



**KALAMAZOO COUNTY
BROWNFIELD REDEVELOPMENT AUTHORITY**

BROWNFIELD PLAN

**KALAMAZOO WEST PROFESSIONAL CENTER, LLC
2425 S. 11TH STREET
OSHTEMO TOWNSHIP, MICHIGAN**

MAY 5, 2016

Approved by Kalamazoo County BRA: May 5, 2016

Approved by Oshtemo Township: May 10, 2016

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Prepared with the assistance of:

**ENVIROLOGIC TECHNOLOGIES, INC.
2960 Interstate Parkway
Kalamazoo, Michigan 49048
(800) 272-7802**

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**BROWNFIELD PLAN
KALAMAZOO WEST PROFESSIONAL CENTER, LLC
2425 S. 11TH STREET
OSHTEMO TOWNSHIP, MICHIGAN**

I. GENERAL DEFINITIONS AS USED IN THIS PLAN

The definitions in this plan are as defined in 1996 PA 381 Sec. 2

II. ELIGIBLE PROPERTIES

Introduction and Purpose

The purpose of this plan, to be implemented by the Authority, is to satisfy the requirements for a Brownfield Plan as specified in Act 381 of the Public Acts of the State of Michigan of 1996, as amended, MCL 125.2651 et. seq., which is known as the “Brownfield Redevelopment Financing Act.” Terms used in this document are as defined in Act 381.

The focus of this Brownfield Plan is to support the renovation of a functionally obsolete building located at 2425 S. 11th Street in Oshtemo Township, Kalamazoo County, Michigan. A neighboring business (Kalamazoo West Professional Center, LLC) has acquired the site and intends to renovate the existing building into the Kalamazoo West Professional Center, a 4-unit retail commercial space including the headquarters of Kalamazoo Mortgage and Kalamazoo Insurance Agency. The remaining two units of the building are already under lease by proposed tenants including a financial advisory firm and a residential inspection company. The redevelopment of this property supports a business expansion by Kalamazoo Mortgage Company, Kalamazoo Insurance Agency, and the additional tenants and restores the utility of the structure.

The redevelopment of this site allows for the retention of 32 existing jobs within Oshtemo Township and the creation of an estimated 10-20 full time equivalent jobs in the next three years. Total investment expected in the project is \$1.8 Million including land purchase costs.

Due to the age and inadequacies of the building, it has been declared functionally obsolete by the Oshtemo Township Assessor.



The following provides a summary of the redevelopment project and the Brownfield Plan:

Brownfield Project Summary - Kalamazoo West Professional Center, LLC - 2425 S. 11th St., Oshtemo Township	
Project Investment - Kalamazoo West Professional Center, LLC	\$ 1,800,000.00
Number of Jobs Retained in Oshtemo Township	32
Number of New Jobs Created in Oshtemo Township	10-20 over three years
Brownfield Redevelopment Eligible Costs - Kalamazoo West Professional Center, LLC	\$ 175,145.00
Actual Projected Reimbursement to Kalamazoo West Professional Center, LLC	\$ 90,577.24
Brownfield Redevelopment Eligible Costs - Kalamazoo County Brownfield Redevelopment Authority	\$ 9,000.00
Tax Increment Revenue Capture into Local Site Remediation Revolving Loan Fund (LSRRF)	\$ 33,192.41
Total Tax Increment Revenue Tax Capture Over Life of Brownfield Plan	\$ 132,769.65
Term of Brownfield Plan	20 Years (2017-2036)
Continued Tax Capture to All Taxing Jurisdictions During 20 Year Term of Brownfield Plan From Initial Taxable Value	\$ 195,440.39
Taxing Jurisdictions Excluded From Tax Increment Revenue Capture in Brownfield Plan (i.e. Excluded From Tax Capture)	Special Assessment or Debt Millages: School Debt - 6.95000 KRESA = 0.3650 mills allocated for debt service County Juvenile Home - 0.233900 Fire = 2.50000 Police 2004 = 2.5000 Lights = 0.30000 School Millages SET - 6.00000 School Operating - 18.00000
Increased Tax Revenue to Excluded Taxing Jurisdictions During 20 Year Term of Brownfield Plan From Future Taxable Value	\$ 237,382.60

Eligible Property Information

The property is made up of a single parcel of land occupying approximately 2.15 acres commonly identified as 2425 S. 11th Street, Oshtemo Township, Kalamazoo County, Michigan. The tax identification number and legal description, obtained from the Oshtemo Township Assessor’s Office, are presented below:

Parcel ID # 05-25-405-012

SEC 25-2-12 BEG IN E&W1/4 LI 243 FT E OF C1/4 POST TH N 89DEG15MIN30SC E THEREON 242.93 FT TH S 48DEG47MIN02SC E 204.58 FT TH S 57DEG30MIN08SC W 472.02 FT TH N 00DEG11MIN56SC E 385.25 FT TO BEG.

The site is developed with a single story approximately 9,100 square foot commercial building resting on a concrete slab on grade. The building is surrounded by asphalt covered drives/parking areas with landscaped lawn space present along the parcel boundaries. Maps showing the



property location and boundaries and property details are included as Figure 1 and Figure 2 in Attachment A.

Proposed Redevelopment

Kalamazoo West Professional Center, LLC has acquired the site and intends to renovate the existing building into the Kalamazoo West Professional Center. The proposed redevelopment will require the complete demolition of the building interior, including addressing structural integrity concerns, in order to create 4 separate commercial suites within the building. One suite will be the headquarters of Kalamazoo Mortgage while a second suite will house the Kalamazoo Insurance Agency. The remaining two suites of the building are already under lease by proposed tenants including a financial advisory firm and a residential inspection company.

The building demolition will include removal of interior walls, removal of obsolete electrical and lighting systems, and other interior removals.

Total investment expected in the project is \$1.8 Million including land purchase costs.

Brownfield Conditions

The building was constructed between 1975-1976 as a restaurant and subsequently utilized for a catering business. The Oshtemo Township Assessor, a Level 3 Assessor, inspected the property and identified the site as functionally obsolete as that term is defined under MCL 125.265(r), indicating the following:

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.

An Affidavit detailing the declaration of functional obsolescence, completed by Oshtemo Township Assessor Ms. Kristine Biddle on November 12, 2015, is presented as Attachment B.

A Phase I Environmental Site Assessment (ASTM E1527-13) was prepared for the property acquisition on November 2, 2015 and the results of the assessment did not identify any Recognized Environmental Conditions.



The Plan

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

Michigan Department of Environmental Quality (MDEQ) eligible activities

A Phase I Environmental Site Assessment compliant with the ASTM E1527-13 standard and the standards for All Appropriate Inquiry has been completed. The cost for the Phase I ESA is \$2,300.

This environmental cost is eligible for reimbursement using local tax increment revenues.

Michigan Strategic Fund eligible activities

Non-environmental activities that are eligible for reimbursement with tax increment revenues consist of interior building demolition. Based upon the functionally obsolete state of the building as a former restaurant and catering business it is necessary to demolish the entire interior of the structure, including addressing structural integrity concerns, in order to complete the renovations necessary to create an acceptable 4-unit commercial space capable of housing Kalamazoo Mortgage Company, Kalamazoo Insurance Agency, and two additional commercial tenants. Building demolition costs have been estimated by a contractor to be approximately \$150,000 inclusive of soft costs such as engineering, architectural, and project management.

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

This Brownfield Plan anticipates the capture of real and personal property taxes from local taxes only. No capture of school tax increment revenues is proposed in this Brownfield Plan.

Authority Expenses

Eligible and actual costs incurred by the Kalamazoo County Brownfield Redevelopment Authority (KCBRA) are also included in the Plan as an eligible expense. Such expenses include preparation of this Brownfield Plan (\$4,000) and will include costs of public notifications, legal, and other costs to administer the Plan estimated at \$1,000 annually for five years for a cost of \$5,000. These will be reimbursed with local tax increment revenues only.

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



MDEQ Environmental

Eligible environmental activities include BEA activities – specifically, the preparation of the November 1, 2015 Phase I ESA (ASTM E 1527-13) prepared in support of acquisition of the site. No Recognized Environmental Conditions were identified in the Phase I ESA.

MSF Non-Environmental

The eligible non-environmental activities at the site include Building Demolition. *Building demolition* includes but is not necessarily limited to a pre-demolition audit or survey; deconstruction or select demolition of building elements (products or materials) to be reused or recycled; and proper disposal of non-reusable or non-recyclable building elements.

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

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

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

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

The Initial Taxable Value for this Plan shall be the taxable value of the eligible property established at the time this Brownfield Plan is adopted (i.e., the 2016 Taxable Value). The property has a 2016 taxable value of \$171,600. The improvements are expected to add approximately \$325,000 in improved taxable value (i.e., \$496,600 taxable value in 2017).

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

(d) The method by which the costs of the plan will be financed, including a description of any advances made or anticipated to be made for the costs of the plan from the municipality. (Section 13(1)(d))



The costs of this Plan are to be borne by the Kalamazoo County Brownfield Redevelopment Authority (KCBRA). At this time, no advances are being made by the municipality to the developer.

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

The Kalamazoo County Brownfield Redevelopment Authority (KCBRA) has no plans to incur indebtedness at this time, though such plans could be made in the future, if appropriate to support development of this site.

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

This Plan anticipates that the investment in the property will occur in 2016. This investment will result in a newly established taxable value beginning in 2017 and this Plan anticipates that 2017 would be the year in which tax capture is initiated. The initial taxable value will be the value of the property established for the 2016 tax year. This Plan is designed to capture 15 years of tax increment revenues to be used to reimburse the eligible activities and an additional 5 years of tax increment revenues captured for placement in the County Brownfield Redevelopment Authority's Local Site Remediation Revolving Fund (LSRRF).



TABLE 1



Table 1

Summary of Eligible Costs

Kalamazoo West Professional Center, LLC
 2425 S. 11th St.
 Kalamazoo, Michigan 49009

Eligible Activities	Cost
<u>MDEQ Environmental Activities (Kalamazoo West Professional Center, LLC)</u>	
<u>BEA Activities</u>	
Phase I ESA	\$ 2,300.00
<u>Total - MDEQ Environmental Activities</u>	<u>\$ 2,300.00</u>
CONTINGENCY (15%)	\$ 345.00
<u>TOTAL - MDEQ Environmental Activities with Contingency (Kalamazoo West Professional Center, LLC)</u>	<u>\$ 2,645.00</u>
<u>MSF Non-Environmental Activities (Kalamazoo West Professional Center, LLC)</u>	
<u>Building Demolition</u>	
Demolition of Existing Structure (Interior Demolition)	\$ 150,000.00
<u>Total - MSF Non-Environmental Activities</u>	<u>\$ 150,000.00</u>
CONTINGENCY (15%)	\$ 22,500.00
<u>TOTAL - MSF Non-Environmental Activities with Contingency (Kalamazoo West Professional Center, LLC)</u>	<u>\$ 172,500.00</u>
Brownfield Plan (KCBRA)	\$ 4,000.00
KCBRA Administrative/Operating Costs (estimated)	\$ 5,000.00
<u>SUMMARY OF ELIGIBLE COSTS AND REIMBURSEMENT LIMITS</u>	
TOTAL KCBRA ADMINISTRATIVE/OPERATING COSTS	\$ 5,000.00
TOTAL REIMBURSEMENT TO KCBRA	\$ 4,000.00
TOTAL KALAMAZOO WEST PROFESSIONAL CENTER, LLC ELIGIBLE COSTS	\$ 175,145.00
TOTAL REIMBURSEMENT TO KALAMAZOO WEST PROFESSIONAL CENTER, LLC (15 YEARS)	\$ 90,577.24
TOTAL TO LOCAL SITE REMEDIATION REVOLVING FUND (LSRRF)	\$ 33,192.41
TOTAL REIMBURSEMENT NEEDED FROM CAPTURED TAX INCREMENT	\$ 132,769.65

TABLE 2

Table 2

Estimate of Total Captured Incremental Taxes

Kalamazoo West Professional Center, LLC
 2425 S. 11th St.
 Kalamazoo, MI 49009

Parcel No: 05-25-405-012							
Year	Annual Available Millage	Initial Taxable Value (Real Property)	Tax Revenues from Initial Taxable Value	Estimated Future Taxable Value	Tax Revenues from Estimated Future Taxable Value	Incremental Tax Revenues	Available for Capture
2017	20.4261	\$ 171,600.00	\$ 3,505.12	\$ 496,600.00	\$ 10,143.60	\$ 6,638.48	\$ 6,638.48
2018	20.4261	\$ 171,600.00	\$ 3,505.12	\$ 496,600.00	\$ 10,143.60	\$ 6,638.48	\$ 6,638.48
2019	20.4261	\$ 171,600.00	\$ 3,505.12	\$ 496,600.00	\$ 10,143.60	\$ 6,638.48	\$ 6,638.48
2020	20.4261	\$ 171,600.00	\$ 3,505.12	\$ 496,600.00	\$ 10,143.60	\$ 6,638.48	\$ 6,638.48
2021	20.4261	\$ 171,600.00	\$ 3,505.12	\$ 496,600.00	\$ 10,143.60	\$ 6,638.48	\$ 6,638.48
2022	20.4261	\$ 171,600.00	\$ 3,505.12	\$ 496,600.00	\$ 10,143.60	\$ 6,638.48	\$ 6,638.48
2023	20.4261	\$ 171,600.00	\$ 3,505.12	\$ 496,600.00	\$ 10,143.60	\$ 6,638.48	\$ 6,638.48
2024	20.4261	\$ 171,600.00	\$ 3,505.12	\$ 496,600.00	\$ 10,143.60	\$ 6,638.48	\$ 6,638.48
2025	20.4261	\$ 171,600.00	\$ 3,505.12	\$ 496,600.00	\$ 10,143.60	\$ 6,638.48	\$ 6,638.48
2026	20.4261	\$ 171,600.00	\$ 3,505.12	\$ 496,600.00	\$ 10,143.60	\$ 6,638.48	\$ 6,638.48
2027	20.4261	\$ 171,600.00	\$ 3,505.12	\$ 496,600.00	\$ 10,143.60	\$ 6,638.48	\$ 6,638.48
2028	20.4261	\$ 171,600.00	\$ 3,505.12	\$ 496,600.00	\$ 10,143.60	\$ 6,638.48	\$ 6,638.48
2029	20.4261	\$ 171,600.00	\$ 3,505.12	\$ 496,600.00	\$ 10,143.60	\$ 6,638.48	\$ 6,638.48
2030	20.4261	\$ 171,600.00	\$ 3,505.12	\$ 496,600.00	\$ 10,143.60	\$ 6,638.48	\$ 6,638.48
2031	20.4261	\$ 171,600.00	\$ 3,505.12	\$ 496,600.00	\$ 10,143.60	\$ 6,638.48	\$ 6,638.48
2032	20.4261	\$ 171,600.00	\$ 3,505.12	\$ 496,600.00	\$ 10,143.60	\$ 6,638.48	\$ 6,638.48
2033	20.4261	\$ 171,600.00	\$ 3,505.12	\$ 496,600.00	\$ 10,143.60	\$ 6,638.48	\$ 6,638.48
2034	20.4261	\$ 171,600.00	\$ 3,505.12	\$ 496,600.00	\$ 10,143.60	\$ 6,638.48	\$ 6,638.48
2035	20.4261	\$ 171,600.00	\$ 3,505.12	\$ 496,600.00	\$ 10,143.60	\$ 6,638.48	\$ 6,638.48
2036	20.4261	\$ 171,600.00	\$ 3,505.12	\$ 496,600.00	\$ 10,143.60	\$ 6,638.48	\$ 6,638.48
Total			\$ 70,102.38		\$ 202,872.03		\$ 132,769.65

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

Refer to Tables 2, 3, and 4 for details.

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

Maps showing the location and dimensions of the property are included as Figure 1 and Figure 2 in Attachment A.

Parcel ID # 05-25-405-012

SEC 25-2-12 BEG IN E&W1/4 LI 243 FT E OF C1/4 POST TH N 89DEG15MIN30SC E THEREON 242.93 FT TH S 48DEG47MIN02SC E 204.58 FT TH S 57DEG30MIN08SC W 472.02 FT TH N 00DEG11MIN56SC E 385.25 FT TO BEG.

The Oshtemo Township Assessor, a Level 3 Assessor, has inspected the property and determined that the property meets the definition of functionally obsolete. A copy of the Affidavit demonstrating functional obsolescence is presented as Attachment B.

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

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

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

Not applicable.

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

Not applicable.

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

Not applicable.

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

The Kalamazoo County Brownfield Redevelopment Authority (KCBRA) does plan to capture tax increment for five full years into the Local Site Remediation Revolving Fund (LSRRF).

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

Not applicable.

H:\Projects\Projects_K\Kalamazoo County\Brownfield Redevelopment Authority\Kalamazoo Mortgage Company\Kzoo Mortgage BF Plan.docx



TABLE 3



Table 3

Estimate of Annual Captured Incremental Taxes for Each Affected Taxing Jurisdiction

Kalamazoo West Professional Center, LLC
 2425 S. 11th St.
 Kalamazoo, MI 49009

Parcel No: 05-25-405-012										
WINTER									Summer	
Taxing Jurisdiction		KRESA-ISD	KVCC	Library - Kalamazoo	County Public Safety	County Transit	County Housing Fund	Oshtemo Twp.	County Operating	Total
Millage		6.04160	2.81350	3.95830	1.44910	0.40000	0.1	0.9765	4.6871	20.42610
Initial Taxable Value	\$ 171,600.00	\$ 1,036.74	\$ 482.80	\$ 679.24	\$ 248.67	\$ 68.64	\$ 17.16	\$ 167.57	\$ 804.31	\$ 3,505.12
Future Taxable Value - 2017	\$ 496,600.00	\$ 3,000.26	\$ 1,397.18	\$ 1,965.69	\$ 719.62	\$ 198.64	\$ 49.66	\$ 484.93	\$ 2,327.61	\$ 10,143.60
Captured Taxable Value - 2017	\$ 325,000.00	\$ 1,963.52	\$ 914.39	\$ 1,286.45	\$ 470.96	\$ 130.00	\$ 32.50	\$ 317.36	\$ 1,523.31	\$ 6,638.48
Captured Taxable Value - 2018	\$ 325,000.00	\$ 1,963.52	\$ 914.39	\$ 1,286.45	\$ 470.96	\$ 130.00	\$ 32.50	\$ 317.36	\$ 1,523.31	\$ 6,638.48
Captured Taxable Value - 2019	\$ 325,000.00	\$ 1,963.52	\$ 914.39	\$ 1,286.45	\$ 470.96	\$ 130.00	\$ 32.50	\$ 317.36	\$ 1,523.31	\$ 6,638.48
Captured Taxable Value - 2020	\$ 325,000.00	\$ 1,963.52	\$ 914.39	\$ 1,286.45	\$ 470.96	\$ 130.00	\$ 32.50	\$ 317.36	\$ 1,523.31	\$ 6,638.48
Captured Taxable Value - 2021	\$ 325,000.00	\$ 1,963.52	\$ 914.39	\$ 1,286.45	\$ 470.96	\$ 130.00	\$ 32.50	\$ 317.36	\$ 1,523.31	\$ 6,638.48
Captured Taxable Value - 2022	\$ 325,000.00	\$ 1,963.52	\$ 914.39	\$ 1,286.45	\$ 470.96	\$ 130.00	\$ 32.50	\$ 317.36	\$ 1,523.31	\$ 6,638.48
Captured Taxable Value - 2023	\$ 325,000.00	\$ 1,963.52	\$ 914.39	\$ 1,286.45	\$ 470.96	\$ 130.00	\$ 32.50	\$ 317.36	\$ 1,523.31	\$ 6,638.48
Captured Taxable Value - 2024	\$ 325,000.00	\$ 1,963.52	\$ 914.39	\$ 1,286.45	\$ 470.96	\$ 130.00	\$ 32.50	\$ 317.36	\$ 1,523.31	\$ 6,638.48
Captured Taxable Value - 2025	\$ 325,000.00	\$ 1,963.52	\$ 914.39	\$ 1,286.45	\$ 470.96	\$ 130.00	\$ 32.50	\$ 317.36	\$ 1,523.31	\$ 6,638.48
Captured Taxable Value - 2026	\$ 325,000.00	\$ 1,963.52	\$ 914.39	\$ 1,286.45	\$ 470.96	\$ 130.00	\$ 32.50	\$ 317.36	\$ 1,523.31	\$ 6,638.48
Captured Taxable Value - 2027	\$ 325,000.00	\$ 1,963.52	\$ 914.39	\$ 1,286.45	\$ 470.96	\$ 130.00	\$ 32.50	\$ 317.36	\$ 1,523.31	\$ 6,638.48
Captured Taxable Value - 2028	\$ 325,000.00	\$ 1,963.52	\$ 914.39	\$ 1,286.45	\$ 470.96	\$ 130.00	\$ 32.50	\$ 317.36	\$ 1,523.31	\$ 6,638.48
Captured Taxable Value - 2029	\$ 325,000.00	\$ 1,963.52	\$ 914.39	\$ 1,286.45	\$ 470.96	\$ 130.00	\$ 32.50	\$ 317.36	\$ 1,523.31	\$ 6,638.48
Captured Taxable Value - 2030	\$ 325,000.00	\$ 1,963.52	\$ 914.39	\$ 1,286.45	\$ 470.96	\$ 130.00	\$ 32.50	\$ 317.36	\$ 1,523.31	\$ 6,638.48
Captured Taxable Value - 2031	\$ 325,000.00	\$ 1,963.52	\$ 914.39	\$ 1,286.45	\$ 470.96	\$ 130.00	\$ 32.50	\$ 317.36	\$ 1,523.31	\$ 6,638.48
Captured Taxable Value - 2032	\$ 325,000.00	\$ 1,963.52	\$ 914.39	\$ 1,286.45	\$ 470.96	\$ 130.00	\$ 32.50	\$ 317.36	\$ 1,523.31	\$ 6,638.48
Captured Taxable Value - 2033	\$ 325,000.00	\$ 1,963.52	\$ 914.39	\$ 1,286.45	\$ 470.96	\$ 130.00	\$ 32.50	\$ 317.36	\$ 1,523.31	\$ 6,638.48
Captured Taxable Value - 2034	\$ 325,000.00	\$ 1,963.52	\$ 914.39	\$ 1,286.45	\$ 470.96	\$ 130.00	\$ 32.50	\$ 317.36	\$ 1,523.31	\$ 6,638.48
Captured Taxable Value - 2035	\$ 325,000.00	\$ 1,963.52	\$ 914.39	\$ 1,286.45	\$ 470.96	\$ 130.00	\$ 32.50	\$ 317.36	\$ 1,523.31	\$ 6,638.48
Captured Taxable Value - 2036	\$ 325,000.00	\$ 1,963.52	\$ 914.39	\$ 1,286.45	\$ 470.96	\$ 130.00	\$ 32.50	\$ 317.36	\$ 1,523.31	\$ 6,638.48

Excluded Millages:

Special Assessment or Debt Millages As Identified by Oshtemo Township Assessor:

School Debt - 6.95000

KRESA = 6.4066 - 0.3650 mills allocated for debt service = 6.0416

County Juvenile Home - 0.233900

Fire = 2.50000

Police 2004 = 2.5000

Lights = 0.30000

School Millages

SET - 6.00000

School Operating - 18.00000

TABLE 4



Table 4

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

**Kalamazoo West Professional Center, LLC
2425 S. 11th St.
Kalamazoo, MI 49009**

Parcel No: 05-25-405-012										
Year	Captured Taxable Value	KRESA-ISD	KVCC	Library - Kalamazoo	County Public Safety	County Transit	County Housing Fund	Oshtemo Twp.	County Operating	Total
		6.04160	2.81350	3.95830	1.44910	0.40000	0.10000	0.97650	4.6871	20.42610
2017	\$ 325,000.00	\$ 1,963.52	\$ 914.39	\$ 1,286.45	\$ 470.96	\$ 130.00	\$ 32.50	\$ 317.36	\$ 1,523.31	\$ 6,638.48
2018	\$ 325,000.00	\$ 1,963.52	\$ 914.39	\$ 1,286.45	\$ 470.96	\$ 130.00	\$ 32.50	\$ 317.36	\$ 1,523.31	\$ 6,638.48
2019	\$ 325,000.00	\$ 1,963.52	\$ 914.39	\$ 1,286.45	\$ 470.96	\$ 130.00	\$ 32.50	\$ 317.36	\$ 1,523.31	\$ 6,638.48
2020	\$ 325,000.00	\$ 1,963.52	\$ 914.39	\$ 1,286.45	\$ 470.96	\$ 130.00	\$ 32.50	\$ 317.36	\$ 1,523.31	\$ 6,638.48
2021	\$ 325,000.00	\$ 1,963.52	\$ 914.39	\$ 1,286.45	\$ 470.96	\$ 130.00	\$ 32.50	\$ 317.36	\$ 1,523.31	\$ 6,638.48
2022	\$ 325,000.00	\$ 1,963.52	\$ 914.39	\$ 1,286.45	\$ 470.96	\$ 130.00	\$ 32.50	\$ 317.36	\$ 1,523.31	\$ 6,638.48
2023	\$ 325,000.00	\$ 1,963.52	\$ 914.39	\$ 1,286.45	\$ 470.96	\$ 130.00	\$ 32.50	\$ 317.36	\$ 1,523.31	\$ 6,638.48
2024	\$ 325,000.00	\$ 1,963.52	\$ 914.39	\$ 1,286.45	\$ 470.96	\$ 130.00	\$ 32.50	\$ 317.36	\$ 1,523.31	\$ 6,638.48
2025	\$ 325,000.00	\$ 1,963.52	\$ 914.39	\$ 1,286.45	\$ 470.96	\$ 130.00	\$ 32.50	\$ 317.36	\$ 1,523.31	\$ 6,638.48
2026	\$ 325,000.00	\$ 1,963.52	\$ 914.39	\$ 1,286.45	\$ 470.96	\$ 130.00	\$ 32.50	\$ 317.36	\$ 1,523.31	\$ 6,638.48
2027	\$ 325,000.00	\$ 1,963.52	\$ 914.39	\$ 1,286.45	\$ 470.96	\$ 130.00	\$ 32.50	\$ 317.36	\$ 1,523.31	\$ 6,638.48
2028	\$ 325,000.00	\$ 1,963.52	\$ 914.39	\$ 1,286.45	\$ 470.96	\$ 130.00	\$ 32.50	\$ 317.36	\$ 1,523.31	\$ 6,638.48
2029	\$ 325,000.00	\$ 1,963.52	\$ 914.39	\$ 1,286.45	\$ 470.96	\$ 130.00	\$ 32.50	\$ 317.36	\$ 1,523.31	\$ 6,638.48
2030	\$ 325,000.00	\$ 1,963.52	\$ 914.39	\$ 1,286.45	\$ 470.96	\$ 130.00	\$ 32.50	\$ 317.36	\$ 1,523.31	\$ 6,638.48
2031	\$ 325,000.00	\$ 1,963.52	\$ 914.39	\$ 1,286.45	\$ 470.96	\$ 130.00	\$ 32.50	\$ 317.36	\$ 1,523.31	\$ 6,638.48
2032	\$ 325,000.00	\$ 1,963.52	\$ 914.39	\$ 1,286.45	\$ 470.96	\$ 130.00	\$ 32.50	\$ 317.36	\$ 1,523.31	\$ 6,638.48
2033	\$ 325,000.00	\$ 1,963.52	\$ 914.39	\$ 1,286.45	\$ 470.96	\$ 130.00	\$ 32.50	\$ 317.36	\$ 1,523.31	\$ 6,638.48
2034	\$ 325,000.00	\$ 1,963.52	\$ 914.39	\$ 1,286.45	\$ 470.96	\$ 130.00	\$ 32.50	\$ 317.36	\$ 1,523.31	\$ 6,638.48
2035	\$ 325,000.00	\$ 1,963.52	\$ 914.39	\$ 1,286.45	\$ 470.96	\$ 130.00	\$ 32.50	\$ 317.36	\$ 1,523.31	\$ 6,638.48
2036	\$ 325,000.00	\$ 1,963.52	\$ 914.39	\$ 1,286.45	\$ 470.96	\$ 130.00	\$ 32.50	\$ 317.36	\$ 1,523.31	\$ 6,638.48
CAPTURED TAXES		\$ 39,270.40	\$ 18,287.75	\$ 25,728.95	\$ 9,419.15	\$ 2,600.00	\$ 650.00	\$ 6,347.25	\$ 30,466.15	\$ 132,769.65

Excluded Millages:

Special Assessment or Debt Millages As Identified by Oshtemo Township Assessor:

School Debt - 6.95000

KRESA = 6.4066 - 0.3650 mills allocated for debt service = 6.0416

County Juvenile Home - 0.233900

Fire = 2.50000

Police 2004 = 2.5000

Lights = 0.30000

School Millages

SET - 6.00000

School Operating - 18.00000

TABLE 5



Table 5

Reimbursement Schedule

Kalamazoo West Professional Center, LLC
 2425 S. 11th St.
 Kalamazoo, MI 49009

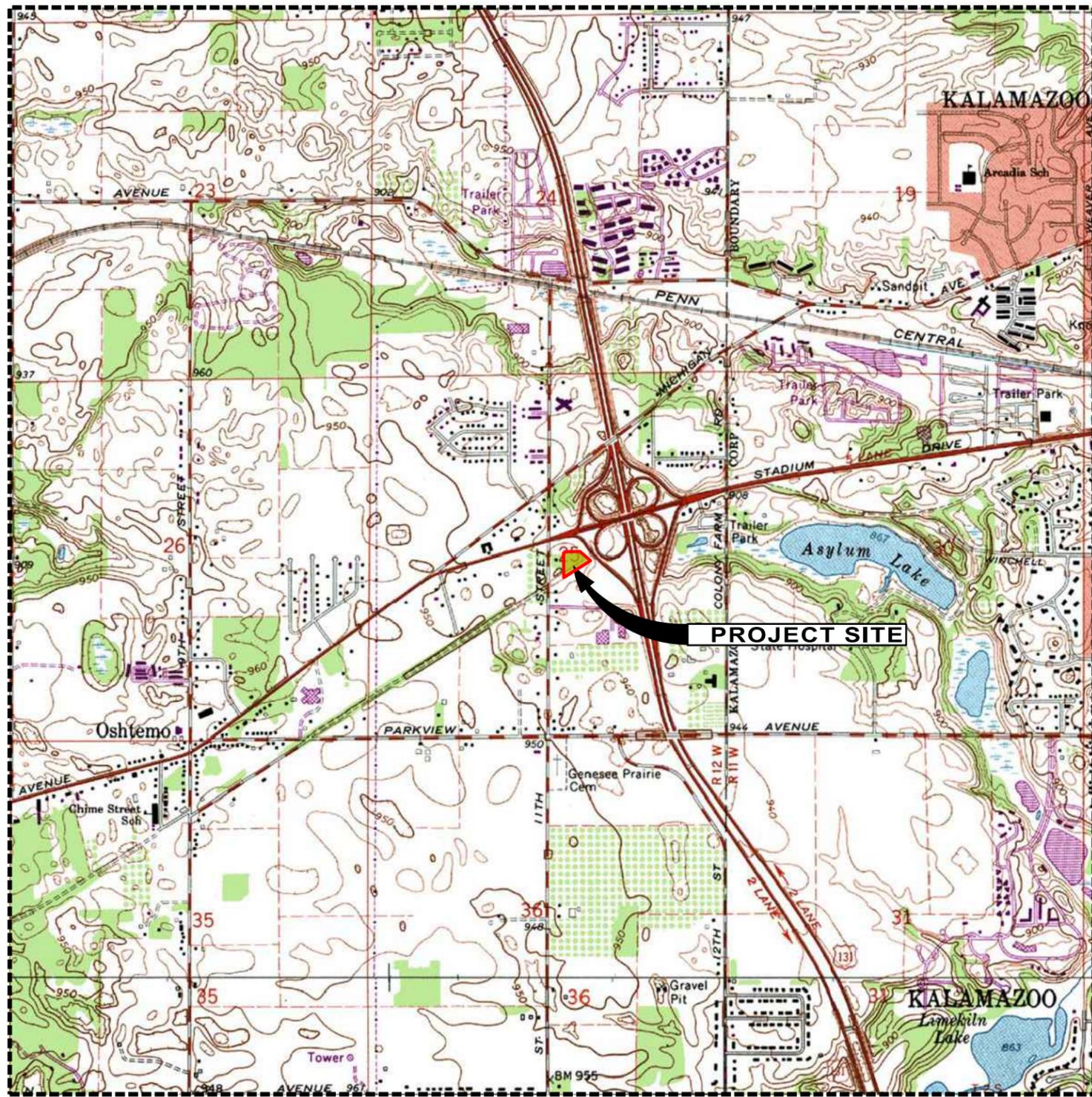
Local TIR Only

Parcel No: 05-25-405-012								
Year	Captured Incremental Taxes	Reimbursement to KCBRA		Reimbursement to Kalamazoo West Professional Center, LLC				LSRRF Capture
		\$ 9,000.00		Total Eligible Costs: \$175,145				
		Annual	Aggregate	Annual	Aggregate	Eligible Principal	Principal Reduction	
2017	\$ 6,638.48	\$ 4,000.00	\$ 4,000.00	\$ 2,638.48	\$ 2,638.48	\$ 175,145.00	\$ 172,506.52	
2018	\$ 6,638.48	\$ 1,000.00	\$ 5,000.00	\$ 5,638.48	\$ 8,276.97	\$ 172,506.52	\$ 166,868.04	
2019	\$ 6,638.48	\$ 1,000.00	\$ 6,000.00	\$ 5,638.48	\$ 13,915.45	\$ 166,868.04	\$ 161,229.55	
2020	\$ 6,638.48	\$ 1,000.00	\$ 7,000.00	\$ 5,638.48	\$ 19,553.93	\$ 161,229.55	\$ 155,591.07	
2021	\$ 6,638.48	\$ 1,000.00	\$ 8,000.00	\$ 5,638.48	\$ 25,192.41	\$ 155,591.07	\$ 149,952.59	
2022	\$ 6,638.48	\$ 1,000.00	\$ 9,000.00	\$ 5,638.48	\$ 30,830.90	\$ 149,952.59	\$ 144,314.11	
2023	\$ 6,638.48		\$ 9,000.00	\$ 6,638.48	\$ 37,469.38	\$ 144,314.11	\$ 137,675.62	
2024	\$ 6,638.48		\$ 9,000.00	\$ 6,638.48	\$ 44,107.86	\$ 137,675.62	\$ 131,037.14	
2025	\$ 6,638.48		\$ 9,000.00	\$ 6,638.48	\$ 50,746.34	\$ 131,037.14	\$ 124,398.66	
2026	\$ 6,638.48		\$ 9,000.00	\$ 6,638.48	\$ 57,384.83	\$ 124,398.66	\$ 117,760.18	
2027	\$ 6,638.48		\$ 9,000.00	\$ 6,638.48	\$ 64,023.31	\$ 117,760.18	\$ 111,121.69	
2028	\$ 6,638.48			\$ 6,638.48	\$ 70,661.79	\$ 111,121.69	\$ 104,483.21	
2029	\$ 6,638.48			\$ 6,638.48	\$ 77,300.27	\$ 104,483.21	\$ 97,844.73	
2030	\$ 6,638.48			\$ 6,638.48	\$ 83,938.76	\$ 97,844.73	\$ 91,206.24	
2031	\$ 6,638.48			\$ 6,638.48	\$ 90,577.24	\$ 91,206.24	\$ 84,567.76	
2032	\$ 6,638.48							\$ 6,638.48
2033	\$ 6,638.48							\$ 6,638.48
2034	\$ 6,638.48							\$ 6,638.48
2035	\$ 6,638.48							\$ 6,638.48
2036	\$ 6,638.48							\$ 6,638.48
Totals	\$ 132,769.65		9,000.00	90,577.24				\$ 33,192.41

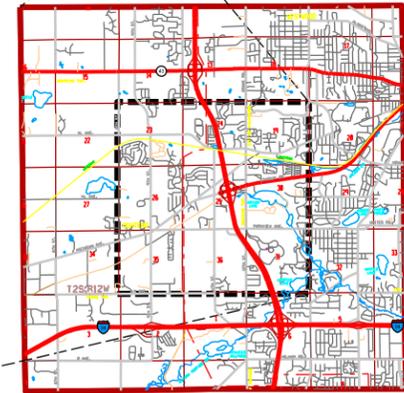
**ATTACHMENT A
FIGURES**

Figure 1: Location Map
Figure 2: Eligible Property Site Plan



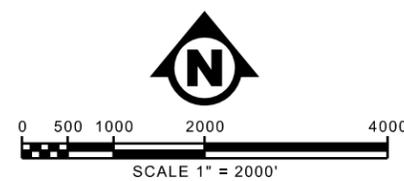


SOURCE: KALAMAZOO, SW, MICHIGAN USGS 7.5 MINUTE TOPOGRAPHIC QUADRANGLE MAPS
 MAPTECH® U.S. TERRAIN SERIES™ ©MAPTECH®, INC. 606-433-8500



T 2 S. R. 12 W.
 OTSEGO TOWNSHIP
 KALAMAZOO, MICHIGAN

000000 AAAAAA File: AA.dgn Modet: Location Map



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

PINE WEST CATERING
 2425 S 11th ST.
 KALAMAZOO, MI
LOCATION MAP

PROJECT NO.
 150348
 FIGURE No.
1



SCALE 1" = 80'
0 20 40 80 160

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.

PINE WEST CATERING

2425 S. 11th ST.
KALAMAZOO, MI

SITE PLAN


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

PROJECT NO.
150348

FIGURE No.
2

ATTACHMENT B

STATEMENT REGARDING FUNCTIONAL OBSOLESCENCE

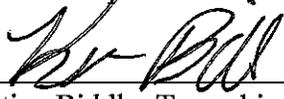


AFFIDAVIT OF OSHTEMO CHARTER TOWNSHIP ASSESSOR

I, Kristine Biddle, being duly sworn, states that if called upon will testify to the following facts:

1. I am employed by Oshtemo Charter Township as the Township Assessor, and have held that position for approximately one month.
2. I am a certified Michigan Advanced Assessing Officer (3).
3. I am familiar with the property located at 2425 South 11th Street, in the Charter Township of Oshtemo.
4. This affidavit is given in accordance with MCL 125.2663(1)(h) and is made to confirm this property qualifies as "Functionally Obsolete Property" as that term is defined under MCL 125.2652(r). The following facts, without limitation, form the basis for my expert opinion:

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.



Kristine Biddle, Township Assessor

Subscribed and sworn to before me by Kristine Biddle on November 12, 2015.



Notary Public
Kalamazoo County, Michigan
Acting in Kalamazoo County, Michigan
My commission expires: 03/11/2020

Prepared by:
James W. Porter
Township Attorney
Oshtemo Charter Township
7275 W. Main Street
Kalamazoo, MI 9009
(269) 375-7195

Katherine K. Barnes
Notary Public, State of Michigan
County of Kalamazoo
Commission Expires 3/11/2020

ATTACHMENT C
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 A COUNTY'S BROWNFIELD PLAN OF THE COMMERCIAL PROPERTY SITE LOCATED AT 2425 S. 11th Street, OSHTEMO TOWNSHP, IN THE COUNTY OF KALAMAZOO, MICHIGAN

TO ALL INTERESTED PERSONS IN THE COUNTY OF KALAMAZOO

PLEASE TAKE NOTICE that the County Commissioners of the County of Kalamazoo, Michigan, will hold a Public Hearing on Tuesday, the 21st day of June 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 County Brownfield Redevelopment Plan to include therein portions of the commercial property located at 2425 S. 11th Street, Oshtemo Township, Michigan. The following legal parcel is included in the "eligible property":

Parcel ID#
05-25-405-012

The property consists of one parcel of land occupying approximately 2.15 acres, more or less and is commonly described as 2425 S. 11th Street, Oshtemo Township, Michigan.

The Brownfield Plan, which includes a site map and legal description of the parcel, is available for public inspection at the County Brownfield Redevelopment Authority office, located at 201 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: June 10, 2016

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

ATTACHMENT D
NOTICE TO TAXING JURISDICTIONS





County Clerk & Register of Deeds

201 West Kalamazoo Avenue • Kalamazoo, Michigan 49007

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

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

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

NOTICE TO ALL TAXING JURISDICTIONS

The Kalamazoo County Board of Commissioners proposes to approve a Brownfield Plan for the Commercial Property located at 2425 S. 11th Street, Oshtemo Township, Kalamazoo County, Michigan.

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

The Act was enacted to provide a means for local units of government to facilitate the revitalization of environmentally distressed (and/or functionally obsolete or blighted) areas. The Authority Board has prepared and approved a Brownfield Plan related to the redevelopment of commercial property located at 2425 S. 11th Street, Oshtemo Township, Kalamazoo County, Michigan. The anticipated future use of the property is commercial. The property has been identified as functionally obsolete by the Oshtemo Township Assessor. This document serves to notify local taxing units of the intent to adopt a Brownfield Plan for the noted property.

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

The plan will be considered for adoption at the June 21st, 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: June 10, 2016

Timothy A. Snow, CMC, CCO

Kalamazoo County Clerk & Register of Deeds

I do hereby certify that on June 10, 2016, the attached letter regarding the Brownfield Plan for the commercial property located at 2425 S. 11th Street, Oshtemo Township, 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

Kalamazoo Public Schools
1220 Howard Street
Kalamazoo, MI 49008

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

Kalamazoo Public Library
315 South Rose Street
Kalamazoo, MI 49007

Oshtemo Charter Township
7275 West Main Street
Kalamazoo, MI 49009

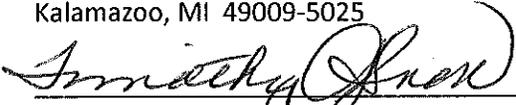
Michigan Department of Environmental Quality
Via email: westmorelandb@michigan.gov

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

Michigan Department of Environmental Quality
Remediation and Redevelopment Division
Brownfield Redevelopment Unit
5th Floor South
525 West Allegan Street
Lansing, MI 48933

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

Acknowledged before me
this 10th day of June, 2016


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


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

ATTACHMENT E

**RESOLUTION SUPPORTING A BROWNFIELD PLAN – OSHTEMO TOWNSHIP
RESOLUTION APPROVING A BROWNFIELD PLAN – KALAMAZOO COUNTY**



CHARTER TOWNSHIP OF OSHTEMO
KALAMAZOO COUNTY, MICHIGAN

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

May 10, 2016

WHEREAS, the Township Board of Oshtemo, 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 Oshtemo Township Board, the Brownfield Plan (the “Plan”) attached hereto, to be carried out within the Township, relating to the redevelopment of the commercial property located at 2425 South 11th Street, Oshtemo Township, Michigan, (the “Site”), as more particularly described and shown in Figures 1 & 2 and Attachment “A” contained within the attached Plan; and

WHEREAS, the Township Board of Oshtemo Township 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, as a result of its review of the Plan, the Oshtemo Township Board concurs with approval of the Plan.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. **Plan Support.** Pursuant to the authority vested in the Township Board of Oshtemo, by the Act, the Plan is hereby supported in the form attached to this Resolution.

2. **Severability.** Should any section, clause or phrase of this Resolution be declared by the courts to be invalid, the same shall not affect the validity of this Resolution as a whole nor any part thereof other than the part so declared to be invalid.
3. **Repeals.** All resolutions or parts of resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

A motion was made by Nancy Culp, seconded by Dusty Farmer, to adopt the foregoing Resolution.

Upon a roll call vote, the following voted "Aye":

Elizabeth Heiny-Cogswell, Deborah Everett, Nancy Culp, Dusty Farmer,
Nancy Carr, Grant Taylor and Zak Ford

The following voted "Nay": None

The following "Abstained": None

The Supervisor declared that the Resolution has been adopted.

Deborah L. Everett

DEBORAH L. EVERETT, Clerk
Oshtemo Charter Township

CERTIFICATE

I hereby certify that the foregoing constitutes a true and complete copy of an Excerpt of the Minutes of a regular meeting of the Oshtemo Charter Township Board, held on May 10, 2016, at which meeting all members were present and voted upon the same as indicated in said Minutes; that said meeting was held in accordance with the Open Meetings Act of the State of Michigan.

Deborah L. Everett

DEBORAH L. EVERETT, Township Clerk

KALAMAZOO COUNTY, MICHIGAN

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

At a regular meeting of the Board of Commissioners of Kalamazoo County, Michigan, held in the Board of Commissioners Room, County Administration Building located at 201 W. Kalamazoo Avenue, Kalamazoo, Michigan, on the 21st day of June, 2016 at 7 p.m.

PRESENT: John Gisler, Scott McGraw, Larry Provancher, Jeff Happler,
John Taylor, Roger Turnier, Julie Rogers, Mike Seals, Dale Shugars,
ABSENT: Stephanie Moore Kevin Wordelman

MOTION BY: Roger Turnier

SUPPORTED BY: Mike 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 Oshtemo Township, relating to the redevelopment project on the commercial property located at 2425 S. 11th Street, Oshtemo Township, 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, Oshtemo Township 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
- E. School taxes will not be captured in accordance with the Plan; 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:

ABSTAINED:

RESOLUTION DECLARED ADOPTED.

STATE OF MICHIGAN)
COUNTY OF KALAMAZOO) ss:

I, the undersigned, the fully qualified Clerk of Kalamazoo County, State of Michigan, do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the County Board of Commissioners of Kalamazoo County at a regular meeting held on the 21st day of June, 2016, the original of which resolution is on file in my office.

IN WITNESS WHEREOF, I have hereunto set my official signature this 21st day of June, 2016.



Timothy A. Snow, Kalamazoo County Clerk