

**KALAMAZOO COUNTY
BROWNFIELD REDEVELOPMENT AUTHORITY
BROWNFIELD PLAN**

FOR A *PROPERTY* LOCATED AT:

**5825 AND 5901 WILLOUGHBY DRIVE
PORTAGE, MICHIGAN 49002**

ON BEHALF OF:

**KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY
201 W. KALAMAZOO AVENUE
KALAMAZOO, MICHIGAN 49007**

PREPARED WITH THE ASSISTANCE OF:

**PHILLIPS ENVIRONMENTAL CONSULTING SERVICES, INC.
84757 28TH STREET
LAWTON, MICHIGAN 49065
(269) 624-4211**

PROJECT NO. 235-1504A-15

AND

**RAI AZO, LLC
1 AIRPORT ROAD
STURGIS, MICHIGAN 49091**

MARCH 7, 2016

Recommended for Approval by the Brownfield Redevelopment Authority on: March 24, 2016

Supported by the City of Portage on: April 12, 2016

Approved by the Kalamazoo County Commission on: May 3, 2016

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1.0 GENERAL DEFINITIONS USED IN THIS PLAN

From 1996 PA 381 Sec. 2:

- (a) “additional response activities” means response activities identified as part of a brownfield plan that are in addition to baseline environmental assessment activities and due care activities for an eligible property.
- (b) “Authority” means a brownfield redevelopment authority created under this act.
- (c) “Baseline environmental assessment” means that term as defined in section 20101 of the natural resources and environmental protection act, 1994 PA 451, MCL 324.20101.
- (d) “baseline environmental assessment activities” means those response activities identified as apart of a brownfield plan that are necessary to complete a baseline environmental assessment for an eligible property in the brownfield plan.
- (e) “Blighted” means property that meets any of the following criteria as determined by the governing body:
- (i) Has been declared a public nuisance in accordance with a local housing, building, plumbing, fire, or other related code or ordinance.
 - (ii) Is an attractive nuisance to children because of physical condition, use, or occupancy.
 - (iii) Is a fire hazard or is otherwise dangerous to the safety of persons or property.
 - (iv) Has had the utilities, plumbing, heating or sewerage permanently disconnected, destroyed, removed, or rendered ineffective so that the property is unfit for its intended use.
 - (v) Is tax reverted property owned by a qualified local governmental unit, by a county, or by this state. The sale, lease, or transfer of tax reverted property by a qualified local governmental unit, county, or this state after the property’s inclusion in a brownfield plan shall not result in the loss to the property of the status as blighted property for purposes of this act.
 - (vi) Is property owned or under the control of a land bank fast track authority under the land bank fast track act, whether or not located within a qualified local governmental unit. Property included within a brownfield plan prior to the date it meets the requirements of this subdivision to be eligible property shall be considered to become eligible property as of the date the property is determined to have been or becomes qualified as, or is combined with, other eligible property. The sale, lease or transfer of the property by a land bank fast track authority after the property’s inclusion in a brownfield plan shall not result in the loss to the property of the status as blighted property for purposes of this act.

(vii) Has substantial subsurface demolition debris buried on site so that the property is unfit for its intended use.

(f) “Board” means the governing body of an authority.

(g) “Brownfield Plan” means a plan that meets the requirements of section 13 and is adopted under section 14.

(h) “Captured taxable value” means the amount in one year by which the current taxable value of an eligible property subject to a brownfield plan, including the taxable value or assessed value, as appropriate, of the property for which specific taxes are paid in lieu of property taxes, exceeds the initial taxable value of that eligible property. The state tax commission shall prescribe the method for calculating captured taxable value.

(i) “Chief executive officer” means the mayor of a Village, the village manager of a village, the township supervisor of a township, or the county executive of a county or, if the county does not have an elected county executive, the chairperson of the county board of commissioners.

(j) “Department” means the department of environmental quality.

(k) “Due care activities” means those response activities identified as part of a brownfield plan that are necessary to allow the owner or operator of an eligible property in the plan to comply with the requirements of section 20107a of the natural resources and environmental protection act, 1994 PA 451, MCL 324.20107a.

(l) “Economic opportunity zone” means one or more parcels of property that meet all of the following:

(i) That together are 40 or more acres in size.

(ii) That contain a manufacturing facility that consists of 500,000 or more square feet.

(iii) That are located in a municipality that has a population of 30,000 or less and that is contiguous to a qualified local governmental unit.

(m) “Eligible activities” or “eligible activity” means one or more of the following:

(i) Baseline environmental assessment activities.

(ii) Due care activities.

(iii) Additional response activities.

(iv) For eligible activities on eligible property that was used or is currently used for commercial, industrial or residential purposes that is in a qualified local governmental unit, that is owned or under the control of a land bank fast track authority, or that is located in an economic opportunity zone, and is a facility, historic resource, functionally obsolete, or blighted, and except for purposes of section 38d of former 1975 PA 228, the following additional activities:

(A) Infrastructure improvements that directly benefit eligible property.

(B) Demolition of structures that is not response activity under section 20101 of the natural resources and environmental protection act, 1994 PA 451, MCL 324.20101.

(C) Lead or asbestos abatement.

(D) Site preparation that is not response activity under section 20101 of the natural resources and environmental protection act, 1994 PA 451, MCL 324.20101.

(E) Assistance to a land bank fast track authority in clearing or quieting title to, or selling or otherwise conveying, property owned or under the control of a land bank fast track authority or the acquisition of property by the land bank fast track authority if the acquisition of the property is for economic development purposes.

(F) Assistance to a qualified local governmental unit or authority in clearing or quieting title to, or selling or otherwise conveying, property owned or under the control of a qualified local governmental unit or authority or the acquisition of property by a qualified local governmental unit or authority if the acquisition of the property is for economic development purposes.

(v) Relocation of public buildings or operations for economic development purposes.

(vi) For eligible activities on eligible property that is a qualified facility that is not located in a qualified local governmental unit and that is a facility, functionally obsolete, or blighted, the following additional activities:

(A) Infrastructure improvements that directly benefit eligible property.

(B) Demolition of structures that is not response activity under section 20101 of the natural resources and environmental protection act, 1994 PA 451, MCL 324.20101.

(C) Lead or asbestos abatement.

(D) Site preparation that is not response activity under section 20101 of the natural resources and environmental protection act, 1994 PA 451, MCL 324.20101.

(vii) For eligible activities on eligible property that is not located in a qualified local governmental unit and that is a facility, functionally obsolete, or blighted, the following additional activities:

(A) Demolition of structures that is not response activity under section 20101 of the natural resources and environmental protection act, 1994 PA 451, MCL 324.20101.

(B) Lead or asbestos abatement.

(viii) Reasonable costs of developing and preparing brownfield plans and work plans.

(ix) For property that is not located in a qualified local governmental unit and that is a facility, functionally obsolete, or blighted, that is a former mill that has not been used for industrial purposes for the immediately preceding two years, that is located along a river that is a federal superfund site listed under the comprehensive environmental response, compensation, and liability act of 1980, 42 USC 9601 to 9675, and that is located in a Village with a population of less than 10,000 persons, the following additional activities:

(A) Infrastructure improvements that directly benefit property.

(B) Demolition of structures that is not response activity under section 20101 of the natural resources and environmental protection act, 1994 PA 451, MCL 324.20101.

(C) Lead or asbestos abatement.

(D) Site preparation that is not response activity under section 20101 of the natural resources and environmental protection act, 1994 PA 451, MCL 324.20101.

(x) For eligible activities on eligible property that is located north of the 45th parallel, that is a facility, functionally obsolete, or blighted, and the owner or operator of which makes new capital investment of \$250,000,000.00 or more in this state, the following additional activities:

(A) Demolition of structures that is not response activity under section 20101 of the natural resources and environmental protection act, 1994 PA 451, MCL 324.20101.

(B) Lead or asbestos abatement.

(xi) Reasonable costs of environmental insurance.

(n) Except as otherwise provided in the subdivision, “eligible property” means property for which eligible activities are identified under a brownfield plan that was used or is currently used for commercial, industrial, public or residential purposes, including personal property located on the property, to the extent included in the brownfield plan, that is one of the following:

- (i) Is in a qualified local government unit and is a facility, functionally obsolete, or blighted and includes parcels that are adjacent or contiguous to that property if the development of the adjacent and contiguous parcels is estimated to increase the captured taxable value of that property.
- (ii) Is not in a qualified local governmental unit and is a facility, and includes parcels that are adjacent or contiguous to that property if the development of the adjacent and contiguous parcels is estimated to increase the captured taxable value of that property.
- (iii) Is tax reverted property owned or under the control of a land bank fast track authority.
- (iv) Is not in a qualified local government unit, is a qualified facility, and is a facility, functionally obsolete, or blighted, if the eligible activities on the property are limited to the eligible activities identified in subdivision (m)(vi).
- (v) Is not in a qualified local government unit and is a facility, functionally obsolete, or blighted, if the eligible activities on the property are limited to the eligible activities identified in subdivision (m)(vii).
- (vi) Is not in a qualified local government unit and is a facility, functionally obsolete, or blighted, if the eligible activities on the property are limited to the eligible activities identified in subdivision (m)(ix).
- (vii) Is located north of the 45th parallel, is a facility, functionally obsolete, or blighted, and the owner or operator makes new capital investment of \$250,000,000.00 or more in this state. Eligible property does not include qualified agricultural property exempt under section 7ee of the general property tax act, 1893 PA 206, MCL 211.7ee, from the tax levied by a local school district for school operating purposes to the extent provided under section 1211 of the revised school code, 1976 PA 451, MCL 380.1211.
- (viii) Is a transit-oriented development.
- (ix) Is a transit-oriented facility.
- (o) “Environmental insurance” means liability insurance for environmental contamination and cleanup that is not otherwise required by state or federal law.
- (p) “Facility” means that term as defined in section 20101 of the natural resources and environmental protection act, 1994 PA 451, MCL 324.20101.
- (q) “Fiscal year” means the fiscal year of the authority.

(r) “Functionally obsolete” means that the property is unable to be used to adequately perform the function for which it was intended due to a substantial loss in value resulting from factors such as overcapacity, changes in technology, deficiencies or super adequacies in design, or other similar factors that affect the property itself or the property’s relationship with other surrounding property.

(s) “Governing body” means the elected body having legislative powers of a municipality creating an authority under this act.

(t) “Infrastructure improvements” means a street, road, sidewalk, parking facility, pedestrian mall, alley, bridge, sewer, sewage treatment plant, property designed to reduce, eliminate, or prevent the spread of identified soil or groundwater contamination, drainage system, waterway, waterline, water storage facility, rail line, utility line or pipeline, or other similar or related structure or improvement, together with necessary easements for the structure or improvement, owned or used by a public agency or functionally connected to similar or supporting property owned or used by a public agency, or designed and dedicated to use by, for the benefit of, or for the protection of the health, welfare, or safety of the public generally, whether or not used by a single business entity, provided that any road, street, or bridge shall be continuously open to public access and that other property shall be located in public easements or rights-of-way and sized to accommodate reasonably foreseeable development of eligible property in adjoining areas.

(u) “Initial taxable value” means the taxable value of the eligible property identified in and subject to a brownfield plan at the time the resolution adding that eligible property in the brownfield plan is adopted, as shown either by the most recent assessment roll for which equalization has been completed at the time the resolution is adopted or, if provided by the brownfield plan, by the next assessment roll for which equalization will be completed following the date the resolution adding that eligible property in the brownfield plan is adopted. Property exempt from taxation at the time the initial taxable value is determined shall be included with the initial taxable value of zero. Property for which a specific tax is paid in lieu of property tax shall not be considered exempt from taxation. The state tax commission shall prescribe the method for calculation the initial taxable value of property for which a specific tax was paid in lieu of property tax.

(v) “Land bank fast track authority” means an authority created under the land bank fast track act, 2003 PA 258, MCL 124.751 to 124.774.

(w) “Local taxes” means all taxes levied other than taxes levied for school operating purposes.

(x) “Municipality” means all of the following:

(i) A Village.

(ii) A village.

(iii) A township in those areas of the township that are outside of a village.

(iv) A township in those areas of the township that are in a village upon the concurrence by resolution of the village in which the zone would be located.

(v) A county.

(y) “Owned or under control of” means that a land bank fast track authority has one or more of the following:

(i) An ownership interest in the property.

(ii) A tax lien on the property.

(iii) A tax deed to the property.

(iv) A contract with this state or a political subdivision of this state to enforce a lien on the property.

(v) A right to collect delinquent taxes, penalties, or interest on the property.

(vi) The ability to exercise its authority over the property.

(z) “Qualified facility” means a landfill facility area of 140 or more contiguous acres that is located in a Village that contains a landfill, a material recycling facility, and an asphalt plant that are no longer in operation.

(aa) “Qualified local governmental unit” means that term as defined in the obsolete property rehabilitation act, 2000 PA 146, MCL 125.2781 to 125.2797.

(bb) “Qualified taxpayer” means that term as defined in sections 38d and 38g of former 1975 PA 228, or section 437 of the Michigan business tax act, 2007 PA 36, MCL 208.1437.

(cc) “Response activity” means that term as defined in section 20101 of the natural resources and environmental protection act, 1994 PA 451, MCL 324.20101.

(dd) “Specific taxes” means a tax levied under 1974 PA 198, MCL 207.551 to 207.572; the commercial redevelopment act, 1978 PA 255, MCL 207.651 to 207.668; the enterprise zone act, 1985 PA 224, MCL 125.2101 to 125.2123; 1953 PA 189, MCL 211.181 to 211.182; the technology park development act, 1984 PA 385, MCL 207.701 to 207.718; the obsolete property rehabilitation act, 2000 PA 146, MCL 125.2781 to 125.2797; the neighborhood enterprise zone act, 1992 PA 147, MCL 207.771 to 207.786; the commercial rehabilitation act, 2005 PA 210, MCL 207.841 to 207.856; or that portion of the tax levied under the tax reverted clean title act, 2003 PA 260, MCL 211.1021 to 211.1026, that is not required to be distributed to a land bank fast track authority.

(ee) “Tax increment revenues” means the amount of ad valorem property taxes and specific taxes attributable to the application of the levy of all taxing jurisdictions upon the captured taxable value of each parcel of eligible property subject to a brownfield plan and personal property located on that property. Tax increment revenues exclude ad valorem property taxes specifically levied for the payment of principal of and interest on either obligations approved by the electors or obligations pledging the unlimited taxing power of the local governmental unit, and specific taxes attributable to those ad valorem property taxes. Tax increment revenues attributable to eligible property also exclude the amount of ad valorem property taxes or specific taxes captured by a downtown development authority, tax increment finance authority, or local development finance authority if those taxes were captured by these other authorities on the date that eligible property became subject to a brownfield plan under this act.

(ff) “Taxable value” means the value determined under section 27a of the general property tax act, 1893 PA 206, MCL 211.27a.

(gg) “Taxes levied for school operating purposes” means all of the following:

- (i) The taxes levied by a local school district for operating purposes.
- (ii) The taxes levied under the state education tax act, 1993 PA 331, MCL 211.901 to 211.906.
- (iii) That portion of specific taxes attributable to taxes described under subparagraphs (i) and (ii).

(hh) “Transit-oriented development” means infrastructure improvements that are located within ½ mile of a transit station or transit-oriented facility that promotes transit ridership or passenger rail use as determined by the board and approved by the municipality in which it is located.

(ii) “Transit-oriented facility” means a facility that houses a transit station in a manner that promotes transit ridership or passenger rail use.

(jj) “Work plan” means a plan that describes each individual activity to be conducted to complete eligible activities and the associated costs of each individual activity.

(kk) “Zone” means, for an authority established before June 6, 2000, a Brownfield redevelopment zone designated under this act.

2.0 INTRODUCTION AND PURPOSE

The Kalamazoo County Brownfield Redevelopment Authority ("Authority") and Kalamazoo County ("County") have considered and adopted this Brownfield Plan ("Plan") to encourage the redevelopment of the property located at 5825 and 5901 Willoughby Drive, City of Portage, Kalamazoo County. The property is a "facility. This Plan describes the property conditions and the redevelopment plan that is proposed to be implemented by the prospective purchaser and developer, RAI AZO, LLC ("Developer").

The Property at 5825 Willoughby is a "facility" (contaminated property) developed with a building comprised of an airplane hangar and office area in the City of Portage. The adjoining contiguous parcel at 5901 Willoughby is developed as a parking lot to serve the Property. The Developer intends to improve the Property by completing necessary response activities associated with known contamination on the Property, as well as beautifying the Property through infrastructure improvements and demolition and reconstruction of the parking lots and taxi-ways. The development plans include the installation of a sub-slab depressurization system (SSDS) to mitigate vapor intrusion concerns inside the building on the Property. Demolition of 32,000 square feet of the parking lot and construction of a 2,000 square foot taxiway are also included in the development plans. The proposed redevelopment will serve area businesses by providing non-scheduled flight services from the Kalamazoo/Battle Creek International Airport.

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" (Act 381). Terms used in the document are as defined in Act 381.

A copy of the resolution from the City of Portage supporting the project and Plan, and the resolution of the Kalamazoo County Board of Commissioners approving the final Plan are included as Appendix C. A copy of the Notice of Public Hearing is included in Appendix D and a copy of the Notice to Taxing Jurisdictions is included in Appendix E.

3.0 ELIGIBLE PROPERTY INFORMATION

The eligible property ("Property") is located at 5825 and 5901 Willoughby Drive, City of Portage, Kalamazoo County, Michigan. Specifically, the *Property* is located in the northeast quarter of the southwest quarter of Section 2, T. 3 S., R. 11 W., City of Portage, Kalamazoo County, Michigan. The legal description of the *Property* (Parcel Numbers 09-240-020-O and 09-240-028-A) is included as Appendix A. A site location map has been included as Figure 1, and a Site Plan is provided as Figure 2 showing significant Property features.

The Property is developed with a building situated near the northeast corner of the Property. The building appears to have been constructed in three sections. The northern section is an airplane hangar-type building reported to have been constructed in 1963. A second larger airplane hangar was constructed to the south in 1973, and an office workshop addition to the south of that was constructed in about 1974. An asphalt paved parking lot is located on the south side of the building. The area west of

the southernmost hangar is paved with asphalt and the area west of the northernmost hangar is paved with concrete. Access to the Property is via Willoughby Drive on the west side of the Property.

The Property is served by municipal sanitary and drinking water services. Consumers Energy supplies natural gas and electricity to the Property. Storm water is directed to three catch basins that are not connected to municipal sewer and to ditches that run along the north and east sides of the Property. Roof runoff is directed to these ditches served by a storm sewer grate located north of the Property. Historic floor drains are present in the building which have all been filled and sealed.

4.0 PROPOSED REDEVELOPMENT

The Developer intends to redevelop the Property as a non-scheduled operator of flight services originating from the adjoining Kalamazoo/Battle Creek International Airport. In order to address known contamination at the Property and vapor intrusion to indoor air concerns, response activities, including the installation and operation of a sub-slab depressurization system (SSDS), will be conducted. Additionally, a taxiway will be constructed that will be open for use by the Kalamazoo/Battle Creek International Airport, a publically owned Property, an infrastructure improvement. Lastly, 32,000 square feet of parking lot will be demolished to allow for construction of a new parking lot. A figure showing the parking lots to be demolished and the proposed new taxiway is included in Appendix B.

5.0 BROWNFIELD CONDITIONS

The Property is located on the east side of Willoughby Drive near the intersection of Portage Road and Milham Road in the City of Portage, Kalamazoo County, Michigan. The current zoning of the Property is I-1 (Light Industrial). The Property is bordered to the north, east and west is occupied by the Kalamazoo/Battle Creek International Airport and associated businesses. To the south is a vacant parcel with residences beyond.

Historic use information for the Property indicated that the Property was historically agricultural in nature and/or undeveloped until about 1955 when a small building is apparent on the northern portion of the Property. This date corresponds to the expansion of the adjoining airport from an airstrip to a more formal airport. Prior to 1965, a larger building (northern hangar) is constructed on the Property. By 1966, the Property is operated by Lakala Aviation, Inc. In 1973, the southern hangar is constructed and the southern office space is added in 1974. By 1976, the Property is operated as Kal-Aero South Engineering and Prop Shop. The Property was sold to the Kalamazoo Aviation History Museum in May 1995.

A Phase I and II Environmental Site Assessment and a Baseline Environmental Assessment (BEA) were completed by Kieser & Associates in 2012. The soil and groundwater sampling completed during the Kieser 2012 Phase II ESA portion of the investigation revealed concentrations of trichloroethene (TCE) in soil in excess of Part 201 GRCC in the vicinity of former drywells near the southeast corner of the building. Groundwater analytical results indicated the presence of TCE and its degradation products (cis-1,2 dichloroethene and vinyl chloride), plus arsenic and lead at that location as well. Lead and arsenic also exceeded Part 201 GRCC in the vicinity of a former fueling area.

Based on the 2012 Phase I and II ESA data, Phillips Environmental conducted additional Phase II Environmental Site Assessment Activities at 5825 and 5901 Willoughby Drive in early 2015, as described in a letter report dated March 3, 2015. Soil and groundwater sampling data were generally consistent with the Kieser 2012 data, and are further described below.

The soil and groundwater sample locations are shown on Figure 3, along with the prior 2012 sample locations by Kieser Environmental. Concentrations of constituents detected above Part 201 Generic Residential Cleanup Criteria are shown on the Figure.

Analysis of two soil samples collected from a septic system area on the east side of the building (6-8 and 14-16 feet bgl) detected the presence of trichloroethene (TCE) and its degradation products, cis- and trans-1,2 dichloroethene (DCE). TCE exceeded Part 201 General Residential Cleanup Criteria (GRCC) for drinking water protection. The only metal detected was lead, and it exceeded Part 201 GRCC for drinking water protection.

Three soil borings were completed around the southern former septic system area to evaluate the extent of impact previously detected in soil and groundwater samples collected by Kieser and Associates in 2012. TCE was detected at concentrations exceeding Part 201 GRCC in multiple soil samples collected from this area. The highest concentration of TCE detected in soil was 200 ug/kg. Arsenic was detected in one soil sample from this location above Part 201 GRCC. Additionally, chromium was detected above background and may exceed Part 201 GRCC.

Two groundwater samples were collected from locations intended to provide an evaluation of the extent of impacted groundwater migrating beneath the Property. The groundwater flow direction in the area is not known for certain, but is reported at other locations in the area to be to the northwest. Accordingly, both were completed on the west side of the building, north of the Kieser SB-2 location. TCE was detected in both of the samples, although only sample contained the compound in concentrations exceeding Part 201 GRCC. In this sample, cis-1,2 DCE and lead also were detected above Part 201 GRCC.

Based on the presence of chlorinated hydrocarbons in soil and groundwater near and potentially upgradient of the building, a vapor intrusion screening assessment was conducted. On February 11, 2015 and again on November 23, 2015 Vapor Pins® were installed within the floor of the building at locations believed to be downgradient of the former southern septic system and one near the former eastern septic system. The thickness of the concrete was observed to be between 9 and 14 inches thick, except at 15-VP-1-SS and 15-VP-14-SS, where only 3 to 4 inches of concrete was observed. Sub-slab soil gas samples were collected from the Vapor Pins® on February 11 and November 25, 2015 in accordance with the MDEQ Guidance Document for the Vapor Intrusion Pathway, May 2013. The sub-slab soil vapor sampling locations are shown on Figure 4.

During the February 2015 sampling event, sub-slab soil vapor were screened for the presence of methane using a GEM 500. Methane was not detected above 0.1%. Prior to sampling, the vapors in the probes (Vapor Pins®) were screened for VOCs using a field photoionization detector (PID) equipped

with a 10.7 eV lamp. The results noted on the field sheet. VOCs ranged from <1.0 at VP-2-SS, VP-6-SS, VP-7-SS and VP-11-SS to 22.8 ppm/v at 15-VP-3-SS. Thereafter, a shroud was placed over the sample point and a helium tracer gas was used with a helium detector to ensure that the sample collected would be from the installed sample point.

The soil gas analytical results were compared to the DEQ Non-Residential Vapor Intrusion Sub-Slab Soil Gas Screening Levels. TCE concentrations were detected in concentrations above the Screening Level at six locations. The TCE related constituent, cis-1,2 DCE, concentration also exceeded the Screening Level for this compound at two locations. Figure 4 shows concentrations of cis-1,2-DCE and TCE that exceed Non-Residential Vapor Intrusion Screening levels in soil vapor, soil and groundwater.

In summary, the data indicate that TCE, cis-1,2 DCE, vinyl chloride, arsenic, lead and chromium exceed Part 201 GRCC in soil and/or groundwater beneath the Property. Exceedance of the Part 201 GRCC qualifies the Property as a “facility” as defined by Section 1(1)(o) of Part 201 of Act 451, Michigan Natural Resources and Environmental Protection Act. Part 201 GRCC are exceeded for drinking water protection, protection of a surface water body at the groundwater surface water interface, and protection of residential direct contact. Figure 3 shows all exceedances above Part 201 GRCC.

6.0 BROWNFIELD PLAN ELEMENTS

Section 13(1)(a) and (b). A description of the costs of the plan intended to be paid for with the tax increment revenues, including a brief summary of the eligible activities that are proposed for each eligible property.

Tax increment revenues will be used to reimburse the Developer for the cost of eligible activities on eligible property as authorized by Act 381. No costs shall be reimbursed to Developer unless they are for activities implemented pursuant to a Reimbursement Agreement approved by the Authority.

The cost of eligible activities including interest, contingency and authority administrative costs are estimated at \$102,403. Funding to the State Brownfield Redevelopment Fund is estimated at \$11,010 and the funding to the local site remediation revolving fund (LSRRF) is estimated at \$77,127. The estimated costs of eligible activities to be incurred during implementation of this Plan that would be subject to reimbursement with tax incremental revenues are summarized on Table 1.

1. Baseline Environmental Assessment. Incremental school and non-school tax revenues will be used to reimburse for the following environmental eligible activities. Baseline Environmental Assessment activities are estimated at \$4,000 and include the following:

- (a) *Phase I and II Environmental Assessments*. A Phase I Environmental Site Assessment report will be completed prior to purchase of the Property on behalf of RAI AZO, LLC and will be submitted to the MDEQ. The estimated cost to complete this activity is \$1,000.00.
- (b) *Baseline Environmental Assessment & Section 7(a) Compliance Analysis*. A Baseline Environmental Assessment (BEA) report will be prepared on behalf of the Developer. The cost estimate for this activity is \$3,000.00.

2. Due Care. Incremental school and non-school tax revenues will be used to reimburse for the following environmental eligible activities. Due Care activities are estimated at \$13,500.00 and include the following:

- (a) *Development of a Plan for Response Activities*. Based on the findings of the Phase I and II Environmental Site Assessment, additional site investigation activities have been conducted and described in a Response Activity Plan submitted to the MDEQ. The scope of work for the additional site investigation included the placement of additional Vapor Pins, sampling of selected new Vapor Pins, completion of a pressure field extension test, design of a sub-slab depressurization system, and preparation of the Response Activity Plan for MDEQ review (approved February 5, 2016). The cost to conduct these activities was \$9,000.00.
- (b) *Due Care Plan/Section 7a Compliance Analysis*. Subsequent to installation of the response activity (SSDS) a Section 20107a Compliance Analysis will be prepared on behalf of the Developer to describe how the intended use of the Property will comply with Due Care rules (Section 7a). System installation and operational requirements will be documented. The estimated cost is \$4,500.00.

3. Response Activity. Based on the findings of the vapor intrusion assessment activities completed at the Property, presumptive mitigation to address potential vapor intrusion concerns is a reasonable approach. A sub-slab depressurization system (SSDS) will be installed and operated as described in the MDEQ approved Response Activity Plan. The estimated costs include installation of the system and sampling and management activities to monitor the system upon start-up to ensure proper operation. The costs are estimated at \$25,000.00.

4. Demolition. The Developer intends to remove 32,000 square feet of the parking lot on the Property to allow for installation of a new parking lot. The estimated costs for demolition is \$10,000.00.

5. Infrastructure Improvements. The developer plans to place a 2,000 square foot taxi-way that will be used by the adjoining Kalamazoo/Battle Creek International Airport. The estimated costs are \$ 8,000.00.

6. Brownfield Plan. The cost to prepare the Brownfield Plan for approval by the City of Portage, the Kalamazoo County Redevelopment Authority and the Kalamazoo County Commission is estimated at \$4,500.00. The Authority application fee is \$2,500.00. Estimated cost to prepare an Act 381 Work Plan is \$3,000.00. Total estimated costs is \$10,000.00.

7. Contingency. A 15% contingency factor has been provided due to the likelihood of encountering unexpected conditions while eligible activities are being conducted. The contingency for this Project is estimated at 15% of total demolition, infrastructure improvement and environmental response activities not already completed. This is \$9,075.

8. Authority Administrative Cost. The Authority intends to capture non-school tax increment revenue for administrative costs as permitted by Act 381. The estimated capture is \$11,981.

9. Interest Cost. The Authority intends to pay interest on the cost of eligible activities incurred until all parties have been reimbursed for such eligible activities in accordance with the development and reimbursement agreement. Interest is calculated based on a principal of \$69,575 for the non-Brownfield Plan preparation eligible activities and is estimated to be \$10,847.

10. Local Site Remediation Revolving Fund. The Authority intends to capture school and non-school tax increments for deposit in the local site remediation revolving fund for a full five years. The estimated tax capture is \$77,127.

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

The 2016 base year taxable value for the property is \$0.00, based on information provided by the City of Portage. During the 2017 tax year, the eligible activities are expected to be completed. The Developer anticipates that future site exterior improvements to the Property in 2016/17 will be approximately \$766,500.00. This investment is expected to create an additional \$250,000 in taxable value. Table 2 provides an estimate of total captured incremental taxes, Table 3 summarizes the captured taxable value and tax incremental revenue by year and aggregate for each taxing jurisdiction, and Table 4 is provides a reimbursement schedule.

Section 1(1)(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.

The eligible activities are being financed by the developer, to be reimbursed as approved by this Brownfield Plan and an associated Development Agreement.

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

Demolition activities that are not response activities and the proposed infrastructure improvements are not eligible for reimbursement using school tax capture unless approved by an Act 381 Work Plan by the MDEC on behalf of the MSF. Due to the nature of the project and relatively small amount of MSF eligible activities, approval for school tax capture for these activities is not being requested. Therefore, these activities will be reimbursed using local taxes only.

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

As required, 3 mils of the State Education Tax will be paid to Treasury for deposit into the Brownfield Redevelopment Fund.

The split between reimbursement of school and non-school taxes to the Developer, to the Authority for Administrative expenses, to the State Brownfield Fund, and to the LSRRF is shown on Table 4 – Reimbursement Schedule.

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

No note or bonded indebtedness will be incurred by the Authority.

Section 13(1)(f). The duration of the brownfield plan for eligible activities on eligible property.

The Plan will remain in effect for as many years as required to fully reimburse all parties for the cost of all eligible activities incurred under this Plan plus interest in accordance with the reimbursement agreement and for five additional years for the deposit of tax increment revenue into the local site remediation revolving fund (LSRRF), or 15 years, whichever is less. It is anticipated that the tax incremental capture will begin no later than 2017 based on the schedule for implementation of eligible activities and the Developer construction schedule. The tax tables included in this Plan assume that there will be sufficient tax revenues generated from future development to fully reimburse the Developer, the Authority and the LSRRF by 2029, as illustrated on Table 4. This timeline may need to be amended based on actual tax revenues generated in the future.

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

An estimate of the impact of tax incremental financing on all taxing jurisdictions is summarized on Table 3.

Section 13(1)(h). A legal description 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 a part of the eligible property.

The Property description and a boundary survey map is included as Appendix A. A map showing the location of the Property and a map depicting features of the eligible property are included in the Figures section of this Plan.

The Property qualifies as eligible property because the Property is a “facility” as defined in Section 2(m) of Act 381. The Property is a “facility” based on analysis of soil and groundwater samples collected in 2012 and 2015, which indicated concentrations of TCE, cis-1,2 DCE, vinyl chloride, arsenic, lead and chromium exceeding Part 201 Generic Residential Screening Levels.

No personal property will be included as part of the eligible property.

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

No residences exist on the property.

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

Not applicable.

Section 13(1)(k). Provision for the costs of relocating persons displaced by implementation of the plan, and financial assistance and reimbursement of expenses, including litigation expenses and expenses incident to the transfer of title.

Not applicable.

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

Not applicable.

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

Tax increment revenues, if available, will be captured for five years after the eligible activities, plus interest, are reimbursed for deposit into the local site remediation revolving fund. The local site remediation revolving fund will be used to finance eligible activities at other eligible properties within the County.

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

None.

TABLES



Table 1
Summary of Eligible Activities and Costs
RAI AZO, LLC
5825 and 5901 Willoughby Drive, Portage, MI

Activity	Estimated Costs
1. MDEQ Eligible Activities:	
a. Baseline Environmental Assessment	\$ 4,000
b. Due Care	\$ 13,500
c. Response Activity(ies)	\$ 25,000
Subtotal:	\$ 42,500
d. Contingency (15%)	\$ 6,375
Subtotal:	\$ 48,875
e. Brownfield Plan with Act 381 Work Plan	\$ 7,500
MDEQ TOTAL:	\$ 56,375
2. Local Tax Capture Only	
a. Demolition	\$ 10,000
b. Infrastructure Improvements	\$ 8,000
Subtotal:	\$ 18,000
c. Contingency (15%)	\$ 2,700
Subtotal:	\$ 20,700
d. Brownfield Plan (Application Fee)	\$ 2,500
LOCAL TAX CAPTURE TOTAL:	\$ 23,200
GRAND TOTAL OF ELIGIBLE ACTIVITIES:	\$ 79,575
SUMMARY OF ELGIBLE COSTS:	
Total to RAI AZO, LLC (Without Interest)	\$ 79,575
Interest to RAI AZO, LLC (Principal \$69,575.00)	\$ 10,847
Total to State Brownfield Redevelopment Fund (3 mils SET)	\$ 11,010
Total to KCoBRA Administrative/Operating Costs (20%)	\$ 11,981
Total to KCoBRA Local Site Remediation Revolving Fund	\$ 77,127
TOTAL REIMBURSEMENT NEEDED FROM CAPTURED INCREMENT:	\$ 190,540

Table 2
Estimate of Total Captured Incremental Taxes
RAI AZO, LLC
5825 and 5901 Willoughby Drive, Portage, Michigan

Year	Millages			Initial Taxable Value	Estimated Tax Revenue from Initial Taxable Value	Estimated Future Taxable Value	Estimated Future Tax Revenues			Incremental Taxable Value Available for Capture
	Estimated Annual School Millage	Estimated Annual Non-school Millage	Total Estimated Annual Millage				Estimated Future School Tax Revenues	Estimated Future Non-School Tax Revenues	Total Estimated Future Tax Revenues	
2016	24.0000	27.9169	51.9169	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2017	24.0000	27.9169	51.9169	0.00	0.00	250,000	6,000.00	6,979.23	12,979.23	250,000
2018	24.0000	27.9169	51.9169	0.00	0.00	255,000	6,120.00	7,118.81	13,238.81	255,000
2019	24.0000	27.9169	51.9169	0.00	0.00	260,100	6,242.40	7,261.19	13,503.59	260,100
2020	24.0000	27.9169	51.9169	0.00	0.00	265,302	6,367.25	7,406.41	13,773.66	265,302
2021	24.0000	27.9169	51.9169	0.00	0.00	270,608	6,494.59	7,554.54	14,049.13	270,608
2022	24.0000	27.9169	51.9169	0.00	0.00	276,020	6,624.48	7,705.63	14,330.11	276,020
2023	24.0000	27.9169	51.9169	0.00	0.00	281,541	6,756.97	7,859.74	14,616.72	281,541
2024	24.0000	27.9169	51.9169	0.00	0.00	287,171	6,892.11	8,016.94	14,909.05	287,171
2025	24.0000	27.9169	51.9169	0.00	0.00	292,915	7,029.96	8,177.27	15,207.23	292,915
2026	24.0000	27.9169	51.9169	0.00	0.00	298,773	7,170.56	8,340.82	15,511.38	298,773
2027	24.0000	27.9169	51.9169	0.00	0.00	304,749	7,313.97	8,507.64	15,821.60	304,749
2028	24.0000	27.9169	51.9169	0.00	0.00	310,844	7,460.25	8,677.79	16,138.03	310,844
2029	24.0000	27.9169	51.9169	0.00	0.00	317,060	7,609.45	8,851.34	16,460.80	317,060

Table 3
Estimate of Taxable Value and Incremental Tax Revenue by Year for Each Taxing Jurisdiction
RAI AZO, LLC
5825 and 5901 Willoughby Drive, Portage, Michigan

Taxing Jurisdiction									School Tax Increment		Total School Taxes Available for Capture	Total Non-school Taxes Available for Capture	TOTAL INCREMENTAL TAXES AVAILABLE FOR CAPTURE	
	District Library	Public Safety	Housing Fund	City of Portage	KVCC	KRESA	County Tax	Transportation	State Education Tax	Portage Public Schools Operation				
Operating Mills (2016)	1.5000	1.4491	0.1000	10.9256	2.8135	6.0416	4.6871	0.4000	6.0000	18.0000	24.0000	27.9169	51.9169	
Taxable Value Available for Capture Year														
2016	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
2017	250,000	375.00	362.28	25.00	2,731.40	703.38	1,510.40	1,171.78	100.00	1,500.00	4,500.00	6,000.00	6,979.23	12,979.23
2018	255,000	382.50	369.52	25.50	2,786.03	717.44	1,540.61	1,195.21	102.00	1,530.00	4,590.00	6,120.00	7,118.81	13,238.81
2019	260,100	390.15	376.91	26.01	2,841.75	731.79	1,571.42	1,219.11	104.04	1,560.60	4,681.80	6,242.40	7,261.19	13,503.59
2020	265,302	397.95	384.45	26.53	2,898.58	746.43	1,602.85	1,243.50	106.12	1,591.81	4,775.44	6,367.25	7,406.41	13,773.66
2021	270,608	405.91	392.14	27.06	2,956.56	761.36	1,634.91	1,268.37	108.24	1,623.65	4,870.94	6,494.59	7,554.54	14,049.13
2022	276,020	414.03	399.98	27.60	3,015.69	776.58	1,667.60	1,293.73	110.41	1,656.12	4,968.36	6,624.48	7,705.63	14,330.11
2023	281,541	422.31	407.98	28.15	3,076.00	792.11	1,700.96	1,319.61	112.62	1,689.24	5,067.73	6,756.97	7,859.74	14,616.72
2024	287,171	430.76	416.14	28.72	3,137.52	807.96	1,734.97	1,346.00	114.87	1,723.03	5,169.09	6,892.11	8,016.94	14,909.05
2025	292,915	439.37	424.46	29.29	3,200.27	824.12	1,769.67	1,372.92	117.17	1,757.49	5,272.47	7,029.96	8,177.27	15,207.23
2026	298,773	448.16	432.95	29.88	3,264.28	840.60	1,805.07	1,400.38	119.51	1,792.64	5,377.92	7,170.56	8,340.82	15,511.38
2027	304,749	457.12	441.61	30.47	3,329.56	857.41	1,841.17	1,428.39	121.90	1,828.49	5,485.47	7,313.97	8,507.64	15,821.60
2028	310,844	466.27	450.44	31.08	3,396.15	874.56	1,877.99	1,456.95	124.34	1,865.06	5,595.18	7,460.25	8,677.79	16,138.03
2029	317,060	475.59	459.45	31.71	3,464.08	892.05	1,915.55	1,486.09	126.82	1,902.36	5,707.09	7,609.45	8,851.34	16,460.80
Total Captured Taxes	5,505.12	5,318.32	367.01	40,097.86	10,325.78	22,173.17	17,202.05	1,468.03	22,020.50	66,061.49	88,081.99	102,457.34	190,539.33	

Notes:

- (1) The School Building/Debt Tax (5 Mills) is not available for reimbursement.
- (2) The Juvenile Home millage is not available for reimbursement (0.2528 Mills)
- (3) Only the non-debt portion of the KRESA millage is eligible for reimbursement (0.3650 Mills debt portion)
- (4) Only half of the State Education Tax (3 Mills) is eligible for reimbursement.

Table 4
Reimbursement Schedule With Interest
RAI AZO, LLC
5825 and 5901 Willoughby Drive, Portage, Michigan

Year	Estimated Incremental Taxes Captured (From Table 3)				Reimbursement to KCoBRA (Administrative - Non School Tax Only)			Reimbursement to Developer/RAI AZO, LLC ¹				State Brownfield Redevelopment Fund		LSRRF Capture			Interest Calculations (3%)			
	Annual			Cumulative	Annual		Cumulative	Annual			Cumulative	3 Mils SET	Cumulative	Annual		Cumulative	Principal	Interest Payment	Principal Payment	Payment Amount
	School	Non-School	Total		School	Non-School		School	Non-school	Total				School	Non-school					
2016	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-	-	-	69,575.00	\$ 2,087.25	6,848.54	8,935.79
2017	6000.00	6,979.23	12,979.23	12,979.23	-	1,395.85	1,395.85	5250.00	5,583.38	10,833.38	10,833.38	750.00	750.00	-	-	-	62,726.46	1,881.79	7,053.99	8,935.79
2018	6120.00	7,118.81	13,238.81	26,218.03	-	1,423.76	2,819.61	5355.00	5,695.05	11,050.05	21,883.43	765.00	1,515.00	-	-	-	55,672.47	1,670.17	7,265.61	8,935.79
2019	6242.40	7,261.19	13,503.59	39,721.62	-	1,452.24	4,271.84	5462.10	5,808.95	11,271.05	33,154.48	780.30	2,295.30	-	-	-	48,406.86	1,452.21	7,483.58	8,935.79
2020	6367.25	7,406.41	13,773.66	53,495.28	-	1,481.28	5,753.13	5571.34	5,925.13	11,496.47	44,650.95	795.91	3,091.21	-	-	-	40,923.28	1,227.70	7,708.09	8,935.79
2021	6494.59	7,554.54	14,049.13	67,544.41	-	1,510.91	7,264.03	5682.77	6,043.63	11,726.40	56,377.34	811.82	3,903.03	-	-	-	33,215.19	996.46	7,939.33	8,935.79
2022	6624.48	7,705.63	14,330.11	81,874.52	-	1,541.13	8,805.16	5796.42	6,164.50	11,960.93	68,338.27	828.06	4,731.09	-	-	-	25,275.86	758.28	8,177.51	8,935.79
2023	6756.97	7,859.74	14,616.72	96,491.24	-	1,571.95	10,377.11	5912.35	6,287.79	12,200.15	80,538.42	844.62	5,575.71	-	-	-	17,098.35	512.95	8,422.83	8,935.79
2024	6892.11	8,016.94	14,909.05	111,400.29	-	1,603.39	11,980.49	4789.72	5,093.87	9,883.58	90,422.00	861.51	6,437.23	1,240.88	1,319.68	2,560.57	8,675.52	260.27	8,675.52	8,935.79
2025	7029.96	8,177.27	15,207.23	126,607.52	-	-	-	-	-	-	-	878.74	7,315.97	6,151.21	8,177.27	16,889.05				
2026	7170.56	8,340.82	15,511.38	142,118.89	-	-	-	-	-	-	-	896.32	8,212.29	6,274.24	8,340.82	31,504.11				
2027	7313.97	8,507.64	15,821.60	157,940.50	-	-	-	-	-	-	-	914.25	9,126.54	6,399.72	8,507.64	46,411.46				
2028	7460.25	8,677.79	16,138.03	174,078.53	-	-	-	-	-	-	-	932.53	10,059.07	6,527.72	8,677.79	61,616.97				
2029	7609.45	8,851.34	16,460.80	190,539.33	-	-	-	-	-	-	-	951.18	11,010.25	6,658.27	8,851.34	77,126.58				
						11,980.49		43,819.70	46,602.30	90,422.00	-	11,010.25		33,252.04	43,874.55	77,126.58		10,847.07	69,575.00	80,422.07

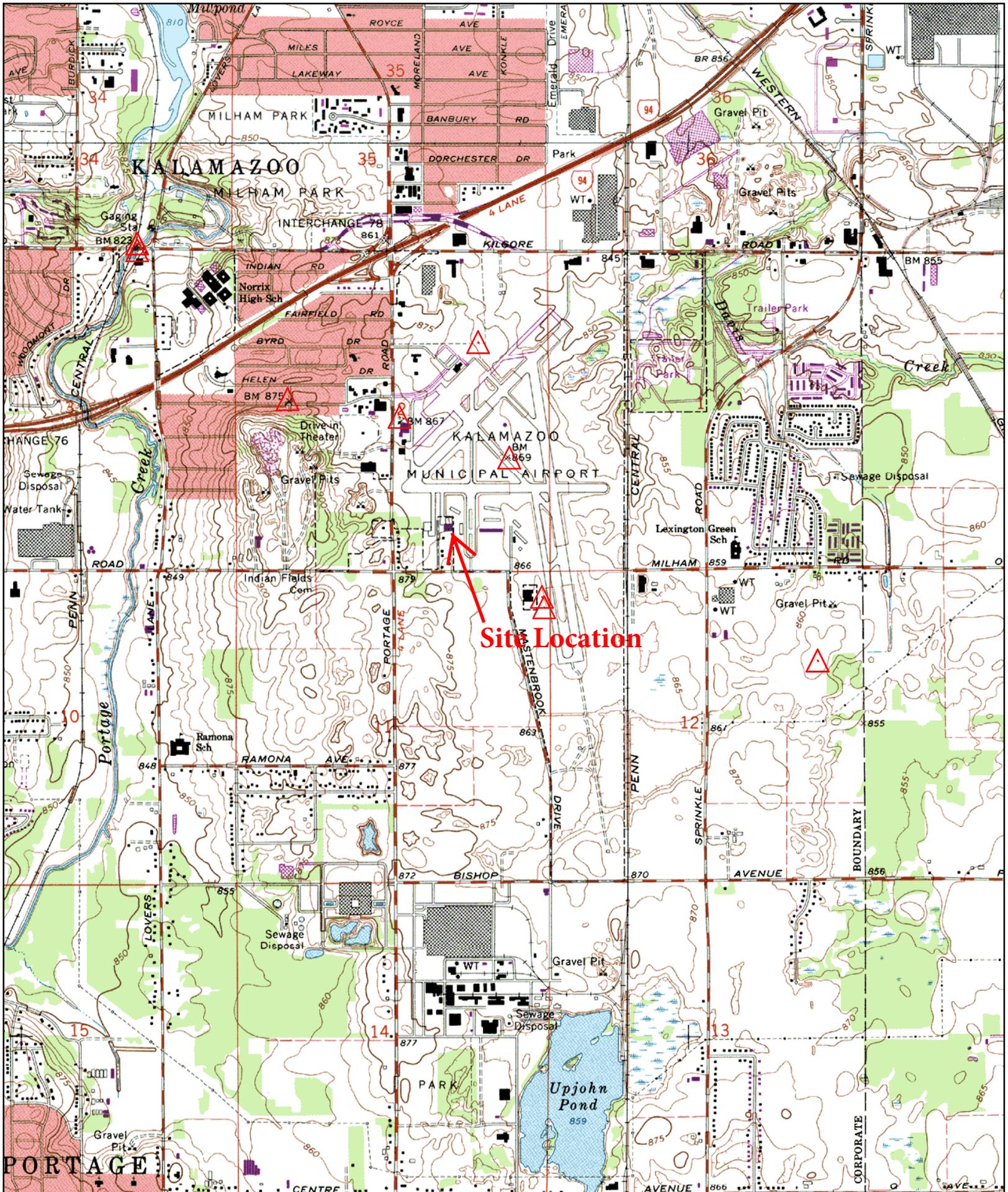
TOTAL REIMBURSEMENT FOR TAX INCREMENT:

\$ 190,539.33

¹ Principal (\$79,575) plus interest (\$10,847) = \$90,422. Estimated expenses of \$36,547 are local (non-school) tax capture only.

FIGURES





Name: PORTAGE
 Date: 12/14/2015
 Scale: 1 inch equals 2000 feet

Location: 042° 13' 43.27" N 085° 33' 11.49" W NAD27
 Caption: Figure 1 - Site Location
 5825 Willoughby Drive
 Portage, Michigan



Figure 2 - Site Plan

5825 & 5901 Willoughby Drive, Portage, Michigan



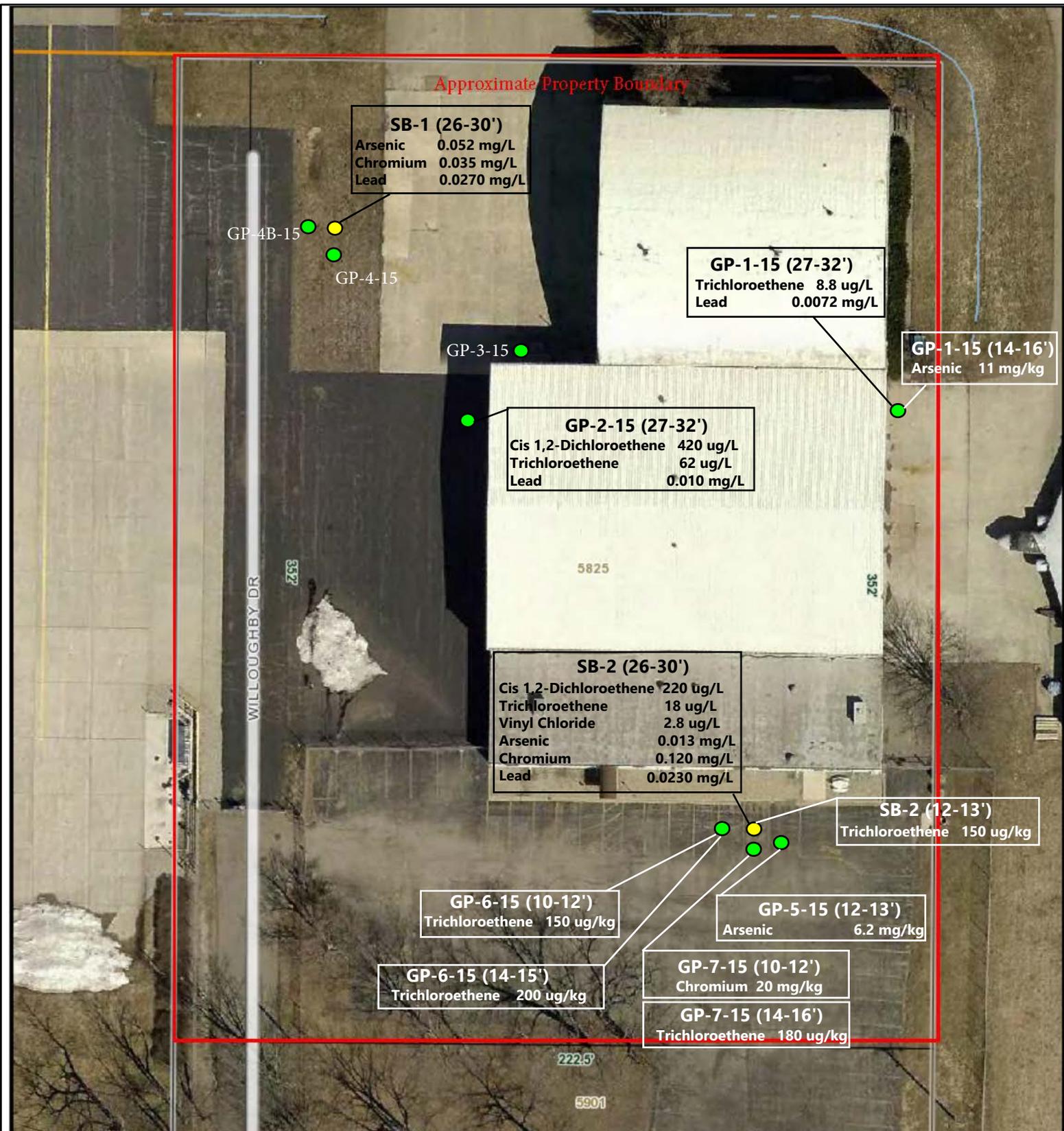
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Map Publication:

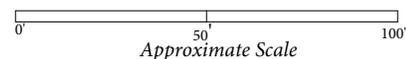
Mon Feb 8 2016 12:15:23 PM

Disclaimer:

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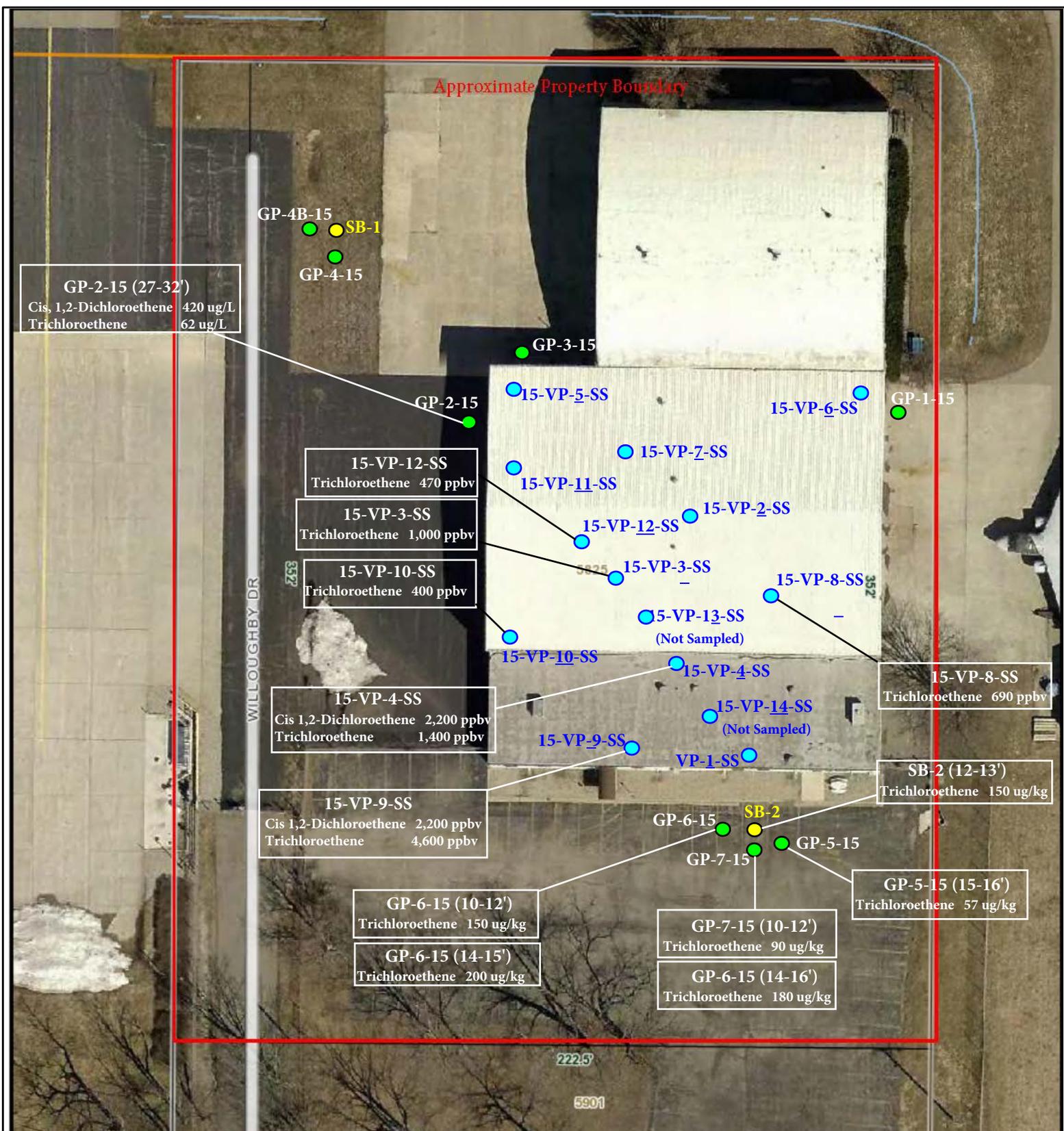
● Geoprobe Boring Location. Samples Collected on 4/26/2012 by Kieser & Associates.
● Geoprobe Boring Location. Samples Collected on 2/11/2015 by Phillips Environmental.
 Concentrations Shown Exceed Part 201 Generic Residential Cleanup Criteria (GRCC)



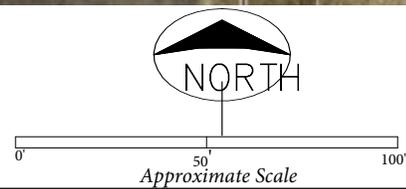
PHILLIPS
ENVIRONMENTAL
CONSULTING SERVICES, INC.
LAWTON, MICHIGAN

5825 Willoughby Drive
City of Portage
Kalamazoo Co., Michigan

Figure 3
Concentrations Exceeding
Part 201 GRCC



- Geoprobe Boring Location. Samples Collected on 4/26/2012 by Kieser & Associates.
 - Geoprobe Boring Location. Samples Collected on 2/11/2015 by Phillips Environmental Consulting.
 - Sub-Slab Soil Vapor Pin Location. Samples Collected on 2/11/15 and 11/25/2015 by Phillips Environmental Consulting.
- Concentrations Shown Exceed Non-Residential Vapor Intrusion Screening Levels:
 Groundwater- Cis 1,2-Dichloroethene (350 ug/L) and/or Trichloroethene (41 ug/L)
 Soil- Cis 1,2-Dichloroethene (165 ug/L) and/or Trichloroethene (450 ug/kg)
 Sub Slab Soil Vapor- Cis 1,2-Dichloroethene (980 ppbv) and/or Trichloroethene (210 ppbv)



APPENDIX A

LEGAL DESCRIPTION



5825 WILLOUGHBY DR PORTAGE, MI 49002 (Property Address)

Parcel Number: 09240-020-O



Property Owner: KALAMAZOO AVIATION HISTORY MUSEUM

Summary Information

- > Commercial/Industrial Building Summary
 - Yr Built: 1963
 - Total Sq.Ft.: 29,800
 - # of Buildings: 1
- > Assessed Value: \$0 | Taxable Value: \$0
- > Property Tax Information found

Legal Description

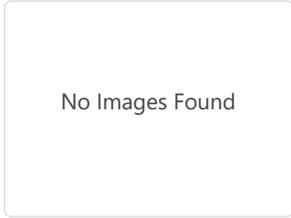
ASSESSORS PLAT OF WILLOUGHBY-HENRY PLAT LOT 20 -21-22-23-24 -25-26 -27 & E 1/2 OF VACATED ABUTTING WILLOUGHBY DRIVE.

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5901 WILLOUGHBY DR PORTAGE, MI 49002 (Property Address)

Parcel Number: 09240-028-A

**Property Owner: KALAMAZOO AVIATION HISTORY MUSEUM****Summary Information**

- > Assessed Value: \$0 | Taxable Value: \$0
- > Property Tax Information found
- > 1 Special Assessment found

Owner and Taxpayer Information

Owner	KALAMAZOO AVIATION HISTORY MUSEUM 3100 E MILHAM AVE PORTAGE, MI 49002	Taxpayer	SEE OWNER INFORMATION
--------------	--	-----------------	-----------------------

General Information for Tax Year 2015

Property Class	702 EXEMPT VACANT	Unit	10 CITY OF PORTAGE
School District	PORTAGE	Assessed Value	\$0
SECTION	<i>Not Available</i>	Taxable Value	\$0
BOOK	<i>Not Available</i>	State Equalized Value	\$0
PROPERTY TYPE	<i>Not Available</i>	Date of Last Name Change	01/13/2010
USER ALPHA 3	<i>Not Available</i>	Notes	<i>Not Available</i>
Historical District	<i>Not Available</i>	Census Block Group	<i>Not Available</i>
CODE	<i>Not Available</i>		

Principal Residence Exemption Information**Homestead Date** *Not Available*

Principal Residence Exemption	June 1st	Final
2016	0.0000 %	-
2015	0.0000 %	0.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2014	\$0	\$0	\$0
2013	\$0	\$0	\$0
2012	\$0	\$0	\$0

Land Information

Zoning Code	I-1	Total Acres	0.630
Land Value	\$0	Land Improvements	<i>Not Available</i>
Renaissance Zone	No	Renaissance Zone Expiration Date	<i>Not Available</i>
ECF Neighborhood	NONPROFIT	Mortgage Code	<i>Not Available</i>
Lot Dimensions/Comments	<i>Not Available</i>	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
Lot 1	176.00 ft	156.33 ft
Total Frontage: 176.00 ft		Average Depth: 156.33 ft

Legal Description

ASSRS PLAT OF WILLOUGHBY-HENRY LOTS 28, 29 & E 1/2 OF VACATED ABUTTING WILLOUGHBY DRIVE.

Sale History

APPENDIX B

PLAN AREA SHOWING PROPOSED DEMOLITION AND INFRASTRUCTURE IMPROVEMENT





Figure 2 - Site Plan

5825 & 5901 Willoughby Drive, Portage, Michigan

PORTAGE
A Natural Place to Move

web mapping by
Amalgam LLC



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Map Publication:

Mon Feb 8 2016 12:15:23 PM

Disclaimer:

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APPENDIX C
CITY OF PORTAGE
AND
KALAMAZOO COUNTY RESOLUTIONS



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 April 12, 2016 at 7:30 p.m. local time at the City Hall in the City of Portage, Michigan.

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

ABSENT: None.

The following resolution was offered by:

Councilmember: Randall, and supported by:

Councilmember: Reid.

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 industrial property located at 5825 and 5901 Willoughby Drive, 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: 7 to 0 (Seven to Zero)

AYES: Councilmember Ansari, Ford, 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 12th day of April, 2016.


James R. Hudson, City Clerk

Approved as to form:
Date: 3-24-2016
CRB
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 3rd day of May, 2016 at 7 p.m.

PRESENT: John Gisler, Jeff Hepler, Scott McGraw, Stephanie Moore,
Larry Provancher, Julie Rogers, Michael Seals, Dale Shugars, John Taylor,
ABSENT: Roger Tuinker, Kevin Wordelman

None

MOTION BY: Commissioner Scott McGraw

SUPPORTED BY: Commissioner Michael 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 City of Portage, relating to the redevelopment project on the commercial property located at 5825 and 5901 Willoughby Drive, City of Portage, Michigan, (the "Site"), as more particularly described and shown in Figures 1 and 2 and Attachments contained within the attached Plan; and

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

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

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED THAT:

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

AYES: *All present*

NAYES: *None*

ABSTAINED: *None*

RESOLUTION DECLARED ADOPTED.

STATE OF MICHIGAN)
COUNTY OF KALAMAZOO) ss:

I, the undersigned, the fully qualified Clerk of Kalamazoo County, State of Michigan, do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the County Board of Commissioners of Kalamazoo County at a regular meeting held on the 3rd day of May, 2016, the original of which resolution is on file in my office.

IN WITNESS WHEREOF, I have hereunto set my official signature this 3rd day of May, 2016.



Timothy A. Snow, Kalamazoo County Clerk

APPENDIX D

NOTICE OF PUBLIC HEARING





County Clerk & Register of Deeds

201 West Kalamazoo Avenue • Kalamazoo, Michigan 49007

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

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

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

NOTICE OF PUBLIC HEARING

THE BROWNFIELD REDEVELOPMENT AUTHORITY OF KALAMAZOO COUNTY

REGARDING INCLUSION INTO THE COUNTY'S BROWNFIELD PLAN OF THE COMMERCIAL AIRPLANE HANGAR SITE LOCATED AT 5825 AND 5901 WILLOUGHBY DRIVE, 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 May, 2016, at approximately 7:00 p.m., Eastern Daylight time in the Commissioners Chambers within the County Building, 201 West Kalamazoo Avenue, Kalamazoo, Michigan, to receive public comment on a Brownfield Redevelopment Plan to include therein portions of the commercial property located at 5825 and 5901 Willoughby Drive, City of Portage, Michigan. The following legal parcels are included in the "eligible property":

Parcel ID Numbers:

09-240-020-O

09-240-028-A

The property consists of two commercial parcels of land occupying a combined acreage of 3.42 acres, more or less and is commonly described as commercial property at 5825 and 5901 Willoughby Drive, City of Portage, Kalamazoo County, Michigan.

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

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

Dated: April 22, 2016

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

APPENDIX E

NOTICE TO TAXING JURISDICTIONS





County Clerk & Register of Deeds

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

NOTICE TO ALL TAXING JURISDICTIONS

The Kalamazoo County Board of Commissioners proposes to approve a Brownfield Plan for the Commercial Property located at 5825 and 5901 Willoughby Drive, City of Portage, Michigan.

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

The Act was enacted to provide a means for local units of government to facilitate the revitalization of environmentally distressed (and/or functionally obsolete or blighted) areas. The Authority Board has prepared and adopted a Brownfield Plan related to the redevelopment of property located at 5825 and 5901 Willoughby Drive, Portage, Michigan. The anticipated future use of the property is commercial. The contamination discovered in soil and groundwater at the subject property qualifies the parcel of land as a "facility". A second parcel included in this Plan is included on the basis that it is adjacent and contiguous to the "facility" and the development of the adjacent and continuous parcel is estimated to increase the taxable value of the property. This document serves to notify local taxing units of the intent to approve a Brownfield Plan for the noted property.

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

The plan will be considered for adoption at the May 3, 2016 meeting of the Kalamazoo County Board of Commissioners held at 7:00 p.m. in the Kalamazoo County Building – 201 West Kalamazoo Avenue, Kalamazoo, Michigan. If you have any questions or comments concerning the Brownfield Redevelopment Authority or adoption of the Plan you may attend the meeting and express those concerns during the public comment period. You may also direct inquiries to Ms. Rachael Grover of the Kalamazoo County Department of Planning and Community Development (269) 384-8305.

Dated: April 22, 2016

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

I do hereby certify that on April 22, 2016, the attached letter regarding the Brownfield Plan for the commercial property located at 5825 and 5901 Willoughby Drive, City of Portage, Michigan, was sent by mail (and/or) email where noted, to the taxing jurisdictions listed below:

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

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

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

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

Kalamazoo County Juvenile Home
1424 Gull Road
Kalamazoo, MI 49048

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

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

Portage Public Schools
8107 Mustang Drive
Portage, MI 49002

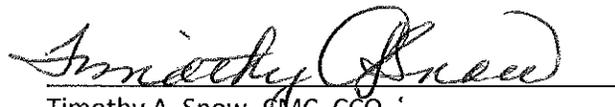
Kalamazoo County Public Housing Commission
201 W. Kalamazoo Avenue
Kalamazoo, MI 49007

Portage District Library
300 Library Lane
Portage, MI 49002

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

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

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


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

Acknowledged before me this 22nd day of April, 2016.


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