



**KALAMAZOO COUNTY, MICHIGAN
BROWNFIELD REDEVELOPMENT AUTHORITY**

**BROWNFIELD PLAN
FOR**

**COMMERCIAL PROPERTY
306 N. GRAND STREET
SCHOOLCRAFT, MICHIGAN**

Prepared for:

**Kalamazoo County Brownfield Redevelopment Authority
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BROWNFIELD PLAN

**COMMERCIAL PROPERTY
306 N. GRAND STREET
SCHOOLCRAFT, MICHIGAN**

I. GENERAL DEFINITIONS AS USED IN THIS PLAN

The General Definitions referenced in this Brownfield Plan have been obtained directly from the statute, 1996 PA 381 Sec. 2, as amended.

(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 part 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, 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 1 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 city, 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) "Combined brownfield plan" means a brownfield plan that also includes the information necessary to submit the plan to the department or Michigan strategic fund under section 15(25).
- (k) "Department" means the department of environmental quality.
- (l) "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.
- (m) "Economic opportunity zone" means 1 or more parcels of property that meet all of the following:
 - (i) That together are 40 or more acres in size.
 - (ii) That contain or contained a manufacturing facility that consists or consisted 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.



(n) "Eligible activities" or "eligible activity" means 1 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, historic resource, 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, combined 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 2 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 city with a population of less than 10,000 persons, the following additional activities:

(A) Infrastructure improvements that directly benefit the 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.



- (o) Except as otherwise provided in this 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, and that is 1 or more of the following:
- (i) Is in a qualified local governmental unit and is a facility, historic resource, 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 governmental 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 (n)(vi).
 - (v) Is not in a qualified local governmental unit and is a facility, historic resource, functionally obsolete, or blighted, if the eligible activities on the property are limited to the eligible activities identified in subdivision (n)(vii).
 - (vi) Is not in a qualified local governmental 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 (n)(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.
 - (x) Is located in a qualified local governmental unit and contains a targeted redevelopment area, as designated by resolution of the governing body and approved by the Michigan strategic fund, of not less than 40 and not more than 500 contiguous parcels. A qualified local governmental unit is limited to designating no more than 2 targeted redevelopment areas for

the purposes of this section in a calendar year. The Michigan strategic fund may approve no more than 5 redevelopment areas for the purposes of this section in a calendar year.

- (p) "Environmental insurance" means liability insurance for environmental contamination and cleanup that is not otherwise required by state or federal law.
- (q) "Facility" means that term as defined in section 20101 of the natural resources and environmental protection act, 1994 PA 451, MCL 324.20101.
- (r) "Fiscal year" means the fiscal year of the authority.
- (s) "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.
- (t) "Governing body" means the elected body having legislative powers of a municipality creating an authority under this act.
- (u) "Historic resource" means that term as defined in section 90a of the Michigan strategic fund act, 1984 PA 270, MCL 125.2090a.
- (v) "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, transit-oriented development, transit-oriented facility, 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. Infrastructure improvements also include 1 or more of the following whether publicly or privately owned or operated or located on public or private property:
 - (i) Underground parking.
 - (ii) Multilevel parking structures.
 - (iii) Urban storm water management systems.



- (w) "Initial taxable value" means the taxable value of an 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 calculating the initial taxable value of property for which a specific tax was paid in lieu of property tax.
- (x) "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.
- (y) "Local taxes" means all taxes levied other than taxes levied for school operating purposes.
- (z) "Michigan strategic fund" means the Michigan strategic fund created under the Michigan strategic fund act, 1984 PA 270, MCL 125.2001 to 125.2094.
- (aa) "Municipality" means all of the following:
- (i) A city.
 - (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.
- (bb) "Owned or under the control of" means that a land bank fast track authority has 1 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.
- (cc) "Qualified facility" means a landfill facility area of 140 or more contiguous acres that is located in a city and that contains a landfill, a material recycling facility, and an asphalt plant that are no longer in operation.
- (dd) "Qualified local governmental unit" means that term as defined in the obsolete property rehabilitation act, 2000 PA 146, MCL 125.2781 to 125.2797.
- (ee) "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, or a recipient of a community revitalization incentive as described in section 90a of the Michigan strategic fund act, 1984 PA 270, MCL 125.2090a.
- (ff) "Response activity" means either of the following:
 - (i) Response activity as that term is defined in section 20101 of the natural resources and environmental protection act, 1994 PA 451, MCL 324.20101.
 - (ii) Corrective action as that term is defined in section 21302 of the natural resources and environmental protection act, 1994 PA 451, MCL 324.21302.
- (gg) "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.
- (hh) "State brownfield redevelopment fund" means the state brownfield redevelopment fund created in section 8a.
- (ii) "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, regardless of whether those taxes began to be levied after the brownfield plan was adopted. 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.

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

(kk) "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).

(ll) "Transit-oriented development" means infrastructure improvements that are located within 1/2 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.

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

(nn) "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.

(oo) "Zone" means, for an authority established before June 6, 2000, a brownfield redevelopment zone designated under this act.



II. ELIGIBLE PROPERTIES

COMMERCIAL PROPERTY 306 N. GRAND STREET SCHOOLCRAFT, MICHIGAN

Introduction

In support of the desired redevelopment of tax reverted commercial property the Kalamazoo County Brownfield Redevelopment Authority (KCBRA), the Kalamazoo County Land Bank Authority (Land Bank), The Village of Schoolcraft, and the Village of Schoolcraft Downtown Development Authority (DDA) entered into an Interlocal Agreement (1961 PA 7, as amended, MCL 124.501 et seq) for the acquisition, assessment, potential remediation, preparation, demolition, promotion, and sale of the commercial property located at 306 N. Grand St., Schoolcraft, Michigan (attached).

The subject property consists of one parcel of land occupying approximately 0.22 acres situated at the northeast corner of the intersection of N. Grand St. (US-131) and E. Cass St. in the Village of Schoolcraft (Parcel #14-18-451-100). The site is currently vacant with remnant asphalt cover and a concrete slab foundation remaining in association with former automotive repair and gasoline retail operations. The subject property is identified as an “open” Leaking Underground Storage Tank (LUST) site with the MDEQ (ID#00004063) due to the presence of petroleum-based contamination identified on the subject property. The identified contamination demonstrates that the subject property meets the definition of a “facility” as defined by Part 201 of NREPA. The Treasurer of Kalamazoo County acquired the property through tax foreclosure in 2012. In accordance with the Interlocal Agreement the Land Bank subsequently took ownership of the property pursuant to PA 146 of 2000 in support of the redevelopment of the site.

This Plan has been prepared in order to provide for reimbursement of eligible activities associated with redevelopment of the subject property through tax increment capture. The Plan details eligible activities that have been completed as well as anticipated eligible activities that will be conducted by the KCBRA, Land Bank, and/or a future developer of the site. The Plan also provides the Land Bank with 50% of the eligible taxes (tax reverted property specific tax PA 260 of 2003 – Tax Reverted Clean Title Act) for the first five (5) years beginning one year after the sale of the property in accordance with statutory provisions in consideration of acquisition and carrying

costs. Finally, the Plan provides the capture of (5) full years of tax increment for the KCBRA Local Site Remediation Revolving Fund (LSRRF).

No specific redevelopment plans have been finalized for the subject property at this time. Therefore, in support of preparation of this Plan, estimates on future taxable value and tax increment capture have been made based upon presumptions regarding a “typical” commercial development in the area consisting of the construction of an approximately 2,400 square foot building with associated site improvements. Additionally, it is the intent of the various stakeholders to conduct a design charrette to allow the community to come together and voice their ideas related to site restoration and future redevelopment of this brownfield site.

The legal description and parcel identification number for the property subject to this Plan, as provided by the Kalamazoo County Equalization Department, are as follows:

306 N. Grand St. (Parcel # 14-18-451-100)

S 4-22 BULLS ADDITION TO SCHOOLCRAFT LOT 13 EXC 10 FT OFF E SIDE BLK

Basis of Eligibility

The 306 N. Grand St. parcel is an eligible property based upon its designation as a “facility” as defined by Part 201 of NREPA. The “facility” designation is based upon the identification of petroleum impact to soil and groundwater at concentrations in excess of the Part 201 Residential cleanup criteria. The property is identified as an “open” Leaking Underground Storage Tank (LUST) site with the MDEQ (Facility ID # 00004063, Release # C-0649-00) based upon a release of gasoline reported in July of 2000 identified during the removal of underground storage tanks (USTs) associated with historic gasoline retail operations. Response activities conducted in association with the release have resulted in the identification of petroleum-based ethylbenzene, xylenes, and trimethylbenzene isomers (TMBs) in soil and/or groundwater on the subject property at concentrations in excess of Part 201 Residential cleanup criteria. Additionally, the site is “blighted” since it is under the control/ownership of the Kalamazoo County Land Bank Authority.

The Plan

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



This Brownfield Plan was developed to reimburse the KCBRA for costs already incurred and future anticipated costs to be incurred by the KCBRA and/or a future developer associated with redevelopment of the site; including: eligible Baseline Environmental Assessment (i.e. Phase I ESA, Phase II ESA, Baseline Environmental Assessment), Due Care, Additional Response Activities, and Infrastructure improvements. In addition to acquisition and supplemental site characterization, this Plan anticipates that limited remedial activities involving the excavation and offsite disposal of contaminated soils may be completed. The Plan additionally anticipates the potential removal of in-ground hoist and septic system features that may be encountered and the completion of municipal water connection and new septic system installation. A summary of the MDEQ and MSF eligible activities identified for reimbursement is provided below. Additional detail of Plan costs is presented in Table 1.

MDEQ/MSF costs eligible for reimbursement under this Plan consist of the following:

- Baseline Environmental Assessment Activities (KCBRA - \$20,350)
 - Phase I Environmental Site Assessment (KCBRA - \$4,400)
 - Phase II ESA (\$13,950)
 - Baseline Environmental Assessment (KCBRA - \$2,000)
- Due Care Activities (KCBRA/Land Bank - \$3,800)
 - Section 7a Compliance Analysis (\$3,000)
 - Site Property Survey (Land Bank - \$800)
- Additional Response Activities (TBD – \$66,700)
 - In-ground Hoist Removal (\$4,000)
 - Asbestos Abatement (\$1,000)
 - Septic System Abandonment (\$5,000)
 - Limited Environmental Remediation (soil excavation/disposal - \$21,000)
 - Concrete/Asphalt removal (\$4,700)
 - Site Preparation:
 - municipal water connection (\$6,000)
 - new septic system installation (\$10,000)
 - Site Restoration (\$15,000)
- Brownfield Plan Preparation (KCBRA - \$2,000)
- Act 381 Work Plan Preparation (KCBRA - \$2,000)
- Design Charrette (Land Bank - \$2,000)



The costs detailed in this Plan are necessary eligible activities in support of redevelopment of the subject property. The estimated costs will be reimbursed with both school and non-school tax increment as applicable. A summary of eligible activities requiring prior approval for school tax capture will be presented to MDEQ and/or MSF in an Act 381 Work Plan for approval prior to completion of the eligible activities.

As the current property owner, the Land Bank has incurred and will continue to incur carrying costs in the future in association with the property. The Land Bank will capture 50% of the eligible tax reverted property specific tax for five (5) years beginning one year after the sale of the site. Based upon the projected future taxable value after redevelopment of the site this capture will amount to approximately \$10,561.50. The KCBRA will capture the remaining 50% for the period of time required to reimburse all eligible costs.

Upon full reimbursement for these actual eligible costs, the available tax increment will be captured for five full years for placement in the KCBRA Local Site Remediation Revolving Fund (LSRRF). The capture of school tax increment for the LSRRF will not exceed the amount of school tax increment captured to reimburse eligible activities identified in the Plan.

The Interlocal Agreement allows for capture of local tax millages that are being captured by Village of Schoolcraft Downtown Development Authority (DDA).

This Brownfield Plan anticipates the capture of both real and personal property.

This Plan does not intend to pay for interest expense.

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

Eligible activities that have been completed at the site consist of a Phase I Environmental Site Assessment and preparation of this Brownfield Plan. An Act 381 Work Plan will be prepared for MDEQ/MSF approval based upon the proposed capture of school tax increment for reimbursement of eligible activities to be conducted in the future. Additional Baseline Environmental Assessment activities to be conducted in the future include a Phase II Environmental Site Assessment and preparation of a Baseline Environmental Assessment (BEA).

The Phase II ESA will be conducted in order to assess current site conditions associated with the previously identified contamination and also to further characterize the subject property relative to historic automotive maintenance operations that have not previously been assessed. The BEA will provide a new owner of the subject property an exemption to remedial liability for pre-existing contaminant conditions. A Section 7a Compliance Analysis will be prepared to demonstrate satisfaction of Due Care obligations. Additional Response Activities may include the removal of two in-ground hoists and the completion of limited remedial activities. The Plan anticipates the excavation and offsite disposal of 250 yd³ of contaminated soil that may be identified in support of redevelopment of the subject property.

Site preparation activities anticipated in association with redevelopment include removal and disposal/recycling of the remnant asphalt/concrete cover remaining onsite. Additional anticipated site preparation plans include abandonment/removal of a former septic system/installation of a new septic system as well as the completion of a municipal water connection. Additionally, asbestos abatement and site restoration activities are anticipated. Finally, it is the intent of the various stakeholders to conduct a design charrette to allow the community to come together and voice their ideas related to site restoration and future redevelopment of this brownfield site.

(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))

Refer to Table 2.

(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))

Costs for completed baseline environmental assessment activities and development of this Brownfield Plan were financed by the KCBRA. Future eligible activities costs identified in this Plan are anticipated to be financed by the KCBRA/Land Bank, and/or a future developer of the subject property.

No advances have been made or are anticipated.



Table 5 provides the estimated schedule for repayment to the KCBRA and/or a future developer as well as statutory capture for the Land Bank and the KCBRA LSRRF.

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

The KCBRA has no plans to incur indebtedness to support development of this site.

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

The County intends to begin capture of tax increment in 2018; five (5) years after the resolution of adoption of the Plan. This Plan will then remain in place until all eligible activities are reimbursed plus five full years of tax increment capture for the LSRRF has been completed or 30 years, whichever occurs sooner. The Plan currently is estimated to end in 2047.



Table 1

Summary of Eligible Costs

Commercial Property
306 N. Grand St.
Village of Schoolcraft, Michigan

Eligible Activities	Cost
MDEQ Environmental Activities	
<u>BEA Activities</u>	
Phase I ESA (KCBRA)	\$ 4,400.00
Phase II ESA	\$ 13,950.00
Baseline Environmental Assessment (KCBRA)	\$ 2,000.00
<u>Due Care Activities</u>	
Section 7a Compliance Analysis (KCBRA)	\$ 3,000.00
Site Property Survey (Land Bank)	\$ 800.00
<u>Additional Response Activities</u>	
In-Ground Hoist Removal*	\$ 4,000.00
Asbestos Abatement*	\$ 1,000.00
Septic System Abandonment*	\$ 5,000.00
Limited Environmental Remediation (potential soil excavation/disposal)*	\$ 21,000.00
Concrete/Asphalt Removal*	\$ 4,700.00
Site Preparation Activities (water main, septic system installation)*	\$ 16,000.00
Site Restoration*	\$ 15,000.00
Brownfield Plan (KCBRA)	\$ 2,000.00
Act 381 Work Plan (KCBRA)	\$ 2,000.00
Design Charrette (Land Bank)	\$ 2,000.00
ELIGIBLE ACTIVITY COSTS	
<i>School TIF Eligible w/o Act 381 Work Plan</i>	\$ 28,150.00
<i>-Contingency (15%)</i>	\$ 4,222.50
Subtotal School TIF Eligible w/o Act 381 Work Plan	\$ 32,372.50
<i>Local TIF Eligible Only*</i>	\$ 68,700.00
<i>-Contingency (15%)</i>	\$ 10,305.00
Subtotal Local TIF Eligible Only	\$ 79,005.00
TOTAL ELIGIBLE ACTIVITY COSTS + CONTINGENCY	\$ 111,377.50
KCBRA Annual Administrative/Operating Costs (estimated)	\$ 5,000.00
SUMMARY OF ELIGIBLE COSTS	
TOTAL REIMBURSEMENT TO KCBRA/DEVELOPER/LAND BANK	\$ 111,377.50
LAND BANK ELIGIBLE TAX REVERTED PROPERTY SPECIFIC TAX	\$ 10,849.27
TOTAL TO LOCAL SITE REMEDIATION REVOLVING FUND (LSRRF)	\$ 9,390.65
TOTAL REIMBURSEMENT NEEDED FROM CAPTURED TAX INCREMENT	\$ 131,617.42

* Approved Act 381 Work Plan Required if School Tax Increment utilized for reimbursement

Restated KRESA millage rate in September 2014

Table 2

Estimate of Total Captured Incremental Taxes

Commercial Property
306 N. Grand St.
Village of Schoolcraft, Michigan

Commercial Property - 306 N. Grand St., Village of Schoolcraft (Parcel ID # 14-18-451-100)							
Year	Annual Available Millage	Initial Taxable Value (Real Property)	Tax Revenues from Initial Taxable Value	Estimated Future Taxable Value*	Estimated Future Tax Revenues	Incremental Tax Revenues	Available for Capture
2018	59.5803	\$ -	\$ -	\$ 76,700.00	\$ 4,569.81	\$ 4,569.81	\$ 4,569.81
2019	59.5803	\$ -	\$ -	\$ 76,700.00	\$ 4,569.81	\$ 4,569.81	\$ 4,569.81
2020	59.5803	\$ -	\$ -	\$ 76,700.00	\$ 4,569.81	\$ 4,569.81	\$ 4,569.81
2021	59.5803	\$ -	\$ -	\$ 76,700.00	\$ 4,569.81	\$ 4,569.81	\$ 4,569.81
2022	59.5803	\$ -	\$ -	\$ 76,700.00	\$ 4,569.81	\$ 4,569.81	\$ 4,569.81
2023	59.5803	\$ -	\$ -	\$ 76,700.00	\$ 4,569.81	\$ 4,569.81	\$ 4,569.81
2024	59.5803	\$ -	\$ -	\$ 76,700.00	\$ 4,569.81	\$ 4,569.81	\$ 4,569.81
2025	59.5803	\$ -	\$ -	\$ 76,700.00	\$ 4,569.81	\$ 4,569.81	\$ 4,569.81
2026	59.5803	\$ -	\$ -	\$ 76,700.00	\$ 4,569.81	\$ 4,569.81	\$ 4,569.81
2027	59.5803	\$ -	\$ -	\$ 76,700.00	\$ 4,569.81	\$ 4,569.81	\$ 4,569.81
2028	59.5803	\$ -	\$ -	\$ 76,700.00	\$ 4,569.81	\$ 4,569.81	\$ 4,569.81
2029	59.5803	\$ -	\$ -	\$ 76,700.00	\$ 4,569.81	\$ 4,569.81	\$ 4,569.81
2030	59.5803	\$ -	\$ -	\$ 76,700.00	\$ 4,569.81	\$ 4,569.81	\$ 4,569.81
2031	59.5803	\$ -	\$ -	\$ 76,700.00	\$ 4,569.81	\$ 4,569.81	\$ 4,569.81
2032	59.5803	\$ -	\$ -	\$ 76,700.00	\$ 4,569.81	\$ 4,569.81	\$ 4,569.81
2033	59.5803	\$ -	\$ -	\$ 76,700.00	\$ 4,569.81	\$ 4,569.81	\$ 4,569.81
2034	59.5803	\$ -	\$ -	\$ 76,700.00	\$ 4,569.81	\$ 4,569.81	\$ 4,569.81
2035	59.5803	\$ -	\$ -	\$ 76,700.00	\$ 4,569.81	\$ 4,569.81	\$ 4,569.81
2036	59.5803	\$ -	\$ -	\$ 76,700.00	\$ 4,569.81	\$ 4,569.81	\$ 4,569.81
2037	59.5803	\$ -	\$ -	\$ 76,700.00	\$ 4,569.81	\$ 4,569.81	\$ 4,569.81
2038	59.5803	\$ -	\$ -	\$ 76,700.00	\$ 4,569.81	\$ 4,569.81	\$ 4,569.81
2039	59.5803	\$ -	\$ -	\$ 76,700.00	\$ 4,569.81	\$ 4,569.81	\$ 4,569.81
2040	59.5803	\$ -	\$ -	\$ 76,700.00	\$ 4,569.81	\$ 4,569.81	\$ 4,569.81
2041	59.5803	\$ -	\$ -	\$ 76,700.00	\$ 4,569.81	\$ 4,569.81	\$ 4,569.81
2042	59.5803	\$ -	\$ -	\$ 76,700.00	\$ 4,569.81	\$ 4,569.81	\$ 4,569.81
2043	59.5803	\$ -	\$ -	\$ 76,700.00	\$ 4,569.81	\$ 4,569.81	\$ 4,569.81
2044	59.5803	\$ -	\$ -	\$ 76,700.00	\$ 4,569.81	\$ 4,569.81	\$ 4,569.81
2045	59.5803	\$ -	\$ -	\$ 76,700.00	\$ 4,569.81	\$ 4,569.81	\$ 4,569.81
2046	59.5803	\$ -	\$ -	\$ 76,700.00	\$ 4,569.81	\$ 4,569.81	\$ 2,729.01
2047	59.5803	\$ -	\$ -	\$ 76,700.00	\$ 4,569.81	\$ 4,569.81	\$ 2,729.01
Total			\$ -		\$ 137,094.27		\$ 133,412.67

Excluded Millages:

School Debt - 7.50000
KRESA excludes 0.35 mills allocated for debt service (Restated September 2014)
Cnty Juv. Home - 0.219300
No Special Assessments Exist

Note:

Initial Taxable Value is zero for the site due to the property being held by the Land Bank
*Estimated Future Taxable Value based upon taxable value of comparable recent N. Grand St. commercial development

- (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.

- (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))**

The legal description and tax identification number for the parcel subject to this Plan, as provided by the Kalamazoo County Equalization Department, are as follows:

306 N. Grand St. (Parcel # 14-18-451-100)

S 4-22 BULLS ADDITION TO SCHOOLCRAFT LOT 13 EXC 10 FT OFF E SIDE BLK

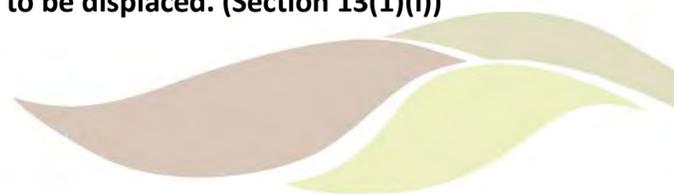
A map showing the location and dimension of the property is included in Attachment A.

The parcel is an eligible property based upon its designation as a “facility” as defined by Part 201 of NREPA. The “facility” designation is based upon the identification of petroleum impact to soil and groundwater at concentrations in excess of the Part 201 Residential cleanup criteria. The property is identified as an “open” Leaking Underground Storage Tank (LUST) site with the MDEQ (Facility ID # 00004063, Release # C-0649-00) based upon a release of gasoline reported in July of 2000 identified during the removal of underground storage tanks (USTs) associated with historic gasoline retail operations. Response activities conducted in association with the release have resulted in the identification of petroleum-based ethylbenzene, xylenes, and trimethylbenzene isomers (TMBs) in soil/groundwater on the subject property at concentrations in excess of Residential cleanup criteria. Additionally, the site is "blighted" since it is under the control/ownership of the Kalamazoo County Land Bank Authority.

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 residences exist on the property.



(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's Local Site Remediation Revolving Fund (LSRRF) will capture five full years of the tax increment after the eligible activities have been reimbursed. Capture for the LSRRF is critical to the maintenance of a sustainable brownfield program for the KCBRA.

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

Not applicable.

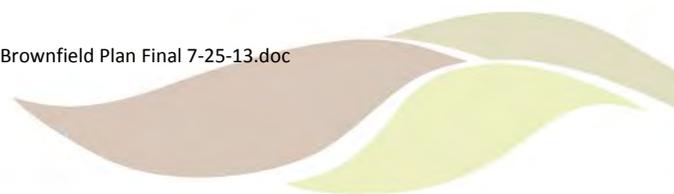


Table 3

Estimate of Annual Captured Incremental Taxes for Each Affected Taxing Jurisdiction

Commercial Property
 306 N. Grand St.
 Village of Schoolcraft, Michigan

Commercial Property - 306 N. Grand St., Village of Schoolcraft (Parcel ID # 14-18-451-100)

WINTER										SUMMER			Village	
Taxing Jurisdiction		School Operating	KRESA	Public Safety	KVCC	Schoolcraft Township	Library - 39160	Public Transport	State Education Tax (SET)*	County Operating	Operating	Library 1	Library 2	Total
Millage		18.00000	4.54160	1.44910	2.81350	0.88080	0.83580	4.47190	6.00000	4.68710	14.90050	0.50000	0.50000	59.58030
Initial Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Future Taxable Value	\$ 76,700.00	\$ 1,380.60	\$ 348.34	\$ 111.15	\$ 215.80	\$ 67.56	\$ 64.11	\$ 342.99	\$ 460.20	\$ 359.50	\$ 1,142.87	\$ 38.35	\$ 38.35	\$ 4,569.81
Captured Taxable Value	\$ 76,700.00	\$ 1,380.60	\$ 348.34	\$ 111.15	\$ 215.80	\$ 67.56	\$ 64.11	\$ 342.99	\$ 460.20	\$ 359.50	\$ 1,142.87	\$ 38.35	\$ 38.35	\$ 4,569.81

Excluded Millages:

School Debt - 7.50000

KRESA excludes 0.35 mills allocated for debt service (Restated September 2014)

Cnty Juv. Home - 0.219300

No Special Assessments Exist

Table 4

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

Commercial Property
306 N. Grand St.
Village of Schoolcraft, Michigan

Commercial Property - 306 N. Grand St., Village of Schoolcraft (Parcel ID # 14-18-451-100)

Year	Captured Taxable Value	School Operating	KRESA	Public Safety	KVCC	Schoolcraft Township	Library - 39160	Public Transport	State Education Tax (SET)*	County Operating	Operating	Library 1	Library 2	Total
		18.00000	4.54160	1.44910	2.81350	0.88080	0.83580	4.47190	6.00000	4.68710	14.90050	0.50000	0.50000	59.58030
2018	\$ 76,700.00	1,380.60	348.34	111.15	215.80	67.56	64.11	342.99	460.20	359.50	1,142.87	38.35	38.35	4,569.81
2019	\$ 76,700.00	1,380.60	348.34	111.15	215.80	67.56	64.11	342.99	460.20	359.50	1,142.87	38.35	38.35	4,569.81
2020	\$ 76,700.00	1,380.60	348.34	111.15	215.80	67.56	64.11	342.99	460.20	359.50	1,142.87	38.35	38.35	4,569.81
2021	\$ 76,700.00	1,380.60	348.34	111.15	215.80	67.56	64.11	342.99	460.20	359.50	1,142.87	38.35	38.35	4,569.81
2022	\$ 76,700.00	1,380.60	348.34	111.15	215.80	67.56	64.11	342.99	460.20	359.50	1,142.87	38.35	38.35	4,569.81
2023	\$ 76,700.00	1,380.60	348.34	111.15	215.80	67.56	64.11	342.99	460.20	359.50	1,142.87	38.35	38.35	4,569.81
2024	\$ 76,700.00	1,380.60	348.34	111.15	215.80	67.56	64.11	342.99	460.20	359.50	1,142.87	38.35	38.35	4,569.81
2025	\$ 76,700.00	1,380.60	348.34	111.15	215.80	67.56	64.11	342.99	460.20	359.50	1,142.87	38.35	38.35	4,569.81
2026	\$ 76,700.00	1,380.60	348.34	111.15	215.80	67.56	64.11	342.99	460.20	359.50	1,142.87	38.35	38.35	4,569.81
2027	\$ 76,700.00	1,380.60	348.34	111.15	215.80	67.56	64.11	342.99	460.20	359.50	1,142.87	38.35	38.35	4,569.81
2028	\$ 76,700.00	1,380.60	348.34	111.15	215.80	67.56	64.11	342.99	460.20	359.50	1,142.87	38.35	38.35	4,569.81
2029	\$ 76,700.00	1,380.60	348.34	111.15	215.80	67.56	64.11	342.99	460.20	359.50	1,142.87	38.35	38.35	4,569.81
2030	\$ 76,700.00	1,380.60	348.34	111.15	215.80	67.56	64.11	342.99	460.20	359.50	1,142.87	38.35	38.35	4,569.81
2031	\$ 76,700.00	1,380.60	348.34	111.15	215.80	67.56	64.11	342.99	460.20	359.50	1,142.87	38.35	38.35	4,569.81
2032	\$ 76,700.00	1,380.60	348.34	111.15	215.80	67.56	64.11	342.99	460.20	359.50	1,142.87	38.35	38.35	4,569.81
2033	\$ 76,700.00	1,380.60	348.34	111.15	215.80	67.56	64.11	342.99	460.20	359.50	1,142.87	38.35	38.35	4,569.81
2034	\$ 76,700.00	1,380.60	348.34	111.15	215.80	67.56	64.11	342.99	460.20	359.50	1,142.87	38.35	38.35	4,569.81
2035	\$ 76,700.00	1,380.60	348.34	111.15	215.80	67.56	64.11	342.99	460.20	359.50	1,142.87	38.35	38.35	4,569.81
2036	\$ 76,700.00	1,380.60	348.34	111.15	215.80	67.56	64.11	342.99	460.20	359.50	1,142.87	38.35	38.35	4,569.81
2037	\$ 76,700.00	1,380.60	348.34	111.15	215.80	67.56	64.11	342.99	460.20	359.50	1,142.87	38.35	38.35	4,569.81
2038	\$ 76,700.00	1,380.60	348.34	111.15	215.80	67.56	64.11	342.99	460.20	359.50	1,142.87	38.35	38.35	4,569.81
2039	\$ 76,700.00	1,380.60	348.34	111.15	215.80	67.56	64.11	342.99	460.20	359.50	1,142.87	38.35	38.35	4,569.81
2040	\$ 76,700.00	1,380.60	348.34	111.15	215.80	67.56	64.11	342.99	460.20	359.50	1,142.87	38.35	38.35	4,569.81
2041	\$ 76,700.00	1,380.60	348.34	111.15	215.80	67.56	64.11	342.99	460.20	359.50	1,142.87	38.35	38.35	4,569.81
2042	\$ 76,700.00	1,380.60	348.34	111.15	215.80	67.56	64.11	342.99	460.20	359.50	1,142.87	38.35	38.35	4,569.81
2043	\$ 76,700.00	1,380.60	348.34	111.15	215.80	67.56	64.11	342.99	460.20	359.50	1,142.87	38.35	38.35	4,569.81
2044	\$ 76,700.00	1,380.60	348.34	111.15	215.80	67.56	64.11	342.99	460.20	359.50	1,142.87	38.35	38.35	4,569.81
2045	\$ 76,700.00	1,380.60	348.34	111.15	215.80	67.56	64.11	342.99	460.20	359.50	1,142.87	38.35	38.35	4,569.81
2046	\$ 76,700.00	-	348.34	111.15	215.80	67.56	64.11	342.99	-	359.50	1,142.87	38.35	38.35	2,729.01
2047	\$ 76,700.00	-	348.34	111.15	215.80	67.56	64.11	342.99	-	359.50	1,142.87	38.35	38.35	2,729.01
TOTAL CAPTURED TAXES		\$ 38,656.80	\$ 10,101.88	\$ 3,334.38	\$ 6,473.86	\$ 2,026.72	\$ 1,923.18	\$ 10,289.84	\$ 12,885.60	\$ 10,785.02	\$ 34,286.05	\$ 1,150.50	\$ 1,150.50	\$ 133,412.67

Excluded Millages:

School Debt - 7.50000

KRESA excludes 0.35 mills allocated for debt service (Restated September 2014)

Cnty Juv. Home - 0.219300

No Special Assessments Exist

* The total SET is 6 Mills. However, only 3 Mills of the SET is available for reimbursement of eligible activities with 3 Mills of SET obligated to the State Brownfield Redevelopment Fund

Table 5

Reimbursement Schedule
Commercial Property
306 N. Grand St.
Village of Schoolcraft, Michigan

Commercial Property - 306 N. Grand St., Village of Schoolcraft (Parcel ID # 14-18-451-100)

Year	Captured Incremental Taxes	Reimbursement to KCBRA/DEVELOPER/LAND BANK				Eligible Tax to Land Bank		State Brownfield Redevelopment Fund	LSRRF Capture
		Annual		Aggregate		Annual	Aggregate	Annual	
		School	Non-School	School	Non-School				
2018	\$ 4,569.81	\$ 805.35	\$ 1,364.50	\$ 805.35	\$ 1,364.50	2,169.85	2,169.85	230.10	
2019	\$ 4,569.81	\$ 805.35	\$ 1,364.50	\$ 1,610.70	\$ 2,729.01	2,169.85	4,339.71	230.10	
2020	\$ 4,569.81	\$ 805.35	\$ 1,364.50	\$ 2,416.05	\$ 4,093.51	2,169.85	6,509.56	230.10	
2021	\$ 4,569.81	\$ 805.35	\$ 1,364.50	\$ 3,221.40	\$ 5,458.02	2,169.85	8,679.42	230.10	
2022	\$ 4,569.81	\$ 805.35	\$ 1,364.50	\$ 4,026.75	\$ 6,822.52	2,169.85	10,849.27	230.10	
2023	\$ 4,569.81	\$ 1,610.70	\$ 2,729.01	\$ 5,637.45	\$ 9,551.53			230.10	
2024	\$ 4,569.81	\$ 1,610.70	\$ 2,729.01	\$ 7,248.15	\$ 12,280.54			230.10	
2025	\$ 4,569.81	\$ 1,610.70	\$ 2,729.01	\$ 8,858.85	\$ 15,009.55			230.10	
2026	\$ 4,569.81	\$ 1,610.70	\$ 2,729.01	\$ 10,469.55	\$ 17,738.56			230.10	
2027	\$ 4,569.81	\$ 1,610.70	\$ 2,729.01	\$ 12,080.25	\$ 20,467.57			230.10	
2028	\$ 4,569.81	\$ 1,610.70	\$ 2,729.01	\$ 13,690.95	\$ 23,196.58			230.10	
2029	\$ 4,569.81	\$ 1,610.70	\$ 2,729.01	\$ 15,301.65	\$ 25,925.59			230.10	
2030	\$ 4,569.81	\$ 1,610.70	\$ 2,729.01	\$ 16,912.35	\$ 28,654.59			230.10	
2031	\$ 4,569.81	\$ 1,610.70	\$ 2,729.01	\$ 18,523.05	\$ 31,383.60			230.10	
2032	\$ 4,569.81	\$ 1,610.70	\$ 2,729.01	\$ 20,133.75	\$ 34,112.61			230.10	
2033	\$ 4,569.81	\$ 1,610.70	\$ 2,729.01	\$ 21,744.45	\$ 36,841.62			230.10	
2034	\$ 4,569.81	\$ 1,610.70	\$ 2,729.01	\$ 23,355.15	\$ 39,570.63			230.10	
2035	\$ 4,569.81	\$ 1,610.70	\$ 2,729.01	\$ 24,965.85	\$ 42,299.64			230.10	
2036	\$ 4,569.81	\$ 1,610.70	\$ 2,729.01	\$ 26,576.55	\$ 45,028.65			230.10	
2037	\$ 4,569.81	\$ 1,610.70	\$ 2,729.01	\$ 28,187.25	\$ 47,757.66			230.10	
2038	\$ 4,569.81	\$ 1,610.70	\$ 2,729.01	\$ 29,797.95	\$ 50,486.67			230.10	
2039	\$ 4,569.81	\$ 1,610.70	\$ 2,729.01	\$ 31,408.65	\$ 53,215.68			230.10	
2040	\$ 4,569.81	\$ 963.85	\$ 2,729.01	\$ 32,372.50	\$ 55,944.68			230.10	
2041	\$ 4,569.81	To LSRRF	\$ 2,729.01		\$ 58,673.69			230.10	
2042	\$ 4,569.81	To LSRRF	\$ 2,729.01		\$ 61,402.70			230.10	
2043	\$ 4,569.81	To LSRRF	\$ 2,729.01		\$ 64,131.71			To LSRRF	
2044	\$ 4,569.81	To LSRRF	\$ 2,729.01		\$ 66,860.72			To LSRRF	
2045	\$ 4,569.81	To LSRRF	\$ 2,729.01		\$ 69,589.73			To LSRRF	
2046	\$ 2,729.01		\$ 2,729.01		\$ 72,318.74			To Taxing Jurisdictions	
2047	\$ 2,729.01		\$ 2,729.01		\$ 75,047.75				
Totals	\$ 133,412.67	\$ 32,372.50	\$ 75,047.75		\$ 75,047.75	10,849.27	10,849.27	5,752.50	

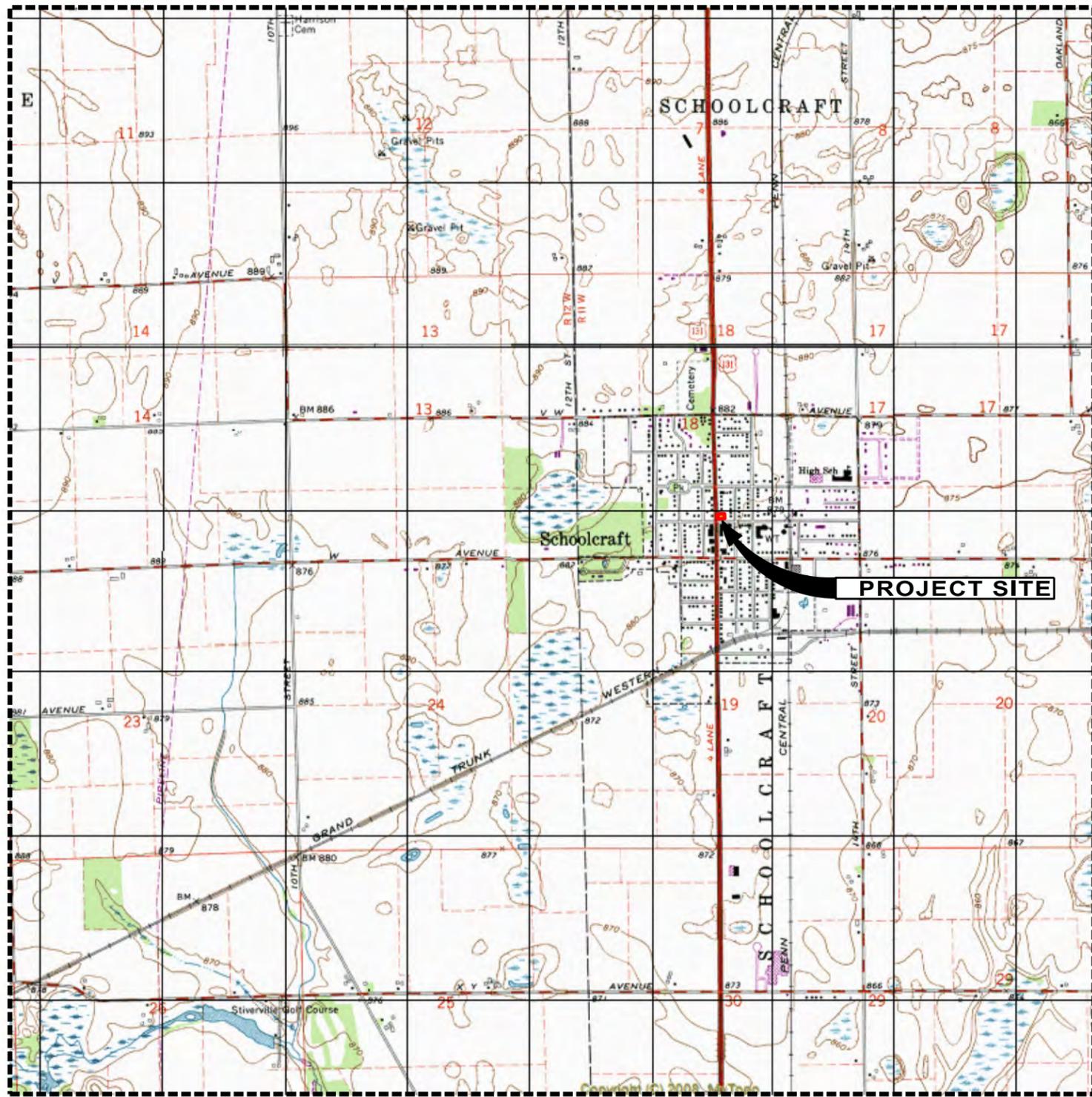
Restated KRESA millage rate in September 2014

ATTACHMENT A

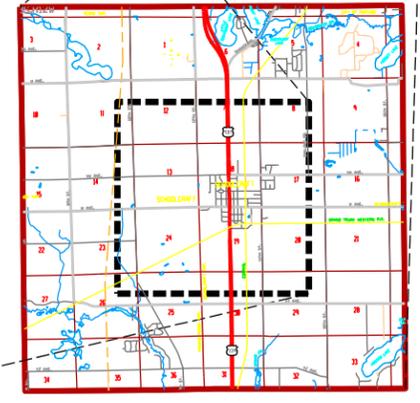
FIGURES

**Location Map: USGS Topographic Map
Site Plan**



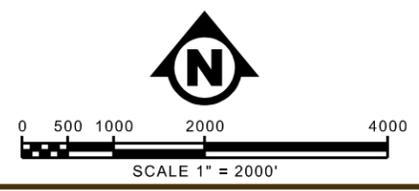


SOURCE: SCHOOLCRAFT, MICHIGAN USGS 7.5 MINUTE TOPOGRAPHIC QUADRANGLE MAPS
 MAPTECH® U.S. TERRAIN SERIES™ ©MAPTECH®, INC. 606-433-8500



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

000000 AAAAAA File: AA.dgn Model: Location Map

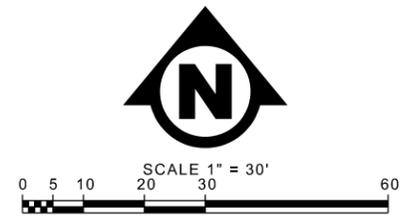


envirollogic
 environmental consulting + services
 2960 INTERSTATE PARKWAY
 KALAMAZOO, MICHIGAN 49048
 PH: (269) 342-1100 FAX: (269) 342-4945

KARTAR #6
 306 N. GRAND (US-131)
 SCHOOLCRAFT, MI

LOCATION MAP

PROJECT NO.	130129
FIGURE No.	1



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.

KARTAR #6
306 N. GRAND (US-131)
SCHOOLCRAFT, MI

SITE PLAN

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

PROJECT NO.
130129
FIGURE No.

2

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 306 N. GRAND ST., VILLAGE OF SCHOOLCRAFT, 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 17th day of September 2013, at approximately 7:00 p.m., Eastern Daylight 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 306 N. Grand St., Schoolcraft, Michigan. The following legal parcel is included in the "eligible property":

Parcel ID Number:

14-18-451-100

The property consists of one parcel of land occupying approximately 0.22 acres, more or less and is commonly described as commercial property at 306 N. Grand St., Schoolcraft, 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 306 N. Grand St., Village of Schoolcraft, Michigan.

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

The Act was enacted to provide a means for local units of government to facilitate the revitalization of environmentally distressed (and/or functionally obsolete or blighted) areas. The Authority Board has prepared and adopted a Brownfield Plan related to the cleanup (or reuse) of the Commercial Property located at 306 N. Grand St., Schoolcraft, 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, September 17, 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: September 3, 2013

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

I do hereby certify that on September 3, 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

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

Village of Schoolcraft
442 N. Grand St.
P. O. Box 8
Schoolcraft, MI 49087

Schoolcraft Community Library
330 N. Centre St.
Schoolcraft, MI 49087

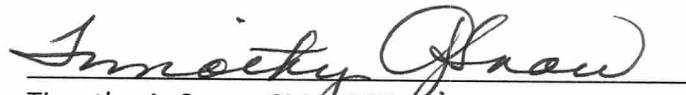
Schoolcraft Township
50 East VW Ave.
Vicksburg, MI 49097

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

Schoolcraft Community Schools
551 E. Lyons St.
Schoolcraft, MI 49087

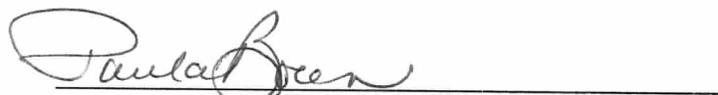
Michigan Department of Treasury
Richard H. Austin Building
430 W. Allegan St.
Lansing, MI 48922

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



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

Acknowledged before me this 3rd day of September 2013.



Paula T. Brown, Notary Public
Kalamazoo County, Michigan
Acting in Kalamazoo County, Michigan
My Commission expires: June 28, 2017

ATTACHMENT D

RESOLUTION SUPPORTING A BROWNFIELD PLAN – VILLAGE OF SCHOOLCRAFT

RESOLUTION APPROVING A BROWNFIELD PLAN – KALAMAZOO COUNTY



**VILLAGE OF SCHOOLCRAFT
RESOLUTION 2013-08**

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

At a regular meeting of the Village Council of the Village of Schoolcraft, Michigan, held in the Village Office, located at 442 N. Grand St, Schoolcraft, Michigan, on the 3rd day of September, 2013 at 7:00 p.m.

PRESENT: Trustees: Clark, Gunnett, Barnes, Dailey, Tackett, Carlin and President DeVries.

ABSENT: None.

MOTION BY: Trustee Gunnett

SUPPORTED BY: Trustee Barnes.

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

WHEREAS, the Authority, pursuant to and in accordance with Section 13 of the Act, has reviewed, adopted and recommended for approval by the Village Council of Schoolcraft, the Brownfield plan (the "Plan") attached hereto, to be carried out within the Village, relating to the redevelopment of the commercial property located at 306 N. Grand St., Schoolcraft, Michigan, (the "Site"), as more particularly described and shown in Figures 1 & 2 in Attachment "A" contained within the attached Plan; and

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

WHEREAS, as a result of its review of the Plan, the Village Council of Schoolcraft concurs with approval of the Plan.

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 17th day of Sept., 2013 at 7 p.m.

PRESENT: Alford, Heppler, Iden, Rogers, Buskirk, Maturen, Seals, Stinchcomb, Taylor

ABSENT: Tuinier, Zull

MOTION BY: Alford

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 Village of Schoolcraft, relating to the redevelopment project on the commercial property located at 306 N. Grand St., Schoolcraft, Michigan, (the Site), as more particularly described and shown in Figures 1 & 2 in Attachment A contained within the attached Plan; and

WHEREAS, the 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 Village of Schoolcraft 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: All present

NAYES: None

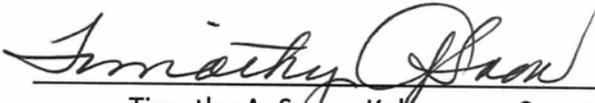
ABSTAINED: None

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 17th day of Sept., 2013, the original of which resolution is on file in my office.

IN WITNESS WHEREOF, I have hereunto set my official signature this 17th day of September, 2013.



Timothy A. Snow, Kalamazoo County Clerk

ATTACHMENT E

**AGREEMENT REGARDING KARTAR #6: 306 N. GRAND ST., SCHOOLCRAFT VILLAGE SITE
PROPERTY TRANSFER AND ASSESSMENT**



**AGREEMENT REGARDING KARTAR #6: 306 N GRAND ST,
SCHOOLCRAFT VILLAGE SITE PROPERTY TRANSFER AND ASSESMENT**

THE KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY (KCBRA), a Michigan public body corporate, 201 West Kalamazoo Ave, Kalamazoo, MI 49007, THE KALAMAZOO COUNTY LAND BANK AUTHORITY (Land Bank), a Michigan public body corporate organized pursuant to the Michigan Land Bank Fast Track Act, 2003 P.A. 258, MCL § 124.751 – 124.774, as amended (the "Land Bank Act") 229 E. Michigan Ave., Suite 340, Kalamazoo, MI 49007, THE VILLAGE OF SCHOOLCRAFT (Village), 442 North Grant St, Schoolcraft, MI 49087, and THE VILLAGE OF SCHOOLCRAFT DOWNTOWN DEVELOPMENT AUTHORITY (DDA), a Michigan public body corporate, 442 North Grant St, Schoolcraft, MI 49087 in consideration of the provisions specified below, agree to this Agreement for the acquisition, assessment, potential cleanup, preparation, demolition, promotion, and sale of Kartar #6 property located in the Village of Schoolcraft, Kalamazoo County.

RECITALS:

- A. The KCBRA was established under the auspices of the Brownfield Redevelopment Financing Act (1996 PA 381, as amended) by the Kalamazoo County Board of Commissioners by resolution in 2002.
- B. Since the KCBRA was established, it has used grant and other funding to pay for Phase I, Phase II, BEA and Due Care Plan activities in several projects that have aided in the redevelopment of property.
- C. The Treasurer of Kalamazoo County has acquired through tax foreclosure procedures in accordance with 1983 P.A. 206, as amended by 1999 P.A. 123, MCL 211.1 et seq. property # 14-18-451-100, located at 306 North Grand in the Village of Schoolcraft, Kalamazoo County, known as "Kartar #6" or the "Property".
- D. Pursuant to PA 146 of 2000, once the Land Bank takes ownership of the Kartar #6 property, the site is eligible for inclusion in the County's Brownfield Plan, as periodically amended and restated.
- E. The KCBRA and the Land Bank want to create a foundation for co-operative efforts, maximizing the tools available for redevelopment of Brownfield sites owned by the Land Bank. The Kartar #6 property is suitable for an initial project with minimum risk to all parties, and has great potential for positive impact due to its visible location on US-131 in the Village of Schoolcraft.
- F. The KCBRA, the Land Bank and the Village of Schoolcraft recognize that to achieve the mutual goal of returning the Property to productive use, the cooperative effort of all parties is needed. This Agreement will therefore serve the best interests of community.
- G. The DDA has an approved development plan on this site.
- H. This Interlocal Agreement is made pursuant to 1967 PA 7, as amended, MCL 124.501 et seq.

Accordingly, the KCBRA, Land Bank, and the Village of Schoolcraft agree to the following terms and conditions:

TERMS AND CONDITIONS:

1. Recitals: The recitals accurately reflect the intent and purpose of this Agreement and are made a part of it.
2. Description of Property: The Property is described as VILLAGE OF SCHOOLCRAFT BULL'S ADDITION LOT 13 EXC 10 FT OFF E SIDE BLK 2. The size of the Property is 82.5 ft x 118.29 ft. It is located at the northeast corner of North Grand (US-131) and Cass Streets, in the northeast part of the downtown of the Village. It is located within the District boundaries of the Village DDA (Downtown Development Authority.) It was previously used as an automotive repair shop and gas station. The Property is currently vacant land with remnants of the parking lot and some vegetation growing on it. Documentation for Approved Partial Closure by Michigan DEQ is attached as Exhibit A.
3. Description of Project: The intent and purpose of this Agreement is threefold:
 - a) The Land Bank will take ownership of the Property from the County Treasurer and hold the Property, incurring all holding costs, until redevelopment or sale.
 - b) KCBRA, through their designated environmental consultant, will administer and oversee the environmental assessment (Phase I, Phase II, BEA, Due Care Plan and possible cleanup) of the Property, and any other activities necessary to prepare the Property for redevelopment,
 - c) The Village of Schoolcraft will allow the KCBRA to add the property to the Kalamazoo County Brownfield Plan allowing for reimbursement of Eligible Activities via all available tax increment financing pursuant to 1996 PA 381.
4. Duties and Responsibilities of the Kalamazoo County Land Bank: The duties and responsibilities of the Land Bank towards completion of the Project include the following:
 - a) Provide funds to cover the costs of acquiring and holding the subject Property, including any maintenance of the Property that is or may become necessary.
 - b) Actively market the Property.
 - c) Attract developers or private business to the site.
 - d) Negotiate terms and coordinate the sale of the Property.
 - e) Collect 50% of the statutorily available taxes for five years
5. Duties and Responsibilities of KCBRA: The duties and responsibilities of KCBRA towards completion of the Project include the following undertakings:
 - a) Engage the services of their designated environmental consultant/contractor (Contractor) to perform a Phase I environmental site assessment.
 - b) If deemed necessary in order to facilitate the return of the Property to functional use, as determined by the KCBRA at its sole discretion, engage the Contractor in further environmental testing which may include Phase II, BEA, and Due Care Plan activities.
 - c) At the discretion of the KCBRA, the KCBRA may utilize the services of the Contractor to write a Brownfield Plan Amendment before any remediation or site improvement funds

are expended on the site, or after reaching a redevelopment agreement with a future developer.

- d) Provide funds for contractual work through the approval of a Work Order and oversee the activities of the Contractor, and ensure that sufficient documentation of the activities performed by a Contractor is provided to KCBRA, including the dates and complete description of the work (some or all of which may be considered an eligible activity under Act 381).
- e) Assist Land Bank in attracting developers or private business to the site.

6. Duties and Responsibilities of The Village of Schoolcraft and Downtown Development Authority:

The duties and responsibilities of the Village and DDA towards completion of the Project include the following:

- a) Concur with Brownfield plan if written with provisions consistent with purposes outlined in this document.
- b) Grant the KCBRA the authority to collect all statutorily available tax increment financing, including TIF funds collected by the Downtown Development Authority, if the site is entered into a Brownfield Plan, for the times set forth hereinafter.
- c) Where possible, actively market the Property.
- d) Where possible, attract developers or private business to the site.

7. Reimbursement and allocation of income generated and statutorily available taxes after redevelopment:

- a) The net sale proceeds from the sale of the property will be distributed between the Land Bank and KCBRA in such portion as to achieve relative parity among the internal rate of return for both parties with respect to this project. Details of estimated expenses and revenues of this project are attached as Exhibit B.
- b) Beginning the tax year after the property has been sold after redevelopment and for the next five tax years, the Land Bank will capture fifty (50) percent of all statutorily available taxes and the KCBRA will capture the remainder of all statutorily available taxes pursuant to the Land Bank Fast Track Act, PA 258 of 2003, as reimbursement for costs incurred for this project.
- c) Beginning the sixth tax year after sale and continuing until all KCBRA and all KCBRA approved developer eligible expenses incurred in this project, have been completely reimbursed, the KCBRA shall receive 100% of all statutorily available taxes.
- d) Beginning the tax year after all KCBRA and all KCBRA approved developer eligible expenses incurred in this project have been completely reimbursed, and continuing for the next five tax years, the KCBRA shall receive 100% of all statutorily available taxes for inclusion into the KCBRA's local site remediation revolving fund.
- e) Thereafter, all taxes shall be distributed to the appropriate taxing authorities.

8. Binding Effect: The obligations of the parties under this Agreement shall bind and inure to the benefit of each party and their respective successors. The parties do not intend to confer any benefits on any person, firm, corporation, or other entity which is not party to this Agreement.

9. Notices: Any notices that may be required under this Agreement shall be in writing and delivered personally, or via first-class mail, postage fully prepaid and properly addressed to:

Land Bank: Kelly Clarke, Executive Director
229 E. Michigan Ave., Suite 340
Kalamazoo, MI 49007

KCBRA: Kalamazoo County Brownfield Redevelopment Authority
Planning Dept, Room 101
201 W. Kalamazoo Ave
Kalamazoo, MI 49007

Village of Schoolcraft: Cheri Lutz, Village Manager
442 N. Grand St
Schoolcraft, MI 49087

Schoolcraft DDA: Cheri Lutz, Village Manager
442 N. Grand St
Schoolcraft, MI 49087

10. Indemnification: As all parties are governmental entities, each agrees, to the extent permitted by law, to indemnify and hold each other harmless, including its elected officials, agents, employees, officers and representatives, from all fines, costs, lawsuits, claims, demands and actions of any kind or nature, including reasonable attorney fees, which occur by reason of any wrongful act, negligence or wrongful omission on its part. For purposes of this paragraph, the County of Kalamazoo is considered included.
11. Governing Law. This Agreement has been executed and delivered in Michigan. It shall be interpreted, construed and enforced pursuant to and in accordance with the laws of the State of Michigan.
12. Assignment. No assignment of this Agreement or any of the rights and obligations thereunder shall be valid without the specific written consent of all parties hereto.
13. Severability. In the event any provision of this Agreement is held to be unenforceable for any reason, this unenforceability thereof shall not affect the remainder of this Agreement which shall remain in full force and effect and enforceable in accordance with its remaining terms.
14. Counterparts. This Agreement may be executed in any number of counterparts and each such counterpart shall be considered a valid original.
15. Entire Agreement. This Agreement supersedes all previous or contemporaneous negotiations and/or contracts and constitutes the entire agreement between the parties. No party shall be entitled to rights or benefits other than those specified herein. No oral statements or prior or contemporaneous written material not specifically incorporated herein shall be of any force and effect, and both parties specifically acknowledge, in entering into and executing this Agreement, they rely solely upon the representations and agreements contained in this Agreement and no others.

15. Binding Effect. This Agreement shall be binding upon and inure to the benefit of the parties and their respective successors and assigns.

KALAMAZOO COUNTY LAND BANK AUTHORITY

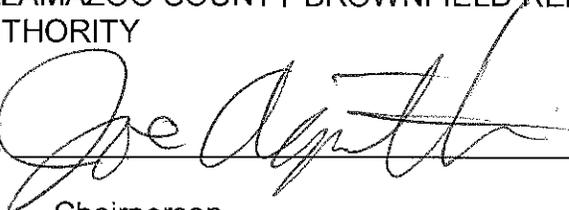
Dated: 3-1-13

By: 

Its: Chairperson

KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

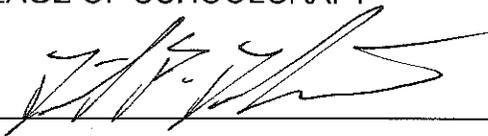
Dated: 2-28-13

By: 

Its: Chairperson

VILLAGE OF SCHOOLCRAFT

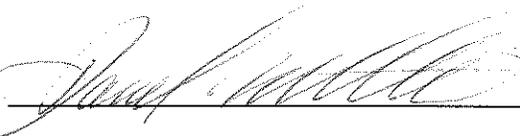
Dated: 4/15/13

By: 

Its: President

SCHOOLCRAFT DOWNTOWN DEVELOPMENT AUTHORITY

Dated: 4/4/13

By: 

Its: Chairperson