub-Slab	Sub-Slab
Collection Method				Bottle-Vac	Bottle-Vac	Bottle-Vac	Bottle-Vac	Bottle-Vac	Bottle-Vac	Bottle-Vac	Bottle-Vac	Bottle-Vac	Bottle-Vac	Bottle-Vac
Date Collected				6/17/16	6/17/16	6/17/16	6/17/16	6/17/16	6/17/16	6/17/16	6/17/16	6/17/16	6/17/16	6/17/16
Volatile Organic Compounds (ppbv) ¹														
Method				TO-15	TO-15	TO-15	TO-15	TO-15	TP-15	TO-15	TO-15	TO-15	TO-15	TO-15
Date Extracted				6/20/16	6/20/16	6/21/16	6/21/16	6/20/16	6/21/16	6/21/16	6/22/16	6/21/16	6/21/16	6/21/16
Date Analyzed				6/21/16	6/21/16	6/21/16	6/21/16	6/21/16	6/21/16	6/22/16	6/22/16	6/21/16	6/22/16	6/22/16
	Residential Sub-Slab Vapor Intrusion Screening Level ²	Non-Residential Sub-Slab Vapor Intrusion Screening Level ²	Acute Exposure Immediate Response Activity Screening Levels ³											
Acetone	82,000	1,400,000	871,953	100	<24	640	320	<24	290	350	860	31	<24	50
Chloroform	73	7,600	1,025	<1.2	<1.2	<1.2	2.3	<1.2	<1.2	<1.2	<1.2	<1.2	<1.2	<1.2
Ethylbenzene	640	59,000	NC	<12	<12	<12	<12	<12	59	<12	<12	<12	<12	<12
Isopropanol	NC	NC	NC	170	<12	180	180	<12	160	630	260	33	<12	120
Methylene chloride	880	18,000	226,243	<12	<12	<12	<12	<12	<12	25	<12	<12	<12	<12
Toluene	44,000	740,000	1,230,000	<6.0	<6.0	<6.0	9.0	<6.0	<6.0	6.3	<6.0	<6.0	<6.0	<6.0
1,1,1-Trichloroethane	36,000	610,000	416,312	<6.0	<6.0	<6.0	<6.0	<6.0	9.5	14	<6.0	<6.0	<6.0	33
Trichloroethene	12	210	2,606,843	<0.30	0.75	<0.30	3.5	<0.30	25	0.33	<0.30	<0.30	<0.30	28
1,2,4- Trimethylbenzene	1,500	130,000	NC	<6.0	<6.0	15	15	<6.0	2,600	2,300	44	<6.0	<6.0	24
1,3,5- Trimethylbenzene	1,500	130,000	NC	<6.0	<6.0	6.6	7.2	<6.0	770	5,000	18	<6.0	<6.0	13
Xylenes, total	760	58,000	168,908	<24	<24	<24	27	<24	450	810	<24	<24	<24	<24
Other VOCs	Varies	Varies	Varies	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND

ND=Not detected to method detection limits. NC= No Criteria.

¹ The full list of TO-15 volatile organic hydrocarbons were analyzed on the dates indicated above. Compounds not listed were not detected to method detection limits.

² Residential and Non-Residential Vapor Intrusion Groundwater Screening Levels from MDEQ-RRD Guidance Document for the Vapor Intrusion Pathway, May 2013.

³ Residential and Non-Residential Land Use Acute Exposure Immediate Response Activity Screening Levels for Soil Gas from MDEQ-RRD Guidance Document for the Vapor Intrusion Pathway, May 2013.

Shaded cells indicate concentrations exceeding Screening Level.

Figure 5

Color Site Photographs

Figure 5
381/383 S. Pitcher Street
Kalamazoo, Michigan
Photographs by Lisa K. J. Phillips
Phillips Environmental Consulting Services, Inc.
November 4, 2015

Picture 1



View north of the front entrance and signage for the building on the Property.

Picture 2



View northeast of the drive from S. Pitcher St. and the front of the building.

Picture 3



View north of the adjoining Portage Creek to the west with residence and former Upjohn building.

Picture 4



View south of the north side of the building.

383/383 S. Pitcher Street
Kalamazoo, Michigan

Photographs by Lisa K. J. Phillips
Phillips Environmental Consulting Services, Inc.
November 4, 2015

Picture 5



View north of the angled portion of the building and southern corners along Gibson Street.

Picture 6



View north down S. Pitcher St. (bridge over Portage Creek in background).

Picture 7



View north of the southern side of building.

Picture 8



View west of the eastern side of building and truck bays.

381/383 S. Pitcher Street
Kalamazoo, Michigan

Photographs by Lisa K. J. Phillips
Phillips Environmental Consulting Services, Inc.
November 4, 2015

Picture 9



View east of utility area containing compressors and piping.

Picture 10



Interior view of utility area along west side of building.

Picture 11



Cement pad east of building formerly used for a picnic table.

Picture 12



View to the south of eastern side of Property.

381/383 S. Pitcher Street

Kalamazoo, Michigan

Photographs by Lisa K. J. Phillips

Phillips Environmental Consulting Services, Inc.

November 4, 2015

Picture 13



Chemical Shed on eastern portion of the Property with adjoining property in the background.

Picture 14



Interior of the Chemical Shed. Note secondary containment loading pallet on right.

Picture 15



Truck loading bay on eastern side of building.

Picture 16



Pipe discharge and staining on eastern side of building.

381/383 S. Pitcher Street
Kalamazoo, Michigan

Photographs by Lisa K. J. Phillips
Phillips Environmental Consulting Services, Inc.
November 4, 2015

Picture 17



Southeast corner of building and location of
pipe discharge on right.

Picture 18



Truck loading bays and various discharge
pipes on east side of building.

Picture 19



East side of building with electrical.

Picture 20



Press air handling equipment on south
side of building.

381/383 S. Pitcher Street
Kalamazoo, Michigan

Photographs by Lisa K. J. Phillips
Phillips Environmental Consulting Services, Inc.
November 4, 2015

Picture 22

Picture 21



Interior of the first floor in the northern portion of the building.



Concrete trench in the northern portion of the building along eastern wall.

Picture 23



Press sump for wash solutions in northern portion of the building.

Picture 24



Another view of concrete trench with floor drain in interior area of the northern portion of the building.

383/383 S. Pitcher St.
Kalamazoo, Michigan

Photographs by Lisa K. J. Phillips
Phillips Environmental Consulting Services, Inc.
November 4, 2015

Picture 25



Floor drain in northern portion of building.

Picture 26



Western wall near northwest corner of building. Electric equipment and utility area.

Picture 28

Picture 27



Chemical color key.



Press air handling system at north end of the building.

381/383 S. Pitcher Street
Kalamazoo, Michigan

Photographs by Lisa K. J. Phillips
Phillips Environmental Consulting Services, Inc.
November 4, 2015

Picture 29



Central portion of the building.

Picture 30



Discharge pipe in closet.

Picture 31



Cemented trench with hole in the floor
on the northern end of the building on
the west side.

Picture 32



Former Digital Room.

381/383 S. Pitcher Street
Kalamazoo, Michigan

Photographs by Lisa K. J. Phillips
Phillips Environmental Consulting Services, Inc.
November 4, 2015

Picture 33



Northern most truck bay along eastern wall of building.

Picture 34



Southern most truck bay along eastern wall of building.

Picture 35



Former Bindery room at southern end of the building.

Picture 36



Entrance at southwest corner of building.

381/383 S. Pitcher Street
Kalamazoo, Michigan

Photographs by Lisa K. J. Phillips
Phillips Environmental Consulting Services, Inc.
November 4, 2015

Picture 37



Stairwell to second floor. Location of former conveyor system.

Picture 38



Piping along eastern wall of the second floor of the building.

Picture 39



Main room on second floor with discharge pipe in the center.

Picture 40



Discharge pipe and staining on second floor.

381/383 S. Pitcher Street
Kalamazoo, Michigan

Photographs by Lisa K. J. Phillips
Phillips Environmental Consulting Services, Inc.
November 4, 2015

Picture 41



Plugged floor drain and staining on second floor.

Picture 42



Second floor storage area and piping.

Picture 43



Piping in second floor former Camera Room.

Picture 44



Closet area on second floor with utilities.

Figure 6

**Infrastructure Improvements Map –
Not Applicable**

Figure 7

**Site Preparation Map
(see Figure 9)**

Figure 8

Redevelopment Project Rendering

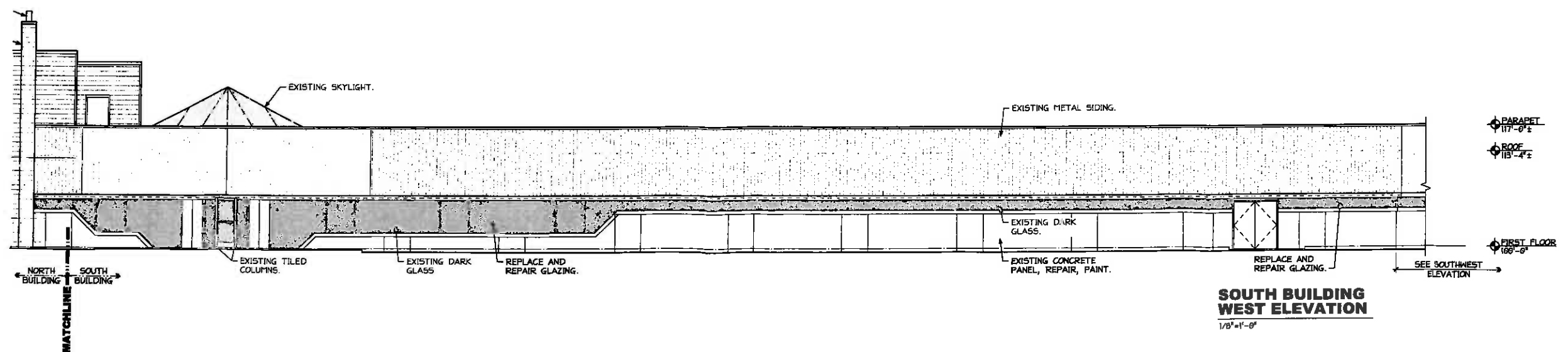
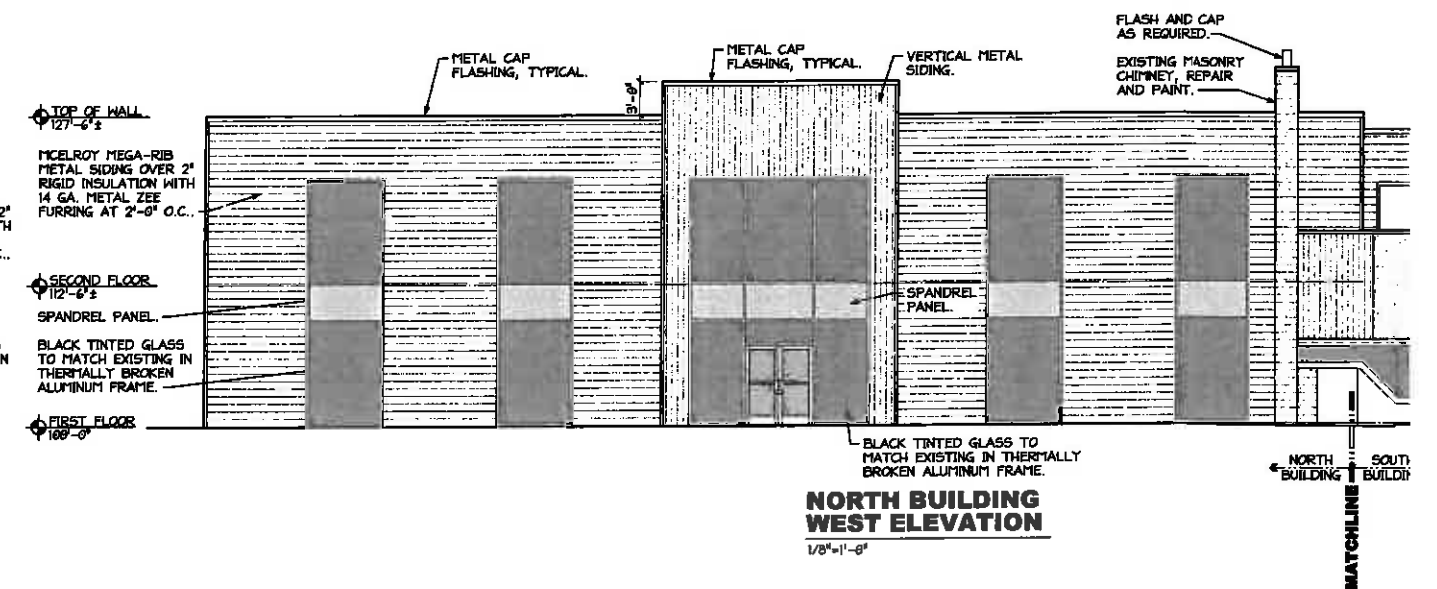
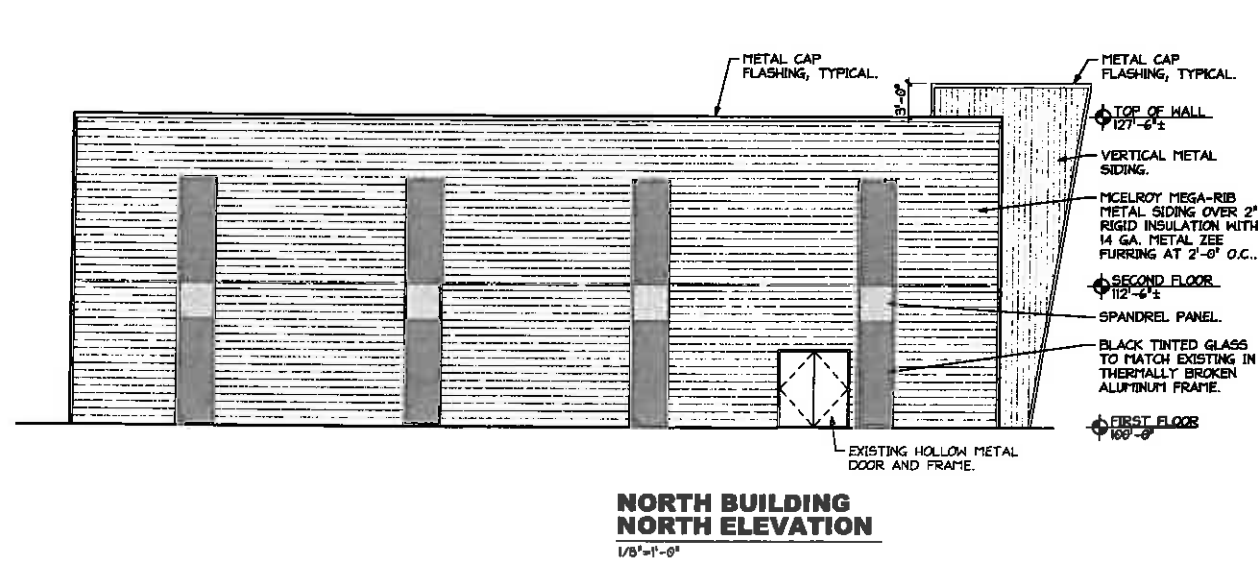
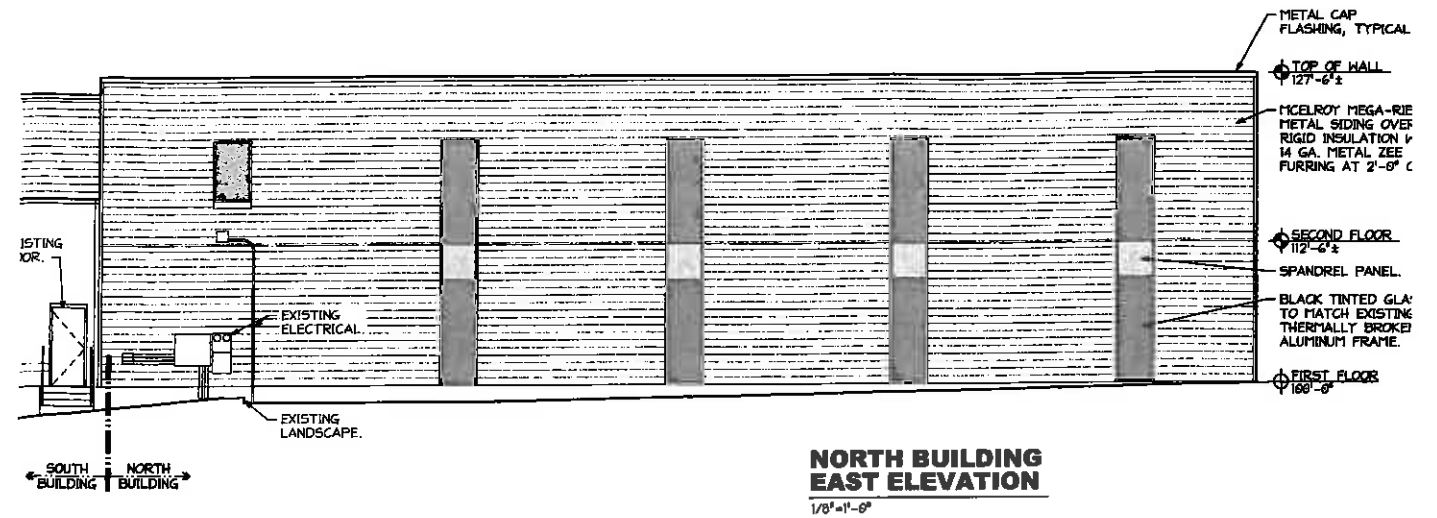
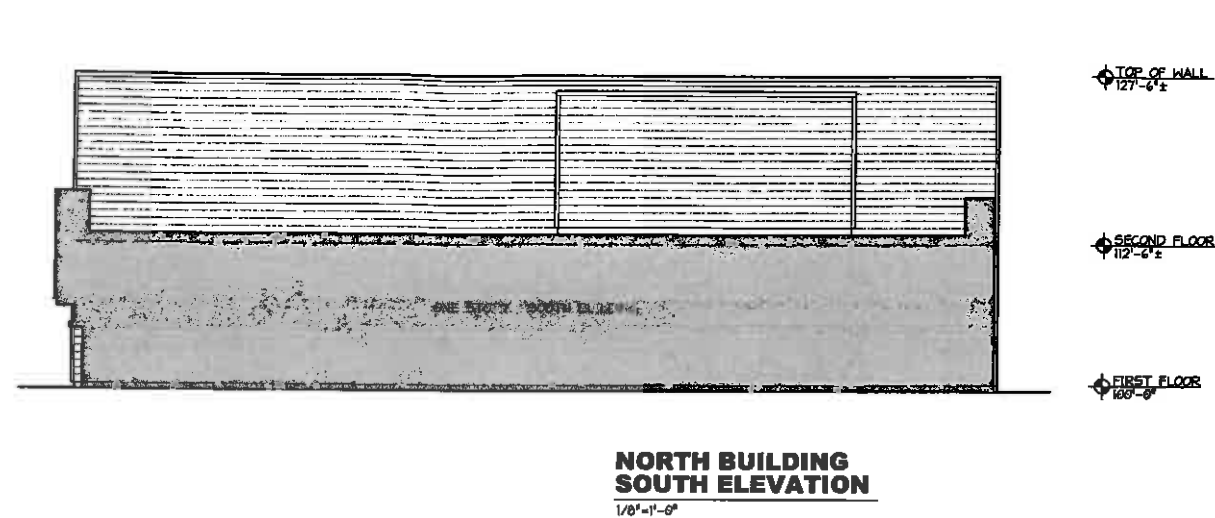


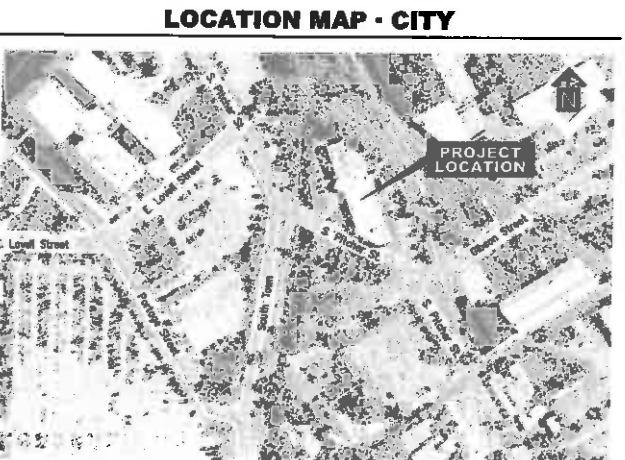
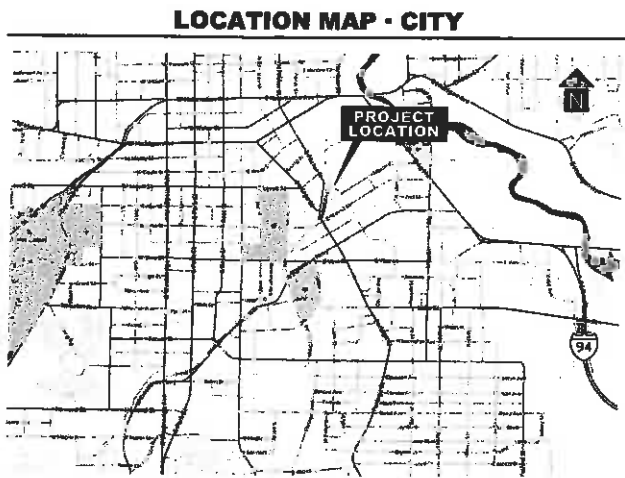
Figure 8

Figure 9

Engineering Site Plans

Remodel & Renovations at 383 South Pitcher Street

Kalamazoo, Michigan



DRAWING LIST

G001	Project Cover	M001	Mechanical Schedules, Abbreviations, & Notes
CODE COMPLIANCE/LIFE SAFETY		M310	South Building First Floor Plumbing Plan
LS110	Code Compliance Plans	M311	North Building Plumbing Floor Plans
CIVIL		M510	South Building First Floor Mechanical Plan
C100	Site Plan	M511	North Building Mechanical Floor Plans
STRUCTURAL		M610	South Building Roof Mechanical Plan
S210	South Building Foundation Plan	M611	North Building Roof Mechanical Plan
S211	North Building Foundation Plan		
S510	South Building Roof Framing Plan		
S511	North Building Framing Plans		
S700	Structural Details		
ARCHITECTURAL		ELECTRICAL	
AD210	South Building First Floor Demolition Plan	ED110	South Building First Floor Electrical Demolition Plan
AD211	North Building Demolition Plans	ED111	North Building Electrical Demolition Floor Plans
A210	South Building First Floor Plan	E001	Electrical Cover
A211	North Building First Floor Plan	E210	South Building First Floor Lighting Plan
A310	South Building Roof Plan	E211	North Building Lighting Floor Plans
A600	Elevations	E310	South Building First Floor Power & Systems Plan
A601	Elevations, Sections, & Details	E311	North Building Power & Systems Floor Plans
A800	Schedules	E410	South Building Roof Electrical Plan
MECHANICAL		E411	North Building Roof Electrical Plan
F210	South Building First Floor Fire Protection Plan	E600	Details
F211	North Building Fire Protection Floor Plans	E800	Panelboard Load Summaries
MD110	South Building First Floor Mechanical Demolition Plan		
MD111	North Building Mechanical Demolition Floor Plans		

PROJECT INFORMATION

OWNER: PlazaCorp Contact: Marc Hatton	BUILDING SITE ADDRESS: 383 South Pitcher Street Kalamazoo, Michigan 49007
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PROJECT SCOPE

The project scope of work is intended renovate, repair and upgrade selective portions of the existing site and structure to provide for owner/landlord improvements to a leasable level in both the one story and the two story portion of the existing buildings.

The one story portion of the building is to be improved and upgrades accommodate the tenant's functional program requirements as discussed in our meeting. The tenant's functional program suggests that the Use and Occupancy Classification will remain unchanged from the previous use of Factory Group F-1, Moderate-hazard. The Use and Occupancy of the two story portion of the buildings has yet to be determined.

The proposed renovations, repairs and upgrades include minor site civil repairs to the existing asphalt parking surface, installation of minimal roof and ground storm water management systems and an automobile ramp and retaining wall system to an existing overhead door.

At the two story portion of the building a new entrance vestibule and a stair and elevator lobby/tower will be constructed to accommodate future tenants and barrier free accessibility. The elevator is intended to be Limited Use, Limited Access Elevator. The exterior of the two story portion will be repaired as required and will be clad in metal furring and siding system.

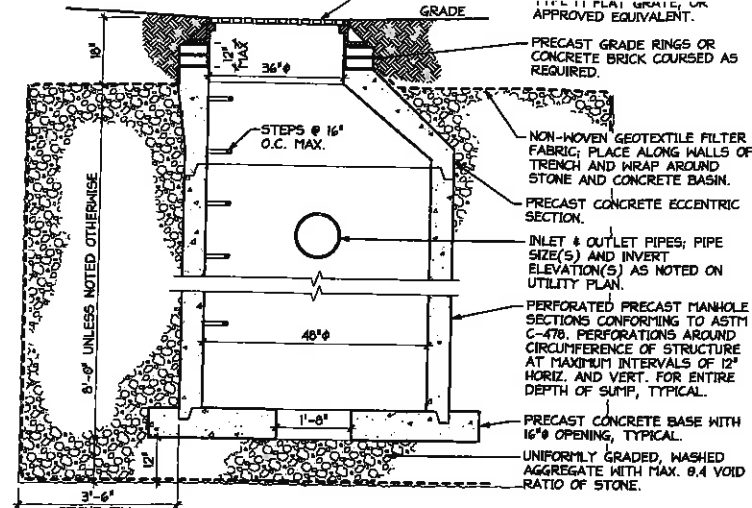
The project scope of work includes the selective demolition of portions of the roof system, and interior partitions systems. As indicated on the conceptual plans selective removal, modifications to structure to install a new higher roof is required to accommodate the automotive lift equipment and associated processes.

The project scope of work includes renovations and upgrades to the interior floor, floor/foundation pit, walls, partitions, ceiling systems per the conceptual plans provided to accommodate the tenant's functional process with lift equipment, and a dynamic testing bay as well as the associated equipment.

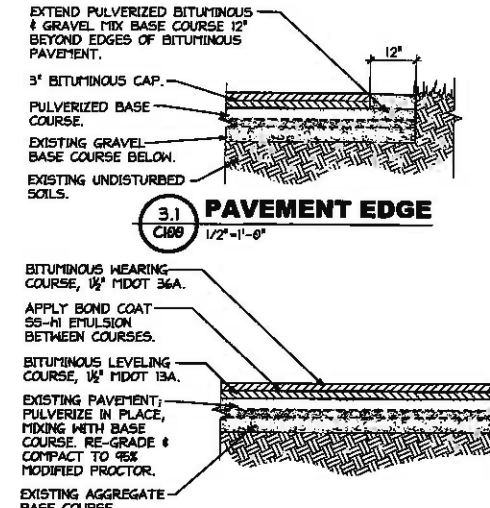
SITE PLAN SUBMITTAL DRAWINGS LIST

- G001 Project Cover
- C100 Site Plan
- A210 South Building First Floor Plan
- A211 North Building First Floor Plan
- A600 Elevations
- A601 Elevations, Sections & Details

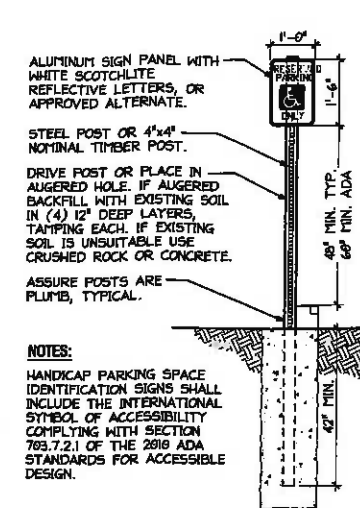
Figure 9



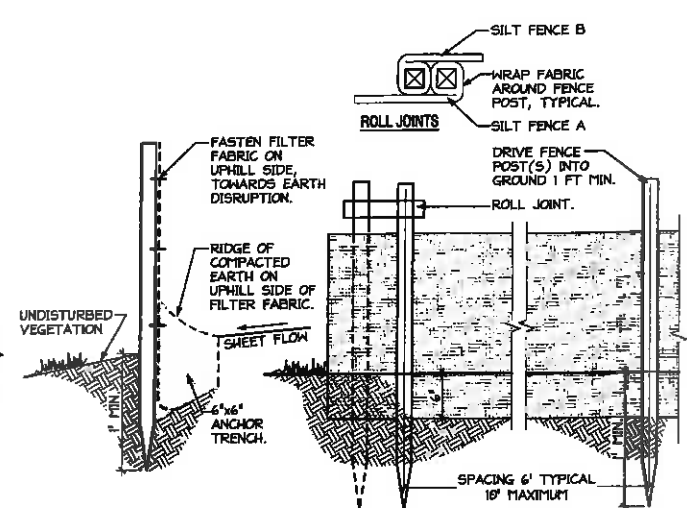
4 LEACHING BASIN
C100 1/2"=1'-0"



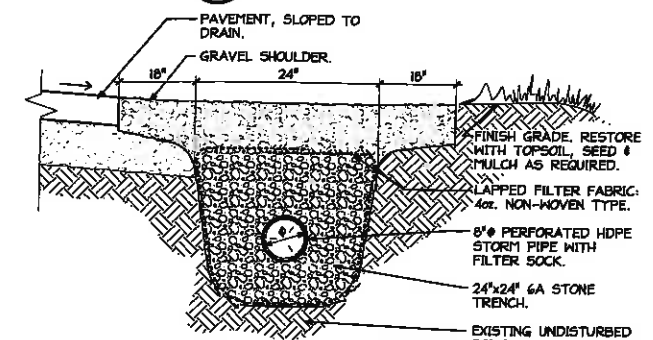
3.1 PAVEMENT EDGE
C100 1/2"=1'-0"



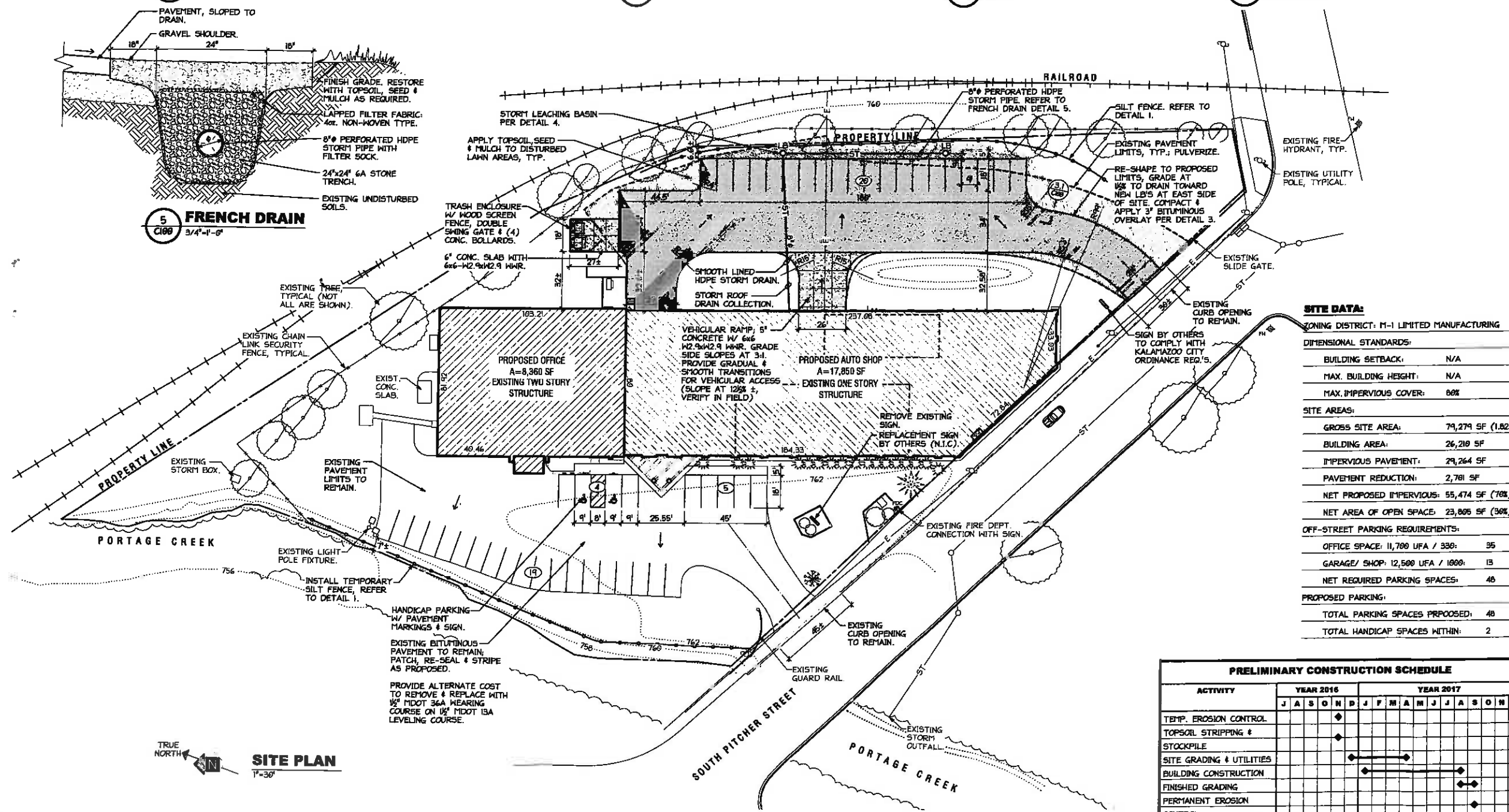
2 SIGN DETAIL
C100 1/2"=1'-0"



1 SILT FENCE DETAIL
C100 NOT TO SCALE



5 FRENCH DRAIN
C100 3/4"=1'-0"



SITE DATA:

ZONING DISTRICT: M-1 LIMITED MANUFACTURING	
DIMENSIONAL STANDARDS:	
BUILDING SETBACK:	N/A
MAX. BUILDING HEIGHT:	N/A
MAX. IMPERVIOUS COVER:	80%
SITE AREAS:	
GROSS SITE AREA:	79,279 SF (1.82ac)
BUILDING AREA:	26,210 SF
IMPERVIOUS PAVEMENT:	29,264 SF
PAVEMENT REDUCTION:	2,701 SF
NET PROPOSED IMPERVIOUS:	55,474 SF (70%)
NET AREA OF OPEN SPACE:	23,805 SF (30%)
OFF-STREET PARKING REQUIREMENTS:	
OFFICE SPACE: 11,700 UFA / 330:	35
GARAGE/ SHOP: 12,500 UFA / 1000:	13
NET REQUIRED PARKING SPACES:	48
PROPOSED PARKING:	
TOTAL PARKING SPACES PROPOSED:	48
TOTAL HANDICAP SPACES WITHIN:	2

PRELIMINARY CONSTRUCTION SCHEDULE

ACTIVITY	YEAR 2016					YEAR 2017				
	J	A	S	O	N	J	F	M	A	M
TEMP. EROSION CONTROL										
TOPSOIL STRIPPING & STOCKPILE										
SITE GRADING & UTILITIES										
BUILDING CONSTRUCTION										
FINISHED GRADING										
PERMANENT EROSION CONTROL										
SITE CLEAN-UP										
SITE STABILIZATION										
REMOVE SESC MEASURES										

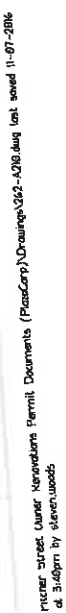
- PERMITS PRIOR TO START OF WORK.
- EXISTING SITE FEATURES, INCLUDING PROPERTY LINES AND PAVEMENT LIMITS, AS SHOWN, ARE APPROXIMATE BASED ON AVAILABLE RECORDS.
- CONTRACTOR SHALL VERIFY EXISTING SITE CONDITIONS & FIELD VERIFY EXISTING DIMENSIONS.
- NOTE TO CONTRACTOR: CALL "MISS DIG" THREE (3) WORKING DAYS BEFORE YOU DIG TOLL FREE AT 1-800-428-7171 OR CALL 800-428-7171 / CELLULAR PHONE. FOR UTILITIES LOCATION ON THE GROUND.
- UTILITIES & CONSTRUCTION TO COMPLY WITH REQUIREMENTS OF LOCAL AND STATE AUTHORITIES HAVING JURISDICTION.
- ALL WORK SHALL BE IN COMPLIANCE WITH PART SOIL EROSION & SEDIMENTATION CONTROL ACT.
- PROVIDE TEMPORARY SILT FENCE AND INLET PROTECTION AT ALL SITE CATCH BASINS. PROVIDE SEED & MULCH TO ALL DISTURBED LAWN AREAS, AND PROVIDE ALL OTHER SOIL EROSION CONTROL MEASURES AS REQUIRED.
- FOR GRADING IN AREAS NOT SHOWN, PAVEMENT SLOPES TO BE 1/8" MINIMUM AND 6" MAXIMUM. PROVIDE POSITIVE DRAINAGE AWAY FROM FACILITY AT ALL TIMES.
- AVOID UNNECESSARY REMOVAL OF VEGETATED TOPSOIL OR EARTH COVER. APPLY TOPSOIL, SEE MULCH TO ALL DISTURBED AREAS NOT PROPOSED TO RECEIVE OTHER FINISH TREATMENT.
- ALL TEMPORARY SOIL EROSION PROTECTION SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE.
- NO SITE WORK SHALL BEGIN UNTIL THE SILT FENCE AND ACCESS ROAD ARE INSTALLED.
- ALL SOIL PILES SHALL BE SURROUNDED BY SILT FENCE IF ALLOWED TO REMAIN IN PLACE FOR MORE THAN 7 DAYS. TOPSOIL PILES SHALL BE SEED & MULCH TO REMAIN IN PLACE FOR MORE THAN 7 DAYS. SOIL PILES SHALL NOT BE PLACED WITHIN 50' FROM ANY TEMPORARY OR PERMANENT WATERCOURSE.
- CLEAN ADJACENT ROADWAYS AND WATER SITE WHEN NECESSARY TO PREVENT AIR BORNE SEDIMENT TRANSFER.
- ALL EXISTING TREES AND VEGETATION OUTSIDE CONSTRUCTION LIMITS SHALL BE SAVED & PROTECTED DURING CONSTRUCTION ACTIVITY. CONTRACTOR SHALL REPAIR AND RESTORE ANY DAMAGE OUTSIDE THE LIMITS TO ORIGINAL CONDITION.
- PROTECT ALL EXISTING WORK WHICH IS TO REMAIN AND RESTORE IN AN APPROVED MANNER ANY SOIL WORK WHICH BECOMES DAMAGED.
- RUBBISH AND DEBRIS RESULTING FROM THE WORK SHALL BE REMOVED IMMEDIATELY FROM THE SITE BY THE CONTRACTOR.
- HANDICAP PARKING SPACES SHALL BE EQUIPPED WITH ADA COMPLIANT SIGN AND PAVEMENT MARKINGS PER DETAILS 2 ON THIS SHEET.
- PULVERIZE & RE-GRADE OF EXISTING PAVEMENT SHALL COMPLY WITH THE FOLLOWING: CRUSH EXISTING ASPHALT PAVEMENT, INCLUDING 1 TO 2 INCHES OF AGGREGATE BASE, ENSURE 95% OF CRUSHED MATERIAL HAS A MAX. PARTICLE SIZE 1/4" WHILE REMAINING 5% DOES NOT EXCEED 4" PARTICLE SIZE. UNIFORMLY SPREAD & COMPACT CRUSHED MATERIAL TO THE DIMENSIONS SHOWN IN PLANS, USING SALVAGED CRUSHED MATERIAL TO ATTAIN 2% GRADE & PROPOSED CROSS SECTIONS. COMPACT TO MINIMUM 95% OF THE MAXIMUM UNIT WEIGHT, AT NO GREATER THAN OPTIMUM MOISTURE CONTENT, IN ACCORDANCE WITH STANDARD TEST METHODS.
- MAINTAIN 36" COVER ON STORM PIPE AT ALL TIMES UNLESS NOTED OTHERWISE.

LEGEND:

- PROPERTY LINE
- EXISTING TREE LINE
- EXISTING FENCE
- NEW CONCRETE
- NEW BITUMINOUS
- TOPSOIL, SEED & MULCH
- EXISTING CONTOUR
- EXISTING LIGHT POLE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING MANHOLE
- EXISTING CURB INLET
- EXISTING ELECTRIC OVERHEAD
- EXISTING STORM
- EXISTING STORM
- EXISTING SIGN
- SIGN
- DRAINAGE FLOW DIRECTION
- SILT FENCE

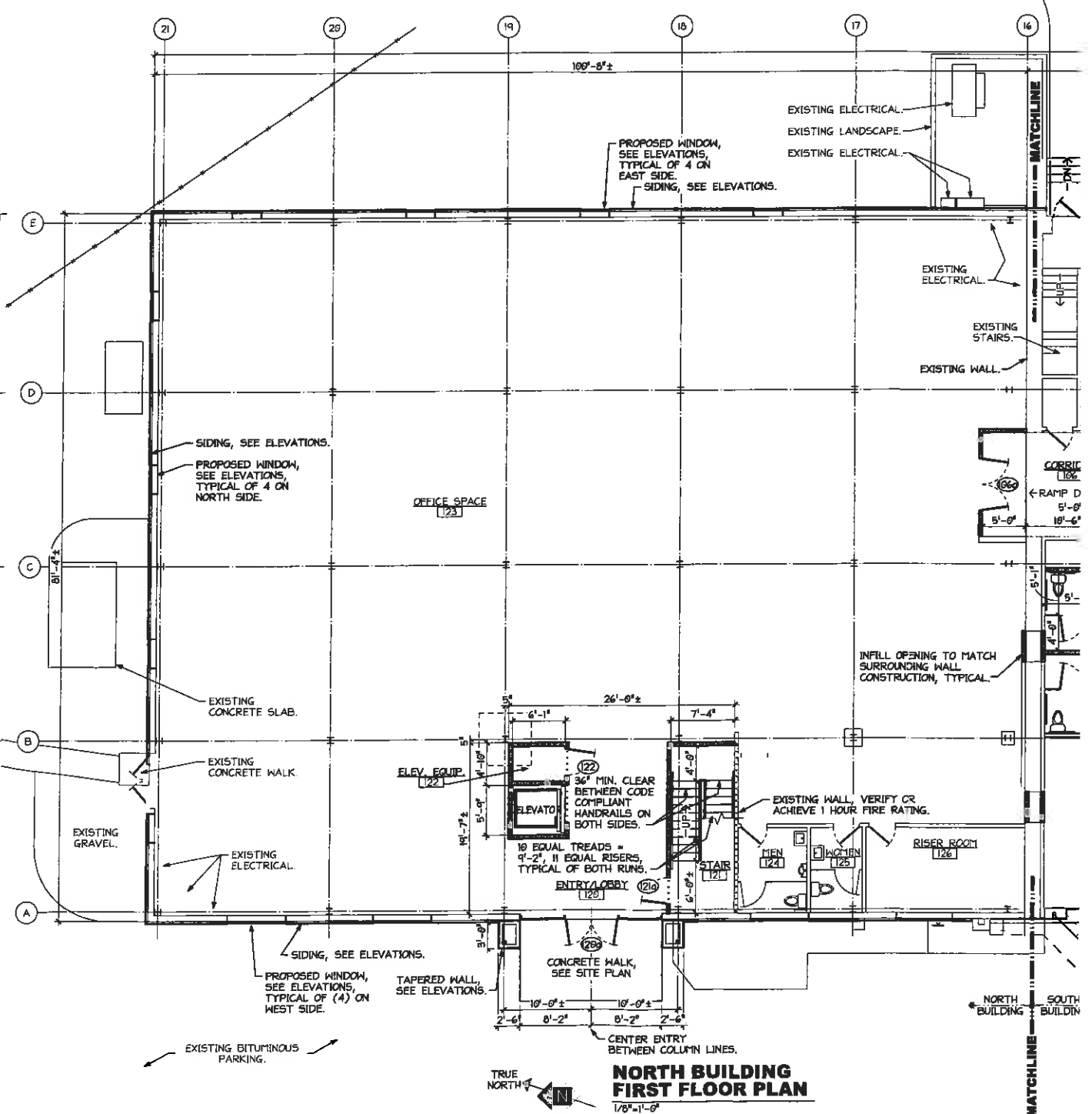
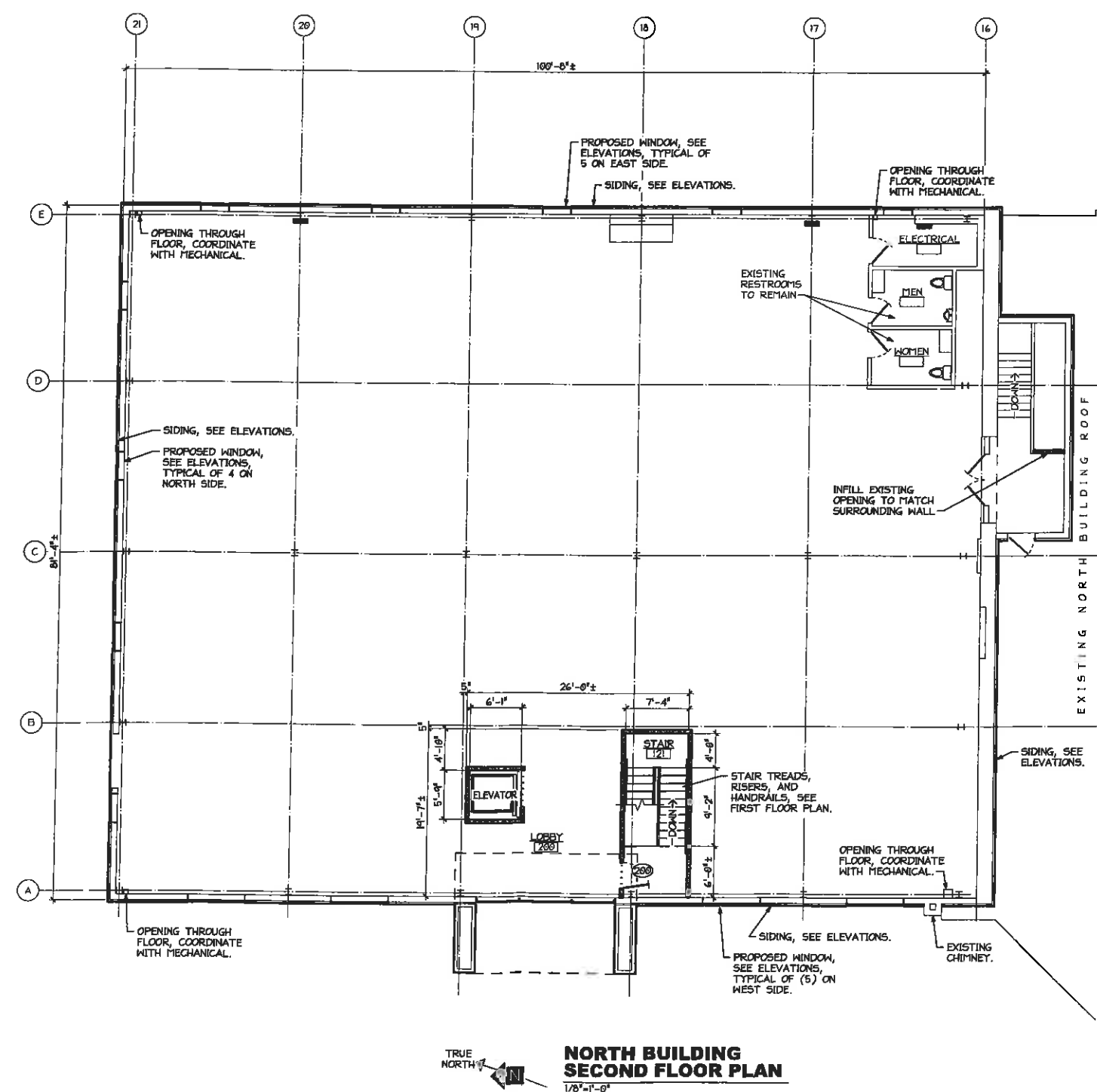
SITE PLAN
1"=30'

2. FLOOR PLANS ARE DIFFERENT FROM THE WALL THICKNESS - TYPICAL.
3. DIMENSIONS FOLLOWED BY ± SHOULD BE REVIEWED AND ALL NECESSARY ADJUSTMENTS MADE PRIOR TO FABRICATION AND/OR INSTALLATION OF AFFECTED WORK. NOTIFY ARCHITECTS REPRESENTATIVE IF DISCREPANCIES ARISE BEFORE PROCEEDING WITH THE WORK.
4. THE EXISTING EXPOSED CONCRETE SLAB THROUGHOUT THE SPACE IS TO RECEIVE AN EPOXY COATING. PREPARE THE EXISTING SLAB AS NECESSARY.
5. ALL EXISTING EXPOSED COLUMNS ARE TO BE MECHANICALLY CLEANED, STAINED, AND SEALED.
6. TOWEL DISPENSERS, SOAP DISPENSERS, & MIRRORS.
7. ALL PROCESS RELATED EQUIPMENT IS PROVIDED, SET, & CONNECTED BY OTHERS.
8. THE CASEWORK IN THE BREAK ROOM IS TO BE PLASTIC LAMINATE UPPER & LOWER CABINETS WITH PLASTIC LAMINATE COUNTERTOPS & A SINK.
9. SHOWROOM 100, WOMEN 101, MEN 102, MEETING 103, OFFICE 104, OFFICE 105, & UNISEX 114 ARE TO HAVE 2'-0" x 2'-0" ACOUSTIC CEILING SYSTEMS. COORDINATE WITH MECHANICAL & ELECTRICAL.



WALL TYPE LEGEND	
GRAPHIC	DESCRIPTION
	EXISTING WALL.
	EXISTING WALL, VERIFY OR ACHIEVE 1 HOUR FIRE RATING.
	3/4" METAL STUDS @ 16" O.C. (TO UNDERSIDE OF DECK) WITH 1/2" TYPE 'X' GYPSUM BOARD ON EACH SIDE AND 4" BATT INSULATION TO BOTTOM OF DECK.
	1 HOUR FIRE RATED. 3/4" METAL STUDS @ 16" O.C. (TO UNDERSIDE OF DECK) WITH 1/2" TYPE 'X' GYPSUM BOARD ON EACH SIDE.

- 45° DOOR SWING INDICATES DOORS AS EXISTING TO REMAIN. ALL 90° TO 180° DOOR SWINGS REPRESENT NEW DOORS/FRAMES AS INDICATED IN SCHEDULES.
- FLOOR PLANS ARE DIMENSIONED TO NOMINAL WALL THICKNESS - TYPICAL.
- DIMENSIONS FOLLOWED BY ± SHOULD BE REVIEWED AND ALL NECESSARY ADJUSTMENTS MADE PRIOR TO FABRICATION AND/OR INSTALLATION OF AFFECTED WORK. NOTIFY ARCHITECT'S REPRESENTATIVE IF DISCREPANCIES ARISE BEFORE PROCEEDING WITH THE WORK.
- THE ELEVATOR IS TO BE LIMITED USE, LIM ACCESS, SAVARIA ORION ELEVATOR BY MCNALLY ELEVATOR COMPANY WITH 1400 LB CAPACITY.
- CONSTRUCTION ENCLOSING THE STAIR SHAFT, ELEVATOR SHAFT, AND ELEVATOR EQUIPMENT ROOM IS TO BE 1 HOUR FIRE RATED CONSTRUCTION.



TABLES

Table 2
Estimate of Total Incremental Taxes Available for Capture
381/383 S. Pitcher Street
Kalamazoo, Michigan

Year	Millages			Initial Taxable Value	Estimated Tax Revenue from Initial Taxable Value	Estimated Future Taxable Value	Estimated Future Tax Revenues			Incremental Taxable Value Available for Capture
	Estimated Annual School Millage	Estimated Annual Non-school Millage	Total Estimated Annual Millage				Estimated Future School Tax Revenues	Estimated Future Non-School Tax Revenues	Total Estimated Future Tax Revenues	
2017	24.0000	33.9996	57.9996	200,400	11,623.12	200,400	4,809.60	6,813.52	11,623.12	0
2018	24.0000	33.9996	57.9996	200,400	11,623.12	677,000	16,248.00	23,017.73	39,265.73	476,600
2019	24.0000	33.9996	57.9996	200,400	11,623.12	690,540	16,572.96	23,478.08	40,051.04	490,140
2020	24.0000	33.9996	57.9996	200,400	11,623.12	704,351	16,904.42	23,947.65	40,852.06	503,951
2021	24.0000	33.9996	57.9996	200,400	11,623.12	718,438	17,242.51	24,426.60	41,669.11	518,038
2022	24.0000	33.9996	57.9996	200,400	11,623.12	732,807	17,587.36	24,915.13	42,502.49	532,407
2023	24.0000	33.9996	57.9996	200,400	11,623.12	747,463	17,939.10	25,413.43	43,352.54	547,063
2024	24.0000	33.9996	57.9996	200,400	11,623.12	762,412	18,297.89	25,921.70	44,219.59	562,012
2025	24.0000	33.9996	57.9996	200,400	11,623.12	777,660	18,663.84	26,440.14	45,103.98	577,260
2026	24.0000	33.9996	57.9996	200,400	11,623.12	793,213	19,037.12	26,968.94	46,006.06	592,813
2027	24.0000	33.9996	57.9996	200,400	11,623.12	809,078	19,417.86	27,508.32	46,926.18	608,678
2028	24.0000	33.9996	57.9996	200,400	11,623.12	825,259	19,806.22	28,058.48	47,864.70	624,859
2029	24.0000	33.9996	57.9996	200,400	11,623.12	841,764	20,202.35	28,619.65	48,822.00	641,364
2030	24.0000	33.9996	57.9996	200,400	11,623.12	858,600	20,606.39	29,192.05	49,798.44	658,200
2031	24.0000	33.9996	57.9996	200,400	11,623.12	875,772	21,018.52	29,775.89	50,794.41	675,372
2032	24.0000	33.9996	57.9996	200,400	11,623.12	893,287	21,438.89	30,371.40	51,810.30	692,887
2033	24.0000	33.9996	57.9996	200,400	11,623.12	911,153	21,867.67	30,978.83	52,846.50	710,753

Table 3
Estimate of Taxable Value and Incremental Tax Revenue by Year for Each Taxing Jurisdiction
381/383 S. Pitcher Street
Kalamazoo, Michigan

Taxing Jurisdiction		District Library	Solid Waste	Housing Fund	City Operating	KVCC	KRESA	County Operating	Transportation	DDA	School Tax Increment		Total School Taxes Available	Total Non-school Taxes Available	TOTAL INCREMENTAL TAXES AVAILABLE
											State Education Tax	Public School Operation			
Operating Mills (2016)		3.9583	1.8000	0.1000	12.0000	2.8135	6.0416	6.1362	1.1500	0.0000	6.0000	18.0000	24.0000	33.9996	57.9996
Year	Taxable Value Available for Capture														
2017	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2018	476,600	1,886.53	857.88	47.66	5,719.20	1,340.91	2,879.43	2,924.51	548.09	0.00	2,859.60	8,578.80	11,438.40	16,204.21	27,642.61
2019	490,140	1,940.12	882.25	49.01	5,881.68	1,379.01	2,961.23	3,007.60	563.66	0.00	2,940.84	8,822.52	11,763.36	16,664.56	28,427.92
2020	503,951	1,994.79	907.11	50.40	6,047.41	1,417.87	3,044.67	3,092.34	579.54	0.00	3,023.70	9,071.11	12,094.82	17,134.13	29,228.94
2021	518,038	2,050.55	932.47	51.80	6,216.45	1,457.50	3,129.78	3,178.78	595.74	0.00	3,108.23	9,324.68	12,432.91	17,613.08	30,045.99
2022	532,407	2,107.42	958.33	53.24	6,388.88	1,497.93	3,216.59	3,266.95	612.27	0.00	3,194.44	9,583.32	12,777.76	18,101.61	30,879.37
2023	547,063	2,165.44	984.71	54.71	6,564.75	1,539.16	3,305.13	3,356.89	629.12	0.00	3,282.38	9,847.13	13,129.50	18,599.91	31,729.42
2024	562,012	2,224.61	1,011.62	56.20	6,744.14	1,581.22	3,395.45	3,448.62	646.31	0.00	3,372.07	10,116.22	13,488.29	19,108.18	32,596.47
2025	577,260	2,284.97	1,039.07	57.73	6,927.12	1,624.12	3,487.58	3,542.18	663.85	0.00	3,463.56	10,390.68	13,854.24	19,626.62	33,480.86
2026	592,813	2,346.53	1,067.06	59.28	7,113.76	1,667.88	3,581.54	3,637.62	681.74	0.00	3,556.88	10,670.64	14,227.52	20,155.42	34,382.94
2027	608,678	2,409.33	1,095.62	60.87	7,304.13	1,712.51	3,677.39	3,734.97	699.98	0.00	3,652.07	10,956.20	14,608.26	20,694.80	35,303.06
2028	624,859	2,473.38	1,124.75	62.49	7,498.31	1,758.04	3,775.15	3,834.26	718.59	0.00	3,749.16	11,247.47	14,996.62	21,244.96	36,241.58
2029	641,364	2,538.71	1,154.46	64.14	7,696.37	1,804.48	3,874.87	3,935.54	737.57	0.00	3,848.19	11,544.56	15,392.75	21,806.13	37,198.88
2030	658,200	2,605.35	1,184.76	65.82	7,898.40	1,851.84	3,976.58	4,038.84	756.93	0.00	3,949.20	11,847.59	15,796.79	22,378.53	38,175.32
2031	675,372	2,673.32	1,215.67	67.54	8,104.46	1,900.16	4,080.33	4,144.22	776.68	0.00	4,052.23	12,156.69	16,208.92	22,962.37	39,171.29
2032	692,887	2,742.66	1,247.20	69.29	8,314.65	1,949.44	4,186.15	4,251.69	796.82	0.00	4,157.32	12,471.97	16,629.29	23,557.89	40,187.18
2033	710,753	2,813.37	1,279.36	71.08	8,529.03	1,999.70	4,294.08	4,361.32	817.37	0.00	4,264.52	12,793.55	17,058.07	24,165.31	41,223.38
Total Captured Taxes		37,257.09	16,942.31	941.24	112,948.75	26,481.78	56,865.93	57,756.35	10,824.26	0.00	56,474.38	169,423.13	225,897.51	320,017.70	545,915.21

Notes:

- (1) The School Building/Debt Tax (6.95 Mills) is not available for reimbursement.
- (2) The Juvenile Home millage is not available for reimbursement (0.2301 Mills)
- (3) Only the non-debt portion of the KRESA millage is eligible for reimbursement (0.3650 Mills debt portion)
- (4) Only half of the State Education Tax (3 Mills) is eligible for reimbursement.

Table 4
Reimbursement Schedule With Interest
381/383 S. Pitcher Street
Kalamazoo, Michigan

Year	Estimated Incremental Taxes Captured ¹ (From Table 3)				Reimbursement to KCoBRA (Administrative - Non School Tax Only)			Reimbursement to Developer/PS 383, LLC ²				State Brownfield Redevelopment Fund		Local Brownfield Revolving Fund Capture			Interest Calculations (3%)						
	Annual			Cumulative	Annual		Cumulative	Annual			Cumulative	Annual	Cumulative	Annual		Cumulative	Principal	Interest			Principal Payment	Interest Payment	Total Payment Amount
	School	Non-School	Total		School	Non-School		School	Non-school	Total		3 Mils SET		School	Non-school			MSF Interest	DEQ Interest	Total			
2017	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2018	11,438.40	16,204.21	27,642.61	27,642.61	-	3,240.84	3,240.84	10,008.60	12,963.37	22,971.97	22,971.97	1,429.80	1,429.80	-	-	-	243,673.00	3,880.56	3,429.63	7,310.19	22,971.97	-	22,971.97
2019	11,763.36	16,664.56	28,427.92	56,070.53	-	3,332.91	6,573.75	10,292.94	13,331.65	23,624.59	46,596.56	1,470.42	2,900.22	-	-	-	220,701.03	3,514.73	3,106.31	6,621.03	23,624.59	-	23,624.59
2020	12,094.82	17,134.13	29,228.94	85,299.48	-	3,426.83	10,000.58	10,582.97	13,707.30	24,290.27	70,886.83	1,511.85	4,412.07	-	-	-	197,076.44	3,138.50	2,773.80	5,912.29	24,290.27	-	24,290.27
2021	12,432.91	17,613.08	30,045.99	115,345.46	-	3,522.62	13,523.20	10,878.79	14,090.46	24,969.26	95,856.08	1,554.11	5,966.19	-	-	-	172,786.17	2,751.67	2,431.92	5,183.59	24,969.26	-	24,969.26
2022	12,777.76	18,101.61	30,879.37	146,224.83	-	3,620.32	17,143.52	11,180.54	14,481.29	25,661.83	121,517.91	1,597.22	7,563.41	-	-	-	147,816.92	2,354.03	2,080.48	4,434.51	25,661.83	-	25,661.83
2023	13,129.50	18,599.91	31,729.42	177,954.25	-	3,719.98	20,863.50	11,488.32	14,879.93	26,368.25	147,886.16	1,641.19	9,204.59	-	-	-	122,155.09	1,945.35	1,719.30	3,664.65	26,368.25	-	26,368.25
2024	13,488.29	19,108.18	32,596.47	210,550.72	-	3,821.64	24,685.14	11,802.25	15,286.55	27,088.80	174,974.95	1,686.04	10,890.63	-	-	-	95,786.84	1,525.43	1,348.17	2,873.61	27,088.80	-	27,088.80
2025	13,854.24	19,626.62	33,480.86	244,031.58	-	3,925.32	28,610.46	12,122.46	15,701.29	27,823.76	202,798.71	1,731.78	12,622.41	-	-	-	68,698.05	1,094.04	966.91	2,060.94	27,823.76	-	27,823.76
2026	14,227.52	20,155.42	34,382.94	278,414.52	-	4,031.08	32,641.54	12,449.08	16,124.33	28,573.42	231,372.13	1,778.44	14,400.85	-	-	-	40,874.29	650.93	575.29	1,226.23	28,573.42	-	28,573.42
2027	14,608.26	20,694.80	35,303.06	313,717.58	-	4,138.96	36,780.50	12,782.23	16,555.84	29,338.07	260,710.19	1,826.03	16,226.88	-	-	-	12,300.87	195.89	173.13	369.03	12,300.87	17,037.19	29,338.07
2028	14,996.62	21,244.96	36,241.58	349,959.17	-	4,248.99	41,029.50	12,686.70	16,432.10	29,118.81	289,829.00	1,874.58	18,101.46	435.34	563.87	999.21	-	-	-	-	22,618.87	-	22,618.87
2029	15,392.75	21,806.13	37,198.88	387,158.05	-	-	-	-	-	-	-	1,924.09	20,025.55	13,468.65	21,806.13	36,274.00	-	-	-	-	-	-	-
2030	15,796.79	22,378.53	38,175.32	425,333.36	-	-	-	-	-	-	-	1,974.60	22,000.15	13,822.19	22,378.53	72,474.72	-	-	-	-	-	-	-
2031	16,208.92	22,962.37	39,171.29	464,504.65	-	-	-	-	-	-	-	2,026.12	24,026.27	14,182.81	22,962.37	109,619.89	-	-	-	-	-	-	-
2032	16,629.29	23,557.89	40,187.18	504,691.83	-	-	-	-	-	-	-	2,078.66	26,104.93	14,550.63	23,557.89	147,728.40	-	-	-	-	-	-	-
2033	17,058.07	24,165.31	41,223.38	545,915.21	-	-	-	-	-	-	-	2,132.26	28,237.19	14,925.81	24,165.31	186,819.53	-	-	-	-	-	-	-
						41,029.50		126,274.88	163,554.12	289,829.00		28,237.19		71,385.43	115,434.09	186,819.53		21,051.13	18,604.94	39,656.06	243,673.00	39,656.06	283,329.06

TOTAL REIMBURSEMENT FOR TAX INCREMENT: \$ 545,915.21

¹ Ratio of State to Local Taxes Available for TIF is 0.7059.
² Principal (\$243,673) plus interest (\$39,656) plus Combined Brownfield and Work Plan preparation (\$6,500) = \$289,829.

TABLE 5 - TIF SCHEDULE
381/383 S. Pitcher Street, Kalamazoo, Michigan

Tax Increment Revenue Capture Year (Brownfield Plan Year)		2017 (1)	2018 (2)	2019 (3)	2020 (4)	2021 (5)	2022 (6)	2023 (7)	2024 (8)	2025 (9)	2026 (10)	2027 (11)	2028 (12)	2029 (13)	2030 (14)	2031 (15)	2032 (16)	2033 (17)
Current Taxable Value	\$ 200,400.00	\$ 200,400.00	\$ 200,400.00	\$ 200,400.00	\$ 200,400.00	\$ 200,400.00	\$ 200,400.00	\$ 200,400.00	\$ 200,400.00	\$ 200,400.00	\$ 200,400.00	\$ 200,400.00	\$ 200,400.00	\$ 200,400.00	\$ 200,400.00	\$ 200,400.00	\$ 200,400.00	\$ 200,400.00
Taxable Value After Improvement ¹	\$ 677,000.00	\$ 200,400.00	\$ 677,000.00	\$ 690,540.00	\$ 704,350.80	\$ 718,437.82	\$ 732,806.57	\$ 747,462.70	\$ 762,411.96	\$ 777,660.20	\$ 793,213.40	\$ 809,077.67	\$ 825,259.22	\$ 841,764.41	\$ 858,599.69	\$ 875,771.69	\$ 893,287.12	\$ 911,152.87
Total Captured Taxable Increment	\$ 476,600.00	\$ -	\$ 476,600.00	\$ 490,140.00	\$ 503,950.80	\$ 518,037.82	\$ 532,406.57	\$ 547,062.70	\$ 562,011.96	\$ 577,260.20	\$ 592,813.40	\$ 608,677.67	\$ 624,859.22	\$ 641,364.41	\$ 658,199.69	\$ 675,371.69	\$ 692,887.12	\$ 710,752.87
Ratio of State to Local Taxes Available for TIF (as percentage)	70.59%																	
State Taxes - Millage																		
School Operating	18.0000	\$ -	\$ 8,578.80	\$ 8,822.52	\$ 9,071.11	\$ 9,324.68	\$ 9,583.32	\$ 9,847.13	\$ 10,116.22	\$ 10,390.68	\$ 10,670.64	\$ 10,956.20	\$ 11,247.47	\$ 11,544.56	\$ 11,847.59	\$ 12,156.69	\$ 12,471.97	\$ 12,793.55
SET	6.0000	\$ -	\$ 2,859.60	\$ 2,940.84	\$ 3,023.70	\$ 3,108.23	\$ 3,194.44	\$ 3,282.38	\$ 3,372.07	\$ 3,463.56	\$ 3,556.88	\$ 3,652.07	\$ 3,749.16	\$ 3,848.19	\$ 3,949.20	\$ 4,052.23	\$ 4,157.32	\$ 4,264.52
Total State Taxes	24.0000	\$ -	\$ 11,438.40	\$ 11,763.36	\$ 12,094.82	\$ 12,432.91	\$ 12,777.76	\$ 13,129.50	\$ 13,488.29	\$ 13,854.24	\$ 14,227.52	\$ 14,608.26	\$ 14,996.62	\$ 15,392.75	\$ 15,796.79	\$ 16,208.92	\$ 16,629.29	\$ 17,058.07
Local Taxes - Millage																		
KVCC	2.8135	\$ -	\$ 1,340.91	\$ 1,379.01	\$ 1,417.87	\$ 1,457.50	\$ 1,497.93	\$ 1,539.16	\$ 1,581.22	\$ 1,624.12	\$ 1,667.88	\$ 1,712.51	\$ 1,758.04	\$ 1,804.48	\$ 1,851.84	\$ 1,900.16	\$ 1,949.44	\$ 1,999.70
Kalamazoo County Transportation	0.4000	\$ -	\$ 190.64	\$ 196.06	\$ 201.58	\$ 207.22	\$ 212.96	\$ 218.83	\$ 224.80	\$ 230.90	\$ 237.13	\$ 243.47	\$ 249.94	\$ 256.55	\$ 263.28	\$ 270.15	\$ 277.15	\$ 284.30
Central County Transportation	0.7500	\$ -	\$ 357.45	\$ 367.61	\$ 377.96	\$ 388.53	\$ 399.30	\$ 410.30	\$ 421.51	\$ 432.95	\$ 444.61	\$ 456.51	\$ 468.64	\$ 481.02	\$ 493.65	\$ 506.53	\$ 519.67	\$ 533.06
City Operating	12.0000	\$ -	\$ 5,719.20	\$ 5,881.68	\$ 6,047.41	\$ 6,216.45	\$ 6,388.88	\$ 6,564.75	\$ 6,744.14	\$ 6,927.12	\$ 7,113.76	\$ 7,304.13	\$ 7,498.31	\$ 7,696.37	\$ 7,898.40	\$ 8,104.46	\$ 8,314.65	\$ 8,529.03
Solid Waste	1.8000	\$ -	\$ 857.88	\$ 882.25	\$ 907.11	\$ 932.47	\$ 958.33	\$ 984.71	\$ 1,011.62	\$ 1,039.07	\$ 1,067.06	\$ 1,095.62	\$ 1,124.75	\$ 1,154.46	\$ 1,184.76	\$ 1,215.67	\$ 1,247.20	\$ 1,279.36
County Operating	6.1362	\$ -	\$ 2,924.51	\$ 3,007.60	\$ 3,092.34	\$ 3,178.78	\$ 3,266.95	\$ 3,356.89	\$ 3,448.62	\$ 3,542.18	\$ 3,637.62	\$ 3,734.97	\$ 3,834.26	\$ 3,935.54	\$ 4,038.84	\$ 4,144.22	\$ 4,251.69	\$ 4,361.32
KRESA	6.0416	\$ -	\$ 2,879.43	\$ 2,961.23	\$ 3,044.67	\$ 3,129.78	\$ 3,216.59	\$ 3,305.13	\$ 3,395.45	\$ 3,487.58	\$ 3,581.54	\$ 3,677.39	\$ 3,775.15	\$ 3,874.87	\$ 3,976.58	\$ 4,080.33	\$ 4,186.15	\$ 4,294.08
Kalamazoo Library	3.9583	\$ -	\$ 1,886.53	\$ 1,940.12	\$ 1,994.79	\$ 2,050.55	\$ 2,107.42	\$ 2,165.44	\$ 2,224.61	\$ 2,284.97	\$ 2,346.53	\$ 2,409.33	\$ 2,473.38	\$ 2,538.71	\$ 2,605.35	\$ 2,673.32	\$ 2,742.66	\$ 2,813.37
County Housing	0.1000	\$ -	\$ 47.66	\$ 49.01	\$ 50.40	\$ 51.80	\$ 53.24	\$ 54.71	\$ 56.20	\$ 57.73	\$ 59.28	\$ 60.87	\$ 62.49	\$ 64.14	\$ 65.82	\$ 67.54	\$ 69.29	\$ 71.08
DDA	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Local Taxes (Capturable)	33.9996	\$ -	\$ 16,204.21	\$ 16,664.56	\$ 17,134.13	\$ 17,613.08	\$ 18,101.61	\$ 18,599.91	\$ 19,108.18	\$ 19,626.62	\$ 20,155.42	\$ 20,694.80	\$ 21,244.96	\$ 21,806.13	\$ 22,378.53	\$ 22,962.37	\$ 23,557.89	\$ 24,165.31
Total State & Local Capturable Millages	57.9996	\$ -	\$ 27,642.61	\$ 28,427.92	\$ 29,228.94	\$ 30,045.99	\$ 30,879.37	\$ 31,729.42	\$ 32,596.47	\$ 33,480.86	\$ 34,382.94	\$ 35,303.06	\$ 36,241.58	\$ 37,198.88	\$ 38,175.32	\$ 39,171.29	\$ 40,187.18	\$ 41,223.38
Total Annual State Incremental Taxes		\$ -	\$ 11,438.40	\$ 11,763.36	\$ 12,094.82	\$ 12,432.91	\$ 12,777.76	\$ 13,129.50	\$ 13,488.29	\$ 13,854.24	\$ 14,227.52	\$ 14,608.26	\$ 14,996.62	\$ 15,392.75	\$ 15,796.79	\$ 16,208.92	\$ 16,629.29	\$ 17,058.07
Total Annual Local Incremental Taxes		\$ -	\$ 16,204.21	\$ 16,664.56	\$ 17,134.13	\$ 17,613.08	\$ 18,101.61	\$ 18,599.91	\$ 19,108.18	\$ 19,626.62	\$ 20,155.42	\$ 20,694.80	\$ 21,244.96	\$ 21,806.13	\$ 22,378.53	\$ 22,962.37	\$ 23,557.89	\$ 24,165.31
Total Annual Tax Capture		\$ -	\$ 27,642.61	\$ 28,427.92	\$ 29,228.94	\$ 30,045.99	\$ 30,879.37	\$ 31,729.42	\$ 32,596.47	\$ 33,480.86	\$ 34,382.94	\$ 35,303.06	\$ 36,241.58	\$ 37,198.88	\$ 38,175.32	\$ 39,171.29	\$ 40,187.18	\$ 41,223.38
Total Cumulative Tax Capture		\$ -	\$ 27,642.61	\$ 56,070.53	\$ 85,299.48	\$ 115,345.46	\$ 146,224.83	\$ 177,954.25	\$ 210,550.72	\$ 244,031.58	\$ 278,414.52	\$ 313,717.58	\$ 349,959.17	\$ 387,158.05	\$ 425,333.36	\$ 464,504.65	\$ 504,691.83	\$ 545,915.21
Administrative Fee Captured by BRA (20%) ²		\$ -	\$ 3,240.84	\$ 3,332.91	\$ 3,426.83	\$ 3,522.62	\$ 3,620.32	\$ 3,719.98	\$ 3,821.64	\$ 3,925.32	\$ 4,031.08	\$ 4,138.96	\$ 4,248.99	\$ -	\$ -	\$ -	\$ -	\$ -
State Brownfield Redevelopment Fund ³		\$ -	\$ 1,429.80	\$ 1,470.42	\$ 1,511.85	\$ 1,554.11	\$ 1,597.22	\$ 1,641.19	\$ 1,686.04	\$ 1,731.78	\$ 1,778.44	\$ 1,826.03	\$ 1,874.58	\$ 1,924.09	\$ 1,974.60	\$ 2,026.12	\$ 2,078.66	\$ 2,132.26
Total Annual State Incremental Taxes Available for Capture		\$ -	\$ 10,008.60	\$ 10,292.94	\$ 10,582.97	\$ 10,878.79	\$ 11,180.54	\$ 11,488.32	\$ 11,802.25	\$ 12,122.46	\$ 12,449.08	\$ 12,782.23	\$ 13,122.04	\$ 13,468.65	\$ 13,822.19	\$ 14,182.81	\$ 14,550.63	\$ 14,925.81
Total Annual Local Incremental Taxes Available for Capture		\$ -	\$ 12,963.37	\$ 13,331.65	\$ 13,707.30	\$ 14,090.46	\$ 14,481.29	\$ 14,879.93	\$ 15,286.55	\$ 15,701.29	\$ 16,124.33	\$ 16,555.84	\$ 16,995.97	\$ 21,806.13	\$ 22,378.53	\$ 22,962.37	\$ 23,557.89	\$ 24,165.31
Total Combined Yearly Incremental Taxes Available for Capture		\$ -	\$ 22,971.97	\$ 23,624.59	\$ 24,290.27	\$ 24,969.26	\$ 25,661.83	\$ 26,368.25	\$ 27,088.80	\$ 27,823.76	\$ 28,573.42	\$ 29,338.07	\$ 30,118.01	\$ 35,274.79	\$ 36,200.72	\$ 37,145.17	\$ 38,108.51	\$ 39,091.12
MSF Non-Environmental Costs																		
State Tax Reimbursement		\$ -	\$ 5,312.99	\$ 5,463.93	\$ 5,617.89	\$ 5,774.93	\$ 5,935.11	\$ 6,098.49	\$ 6,265.14	\$ 6,435.12	\$ 6,608.50	\$ 6,785.35	\$ 6,734.64	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement		\$ -	\$ 6,881.51	\$ 7,077.01	\$ 7,276.42	\$ 7,479.82	\$ 7,687.28	\$ 7,898.90	\$ 8,114.75	\$ 8,334.91	\$ 8,559.48	\$ 8,788.54	\$ 8,722.86	\$ -	\$ -	\$ -	\$ -	\$ -
Unreimbursed Non-Environmental Costs		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest (3%) ⁴		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,044.07	\$ 12,007.06	\$ -	\$ -	\$ -	\$ -	\$ -
DEQ Environmental Costs																		
State Tax Reimbursement		\$ -	\$ 4,695.61	\$ 4,829.01	\$ 4,965.08	\$ 5,103.87	\$ 5,245.43	\$ 5,389.83	\$ 5,537.11	\$ 5,687.34	\$ 5,840.58	\$ 5,996.88	\$ 5,952.06	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement		\$ -	\$ 6,081.86	\$ 6,254.64	\$ 6,430.88	\$ 6,610.65	\$ 6,794.00	\$ 6,981.03	\$ 7,171.80	\$ 7,366.38	\$ 7,564.85	\$ 7,767.29	\$ 7,709.24	\$ -	\$ -	\$ -	\$ -	\$ -
Unreimbursed Environmental Costs		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest (3%) ⁴		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,993.12	\$ 10,611.81	\$ -	\$ -	\$ -	\$ -	\$ -
Local-Only Costs																		
Local Taxes		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Unreimbursed Costs		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Cumulative Developer Reimbursement		\$ -	\$ 22,971.97	\$ 46,596.56	\$ 70,886.83	\$ 95,856.08	\$ 121,517.91	\$ 147,886.16	\$ 174,974.95	\$ 202,798.71	\$ 231,372.13	\$ 260,710.19	\$ 289,829.00	\$ -	\$ -	\$ -	\$ -	\$ -
Local Brownfield Revolving Fund⁵																		
State Tax Capture		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 435.34	\$ 13,468.65	\$ 13,822.19	\$ 14,182.81	\$ 14,550.63	\$ 14,925.81
Local Tax Capture		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 563.87	\$ 21,806.13	\$ 22,378.53	\$ 22,962.37	\$ 23,557.89	\$ 24,165.31
Total		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 999.21	\$ 35,274.79	\$ 36,200.72	\$ 37,145.17	\$ 38,108.51	\$ 39,091.12

¹ Rise in taxable value based on an assumption of 2.0% per year.

² May be taken from Local Tax Increment Revenue only

³ 3 mills shall be taken from State Education Tax for up to 25 years

⁴ MSF Interest Eligible Activities (\$129,352) = 53% of total and
DEQ Interest Eligible Activities (\$114,321) = 47% of total.

⁵ May only be taken from DEQ & Local TIR only

ATTACHMENTS

Attachment A

Combined Brownfield and Work Plan Resolution(s)

CITY OF KALAMAZOO, MICHIGAN

RESOLUTION NO. 17-19

**A RESOLUTION CONCURRING WITH THE KALAMAZOO COUNTY
BROWNFIELD AUTHORITY BROWNFIELD PLAN FOR PS 383, LLC REGARDING
THE PROPERTY AT 383 SOUTH PITCHER STREET**

Minutes of a regular meeting of the City Commission of the City held on March 20, 2017, at 7:00 p.m., local time, at the City Hall.

PRESENT, Commissioners: Anderson, Knott, Milcarek, Sykes, Urban, Vice Mayor Cooney, Mayor Hopewell

ABSENT, Commissioners: None

RECITALS:

A. The Kalamazoo County Brownfield Redevelopment Authority ("KCBRA") was created under the provisions of Act 381, Public Acts of Michigan, 1996 ("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 into KCBRA's Brownfield Plan for renovating that former office building. The City approved the inclusion of 232 W. Michigan Avenue into the KCBRA's Brownfield Plan under Resolution 11-47.

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 February 23, 2017, the KCBRA implemented a Brownfield Plan for PS 383, LLC regarding the eligible property located at 383 South Pitcher Street in the City of Kalamazoo as required under Act 381 ("Property"). The County Board of Commissioners is scheduled to hold a public hearing and adopt such plan at its April 4, 2017 meeting.

E. The Property was purchased by PS 383, LLC (an affiliate of PlazaCorp Realty Advisors) in January 2016. The 26,000+ square foot building on the property was a former printing shop that had been vacant for several years. PS 383 will upgrade and renovate the building for a commercial tenant relocating from outside the city. City staff is supportive of the project.

F. The City Commission has reviewed the County's Brownfield Plan for PS 383, LLC and determines that the project continues the further development in the eastern area of the downtown, and will therefore serve the best interests of the community.

THEREFORE, IT IS RESOLVED:

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 PS 383, LLC regarding property located at 383 South Pitcher Street as implemented by the County's Brownfield Redevelopment Authority.

The above resolution was offered by Commissioner Urban and seconded by Commissioner Milcarek.

AYES, Commissioners: Anderson, Knott, Milcarek, Sykes, Urban, Vice Mayor Cooney, Mayor Hopewell

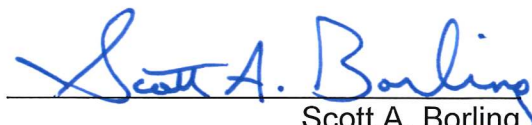
NAYS, Commissioners: None

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 March 20, 2017. 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 the Act.


Scott A. Borling
City Clerk



County Clerk & Register of Deeds

201 West Kalamazoo Avenue • Kalamazoo, Michigan 49007

Phone: (269) 383-8840 • Fax: (269) 384-8143 • Email: tasnow@kalcounty.com

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

Janice I. Shattuck, Chief Deputy County Clerk & Register of Deeds

NOTICE OF PUBLIC HEARING

THE BROWNFIELD REDEVELOPMENT AUTHORITY OF KALAMAZOO COUNTY

REGARDING INCLUSION INTO THE COUNTY'S BROWNFIELD PLAN OF THE PROPERTY LOCATED AT 381 AND 383 S. PITCHER STREET CITY OF KALAMAZOO, 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 4th day of April 2017, at approximately 7:00 p.m., Eastern Daylight time in the Commissioners Chambers within the County Building, 201 W. 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 381 and 383 S. Pitcher Street, Kalamazoo, Michigan. The following legal parcel is included in the "eligible property":

Parcel ID#
06-15-469-001

The property consists of one manufacturing parcel of land occupying 1.82 acres, more or less, and is commonly described as manufacturing property at 381 and 383 S. Pitcher Street.

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 W. Kalamazoo Ave., 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: March 24, 2017

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



County Clerk & Register of Deeds

201 West Kalamazoo Avenue • Kalamazoo, Michigan 49007

Phone: (269) 383-8840 • Fax: (269) 384-8143 • Email: tasnow@kalcounty.com

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

Janice I. Shattuck, Chief Deputy County Clerk & Register of Deeds

NOTICE TO ALL TAXING JURISDICTIONS

The Kalamazoo County Board of Commissioners proposes to approve a Brownfield Plan for the manufacturing property located at 381 and 383 S. Pitcher 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 381 and 383 S. Pitcher Street, Kalamazoo, Kalamazoo County, Michigan. The anticipated future use of the property is for use as an automotive shop and offices. 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 April 4, 2017 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: March 24, 2017

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

I do hereby certify that on March 24, 2017 the attached letter regarding the Brownfield Plan for the manufacturing property located at 381 and 383 S. Pitcher Street, Kalamazoo, Kalamazoo County, Michigan, was sent by mail (and/or) email where noted, to the taxing jurisdictions listed below:

Kalamazoo County Board of Commissioners
201 W. Kalamazoo Avenue
Kalamazoo, MI 49007

Kalamazoo County Sheriff's Office
1500 Lamont Avenue
Kalamazoo, MI 49048

Kalamazoo County Juvenile Home
1424 Gull Road
Kalamazoo, MI 49048

Kalamazoo County Transportation Authority
530 N. Rose Street
Kalamazoo, MI 49007

Kalamazoo County Public Housing Commission
201 W. Kalamazoo Avenue
Kalamazoo, MI 49007

City of Kalamazoo
241 West South Street
Kalamazoo, MI 49007

Kalamazoo Public Schools
1220 Howard Street
Kalamazoo, MI 49008

Kalamazoo Public Library
315 South Rose Street
Kalamazoo, MI 49007

Kalamazoo Regional Educational Service Agency
1819 E. Milham Avenue
Portage, MI 49002

Kalamazoo Valley Community College
6767 West O Avenue
P.O. Box 4070
Kalamazoo, MI 49003-4070

Michigan Department of Treasury
Austin Building
430 W. Allegan Street
Lansing, MI 48922

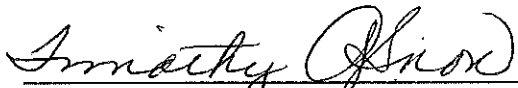
Michigan Economic Development Corporation
c/o Rob Garza
Brownfield, CRP, and SmartZone Program Specialist
300 N. Washington Square
Lansing, MI 48913

Michigan Economic Development Corporation
via email: brownfield@michigan.org


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

Michigan Department of Environmental Quality
Via email: smedleyr@michigan.gov

Michigan Department of Environmental Quality
c/o Mike Gurnee
Remediation and Redevelopment Division
Kalamazoo District Office
7953 Adobe Road
Kalamazoo, MI 49009-5025


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

Acknowledged before me this 24th day of March, 2017


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 COMBINED BROWNFIELD PLAN/ACT 381 WORK 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 4th day of April, 2017 at 7 p.m.

PRESENT: Commissioners : Gisler, Hall, Kendall, Moore, Quinn, Seals, Rogers,
Shugars, Wordelman, Turnier
ABSENT: Commissioner McGraw

MOTION BY: Commissioner Rogers

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 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 Combined Brownfield/Act 381 Work Plan (the "Plan") attached hereto, to be carried out within the City of Kalamazoo, relating to the redevelopment project on the commercial property located at 381 and 383 S. Pitcher Street, City of Kalamazoo, Michigan, (the "Site"), as more particularly described and shown in Figures 1 and 2 and Attachments 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 13(13) of the Act; and

WHEREAS, the Kalamazoo County Board of Commissioners have noticed and held a public hearing in accordance with Section 13(10,11,12 and 13) of the Act, and

WHEREAS, the City of Kalamazoo has passed a resolution supporting adoption of the Plan; and

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 4th day of April, 2017, the original of which resolution is on file in my office.

IN WITNESS WHEREOF, I have hereunto set my official signature this 4th day of April, 2017.



Timothy A. Snow, Kalamazoo County Clerk

Attachment B

Development and Reimbursement Agreement *(to be included)*

Attachment C

Agreement – Not Applicable

Attachment D

**Declaration of Dangerous Building –
Not Applicable**

Attachment E

**Declaration of Blighted Condition –
Not Applicable**

Attachment F

**Signed Affidavit for Functional Obsolescence –
Not Applicable**