



**KALAMAZOO COUNTY  
BROWNFIELD REDEVELOPMENT AUTHORITY**

**BROWNFIELD PLAN**

**FOR**

**METAL MECHANICS, INC.  
400 S. 14<sup>TH</sup> STREET  
SCHOOLCRAFT, MICHIGAN**

**Approved by the Brownfield Redevelopment Authority on August 25, 2016  
Approved by the governing body of the local jurisdiction on September 19, 2016  
Approved by the County Board of Commissioners on October 4, 2016**

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## ATTACHMENTS

NOTICE OF PUBLIC HEARING

NOTICE TO TAXING JURISDICTIONS

RESOLUTION SUPPORTING A BROWNFIELD PLAN – VILLAGE OF SCHOOLCRAFT

RESOLUTION APPROVING A BROWNFIELD PLAN—KALAMAZOO COUNTY



**KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY  
BROWNFIELD PLAN  
400 S. 14TH STREET  
SCHOOLCRAFT, MICHIGAN**

**1. INTRODUCTION AND PURPOSE**

Envirologic has prepared this Brownfield Plan on behalf of the Kalamazoo County Brownfield Redevelopment Authority (KCBRA) for one parcel of land, located at 400 S. 14<sup>th</sup> St. in Schoolcraft, Michigan, being redeveloped by D & D Realty, LLC and Metal Mechanics, Inc. (Exhibits, Figure 1). The proposed redevelopment includes the construction of a 30,000-square-foot industrial building on the north end of the 9.8-acre parcel.

The proposed project included in this Brownfield Plan will benefit the local community by fostering the expansion of a local thriving business, Metal Mechanics, Inc. The proposed expansion will allow Metal Mechanics, Inc. to continue growing their business in Schoolcraft, thus creating new investment in the community, retaining existing jobs as well as creating new jobs in the future. Further, the project makes productive use of a contaminated piece of property that has been underutilized for several years.

This parcel has been identified as a “facility” under Part 201 due to soil and groundwater impacts above the Generic Residential Cleanup Criteria. A lumber Wolmanizing<sup>®</sup> operation previously occupied the site and the contaminants arsenic and chromium have been attributed to this former use. The volatile organic compounds (VOCs) impact to groundwater is known to be related to offsite releases at the former ARCO manufacturing site, which adjoined the property to the west. Contamination from these former uses has impacted the property and represents an additional cost to the development.

Potential environmental-related costs include Baseline Environmental Assessment (BEA) activities conducted by Metal Mechanics, Inc. and additional testing of topsoil conducted at the expense of the KCBRA. Due Care Activities such as management of excess soil generated from construction, barriers to prevent exposure to contaminated soil and/or exacerbation, and installation of a vapor depressurization system are eligible costs included in this Plan. These activities would be documented in a comprehensive Documentation of Due Care Compliance required by Part 201 of NREPA which is also an eligible activity. These “environmental” costs are eligible for reimbursement through the Brownfield Plan.



This project includes “non-environmental” costs that are also eligible for reimbursement through the Brownfield Plan. Specific non-environmental costs include site demolition activities such as the removal of concrete slabs, the removal of milled asphalt, and the removal of concrete barriers. These site demolition activities are necessary to prepare the site for redevelopment.

This Brownfield Plan identifies the eligible environmental and non-environmental activities that have been completed or will be conducted by the KCBRA or the developer and which will be reimbursed through the capture of local tax increment revenues. BEA Activities and preparation of the Due Care documentation are statutorily eligible to be reimbursed using both school and local tax increment revenues.

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.

## **2. ELIGIBLE PROPERTY INFORMATION**

The property subject to this plan consist of one 9.8-acre parcel (Parcel ID: 14-19-230-030) located at 400 S. 14<sup>th</sup> St. in the Village of Schoolcraft, Kalamazoo County, Michigan (property). The property has been identified as a “facility” under Part 201 Standards.

The current owner, D & D Realty, LLC, is anticipating splitting the property into two parcels. If this occurs, individual tax IDs may be generated for each property. This Brownfield Plan will encompass the entire property.

Existing structures on the property include four buildings consisting of a residence, an east warehouse, a west warehouse, and a shop building with office space. The buildings are located on the southeast portion of the property. Concrete pads associated with former buildings are also present on site. Milled asphalt was brought onto the site to provide surface cover for another area where buildings were once located. A stormwater basin is also located on site.

A location map and legal description can be found in Exhibit A.



### **3. PROPOSED REDEVELOPMENT**

This Brownfield Plan has been prepared to support the redevelopment efforts of the subject property. The proposed redevelopment consists of construction of a 30,000-square-foot industrial building on the north end of the property. The building will be used as part of an expansion by Metal Mechanics, Inc., the future operator, for the manufacture of hydraulic presses. The site is currently owned by D & D realty, LLC. When the proposed project is built, the space will be leased and operated by Metal Mechanics, Inc. The private investment is expected to be \$1,400,000 and 24 FTE jobs will be retained and seven new FTE jobs will be created as a result of the proposed project.

### **4. BROWNFIELD CONDITIONS**

The property was used as agricultural fields from 1938 until 1970. In 1970 the site was initially developed for lumber Wolmanizing® operations by John A. Biewer Co. As part of these operations, lumber was pressure-treated with a solution containing chromic acid, cupric oxide, and arsenic pentoxide. John A. Biewer Co. operated on the site from 1970-1995. From 1995-1999, the property was vacant. ELS Leasing acquired the property in 1995, at which time it leased out the four buildings to various tenants for storage purposes. The former office building of John A. Biewer Co. was converted into a residence in 2005 and has been leased for residential purposes from 2005 to the present.

Recognized Environmental Conditions (RECs) were identified in connection with the property and included pits where wood was treated and ponds that received potentially contaminated stormwater (1999 Phase I ESA and BEA by Keiser & Associates). Groundwater at the site is known to be impacted with VOCs including methylene chloride, tetrachloroethane, and trichlorethene. The VOC impact to groundwater is known to be related to offsite releases at the former ARCO manufacturing site, which adjoined the property to the west. Groundwater is also known to be impacted with arsenic and chromium from former lumber Wolmanizing® activities. In 2015 Stolz Environmental Solutions LLC conducted additional investigations and confirmed that soils across the property are impacted with arsenic and chromium at levels in excess of Part 201 Generic Residential Cleanup Criteria. Groundwater was found to be contaminated with arsenic, hexavalent chromium, and tetrachloroethylene at concentrations in excess of Part 201 Generic Residential Cleanup Criteria.



## **5. BROWNFIELD PLAN ELEMENTS (as specified in Section 13(1) of Act 381)**

### **A. Description of Costs to be Paid for with Tax Increment Revenues**

This Brownfield Plan has been developed to reimburse existing and anticipated costs to be incurred by D&D Realty LLC/Metal Mechanics, Inc. and the KCBRA. Tax increment revenues will be captured for reimbursement from local taxes only, except for BEA Activities and preparation of Due Care documentation which are statutorily eligible for reimbursement with both local and school tax increment revenues. Specific costs to be paid for with tax increment revenues are detailed in Table 1 and described below.

Eligible costs for reimbursement include BEA activities. A BEA of the property will be prepared for Metal Mechanics, Inc. at an estimated cost of \$1,500. Additional testing of topsoil was funded by the Kalamazoo County BRA at an approximate cost of \$3,000.

Due Care Activities are also eligible activities and are estimated to cost \$11,500. These costs include barriers to prevent exposure to contaminated soil that exceeds nonresidential direct contact cleanup criteria. These barriers will be constructed by redistributing topsoil removed for the new construction and placing it across other exposed areas of contaminated soil. The topsoil which will be removed for new construction was demonstrated to be sufficiently clean to use as final cover for a nonresidential property. The cost to move, place, grade, and seed the topsoil barrier is estimated to be \$10,000, which does not include excavation costs. Preparation of a Due Care document will be completed for an estimated cost of \$1,500. A 15% contingency is also included in the due care activities costs.

Additional response activities totaling \$20,000 will be performed on site. As a proactive measure to address potential vapor intrusion concerns associated with VOCs migrating onto the property from off site, a vapor depressurization system will be installed. An estimated \$20,000 will cover the placement of slotted pipe under the building prior to building construction, the moving and placement of crushed concrete from onsite supplies to the building site, vent piping, and a blower unit installed as part of this system. A 15% contingency for additional response activities is also eligible.

Site demolition is an eligible activity. An estimated cost of \$20,000 for the removal of concrete slabs, the removal of milled asphalt, and the removal of concrete barriers is included in the Plan. This includes the cost to break and remove the concrete, but does

not include costs incurred from crushing the concrete. A 15% contingency on Site Demolition activities is also included.

The development of this Brownfield Plan is also an eligible activity estimated at a proposed cost of \$10,000.

The total potential brownfield eligible activity costs are estimated at \$74,400.

In addition to eligible activities, the Plan also includes administrative costs of the KCBRA estimated at \$1,000 annually for the life of the Plan. These total administrative costs of the Authority are estimated at \$11,000.

## **B. Summary of Eligible Activities**

Eligible activities include a BEA for liability protection to be prepared. BEA activities also included additional testing of the topsoil to determine if the soil is suitable for reuse across the site as a barrier to prevent exposure to direct contact value exceedance soil.

Due Care activities include placement of the stripped topsoil across exposed areas of soil, grading, and seeding. Documentation of Due Care Compliance will also be prepared.

Additional Response Activities include the installation of a vapor depressurization system as a proactive measure against potential vapor intrusion risks associated with contaminants migrating from an offsite property. This system includes the placement of slotted pipe under the building prior to building construction, the placement of crushed concrete to the building site, and the installation of vent piping and a blower unit to exhaust vapor from beneath the building slab.

Site demolition will be required to prepare the site for redevelopment and is an eligible activity. Site demolition activities include the removal of concrete slabs associated with former buildings, the removal of milled asphalt, and the removal of concrete barriers.

The development of this Brownfield Plan is also an eligible activity as well as contingencies.



### **C. Estimate of Captured Taxable Value and Tax Increment Revenues**

The site has received an Industrial Facilities Tax (IFT) abatement, which will effectively cut millage rates to 50% of their full rate. This abatement is scheduled to be in place for 12 years beginning in 2017. This Brownfield Plan will be implemented during this abatement period.

For the purposes of this plan, the initial taxable value is the value of the eligible property in 2016. The project is expected to begin in 2016 with an expected completion date of fall 2017. This Plan anticipates that the increment will first be available for capture with the 2017 summer and winter taxes. The increase in taxable value will primarily come from the planned new construction activities. New construction of the 30,000-square-foot industrial building is estimated to be a \$1,400,000 investment and result in an increase in the taxable value of the property of about \$500,000.

The estimated captured taxable value for this redevelopment by year and in aggregate for each taxing jurisdiction is depicted in tabular form (Table 2, 3, and 4).

A summary of the estimated reimbursement schedule and the amount of capture into the Local Site Remediation Revolving Fund (LSRRF) by year and in aggregate is presented as Table 5. Once eligible expenses are reimbursed, the Authority may capture up to five full years of the tax increment and deposit the revenues into a LSRRF.

### **D. Method of Financing and Description of Advances by the Municipality**

Costs for eligible activities are financed by Metal Mechanics, Inc. and/or D&D Realty, LLC. The KCBRA has paid for some environmental assessment activities and preparation of the Brownfield Plan. Eligible activities do not include interest expense (financing costs). The only expenses incurred prior to the Brownfield Plan are the Authority's costs related to environmental assessment and development of the Plan. The environmental assessment costs are statutorily approved for reimbursement with both local and school tax increment revenues.

No advances by the municipality have been made or are anticipated.



**E. Maximum Amount of Note or Bonded Indebtedness**

At this time, there are no plans by the Authority to incur indebtedness to support development of this site though such plans could be made in the future to assist in the development if the Authority so chooses.

**F. Duration of Brownfield Plan**

The Authority intends to begin capture of tax increment in 2017. This Plan will then remain in place until the eligible activities have been fully reimbursed and up to five full years of capture into the LSRRF is complete or 30 years, whichever occurs sooner.

**G. Estimated Impact of Tax Increment Financing on Revenues of Taxing Jurisdictions**

The estimated amount of tax increment revenues to be captured for this redevelopment from each taxing jurisdiction by year and in aggregate is presented as Table 4.

**H. Legal Description, Property Map, Statement of Qualifying Characteristics and Personal Property**

The property subject to this Brownfield Plan is 9.81 acres and located within the Village of Schoolcraft, Kalamazoo County, Michigan. A map showing the eligible property is provided in the attached Exhibits.

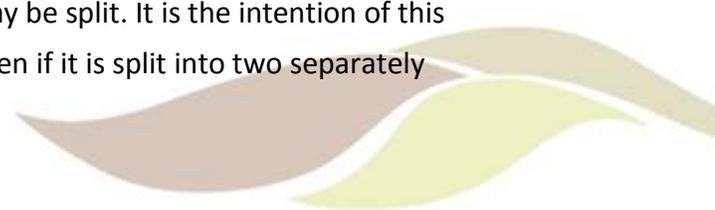
The legal description of the subject property is as follows:

S2-44-2 VILLAGE OF SCHOOLCRAFT UNPLATTED BEG AT IN TERSEC E LI SEC 19 WITH N LI GTW RR ROW SD PT ALSO BEING 1309. 96 FT S OF NE COR SD SEC TH N ALG E L I SD SEC 697.96 FT TH W PAR TO N LI SD SEC 608.69 FT TH S 1 DEG 40 MN E 709. 86 FT TO N LI SD RR TH E THEREON 605.04 FT TO BEG EXC E 33 FT FOR HWY PU RPOSES 9.81A

The property meets the definition of a “facility” as defined by Part 201 of NREPA based upon the presence of contaminants in soil and groundwater at concentrations in excess of MDEQ Generic Residential Cleanup Criteria.

This Brownfield Plan does not intend to capture tax increment revenues associated with personal property as the personal property tax is being phased out and is not relevant to this project.

Further, it should be noted that the property may be split. It is the intention of this Brownfield Plan to cover the entire property, even if it is split into two separately



identified parcels of land with unique tax identification numbers. Any tax increment realized on either parcel would be captured through this Brownfield Plan.

**I. Estimates of Residents and Displacement of Families**

One residence exists on the southeast portion of the property. This building was the former office space of the John A. Biewer Co. and was converted into a residence in 2005. Approximately two individuals reside on the eligible property as tenants. There are no plans for displacement of families, as the proposed new construction will occur on the northern portion of the property and D&D Realty LLC intends to continue to lease the residence to the current occupants.

**J. Plan for Relocation of Displaced Persons**

Not applicable.

**K. Provisions for Relocation Costs**

Not applicable.

**L. Strategy for Compliance with Michigan’s Relocation Assistance Law**

Not applicable.

**M. Description of Proposed Use of Local Site Remediation Revolving Fund**

No use of the LSRRF is anticipated at this time though such plans could be made in the future if it were to benefit the project. The KCBRA intends to capture tax increment revenues for up to five full years after reimbursement of eligible activities. The Authority intends to use the LSRRF funds for the completion of eligible activities to support redevelopment at other brownfield sites in the future. Capture for the LSRRF is critical to the maintenance of a sustainable brownfield program for the Authority.

**N. Other Material that the Authority or Governing Body Considers Pertinent**

Not Applicable



## EXHIBITS

FIGURE 1: *Location Map*

FIGURE 2: *Site Plan*

## SCHEDULES/TABLES

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TABLE 5: *Estimated Reimbursement Schedule*

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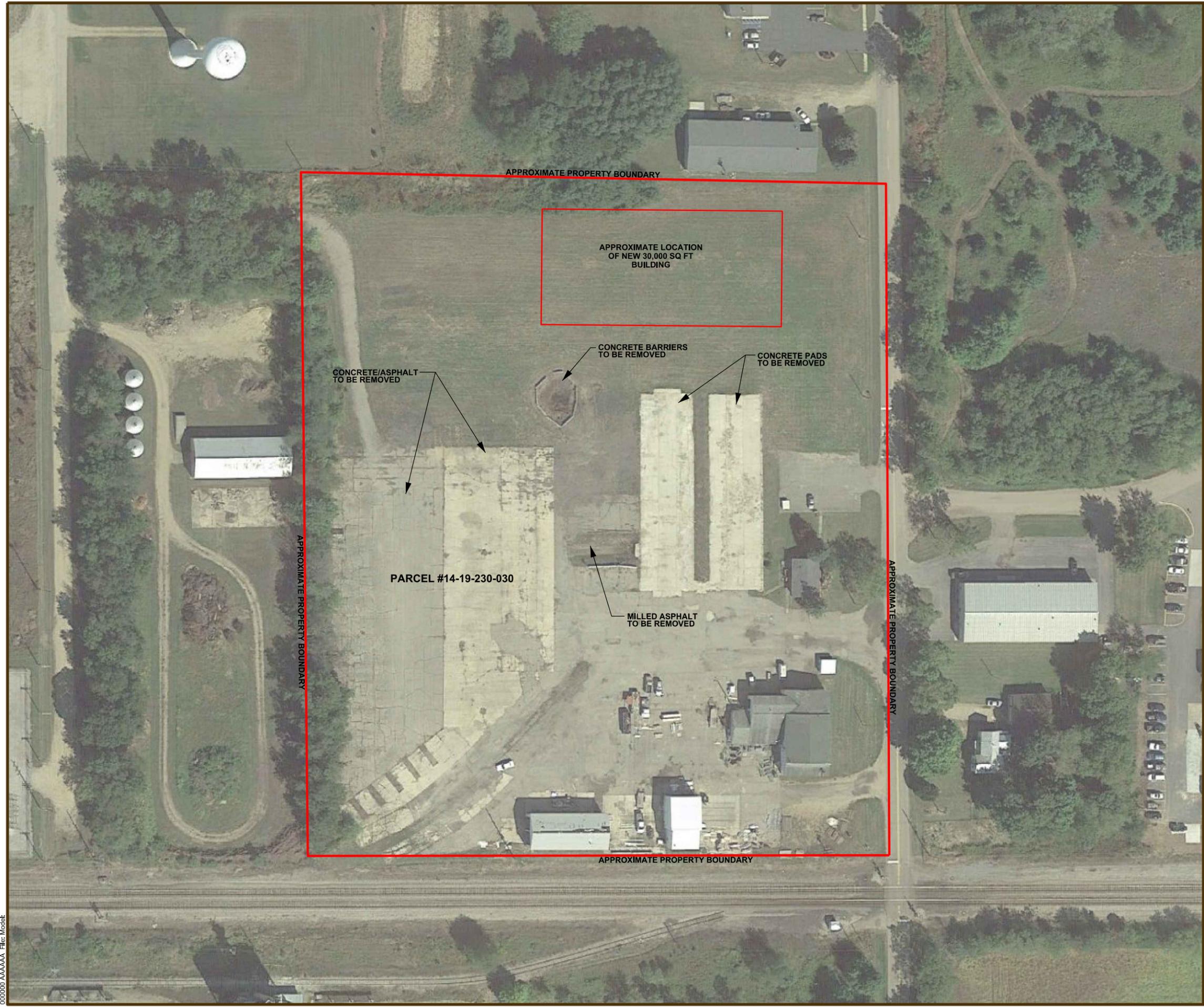
## EXHIBITS

**FIGURE 1: *Location Map***

**FIGURE 2: *Site Plan***







**LEGAL DESCRIPTION**

S2-44-2 VILLAGE OF SCHOOLCRAFT UNPLATTED BEG AT IN TERSEC E LI SEC 19 WITH N LI GTW RR ROW SD PT ALSO BEING 1309.96 FT S OF NE COR SD SEC TH N ALG E LI SD SEC 697.96 FT TH W PAR TO N LI SD SEC 608.69 FT TH S 1 DEG 40 MN E 709.86 FT TO N LI SD RR TH E THEREON 605.04 FT TO BEG EXC E 33 FT FOR HWY PU RPOSES 9.81A



SCALE 1" = 100'  
0 50 100 200

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.

**METAL MECHANICS REDEVELOPMENT**

400 SOUTH 14th ST.  
SCHOOLCRAFT, MI 49087

**SITE PLAN**

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

PROJECT NO.  
160079  
FIGURE No.  
**2**

## SCHEDULES/TABLES

**TABLE 1: *Summary of Eligible Costs***

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**TABLE 5: *Estimated Reimbursement Schedule***



Table 1

## Summary of Eligible Costs

Metal Mechanics Redevelopment  
Schoolcraft, Michigan

<b>Eligible Activities</b>	<b>Estimated Cost</b>
<u>BEA Activities</u>	
BEA Activities	\$ 4,500.00
<u>Due Care Activities</u>	
Soil Management	\$ 10,000.00
Due Care Plan	\$ 1,500.00
<u>Additional Response Activities</u>	
Subslab Depressurization	\$ 20,000.00
<u>MSF Non Environmental Activities</u>	
Site Demolition	\$ 20,000.00
<b>TOTAL COSTS OF ELIGIBLE ACTIVITIES</b>	<b>\$ 56,000.00</b>
Financing Costs	\$ -
Contingencies (15%)	\$ 8,400.00
Administrative Costs of the Authority (estimated)	\$ 11,000.00
Brownfield Plan	\$ 10,000.00
<b>TOTAL REIMBURSEMENTS</b>	<b>\$ 85,400.00</b>
Captured and Disbursed to State Brownfield Redevelopment Fund	\$ 1,125.00
Additional Capture for LSRRF	\$ 77,409.84
Total	\$ 163,934.84

Table 2

## Estimate of Total Captured Incremental Taxes

Metal Mechanics Redevelopment  
Schoolcraft, MI

Year	Annual Total Millage†	Initial Taxable Value	Tax Revenues from Initial Taxable Value	Estimated Future Taxable Value	Estimated Future Tax Revenues	Incremental Tax Revenues	Brownfield Redevelopment Fund	Available for Authority Disbursements
2017	28.1453	\$ 79,000.00	\$ 2,223.48	\$ 454,000.00	\$ 12,777.97	\$ 10,554.49	\$ 1,500.00	\$ 9,054.49
2018	16.1453	\$ 79,000.00	\$ 1,275.48	\$ 579,000.00	\$ 9,348.13	\$ 8,072.65		\$ 8,072.65
2019	16.1453	\$ 79,000.00	\$ 1,275.48	\$ 579,000.00	\$ 9,348.13	\$ 8,072.65		\$ 8,072.65
2020	16.1453	\$ 79,000.00	\$ 1,275.48	\$ 579,000.00	\$ 9,348.13	\$ 8,072.65		\$ 8,072.65
2021	16.1453	\$ 79,000.00	\$ 1,275.48	\$ 579,000.00	\$ 9,348.13	\$ 8,072.65		\$ 8,072.65
2022	16.1453	\$ 79,000.00	\$ 1,275.48	\$ 579,000.00	\$ 9,348.13	\$ 8,072.65		\$ 8,072.65
2023	16.1453	\$ 79,000.00	\$ 1,275.48	\$ 579,000.00	\$ 9,348.13	\$ 8,072.65		\$ 8,072.65
2024	16.1453	\$ 79,000.00	\$ 1,275.48	\$ 579,000.00	\$ 9,348.13	\$ 8,072.65		\$ 8,072.65
2025	16.1453	\$ 79,000.00	\$ 1,275.48	\$ 579,000.00	\$ 9,348.13	\$ 8,072.65		\$ 8,072.65
2026	16.1453	\$ 79,000.00	\$ 1,275.48	\$ 579,000.00	\$ 9,348.13	\$ 8,072.65		\$ 8,072.65
2027	16.1453	\$ 79,000.00	\$ 1,275.48	\$ 579,000.00	\$ 9,348.13	\$ 8,072.65		\$ 8,072.65
2028	16.1453	\$ 79,000.00	\$ 1,275.48	\$ 579,000.00	\$ 9,348.13	\$ 8,072.65		\$ 8,072.65
2029	32.2906	\$ 79,000.00	\$ 2,550.96	\$ 579,000.00	\$ 18,696.26	\$ 16,145.30		\$ 16,145.30
2030	32.2906	\$ 79,000.00	\$ 2,550.96	\$ 579,000.00	\$ 18,696.26	\$ 16,145.30		\$ 16,145.30
2031	32.2906	\$ 79,000.00	\$ 2,550.96	\$ 579,000.00	\$ 18,696.26	\$ 16,145.30		\$ 16,145.30
2032	32.2906	\$ 79,000.00	\$ 2,550.96	\$ 579,000.00	\$ 18,696.26	\$ 16,145.30		\$ 16,145.30
<b>TOTAL</b>						<b>\$ 163,934.84</b>	<b>\$ 1,500.00</b>	<b>\$ 162,434.84</b>

† - Does not include debt millages

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

Table 3

Estimate of Annual Effect on Taxing Jurisdictions  
During IFT Abatement Period

Metal Mechanics Redevelopment

<b>SUMMER and VILLAGE TAXES<sup>1</sup></b>							
Taxing Jurisdiction		Operating	Library 1	Library 2	State Ed <sup>3</sup>	County Summer	Total
Millage		7.45025	0.25	0.25	3	2.34355	13.2938
Initial Taxable Value	\$ 79,000.00	\$ 588.57	\$ 19.75	\$ 19.75	\$ 237.00	\$ 185.14	\$ 1,050.21
Future Taxable Value	\$ 579,000.00	\$ 4,313.69	\$ 144.75	\$ 144.75	\$ 1,737.00	\$ 1,356.92	\$ 7,697.11
Captured Taxable Value	\$ 500,000.00	\$ 3,725.13	\$ 125.00	\$ 125.00	\$ 1,500.00	\$ 1,171.78	\$ 6,646.90

<b>WINTER TAXES<sup>2</sup></b>											
Taxing Jurisdiction		School Oper	School Debt	KRESA	Public Safety	County JUV Home	KVCC	Schoolcraft TWP	Housing	Public Trans	Total
Millage		9	3.75	3.0208	0.72455	0.1264	1.41575	0.4404	0.05	0.2	18.7279
Initial Taxable Value	\$ 79,000.00	\$ 711.00	\$ 296.25	\$ 238.64	\$ 57.24	\$ 9.99	\$ 111.84	\$ 34.79	\$ 3.95	\$ 15.80	\$ 1,245.89
Future Taxable Value	\$ 579,000.00	\$ 5,211.00	\$ 2,171.25	\$ 1,749.04	\$ 419.51	\$ 73.19	\$ 819.72	\$ 254.99	\$ 28.95	\$ 115.80	\$ 9,131.29
Captured Taxable Value	\$ 500,000.00	\$ 4,500.00	\$ -	\$ 1,510.40	\$ 362.28	\$ -	\$ 707.88	\$ 220.20	\$ 25.00	\$ 100.00	\$ 7,425.75

1. Based on millages from 2015 taxes
  2. Based on millages from 2015 taxes
  3. Half of captured SET conveyed to State Brownfield Redevelopment Fund
  4. In 2017 building is projected to be valued at 75% of completion
- School/Loan            38%/62%

Total Millage	32.0217
Total Annual Future Tax Liability	\$ 16,828.40
Total Capturable Local Millages	16.1453
Total Annual Capturable Local Tax Increment	\$ 8,072.65
Total Capturable School Millages	12.00000
Total Annual Capturable School Tax Increment	\$ 6,000.00
Total School and Local Tax Increment Revenue/Yr	\$ 14,072.65

Table 4

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

Metal Mechanics Redevelopment  
Schoolcraft, MI

Year	Captured Taxable Value	Operating	Library 1	Library 2	State Ed <sup>3</sup>	County Summer	School Oper	School Debt	KRESA	Public Safety	County JUV Home	KVCC	Schoolcraft TWP	Housing	Public Trans	Total
		7.45025	0.25	0.25	3	2.34355	9	3.75	3.0208	0.72455	0.1264	1.41575	0.4404	0.05	0.2	32.0217
2017	\$ 375,000.00	\$ 2,793.84	\$ 93.75	\$ 93.75	\$ 1,125.00	\$ 878.83	\$ 3,375.00	\$ -	\$ 1,132.80	\$ 271.71	\$ -	\$ 530.91	\$ 165.15	\$ 18.75	\$ 75.00	\$ 10,554.49
2018	\$ 500,000.00	\$ 3,725.13	\$ 125.00	\$ 125.00	\$ -	\$ 1,171.78	\$ -	\$ -	\$ 1,510.40	\$ 362.28	\$ -	\$ 707.88	\$ 220.20	\$ 25.00	\$ 100.00	\$ 8,072.65
2019	\$ 500,000.00	\$ 3,725.13	\$ 125.00	\$ 125.00	\$ -	\$ 1,171.78	\$ -	\$ -	\$ 1,510.40	\$ 362.28	\$ -	\$ 707.88	\$ 220.20	\$ 25.00	\$ 100.00	\$ 8,072.65
2020	\$ 500,000.00	\$ 3,725.13	\$ 125.00	\$ 125.00	\$ -	\$ 1,171.78	\$ -	\$ -	\$ 1,510.40	\$ 362.28	\$ -	\$ 707.88	\$ 220.20	\$ 25.00	\$ 100.00	\$ 8,072.65
2021	\$ 500,000.00	\$ 3,725.13	\$ 125.00	\$ 125.00	\$ -	\$ 1,171.78	\$ -	\$ -	\$ 1,510.40	\$ 362.28	\$ -	\$ 707.88	\$ 220.20	\$ 25.00	\$ 100.00	\$ 8,072.65
2022	\$ 500,000.00	\$ 3,725.13	\$ 125.00	\$ 125.00	\$ -	\$ 1,171.78	\$ -	\$ -	\$ 1,510.40	\$ 362.28	\$ -	\$ 707.88	\$ 220.20	\$ 25.00	\$ 100.00	\$ 8,072.65
2023	\$ 500,000.00	\$ 3,725.13	\$ 125.00	\$ 125.00	\$ -	\$ 1,171.78	\$ -	\$ -	\$ 1,510.40	\$ 362.28	\$ -	\$ 707.88	\$ 220.20	\$ 25.00	\$ 100.00	\$ 8,072.65
2024	\$ 500,000.00	\$ 3,725.13	\$ 125.00	\$ 125.00	\$ -	\$ 1,171.78	\$ -	\$ -	\$ 1,510.40	\$ 362.28	\$ -	\$ 707.88	\$ 220.20	\$ 25.00	\$ 100.00	\$ 8,072.65
2025	\$ 500,000.00	\$ 3,725.13	\$ 125.00	\$ 125.00	\$ -	\$ 1,171.78	\$ -	\$ -	\$ 1,510.40	\$ 362.28	\$ -	\$ 707.88	\$ 220.20	\$ 25.00	\$ 100.00	\$ 8,072.65
2026	\$ 500,000.00	\$ 3,725.13	\$ 125.00	\$ 125.00	\$ -	\$ 1,171.78	\$ -	\$ -	\$ 1,510.40	\$ 362.28	\$ -	\$ 707.88	\$ 220.20	\$ 25.00	\$ 100.00	\$ 8,072.65
2027	\$ 500,000.00	\$ 3,725.13	\$ 125.00	\$ 125.00	\$ -	\$ 1,171.78	\$ -	\$ -	\$ 1,510.40	\$ 362.28	\$ -	\$ 707.88	\$ 220.20	\$ 25.00	\$ 100.00	\$ 8,072.65
2028	\$ 500,000.00	\$ 3,725.13	\$ 125.00	\$ 125.00	\$ -	\$ 1,171.78	\$ -	\$ -	\$ 1,510.40	\$ 362.28	\$ -	\$ 707.88	\$ 220.20	\$ 25.00	\$ 100.00	\$ 8,072.65
		14.9005	0.5	0.5	6	4.6871	18	7.5	6.0416	1.4491	0.2333	2.8315	0.8808	0.1	0.4	64.0239
2029	\$ 500,000.00	\$ 7,450.25	\$ 250.00	\$ 250.00	\$ -	\$ 2,343.55	\$ -	\$ -	\$ 3,020.80	\$ 724.55	\$ -	\$ 1,415.75	\$ 440.40	\$ 50.00	\$ 200.00	\$ 16,145.30
2030	\$ 500,000.00	\$ 7,450.25	\$ 250.00	\$ 250.00	\$ -	\$ 2,343.55	\$ -	\$ -	\$ 3,020.80	\$ 724.55	\$ -	\$ 1,415.75	\$ 440.40	\$ 50.00	\$ 200.00	\$ 16,145.30
2031	\$ 500,000.00	\$ 7,450.25	\$ 250.00	\$ 250.00	\$ -	\$ 2,343.55	\$ -	\$ -	\$ 3,020.80	\$ 724.55	\$ -	\$ 1,415.75	\$ 440.40	\$ 50.00	\$ 200.00	\$ 16,145.30
2032	\$ 500,000.00	\$ 7,450.25	\$ 250.00	\$ 250.00	\$ -	\$ 2,343.55	\$ -	\$ -	\$ 3,020.80	\$ 724.55	\$ -	\$ 1,415.75	\$ 440.40	\$ 50.00	\$ 200.00	\$ 16,145.30
<b>TOTAL CAPTURED TAXES</b>	\$	73,571.22	\$ 2,468.75	\$ 2,468.75	\$ 1,125.00	\$ 23,142.56	\$ 3,375.00	\$ -	\$ 29,830.40	\$ 7,154.93	\$ -	\$ 13,980.53	\$ 4,348.95	\$ 493.75	\$ 1,975.00	\$ 163,934.84

3. Half of SET conveyed to State Brownfield Redevelopment Fund

Table 5  
Estimated Reimbursement Schedule  
Metal Mechanics Redevelopment

Year	Incremental Taxes Capturable	Funds Disbursed							
		Authority (School)	Authority (Local)	Developer (School)	Developer (Local)	Brownfield Redevelopment Fund	Administrative Fees	Local Site Remediation Revolving Fund (school)	Local Site Remediation Revolving Fund (Local)
2017	\$ 10,554.49	\$ 1,140.00	\$ 5,054.49	\$ 1,140.00		\$ 1,125.00	\$ 1,000.00	\$ 1,095.00	
2018	\$ 8,072.65		\$ 6,805.51		\$ 267.14		\$ 1,000.00		
2019	\$ 8,072.65				\$ 7,072.65		\$ 1,000.00		
2020	\$ 8,072.65				\$ 7,072.65		\$ 1,000.00		
2021	\$ 8,072.65				\$ 7,072.65		\$ 1,000.00		
2022	\$ 8,072.65				\$ 7,072.65		\$ 1,000.00		
2023	\$ 8,072.65				\$ 7,072.65		\$ 1,000.00		
2024	\$ 8,072.65				\$ 7,072.65		\$ 1,000.00		
2025	\$ 8,072.65				\$ 7,072.65		\$ 1,000.00		
2026	\$ 8,072.65				\$ 7,072.65		\$ 1,000.00		
2027	\$ 8,072.65				\$ 3,411.66		\$ 1,000.00		\$ 3,660.99
2028	\$ 8,072.65								\$ 8,072.65
2029	\$ 16,145.30								\$ 16,145.30
2030	\$ 16,145.30								\$ 16,145.30
2031	\$ 16,145.30								\$ 16,145.30
2032	\$ 16,145.30								\$ 16,145.30
Totals	\$ 163,934.84	\$ 1,140.00	\$ 11,860.00	\$ 1,140.00	\$ 60,260.00	\$ 1,125.00	\$ 11,000.00	\$ 1,095.00	\$ 76,314.84

Term of Industrial Facilities Abatement

**ATTACHMENTS**

*Notice of Public Hearing*

*Notice to Taxing Jurisdictions*

*Resolution Supporting a Brownfield Plan – Village of Schoolcraft*

*Resolution Approving a Brownfield Plan—Kalamazoo County*





## **County Clerk & Register of Deeds**

201 West Kalamazoo Avenue • Kalamazoo, Michigan 49007

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

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

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

### **NOTICE OF PUBLIC HEARING**

#### **THE BROWNFIELD REDEVELOPMENT AUTHORITY OF KALAMAZOO COUNTY**

#### **REGARDING INCLUSION INTO THE COUNTY'S BROWNFIELD PLAN OF THE INDUSTRIAL PROPERTY SITE LOCATED AT 400 S. 14<sup>TH</sup> STREET, 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 4th day of October 2016, at approximately 7:00 p.m., Eastern Daylight time in the Commissioners Chambers within the County Building, 201 W. Kalamazoo Avenue, Kalamazoo, Michigan, to receive public comment on an amendment to the County's Brownfield Redevelopment Plan to include therein the industrial property located at 400 S. 14<sup>th</sup> St., Schoolcraft, Michigan. The following legal parcel is included in the "eligible property":

Parcel ID#  
14-19-230-030;

The property consists of one parcel of land occupying approximately 9.81 acres, more or less and is commonly described as 400 S. 14th St., Schoolcraft, 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) 384-8112. THIS NOTICE is given by order of the County Board of Commissioners of the County of Kalamazoo, Michigan.

Dated: September 23, 2016

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



## County Clerk & Register of Deeds

201 West Kalamazoo Avenue • Kalamazoo, Michigan 49007

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

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

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

### NOTICE TO ALL TAXING JURISDICTIONS

The Kalamazoo County Board of Commissioners proposes to approve a Brownfield Plan for the Industrial Property located at 400 S. 14th Street, Village of Schoolcraft, 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 adopted a Brownfield Plan related to the redevelopment of the Industrial Property located at 400 S. 14th Street, Village of Schoolcraft, Kalamazoo County, Michigan. The anticipated future use of the property is for industrial manufacturing. Environmental contamination has been identified on the property from former uses and the property has been identified as a "facility" under Part 201 of NREPA. 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 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 October 4, 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) 384-8112.

Dated: September 23, 2016

Timothy A. Snow, CMC, CCO

Kalamazoo County Clerk & Register of Deeds

I do hereby certify that on September 23, 2016, the attached letter regarding the Brownfield Plan for the industrial property located at 400 S. 14<sup>th</sup> Street, Village of Schoolcraft, 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

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

Kalamazoo County Juvenile Home  
1424 Gull Road  
Kalamazoo, MI 49048

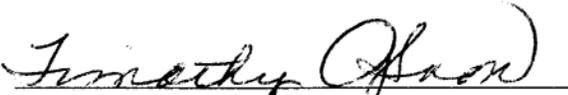
Kalamazoo County Transportation Authority  
530 N. Rose Street  
Kalamazoo, MI 49007

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

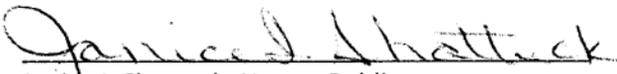
Schoolcraft Township  
50 East VW Avenue  
Vicksburg, MI 49097

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

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

  
Timothy A. Snow, CM/C, CCO  
Kalamazoo County Clerk & Register of Deeds

Acknowledged before me  
this 23<sup>rd</sup> day of September, 2016

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

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

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

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

Schoolcraft Community Schools  
550 E. Lyons Street  
Schoolcraft, MI 49087

Schoolcraft Community Library  
330 North Centre Street  
Schoolcraft, MI 49087

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

Michigan Department of Environmental Quality  
Remediation and Redevelopment Division  
Brownfield Redevelopment Unit  
Constitution Hall, 5<sup>th</sup> Floor South  
525 West Allegan Street  
P.O. Box 30473  
Lansing, MI 48909-7973

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

VILLAGE OF SCHOOLCRAFT  
KALAMAZOO COUNTY, MICHIGAN

RESOLUTION 2016-15

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

September 19, 2016

At a regular meeting of the Village Council of the Village of Schoolcraft, Michigan, held in the Village Office, located at 442 N. Grand Street, Schoolcraft, Michigan, on the 19th day of September, 2016, at 7 p.m.

PRESENT: Clark, Spears, Barnes, Rochholz, Vargo, Carlin and Gunnett.

ABSENT: None.

MOTION BY: Spears

SUPPORTED BY: 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"), 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 Village Council, the Brownfield plan (the "Plan") attached hereto, to be carried out within the Village, relating to the redevelopment of the industrial property located at 400 South 14<sup>th</sup> Street, Schoolcraft, Michigan, (the "Site"), as shown in Figures 1 & 2 of the Plan and more particularly described in the legal description of the property contained within the attached Plan; and

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

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

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

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

AYES: Clark, Spears, Barnes, Rochholz, Vargo, Carlin and Gunnett.

NAYES: None.

ABSTAINED: None.

**RESOLUTION DECLARED ADOPTED.**

STATE OF MICHIGAN )  
 ) ss:  
VILLAGE OF SCHOOLCRAFT)

I, the undersigned, the fully qualified and acting Clerk of the Village of Schoolcraft, State of Michigan, do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Village Council of the Village of Schoolcraft at a regular meeting held on the 19<sup>th</sup> day of September, 2016, the original of which resolution is on file in my office.

IN WITNESS WHEREOF, I have hereunto set my official signature this 19th day of September, 2016.



---

Faith C. Akert  
Village of Schoolcraft Clerk

**KALAMAZOO COUNTY, MICHIGAN**

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

At a regular meeting of the Board of Commissioners of Kalamazoo County, Michigan, held in the Board of Commissioners Room, County Administration Building located at 201 W. Kalamazoo Avenue, Kalamazoo, Michigan, on the 4<sup>th</sup> day of October, 2016 at 7 p.m.

PRESENT: *Gisler, McGraw, Moore, Provancher, Hepler, Taylor, Rogers, Seals  
Shugars, Turiner, Wordelman*

ABSENT: *None*

MOTION BY: *Gisler*

SUPPORTED BY: *McGraw*

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

WHEREAS, the Authority, pursuant to and in accordance with Section 13 of the Act, has reviewed, adopted and recommended for approval by the Kalamazoo County Board of Commissioners, the Brownfield plan (the "Plan") attached hereto, to be carried out within the Village of Schoolcraft, relating to the redevelopment project on the industrial property located at 400 South 14th Street in the Village of Schoolcraft, Michigan, (the "Site"), as more particularly described and shown in Figure 1 and Figure 2 contained within the attached Plan; and

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

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

WHEREAS, the Village of Schoolcraft has passed a resolution supporting adoption of the Plan;

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

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

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

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

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

AYES: *All present*

NAYES: *None*

ABSTAINED: *None*

**RESOLUTION DECLARED ADOPTED.**

STATE OF MICHIGAN )  
COUNTY OF KALAMAZOO ) ss:

I, the undersigned, the fully qualified Clerk of Kalamazoo County, State of Michigan, do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the County Board of Commissioners of Kalamazoo County at a regular meeting held on the 4th day of October, 2016, the original of which resolution is on file in my office.

IN WITNESS WHEREOF, I have hereunto set my official signature this 4<sup>th</sup> day of October, 2016.

  
\_\_\_\_\_  
Timothy A. Snow, Kalamazoo County Clerk