



**KALAMAZOO COUNTY
BROWNFIELD REDEVELOPMENT AUTHORITY**

BROWNFIELD PLAN

**STRYKER RESEARCH AND DEVELOPMENT PROJECT
PORTAGE ROAD AND E. MILHAM AVENUE
PORTAGE, MICHIGAN**

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**BROWNFIELD PLAN
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PORTAGE ROAD AND E. MILHAM AVENUE
PORTAGE, 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.

Eligible Property Information

The property included in this Plan is made up of nine whole parcels of land. The property in this Plan includes land that will be developed as a research and development center. Specifically, the following property is included in this Plan:

- Parcel 00010001A (1306 E. Milham)
- Parcel 00011020A (1700 E. Milham)
- Parcel 00011015A (6000 Portage)
- Parcel 00011030O (6100 Portage)
- Parcel 00010275O (1405 Ramona)
- Parcel 00011025O (6520 Portage)
- Parcel 00011050O (2221 Ramona)
- Parcel 00011040O (2321 Ramona)
- Parcel 00011035O (2403 Ramona)

A map showing the property location and approximate boundaries is included in Attachment A. It is possible that some of the parcels may be combined, split, or reconfigured in the future and may be assigned new tax identification number(s) as a result.

These parcels are eligible property under the Act because four parcels of land are defined as a “facility”. The remaining parcels are all contiguous and adjacent to the properties that are defined as facilities. Further, the nitrate groundwater contamination is presumed to be present across the site.

The eligible property also includes the right of ways adjacent to the property on Lovers Lane, E. Milham Avenue, Portage Road, and Ramona Avenue.

Proposed Redevelopment

The focus of this Brownfield Plan is to support the redevelopment of the property and to support the construction of new public infrastructure to serve the project and community. The property will be developed with a 485,000-square-foot research and development complex. Total new building construction costs are expected to be \$130 to \$150 million. The redevelopment will include new building construction, new and improved roads, new sanitary and storm sewer mains, a new water main, and other improvements.

Brownfield Conditions

Fishbeck, Thompson, Carr & Huber (FTCH) completed a Phase I and II Environmental Site Assessment (ESA) of the property. Specific concerns identified at the site included the past use of a portion of the property as an orchard and the placement of spoils on the site by an adjacent property owner. FTCH collected discrete soil samples in the area where spoils had been placed on the site and identified selenium above generic residential cleanup criteria. Three groundwater samples were collected at locations across the site. Lead was identified at one location above generic residential cleanup criteria and nitrates were identified at two locations above generic residential cleanup criteria. No impact was identified from the former orchard operation.

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

BEA Activities



A Phase I ESA compliant with the ASTM E1527-13 standard and the standards for All Appropriate Inquiry has been completed. A Phase II ESA consisting of soil and groundwater sampling activities was completed. The cost for the Phase I and II ESA is \$20,650. The Baseline Environmental Assessment was prepared at a cost of \$2,100. These environmental costs are eligible for reimbursement using both local and school tax increment revenues by statute.

Due Care Activities

Documentation of Due Care Compliance as required by Part 20107a of NREPA has been prepared. This document demonstrates how the property will be developed in a manner that does not exacerbate environmental conditions or allow for unacceptable exposures to contaminants. The Due Care document was completed at a cost of \$1,500. The Due Care document is statutorily eligible for reimbursement using both local and school tax increment revenues.

During construction of buildings, parking lots, roads, etc. significant soil disturbance will occur. Generally, it is intended to keep all excavated soils on site. However, a certain volume of excess contaminated soil may be generated which would require disposal off site at a properly licensed landfill. That volume is not known at this time but for the purposes of this Plan is assumed to be as much as 1,250 cubic yards and would include removal of the contaminated soil pile identified by the environmental assessment. Activities may involve sampling soil to obtain landfill approvals, loading soil, transportation, disposal and associated activities. Costs for this activity are estimated to be \$50,000. These costs would be a local only cost.

Michigan Strategic Fund Eligible Non-Environmental Activities

The City of Portage is a Qualified Local Unit of Government. Non-environmental activities within a Qualified Local Unit of Government that are eligible for reimbursement with tax increment revenues include public infrastructure and site preparation costs.

Public Infrastructure

Public infrastructure activities allowed by MEDC guidance included in this project consist of the following costs to be incurred by Stryker:

- New construction of a public road through the project area in order to relieve traffic on existing public roads including deceleration and right-turn lanes on Lovers Lane and Portage Roads (\$833,266)



- Construction of a bike lane and multi-use trail to serve non-motorized traffic within existing right-of-ways and within the proposed east-west road right-of-way through the project site (\$181,525)
- Lighting within the new road right-of-way (\$250,000)
- Traffic signage within the various street right of ways (\$15,000)
- Curbs and gutters (\$235,425)
- Landscaping within the right of way (\$123,110)
- A new sanitary sewer main (\$151,650)
- A new storm sewer main (\$545,092)
- A new water main (\$335,400)
- A new traffic light (\$450,000)
- An urban stormwater management system (low-impact design) (\$200,000)

Also, the professional soft costs specifically associated with these activities is an eligible activity and are estimated to be \$305,000 in engineering, surveying, legal, and other professional services related to these activities.

Additionally, the City of Portage will undertake a street realignment project on Lovers Lane to improve safety and support the additional traffic burdens from this project. The street realignment project is anticipated to be a cost of \$654,000.

Site Preparation

The following site preparation activities are necessary to construct the project and public infrastructure and are allowed by MEDC guidance.

- Staking activities will be required to support the site preparation activities and are estimated at \$15,000. This will include staking target elevations for land balancing and rough grading.
- Geotechnical evaluations of the existing soil's capacity to support development have been completed at a cost of \$58,000.
- Development of the site will require extensive clearing and grubbing to prepare the site for development, estimated at \$42,500.
- Temporary access roads will be needed. These costs include roughing in the roads, grading, subbase material, and compaction to allow construction traffic to traverse the site (\$230,000).

- Temporary facilities will be required to support the three-year construction phase. The cost of temporary facilities is estimated to be \$25,000.
- Temporary traffic control will be required during installation of street improvements, installation of a new traffic signal and other work in the various right of ways abutting the project site. The cost for signage, lane closures, etc. over the course of the project is estimated to be \$10,000.
- Temporary erosion control is necessary due to the proximity of storm sewer outfalls to Portage Creek and the floodplain and must be maintained for the duration of the project. Costs are estimated at \$85,000 including deployment of erosion controls, inspection, and maintenance.
- Temporary site controls such as fencing, gates at main entrances, temporary lighting, signage, etc. will be required during the term of the construction phase and is estimated to be \$43,408.
- Extensive land balancing will be required to ensure a flat building site, safe road grades, and site drainage. The elevated topography in portions of the site makes this activity necessary in order to develop the site. These costs are estimated at \$150,000.
- Rough grading activities are estimated at \$450,000.
- Cut and fill operations to create a suitable development site consists of the movement of 220,000 cubic yards for a total cost of \$660,000.
- The professional soft costs (e.g., legal, engineering, design, surveying, etc.) associated with these specific eligible costs is also a reimbursable eligible expense. Professional soft costs have been estimated to be \$75,000.

The development of the Brownfield Plan is also an eligible activity. To capture the tax increment revenues attributable to school taxes, development and approval of an Act 381 Work Plan is also required. Development of these Plans is estimated to cost \$20,000 including preparation of the plan and associated fees.

Contingencies allowed in the Act of up to 15% on these costs are also an eligible expense.

Financing costs for the project are also considered an eligible activity. This plan allows for a 2% interest rate on the developer's and City of Portage's real expenses. Interest expense will not be approved for Brownfield and work plan preparation costs. The interest expense on the eligible activities is projected to be approximately \$228,886.

Authority Expenses

Eligible and actual costs incurred by the Kalamazoo County Brownfield Redevelopment Authority as allowed by Section 13(19) of the Act 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 as required by the Act. These costs are estimated to be \$50,000 in the first three years of the Plan and \$30,000 for each additional year of capture for the Plan.

(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 Baseline Environmental Assessment (BEA) activities; specifically, the development of a Phase I and II ESA and preparation of a BEA. Eligible environmental activities also include the development of a Documentation of Due Care Compliance. It is anticipated that excess contaminated soil will be generated during the construction phase of the project and require disposal off-site at a properly licensed landfill.

Non-Environmental

Non-environmental activities that are eligible for reimbursement with tax increment revenues include public infrastructure and site preparation costs. Public infrastructure activities allowed by MEDC guidance included in this project consist of

- New construction of a public road through the project area in order to alleviate traffic on existing public roads. This will include a new public road through the property and additional turn lanes on Lovers Lane and Portage Road.
- Realignment of Lovers Lane to improve safety and accommodate the increased traffic from this project (to be completed by the City of Portage)
- Construction of a bike lane and multi-use trail to serve non-motorized traffic within existing right-of-ways and within the proposed east-west road right-of-way through the project site
- Lighting within the new road right-of-way
- Traffic signage within the various street right-of-ways
- A new traffic light

- Curbs and gutters along the new road
- Landscaping within the right-of-way
- A new sanitary sewer main
- A new storm sewer main and urban stormwater management
- A new water main
- An urban stormwater management system (low impact design)
- The professional soft costs specifically associated with these activities is an eligible activity.

Site Preparation activities include

- Staking elevations and other data for site preparation activities
- Geotechnical evaluations of the existing soil's capacity to support development
- Extensive clearing and grubbing to prepare the site for development
- Temporary access roads including roughing in the roads, grading, subbase material, and compaction
- Temporary facilities to house staff and equipment during the three-year construction period
- Temporary traffic control during road construction activities and other work that requires safety considerations for public traffic
- Temporary erosion control is necessary and must be maintained during the duration of the project
- Temporary site controls such as fencing, gates at main entrances, temporary lighting, signage, etc. to provide a secure and safe work place and protect the public from hazards within the work area
- Extensive land balancing to prepare a flat building site, safe road grades, and site drainage
- Rough grading activities
- Cut and fill operations

The professional soft costs (e.g., legal, engineering, design, surveying, etc.) associated with these specific eligible costs is also a reimbursable eligible expense.

The development of the Brownfield Plan and Act 381 Work Plan is also an eligible activity.



Contingencies allowed in the Act of up to 15% on these costs are also an eligible expense.
Financing costs at a rate of 2% is also an eligible activity.

Authority expenses as allowed by Section 13(19) of the Act related to the management and implementation of the Plan are an eligible expense.

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



Table 1

Summary of Eligible Costs

Stryker Research and Development Project
Nine Parcels
Portage, MI

Eligible Activities		Estimated Cost
<u>BEA Activities</u>		
Phase I and II Environmental Assessments		\$ 20,650.00
Baseline Environmental Assessment		\$ 2,100.00
Subtotal	\$	22,750.00
<u>Due Care Activities</u>		
Documentation of Due Care Compliance		\$ 1,500.00
Contaminated Soil Management (Local Only)		\$ 50,000.00
Subtotal	\$	51,500.00
<u>Additional Response Activities</u>		
<u>Non Environmental Activities</u>		
Public Infrastructure		
Roads (by Stryker)		\$ 833,266.00
Roads (by City of Portage)		\$ 654,000.00
Bike and Walking Paths		\$ 181,525.00
Lighting in ROW		\$ 250,000.00
Signage in ROW		\$ 15,000.00
Curb and gutter		\$ 235,425.00
Landscaping		\$ 123,110.00
Sanitary Sewer Main		\$ 151,650.00
Storm Sewer Main		\$ 545,092.00
Water Main		\$ 335,400.00
Traffic Light		\$ 450,000.00
Urban Storm Water Management System		\$ 200,000.00
professional soft costs (engineering, design, survey, other professionals)		\$ 305,000.00
Subtotal	\$	4,279,468.00
Site Preparation		
Staking		\$ 15,000.00
Geotechnical Evaluations		\$ 58,000.00
Clearing and Grubbing		\$ 42,500.00
Temporary Access Roads		\$ 230,000.00
Temporary Facilities		\$ 25,000.00
Temporary Traffic Control		\$ 10,000.00
Temporary Erosion Control		\$ 85,000.00
Temporary Site Control		\$ 43,408.00
Land Balancing		\$ 150,000.00
Rough Grading		\$ 450,000.00
Cut and Fill Operations		\$ 660,000.00
professional soft costs (engineering, design, survey, other professionals)		\$ 75,000.00
Subtotal	\$	1,843,908.00
TOTAL COSTS OF ELIGIBLE ACTIVITIES		\$ 6,197,626.00
Brownfield Plan		\$ 20,000.00
Financing Costs (2%)		\$ 228,885.71
Contingencies (15%)		\$ 929,643.90
TOTAL REIMBURSEMENTS		\$ 7,376,155.61
Administrative Costs of the Authority (estimated)		\$ 240,000.00
Captured and Disbursed to State Revolving Fund		\$ 897,000.00
Additional Capture for LBRF		\$ 2,500,000.00
TOTAL TAX INCREMENT REVENUES CAPTURED		\$ 11,013,155.61

(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 (ITV) for this Plan shall be the taxable value of the eligible property established at the time this Brownfield Plan is adopted (i.e., the 2017 Taxable Value). The initial taxable values identified in this Plan were estimated based on the market value of the property.

The development will occur primarily on these five parcels of land (Tax IDs: 00010-275-O, 00011-025-O, 00011-035-O, 00011-040-O, 00011-050-O). The remaining four parcels of land (Tax IDs: 00010-001-A, 00011-015-A, 00011-020-A, 00011-030-O) will be Qualified Agriculture property. Although these four parcels are in this Brownfield Plan, no tax increment is expected from these parcels in the immediate future. In addition, these parcels are exempt from school operating millage. Refer to Table 2 for further details.

The total 2017 taxable value of the development parcels included in this Plan is estimated to be \$1,887,100.

The construction of the new building and associated improvements are an estimated investment of \$130 to \$150 million. This investment is expected to result in an increase in the taxable value of the property over the following three years resulting from construction activities that will be completed between 2017 and 2019. The value of the land is anticipated to increase during each year of the construction. The first increase in taxable value would be realized and captured beginning with the 2018 Summer and Winter Taxes. Values will increase incrementally over the three-year construction period. When the project is completed at the end of 2019, the investment is expected to result in a taxable value of \$62,887,100 which would first be fully realized with the 2020 taxes. The \$62,887,100 estimate of future taxable value represents an expected average value of the real property over the life of the Plan. It is likely that initially taxable values will be higher and with depreciation will decrease over the term of the Plan.

This Plan anticipates that capture will begin with the 2018 taxes and continue to remain in force until all eligible activities are reimbursed and the allowable capture of revenues for placement in the Local Brownfield Revolving Fund (LBRF) (formerly known as the Local Site Remediation Revolving Fund) is complete. It should be noted that during the estimated term of the Brownfield Plan, the property (or portions of) will also be subject to an Industrial Facilities Tax (IFT) Exemption which will reduce millage rates for all taxes except the State Education Tax (SET) by

half. The IFT is proposed to go into effect January 1, 2019.

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



Table 2
Estimate of Total Available Incremental Taxes
on Real Property

Stryker Research and Development Project
Portage, MI

Development Parcels

Year	Annual Total Capturable Millage†	Initial Taxable Value **	Tax Revenues from Initial Taxable Value	Estimated Future Taxable Value	Estimated Future Tax Revenues	Incremental Tax Revenues	Available for Capture
2018	52.6669	\$ 1,887,100.00	\$ 99,387.71	\$ 18,887,100.00	\$ 994,725.01	\$ 895,337.30	\$ 895,337.30
2019	29.3335	\$ 1,887,100.00	\$ 55,355.15	\$ 39,887,100.00	\$ 1,170,026.25	\$ 1,114,671.10	\$ 1,114,671.10
2020	29.3335	\$ 1,887,100.00	\$ 55,355.15	\$ 62,887,100.00	\$ 1,844,695.60	\$ 1,789,340.45	\$ 1,789,340.45
2021	29.3335	\$ 1,887,100.00	\$ 55,355.15	\$ 62,887,100.00	\$ 1,844,695.60	\$ 1,789,340.45	\$ 1,789,340.45
2022	29.3335	\$ 1,887,100.00	\$ 55,355.15	\$ 62,887,100.00	\$ 1,844,695.60	\$ 1,789,340.45	\$ 1,789,340.45
2023	29.3335	\$ 1,887,100.00	\$ 55,355.15	\$ 62,887,100.00	\$ 1,844,695.60	\$ 1,789,340.45	\$ 1,789,340.45
2024	29.3335	\$ 1,887,100.00	\$ 55,355.15	\$ 62,887,100.00	\$ 1,844,695.60	\$ 1,789,340.45	\$ 1,789,340.45
2025	29.3335	\$ 1,887,100.00	\$ 55,355.15	\$ 62,887,100.00	\$ 1,844,695.60	\$ 1,789,340.45	\$ 1,789,340.45
2026	29.3335	\$ 1,887,100.00	\$ 55,355.15	\$ 62,887,100.00	\$ 1,844,695.60	\$ 1,789,340.45	\$ 1,789,340.45
TOTAL							\$ 14,535,391.55

† - Does not include debt millages. Millage rates reduced by PA 198 IFT beginning in 2019.

* - Total includes maximum five year future capture to LBRF (Not to exceed \$2.5 million)

** Aggregate of estimated 2017 taxable values

Tax increment revenues from Personal Property will be captured, however the value and revenue from Personal Property is not reflected in this table.

Qualified Ag Parcels

Year	Annual Total Capturable Millage†	Initial Taxable Value **	Tax Revenues from Initial Taxable Value	Estimated Future Taxable Value	Estimated Future Tax Revenues	Incremental Tax Revenues	Available for Capture
2018	34.6669	\$ 1,376,756.00	\$ 47,727.86	\$ 1,376,756.00	\$ 47,727.86	\$ -	\$ -
2019	34.6669	\$ 1,376,756.00	\$ 47,727.86	\$ 1,376,756.00	\$ 47,727.86	\$ -	\$ -
2020	34.6669	\$ 1,376,756.00	\$ 47,727.86	\$ 1,376,756.00	\$ 47,727.86	\$ -	\$ -
2021	34.6669	\$ 1,376,756.00	\$ 47,727.86	\$ 1,376,756.00	\$ 47,727.86	\$ -	\$ -
2022	34.6669	\$ 1,376,756.00	\$ 47,727.86	\$ 1,376,756.00	\$ 47,727.86	\$ -	\$ -
2023	34.6669	\$ 1,376,756.00	\$ 47,727.86	\$ 1,376,756.00	\$ 47,727.86	\$ -	\$ -
2024	34.6669	\$ 1,376,756.00	\$ 47,727.86	\$ 1,376,756.00	\$ 47,727.86	\$ -	\$ -
2025	34.6669	\$ 1,376,756.00	\$ 47,727.86	\$ 1,376,756.00	\$ 47,727.86	\$ -	\$ -
2026	34.6669	\$ 1,376,756.00	\$ 47,727.86	\$ 1,376,756.00	\$ 47,727.86	\$ -	\$ -
TOTAL							\$ -

† - Does not include debt millages. Parcels subject to Ag Exemption are exempt from the 18 mil School Operating millage

** Aggregate of estimated 2017 taxable values

Table 3

Estimate of Annual Effect on Taxing Jurisdictions on Real Property Taxes
Following Full Construction (2020-2026)
Stryker Research and Development Project
Development Parcels
Portage, MI

SUMMER TAXES ¹											
Taxing Jurisdiction		City of Portage	KVCC	KRESA-ISD ⁴	State Ed ³	School Bldg Debt	School Oper	County Operating	CCTA Transport	Transportation	Total
Full Millage		10.9256	2.8135	6.0416	6	7.35	18	4.6871	0.75	0.4	56.9678
IFT Millage		5.4628	1.40675	3.0208	6	3.675	9	2.34355	0.375	0.2	31.4839
Initial Taxable Value	\$ 1,887,100.00	\$ 10,308.85	\$ 2,654.68	\$ 5,700.55	\$ 11,322.60	\$ 6,935.09	\$ 16,983.90	\$ 4,422.51	\$ 707.66	\$ 377.42	\$ 59,413.27
Future Taxable Value	\$ 62,887,100.00	\$ 343,539.65	\$ 88,466.43	\$ 189,969.35	\$ 377,322.60	\$ 231,110.09	\$ 565,983.90	\$ 147,379.06	\$ 23,582.66	\$ 12,577.42	\$ 1,979,931.17
Captured Taxable Value	\$ 61,000,000.00	\$ 333,230.80	\$ 85,811.75	\$ 184,268.80	\$ 366,000.00	\$ -	\$ 549,000.00	\$ 142,956.55	\$ 22,875.00	\$ 12,200.00	\$ 1,696,342.90

WINTER TAXES ²						
Taxing Jurisdiction		District Library	County Pub Safety	County Juv Home	County Housing Fund	Total
Full Millage		1.5	1.4491	0.2301	0.1	3.2792
IFT Millage		0.75	0.72455	0.11505	0.05	1.6396
Initial Taxable Value	\$ 1,887,100.00	\$ 1,415.33	\$ 1,367.30	\$ 217.11	\$ 94.36	\$ 3,094.09
Future Taxable Value	\$ 62,887,100.00	\$ 47,165.33	\$ 45,564.85	\$ 7,235.16	\$ 3,144.36	\$ 103,109.69
Captured Taxable Value	\$ 61,000,000.00	\$ 45,750.00	\$ 44,197.55	\$ -	\$ 3,050.00	\$ 92,997.55

1. Based on millages from 2016 taxes, subject to PA 198 Abatement
2. Based on millages from 2016 taxes, subject to PA 198 abatement
3. Three mills of SET conveyed to State Brownfield Redevelopment Fund. Not subject to PA 198.
4. Non-Debt portion of millage only
5. School as % of total 45.29%
6. Tax increment revenues from Personal Property will be captured, however the value and revenue from Personal Property is not reflected in this table.

Total Millage	33.1235
Total Annual Future Tax Liability	\$ 2,083,040.86
Total Capturable Local Millages	14.3335
Total Annual Capturable Local Tax Increment	\$ 874,340.45
Total Capturable School Millages	15.00000
Total Annual Capturable School Tax Increment	\$ 915,000.00
Total School and Local Tax Increment Revenue/Yr	\$ 1,789,340.45

Table 4

Captured Taxable Value and Tax Increment Revenue by Year and Aggregate for Each Taxing Jurisdiction
Stryker Research and Development Project
Development Parcels
Portage, MI

Year	Captured Taxable Value	City of Portage	KVCC	KRESA-ISD ⁴	State Ed ³	School Bldg Debt	School Oper	County Summer	CCTA Transport	Transportation	District Library	County Pub Safety	County Juv Home	County Housing Fund	Total
	Full Millage Rate	10.9256	2.8135	6.0416	6	7.35	18	4.6871	0.75	0.4	1.5	1.4491	0.2301	0.1	60.247
	IFT Millage Rate	5.4628	1.40675	3.0208	6	3.675	9	2.34355	0.375	0.2	0.75	0.72455	0.11505	0.05	33.1235
2018	\$ 17,000,000.00	185,735.20	47,829.50	102,707.20	102,000.00	-	306,000.00	79,680.70	12,750.00	6,800.00	25,500.00	24,634.70	-	1,700.00	895,337.30
2019	\$ 38,000,000.00	207,586.40	53,456.50	114,790.40	228,000.00	-	342,000.00	89,054.90	14,250.00	7,600.00	28,500.00	27,532.90	-	1,900.00	1,114,671.10
2020	\$ 61,000,000.00	333,230.80	85,811.75	184,268.80	366,000.00	-	549,000.00	142,956.55	22,875.00	12,200.00	45,750.00	44,197.55	-	3,050.00	1,789,340.45
2021	\$ 61,000,000.00	333,230.80	85,811.75	184,268.80	366,000.00	-	549,000.00	142,956.55	22,875.00	12,200.00	45,750.00	44,197.55	-	3,050.00	1,789,340.45
2022	\$ 61,000,000.00	333,230.80	85,811.75	184,268.80	366,000.00	-	549,000.00	142,956.55	22,875.00	12,200.00	45,750.00	44,197.55	-	3,050.00	1,789,340.45
2023	\$ 61,000,000.00	333,230.80	85,811.75	184,268.80	366,000.00	-	549,000.00	142,956.55	22,875.00	12,200.00	45,750.00	44,197.55	-	3,050.00	1,789,340.45
2024	\$ 61,000,000.00	333,230.80	85,811.75	184,268.80	366,000.00	-	549,000.00	142,956.55	22,875.00	12,200.00	45,750.00	44,197.55	-	3,050.00	1,789,340.45
2025	\$ 61,000,000.00	333,230.80	85,811.75	184,268.80	366,000.00	-	549,000.00	142,956.55	22,875.00	12,200.00	45,750.00	44,197.55	-	3,050.00	1,789,340.45
2026	\$ 61,000,000.00	333,230.80	85,811.75	184,268.80	366,000.00	-	549,000.00	142,956.55	22,875.00	12,200.00	45,750.00	44,197.55	-	3,050.00	1,789,340.45
TOTAL CAPTURED TAXES		\$ 2,725,937.20	\$ 701,968.25	\$ 1,507,379.20	\$ 2,892,000.00	\$ -	\$ 4,491,000.00	\$ 1,169,431.45	\$ 187,125.00	\$ 99,800.00	\$ 374,250.00	\$ 361,550.45	\$ -	\$ 24,950.00	\$ 14,535,391.55

1. Millage rates reduced by PA 198 IFT beginning in 2019
2. Tax increment revenues from Personal Property will be captured, however the value and revenue from Personal Property is not reflected in this table.
3. Half of SET conveyed to State Brownfield Redevelopment Fund
4. Non-debt portion only

(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. 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 will remain in place until the developer and City of Portage are reimbursed for eligible expenses in full plus up to five full years of tax increment capture for deposit in the Authority's Local Brownfield Revolving Fund (LBRF) (not to exceed \$2,500,000 in total), or 30 years, whichever is less.

(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 nine parcels as provided by the City of Portage's GIS system is as follows:



Parcel 000100001A (1306 E. Milham)

SEC 10-3-11 E1/2 NE1/4 EXC S 220 FT OF W 967.42 FT EXCEPT THE S 65 FT OF THE N 98 FT
ALSO E 407.48 FT OF N 627 FT OF NE1/4 SE1/4

Parcel 00011020A (1700 E. Milham)

SEC 11-3-11 NW1/4 NW1/4 EXCEPT S 65' OF THE N 98'

Parcel 00011015A (6000 Portage)

SEC 11-3-11 N 17 A OF NE1/4 NW1/4 EXCEPT THE S 65 FT OF THE N 98 FT

Parcel 00011030O (6100 Portage)

SEC 11-3-11 S 23 A OF NE1/4 NW1/4 23 A

Parcel 00010275O (1405 Ramona)

SEC 10-3-11 S 220 FT OF E1/2 NE1/4 EXC E 407.48 FT THEREOF & N 627 FT OF E1/2 SE1/4
LYING E OF LOVERS LANE EXC E 407.48 FT THEREOF 17.9 A

Parcel 00011025O (6520 Portage)

SEC 11-3-11 S1/2 OF NW1/4 SEC 11 ALSO N 627 FT OF N1/2 SW1/4 ALL LYING N OF N LI OF
RAMONA AVE EXC COM 262 FT W AND 346.5 FT S OF CTR 1/4 POST FOR PT OF BEG TH W
660 FT TH S 280.5 FT TO N LINE OF RAMONA AVE TH E 660 FT TH N 280.5 FT TO PT OF BEG

Parcel 00011050O (2221 Ramona)

SEC 11-3-11 BEG AT PT 627 FT S & 658 FT W OF CTR 1/4 POST SEC 11 TH N 280.5 FT TH W
264 FT TH S 280.5 FT TH E 264 FT TO BEG 1.7A

Parcel 00011040O (2321 Ramona)

SEC 11-3-11 BEG AT PT 627 FT S & 394 FT W OF CTR 1/4 POST SEC 11 TH N 280.5 FT TH W
132 FT TH S 280.5 FT TH E 132 FT TO BEG .85A

Parcel 00011035O (2403 Ramona)

SEC 11-3-11 COM C1/4 POST SEC 11 TH S ON CTR LI PORTAGE RD 660 FT TH W 262 FT FOR
PL OF BEG TH N 313.5 FT TH W 132 FT TH S 313.5 FT TH E 132 FT TO PL OF BEG.

The parcels at 1306 E Milham, 6520 Portage, 6000 Portage and 2321 Ramona have been specifically identified as a “facility” (or facilities) as defined by Part 201 of NREPA (1994 PA 451) based on analytical data from soil or groundwater samples specifically acquired from those parcels. The groundwater impacts identified at the project site are presumed to be present across the project site and thus FTCH concluded that all nine parcels were facilities and included in a BEA. Additionally, the other five parcels which are presumed to be facilities, are contiguous and adjacent to those parcels where specific analytical data demonstrates the facility status of the project site.

The eligible property also includes that portion of the right of ways on Lovers Lane, E. Milham Avenue, Portage Road and Ramona Avenue that border the eligible property.

Personal property will be included as part of the eligible property. The tables in this Plan do not include estimates of personal property taxable values and the resulting revenues from the personal property tax. The complete cost of personal property for this project is not yet fully determined, nor is it clear at this time when the purchase of personal property will occur, if some of the personal property will be moved from other locations, and other details that affect the valuation and taxation of personal property. At this time, it is projected that total personal property costs will be about \$25.5 million including but not limited to furniture and fixtures, signage, artwork, fitness equipment, laboratory equipment, IT equipment, phones, security, and computers. The resulting estimated taxable value of personal property is expected to be about \$11 million immediately after purchase of the personal property and that value will decline quickly over the life of this Plan.

(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 Brownfield Revolving Fund (LBRF). (Section 13(1)(m))

The Brownfield Redevelopment Authority does plan to capture tax increment for the Local Brownfield Revolving Fund (LBRF) up to a maximum of \$2,500,000 or five years, whichever is less.

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

Not applicable.



Table 5

Estimated Reimbursement Schedule

Stryker Research and Development Project
 Nine Parcels
 Portage, Michigan

Year	Incremental Taxes Available	Funds Disbursed									
		Stryker (School)	Stryker (Local)	Stryker (Subtotal)	City of Portage (School)	City of Portage (Local)	City of Portage (Subtotal)	Administrative Costs (Local)	LBRF (School)	LBRF (Local)	State Brownfield Redevelopment Fund
2018	\$895,337.30	\$357,000.00	\$437,337.30	\$794,337.30				\$50,000.00			\$51,000.00
2019	\$1,114,671.10	\$456,000.00	\$494,671.10	\$1,745,008.40				\$50,000.00			\$114,000.00
2020	\$1,789,340.45	\$732,000.00	\$824,340.45	\$3,301,348.85				\$50,000.00			\$183,000.00
2021	\$1,789,340.45	\$732,000.00	\$844,340.45	\$4,877,689.30				\$30,000.00			\$183,000.00
2022	\$1,789,340.45	\$662,235.66	\$844,340.45	\$6,384,265.41	\$69,764.34			\$30,000.00			\$183,000.00
2023	\$1,789,340.45	\$73,831.45	\$107,186.13	\$6,565,282.99	\$335,647.98	\$405,460.39	\$810,872.71	\$30,000.00	\$13,640.42	\$331,693.93	\$183,000.00
2024	\$828,590.45									\$874,340.45	
2025	\$828,590.45									\$874,340.45	
2026	\$828,590.45									\$405,984.75	
Totals	\$11,653,141.55	\$3,013,067.11	\$3,552,215.88	\$6,565,282.99	\$405,412.32	\$405,460.39	\$810,872.71	\$240,000.00	\$13,640.42	\$2,486,359.58	\$897,000.00

Administrative Costs reimbursed in compliance with Section 13(19) of the Act

Local Brownfield Revolving Fund (LBRF) School capture equivalent to percent of school TIR used to reimburse eligible environmental BEA Activities and Due Care Activities

Disbursements include Principal and Interest (Refer to Table 6 for detailed schedule of reimbursements)

2023 is estimated to be the final year of school TIR capture. A small amount of TIR is projected to be distributed to the school taxing jurisdictions.

In 2026 the capture into the LBRF is capped. Remaining funds will need to be distributed back to each local taxing jurisdiction on a proportional basis.

Tax increment revenues from Personal Property will be captured, however the value and revenue from Personal Property is not reflected in this table.

TABLE 6 - MEDC REIMBURSEMENT SCHEDULE
STRYKER RESEARCH AND DEVELOPMENT PROJECT, PORTAGE, MI

Tax Increment Revenue Capture Year (Brownfield Plan Year)		2018		2019	2020	2021
Current Taxable Value (Brownfield Plan Initial Taxable Value)		\$1,887,100.00		\$1,887,100.00	\$1,887,100.00	\$1,887,100.00
Taxable Value After Improvement ¹		\$18,887,100.00		\$39,887,100.00	\$62,887,100.00	\$62,887,100.00
Total Captured Taxable Increment (BRA)		\$17,000,000.00		\$38,000,000.00	\$61,000,000.00	\$61,000,000.00
Ratio of State to Local Taxes Available for TIF (as percentage)	State 45.29%/Local 54.71%					
State Taxes - Millage						
School Operating	18	\$306,000.00	9	\$342,000.00	\$549,000.00	\$549,000.00
SET	6	\$102,000.00	6	\$228,000.00	\$366,000.00	\$366,000.00
Total State Taxes	24	\$408,000.00	15	\$570,000.00	\$915,000.00	\$915,000.00
Local Taxes - Millage						
City of Portage	10.9256	\$185,735.20	5.4628	\$207,586.40	\$333,230.80	\$333,230.80
KVCC	2.8135	\$47,829.50	1.40675	\$53,456.50	\$85,811.75	\$85,811.75
KRESA	6.0416	\$102,707.20	3.0208	\$114,790.40	\$184,268.80	\$184,268.80
County Summer	4.6871	\$79,680.70	2.34355	\$89,054.90	\$142,956.55	\$142,956.55
CCTA Transport	0.75	\$12,750.00	0.375	\$14,250.00	\$22,875.00	\$22,875.00
Transportation	0.4	\$6,800.00	0.2	\$7,600.00	\$12,200.00	\$12,200.00
District Library	1.5	\$25,500.00	0.75	\$28,500.00	\$45,750.00	\$45,750.00
County Public Safety	1.4491	\$24,634.70	0.72455	\$27,532.90	\$44,197.55	\$44,197.55
County Housing	0.1	\$1,700.00	0.05	\$1,900.00	\$3,050.00	\$3,050.00
Total Local Taxes (Capturable)	28.6669	\$487,337.30	14.3335	\$544,671.10	\$874,340.45	\$874,340.45
Total State & Local Capturable Millages	52.6669	\$895,337.30	29.3335	\$1,114,671.10	\$1,789,340.45	\$1,789,340.45
Total Annual State Incremental Taxes		\$408,000.00		\$570,000.00	\$915,000.00	\$915,000.00
Total Annual Local Incremental Taxes		\$487,337.30		\$544,671.10	\$874,340.45	\$874,340.45
Annual Cumulative Tax Capture		\$895,337.30		\$1,114,671.10	\$1,789,340.45	\$1,789,340.45
Total Cumulative Tax Capture		\$895,337.30		\$2,010,008.40	\$3,799,348.85	\$5,588,689.30
Administrative Fee Captured by BRA ²		\$50,000.00		\$50,000.00	\$50,000.00	\$30,000.00
State Brownfield Redevelopment Fund ³		\$51,000.00		\$114,000.00	\$183,000.00	\$183,000.00
Total Annual Local Incremental Taxes Available for Capture		\$437,337.30		\$494,671.10	\$824,340.45	\$844,340.45
Total Annual State Incremental Taxes Available for Capture		\$357,000.00		\$456,000.00	\$732,000.00	\$732,000.00
Total Combined Yearly Incremental Taxes Available for Capture		\$794,337.30		\$950,671.10	\$1,556,340.45	\$1,576,340.45
MSF Non-Environmental Costs (Stryker)	\$6,289,783.00	\$2,096,595.00		\$2,096,594.00	\$2,096,594.00	
State Tax Reimbursement (Principal)		\$357,000.00		\$456,000.00	\$732,000.00	\$732,000.00
Local Tax Reimbursement (Principal)		\$437,337.30		\$494,671.10	\$824,340.45	\$844,340.45
Unreimbursed Non-Environmental Principal Costs		\$1,302,257.70		\$2,448,180.60	\$2,988,434.15	\$1,412,093.70
State Tax Reimbursement (Interest)		\$0.00		\$0.00	\$0.00	\$0.00
Local Tax Reimbursement (Interest)		\$0.00		\$0.00	\$0.00	\$0.00
Interest (if requested) ⁴ , simple interest paid after all principal is paid.		\$26,045.15		\$48,963.61	\$59,768.68	\$28,241.87
MSF Non-Environmental Costs (City of Portage)	\$752,100.00			\$752,100.00		
State Tax Reimbursement (Principal and Interest)		\$0.00		\$0.00	\$0.00	\$0.00
Local Tax Reimbursement (Principal and Interest)		\$0.00		\$0.00	\$0.00	\$0.00
Unreimbursed Non-Environmental Costs		\$0.00		\$752,100.00	\$752,100.00	\$752,100.00
Interest (if requested) ⁴				\$15,042.00	\$15,042.00	\$15,042.00
DEQ Environmental Costs	\$27,887.00	\$27,887.00				
State Tax Reimbursement (Principal and Interest)		\$0.00		\$0.00	\$0.00	\$0.00
Local Tax Reimbursement (Principal and Interest)		\$0.00		\$0.00	\$0.00	\$0.00
Unreimbursed Environmental Costs		\$27,887.00		\$27,887.00	\$27,887.00	\$27,887.00
Interest (if requested) ⁴		\$557.74		\$557.74	\$557.74	\$557.74
Local-Only Costs	\$57,500.00	\$57,500.00				
Local Taxes (Principal and Interest)		\$0.00		\$0.00	\$0.00	\$0.00
Unreimbursed Costs		\$57,500.00		\$57,500.00	\$57,500.00	\$57,500.00
Interest (if requested) ⁴		\$1,150.00		\$1,150.00	\$1,150.00	\$1,150.00
Total Cumulative Developer Reimbursement (Stryker)		\$794,337.30		\$1,745,008.40	\$3,301,348.85	\$4,877,689.30
Total Cumulative Developer Reimbursement (Portage)		\$0.00		\$0.00	\$0.00	\$0.00
Local Brownfield Revolving Fund (if requested)⁵						
State Tax Capture		\$		\$	\$	\$
Local Tax Capture		\$		\$	\$	\$
Total		\$		\$	\$	\$

¹ Rise in taxable value based on % of construction completed in first three years, and an average expected TV over life of the Plan. IFT begins in 2019.

² May be taken from Local Tax Increment Revenue only. Actual amount to be determined based on property values, eligible costs, and actual total administrative expense of the Authority

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

⁴ See MEDC Interest Policy Interest Calculation. Costs does not include interest on Brownfield or Work Plan Preparation Costs. Simple interest paid each year and is not compounded

⁵ May only be taken from DEQ & Local TIR only. Total capture in LBRF capped at \$2.5 million

TABLE 6 - MEDC REIMBURSEMENT SCHEDULE
STRYKER RESEARCH AND DEVELOPMENT PROJECT, PORTAGE, MI

Tax Increment Revenue Capture Year (Brownfield Plan Year)	2022	2023	2024	2025	2026
Current Taxable Value (Brownfield Plan Initial Taxable Value)	\$1,887,100.00	\$1,887,100.00	\$1,887,100.00	\$1,887,100.00	\$1,887,100.00
Taxable Value After Improvement ¹	\$62,887,100.00	\$62,887,100.00	\$62,887,100.00	\$62,887,100.00	\$62,887,100.00
Total Captured Taxable Increment (BRA)	\$61,000,000.00	\$61,000,000.00	\$61,000,000.00	\$61,000,000.00	\$61,000,000.00
Ratio of State to Local Taxes Available for TIF (as percentage)					
State Taxes - Millage					
School Operating	\$549,000.00	\$549,000.00	\$549,000.00	\$549,000.00	\$549,000.00
SET	\$366,000.00	\$366,000.00	\$366,000.00	\$366,000.00	\$366,000.00
Total State Taxes	\$915,000.00	\$915,000.00	\$915,000.00	\$915,000.00	\$915,000.00
Local Taxes - Millage					
City of Portage	\$333,230.80	\$333,230.80	\$333,230.80	\$333,230.80	\$333,230.80
KVCC	\$85,811.75	\$85,811.75	\$85,811.75	\$85,811.75	\$85,811.75
KRESA	\$184,268.80	\$184,268.80	\$184,268.80	\$184,268.80	\$184,268.80
County Summer	\$142,956.55	\$142,956.55	\$142,956.55	\$142,956.55	\$142,956.55
CCTA Transport	\$22,875.00	\$22,875.00	\$22,875.00	\$22,875.00	\$22,875.00
Transportation	\$12,200.00	\$12,200.00	\$12,200.00	\$12,200.00	\$12,200.00
District Library	\$45,750.00	\$45,750.00	\$45,750.00	\$45,750.00	\$45,750.00
County Public Safety	\$44,197.55	\$44,197.55	\$44,197.55	\$44,197.55	\$44,197.55
County Housing	\$3,050.00	\$3,050.00	\$3,050.00	\$3,050.00	\$3,050.00
Total Local Taxes (Capturable)	\$874,340.45	\$874,340.45	\$874,340.45	\$874,340.45	\$874,340.45
Total State & Local Capturable Millages	\$1,789,340.45	\$1,789,340.45	\$1,789,340.45	\$1,789,340.45	\$1,789,340.45
Total Annual State Incremental Taxes	\$915,000.00	\$915,000.00	\$915,000.00	\$915,000.00	\$915,000.00
Total Annual Local Incremental Taxes	\$874,340.45	\$874,340.45	\$874,340.45	\$874,340.45	\$874,340.45
Annual Cumulative Tax Capture	\$1,789,340.45	\$1,789,340.45	\$1,789,340.45	\$1,789,340.45	\$1,789,340.45
Total Cumulative Tax Capture	\$7,378,029.75	\$9,167,370.20	\$10,956,710.65	\$12,746,051.10	\$14,535,391.55
Administrative Fee Captured by BRA ²	\$30,000.00	\$30,000.00	\$0.00	\$0.00	\$0.00
State Brownfield Redevelopment Fund ³	\$183,000.00	\$183,000.00	\$0.00	\$0.00	\$0.00
Total Annual Local Incremental Taxes Available for Capture	\$844,340.45	\$844,340.45	\$874,340.45	\$874,340.45	\$874,340.45
Total Annual State Incremental Taxes Available for Capture	\$732,000.00	\$732,000.00	\$915,000.00	\$915,000.00	\$915,000.00
Total Combined Yearly Incremental Taxes Available for Capture	\$1,576,340.45	\$1,576,340.45	\$1,789,340.45	\$1,789,340.45	\$1,789,340.45
MSF Non-Environmental Costs (Stryker)	\$20,000.00				
State Tax Reimbursement (Principal)	\$648,595.24	\$0.00	\$0.00	\$0.00	\$0.00
Local Tax Reimbursement (Principal)	\$783,498.46	\$0.00	\$0.00	\$0.00	\$0.00
Unreimbursed Non-Environmental Principal Costs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
State Tax Reimbursement (Interest)	\$0.00	\$73,831.45			
Local Tax Reimbursement (Interest)	\$0.00	\$89,187.87			
Interest (if requested) ⁴ , simple interest paid after all principal is paid.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
MSF Non-Environmental Costs (City of Portage)					
State Tax Reimbursement (Principal and Interest)	\$69,764.34	\$335,647.98	\$0.00	\$0.00	\$0.00
Local Tax Reimbursement (Principal and Interest)	\$0.00	\$405,460.39	\$0.00	\$0.00	\$0.00
Unreimbursed Non-Environmental Costs	\$682,335.66	\$0.00	\$0.00	\$0.00	\$0.00
Interest (if requested) ⁴	\$13,646.71	\$0.00	\$0.00	\$0.00	\$0.00
DEQ Environmental Costs					
State Tax Reimbursement (Principal and Interest)	\$13,640.42	\$0.00	\$0.00	\$0.00	\$0.00
Local Tax Reimbursement (Principal and Interest)	\$16,477.54	\$0.00	\$0.00	\$0.00	\$0.00
Unreimbursed Environmental Costs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Interest (if requested) ⁴	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Local-Only Costs					
Local Taxes (Principal and Interest)	\$44,364.45	\$17,998.26	\$0.00	\$0.00	\$0.00
Unreimbursed Costs	\$13,135.55	\$0.00	\$0.00	\$0.00	\$0.00
Interest (if requested) ⁴	\$262.71	\$0.00	\$0.00	\$0.00	\$0.00
Total Cumulative Developer Reimbursement (Stryker)	\$6,384,265.41	\$6,565,282.99			
Total Cumulative Developer Reimbursement (Portage)	\$69,764.34	\$810,872.71			
Local Brownfield Revolving Fund (if requested)⁵					
State Tax Capture	\$	\$13,640.42	\$0.00	\$0.00	\$0.00
Local Tax Capture	\$	\$331,693.93	\$874,340.45	\$874,340.45	\$405,984.75
Total	\$	\$345,334.35	\$1,219,674.80	\$2,094,015.25	\$2,500,000.00

¹ Rise in taxable value based on % of construction completed in first three years, and an average expected TV over life of the Plan. IFT begins in 2019.

² May be taken from Local Tax Increment Revenue only. Actual amount to be determined based on property values, eligible costs, and actual total administrative expense of the Authority

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

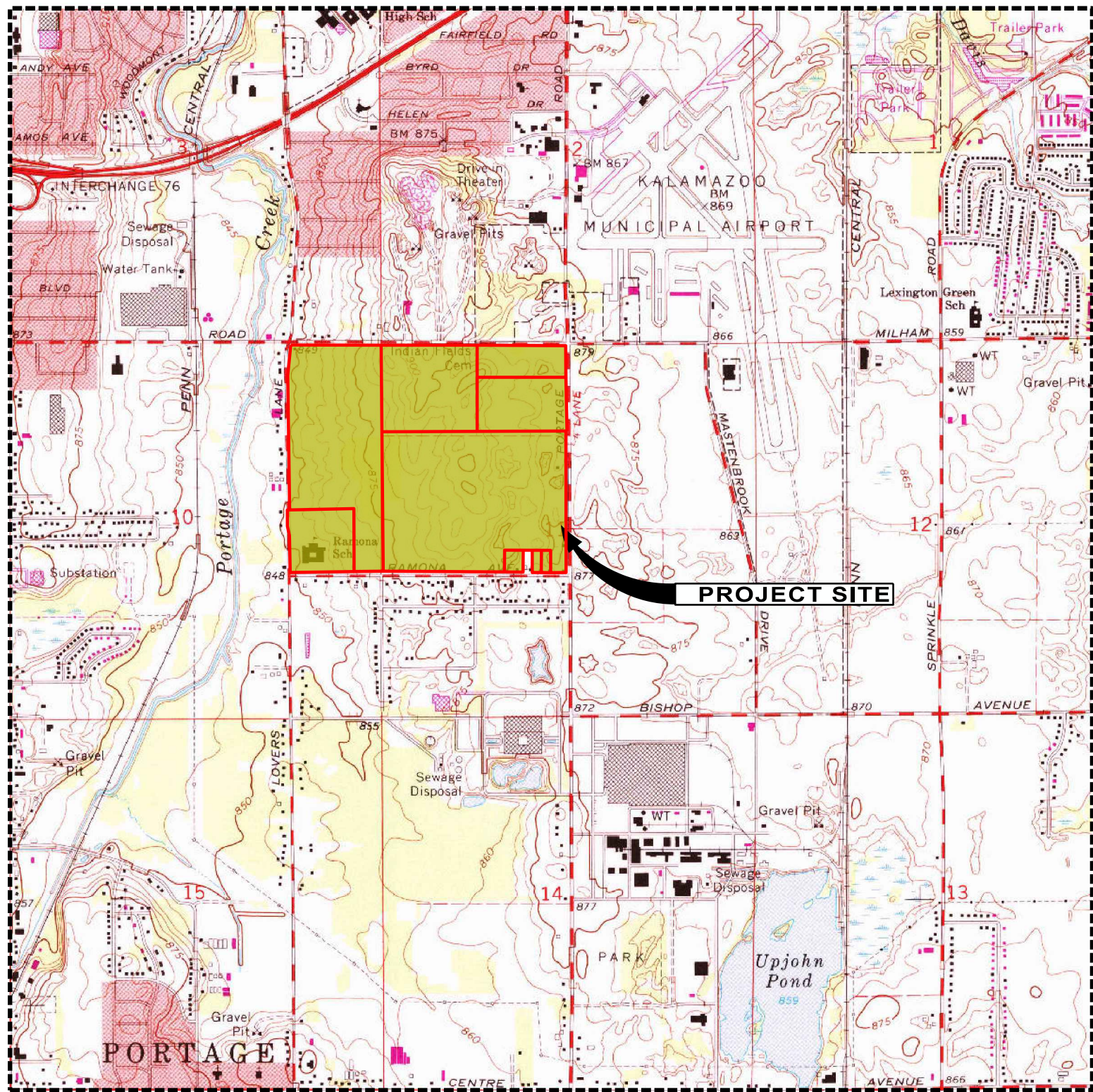
⁴ See MEDC Interest Policy Interest Calculation. Costs does not include interest on Brownfield or Work Plan Preparation Costs. Simple interest paid each year and is not compounded

⁵ May only be taken from DEQ & Local TIR only. Total capture in LBRF capped at \$2.5 million

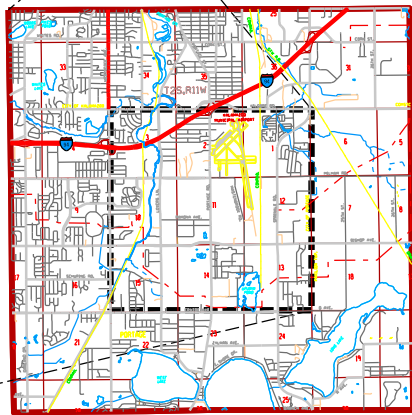
ATTACHMENT A
FIGURES

Figure 1: Location Map
Figure 2: Eligible Properties





SOURCE: PORTAGE, MICHIGAN USGS 7.5 MINUTE TOPOGRAPHIC QUADRANGLE MAPS
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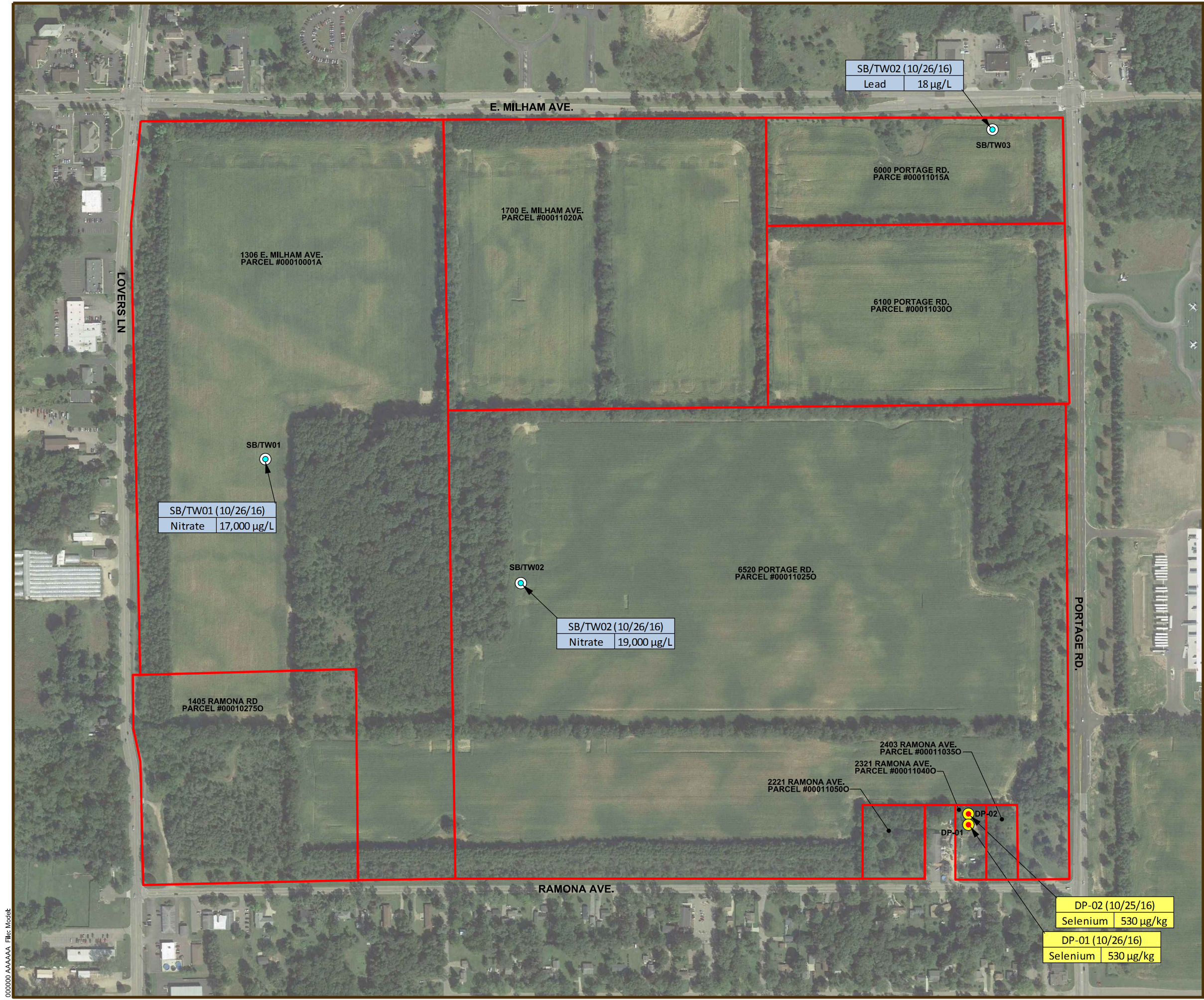
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 KALAMAZOO COUNTY
 PORTAGE, MICHIGAN



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

STRYKER RESEARCH AND DEVELOPMENT PROJECT
 NINE PARCELS
LOCATION MAP

PROJECT NO.
 160412
 FIGURE NO.
1



LEGEND

- SOIL BORING/TEMPORARY WELL LOCATION
- SOIL/DEBRIS PILE SAMPLE LOCATION



SCALE 1" = 400'

0 50 100 200 400 800

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.

STRYKER RESEARCH AND
DEVELOPMENT PROJECT

NINE PARCELS

SITE PLAN w/ BORINGS
AND ANALYTICAL

envirollogic
environmental consulting + services

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

PROJECT NO.
160412

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 NINE PARCELS OF PROPERTY LOCATED AT
1306 E. MILHAM, 1700 E. MILHAM, 6000 PORTAGE ROAD,
6100 PORTAGE ROAD, 1405 RAMONA AVENUE, 6520 PORTAGE ROAD
2221 RAMONA AVENUE, 2321 RAMONA AVENUE, AND 2403 RAMONA AVENUE
CITY OF PORTAGE,
IN THE COUNTY OF KALAMAZOO, MICHIGAN**

TO ALL INTERESTED PERSONS IN THE COUNTY OF KALAMAZOO

PLEASE TAKE NOTICE that the County Commissioners of the County of Kalamazoo, Michigan, will hold a Public Hearing on Tuesday, the 21st day of February 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 1306 E. Milham, 1700 E. Milham, 6000 Portage Road, 6100 Portage Road, 1405 Ramona Avenue, 6520 Portage Road, 2221 Ramona Avenue, 2321 Ramona Avenue, and 2403 Ramona Avenue, Portage, Michigan. The following legal parcels are included in the "eligible property":

Address: 6000 Portage Rd, City of Portage, Kalamazoo County

Parcel ID: 00011-015-A

Acreage: 15.1

Legal Description: The North 17 acres of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 11, Town 3 South, Range 11 West, except The South 65 feet of the North 98 feet of the North 17 acres of the Northeast quarter of the Northwest quarter of Section 11, Township 3 South, Range 11 West, City of Portage, Kalamazoo County, Michigan, excepting the East 50 feet thereof lying in Portage Road.

Address: 6100 Portage Rd, City of Portage, Kalamazoo County

Parcel ID: 00011-030-0

Acreage: 22.43

Legal Description: The South 46 rods of the Northeast quarter of the Northwest quarter of Section 11, Town 3 South, Range 11 West, City of Portage, Kalamazoo County, Michigan.

NOTICE OF PUBLIC HEARING

BROWNFIELD REDEVELOPMENT AUTHORITY

Page Two

Address: 6520 Portage Rd, City of Portage, Kalamazoo County

Parcel ID: 00011-025-0

Acreage: 112

Legal Description: SEC 11-3-11 S1/2 OF NW1/4 SEC 11 ALSO N 627 FT OF N1/2 SW1/4 ALL LYING N OF N LI OF RAMONA AVE EXC COM 262 FT W AND 346.5 FT S OF CTR 1/4 POST FOR PT OF BEG TH W 660 FT TH S 280.5 FT TO N LINE OF RAMONA AVE TH E 660 FT TH N 280.5 FT TO PT OF BEG

Address: 2403 Ramona Avenue, City of Portage, Kalamazoo County

Parcel ID: 00011-035-0

Acreage: 0.85

Legal Description: SEC 11-3-11 COM C1/4 POST SEC 11 TH S ON CTR LI PORTAGE RD 660 FT TH W 262 FT FOR PL OF BEG TH N 313.5 FT TH W 132 FT TH S 313.5 FT TH E 132 FT TO PL OF BEG.

Address: 2321 Ramona Avenue, City of Portage, Kalamazoo County

Parcel ID: 00011-040-0

Acreage: 0.85

Legal Description: SEC 11-3-11 BEG AT PT 627 FT S & 394 FT W OF CTR 1/4 POST SEC 11 TH N 280.5 FT TH W 132 FT TH S 280.5 FT TH E 132 FT TO BEG .85A

Address: 2221 Ramona Avenue, City of Portage, Kalamazoo County

Parcel ID: 00011-050-0

Acreage: 1.7

Legal Description: SEC 11-3-11 BEG AT PT 627 FT S & 658 FT W OF CTR 1/4 POST SEC 11 TH N 280.5 FT TH W 264 FT TH S 280.5 FT TH E 264 FT TO BEG 1.7A

Address: 1405 Ramona Avenue, City of Portage, Kalamazoo County

Parcel ID: 00010-275-0

Acreage: 17.9

Legal Description: Commencing at the East ¼ corner of Section 10, Town 3 South, Range 11 West, City of Portage, Kalamazoo County, Michigan, Thence (with bearings referred to the South ½ of the East line of said Section) South 89 degrees 57 minutes 00 seconds West along the East and West ¼ line 407.48 feet to the place of beginning of this description; thence South parallel to said East line 660.00 feet to center line of Ramona Avenue; thence South 89 degrees 57 minutes 00 seconds West along said center line 925.37 feet to the center line of Lovers Lane; thence North 00 degrees 01 minute 00 seconds West along said

NOTICE OF PUBLIC HEARING

BROWNFIELD REDEVELOPMENT AUTHORITY

Page Three

center line 492.78 feet; thence North 20 degrees 00 minutes 00 seconds West along said center line 177.95 feet to said East and West $\frac{1}{4}$ line; thence North along said center line 220.00 feet, thence North 89 degrees 57 minutes 00 seconds East parallel to said $\frac{1}{4}$ line 958.53 feet; thence South parallel to said East line 220.00 feet to the place of beginning.

Address: 1306 E Milham Avenue, City of Portage, Kalamazoo County

Parcel ID: 00010-001-A

Acreage: 79.27

Legal Description: the East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ except the South 220 feet of the West 967.42 feet also the East 407.48 feet of the North 627 feet of the Northeast $\frac{1}{4}$ Southeast $\frac{1}{4}$ of Section 10, Town 3 South, Range 11 West, except The South 65 feet of the North 98 feet of the Northeast quarter of the Northeast quarter of Section 10, Township 3 South, Range 11 West, City of Portage, Kalamazoo County, Michigan.

Address: 1700 E Milham Avenue, City of Portage, Kalamazoo County

Parcel ID: 00011-020-A

Acreage: 38.03

Legal Description: The Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 11, Town 3 South, Range 11 West, City of Portage, County of Kalamazoo, except The South 65 feet of the North 98 feet of the Northwest quarter of the Northwest quarter of Section 11, Township 3 South, Range 11 West, City of Portage, Kalamazoo County, Michigan.

In addition to the nine parcels, eligible property for this Plan includes the right of ways for Lovers Lane, E. Milham Avenue, Portage Road and Ramona Avenue that abut the property.

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: February 10, 2017

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 nine parcels of property located at 1306 E. Milham, 1700 E. Milham, 6000 Portage Road, 6100 Portage Road, 1405 Ramona Avenue, 6520 Portage Road, 2221 Ramona Avenue, 2321 Ramona Avenue, and 2403 Ramona Avenue, Portage, Kalamazoo County, Michigan.

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

The Act was enacted to provide a means for local units of government to facilitate the revitalization of environmentally distressed (and/or functionally obsolete or blighted) areas. The Authority Board has prepared and adopted a Brownfield Plan related to the redevelopment of the property located at 1306 E. Milham, 1700 E. Milham, 6000 Portage Road, 6100 Portage Road, 1405 Ramona Avenue, 6520 Portage Road, 2221 Ramona Avenue, 2321 Ramona Avenue, and 2403 Ramona Avenue, Portage, Kalamazoo County, Michigan. The anticipated future use of the property is for a Research and Development facility. 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 February 21, 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: February 10, 2017

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

I do hereby certify that on February 10, 2017 the attached letter regarding the Brownfield Plan for nine parcels of property located at 1306 E. Milham, 1700 E. Milham, 6000 Portage Road, 6100 Portage Road, 1405 Ramona Avenue, 6520 Portage Road, 2221 Ramona Avenue, 2321 Ramona Avenue, and 2403 Ramona Avenue, Portage, Kalamazoo County, Michigan, was sent by mail (and/or) email where noted, to the taxing jurisdictions listed below:

Kalamazoo County Board of Commissioners
201 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

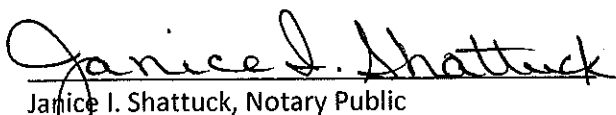
Kalamazoo County Public Housing Commission
201 W. Kalamazoo Avenue
Kalamazoo, MI 49007

City of Portage
7900 S. Westnedge Avenue
Portage, MI 49002

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


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

Acknowledged before me
This 10th day of February, 2017


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

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

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

Portage Public Schools
8107 Mustang Drive
Portage, MI 49002

Portage District Library
300 Library Lane
Portage, MI 49002

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

Michigan Department of Environmental Quality
Remediation and Redevelopment Division
Brownfield Redevelopment Unit
Constitution Hall, 5th Floor South
525 West Allegan Street
P.O. Box 30473
Lansing, MI 48909-7973

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

ATTACHMENT D

RESOLUTIONS APPROVING A BROWNFIELD PLAN



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

At a regular meeting of the Council of the City of Portage, Kalamazoo County, Michigan, held at the City Hall in said City on the 14th day of February, 2017, at 7:30 p.m. local time.

PRESENT: Ansari, Ford, Pearson, Randall, Reid, Strazdas

ABSENT: Urban

Resolution offered by: Pearson

Seconded by: Randall

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

WHEREAS, the Authority, pursuant to and in accordance with Section 13 of the Act, has reviewed, adopted and recommended for approval by the City Council, the Brownfield plan (the "Plan") attached hereto, to be carried out within the City, relating to the redevelopment of the property located at 1306 E. Milham, 1700 E. Milham, 6000 Portage Road, 6100 Portage Road, 1405 Ramona Avenue, 6520 Portage Road, 2221 Ramona Avenue, 2321 Ramona Avenue, and 2403 Ramona Avenue, Portage, Kalamazoo County, Michigan, (collectively the "Site"), as shown in Figures 1 & 2 of the Plan and more particularly described in the legal description contained within the attached Plan; and

WHEREAS, the City Council of Portage has reviewed the Plan, and was provided a reasonable opportunity to express its views and recommendations regarding the Plan and in accordance with Sections 13(13) of the Act; and

WHEREAS, as a result of its review of the Plan, the City Council of Portage concurs with approval of the Plan.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. **Plan Support.** Pursuant to the authority vested in the City Council of Portage, by the Act, the Plan is hereby supported in the form attached to this Resolution.
2. **Severability.** In the event any provision of this Resolution shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision herein.
3. **Repeals.** All resolutions or parts of resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

YEAS: Ansari, Ford, Pearson, Randall, Reid, Strazdas

NAYS: None.

ABSENT: Urban

RESOLUTION DECLARED ADOPTED.


James R. Hudson, City Clerk

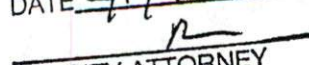
STATE OF MICHIGAN)
)SS
COUNTY OF KALAMAZOO)

I, the undersigned, the duly qualified and acting City Clerk of the City of Portage, Kalamazoo County, Michigan, do hereby certify that the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the City Council of said City, held on the 14th day of February, 2017, the original of which resolution is on file in my office.

IN WITNESS WHEREOF, I have hereto affixed my official signature this 15th day of February, 2017.


James R. Hudson, City Clerk

z:\jody\portage\res\stryker brownfield resolution.013117.docx

APPROVED AS TO FORM
DATE 2/1/17

CITY ATTORNEY

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 21st day of February, 2017 at 7 p.m.

PRESENT: *Gisler, Hall, Kendall, McGraw, Moore, Quinn,
Rogers, Seals, Shugars, Tuinier, Wordelman*
ABSENT: *None*

MOTION BY: *Wordelman*

SUPPORTED BY: *Rogers*

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

WHEREAS, the Authority, pursuant to and in accordance with Section 13 of the Act, has reviewed, adopted and recommended for approval by the Kalamazoo County Board of Commissioners, the Brownfield plan (the "Plan") attached hereto, to be carried out within the City of Portage, relating to the development of a Research and Development facility on nine parcels of property located at 1306 E. Milham, 1700 E. Milham, 6000 Portage Road, 6100 Portage Road, 1405 Ramona Avenue, 6520 Portage Road, 2221 Ramona Avenue, 2321 Ramona Avenue, and 2403 Ramona Avenue, Portage, Michigan in the City of Portage, Michigan, (the "Site"), as more particularly described and shown in Figure 1 and Figure 2 contained within the attached Plan; and

WHEREAS, the Kalamazoo County Board of Commissioners have reviewed the Plan, and have been provided a reasonable opportunity to express their views and recommendations regarding the Plan and in accordance with Sections 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 Portage has passed a resolution supporting adoption of the Plan;

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

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

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

NOW, THEREFORE, BE IT RESOLVED THAT:

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

AYES: *All present*

NAYES: *None*

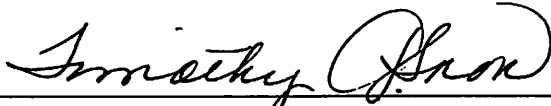
ABSTAINED: *None*

RESOLUTION DECLARED ADOPTED.

STATE OF MICHIGAN)
COUNTY OF KALAMAZOO) ss:

I, the undersigned, the fully qualified Clerk of Kalamazoo County, State of Michigan, do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the County Board of Commissioners of Kalamazoo County at a regular meeting held on the 21st day of February, 2017, the original of which resolution is on file in my office.

IN WITNESS WHEREOF, I have hereunto set my official signature this 21st day of February, 2017.



Timothy A. Snow, Kalamazoo County Clerk