



**KALAMAZOO COUNTY
BROWNFIELD REDEVELOPMENT AUTHORITY**

BROWNFIELD PLAN

**9008 PORTAGE ROAD
PORTAGE, MICHIGAN**

OCTOBER 25, 2013

Prepared with the assistance of:

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Recommended for Approval by the Brownfield Redevelopment Authority on: October 24, 2013

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**BROWNFIELD PLAN
9008 PORTAGE ROAD
PORTAGE, MICHIGAN**

I. GENERAL DEFINITIONS AS USED IN THIS PLAN

The definitions in this plan are as defined in 1996 PA 381, Section 2, as amended.

II. ELIGIBLE PROPERTIES

Introduction

This Brownfield Plan has been adopted to support the acquisition and re-use of a property formerly known as Bud's Auto Service. A release of petroleum was discovered at the site on September 21, 1990 (Leak ID C-1794-90) following removal of a non-regulated tank. A limited amount of environmental investigation was completed at the site at that time by the property owner. The property since reverted to the State of Michigan through a tax foreclosure. During the State's ownership, the Michigan Department of Environmental Quality (MDEQ) funded an investigation of the site, considering it a high priority site due to the presence of a nearby surface water body (West Lake). The property was purchased from the State by Mr. David Rosenberg. During the past several years, the property has been vacant with some intermittent leasees. The City of Portage has considered the site a priority for reuse based on neighborhood complaints and a desire to improve the streetscape of the commercial district.

A new developer (South Portage Road LLC) intends to purchase and occupy the site. This will involve renovation of the existing building, improvements to the driveway and parking areas, and other aesthetic improvements. South Portage Road LLC intends to consolidate their business, Disaster Restoration, Inc., on the property. It is also anticipated that a 1,500-square-foot addition may be added to the building in 2014.

To support the acquisition, the MDEQ recently conducted additional environmental investigation of the property. MDEQ has also used this most recent assessment data to plan cleanup activities (soil excavation, groundwater removal and treatment) to remove grossly contaminated soil and groundwater. These cleanup activities will occur after the real estate transaction has occurred.

This development is an improvement for the site and the surrounding area in many ways:



1. The MDEQ can finalize their environmental remediation activities;
2. The blighted property would be returned to productive use;
3. The County Brownfield Plan would constitute a co-operative inter-governmental effort between the City of Portage and Kalamazoo County; and
4. Tax increment revenues collected would reimburse the expenses for the assessment and eligible redevelopment activities.

The legal description and parcel identification number for the property subject to this Plan, as provided by the City of Portage, are as follows:

9008 Portage Road (Parcel # 10-00340-058-0)

“Ames West Lake Park Lots 58 thru 60”

Basis of Eligibility

The property has been identified as a “facility” as defined in Part 201 of the Natural Resources and Environmental Protection Act ([NREPA]1994 PA 451). Specifically, a variety of petroleum volatile organic compounds have been identified in soil and groundwater in excess of generic residential cleanup criteria. These compounds include, but are not limited to benzene, butylbenzene, ethylbenzene, isopropylbenzene, 2-methylnaphthalene, naphthalene, toluene, trimethylbenzenes, and xylenes. The primary cleanup criteria exceeded include those protective of drinking water supplies and surface water quality (groundwater-surface water interface). Certain compounds are also present in soil in excess of criteria protective of indoor air quality (Soil volatilization to Indoor Air Inhalation Criteria).

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 Plan has been developed to reimburse the Kalamazoo County Brownfield Redevelopment Authority (KCBRA) for the cost of environmental due diligence activities (Baseline Environmental Assessment Activities and Due Care Activities) and preparation of this Brownfield Plan. This Plan also provides a limited amount of reimbursement to South Portage Road LLC for eligible Site Preparation expenses.



Environmental Activities

The KCBRA will incur certain eligible activities including preparation of a Phase I Environmental Site Assessment (ESA) and Baseline Environmental Assessment (Baseline Environmental Assessment [BEA] Activities). The KCBRA will also fund preparation of a Due Care Plan (Due Care Activities). South Portage Road LLC is planning to install a subslab depressurization system to control risks related to the potential for vapor intrusion from contaminants beneath the building as part of his Due Care obligations. This engineering control will protect workers and site personnel from potential unacceptable exposures to contamination. The following MDEQ eligible activities will be conducted to support this project:

- Baseline Environmental Assessment Activities
- Due Care Activities
- Preparation of this Brownfield Plan and Act 381 Work Plan

Non-Environmental Activities

Because the City of Portage is a Qualified Local Unit of Government, additional non-environmental Brownfield Redevelopment costs (“Michigan Strategic Fund [MSF] eligible activities”) can be reimbursed through a Brownfield Plan. This Plan will provide a limited amount of reimbursement for eligible Site Preparation Activities, Site and Building Demolition Activities to be completed by South Portage Road LLC. The KCBRA intends to seek approval from the MSF to secure approval to use school tax increment revenues to reimburse these costs.

Authority Expenses

Eligible actual costs incurred by the KCBRA are also included in the Plan as an eligible expense. 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 to be completed include activities necessary to conduct a BEA (i.e., Phase I ESA, data review, preparation and submittal of the BEA). Preparation of the Due Care Plan will also be completed. These activities are eligible for reimbursement using school and local tax increment revenues without MDEQ approval.

South Portage Road LLC is planning to install a sub-slab depressurization system inclusive of a vapor barrier and a powered ventilation system in order to meet due care requirements. These

costs are inclusive of demolition of the concrete floor of the repair bays in order to remove a hydraulic lift and a catch basin. Once these features are removed, the depressurization system can be installed. If approved by MDEQ in an Act 381 Work Plan, this cost can be reimbursed with local and school tax increment revenues.

Preparation of this Brownfield Plan and an Act 381 Work Plan is also an eligible environmental activity that can be reimbursed using school and local tax increment revenues.

South Portage Road LLC will have certain non-environmental site preparation activities that are eligible for reimbursement. Site preparation activities include staking, geotechnical engineering, clearing and grubbing, temporary traffic controls, temporary erosion controls, temporary site controls (e.g., security, fencing, lighting), excavation and fill for unstable material, land balancing, grading, relocation of active utilities, temporary sheeting or shoring, and all other eligible site preparation costs as described in published MSF guidance documents. Eligible site preparation costs also include professional soft costs directly related to performance of the specific eligible site preparation activity. These professional costs can include geotechnical, architectural, engineering, design, legal, and other professional fees directly related to the site preparation activity.

South Portage Road LLC may have certain non-environmental site and building demolition activities. These include removal of the substandard asphalt and concrete parking lot, drives, curb and gutter in order to construct an appropriate access to the site with ample and well-designed parking and truck accessibility.

This Plan establishes a limit on the total amount of eligible site preparation and site and building demolition activities that will be considered for reimbursement.

Refer to Table 1 for a listing of eligible costs allowed for reimbursement under this Plan.

(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 2013 taxable value) which is \$8,854.



Property improvements and new construction activities are expected to be conducted in 2014 and these improvements are expected to increase the taxable value of the property. The projected taxable value is \$60,000 after these improvements have been made. Thus, the redevelopment of this property would create a captured taxable value of \$51,146. The Kalamazoo County Brownfield Redevelopment Authority intends to begin capture of the tax increment revenues in 2014.

Refer to Tables 2-4 for further detail of the tax increment revenues generated in each year of the Brownfield Plan.



Table 1

Summary of Eligible Costs

9008 Portage Road
Portage, MI

Eligible Activities	Estimated Cost
<u>BEA Activities</u>	\$ 5,000.00
BEA Activities	
Brownfield Plan Preparation	
<u>Due Care Activities</u>	\$ 15,000.00
Due Care Plan	
Subslab Depressurization	
<u>Additional Response Activities</u>	
<u>MSF Non Environmental Activities</u>	
Site Preparation Activities	\$ 10,000.00
Site and Building Demolition	\$ 10,000.00
<u>Act 381 Work Plan</u>	\$ 2,500.00
TOTAL COSTS OF ELIGIBLE ACTIVITIES	\$ 42,500.00
Financing Costs	\$ -
Contingencies (15%)	\$ 6,375.00
Administrative Costs of the Authority (estimated)	\$ 5,000.00
TOTAL REIMBURSEMENTS	\$ 53,875.00
Captured and Disbursed to State Revolving Fund	\$ 3,835.95
Additional Capture for LSRRF	\$ 11,569.67
Total	\$ 69,280.62

Restated KRESA millage September 2014

Table 2

Estimate of Total Captured Incremental Taxes

9008 Portage Road
Portage, 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	Available for Capture
2013	50.1691	\$ 8,854.00	\$ 444.20	\$ 8,854.00	\$ 444.20	\$ -	\$ -
2014	50.1691	\$ 8,854.00	\$ 444.20	\$ 60,000.00	\$ 3,010.15	\$ 2,565.95	\$ 2,565.95
2015	50.1691	\$ 8,854.00	\$ 444.20	\$ 60,000.00	\$ 3,010.15	\$ 2,565.95	\$ 2,565.95
2016	50.1691	\$ 8,854.00	\$ 444.20	\$ 60,000.00	\$ 3,010.15	\$ 2,565.95	\$ 2,565.95
2017	50.1691	\$ 8,854.00	\$ 444.20	\$ 60,000.00	\$ 3,010.15	\$ 2,565.95	\$ 2,565.95
2018	50.1691	\$ 8,854.00	\$ 444.20	\$ 60,000.00	\$ 3,010.15	\$ 2,565.95	\$ 2,565.95
2019	50.1691	\$ 8,854.00	\$ 444.20	\$ 60,000.00	\$ 3,010.15	\$ 2,565.95	\$ 2,565.95
2020	50.1691	\$ 8,854.00	\$ 444.20	\$ 60,000.00	\$ 3,010.15	\$ 2,565.95	\$ 2,565.95
2021	50.1691	\$ 8,854.00	\$ 444.20	\$ 60,000.00	\$ 3,010.15	\$ 2,565.95	\$ 2,565.95
2022	50.1691	\$ 8,854.00	\$ 444.20	\$ 60,000.00	\$ 3,010.15	\$ 2,565.95	\$ 2,565.95
2023	50.1691	\$ 8,854.00	\$ 444.20	\$ 60,000.00	\$ 3,010.15	\$ 2,565.95	\$ 2,565.95
2024	50.1691	\$ 8,854.00	\$ 444.20	\$ 60,000.00	\$ 3,010.15	\$ 2,565.95	\$ 2,565.95
2025	50.1691	\$ 8,854.00	\$ 444.20	\$ 60,000.00	\$ 3,010.15	\$ 2,565.95	\$ 2,565.95
2026	50.1691	\$ 8,854.00	\$ 444.20	\$ 60,000.00	\$ 3,010.15	\$ 2,565.95	\$ 2,565.95
2027	50.1691	\$ 8,854.00	\$ 444.20	\$ 60,000.00	\$ 3,010.15	\$ 2,565.95	\$ 2,565.95
2028	50.1691	\$ 8,854.00	\$ 444.20	\$ 60,000.00	\$ 3,010.15	\$ 2,565.95	\$ 2,565.95
2029	50.1691	\$ 8,854.00	\$ 444.20	\$ 60,000.00	\$ 3,010.15	\$ 2,565.95	\$ 2,565.95
2030	50.1691	\$ 8,854.00	\$ 444.20	\$ 60,000.00	\$ 3,010.15	\$ 2,565.95	\$ 2,565.95
2031	50.1691	\$ 8,854.00	\$ 444.20	\$ 60,000.00	\$ 3,010.15	\$ 2,565.95	\$ 2,565.95
2032	50.1691	\$ 8,854.00	\$ 444.20	\$ 60,000.00	\$ 3,010.15	\$ 2,565.95	\$ 2,565.95
2033	50.1691	\$ 8,854.00	\$ 444.20	\$ 60,000.00	\$ 3,010.15	\$ 2,565.95	\$ 2,565.95
2034	50.1691	\$ 8,854.00	\$ 444.20	\$ 60,000.00	\$ 3,010.15	\$ 2,565.95	\$ 2,565.95
2035	50.1691	\$ 8,854.00	\$ 444.20	\$ 60,000.00	\$ 3,010.15	\$ 2,565.95	\$ 2,565.95
2036	50.1691	\$ 8,854.00	\$ 444.20	\$ 60,000.00	\$ 3,010.15	\$ 2,565.95	\$ 2,565.95
2037	50.1691	\$ 8,854.00	\$ 444.20	\$ 60,000.00	\$ 3,010.15	\$ 2,565.95	\$ 2,565.95
2038	50.1691	\$ 8,854.00	\$ 444.20	\$ 60,000.00	\$ 3,010.15	\$ 2,565.95	\$ 2,565.95
2039	50.1691	\$ 8,854.00	\$ 444.20	\$ 60,000.00	\$ 3,010.15	\$ 2,565.95	\$ 2,565.95
2040	50.1691	\$ 8,854.00	\$ 444.20	\$ 60,000.00	\$ 3,010.15	\$ 2,565.95	\$ 2,565.95
2041							\$ -
2042							\$ -
2043							
TOTAL							\$ 69,280.62

† - Does not include debt millages or half of SET conveyed to State Brownfield Redevelopment Fund (Restated September 2014)

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

Table 3

Estimate of Annual Effect on Taxing Jurisdictions

9008 Portage Road
Portage, MI

SUMMER TAXES ¹										
Taxing Jurisdiction		City of Portage	KVCC	KRESA-ISD	State Ed ³	School Bldg Debt	School Oper	County Summer	Transportation	Total
Millage		10.7778	2.8135	4.5416	6	5.8	18	4.6871	0.4	53.02
Initial Taxable Value	\$ 8,854.00	\$ 95.43	\$ 24.91	\$ 40.21	\$ 53.12	\$ 51.35	\$ 159.37	\$ 41.50	\$ 3.54	\$ 469.44
Future Taxable Value	\$ 60,000.00	\$ 646.67	\$ 168.81	\$ 272.50	\$ 360.00	\$ 348.00	\$ 1,080.00	\$ 281.23	\$ 24.00	\$ 3,181.20
Captured Taxable Value	\$ 51,146.00	\$ 551.24	\$ 143.90	\$ 232.28	\$ 306.88	\$ -	\$ 920.63	\$ 239.73	\$ 20.46	\$ 2,415.11

WINTER TAXES ²					
Taxing Jurisdiction		District Library	County Pub Safety	County Juv Home	Total
Millage		1.5	1.4491	0.2234	3.1725
Initial Taxable Value	\$ 8,854.00	\$ 13.28	\$ 12.83	\$ 1.98	\$ 28.09
Future Taxable Value	\$ 60,000.00	\$ 90.00	\$ 86.95	\$ 13.40	\$ 190.35
Captured Taxable Value	\$ 51,146.00	\$ 76.72	\$ 74.12	\$ -	\$ 150.83

1. Based on millages from 2013 taxes
2. Based on millages from 2012 taxes
3. Half of captured SET conveyed to State Brownfield Redevelopment Fund
4. KRESA Millage Restated September 2014

Total Millage	56.1925
Total Annual Future Tax Liability	\$ 3,371.55
Total Capturable Local Millages	26.1691
Total Annual Capturable Local Tax Increment	\$ 1,338.44
Total Capturable School Millages	24.00000
Total Annual Capturable School Tax Increment	\$ 1,227.50
Total School and Local Tax Increment Revenue/Yr	\$ 2,565.95

Table 4

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

9008 Portage Road
Portage, MI

Year	Captured Taxable Value	City of Portage	KVCC	KRESA-ISD	State Ed ³	School Bldg Debt	School Oper	County Summer	Transportation	District Library	County Pub Safety	County Juv Home	Total											
		10.7778	2.8135	4.5416	6	5.8	18	4.6871	0.4	1.5	1.4491	0.2234	56.1925											
2014	\$ 51,146.00	551.24	143.90	232.28	306.88	-	920.63	239.73	20.46	76.72	74.12	-	2,565.95											
2015	\$ 51,146.00	551.24	143.90	232.28	306.88	-	920.63	239.73	20.46	76.72	74.12	-	2,565.95											
2016	\$ 51,146.00	551.24	143.90	232.28	306.88	-	920.63	239.73	20.46	76.72	74.12	-	2,565.95											
2017	\$ 51,146.00	551.24	143.90	232.28	306.88	-	920.63	239.73	20.46	76.72	74.12	-	2,565.95											
2018	\$ 51,146.00	551.24	143.90	232.28	306.88	-	920.63	239.73	20.46	76.72	74.12	-	2,565.95											
2019	\$ 51,146.00	551.24	143.90	232.28	306.88	-	920.63	239.73	20.46	76.72	74.12	-	2,565.95											
2020	\$ 51,146.00	551.24	143.90	232.28	306.88	-	920.63	239.73	20.46	76.72	74.12	-	2,565.95											
2021	\$ 51,146.00	551.24	143.90	232.28	306.88	-	920.63	239.73	20.46	76.72	74.12	-	2,565.95											
2022	\$ 51,146.00	551.24	143.90	232.28	306.88	-	920.63	239.73	20.46	76.72	74.12	-	2,565.95											
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2040	\$ 51,146.00	551.24	143.90	232.28	306.88	-	920.63	239.73	20.46	76.72	74.12	-	2,565.95											
2041	\$ -	-	-	-	-	-	-	-	-	-	-	-	-											
2042																								
2043																								
TOTAL CAPTURED TAXES	\$	14,883.52	\$	3,885.28	\$	6,271.69	\$	8,285.65	\$	-	\$	24,856.96	\$	6,472.61	\$	552.38	\$	2,071.41	\$	2,001.12	\$	-	\$	69,280.62

3. Half of SET conveyed to State Brownfield Redevelopment Fund
KRESA Millage Restated September 2014

(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 borne by the developer and the KCBRA. At this time, no advances are being made by the municipality to South Portage Road LLC 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 anticipates that the investment in the property will begin in 2014 and this will be the first year in which tax increment revenues will be captured. The initial taxable value will be the 2013 taxable value of the property. This Plan will then remain in place until the eligible activities have been fully reimbursed or 30 years, whichever occurs sooner. Table 5 illustrates the anticipated reimbursement schedule.

(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 3, 4, and 5 for details.

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

A map showing the location of the property is included in Attachment A. The legal description of the property as provided by the City of Portage Assessors Office is "*Ames West Lake Park Lots 58 thru 60*".

The property is an "eligible property" as it has been identified as a "facility" as defined in Part 201 of the NREPA(1994 PA 451). Specifically, a variety of petroleum volatile organic compounds have

been identified in soil and groundwater in excess of generic residential cleanup criteria. These compounds include, but are not limited to benzene, butylbenzene, ethylbenzene, isopropylbenzene, 2-methylnaphthalene, naphthalene, toluene, trimethylbenzenes, and xylenes. The primary cleanup criteria exceeded include those protective of drinking water supplies and surface water quality (Groundwater-Surface Water Interface). Certain compounds are also present in soil in excess of criteria protective of indoor air quality (Soil volatilization to Indoor Air Inhalation Criteria).

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

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

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

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

Not applicable.

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

Not applicable.

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

Not applicable.

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

The KCBRA does not plan to use its Local Site Remediation Revolving Fund (LSRRF) for this project. Up to five years of the tax increment from this project will be placed into the KCBRA's LSRRF for use in funding additional brownfield redevelopment activities throughout the County.

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

Not applicable.

Table 5

Reimbursement Schedule

9008 Portage Road
Portage, Michigan

Year	Incremental Taxes Captured	Funds Disbursed					
		Authority (School)	Authority (Local)	Developer (School)	Developer (Local)	Brownfield Redevelopment Fund	Local Site Remediation Revolving Fund
2014	2,565.95	1,074.07	250.00		1,088.44	153.44	
2015	2,565.95	1,074.07	250.00		1,088.44	153.44	
2016	2,565.95	1,074.07	250.00		1,088.44	153.44	
2017	2,565.95	1,074.07	250.00		1,088.44	153.44	
2018	2,565.95	1,074.07	250.00		1,088.44	153.44	
2019	2,565.95	1,074.07	250.00		1,088.44	153.44	
2020	2,565.95	1,074.07	250.00		1,088.44	153.44	
2021	2,565.95	1,074.07	250.00		1,088.44	153.44	
2022	2,565.95	32.47	250.00	1,041.60	1,088.44	153.44	
2023	2,565.95		250.00	1,074.07	1,088.44	153.44	
2024	2,565.95		250.00	1,074.07	1,088.44	153.44	
2025	2,565.95		250.00	1,074.07	1,088.44	153.44	
2026	2,565.95		250.00	1,074.07	1,088.44	153.44	
2027	2,565.95		250.00	1,074.07	1,088.44	153.44	
2028	2,565.95		250.00	1,074.07	1,088.44	153.44	
2029	2,565.95		250.00	1,074.07	1,088.44	153.44	
2030	2,565.95		250.00	1,074.07	1,088.44	153.44	
2031	2,565.95		250.00	1,074.07	1,088.44	153.44	
2032	2,565.95		250.00	1,074.07	1,088.44	153.44	
2033	2,565.95		250.00	1,074.07	1,088.44	153.44	
2034	2,565.95			1,074.07	1,338.44	153.44	
2035	2,565.95			1,074.07	1,338.44	153.44	
2036	2,565.95				799.76	153.44	1,612.75
2037	2,565.95					153.44	2,412.51
2038	2,565.95					153.44	2,412.51
2039	2,565.95						2,565.95
2040	2,565.95						2,565.95
2041	-						
2042	-						
2043	-						
Totals	69,280.62	8,625.00	5,000.00	15,004.51	25,245.49	3,835.95	11,569.67

KRESA millage restated September 2014

ATTACHMENT A

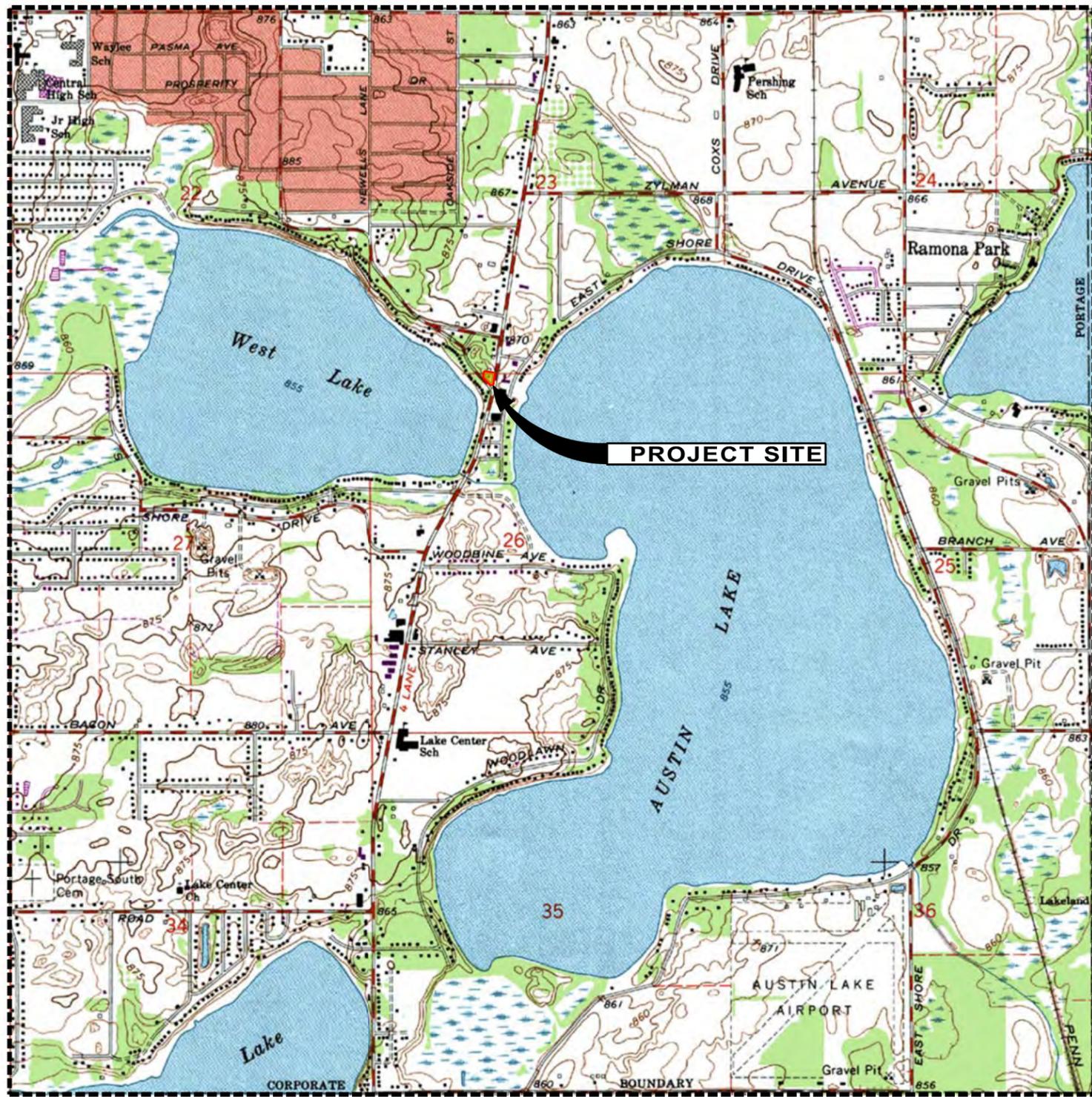
FIGURES

Figure 1: Location Map

Figure 2: Site Plan

Figure 3: Site Plan with Sample Locations and Analytical Data



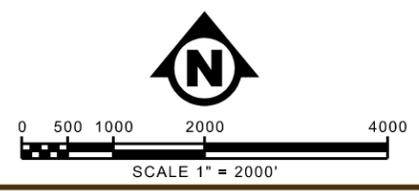


SOURCE: PORTAGE, MICHIGAN USGS 7.5 MINUTE TOPOGRAPHIC QUADRANGLE MAPS
 MAPTECH® U.S. TERRAIN SERIES™ ©MAPTECH®, INC. 606-433-8500



T 3 S. R. 11 W.
 KALAMAZOO COUNTY
 PORTAGE, MICHIGAN

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



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

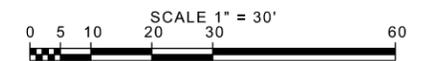
FORMER BUD'S AUTO
 9008 PORTAGE RD.
 PORTAGE, MI
LOCATION MAP

PROJECT NO.	130367
FIGURE NO.	1



LEGEND

- MONITORING WELL LOCATIONS
- GEOPROBE BORING LOCATIONS
- CB = CATCH BASIN
- FD = FLOOR DRAIN



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

FORMER BUD'S AUTO

9008 PORTAGE RD.
PORTAGE, MI

SITE PLAN

envirollogic
environmental consulting + services

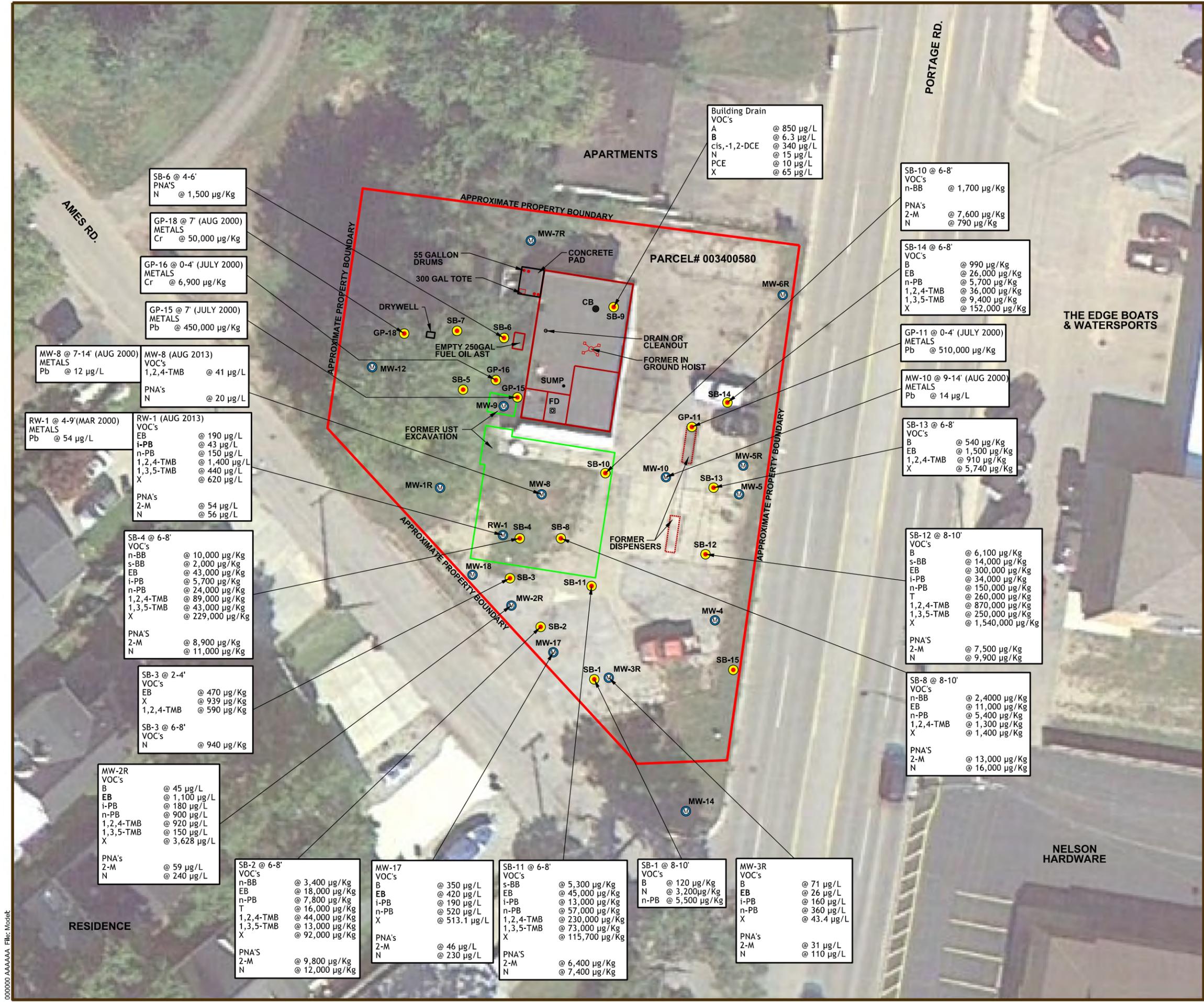
2960 INTERSTATE PARKWAY
KALAMAZOO, MICHIGAN 49048
PH: (269) 342-1100 FAX: (269) 342-4945

PROJECT NO.

130367

FIGURE No.

2



Building Drain
VOC's

A	@ 850 µg/L
B	@ 6.3 µg/L
cis,-1,2-DCE	@ 340 µg/L
N	@ 15 µg/L
PCE	@ 10 µg/L
X	@ 65 µg/L

SB-10 @ 6-8'
VOC's

n-BB	@ 1,700 µg/Kg
PNA's	
2-M	@ 7,600 µg/Kg
N	@ 790 µg/Kg

SB-14 @ 6-8'
VOC's

B	@ 990 µg/Kg
EB	@ 26,000 µg/Kg
n-PB	@ 5,700 µg/Kg
1,2,4-TMB	@ 36,000 µg/Kg
1,3,5-TMB	@ 9,400 µg/Kg
X	@ 152,000 µg/Kg

GP-11 @ 0-4' (JULY 2000)
METALS

Pb	@ 510,000 µg/Kg
----	-----------------

MW-10 @ 9-14' (AUG 2000)
METALS

Pb	@ 14 µg/L
----	-----------

SB-13 @ 6-8'
VOC's

B	@ 540 µg/Kg
EB	@ 1,500 µg/Kg
1,2,4-TMB	@ 910 µg/Kg
X	@ 5,740 µg/Kg

SB-12 @ 8-10'
VOC's

B	@ 6,100 µg/Kg
s-BB	@ 14,000 µg/Kg
EB	@ 300,000 µg/Kg
i-PB	@ 34,000 µg/Kg
n-PB	@ 150,000 µg/Kg
T	@ 260,000 µg/Kg
1,2,4-TMB	@ 870,000 µg/Kg
1,3,5-TMB	@ 250,000 µg/Kg
X	@ 1,540,000 µg/Kg
PNA'S	
2-M	@ 7,500 µg/Kg
N	@ 9,900 µg/Kg

SB-8 @ 8-10'
VOC's

n-BB	@ 2,400 µg/Kg
EB	@ 11,000 µg/Kg
n-PB	@ 5,400 µg/Kg
1,2,4-TMB	@ 1,300 µg/Kg
X	@ 1,400 µg/Kg
PNA'S	
2-M	@ 13,000 µg/Kg
N	@ 16,000 µg/Kg

SB-1 @ 8-10'
VOC's

B	@ 120 µg/Kg
N	@ 3,200 µg/Kg
n-PB	@ 5,500 µg/Kg

MW-3R
VOC's

B	@ 71 µg/L
EB	@ 26 µg/L
i-PB	@ 160 µg/L
n-PB	@ 360 µg/L
X	@ 43.4 µg/L
PNA's	
2-M	@ 31 µg/L
N	@ 110 µg/L

SB-11 @ 6-8'
VOC's

s-BB	@ 5,300 µg/Kg
EB	@ 45,000 µg/Kg
i-PB	@ 13,000 µg/Kg
n-PB	@ 57,000 µg/Kg
1,2,4-TMB	@ 230,000 µg/Kg
1,3,5-TMB	@ 73,000 µg/Kg
X	@ 115,700 µg/Kg
PNA'S	
2-M	@ 6,400 µg/Kg
N	@ 7,400 µg/Kg

MW-17
VOC's

B	@ 350 µg/L
EB	@ 420 µg/L
i-PB	@ 190 µg/L
n-PB	@ 520 µg/L
X	@ 513.1 µg/L
PNA's	
2-M	@ 46 µg/L
N	@ 230 µg/L

SB-2 @ 6-8'
VOC's

n-BB	@ 3,400 µg/Kg
EB	@ 18,000 µg/Kg
n-PB	@ 7,800 µg/Kg
i-PB	@ 16,000 µg/Kg
1,2,4-TMB	@ 44,000 µg/Kg
1,3,5-TMB	@ 13,000 µg/Kg
X	@ 92,000 µg/Kg
PNA'S	
2-M	@ 9,800 µg/Kg
N	@ 12,000 µg/Kg

MW-2R
VOC's

B	@ 45 µg/L
EB	@ 1,100 µg/L
i-PB	@ 180 µg/L
n-PB	@ 900 µg/L
1,2,4-TMB	@ 920 µg/L
1,3,5-TMB	@ 150 µg/L
X	@ 3,628 µg/L
PNA's	
2-M	@ 59 µg/L
N	@ 240 µg/L

SB-3 @ 2-4'
VOC's

EB	@ 470 µg/Kg
X	@ 939 µg/Kg
1,2,4-TMB	@ 590 µg/Kg

SB-4 @ 6-8'
VOC's

n-BB	@ 10,000 µg/Kg
s-BB	@ 2,000 µg/Kg
EB	@ 43,000 µg/Kg
i-PB	@ 5,700 µg/Kg
n-PB	@ 24,000 µg/Kg
1,2,4-TMB	@ 89,000 µg/Kg
1,3,5-TMB	@ 43,000 µg/Kg
X	@ 229,000 µg/Kg
PNA'S	
2-M	@ 8,900 µg/Kg
N	@ 11,000 µg/Kg

MW-8 (AUG 2013)
VOC's

1,2,4-TMB	@ 41 µg/L
PNA's	
N	@ 20 µg/L

RW-1 (AUG 2013)
VOC's

EB	@ 190 µg/L
i-PB	@ 43 µg/L
n-PB	@ 150 µg/L
1,2,4-TMB	@ 1,400 µg/L
1,3,5-TMB	@ 440 µg/L
X	@ 620 µg/L
PNA's	
2-M	@ 54 µg/L
N	@ 56 µg/L

GP-15 @ 7 (JULY 2000)
METALS

Pb	@ 450,000 µg/Kg
----	-----------------

GP-16 @ 0-4' (JULY 2000)
METALS

Cr	@ 6,900 µg/Kg
----	---------------

GP-18 @ 7' (AUG 2000)
METALS

Cr	@ 50,000 µg/Kg
----	----------------

SB-6 @ 4-6'
PNA'S

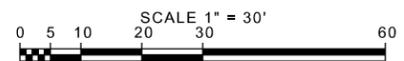
N	@ 1,500 µg/Kg
---	---------------

LEGEND

- ⊙ MONITORING WELL LOCATIONS
- GEOPROBE BORING LOCATIONS
- CB = CATCH BASIN
- FD = FLOOR DRAIN

CONTAMINANT ABBREVIATIONS

VOC's	
A	Acetone
B	Benzene
n-BB	n-Butylbenzene
s-BB	sec-Butylbenzene
cis-1,2-DCE	cis-1,2-Dichloroethylene
EB	Ethylbenzene
i-PB	Isopropyl Benzene
n-PB	n-Propylbenzene
1,2,4-TMB	1,2,4-Trimethylbenzene
1,3,5-TMB	1,3,5-Trimethylbenzene
PCE	Tetrachloroethylene
X	Xylenes
PNA's	
2-M	2-Methylnaphthalene
N	Naphthalene
METALS	
Cr	Total Chromium
Pb	Total Lead



NOTE:
ANALYTICAL DATA SHOWN ARE THOSE TARGET ANALYSES WITH CONCENTRATIONS THAT EXCEEDED ONE OR MORE OF THE GENERIC RESIDENTIAL CLEANUP CRITERIA BASED ON THE AUGUST 2013 SAMPLING EVEN BY GANNETT FLEMING FOR MDEQ AND 2000 SAMPLING EVENT BY SUPERIOR.

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

FORMER BUD'S AUTO

9008 PORTAGE RD.
PORTAGE, MI

SITE PLAN WITH SAMPLE LOCATIONS & ANALYTICAL DATA



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

PROJECT NO.
130367

FIGURE No.

3

ATTACHMENT B
NOTICE OF PUBLIC HEARING



NOTICE OF PUBLIC HEARING

**THE BROWNFIELD REDEVELOPMENT AUTHORITY
OF KALAMAZOO COUNTY**

**REGARDING A COUNTY BROWNFIELD PLAN
FOR THE COMMERCIAL PROPERTY SITE
LOCATED AT 9008 PORTAGE ROAD, 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 3rd day of December 2013, at approximately 7:00 p.m., Eastern Standard Time in the Commissioners Chambers within the Kalamazoo County Administration Building, 201 West Kalamazoo Avenue, Kalamazoo, Michigan, to receive public comment on a County Brownfield Plan for the commercial property located at 9008 Portage Road, Portage, Michigan. The following legal parcel is included in the "eligible property":

Parcel ID Number:

10-00340-058-O

The property consists of one parcel of land occupying approximately 0.48 acres, more or less and is commonly described as commercial property at 9008 Portage Road, Portage, Michigan.

The Brownfield Plan, which includes a site map and legal descriptions of the parcel, is available for public inspection at the County Brownfield Redevelopment Authority office, located in the Kalamazoo County Administration Building, 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.

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

ATTACHMENT C

NOTICE TO TAXING JURISDICTIONS



NOTICE TO ALL TAXING JURISDICTIONS

The Kalamazoo County Board of Commissioners proposes to approve a Brownfield Plan for the Commercial Property located at 9008 Portage Road, City of Portage, 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 cleanup (or reuse) of the Commercial Property located at 9008 Portage Road, Portage, Michigan. The anticipated future use of the property is commercial. The property has been identified as a "facility" as defined by Part 201 of NREPA due to the presence of contaminants in soil/groundwater at a concentration in excess of Part 201 cleanup criteria. This document serves to notify local taxing units of the intent to approve a Brownfield Plan for the noted property.

The Act permits the use of the tax increment financing in order to provide the Authority with the means of financing the redevelopment projects included in the Brownfield Plan. Tax increment financing allows the Authority to capture tax revenues attributable to increases in the taxable value of real and personal property located on the "eligible property", which may include certain adjacent or contiguous parcels. Increases in taxable value may be attributable to various factors, including new construction, rehabilitation, remodeling, alterations, additions, and the installation of personal property on the eligible site.

The plan will be considered for adoption at the Tuesday, December 3, 2013 meeting of the Kalamazoo County Board of Commissioners held at 7:00 pm in the Kalamazoo County Administration 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 Mr. Lee Adams of the Kalamazoo County Department of Planning and Community Development, County Administration Building, Room 101, (269) 384-8112.

Dated: November 21, 2013

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

I do hereby certify that on November 21, 2013, the attached letter regarding the Brownfield Plan for 306 N. Grand St. in the Village of Schoolcraft was sent by mail to the taxing jurisdictions listed below:

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

City of Portage
7900 S. Westnedge Ave.
Schoolcraft, MI 49087

Portage Public Schools
8111 S. Westnedge Ave.
Portage, MI 49002

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

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

Portage District Library
300 Library Lane
Portage, MI 49002

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

Michigan Department of Treasury
Richard H. Austin Building
430 W. Allegan St.
Lansing, MI 48922



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

Acknowledged before me this 21st day of November 2013.



Janice I. Shattuck, Notary Public
St. Joseph County, Michigan
Acting in Kalamazoo County, Michigan
My Commission expires: 09-26-2014

ATTACHMENT D

RESOLUTIONS APPROVING A BROWNFIELD PLAN



CITY OF PORTAGE

RESOLUTION APPROVING 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

Minutes of a regular meeting of the City Council for the City of Portage, Michigan held on November 19, 2013 at 7:30 p.m. local time at the City Hall in the City of Portage, Michigan.

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

ABSENT: None.

The following resolution was offered by:

Councilmember: Ansari, and supported by:

Councilmember: Pearson.

WHEREAS, the City 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 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 City Council of the City of Portage, the Brownfield Plan (the "Plan") attached hereto, to be carried out within the City, relating to the redevelopment of the commercial property located at 9008 Portage Road, Portage, Michigan; and

WHEREAS, the City Council of the City of Portage, has reviewed the Plan, and was provided a reasonable opportunity to express its views and recommendations regarding the Plan.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Portage concurs with the provisions of the Plan in the form attached to this Resolution; and

BE IT FURTHER RESOLVED that 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.

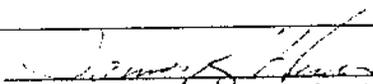
All resolutions or parts of resolutions are, to the extent of any conflict with this resolution, rescinded.

ADOPTED: 6 to 0

AYES: Councilmember Ansari, Pearson, Randall, Reid, Strazdas, Urban

NAYS: Councilmember None.

ABSENT: Councilmember None.


James R. Hudson, City Clerk

CERTIFICATION

I, James R. Hudson, do hereby certify that I am the duly appointed and acting City Clerk of the City of Portage, Michigan, and that the foregoing resolution was adopted by the City of Portage on the 19th day of November, 2013.


James R. Hudson, City Clerk

Approved as to form
Date: 10/22/13
[Signature]
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 3 day of Dec, 2013 at 7 p.m.

PRESENT: Alford, Hepler, Iden, Rogers, Buskirk, Maturen, Seals, Stinchcomb, Taylor, Tuinier, Zull
ABSENT: None

MOTION BY: Seals

SUPPORTED BY: Taylor

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), 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 Kalamazoo County Board of Commissioners, the Brownfield plan (the Plan) attached hereto, to be carried out within the City of Portage, relating to the redevelopment project on the commercial property located at 9008 Portage Road, Portage, Michigan, (the Site), as more particularly described and shown in Figures 1, 2 & 3 in Attachment A contained within the attached Plan; and

WHEREAS, the Kalamazoo County Board of Commissioners 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, the Kalamazoo County Board of Commissioners has 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; and

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

- A. The Plan constitutes a public purpose under the Act;
- B. The Plan meets all of the requirements for a Brownfield plan set forth in Section 13 of the Act;
- C. The proposed method of financing the costs of the eligible activities, as described in the Plan, 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;
- E. School taxes will be captured in accordance with the Plan; and

WHEREAS, as a result of its review of the Plan, the Kalamazoo County Board of Commissioners concurs 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:

NAYES:

ABSTAINED:

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 3 day of Dec, 2013, the original of which resolution is on file in my office.

IN WITNESS WHEREOF, I have hereunto set my official signature this 3 day of December, 2013.



Timothy A. Snow, Kalamazoo County Clerk