



**KALAMAZOO COUNTY
BROWNFIELD REDEVELOPMENT AUTHORITY**

BROWNFIELD PLAN

**BLACKBIRD BILLIARDS
3912 DOUGLAS AVENUE
KALAMAZOO TOWNSHIP, MICHIGAN**

NOVEMBER 19, 2015

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**BROWNFIELD PLAN
BLACKBIRD BILLIARDS
3912 DOUGLAS AVENUE
KALAMAZOO TOWNSHIP, MICHIGAN**

I. GENERAL DEFINITIONS AS USED IN THIS PLAN

The definitions in this plan are as defined in 1996 PA 381 Sec. 2

II. ELIGIBLE PROPERTIES

Introduction and Purpose

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

This Brownfield Plan is intended to support the re-use of a vacant property in Kalamazoo Township. Blackbird Billiards LLC has acquired the site and has constructed a new building thereon to house Blackbird Billiards, a retail billiard supply and pool cue repair center. This Brownfield Plan encompasses two parcels of land with a combined acreage of 1.35 acres. One parcel (Parcel ID 06-04-215-041) operated as the Hi Lo Inn (a bar) from 1954 to 1998. From 1998 to 2010 it operated as the Hi-Lo Family Convenience Store. The property was acquired by the Kalamazoo County Land Bank through tax foreclosure after the building caught fire and repairs were not made. The Land Bank demolished the building in 2013. Kalamazoo Township then acquired the site.

Prior to Blackbird Billiard’s acquisition, a Phase I and II Environmental Site Assessment (ESA) were completed. The Phase I revealed one Recognized Environmental Condition related to the north adjacent offsite parcel which was historically a gas station from 1954 to 1956. The former retail sale of gasoline in close proximity to the subject property represented a concern for impact through the possible migration of contamination. The subsequent Phase II ESA revealed soil contamination but below generic residential cleanup criteria. Therefore, a Baseline Environmental Assessment (BEA) was not completed for the site.



During the construction of Blackbird Billiard's new 3,120-square-foot building, three underground storage tanks (USTs) were discovered on the northern edge of his property. One tank was fully on the subject property and was empty, the second tank straddled the northern property line and was full of water and gasoline, and the third tank was entirely located on the offsite property to the north. This discovery occurred when a contractor was putting in a new sanitary sewer line and found that the old line ran on top of and between the tanks. At their own expense, Blackbird Billiard properly registered the two tanks on its property, emptied, removed, and properly disposed of the tanks and materials. Additionally, a site assessment of conditions beneath the tanks was conducted. The assessment revealed contamination beneath the tanks. Envirologic assisted with communicating with the MDEQ which resulted in an official letter relieving Blackbird Billiard LLC of any liability associated with the USTs and the contamination. The contamination discovered immediately beneath the tanks qualifies the parcel of land (Parcel ID 06-04-215-041) as an eligible property due to its status as a "facility." The second parcel included in this Plan (Parcel ID 06-04-215-031) is included on the basis that it is adjacent and contiguous to the "facility" and the development of the adjacent and contiguous parcel is estimated to increase the taxable value of the property.

This Brownfield Plan provides reimbursement for the unexpected costs associated with the underground storage tanks which include the tank removal, site assessment and legal costs, in addition to the previous due diligence costs.

It should be noted that beginning in 2014, after the sale of the property to the Township, the Land Bank Authority is collecting 50% of the tax increment (Eligible Tax Reverted Property Specific Tax) on the property for five years as is allowed by the Tax Reverted Clean Title Act (PA 260 of 2003).

This Brownfield Plan supports the re-use of property that had been abandoned and a burden to the local units of government and local taxpayers. Redevelopment alleviates the public's burden to care for the property, restores taxable value and helps a small local business expand. Further, this Plan supports environmental cleanup activities that have resulted in the removal of potential ongoing sources of environmental contamination at this and neighboring sites.



Eligible Property Information

The eligible property consists of two parcels of land with property identification numbers of 06-04-215-041 and 06-04-215-031. The property is improved with a new 3,120-square-foot single story commercial building constructed in 2015. A map showing the property location and boundaries is included in Attachment A.

Proposed Redevelopment

The property is being developed as the new headquarters for Blackbird Billiards. The redevelopment includes the new construction of a 3,120-square-foot commercial building to house the retail, repair, and manufacturing of billiard supplies. Total investment expected in the project is approximately \$200,000.

Brownfield Conditions

Following removal of the USTs, soil was sampled from beneath the former tank location. Xylenes (a petroleum component) were detected in one soil sample at 23,000 ug/kg, above the generic residential drinking water protection cleanup criterion of 5,600 ug/kg. The data demonstrated that a release of petroleum had occurred from the former UST system and that the site meets the definition of a “facility” as defined in Part 201 of NREPA.

The Plan

(a) A description of the costs of the plan intended to be paid for with tax increment revenues (Section 13(1)(a))

Michigan Department of Environmental Quality eligible activities

A Phase I ESA compliant with the ASTM E1527-13 standard and the standards for All Appropriate Inquiry has been completed. The cost for the Phase I ESA was \$2,300. A Phase II ESA, including sampling completed after the UST removal to further assess site conditions, was completed at an approximate cost of \$5,500. Additionally, legal counsel expenses of approximately \$3,600 were incurred to evaluate the impact the USTs may have on the new owner’s due care responsibilities. These environmental costs are eligible for reimbursement using both local and school tax increment revenues.



Upon discovery of the tanks, costs to clean out residual materials in the tanks, dispose of the material, and remove the tanks was approximately \$2,800. These costs are reimbursable with local tax increment revenues.

The cost of developing this Brownfield Plan (\$2,500) is also an eligible expense reimbursable with local tax increment revenues.

Michigan Strategic Fund eligible activities

No non-environmental activities are included in this Brownfield Plan.

Authority Expenses

Eligible and actual costs incurred by the Kalamazoo County Brownfield Redevelopment Authority are also included in the Plan as an eligible expense. Such expenses could include costs of public notifications, legal, and other costs to administer the Plan. These will be reimbursed with local tax increment revenues only and are estimated at a cost of \$250 per year.

(b) A brief summary of the eligible activities that are proposed for each eligible property (Section 13(1)(b))

Environmental

Eligible environmental activities will include: *BEA activities*—specifically, the development of a Phase I and II ESA; *Due Care activities*—specifically related to legal counsel to evaluate the impact the USTs may have on the new owner’s due care responsibilities; and *Additional Response Activities* related to the removal of the underground storage tanks.

The Plan also includes eligible Authority expenses.

Non-Environmental

No non-environmental activities are included in this Brownfield Plan.

Refer to Table 1 for a summarization of eligible activities expected to be incurred in the redevelopment.



(c) An estimate of the captured taxable value and tax increment revenues for each year of the plan from each parcel of eligible property. (Section 13(1)(c))

The Initial Taxable Value for this Plan shall be the taxable value of the eligible properties established at the time this Brownfield Plan is adopted (i.e., the 2015 Taxable Value). The initial taxable value of Parcel 06-04-215-041 is \$9,200. The initial taxable value of Parcel 06-04-215-031 is \$3,300. This results in a combined initial taxable value of \$12,500.

Investment in the property has taken place in 2015 and the taxable value beginning in 2016 is expected to reflect that increase in taxable value. The Plan anticipates beginning capture of available tax increment revenues in 2016.

As the property was previously under the ownership of the Kalamazoo County Land Bank, the Land Bank has the ability to capture half of the available tax revenues for a period of five years after the property is returned to the tax rolls. The first year the Land Bank captured half of the available revenues was 2015 and that capture by the Land Bank will continue through the 2019 Winter Taxes. At that time, the full amount of tax increment revenue is available for capture through this Brownfield Plan.

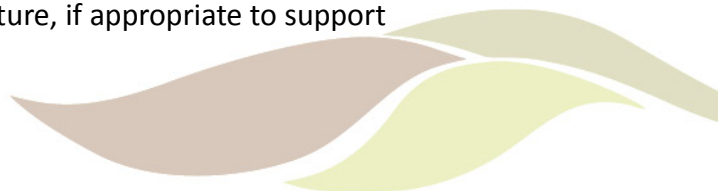
Refer to Tables 2, 3, and 4 for further detail of the tax increment revenues projected in each year of the Brownfield Plan.

(d) The method by which the costs of the plan will be financed, including a description of any advances made or anticipated to be made for the costs of the plan from the municipality. (Section 13(1)(d))

The costs of this Plan are anticipated to be borne by the developer except for development of the Brownfield Plan, which was funded by the Authority. At this time, no advances are being made by the municipality to the developer, though such advances could be made in the future to incentivize the project.

(e) The maximum amount of note or bonded indebtedness to be incurred, if any. (Section 13(1)(e))

The Kalamazoo County Brownfield Redevelopment Authority has no plans to incur indebtedness at this time, though such plans could be made in the future, if appropriate to support development of this site.



(f) The duration of the Brownfield Plan, which shall not exceed the lesser of the period authorized under subsections (4) and (5) or 30 years. (Section 13(1)(f))

This Plan depicts the investment in the property that occurred in 2015. This investment will result in a newly established taxable value beginning in 2016, and this Plan anticipates that 2016 would be the year in which tax capture is initiated. The initial taxable value will be the value of the property established for the 2015 tax year. This Plan is designed to capture 20 years of tax increment revenues to be used to reimburse the eligible activities and an additional five full years of tax increment revenues captured for placement in the County Brownfield Redevelopment Authority's Local Site Remediation Revolving Fund.



Table 1

Summary of Eligible Costs

3912 Douglas Avenue
Kalamazoo Township
Kalamazoo County, Michigan

Eligible Activities	Estimated Cost
<u>BEA Activities</u>	\$ 7,800.00
Phase I and II ESAs School and Local	
<u>Due Care Activities</u>	\$ 3,600.00
Professional Services School and Local	
<u>Additional Response Activities</u>	\$ 2,800.00
UST Cleaning, Disposal, Removal of USTs	
<u>MSF Non Environmental Activities</u>	\$ -
TOTAL COSTS OF ELIGIBLE ACTIVITIES	\$ 14,200.00
Financing Costs	\$ -
Contingencies (15%)	\$ -
<u>Brownfield Plan (Local Only)</u>	\$ 2,500.00
Administrative Costs of the Authority (estimated, Local Only)	\$ 5,000.00
TOTAL REIMBURSEMENTS	\$ 21,700.00
Captured and Disbursed to State Revolving Fund	\$ 1,890.00
Additional Capture for LSRRF	\$ 6,503.35
Total	\$ 30,093.35

Table 2

Estimate of Total Captured Incremental Taxes

3912 Douglas Avenue
Kalamazoo Township
Kalamazoo County, Michigan

Year	Annual Total Millage†	Initial Taxable Value	Tax Revenues from Initial Taxable Value	Estimated Future Taxable Value	Estimated Future Tax Revenues	Incremental Tax Revenues	Available for Capture
2016	25.4081	\$ 12,500.00	\$ 317.60	\$ 37,700.00	\$ 957.89	\$ 640.28	\$ 640.28
2017	25.4081	\$ 12,500.00	\$ 317.60	\$ 37,700.00	\$ 957.89	\$ 640.28	\$ 640.28
2018	25.4081	\$ 12,500.00	\$ 317.60	\$ 37,700.00	\$ 957.89	\$ 640.28	\$ 640.28
2019	50.8162	\$ 12,500.00	\$ 635.20	\$ 37,700.00	\$ 1,915.77	\$ 1,280.57	\$ 1,280.57
2020	50.8162	\$ 12,500.00	\$ 635.20	\$ 37,700.00	\$ 1,915.77	\$ 1,280.57	\$ 1,280.57
2021	50.8162	\$ 12,500.00	\$ 635.20	\$ 37,700.00	\$ 1,915.77	\$ 1,280.57	\$ 1,280.57
2022	50.8162	\$ 12,500.00	\$ 635.20	\$ 37,700.00	\$ 1,915.77	\$ 1,280.57	\$ 1,280.57
2023	50.8162	\$ 12,500.00	\$ 635.20	\$ 37,700.00	\$ 1,915.77	\$ 1,280.57	\$ 1,280.57
2024	50.8162	\$ 12,500.00	\$ 635.20	\$ 37,700.00	\$ 1,915.77	\$ 1,280.57	\$ 1,280.57
2025	50.8162	\$ 12,500.00	\$ 635.20	\$ 37,700.00	\$ 1,915.77	\$ 1,280.57	\$ 1,280.57
2026	50.8162	\$ 12,500.00	\$ 635.20	\$ 37,700.00	\$ 1,915.77	\$ 1,280.57	\$ 1,280.57
2027	50.8162	\$ 12,500.00	\$ 635.20	\$ 37,700.00	\$ 1,915.77	\$ 1,280.57	\$ 1,280.57
2028	50.8162	\$ 12,500.00	\$ 635.20	\$ 37,700.00	\$ 1,915.77	\$ 1,280.57	\$ 1,280.57
2029	50.8162	\$ 12,500.00	\$ 635.20	\$ 37,700.00	\$ 1,915.77	\$ 1,280.57	\$ 1,280.57
2030	50.8162	\$ 12,500.00	\$ 635.20	\$ 37,700.00	\$ 1,915.77	\$ 1,280.57	\$ 1,280.57
2031	50.8162	\$ 12,500.00	\$ 635.20	\$ 37,700.00	\$ 1,915.77	\$ 1,280.57	\$ 1,280.57
2032	50.8162	\$ 12,500.00	\$ 635.20	\$ 37,700.00	\$ 1,915.77	\$ 1,280.57	\$ 1,280.57
2033	50.8162	\$ 12,500.00	\$ 635.20	\$ 37,700.00	\$ 1,915.77	\$ 1,280.57	\$ 1,280.57
2034	50.8162	\$ 12,500.00	\$ 635.20	\$ 37,700.00	\$ 1,915.77	\$ 1,280.57	\$ 1,280.57
2035	50.8162	\$ 12,500.00	\$ 635.20	\$ 37,700.00	\$ 1,915.77	\$ 1,280.57	\$ 1,280.57
2036	50.8162	\$ 12,500.00	\$ 635.20	\$ 37,700.00	\$ 1,915.77	\$ 1,280.57	\$ 1,280.57
2037	50.8162	\$ 12,500.00	\$ 635.20	\$ 37,700.00	\$ 1,915.77	\$ 1,280.57	\$ 1,280.57
2038	50.8162	\$ 12,500.00	\$ 635.20	\$ 37,700.00	\$ 1,915.77	\$ 1,280.57	\$ 1,280.57
2039	50.8162	\$ 12,500.00	\$ 635.20	\$ 37,700.00	\$ 1,915.77	\$ 1,280.57	\$ 1,280.57
2040	50.8162	\$ 12,500.00	\$ 635.20	\$ 37,700.00	\$ 1,915.77	\$ 1,280.57	\$ 1,280.57
TOTAL							\$ 30,093.35

† - Does not include debt millages or special assessments

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

- (g) An estimate of the impact of tax increment financing on the revenues of all taxing jurisdictions in which the eligible property is located. (Section 13(1)(g))**

Refer to Tables 2, 3, and 4 for details.

- (h) A legal description of each parcel of eligible property to which the plan applies, a map showing the location and dimensions of each eligible property, a statement of the characteristics that qualify the property as eligible property and a statement of whether personal property is included as part of the eligible property. (Section 13(1)(h))**

A map showing the location of the property is included in Attachment A.

The legal description of the property included in this Brownfield Plan is as follows:

Tax ID: 06-04-215-041, 0.42 acres, with the following legal description*:

1002720 3906 04 215 041 SEC 4-2-11 BEG AT INTER S LI N 1/2 NW FRL 1/4 SEC 4 WITH ELY LI DOUGLAS AVE TH N 25 DEG 04 MIN E ALG SD ELY LI 169 FT TH S 62 DEG 56 MIN E 135.74 FT TH S 25 DEG 04 MIN W 101 FT TO THE S LI N 1/2 NW FRL 1/4 SD SEC TH W ON SD S LI N 149.78 FT TO BEG.42A

Tax ID: 06-04-215-031, 0.93 acres, with the following legal description:

1002660 3906 04 215 031 SEC 4-2-11 COM AT THE INTER S LI NE 1/4 NW FRL 1/4 SECTION 4 WITH THE ELY LI DOUGLAS AVE TH N 25 DEG 04 MIN E ALG SD ELY LI 264 FT TH E 115.85 FT FOR POB TH E 134.15 FT TH S 238 FT TH W 210.22 FT TO A PT 9.73 FT E OF SE COR NE 1/4 NW FRL 1/4 SD SEC TH N 25 DEG 04 MIN E PAR TO ELY LI DOUGLAS AVE 101 FT TH N 62 DEG 56 MIN W 30.74 FT TH N 25 DEG 04 MIN E 147.74 FT TO BEG EXC THE NLY 60 FT & THE ELY 10 FT THEREOF.

*Legal descriptions obtained from Kalamazoo County BS&A Software.

Parcel 06-04-215-041 has been demonstrated to be a “facility” and is thus an eligible property.

Parcel ID 06-04-215-031 is an eligible property on the basis that it is adjacent and contiguous to the “facility,” and the development of the adjacent and contiguous parcel is estimated to increase the taxable value of the property.

Personal property will be included as part of the eligible property.

- (i) Estimates of the number of persons residing on each eligible property to which the plan applies and the number of families and individuals to be displaced. (Section 13(1)(i))**

No persons reside on the eligible property to which the plan applies.

(j) A plan for establishing priority for the relocation of persons displaced by implementation of the plan. (Section 13(1)(j))

Not applicable.

(k) Provision for the costs of relocating persons displaced by implementation of the plan. (Section 13(1)(k))

Not applicable.

(l) A strategy for compliance with 1972 PA 227, MCL 213.321 to 213.332. (Section 13(1)(l))

Not applicable.

(m) A description of proposed use of the local site remediation revolving fund. (Section 13(1)(m))

The Brownfield Redevelopment Authority does plan to capture tax increment for the Local Site Remediation Revolving Fund (LSRRF).

(n) Other material that the authority or governing body considers pertinent. (Section 13(1)(n))

Not applicable.



Table 3

Estimate of Annual Effect on Taxing Jurisdictions
During Land Bank Authority Capture Period
 2016-2018

3912 Douglas Avenue
 Kalamazoo Township
 Kalamazoo County, Michigan

SUMMER TAXES¹							
Taxing Jurisdiction		KRESA-ISD ⁴	State Ed ³	School Debt	School Oper	County Summer	Total
Millage		3.2033	3	4.795	9	2.34355	22.34185
Initial Taxable Value	\$ 12,500.00	\$ 40.04	\$ 37.50	\$ 59.94	\$ 112.50	\$ 29.29	\$ 279.27
Future Taxable Value	\$ 37,700.00	\$ 120.76	\$ 113.10	\$ 180.77	\$ 339.30	\$ 88.35	\$ 842.29
Captured Taxable Value	\$ 25,200.00	\$ 80.72	\$ 75.60	\$ -	\$ 226.80	\$ 59.06	\$ 442.18

WINTER TAXES²									
Taxing Jurisdiction		KVCC	Parchment Library	County Juv Home	County Transportation	Kal County Public Safety	Kal County Housing Fund	Kalamazoo Twp	Total
Millage		1.40675	0.9954	0.1264	0.2	0.72455	0.05	4.48455	7.98765
Initial Taxable Value	\$ 12,500.00	\$ 17.58	\$ 12.44	\$ 1.58	\$ 2.50	\$ 9.06	\$ 0.63	\$ 56.06	\$ 99.85
Future Taxable Value	\$ 37,700.00	\$ 53.03	\$ 37.53	\$ 4.77	\$ 7.54	\$ 27.32	\$ 1.89	\$ 169.07	\$ 301.13
Captured Taxable Value	\$ 25,200.00	\$ 35.45	\$ 25.08	\$ -	\$ 5.04	\$ 18.26	\$ 1.26	\$ 113.01	\$ 198.10

1. Based on millages from 2015 taxes
2. Based on millages from 2015 taxes
3. Half of captured SET conveyed to State Brownfield Redevelopment Fund
4. Non-Debt portion of millage only
5. Does not include debt millages or special assessments.

Total Millage	30.3295
Total Annual Future Tax Liability	\$ 1,143.42
Total Capturable Local Millages	13.4081
Total Annual Capturable Local Tax Increment	\$ 337.88
Total Capturable School Millages	12.00000
Total Annual Capturable School Tax Increment	\$ 302.40
Total School and Local Tax Increment Revenue/Yr	\$ 640.28

Table 3A

Estimate of Annual Effect on Taxing Jurisdictions
After Land Bank Authority Capture Period
 2019-2040

3912 Douglas Avenue
 Kalamazoo Township
 Kalamazoo County, Michigan

SUMMER TAXES¹

Taxing Jurisdiction		KRESA-ISD ⁴	State Ed ³	School Debt	School Oper	County Summer	Total
Millage		6.4066	6	9.59	18	4.6871	44.6837
Initial Taxable Value	\$ 12,500.00	\$ 80.08	\$ 75.00	\$ 119.88	\$ 225.00	\$ 58.59	\$ 558.55
Future Taxable Value	\$ 37,700.00	\$ 241.53	\$ 226.20	\$ 361.54	\$ 678.60	\$ 176.70	\$ 1,684.58
Captured Taxable Value	\$ 25,200.00	\$ 161.45	\$ 151.20	\$ -	\$ 453.60	\$ 118.11	\$ 884.36

WINTER TAXES²

Taxing Jurisdiction		KVCC	Parchment Library	County Juv Home	County Transportation	Kal County Public Safety	Kal County Housing Fund	Kalamazoo Twp	Total
Millage		2.8135	1.9908	0.2528	0.4	1.4491	0.1	8.9691	15.9753
Initial Taxable Value	\$ 12,500.00	\$ 35.17	\$ 24.89	\$ 3.16	\$ 5.00	\$ 18.11	\$ 1.25	\$ 112.11	\$ 199.69
Future Taxable Value	\$ 37,700.00	\$ 106.07	\$ 75.05	\$ 9.53	\$ 15.08	\$ 54.63	\$ 3.77	\$ 338.14	\$ 602.27
Captured Taxable Value	\$ 25,200.00	\$ 70.90	\$ 50.17	\$ -	\$ 10.08	\$ 36.52	\$ 2.52	\$ 226.02	\$ 396.21

1. Based on millages from 2015 taxes
2. Based on millages from 2015 taxes
3. Half of captured SET conveyed to State Brownfield Redevelopment Fund
4. Non-Debt portion of millage only
5. Does not included debt millages or special assessments.

Total Millage	60.6590	
Total Annual Future Tax Liability	\$ 2,286.84	
Total Capturable Local Millages	26.8162	53%
Total Annual Capturable Local Tax Increment	\$ 675.77	
Total Capturable School Millages	24.00000	47%
Total Annual Capturable School Tax Increment	\$ 604.80	
Total School and Local Tax Increment Revenue/Yr	\$ 1,280.57	

Table 4

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

3912 Douglas Avenue
Kalamazoo Township
Kalamazoo County, Michigan

Year	Captured Taxable Value	KRESA-ISD ⁴	State Ed ³	School Debt	School Oper	County Summer	KVCC	Parchment Library	County Juv Home	County Transportation	Kal County Public Safety	Kal County Housing Fund	Kalamazoo Twp	Total
		3.2033	3	4.795	9	2.34355	1.40675	0.9954	0.1264	0.2	0.72455	0.05	4.48455	25.4081
2016	\$ 25,200.00	\$ 80.72	\$ 75.60	\$ -	\$ 226.80	\$ 59.06	\$ 35.45	\$ 25.08	\$ -	\$ 5.04	\$ 18.26	\$ 1.26	\$ 113.01	\$ 640.28
2017	\$ 25,200.00	\$ 80.72	\$ 75.60	\$ -	\$ 226.80	\$ 59.06	\$ 35.45	\$ 25.08	\$ -	\$ 5.04	\$ 18.26	\$ 1.26	\$ 113.01	\$ 640.28
2018	\$ 25,200.00	\$ 80.72	\$ 75.60	\$ -	\$ 226.80	\$ 59.06	\$ 35.45	\$ 25.08	\$ -	\$ 5.04	\$ 18.26	\$ 1.26	\$ 113.01	\$ 640.28
		KRESA-ISD ⁴	State Ed ³	School Debt	School Oper	County Summer	KVCC	Parchment Library	County Juv Home	County Transportation	Kal County Public Safety	Kal County Housing Fund	Kalamazoo Twp	
		6.4066	6	9.59	18	4.6871	2.8135	1.9908	0.2528	0.4	1.4491	0.1	8.9691	60.66
2019	\$ 25,200.00	\$ 161.45	\$ 151.20	\$ -	\$ 453.60	\$ 118.11	\$ 70.90	\$ 50.17	\$ -	\$ 10.08	\$ 36.52	\$ 2.52	\$ 226.02	\$ 1,280.57
2020	\$ 25,200.00	\$ 161.45	\$ 151.20	\$ -	\$ 453.60	\$ 118.11	\$ 70.90	\$ 50.17	\$ -	\$ 10.08	\$ 36.52	\$ 2.52	\$ 226.02	\$ 1,280.57
2021	\$ 25,200.00	\$ 161.45	\$ 151.20	\$ -	\$ 453.60	\$ 118.11	\$ 70.90	\$ 50.17	\$ -	\$ 10.08	\$ 36.52	\$ 2.52	\$ 226.02	\$ 1,280.57
2022	\$ 25,200.00	\$ 161.45	\$ 151.20	\$ -	\$ 453.60	\$ 118.11	\$ 70.90	\$ 50.17	\$ -	\$ 10.08	\$ 36.52	\$ 2.52	\$ 226.02	\$ 1,280.57
2023	\$ 25,200.00	\$ 161.45	\$ 151.20	\$ -	\$ 453.60	\$ 118.11	\$ 70.90	\$ 50.17	\$ -	\$ 10.08	\$ 36.52	\$ 2.52	\$ 226.02	\$ 1,280.57
2024	\$ 25,200.00	\$ 161.45	\$ 151.20	\$ -	\$ 453.60	\$ 118.11	\$ 70.90	\$ 50.17	\$ -	\$ 10.08	\$ 36.52	\$ 2.52	\$ 226.02	\$ 1,280.57
2025	\$ 25,200.00	\$ 161.45	\$ 151.20	\$ -	\$ 453.60	\$ 118.11	\$ 70.90	\$ 50.17	\$ -	\$ 10.08	\$ 36.52	\$ 2.52	\$ 226.02	\$ 1,280.57
2026	\$ 25,200.00	\$ 161.45	\$ 151.20	\$ -	\$ 453.60	\$ 118.11	\$ 70.90	\$ 50.17	\$ -	\$ 10.08	\$ 36.52	\$ 2.52	\$ 226.02	\$ 1,280.57
2027	\$ 25,200.00	\$ 161.45	\$ 151.20	\$ -	\$ 453.60	\$ 118.11	\$ 70.90	\$ 50.17	\$ -	\$ 10.08	\$ 36.52	\$ 2.52	\$ 226.02	\$ 1,280.57
2028	\$ 25,200.00	\$ 161.45	\$ 151.20	\$ -	\$ 453.60	\$ 118.11	\$ 70.90	\$ 50.17	\$ -	\$ 10.08	\$ 36.52	\$ 2.52	\$ 226.02	\$ 1,280.57
2029	\$ 25,200.00	\$ 161.45	\$ 151.20	\$ -	\$ 453.60	\$ 118.11	\$ 70.90	\$ 50.17	\$ -	\$ 10.08	\$ 36.52	\$ 2.52	\$ 226.02	\$ 1,280.57
2030	\$ 25,200.00	\$ 161.45	\$ 151.20	\$ -	\$ 453.60	\$ 118.11	\$ 70.90	\$ 50.17	\$ -	\$ 10.08	\$ 36.52	\$ 2.52	\$ 226.02	\$ 1,280.57
2031	\$ 25,200.00	\$ 161.45	\$ 151.20	\$ -	\$ 453.60	\$ 118.11	\$ 70.90	\$ 50.17	\$ -	\$ 10.08	\$ 36.52	\$ 2.52	\$ 226.02	\$ 1,280.57
2032	\$ 25,200.00	\$ 161.45	\$ 151.20	\$ -	\$ 453.60	\$ 118.11	\$ 70.90	\$ 50.17	\$ -	\$ 10.08	\$ 36.52	\$ 2.52	\$ 226.02	\$ 1,280.57
2033	\$ 25,200.00	\$ 161.45	\$ 151.20	\$ -	\$ 453.60	\$ 118.11	\$ 70.90	\$ 50.17	\$ -	\$ 10.08	\$ 36.52	\$ 2.52	\$ 226.02	\$ 1,280.57
2034	\$ 25,200.00	\$ 161.45	\$ 151.20	\$ -	\$ 453.60	\$ 118.11	\$ 70.90	\$ 50.17	\$ -	\$ 10.08	\$ 36.52	\$ 2.52	\$ 226.02	\$ 1,280.57
2035	\$ 25,200.00	\$ 161.45	\$ 151.20	\$ -	\$ 453.60	\$ 118.11	\$ 70.90	\$ 50.17	\$ -	\$ 10.08	\$ 36.52	\$ 2.52	\$ 226.02	\$ 1,280.57
2036	\$ 25,200.00	\$ 161.45	\$ 151.20	\$ -	\$ 453.60	\$ 118.11	\$ 70.90	\$ 50.17	\$ -	\$ 10.08	\$ 36.52	\$ 2.52	\$ 226.02	\$ 1,280.57
2037	\$ 25,200.00	\$ 161.45	\$ 151.20	\$ -	\$ 453.60	\$ 118.11	\$ 70.90	\$ 50.17	\$ -	\$ 10.08	\$ 36.52	\$ 2.52	\$ 226.02	\$ 1,280.57
2038	\$ 25,200.00	\$ 161.45	\$ 151.20	\$ -	\$ 453.60	\$ 118.11	\$ 70.90	\$ 50.17	\$ -	\$ 10.08	\$ 36.52	\$ 2.52	\$ 226.02	\$ 1,280.57
2039	\$ 25,200.00	\$ 161.45	\$ 151.20	\$ -	\$ 453.60	\$ 118.11	\$ 70.90	\$ 50.17	\$ -	\$ 10.08	\$ 36.52	\$ 2.52	\$ 226.02	\$ 1,280.57
2040	\$ 25,200.00	\$ 161.45	\$ 151.20	\$ -	\$ 453.60	\$ 118.11	\$ 70.90	\$ 50.17	\$ -	\$ 10.08	\$ 36.52	\$ 2.52	\$ 226.02	\$ 1,280.57
TOTAL CAPTURED TAXES		\$ 3,793.99	\$ 3,553.20	\$ -	\$ 10,659.60	\$ 2,775.70	\$ 1,666.15	\$ 1,178.95	\$ -	\$ 236.88	\$ 858.16	\$ 59.22	\$ 5,311.50	\$ 30,093.35

1. Half of SET conveyed to State Brownfield Redevelopment Fund
2. Non debt portion only

Table 5

Reimbursement Schedule

3912 Douglas Avenue
Kalamazoo Township
Kalamazoo County, Michigan

Year	Incremental Taxes Captured	Funds Disbursed					
		Authority or Developer (School)	Authority or Developer (Local)	Administrative Costs (Local)	LSRRF (School)	LSRRF (Local)	Brownfield Redevelopment Fund
2016	640.28	226.80	87.88	250.00			75.60
2017	640.28	226.80	87.88	250.00			75.60
2018	640.28	226.80	87.88	250.00			75.60
2019	1,280.57	529.20	425.77	250.00			75.60
2020	1,280.57	529.20	425.77	250.00			75.60
2021	1,280.57	529.20	425.77	250.00			75.60
2022	1,280.57	529.20	425.77	250.00			75.60
2023	1,280.57	529.20	425.77	250.00			75.60
2024	1,280.57	529.20	425.77	250.00			75.60
2025	1,280.57	529.20	425.77	250.00			75.60
2026	1,280.57	529.20	425.77	250.00			75.60
2027	1,280.57	529.20	425.77	250.00			75.60
2028	1,280.57	529.20	425.77	250.00			75.60
2029	1,280.57	529.20	425.77	250.00			75.60
2030	1,280.57	529.20	425.77	250.00			75.60
2031	1,280.57	529.20	425.77	250.00			75.60
2032	1,280.57	529.20	425.77	250.00			75.60
2033	1,280.57	529.20	425.77	250.00			75.60
2034	1,280.57	529.20	425.77	250.00			75.60
2035	1,280.57	238.23	238.23	250.00	290.97	187.54	75.60
2036	1,280.57				529.20	675.77	75.60
2037	1,280.57				529.20	675.77	75.60
2038	1,280.57				529.20	675.77	75.60
2039	1,280.57				529.20	675.77	75.60
2040	1,280.57				529.20	675.77	75.60
Totals	30,093.35	9,385.83	7,314.17	5,000.00	2,936.97	3,566.38	1,890.00

ATTACHMENT A
FIGURES

Figure 1: Location Map
Figure 2: Eligible Properties





DOUGLAS AVE.

PARCEL #06-04-215-041

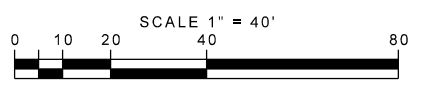
PARCEL #06-04-215-031

APPROXIMATE PROPERTY BOUNDARY

APPROXIMATE PROPERTY BOUNDARY

APPROXIMATE PROPERTY BOUNDARY

APPROXIMATE PROPERTY BOUNDARY



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

FORMER HI-LO CONVENIENCE STORE

3912 DOUGLAS AVE.
KALAMAZOO, MI

SITE PLAN


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

PROJECT NO.
140433

FIGURE No.
2

ATTACHMENT B

NOTICE OF PUBLIC HEARING





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 COMMERCIAL PROPERTY SITE LOCATED AT 3912 DOUGLAS AVENUE, KALAMAZOO TOWNSHIP, IN THE COUNTY OF KALAMAZOO, MICHIGAN

TO ALL INTERESTED PERSONS IN THE COUNTY OF KALAMAZOO

PLEASE TAKE NOTICE that the County Commissioners of the County of Kalamazoo, Michigan, will hold a Public Hearing on Tuesday, the 15th day of 2015, at approximately 7:00 p.m., Eastern Daylight time in the Commissioners Chambers within the County Building, 201 West Kalamazoo Avenue, Kalamazoo, Michigan, to receive public comment on a Brownfield Redevelopment Plan to include therein portions of the commercial property located at 3912 Douglas Avenue, Kalamazoo Township, Michigan. The following legal parcels are included in the "eligible property":

Parcel ID Number:

06-04-215-041

06-04-215-031

The property consists of two parcels of land occupying a combined acreage of 1.35 acres, more or less and is commonly described as commercial property at 3912 Douglas Avenue, Kalamazoo Township, Michigan.

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

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

Dated: December 4, 2015

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

ATTACHMENT C

NOTICE TO TAXING JURISDICTIONS





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 Commercial Property located at 3912 Douglas Avenue, Kalamazoo Township, Michigan.

The County of Kalamazoo has established a Brownfield Redevelopment Authority (the "Authority") in accordance with the Brownfield Redevelopment Financing 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 property located at 3912 Douglas Avenue, Kalamazoo Township, Michigan. The anticipated future use of the property is commercial. The contamination discovered in soil at the subject property qualifies the parcel of land as a "facility". A second parcel included in this Plan is included on the basis that it is adjacent and contiguous to the "facility" and the development of the adjacent and continuous parcel is estimated to increase the taxable value of the property. 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 and personal 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, additions, and the installation of personal property on the eligible site.

The plan will be considered for adoption at the December 15, 2015 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) 384-8305.

Dated: December 4, 2015

Timothy A. Snow, CMC, CCO

Kalamazoo County Clerk & Register of Deeds

I do hereby certify that on December 4, 2015, the attached letter regarding the Brownfield Plan for the industrial property located at 3912 Douglas Avenue, Kalamazoo Township, 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

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

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

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

Kalamazoo County Juvenile Home
1424 Gull Road
Kalamazoo, MI 49048

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

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

Parchment School District
520 N. Orient Street
Parchment, MI 49004

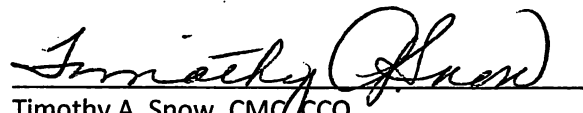
Kalamazoo County Public Housing Commission
201 W. Kalamazoo Avenue
Kalamazoo, MI 49007

Parchment Community Library
401 S. Riverview Drive
Parchment, MI 49004


Charter Township of Kalamazoo
1720 Riverview Drive
Kalamazoo, MI 49004

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

Michigan Economic Development Corporation
300 N. Washington Square
Lansing, MI 48913
Via email: brownfield@michigan.org


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

Acknowledged before me this 4th day of December, 2015.


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

ATTACHMENT D

RESOLUTION APPROVING A BROWNFIELD PLAN



KALAMAZOO CHARTER TOWNSHIP

RESOLUTION SUPPORTING A BROWNFIELD PLAN

BY KALAMAZOO CHARTER TOWNSHIP

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

At a regular meeting of the Board of Trustees of Kalamazoo Charter Township, Michigan, held in the Township Office, located at 1720 Riverview Drive, Kalamazoo, Michigan, on the 23th day of November, 2015, at 7:30 p.m.

PRESENT: Ronald E. Reid, Donald Z. Thall, George C. Cochran, Pamela Brown Goodacre, Steve C. Leuty, Donald D. Martin, Mark E. Miller

ABSENT:

MOTION BY: Clerk Donald Z. Thall, **Second By:** Trustee Pamela Goodacre Brown

SUPPORTED BY: Ronald E. Reid, Donald Z. Thall, George C. Cochran, Pamela Brown Goodacre, Steve C. Leuty, Donald D. Martin, Mark E. Miller

WHEREAS, the Board of Trustees of Kalamazoo Charter Township, pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, being Act 381 of the Public Acts of the State of Michigan of 1996, as amended (the "Act"), have formally resolved to participate in the Brownfield Redevelopment Authority (BRA) of Kalamazoo County (the "Authority") and have designated that all related activities shall proceed through the 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 Board of Trustees of Kalamazoo Charter Township, the Brownfield plan (the "Plan") attached hereto, to be carried out within the Township, relating to the redevelopment of the formerly vacant property located at 3912 Douglas Avenue, Kalamazoo Township, Michigan, (the "Site"), as more particularly described and shown in Figures 1 & 2 and Attachments contained within the attached Plan; and

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

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

NOW, THEREFORE, BE IT RESOLVED THAT:

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

AYES: Ronald E. Reid, Donald Z. Thall, George C. Cochran, Pamela Brown Goodacre, Steve C. Leuty, Donald D. Martin, Mark E. Miller

NAYES:

ABSTAINED:

RESOLUTION DECLARED ADOPTED.


STATE OF MICHIGAN)

) ss:

CHARTER TOWNSHIP OF KALAMAZOO)

I, the undersigned, the fully qualified and acting Clerk of the Charter Township of Kalamazoo, State of Michigan, do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Board of Trustees of Kalamazoo Charter Township at a regular meeting held on the 23th day of November, 2015, the original of which resolution is on file in my office.

IN WITNESS WHEREOF, I have hereunto set my official signature this 24th day of November, 2015.



Donald Z. Thall
Charter Township of Kalamazoo
Clerk

KALAMAZOO COUNTY, MICHIGAN

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

At a regular meeting of the Board of Commissioners of Kalamazoo County, Michigan, held in the Board of Commissioners Room, County Administration Building located at 201 W. Kalamazoo Avenue, Kalamazoo, Michigan, on the 15th day of December, 2015 at 7 p.m.

PRESENT: Gisler, McGraw, Moore, Provancher, Heppner, Taylor,
Rogers, Seals, Shugars, Tuinier, Wordelman
ABSENT:

MOTION BY: Shugars

SUPPORTED BY: Seals

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

WHEREAS, the Authority, pursuant to and in accordance with Section 13 of the Act, has reviewed, adopted and recommended for approval by the Kalamazoo County Board of Commissioners, the Brownfield plan (the "Plan") attached hereto, to be carried out within Kalamazoo Township, relating to the redevelopment project on the formerly vacant property located at 3912 Douglas Avenue, Kalamazoo Township, 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 Board of Trustees of Kalamazoo Charter Township have passed a resolution supporting adoption of the Plan;

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

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

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

NOW, THEREFORE, BE IT RESOLVED THAT:

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

AYES: All present

NAYES: None

ABSTAINED: None

RESOLUTION DECLARED ADOPTED.

STATE OF MICHIGAN)
COUNTY OF KALAMAZOO) ss:

I, the undersigned, the fully qualified Clerk of Kalamazoo County, State of Michigan, do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the County Board of Commissioners of Kalamazoo County at a regular meeting held on the 15th day of December, 2015, the original of which resolution is on file in my office.

IN WITNESS WHEREOF, I have hereunto set my official signature this 15th day of December, 2015.



Timothy A. Snow, Kalamazoo County Clerk