



**KALAMAZOO COUNTY  
BROWNFIELD REDEVELOPMENT AUTHORITY**

**BROWNFIELD PLAN**

**CENTRAL MANUFACTURING SERVICES  
REDEVELOPMENT OF 555 E. ELIZA STREET  
SCHOOLCRAFT, MICHIGAN**

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**BROWNFIELD PLAN  
CENTRAL MANUFACTURING SERVICES  
REDEVELOPMENT OF 555 E. ELIZA STREET  
SCHOOLCRAFT, 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.

The focus of this Brownfield Plan is to support the redevelopment of a former industrial property located at 555 E. Eliza St. in Schoolcraft, Michigan. The property is currently underutilized with large portions of the building vacated and unused. Electrical power systems are outdated and nonexistent in several parts of the structure. The roof is severely damaged and requires replacement. Alarm systems and fire suppression of the structure do not exist.

Central Manufacturing Services (or its assigns) will acquire the property and make significant investment into the building and grounds to create space for local manufacturers. The space will also be utilized by Central Manufacturing Services (CMS) for warehousing and logistics to support the manufacturers that locate at this site, as well as other manufacturers. CMS intends to invest \$800,000 to \$900,000 in the property over the next several years.

The property has a history of industrial use that has resulted in environmental contamination of the property. Arco Industries formerly operated as a manufacturer of rubber goods and products.

*As part of its manufacturing process, Arco would leach the rubber products manufactured from the neoprene and dispose of the resulting wastewater, along with other waste streams, by discharging it to a lagoon behind its plant facility. The process of "leaching" involved immersion of the rubber products into water. The process removed salt and other*

*waste-soluble materials. Thus some of the materials used in the manufacturing process—neoprene and neoprene latex (collectively "neoprene")—contained hazardous substances, including toluene, which were also leached out of the rubber products. These hazardous substances were discharged at the conclusion of the manufacturing process into Arco's seepage pond, and subsequently entered the aquifer*  
(Kelly vs. Arco Industries Corp. – opinion of District Judge Enslin).

Their operations involved the use of several lagoons and structures that allowed process wastes to be discharged directly to the environment. Some environmental cleanup activities were completed in the 1980s; however, residual contamination remains at the site. The property is listed by the MDEQ as a site of contamination under Part 201 of the Natural Resources and Environmental Protection Act (NREPA). Specifically, tetrachloroethylene (PCE), arsenic, and chromium levels have been identified in soil above residential cleanup criteria, and PCE and trichloroethylene (TCE) levels have been detected in groundwater above residential cleanup criteria. These contaminants have been detected on both parcels and groundwater beneath both parcels has been shown to be impacted. Both parcels are identified as a “facility” as defined in Part 201 of NREPA and thus are “eligible property.”

### **Eligible Property Information**

The property is a made up of two parcels of land:

PIN# 14-19-230-070 (555 E. Eliza Street)

PIN# 14-19-230-040 (Vacant Land – no address)

The building and improvements are primarily located on the parcel of land 14-19-230-070. The second parcel is primarily vacant land to the south of the building. It contains a small outbuilding.

### **Proposed Redevelopment**

CMS (or its assigns) will acquire the property and make a significant investment into the building and grounds to create space for local manufacturers. The space will also be utilized by CMS for warehousing and logistics to support the manufacturers that locate at this site, as well as other manufacturers. CMS intends to invest \$800,000 to \$900,000 in the property over the next several years.



## **Brownfield Conditions**

The property is considered a “facility” as defined in Part 201 due to the detection of PCE, arsenic, and chromium in soil and PCE and TCE in groundwater at levels that exceeded the MDEQ’s Generic Residential Cleanup Criteria. Both parcels of land subject to this Plan have been demonstrated to be a facility.

## **The Plan**

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

This Brownfield Plan anticipates the capture of local and school taxes on real and personal property as described below.

#### *MDEQ eligible activities*

Costs will be incurred by the Kalamazoo County Brownfield Redevelopment Authority (KCBRA) who is funding Baseline Environmental Assessment (BEA) Activities to support acquisition of the site by CMS (or their assigns). This would include a Phase I Environmental Site Assessment (ESA), Phase II ESA(s) and a BEA. These are necessary to secure protections for environmental cleanup liabilities. These are reimbursable using both local and school tax increment revenues.

Development of a Due Care Plan is also being funded by the KCBRA and this portion of the Due Care Activities is reimbursable with both local and school tax increment revenues. The total estimated cost of BEA and Due Care Activities that are eligible for reimbursement using local and school tax increment revenues without an Act 381 Work Plan is \$60,000. These are all costs borne by the Authority.

Other Due Care activities will be completed by CMS and will be reimbursed with local taxes only unless an Act 381 Work Plan is approved by the MDEQ allowing for capture of school tax increment revenues for these activities. These include the characterization, containerization, transport and disposal of dozens of abandoned 55-gallon drums and other containers of various chemicals and oils.

Preliminary assessment activities have identified volatile organic compounds in soil gas beneath the building slab at levels that potentially pose an unacceptable risk of exposure to industrial

workers. Based on the preliminary data, this Plan contemplates the construction of a sub-slab depressurization system. Additional assessment would be completed to determine if such a system is necessary and if so, the appropriate size of the system. At this time, the Plan presumes that 25% of the building space would need to be controlled by such a system. The estimated costs below include completion of a Feasibility Study and Design, trenching, placement of sumps, risers and manifolds, installation of blowers, controls and gauges, subsequent testing and documentation.

CMS proposes to improve the property by constructing concrete parking areas and drives to support the additional truck traffic for the expanded manufacturing and logistics businesses. Construction of the concrete pads will require removal of the existing ground surface to properly prepare the sub-base for the concrete. The soil that will be removed for construction is contaminated. The excess soil will either be bermed on site and covered with clean fill/topsoil or transported off site for disposal at a Type II landfill. The cost of berming and covering the soil or transportation and disposal is an eligible due care activity to be paid for with local tax increment revenues. School tax increment revenues could also be captured for reimbursement of these costs with an Act 381 Work Plan approved by the MDEQ for these activities.

A large quantity (over 200) used truck tires are stockpiled on the south side of the building. Part 169 of NREPA requires proper management of scrap tires, and the removal and transport of these tires to a scrap tire collection site is an eligible Additional Response Activity. This would be reimbursed with local tax increment revenues only unless an Act 381 Work Plan including this activity is approved by the MDEQ.

Interest expense is also considered an eligible activity. This includes interest on expenses borne by CMS and reimbursed subject to a development or reimbursement agreement and interest expenses borne by the Authority. If the sub-slab depressurization system is a necessary due care element, it is possible that the Authority would seek a grant/loan from the MDEQ to help front those costs. In this case, an interest expense would also be incurred by the Authority and be considered an eligible expense under this Plan. The amount of interest estimated in the Plan was based on a potential loan of \$150,000 with an interest rate at 1.5%, payments and interest deferred for five years, followed by a 10-year term for repayment.

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



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

### *Michigan Strategic Fund Eligible Activities*

Non-environmental activities that are eligible for reimbursement with tax increment revenues include asbestos testing and abatement, site and building demolition. Potential asbestos-containing materials that have been identified include, but are not limited to, floor tile, thermal system insulation, roofing materials, caulks, etc. Eligible costs include an asbestos survey, abatement, and air monitoring.

Site demolition costs include the removal of an outbuilding, water tank, fencing, scattered debris, pavements, grubbing, and other site demolition activities consistent with Act 381 guidance documents. Building demolition costs that will be incurred include removal of the roof, office building façade, loading dock doors, abandoned electrical systems, lighting, removal of a mezzanine and other interior structural building components. As allowed in the Act, additional building demolition activities could include but are not necessarily limited to pre-demolition audit or survey; deconstruction or select demolition of building elements (products or materials) to be reused or recycled; demolition of a building; proper disposal of non-reusable or non-recyclable building elements; recycling of demolition arisings (such as concrete and brick) to produce recycled aggregates if conducted on site for re-use; foundation and basement removals; dewatering during foundation and basement removals; sheeting/shoring to protect adjacent buildings, structures or improvements during foundation and basement removals; fill; compaction; and rough grading at the former building location to balance the site. Additional site demolition costs may include but is not necessarily limited to removal of abandoned utilities; underground storage tanks; parking lots; roads; curbs and gutters; rail spurs; sidewalks; bike paths; other similar or related structure or improvement; fill, compaction and rough grading to balance the site at the location of former structures or improvements. Professional fees directly related to building and site demolition such as geotechnical, architectural, engineering, design, legal, or other professional services are also eligible activities.

For the purposes of this Plan, it is assumed that these costs would be reimbursed using local tax increment revenues only. To use school tax increment revenues for these activities, it would be necessary to garner support from the Michigan Strategic Fund, develop an Act 381 Work Plan, and have the Work Plan approved by the Michigan Strategic Fund.



The interest expense on these eligible activities is also considered an eligible cost.

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

#### *Authority Expenses*

Eligible and actual costs incurred by the KCBRA 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.

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

Eligible environmental activities will include BEA activities; specifically, the development of a Phase I ESA, a Phase II ESA and preparation of a BEA. Eligible Due Care Activities include development of a Due Care Plan, managing excess contaminated soil during construction of concrete pads and drives, installation of a sub-slab depressurization system, and management of abandoned containers of hazardous substances.

Additional response activities include the removal and proper recycling of scrap tires.

Asbestos survey and abatement related expenses would be incurred prior to renovation of the building. The eligible asbestos abatement costs could include the cost to survey buildings, asbestos removal and air monitoring, and related costs. Eligible demolition activities could include building demolition and site demolition activities. *Building demolition* includes but is not necessarily limited to pre-demolition audit or survey; deconstruction or select demolition of building elements (products or materials) to be reused or recycled; demolition of a building; proper disposal of non-reusable or non-recyclable building elements; recycling of demolition arisings (such as concrete and brick) to produce recycled aggregates if conducted on site for re-use; foundation and basement removals; dewatering during foundation and basement removals; sheeting/shoring to protect adjacent buildings, structures or improvements during foundation and basement removals; fill; compaction; and rough grading at the location of the former building to balance the site. Site demolition includes but is not necessarily limited to removal of abandoned utilities; underground storage tanks; parking lots; roads; curbs and gutters; rail spurs; sidewalks; bike paths; other similar or related structure or improvement; fill, compaction and rough grading to balance the site where the former structures or improvements were located.

Professional fees directly related to building and site demolition such as geotechnical, architectural, engineering, design, legal, or other professional services are also eligible activities.

As allowed by 1996 PA 381, a 15% contingency has been included in this Plan as an eligible expense.

Interest expense is an eligible expense under the Plan.

Refer to Table 1 for a summarization of eligible activities.

**(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 property established at the time this Brownfield Plan is adopted (i.e., the 2014 Taxable Value). The initial taxable values are \$92,220 (PIN#14-19-230-070) and \$4,923 (PIN#14-19-230-040). These initial values are shown in aggregate on Tables 2, 3 and 4.

In the first year of the Plan, there will be an increase in the taxable value of the property through the transfer and “uncapping” of the taxable value of the property. A small increase is also expected to be realized in the following year from the installation of fire suppression systems, alarm systems, electrical systems and other upgrades. Larger increases in taxable value will come in the third year from construction of concrete parking and drives to support truck traffic (56,500 sq. ft. of new concrete valued at \$1/sq.ft.). Thus, the plan expects an additional increase in property values in the third year of the plan from these investments.

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. 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.



If the sub-slab depressurization system is a necessary due care element, it is possible that the Authority would seek a grant/loan from the MDEQ to help front those costs. In this case, an interest expense would also be incurred and be an eligible expense under this Plan.

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

The KCBRA 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))**

The initial taxable value will be the value of the property established for the 2014 tax year. The first year of tax capture will be 2015. This Plan will then remain in place until the eligible activities have been fully reimbursed or 30 years, whichever occurs sooner.



**TABLE 1**





Table 1

## Summary of Eligible Costs

555 E. Eliza Street and Adjoining Parcel  
Schoolcraft, MI

<b>Eligible Activities</b>	<b>Estimated Cost</b>
<u>BEA Activities</u>	\$ 55,000.00
BEA Activities	
Brownfield Plan Preparation	
<u>Due Care Activities</u>	\$ 225,000.00
Act 381 Work Plan	
Due Care Plan	
Drum and Waste Removals	
Soil Management	
Subslab Depressurization	
<u>Additional Response Activities</u>	\$ 2,500.00
Tire Removal	
<u>MSF Non Environmental Activities</u>	\$ 250,000.00
Asbestos Testing and Abatement	
Site and Building Demolition	
<b>TOTAL COSTS OF ELIGIBLE ACTIVITIES</b>	<b>\$ 532,500.00</b>
Financing Costs	\$ 12,500.00
Contingencies (15%)	\$ 79,875.00
Administrative Costs of the Authority (estimated)	\$ 10,000.00
<b>TOTAL REIMBURSEMENTS</b>	<b>\$ 634,875.00</b>
Captured and Disbursed to State Brownfield Redevelopment Fund	\$ 13,315.28
Additional Capture for LSRRF	\$ -
<b>Total</b>	<b>\$ 648,190.28</b>



**TABLE 2**





Table 2

## Estimate of Total Captured Incremental Taxes

555 E. Eliza Street and Adjoining Parcel  
Schoolcraft, MI

Year	Annual Total Millage†	Initial Taxable Value	Tax Revenues from Initial Taxable Value	Estimated Future Taxable Value	Estimated Future Tax Revenues	Incremental Tax Revenues	Brownfield Redevelopment Fund	Available for Authority Disbursements
2015	54.6906	\$ 97,143.00	\$ 5,312.81	\$ 213,100.00	\$ 11,654.57	\$ 6,341.76	\$ 347.87	\$ 5,993.89
2016	54.6906	\$ 97,143.00	\$ 5,312.81	\$ 223,100.00	\$ 12,201.47	\$ 6,888.66	\$ 347.87	\$ 6,540.79
2017	54.6906	\$ 97,143.00	\$ 5,312.81	\$ 279,600.00	\$ 15,291.49	\$ 9,978.68	\$ 347.87	\$ 9,630.81
2018	54.6906	\$ 97,143.00	\$ 5,312.81	\$ 279,600.00	\$ 15,291.49	\$ 9,978.68	\$ 347.87	\$ 9,630.81
2019	54.6906	\$ 97,143.00	\$ 5,312.81	\$ 279,600.00	\$ 15,291.49	\$ 9,978.68	\$ 347.87	\$ 9,630.81
2020	54.6906	\$ 97,143.00	\$ 5,312.81	\$ 279,600.00	\$ 15,291.49	\$ 9,978.68	\$ 347.87	\$ 9,630.81
2021	54.6906	\$ 97,143.00	\$ 5,312.81	\$ 279,600.00	\$ 15,291.49	\$ 9,978.68	\$ 347.87	\$ 9,630.81
2022	54.6906	\$ 97,143.00	\$ 5,312.81	\$ 279,600.00	\$ 15,291.49	\$ 9,978.68	\$ 347.87	\$ 9,630.81
2023	54.6906	\$ 97,143.00	\$ 5,312.81	\$ 279,600.00	\$ 15,291.49	\$ 9,978.68	\$ 347.87	\$ 9,630.81
2024	54.6906	\$ 97,143.00	\$ 5,312.81	\$ 279,600.00	\$ 15,291.49	\$ 9,978.68	\$ 347.87	\$ 9,630.81
2025	54.6906	\$ 97,143.00	\$ 5,312.81	\$ 279,600.00	\$ 15,291.49	\$ 9,978.68	\$ 347.87	\$ 9,630.81
2026	54.6906	\$ 97,143.00	\$ 5,312.81	\$ 279,600.00	\$ 15,291.49	\$ 9,978.68	\$ 347.87	\$ 9,630.81
2027	54.6906	\$ 97,143.00	\$ 5,312.81	\$ 279,600.00	\$ 15,291.49	\$ 9,978.68	\$ 347.87	\$ 9,630.81
2028	54.6906	\$ 97,143.00	\$ 5,312.81	\$ 279,600.00	\$ 15,291.49	\$ 9,978.68	\$ 347.87	\$ 9,630.81
2029	54.6906	\$ 97,143.00	\$ 5,312.81	\$ 279,600.00	\$ 15,291.49	\$ 9,978.68	\$ 347.87	\$ 9,630.81
2030	54.6906	\$ 97,143.00	\$ 5,312.81	\$ 279,600.00	\$ 15,291.49	\$ 9,978.68	\$ 347.87	\$ 9,630.81
2031	54.6906	\$ 97,143.00	\$ 5,312.81	\$ 279,600.00	\$ 15,291.49	\$ 9,978.68	\$ 347.87	\$ 9,630.81
2032	54.6906	\$ 97,143.00	\$ 5,312.81	\$ 279,600.00	\$ 15,291.49	\$ 9,978.68	\$ 347.87	\$ 9,630.81
2033	54.6906	\$ 97,143.00	\$ 5,312.81	\$ 279,600.00	\$ 15,291.49	\$ 9,978.68	\$ 347.87	\$ 9,630.81
2034	54.6906	\$ 97,143.00	\$ 5,312.81	\$ 279,600.00	\$ 15,291.49	\$ 9,978.68	\$ 347.87	\$ 9,630.81
2035	54.6906	\$ 97,143.00	\$ 5,312.81	\$ 279,600.00	\$ 15,291.49	\$ 9,978.68	\$ 347.87	\$ 9,630.81
2036	54.6906	\$ 97,143.00	\$ 5,312.81	\$ 279,600.00	\$ 15,291.49	\$ 9,978.68	\$ 347.87	\$ 9,630.81
2037	54.6906	\$ 97,143.00	\$ 5,312.81	\$ 279,600.00	\$ 15,291.49	\$ 9,978.68	\$ 347.87	\$ 9,630.81
2038	54.6906	\$ 97,143.00	\$ 5,312.81	\$ 279,600.00	\$ 15,291.49	\$ 9,978.68	\$ 347.87	\$ 9,630.81
2039	54.6906	\$ 97,143.00	\$ 5,312.81	\$ 279,600.00	\$ 15,291.49	\$ 9,978.68	\$ 347.87	\$ 9,630.81
2040	54.6906	\$ 97,143.00	\$ 5,312.81	\$ 279,600.00	\$ 15,291.49	\$ 9,978.68		\$ 9,978.68
2041	54.6906	\$ 97,143.00	\$ 5,312.81	\$ 279,600.00	\$ 15,291.49	\$ 9,978.68		\$ 9,978.68
2042	54.6906	\$ 97,143.00	\$ 5,312.81	\$ 279,600.00	\$ 15,291.49	\$ 9,978.68		\$ 9,978.68
2043	54.6906	\$ 97,143.00	\$ 5,312.81	\$ 279,600.00	\$ 15,291.49	\$ 9,978.68		\$ 9,978.68
2044	54.6906	\$ 97,143.00	\$ 5,312.81	\$ 279,600.00	\$ 15,291.49	\$ 9,978.68		\$ 9,978.68
<b>TOTAL</b>						<b>\$ 292,633.54</b>	<b>\$ 8,696.78</b>	<b>\$ 283,936.77</b>

† - Does not include debt millages

\* - 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 property consists of two parcels with the following information:

Tax identification number: 14-19-230-070, 4.64 acres, with the following legal description:

*S 2-47 VILLAGE OF SCHOOLCRAFT UNPLATTED COM AT NE COR SEC 19 TH W ALG N LI OF SD SEC 863.5 FT FOR PL OF BEG TH S 1 DEG40MIN E 633 FT TH W PAR TO THE N LI OF SD SEC 470.14 F T TO THE ELY LI OF ROW OF N7C -FORMERLY LS&MS- RR TH NLY ALG THE ELY LI OF ROW OF SD N7CRR TO ITS INTERSECTION WIT H THE N LI OF SD SEC TH E ALG THE N LI OF SD SEC 43 5.44 FT TO PL BEG RES N 33 FT E 33 FT & S 33 FT OF ABOVE DESC FOR HWY PURPOSES*

Tax identification number: 14-19-230-040, 6.25 acres, with the following legal description:

*S 2-45-1 VILLAGE OF SCHOOLCRAFT UNPLATTED COM AT NE COR S EC 19 TH W ALG N LI SD SEC 863.5 FT TH S 1 DEG 40 MIN E 6 33 FT FOR PL OF BEG CONT TH S 1 DEG 40 MIN E 493.76 FT TH S 88 DEG 53 MIN W 183 FT TH S 1 DEG 40 MIN E 200 F T TO THE N LI OF GTW RR ROW TH S 88 DEG 53 MIN W ALG N LI SD R R TO ITS INTERSEC WITH ELY LI OF ROW OF NYC RR -FORMERLY LS & MS RR- TH NLY ALG ELY LI SD RR ROW TO A PT 633 FT S OF N LI SD SEC TH E DESCR CONT'D 3914-19-230-040-A CONT'D FROM 3914-19-230-040 470.14 FT TO BEG EXC E 33 FT FOR HWY SUBJ TO AN EASEMENT AS DESC IN L824 OF DEEDS ON P 933 A S RECD REG DEEDS OFF KAL CO MICH*

The property is considered a “facility” as defined in Part 201 due to the detection of PCE, arsenic, and chromium in soil and PCE and TCE in groundwater at levels that exceeded the MDEQ’s Generic Residential Cleanup Criteria.



Personal property will be included as part of the eligible property to the extent any personal property at the site is taxable.

**(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 KCBRA 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**





Table 3

Estimate of Annual Effect on Taxing Jurisdictions  
2015

555 E. Eliza Street and Adjoining Parcel  
Schoolcraft, MI

Parcels 14-19-230-070 and 14-19-230-040

<b>SUMMER and VILLAGE TAXES<sup>1</sup></b>							
Taxing Jurisdiction		Operating	Library 1	Library 2	State Ed <sup>3</sup>	County Summer	Total
Millage		14.9005	0.5	0.5	6	4.6871	26.5876
Initial Taxable Value	\$ 97,143.00	\$ 1,447.48	\$ 48.57	\$ 48.57	\$ 582.86	\$ 455.32	\$ 2,582.80
Future Taxable Value	\$ 213,100.00	\$ 3,175.30	\$ 106.55	\$ 106.55	\$ 1,278.60	\$ 998.82	\$ 5,665.82
Captured Taxable Value	\$ 115,957.00	\$ 1,727.82	\$ 57.98	\$ 57.98	\$ 695.74	\$ 543.50	\$ 3,083.02

<b>WINTER TAXES<sup>2</sup></b>										
Taxing Jurisdiction		School Oper	School Debt	KRESA	Public Safety	County JUV Home	KVCC	Schoolcraft TWP	Public Trans	Total
Millage		18	7.5	4.5416	1.4491	0.2333	2.8315	0.8808	0.4	35.8363
Initial Taxable Value	\$ 97,143.00	\$ 1,748.57	\$ 728.57	\$ 441.18	\$ 140.77	\$ 22.66	\$ 275.06	\$ 85.56	\$ 38.86	\$ 2,918.33
Future Taxable Value	\$ 213,100.00	\$ 3,835.80	\$ 1,598.25	\$ 967.81	\$ 308.80	\$ 49.72	\$ 603.39	\$ 187.70	\$ 85.24	\$ 6,401.86
Captured Taxable Value	\$ 115,957.00	\$ 2,087.23	\$ -	\$ 526.63	\$ 168.03	\$ -	\$ 328.33	\$ 102.13	\$ 46.38	\$ 3,258.74

1. Based on millages from 2014 taxes
2. Based on millages from 2013 taxes
3. Half of captured SET conveyed to State Brownfield Redevelopment Fund

Total Millage	62.4239
Total Annual Future Tax Liability	\$ 12,067.68
Total Capturable Local Millages	30.6906
Total Annual Capturable Local Tax Increment	\$ 3,558.79
Total Capturable School Millages	24.00000
Total Annual Capturable School Tax Increment	\$ 2,782.97
Total School and Local Tax Increment Revenue/Yr	\$ 6,341.76



**TABLE 4**





Table 4

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

555 E. Eliza Street and Adjoining Parcel  
Schoolcraft, MI

Year	Captured Taxable Value	Operating	Library 1	Library 2	State Ed <sup>3</sup>	County Summer	School Oper	School Debt	KRESA	Public Safety	County JUV Home	KVCC	Schoolcraft TWP	Public Trans	Total
		14.9005	0.5	0.5	6	4.6871	18	7.5	4.5416	1.4491	0.2333	2.8315	0.8808	0.4	62.4239
2015	\$ 115,957.00	\$ 1,727.82	\$ 57.98	\$ 57.98	\$ 695.74	\$ 543.50	\$ 2,087.23	\$ -	\$ 526.63	\$ 168.03	\$ -	\$ 328.33	\$ 102.13	\$ 46.38	\$ 6,341.76
2016	\$ 125,957.00	\$ 1,876.82	\$ 62.98	\$ 62.98	\$ 755.74	\$ 590.37	\$ 2,267.23	\$ -	\$ 572.05	\$ 182.52	\$ -	\$ 356.65	\$ 110.94	\$ 50.38	\$ 6,888.66
2017	\$ 182,457.00	\$ 2,718.70	\$ 91.23	\$ 91.23	\$ 1,094.74	\$ 855.19	\$ 3,284.23	\$ -	\$ 828.65	\$ 264.40	\$ -	\$ 516.63	\$ 160.71	\$ 72.98	\$ 9,978.68
2018	\$ 182,457.00	\$ 2,718.70	\$ 91.23	\$ 91.23	\$ 1,094.74	\$ 855.19	\$ 3,284.23	\$ -	\$ 828.65	\$ 264.40	\$ -	\$ 516.63	\$ 160.71	\$ 72.98	\$ 9,978.68
2019	\$ 182,457.00	\$ 2,718.70	\$ 91.23	\$ 91.23	\$ 1,094.74	\$ 855.19	\$ 3,284.23	\$ -	\$ 828.65	\$ 264.40	\$ -	\$ 516.63	\$ 160.71	\$ 72.98	\$ 9,978.68
2020	\$ 182,457.00	\$ 2,718.70	\$ 91.23	\$ 91.23	\$ 1,094.74	\$ 855.19	\$ 3,284.23	\$ -	\$ 828.65	\$ 264.40	\$ -	\$ 516.63	\$ 160.71	\$ 72.98	\$ 9,978.68
2021	\$ 182,457.00	\$ 2,718.70	\$ 91.23	\$ 91.23	\$ 1,094.74	\$ 855.19	\$ 3,284.23	\$ -	\$ 828.65	\$ 264.40	\$ -	\$ 516.63	\$ 160.71	\$ 72.98	\$ 9,978.68
2022	\$ 182,457.00	\$ 2,718.70	\$ 91.23	\$ 91.23	\$ 1,094.74	\$ 855.19	\$ 3,284.23	\$ -	\$ 828.65	\$ 264.40	\$ -	\$ 516.63	\$ 160.71	\$ 72.98	\$ 9,978.68
2023	\$ 182,457.00	\$ 2,718.70	\$ 91.23	\$ 91.23	\$ 1,094.74	\$ 855.19	\$ 3,284.23	\$ -	\$ 828.65	\$ 264.40	\$ -	\$ 516.63	\$ 160.71	\$ 72.98	\$ 9,978.68
2024	\$ 182,457.00	\$ 2,718.70	\$ 91.23	\$ 91.23	\$ 1,094.74	\$ 855.19	\$ 3,284.23	\$ -	\$ 828.65	\$ 264.40	\$ -	\$ 516.63	\$ 160.71	\$ 72.98	\$ 9,978.68
2025	\$ 182,457.00	\$ 2,718.70	\$ 91.23	\$ 91.23	\$ 1,094.74	\$ 855.19	\$ 3,284.23	\$ -	\$ 828.65	\$ 264.40	\$ -	\$ 516.63	\$ 160.71	\$ 72.98	\$ 9,978.68
2026	\$ 182,457.00	\$ 2,718.70	\$ 91.23	\$ 91.23	\$ 1,094.74	\$ 855.19	\$ 3,284.23	\$ -	\$ 828.65	\$ 264.40	\$ -	\$ 516.63	\$ 160.71	\$ 72.98	\$ 9,978.68
2027	\$ 182,457.00	\$ 2,718.70	\$ 91.23	\$ 91.23	\$ 1,094.74	\$ 855.19	\$ 3,284.23	\$ -	\$ 828.65	\$ 264.40	\$ -	\$ 516.63	\$ 160.71	\$ 72.98	\$ 9,978.68
2028	\$ 182,457.00	\$ 2,718.70	\$ 91.23	\$ 91.23	\$ 1,094.74	\$ 855.19	\$ 3,284.23	\$ -	\$ 828.65	\$ 264.40	\$ -	\$ 516.63	\$ 160.71	\$ 72.98	\$ 9,978.68
2029	\$ 182,457.00	\$ 2,718.70	\$ 91.23	\$ 91.23	\$ 1,094.74	\$ 855.19	\$ 3,284.23	\$ -	\$ 828.65	\$ 264.40	\$ -	\$ 516.63	\$ 160.71	\$ 72.98	\$ 9,978.68
2030	\$ 182,457.00	\$ 2,718.70	\$ 91.23	\$ 91.23	\$ 1,094.74	\$ 855.19	\$ 3,284.23	\$ -	\$ 828.65	\$ 264.40	\$ -	\$ 516.63	\$ 160.71	\$ 72.98	\$ 9,978.68
2031	\$ 182,457.00	\$ 2,718.70	\$ 91.23	\$ 91.23	\$ 1,094.74	\$ 855.19	\$ 3,284.23	\$ -	\$ 828.65	\$ 264.40	\$ -	\$ 516.63	\$ 160.71	\$ 72.98	\$ 9,978.68
2032	\$ 182,457.00	\$ 2,718.70	\$ 91.23	\$ 91.23	\$ 1,094.74	\$ 855.19	\$ 3,284.23	\$ -	\$ 828.65	\$ 264.40	\$ -	\$ 516.63	\$ 160.71	\$ 72.98	\$ 9,978.68
2033	\$ 182,457.00	\$ 2,718.70	\$ 91.23	\$ 91.23	\$ 1,094.74	\$ 855.19	\$ 3,284.23	\$ -	\$ 828.65	\$ 264.40	\$ -	\$ 516.63	\$ 160.71	\$ 72.98	\$ 9,978.68
2034	\$ 182,457.00	\$ 2,718.70	\$ 91.23	\$ 91.23	\$ 1,094.74	\$ 855.19	\$ 3,284.23	\$ -	\$ 828.65	\$ 264.40	\$ -	\$ 516.63	\$ 160.71	\$ 72.98	\$ 9,978.68
2035	\$ 182,457.00	\$ 2,718.70	\$ 91.23	\$ 91.23	\$ 1,094.74	\$ 855.19	\$ 3,284.23	\$ -	\$ 828.65	\$ 264.40	\$ -	\$ 516.63	\$ 160.71	\$ 72.98	\$ 9,978.68
2036	\$ 182,457.00	\$ 2,718.70	\$ 91.23	\$ 91.23	\$ 1,094.74	\$ 855.19	\$ 3,284.23	\$ -	\$ 828.65	\$ 264.40	\$ -	\$ 516.63	\$ 160.71	\$ 72.98	\$ 9,978.68
2037	\$ 182,457.00	\$ 2,718.70	\$ 91.23	\$ 91.23	\$ 1,094.74	\$ 855.19	\$ 3,284.23	\$ -	\$ 828.65	\$ 264.40	\$ -	\$ 516.63	\$ 160.71	\$ 72.98	\$ 9,978.68
2038	\$ 182,457.00	\$ 2,718.70	\$ 91.23	\$ 91.23	\$ 1,094.74	\$ 855.19	\$ 3,284.23	\$ -	\$ 828.65	\$ 264.40	\$ -	\$ 516.63	\$ 160.71	\$ 72.98	\$ 9,978.68
2039	\$ 182,457.00	\$ 2,718.70	\$ 91.23	\$ 91.23	\$ 1,094.74	\$ 855.19	\$ 3,284.23	\$ -	\$ 828.65	\$ 264.40	\$ -	\$ 516.63	\$ 160.71	\$ 72.98	\$ 9,978.68
2040	\$ 182,457.00	\$ 2,718.70	\$ 91.23	\$ 91.23	\$ 1,094.74	\$ 855.19	\$ 3,284.23	\$ -	\$ 828.65	\$ 264.40	\$ -	\$ 516.63	\$ 160.71	\$ 72.98	\$ 9,978.68
2041	\$ 182,457.00	\$ 2,718.70	\$ 91.23	\$ 91.23	\$ 1,094.74	\$ 855.19	\$ 3,284.23	\$ -	\$ 828.65	\$ 264.40	\$ -	\$ 516.63	\$ 160.71	\$ 72.98	\$ 9,978.68
2042	\$ 182,457.00	\$ 2,718.70	\$ 91.23	\$ 91.23	\$ 1,094.74	\$ 855.19	\$ 3,284.23	\$ -	\$ 828.65	\$ 264.40	\$ -	\$ 516.63	\$ 160.71	\$ 72.98	\$ 9,978.68
2043	\$ 182,457.00	\$ 2,718.70	\$ 91.23	\$ 91.23	\$ 1,094.74	\$ 855.19	\$ 3,284.23	\$ -	\$ 828.65	\$ 264.40	\$ -	\$ 516.63	\$ 160.71	\$ 72.98	\$ 9,978.68
2044	\$ 182,457.00	\$ 2,718.70	\$ 91.23	\$ 91.23	\$ 1,094.74	\$ 855.19	\$ 3,284.23	\$ -	\$ 828.65	\$ 264.40	\$ -	\$ 516.63	\$ 160.71	\$ 72.98	\$ 9,978.68
<b>TOTAL CAPTURED TAXES</b>		\$ 79,728.25	\$ 2,675.36	\$ 2,675.36	\$ 32,104.26	\$ 25,079.31	\$ 96,312.78	\$ -	\$ 24,300.78	\$ 7,753.71	\$ -	\$ 15,150.54	\$ 4,712.91	\$ 2,140.28	\$ 292,633.54

3. Half of SET conveyed to State Brownfield Redevelopment Fund



**TABLE 5**





Table 5

## Reimbursement Schedule

555 E. Eliza Street and Adjoining Parcel  
Schoolcraft, MI

Year	Incremental Taxes Captured	Funds Disbursed		
		Authority, Developer and/or LSRRF (School)	Authority, Developer and/or LSRRF (Local)	Brownfield Redevelopment Fund
2015	6,341.76	2,435.10	3,558.79	347.87
2016	6,888.66	2,645.10	3,865.70	377.87
2017	9,978.68	3,831.60	5,599.71	547.37
2018	9,978.68	3,831.60	5,599.71	547.37
2019	9,978.68	3,831.60	5,599.71	547.37
2020	9,978.68	3,831.60	5,599.71	547.37
2021	9,978.68	3,831.60	5,599.71	547.37
2022	9,978.68	3,831.60	5,599.71	547.37
2023	9,978.68	3,831.60	5,599.71	547.37
2024	9,978.68	3,831.60	5,599.71	547.37
2025	9,978.68	3,831.60	5,599.71	547.37
2026	9,978.68	3,831.60	5,599.71	547.37
2027	9,978.68	3,831.60	5,599.71	547.37
2028	9,978.68	3,831.60	5,599.71	547.37
2029	9,978.68	3,831.60	5,599.71	547.37
2030	9,978.68	3,831.60	5,599.71	547.37
2031	9,978.68	3,831.60	5,599.71	547.37
2032	9,978.68	3,831.60	5,599.71	547.37
2033	9,978.68	3,831.60	5,599.71	547.37
2034	9,978.68	3,831.60	5,599.71	547.37
2035	9,978.68	3,831.60	5,599.71	547.37
2036	9,978.68	3,831.60	5,599.71	547.37
2037	9,978.68	3,831.60	5,599.71	547.37
2038	9,978.68	3,831.60	5,599.71	547.37
2039	9,978.68	3,831.60	5,599.71	547.37
2040	9,978.68	4,378.97	5,599.71	
2041	9,978.68	4,378.97	5,599.71	
2042	9,978.68	4,378.97	5,599.71	
2043	9,978.68	4,378.97	5,599.71	
2044	9,978.68	4,378.97	5,599.71	
Totals	292,633.54	115,101.77	164,216.50	13,315.28

The disbursement of school and local taxes would be determined based on development of an Act 381 Work Plan and/or Reimbursement Agreement as appropriate

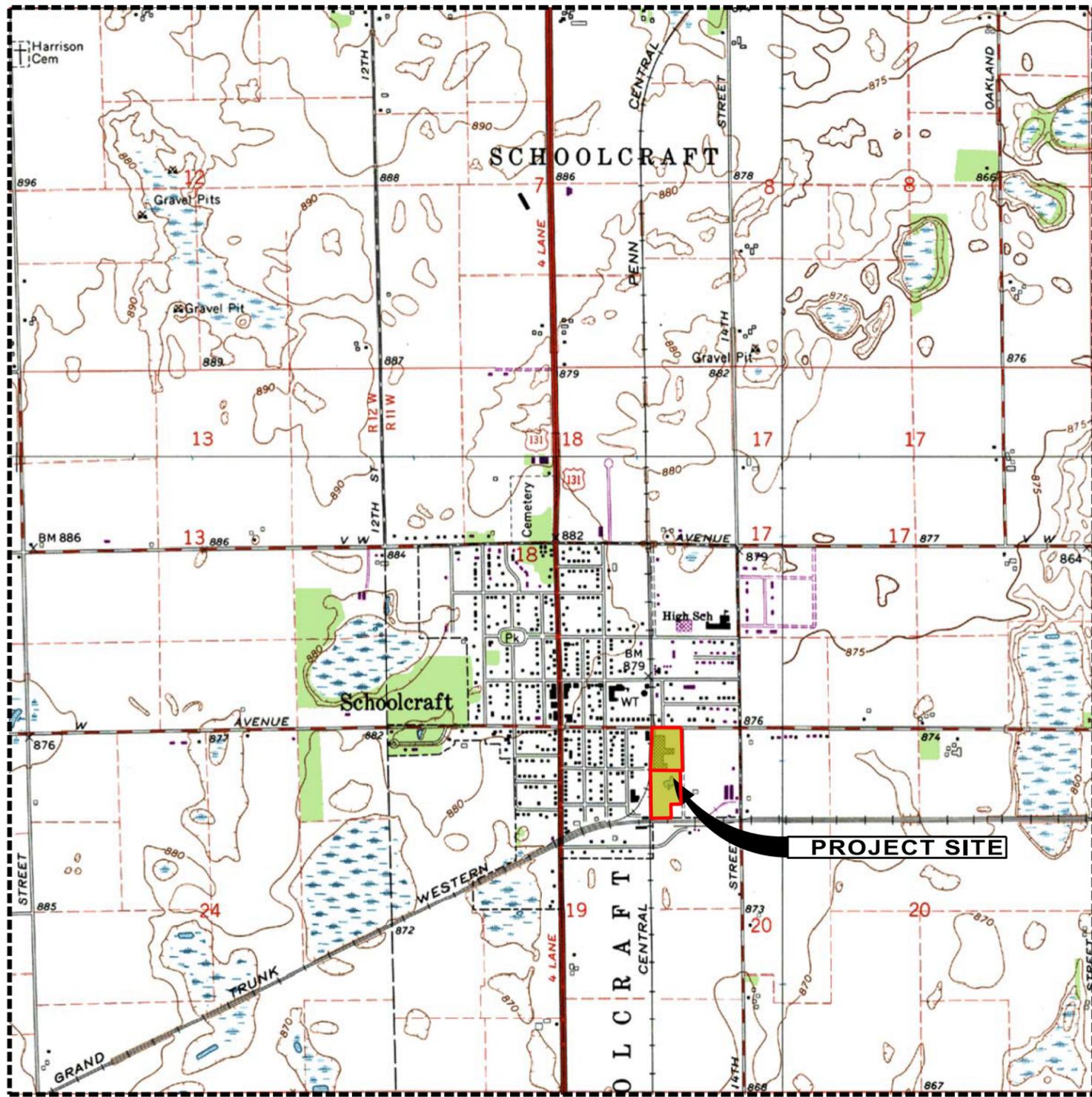


**ATTACHMENT A  
FIGURES**

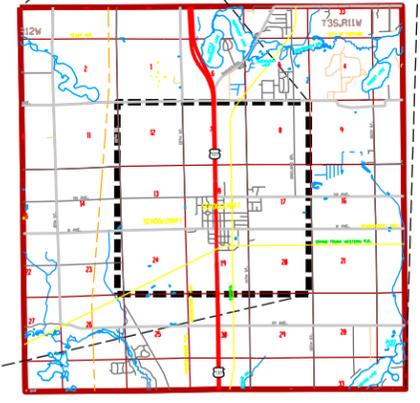
*Figure 1: Location Map*  
*Figure 2: Eligible Properties*





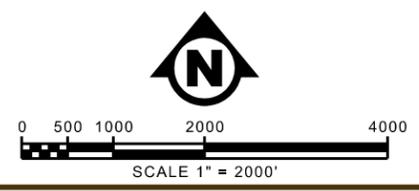


SOURCE: SCHOOLCRAFT, MICHIGAN USGS 7.5 MINUTE TOPOGRAPHIC QUADRANGLE MAPS  
 MAPTECH® U.S. TERRAIN SERIES™ ©MAPTECH®, INC. 606-433-8500



T 4 S. R. 11 W.  
 KALAMAZOO COUNTY  
 SCHOOLCRAFT, MICHIGAN

000000.AAAAAA File:AA.dgn Model: Location Map



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

**INDUSTRIAL PROPERTY**  
 555 E. ELIZA ST.  
 SCHOOLCRAFT, MI  
**LOCATION MAP**

PROJECT NO.  
 140455  
 FIGURE NO.  
**1**



**HAB-3 @6"**

Arsenic	3,200 ppm
Barium	23,000 ppm
Chromium	3,700 ppm
Copper	5,400 ppm
Lead	4,500 ppm
Zinc	24,000 ppm

**HAB-4 @6"**

Arsenic	<b>5,100 ppm</b>
Barium	100,000 ppm
Cadmium	1,200 ppm
Chromium	10,000 ppm
Copper	18,000 ppm
Lead	28,000 ppm
Zinc	210,000 ppm

**SS-1**

1,2-Dichlorobenzene	21 ppbv
cis-1,2-Dichloroethene	140 ppbv
Tetrachloroethene	<b>7900 ppbv</b>
1,2,4-Trichlorobenzene	<b>1600 ppbv</b>
1,1,1-Trichloroethane	300 ppbv
Trichloroethene	<b>1800 ppbv</b>
1,1,2-Trichlorotrifluoroethane	44 ppbv

**SS-2**

Benzene	1.9 ppbv
1,3-Dichlorobenzene	0.8 ppbv
Ethyl Acetate	9.3 ppbv
Ethylbenzene	1.8 ppbv
n-Heptane	4.6 ppbv
n-Hexane	6.6 ppbv
Tetrachloroethene	51 ppbv
Toluene	5.8 ppbv
Trichloroethene	1.4 ppbv

**SS-3**

cis-1,2-Dichloroethene	160 ppbv
trans-1,2-Dichloroethene	21 ppbv
1,2-Dichloropropane	28 ppbv
Tetrachloroethene	3100 ppbv
1,1,1-Trichloroethane	29 ppbv
Trichloroethene	270 ppbv

**HAB-2 @6"**

Arsenic	3,400 ppm
Barium	16,000 ppm
Cadmium	79 ppm
Chromium	3,800 ppm
Copper	5,300 ppm
Lead	6,100 ppm
Zinc	26,000 ppm

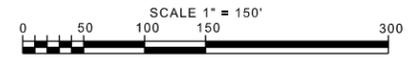
**HAB-1 @6"**

Arsenic	4,200 ppm
Barium	41,000 ppm
Cadmium	140 ppm
Chromium	4,100 ppm
Copper	6,300 ppm
Lead	12,000 ppm
Zinc	41,000 ppm

**LEGEND**

- SUB-SLAB SAMPLES
- SHALLOW SOIL SAMPLES
- ppm** PARTS PER MILLION
- ppbv** PARTS PER MILLION BY VOLUME

NOTE:  
**BOLD & SHADED** EXCEEDS DRINKING WATER PROTECTION CRITERIA, GSI PROTECTION CRITERIA (HAB-#)  
**BOLD & SHADED** EXCEEDS VAPOR INTRUSION SUB-SLAB SCREENING LEVELS (SS-#)  
 SOIL SAMPLE COMPARED TO RESIDENTIAL CLEAN-UP CRITERIA (HAB-#)  
 SUB-SLAB SAMPLES COMPARED TO NON-RESIDENTIAL VAPOR INTRUSION SCREENING LEVELS (SS-#)



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.

**INDUSTRIAL PROPERTY**  
 555 E. ELIZA ST.  
 SCHOOLCRAFT, MI

**SITE PLAN w/  
 ANALYTICAL DATA**

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

PROJECT NO.  
 140455  
 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](mailto: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 A COUNTY BROWNFIELD PLAN FOR 555 E. ELIZA STREET, VILLAGE OF SCHOOLCRAFT 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 16th day of December 2014, at approximately 7:00 p.m., Eastern Standard Time in the Commissioners Chambers within the County Building, 201 West Kalamazoo Avenue, Kalamazoo, Michigan, to receive public comment on a County Brownfield Plan for the property located at 555 E. Eliza Street in Schoolcraft, Michigan. The following legal parcels are included in the "eligible property":

Parcel ID#

14-19-230-070

14-19-230-040

The property consists of two parcels of land occupying approximately 12.93 acres, more or less. The property historically has been used for industrial purposes and environmental contamination remains on site from those previous uses.

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, Room 101, 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: December 5, 2014

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](mailto: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 an industrial property located at 555 E. Eliza Street in Schoolcraft, 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 industrial property located at 555 E. Eliza Street in the Village of Schoolcraft, Michigan. The anticipated future use of the property is industrial and will support regional manufacturers who are expanding operations. The property has been identified as a "facility" as defined in the Act. 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 project 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 16th, 2014 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. Lotta Jarnefelt of the Kalamazoo County Department of Planning and Community Development (269) 384-8112.

Dated: December 5, 2014

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

I do hereby certify that on December 5, 2014, the attached letter regarding the Brownfield Plan for the industrial property located at 555 E. Eliza Street, Schoolcraft Village, was sent by mail 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

Schoolcraft Community Schools  
551 East Lyons Street  
Schoolcraft, MI 49087

Village of Schoolcraft  
442 North Grand Street  
P.O. Box 8  
Schoolcraft, MI 49087

Schoolcraft Community Library  
330 North Centre Street  
Schoolcraft, MI 49087

Schoolcraft Township  
50 East VW Avenue  
Vicksburg, MI 49097

  
Timothy A. Snow, CME, CCB  
Kalamazoo County Clerk & Register of Deeds

Acknowledged before me this 5<sup>th</sup> day of December, 2014.

  
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**



**VILLAGE OF SCHOOLCRAFT  
KALAMAZOO COUNTY, MI  
RESOLUTION 2014-08**

**RESOLUTION APPROVING A BROWNFIELD PLAN  
BY THE VILLAGE COUNCIL OF SCHOOLCRAFT  
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 Village Council of the Village of Schoolcraft, Michigan, held in the Village Office, located at 442 N. Grand St, Schoolcraft, Michigan, on the 1<sup>st</sup> day of December, 2014 at 7:00 p.m.

PRESENT: Clark, Rochholz, Barnes, Dailey, Tackett, and Gunnett.

ABSENT: Carlin.

MOTION BY: Dailey

SUPPORTED BY: Rochholz

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

WHEREAS, the Authority, pursuant to and in accordance with Section 13 of the Act, has reviewed, adopted and recommended for approval by the Village Council of Schoolcraft, the Brownfield plan (the "Plan") attached hereto, to be carried out within the Village, relating to the redevelopment of the commercial property located at 555 East Eliza Street, Schoolcraft, Michigan, (the "Site"), as more particularly described and shown in Figures 1 & 2 in Attachment "A" contained within the attached Plan; and

WHEREAS, the Village Council of Schoolcraft has reviewed the Plan, and was 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 Village Council of Schoolcraft concurs with approval of the Plan.

**NOW, THEREFORE, BE IT RESOLVED THAT:**

1. **Plan Support.** Pursuant to the authority vested in the Village Council of Schoolcraft, 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: Clark, Rochholz, Barnes, Dailey, Tackett, and Gunnett.

NAYES: None.

ABSTAINED: None.

**RESOLUTION DECLARED ADOPTED.**

STATE OF MICHIGAN )  
 ) ss:  
VILLAGE OF SCHOOLCRAFT)

I, the undersigned, the fully qualified and acting Clerk of the Village of Schoolcraft, State of Michigan, do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Village Council of the Village of Schoolcraft at a regular meeting held on the 1<sup>st</sup> day of December, 2014, the original of which resolution is on file in my office.

IN WITNESS WHEREOF, I have hereunto set my official signature this 1st day of December, 2014.



---

Faith C. Akert  
Village of Schoolcraft 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 16<sup>th</sup> day of December, 2014 at 7 p.m.

PRESENT: *Alford, Heppler, Iden, Buskirk, Maturen, Seals,  
Taylor, Turner, Zull, Rogers*

ABSENT: *Stinchcomb*

MOTION BY: *Commissioner Iden*

SUPPORTED BY: *Seals*

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

WHEREAS, the Authority, pursuant to and in accordance with Section 13 of the Act, has reviewed, adopted and recommended for approval by the Kalamazoo County Board of Commissioners, the Brownfield plan (the "Plan") attached hereto, to be carried out within the Village of Schoolcraft, relating to the redevelopment project on the industrial property located at 555 E. Eliza Street in the Village of Schoolcraft, Michigan, (the "Site"), as more particularly described and shown in Figure 1 and Attachment "A" 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 Village of Schoolcraft 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

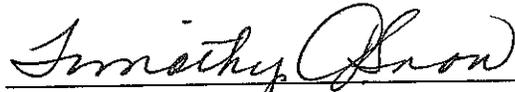
ABSTAINED: None

**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 16th day of December, 2014, the original of which resolution is on file in my office.

IN WITNESS WHEREOF, I have hereunto set my official signature this 16<sup>th</sup> day of December, 2014.

A handwritten signature in cursive script that reads "Timothy A. Snow". The signature is written in black ink and is positioned above a horizontal line.

Timothy A. Snow, Kalamazoo County Clerk