

NOTICE OF PUBLIC HEARING

**THE BROWNFIELD REDEVELOPMENT AUTHORITY
OF KALAMAZOO COUNTY**

**REGARDING A COUNTY BROWNFIELD PLAN
FOR THE COMMERCIAL PROPERTY SITE
LOCATED AT 9008 PORTAGE ROAD, CITY OF PORTAGE, IN THE
COUNTY OF KALAMAZOO, MICHIGAN**

TO ALL INTERESTED PERSONS IN THE COUNTY OF KALAMAZOO

PLEASE TAKE NOTICE that the County Commissioners of the County of Kalamazoo, Michigan, will hold a Public Hearing on Tuesday, the 3rd day of December 2013, at approximately 7:00 p.m., Eastern Standard Time in the Commissioners Chambers within the Kalamazoo County Administration Building, 201 West Kalamazoo Avenue, Kalamazoo, Michigan, to receive public comment on a County Brownfield Plan for the commercial property located at 9008 Portage Road, Portage, Michigan. The following legal parcel is included in the "eligible property":

Parcel ID Number:

10-00340-058-O

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

The Brownfield Plan, which includes a site map and legal descriptions of the parcel, is available for public inspection at the County Brownfield Redevelopment Authority office, located in the Kalamazoo County Administration Building, 201 West Kalamazoo Avenue, Room 101, Kalamazoo, Michigan 49007. All aspects of the plan are open for discussion at the public hearing.

FURTHER INFORMATION may be obtained from the Brownfield Redevelopment Authority of Kalamazoo County at (269) 384-8112. THIS NOTICE is given by order of the County Board of Commissioners of the County of Kalamazoo, Michigan.

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

NOTICE TO ALL TAXING JURISDICTIONS

The Kalamazoo County Board of Commissioners proposes to approve a Brownfield Plan for the Commercial Property located at 9008 Portage Road, City of Portage, Michigan.

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

The Act was enacted to provide a means for local units of government to facilitate the revitalization of environmentally distressed (and/or functionally obsolete or blighted) areas. The Authority Board has prepared and adopted a Brownfield Plan related to the cleanup (or reuse) of the Commercial Property located at 9008 Portage Road, Portage, Michigan. The anticipated future use of the property is commercial. The property has been identified as a "facility" as defined by Part 201 of NREPA due to the presence of contaminants in soil/groundwater at a concentration in excess of Part 201 cleanup criteria. This document serves to notify local taxing units of the intent to approve a Brownfield Plan for the noted property.

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

The plan will be considered for adoption at the Tuesday, December 3, 2013 meeting of the Kalamazoo County Board of Commissioners held at 7:00 pm in the Kalamazoo County Administration Building , 201 West Kalamazoo Avenue, Kalamazoo, Michigan. If you have any questions or comments concerning the Brownfield Redevelopment Authority or adoption of the Plan you may attend the meeting and express those concerns during the public comment period. You may also direct inquiries to Mr. Lee Adams of the Kalamazoo County Department of Planning and Community Development, County Administration Building, Room 101, (269) 384-8112.

Dated: November 21, 2013

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

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

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

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

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

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

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

Portage District Library
300 Library Lane
Portage, MI 49002

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

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



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

Acknowledged before me this 21st day of November 2013.



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

Summary of Draft Brownfield Plan for 9008 Portage Road

Location: 9008 Portage Road, Portage, Michigan

Purpose:

The Brownfield Plan allows for the KCBRA and the developer, South Portage Road LLC, to receive reimbursement for eligible activities using tax increment revenue generated from the new investment on the property. The site qualifies as a brownfield because of the presence of a variety of petroleum related compounds identified in soil and groundwater in excess of generic residential cleanup criteria. These compounds include, but are not limited to benzene, butylbenzene, ethylbenzene, isopropylbenzene, 2-methylnaphthalene, naphthalene, toluene, trimethylbenzenes, and xylenes. Certain compounds are also present in soil in excess of indoor air quality criteria. Furthermore, the KCBRA has prioritized known contaminated sites throughout Kalamazoo County; this site is the 3rd highest priority on the leaking underground storage tank prioritization list. The KCBRA, developer, and Michigan Department of Environmental Quality (DEQ) have invested funds into the site and would all like to see the property cleaned up and used in a productive manner.

Project Description:

The developer intends to consolidate two current business locations at this site. The DEQ has invested, and will invest, substantial amounts of funding to remediate the known issues on the site. The developer intends to remodel the existing structure and parking facilities, and utilize them for business operations. The developer also intends to expand the current structure by 1,500 square feet; but additional details regarding the expansion are not known at this time. The developer is working with the Portage Department of Community Development on zoning restrictions and potential building expansion locations. The property will generate tax increment revenue beginning next year. With the revenue generated on the site the KCBRA will reimburse itself then the developer. After the KCBRA and developer are fully reimbursed or 17 years of tax increment revenue capture, whichever occurs first, the KCBRA will collect five years of tax increment revenue to deposit into the KCBRA Local Site Remediation Revolving Fund (LSRRF). After reimbursement and LSRRF captures are complete the tax revenue is distributed to the traditional taxing jurisdictions.

Proposed Eligible Activities:

- Expenses Eligible for State and Local Tax Reimbursement through DEQ:
 - Phase I ESA
 - Baseline Environmental Assessment
 - Brownfield Plan Preparation
 - Due Care Plan
 - Subslab Depressurization
- Expenses Eligible for State and Local Tax Reimbursement through the Michigan Economic Development Corporation (MEDC):
 - Site Preparation
 - Site and Building Demolition
- Expenses Eligible for Local Tax Reimbursement:
 - Act 381 Work Plan

Projected Reimbursement from new tax increment revenue from development:

- | | |
|---|--------------------|
| • Total reimbursement to KCBRA | \$ 9,666.59 |
| • Total Developer Eligible Tax Reverted Property Specific Tax | \$ 34,080.82 |
| • Total Local Site Remediation Revolving Fund Capture (LSRRF) | \$ 12,152.06 |
| • Total State Brownfield Redevelopment Fund Capture | <u>\$ 3,529.07</u> |
| • Total Capture of TIF for project | \$ 59,428.55 |

Future Plan/Project Implementation Schedule (as proposed):

- 10/24/13 – Plan Approval by KCBRA
- 11/1/13-11/5/13 – Review of Plan by City of Portage BRA
- 11/19/13 – Review of Plan by Portage City Council
- 11/19/13 – Review of Plan by Kalamazoo County Board of Commissioners
- 12/3/13 – Public Hearing and Action by Kalamazoo County BOC
- 12/4/13 – Submittal of Brownfield Plan and Act 381 Work Plan to MDEQ and MEDC
- November and December, 2013 – DEQ conducts remediation work on site
- 2014 – Developer begins work on existing facilities



**KALAMAZOO COUNTY
BROWNFIELD REDEVELOPMENT AUTHORITY**

BROWNFIELD PLAN

**9008 PORTAGE ROAD
PORTAGE, MICHIGAN**

OCTOBER 25, 2013

Prepared with the assistance of:

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

Recommended for Approval by the Brownfield Redevelopment Authority on: _____

Approved by the City of Portage, MI on: _____

Approved by the County Commission on: _____

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

I. GENERAL DEFINITIONS AS USED IN THIS PLAN

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

II. ELIGIBLE PROPERTIES

Introduction

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

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

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



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

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

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

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

“Ames West Lake Park Lots 58 thru 60”

Basis of Eligibility

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

The Plan

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

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



Environmental Activities

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

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

Non-Environmental Activities

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

Authority Expenses

Eligible actual costs incurred by the Kalamazoo County Brownfield Redevelopment Authority are also included in the Plan as an eligible expense. These will be reimbursed with local tax increment revenues only.

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

Eligible Environmental Activities to be completed include activities necessary to conduct a Baseline Environmental Assessment (i.e., Phase I Environmental Site Assessment, data review,

preparation and submittal of the Baseline Environmental Assessment). Preparation of the Due Care Plan will also be completed. These activities are eligible for reimbursement using school and local tax increment revenues without MDEQ approval.

South Portage Road LLC is planning to install a sub-slab depressurization system inclusive of a vapor barrier and a powered ventilation system in order to meet due care requirements. These costs are inclusive of demolition of the concrete floor of the repair bays in order to remove a hydraulic lift and a catch basin. Once these features are removed, the depressurization system can be installed. If approved by MDEQ in an Act 381 Work Plan, this cost can be reimbursed with local and school tax increment revenues.

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

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

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

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

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



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

The Initial Taxable Value for this Plan shall be the taxable value of the eligible property established at the time this Brownfield Plan is adopted (i.e. the 2013 taxable value) which is \$8,854.

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

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



Table 1

Summary of Eligible Costs

9008 Portage Road
Portage, MI

Eligible Activities	Estimated Cost
<u>BEA Activities</u>	\$ 5,000.00
BEA Activities	
Brownfield Plan Preparation	
<u>Due Care Activities</u>	\$ 15,000.00
Due Care Plan	
Subslab Depressurization	
<u>Additional Response Activities</u>	
<u>MSF Non Environmental Activities</u>	
Site Preparation Activities	\$ 10,000.00
Site and Building Demolition	\$ 10,000.00
<u>Act 381 Work Plan</u>	\$ 2,500.00
TOTAL COSTS OF ELIGIBLE ACTIVITIES	\$ 42,500.00
Financing Costs	\$ -
Contingencies (15%)	\$ 6,375.00
Administrative Costs of the Authority (estimated)	\$ 5,000.00
TOTAL REIMBURSEMENTS	\$ 53,875.00
Captured and Disbursed to State Revolving Fund	\$ 3,835.95
Additional Capture for LSRRF	\$ 12,053.00
Total	\$ 69,763.95

Table 2

Estimate of Total Captured Incremental Taxes

9008 Portage Road
Portage, MI

Year	Annual Total Millage†	Initial Taxable Value	Tax Revenues from Initial Taxable Value	Estimated Future Taxable Value	Estimated Future Tax Revenues	Incremental Tax Revenues	Available for Capture
2013	50.5191	\$ 8,854.00	\$ 447.30	\$ 8,854.00	\$ 447.30	\$ -	\$ -
2014	50.5191	\$ 8,854.00	\$ 447.30	\$ 60,000.00	\$ 3,031.15	\$ 2,583.85	\$ 2,583.85
2015	50.5191	\$ 8,854.00	\$ 447.30	\$ 60,000.00	\$ 3,031.15	\$ 2,583.85	\$ 2,583.85
2016	50.5191	\$ 8,854.00	\$ 447.30	\$ 60,000.00	\$ 3,031.15	\$ 2,583.85	\$ 2,583.85
2017	50.5191	\$ 8,854.00	\$ 447.30	\$ 60,000.00	\$ 3,031.15	\$ 2,583.85	\$ 2,583.85
2018	50.5191	\$ 8,854.00	\$ 447.30	\$ 60,000.00	\$ 3,031.15	\$ 2,583.85	\$ 2,583.85
2019	50.5191	\$ 8,854.00	\$ 447.30	\$ 60,000.00	\$ 3,031.15	\$ 2,583.85	\$ 2,583.85
2020	50.5191	\$ 8,854.00	\$ 447.30	\$ 60,000.00	\$ 3,031.15	\$ 2,583.85	\$ 2,583.85
2021	50.5191	\$ 8,854.00	\$ 447.30	\$ 60,000.00	\$ 3,031.15	\$ 2,583.85	\$ 2,583.85
2022	50.5191	\$ 8,854.00	\$ 447.30	\$ 60,000.00	\$ 3,031.15	\$ 2,583.85	\$ 2,583.85
2023	50.5191	\$ 8,854.00	\$ 447.30	\$ 60,000.00	\$ 3,031.15	\$ 2,583.85	\$ 2,583.85
2024	50.5191	\$ 8,854.00	\$ 447.30	\$ 60,000.00	\$ 3,031.15	\$ 2,583.85	\$ 2,583.85
2025	50.5191	\$ 8,854.00	\$ 447.30	\$ 60,000.00	\$ 3,031.15	\$ 2,583.85	\$ 2,583.85
2026	50.5191	\$ 8,854.00	\$ 447.30	\$ 60,000.00	\$ 3,031.15	\$ 2,583.85	\$ 2,583.85
2027	50.5191	\$ 8,854.00	\$ 447.30	\$ 60,000.00	\$ 3,031.15	\$ 2,583.85	\$ 2,583.85
2028	50.5191	\$ 8,854.00	\$ 447.30	\$ 60,000.00	\$ 3,031.15	\$ 2,583.85	\$ 2,583.85
2029	50.5191	\$ 8,854.00	\$ 447.30	\$ 60,000.00	\$ 3,031.15	\$ 2,583.85	\$ 2,583.85
2030	50.5191	\$ 8,854.00	\$ 447.30	\$ 60,000.00	\$ 3,031.15	\$ 2,583.85	\$ 2,583.85
2031	50.5191	\$ 8,854.00	\$ 447.30	\$ 60,000.00	\$ 3,031.15	\$ 2,583.85	\$ 2,583.85
2032	50.5191	\$ 8,854.00	\$ 447.30	\$ 60,000.00	\$ 3,031.15	\$ 2,583.85	\$ 2,583.85
2033	50.5191	\$ 8,854.00	\$ 447.30	\$ 60,000.00	\$ 3,031.15	\$ 2,583.85	\$ 2,583.85
2034	50.5191	\$ 8,854.00	\$ 447.30	\$ 60,000.00	\$ 3,031.15	\$ 2,583.85	\$ 2,583.85
2035	50.5191	\$ 8,854.00	\$ 447.30	\$ 60,000.00	\$ 3,031.15	\$ 2,583.85	\$ 2,583.85
2036	50.5191	\$ 8,854.00	\$ 447.30	\$ 60,000.00	\$ 3,031.15	\$ 2,583.85	\$ 2,583.85
2037	50.5191	\$ 8,854.00	\$ 447.30	\$ 60,000.00	\$ 3,031.15	\$ 2,583.85	\$ 2,583.85
2038	50.5191	\$ 8,854.00	\$ 447.30	\$ 60,000.00	\$ 3,031.15	\$ 2,583.85	\$ 2,583.85
2039	50.5191	\$ 8,854.00	\$ 447.30	\$ 60,000.00	\$ 3,031.15	\$ 2,583.85	\$ 2,583.85
2040	50.5191	\$ 8,854.00	\$ 447.30	\$ 60,000.00	\$ 3,031.15	\$ 2,583.85	\$ 2,583.85
2041							\$ -
2042							\$ -
2043							
TOTAL							\$ 69,763.95

† - Does not include debt millages or half of SET conveyed to State Brownfield Redevelopment Fund

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

Table 3

Estimate of Annual Effect on Taxing Jurisdictions

9008 Portage Road
Portage, MI

SUMMER TAXES ¹										
Taxing Jurisdiction		City of Portage	KVCC	KRESA-ISD	State Ed ³	School Bldg Debt	School Oper	County Summer	Transportation	Total
Millage		10.7778	2.8135	4.8916	6	5.8	18	4.6871	0.4	53.37
Initial Taxable Value	\$ 8,854.00	\$ 95.43	\$ 24.91	\$ 43.31	\$ 53.12	\$ 51.35	\$ 159.37	\$ 41.50	\$ 3.54	\$ 472.54
Future Taxable Value	\$ 60,000.00	\$ 646.67	\$ 168.81	\$ 293.50	\$ 360.00	\$ 348.00	\$ 1,080.00	\$ 281.23	\$ 24.00	\$ 3,202.20
Captured Taxable Value	\$ 51,146.00	\$ 551.24	\$ 143.90	\$ 250.19	\$ 306.88	\$ -	\$ 920.63	\$ 239.73	\$ 20.46	\$ 2,433.02

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

1. Based on millages from 2013 taxes
2. Based on millages from 2012 taxes
3. Half of captured SET conveyed to State Brownfield Redevelopment Fund

Total Millage	56.5425
Total Annual Future Tax Liability	\$ 3,392.55
Total Capturable Local Millages	26.5191
Total Annual Capturable Local Tax Increment	\$ 1,356.35
Total Capturable School Millages	24.00000
Total Annual Capturable School Tax Increment	\$ 1,227.50
Total School and Local Tax Increment Revenue/Yr	\$ 2,583.85

Table 4

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

9008 Portage Road
Portage, MI

Year	Captured Taxable Value	City of Portage	KVCC	KRESA-ISD	State Ed ³	School Bldg Debt	School Oper	County Summer	Transportation	District Library	County Pub Safety	County Juv Home	Total											
		10.7778	2.8135	4.8916	6	5.8	18	4.6871	0.4	1.5	1.4491	0.2234	56.5425											
2014	\$ 51,146.00	551.24	143.90	250.19	306.88	-	920.63	239.73	20.46	76.72	74.12	-	2,583.85											
2015	\$ 51,146.00	551.24	143.90	250.19	306.88	-	920.63	239.73	20.46	76.72	74.12	-	2,583.85											
2016	\$ 51,146.00	551.24	143.90	250.19	306.88	-	920.63	239.73	20.46	76.72	74.12	-	2,583.85											
2017	\$ 51,146.00	551.24	143.90	250.19	306.88	-	920.63	239.73	20.46	76.72	74.12	-	2,583.85											
2018	\$ 51,146.00	551.24	143.90	250.19	306.88	-	920.63	239.73	20.46	76.72	74.12	-	2,583.85											
2019	\$ 51,146.00	551.24	143.90	250.19	306.88	-	920.63	239.73	20.46	76.72	74.12	-	2,583.85											
2020	\$ 51,146.00	551.24	143.90	250.19	306.88	-	920.63	239.73	20.46	76.72	74.12	-	2,583.85											
2021	\$ 51,146.00	551.24	143.90	250.19	306.88	-	920.63	239.73	20.46	76.72	74.12	-	2,583.85											
2022	\$ 51,146.00	551.24	143.90	250.19	306.88	-	920.63	239.73	20.46	76.72	74.12	-	2,583.85											
2023	\$ 51,146.00	551.24	143.90	250.19	306.88	-	920.63	239.73	20.46	76.72	74.12	-	2,583.85											
2024	\$ 51,146.00	551.24	143.90	250.19	306.88	-	920.63	239.73	20.46	76.72	74.12	-	2,583.85											
2025	\$ 51,146.00	551.24	143.90	250.19	306.88	-	920.63	239.73	20.46	76.72	74.12	-	2,583.85											
2026	\$ 51,146.00	551.24	143.90	250.19	306.88	-	920.63	239.73	20.46	76.72	74.12	-	2,583.85											
2027	\$ 51,146.00	551.24	143.90	250.19	306.88	-	920.63	239.73	20.46	76.72	74.12	-	2,583.85											
2028	\$ 51,146.00	551.24	143.90	250.19	306.88	-	920.63	239.73	20.46	76.72	74.12	-	2,583.85											
2029	\$ 51,146.00	551.24	143.90	250.19	306.88	-	920.63	239.73	20.46	76.72	74.12	-	2,583.85											
2030	\$ 51,146.00	551.24	143.90	250.19	306.88	-	920.63	239.73	20.46	76.72	74.12	-	2,583.85											
2031	\$ 51,146.00	551.24	143.90	250.19	306.88	-	920.63	239.73	20.46	76.72	74.12	-	2,583.85											
2032	\$ 51,146.00	551.24	143.90	250.19	306.88	-	920.63	239.73	20.46	76.72	74.12	-	2,583.85											
2033	\$ 51,146.00	551.24	143.90	250.19	306.88	-	920.63	239.73	20.46	76.72	74.12	-	2,583.85											
2034	\$ 51,146.00	551.24	143.90	250.19	306.88	-	920.63	239.73	20.46	76.72	74.12	-	2,583.85											
2035	\$ 51,146.00	551.24	143.90	250.19	306.88	-	920.63	239.73	20.46	76.72	74.12	-	2,583.85											
2036	\$ 51,146.00	551.24	143.90	250.19	306.88	-	920.63	239.73	20.46	76.72	74.12	-	2,583.85											
2037	\$ 51,146.00	551.24	143.90	250.19	306.88	-	920.63	239.73	20.46	76.72	74.12	-	2,583.85											
2038	\$ 51,146.00	551.24	143.90	250.19	306.88	-	920.63	239.73	20.46	76.72	74.12	-	2,583.85											
2039	\$ 51,146.00	551.24	143.90	250.19	306.88	-	920.63	239.73	20.46	76.72	74.12	-	2,583.85											
2040	\$ 51,146.00	551.24	143.90	250.19	306.88	-	920.63	239.73	20.46	76.72	74.12	-	2,583.85											
2041	\$ -	-	-	-	-	-	-	-	-	-	-	-	-											
2042																								
2043																								
TOTAL CAPTURED TAXES	\$	14,883.52	\$	3,885.28	\$	6,755.02	\$	8,285.65	\$	-	\$	24,856.96	\$	6,472.61	\$	552.38	\$	2,071.41	\$	2,001.12	\$	-	\$	69,763.95

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

The costs of this Plan are borne by the developer and the Kalamazoo County Brownfield Redevelopment Authority. At this time, no advances are being made by the municipality to South Portage Road LLC though such advances could be made in the future to incentivize the project.

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

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

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

This Plan anticipates that the investment in the property will begin in 2014 and this will be the first year in which tax increment revenues will be captured. The initial taxable value will be the 2013 taxable value of the property. This Plan will then remain in place until the eligible activities have been fully reimbursed or 30 years, whichever occurs sooner. Table 5 illustrates the anticipated reimbursement schedule.

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

Refer to Tables 3, 4, and 5 for details.

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

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



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

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

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

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

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

Not applicable.

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

Not applicable.

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

Not applicable.

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

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

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

Not applicable.

H:\Projects\Projects_K\Kalamazoo County\Brownfield Redevelopment Authority\130367 Former Bud's Auto 9008 Portage Road\Brownfield Plan\9008 portage BROWNFIELD PLAN.docx



Table 5

Reimbursement Schedule

9008 Portage Road
Portage, Michigan

Year	Incremental Taxes Captured	Funds Disbursed					
		Authority (School)	Authority (Local)	Developer (School)	Developer (Local)	Brownfield Redevelopment Fund	Local Site Remediation Revolving Fund
2014	2,583.85	1,074.07	250.00		1,106.35	153.44	
2015	2,583.85	1,074.07	250.00		1,106.35	153.44	
2016	2,583.85	1,074.07	250.00		1,106.35	153.44	
2017	2,583.85	1,074.07	250.00		1,106.35	153.44	
2018	2,583.85	1,074.07	250.00		1,106.35	153.44	
2019	2,583.85	1,074.07	250.00		1,106.35	153.44	
2020	2,583.85	1,074.07	250.00		1,106.35	153.44	
2021	2,583.85	1,074.07	250.00		1,106.35	153.44	
2022	2,583.85	32.47	250.00	1,041.60	1,106.34	153.44	
2023	2,583.85		250.00	1,074.07	1,106.34	153.44	
2024	2,583.85		250.00	1,074.07	1,106.34	153.44	
2025	2,583.85		250.00	1,074.07	1,106.34	153.44	
2026	2,583.85		250.00	1,074.07	1,106.34	153.44	
2027	2,583.85		250.00	1,074.07	1,106.34	153.44	
2028	2,583.85		250.00	1,074.07	1,106.34	153.44	
2029	2,583.85		250.00	1,074.07	1,106.34	153.44	
2030	2,583.85		250.00	1,074.07	1,106.34	153.44	
2031	2,583.85		250.00	1,074.07	1,106.34	153.44	
2032	2,583.85		250.00	1,074.07	1,106.34	153.44	
2033	2,583.85		250.00	1,074.07	1,106.34	153.44	
2034	2,583.85			1,074.07	1,356.34	153.44	
2035	2,583.85			1,074.07	1,356.34	153.44	
2036	2,583.85				405.94	153.44	2,024.47
2037	2,583.85					153.44	2,430.41
2038	2,583.85					153.44	2,430.41
2039	2,583.85						2,583.85
2040	2,583.85						2,583.85
2041	-						
2042	-						
2043	-						
Totals	69,763.95	8,625.00	5,000.00	15,004.51	25,245.49	3,835.95	12,053.00

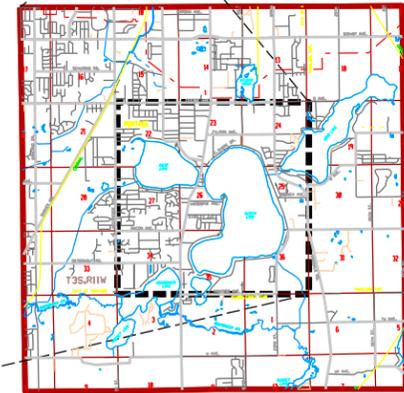
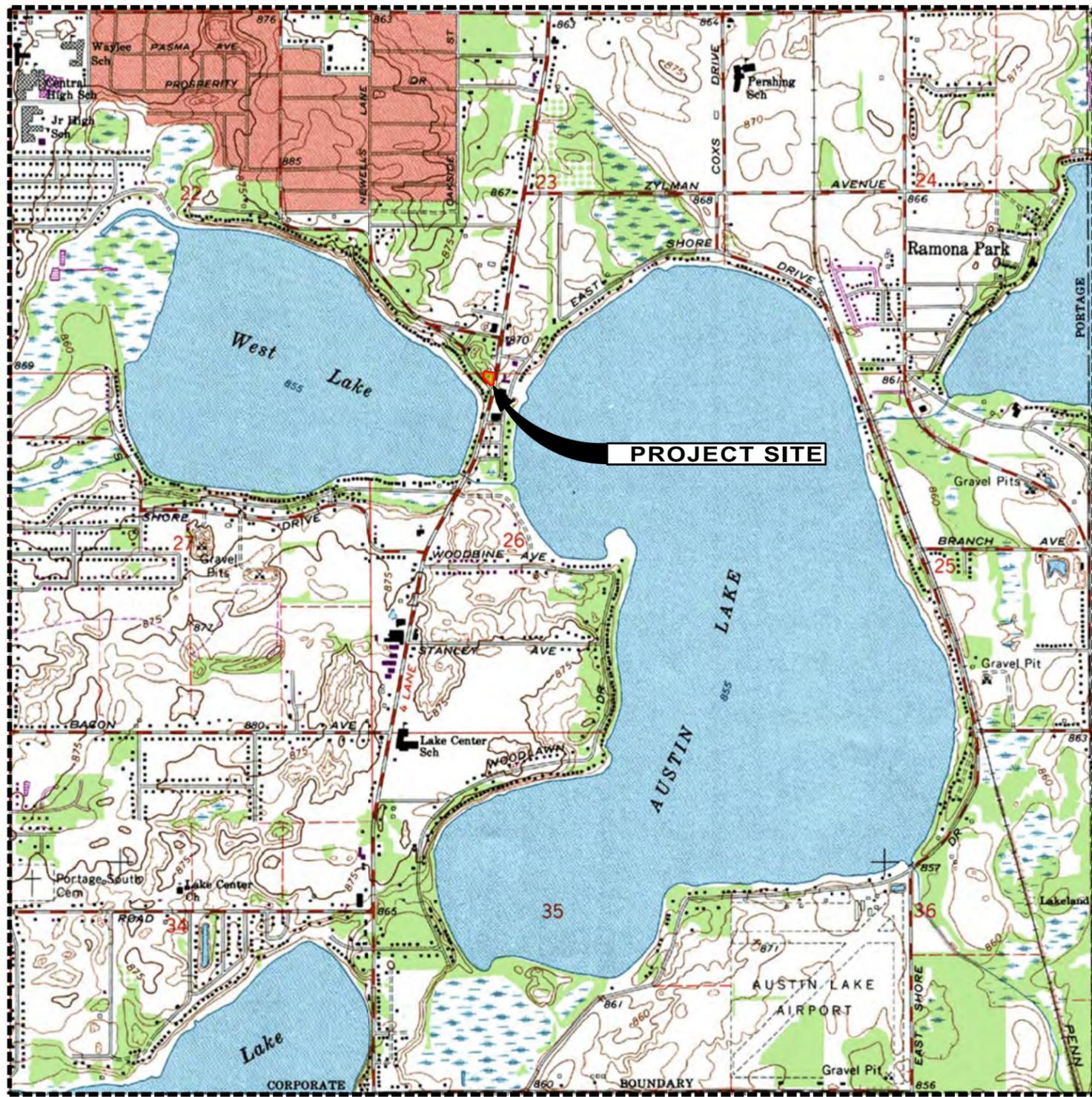
**ATTACHMENT A
FIGURES**

Figure 1: Location Map

Figure 2: Site Plan

Figure 3: Site Plan with Sample Locations and Analytical Data

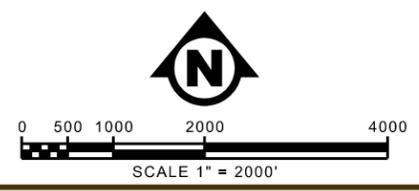




T 3 S. R. 11 W.
KALAMAZOO COUNTY
PORTAGE, MICHIGAN

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

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



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environmental consulting + services
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FORMER BUD'S AUTO
9008 PORTAGE RD.
PORTAGE, MI

LOCATION MAP

PROJECT NO.	130367
FIGURE NO.	1



LEGEND

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



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

FORMER BUD'S AUTO

9008 PORTAGE RD.
PORTAGE, MI

SITE PLAN

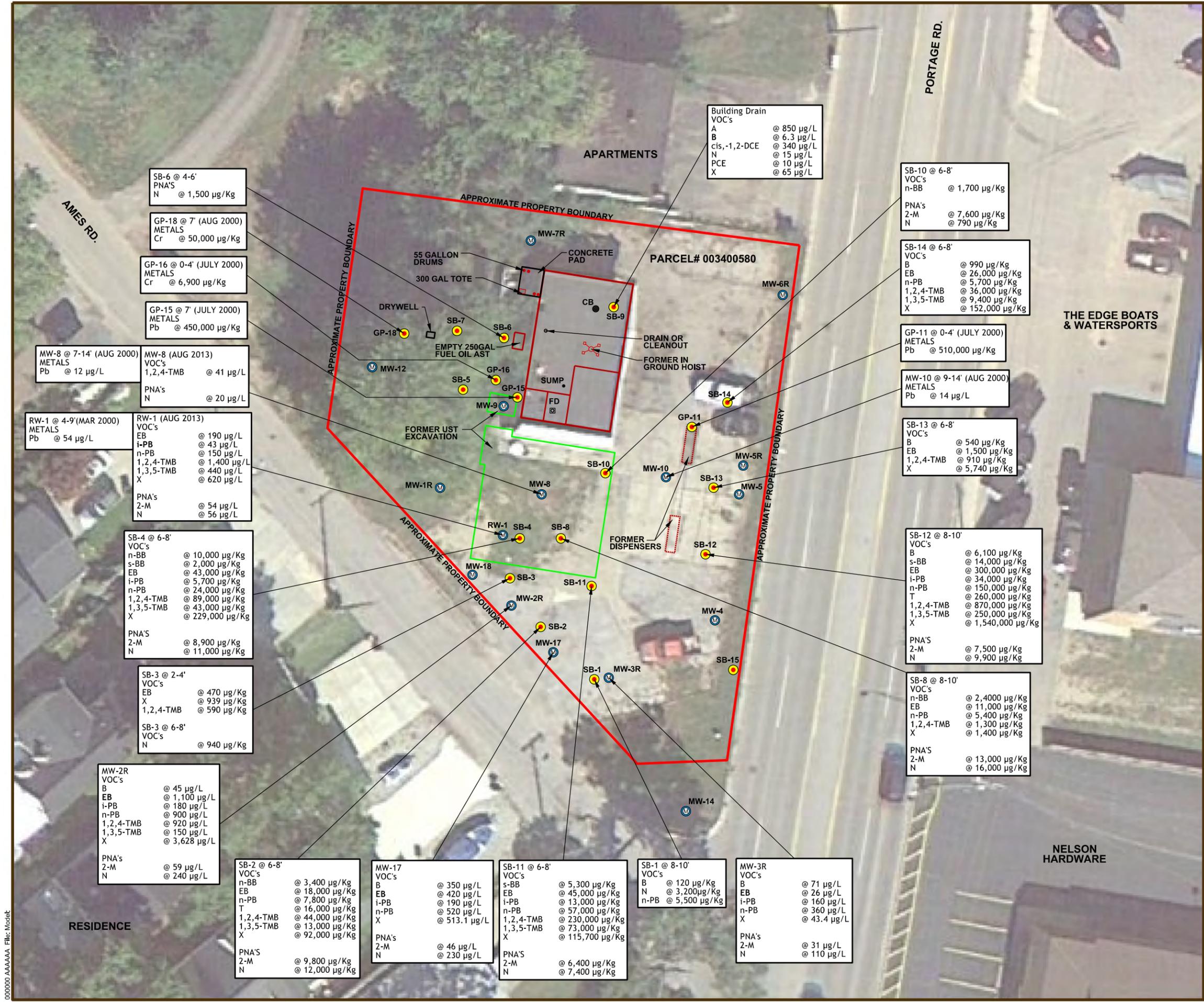

environmental consulting + services
2960 INTERSTATE PARKWAY
KALAMAZOO, MICHIGAN 49048
PH: (269) 342-1100 FAX: (269) 342-4945

PROJECT NO.

130367

FIGURE No.

2

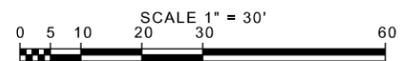


LEGEND

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

CONTAMINANT ABBREVIATIONS

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



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

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

FORMER BUD'S AUTO

9008 PORTAGE RD.
PORTAGE, MI

SITE PLAN WITH SAMPLE LOCATIONS & ANALYTICAL DATA



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

PROJECT NO.

130367

FIGURE No.

3

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ATTACHMENT B
NOTICE OF PUBLIC HEARING



ATTACHMENT C

NOTICE TO TAXING JURISDICTIONS



ATTACHMENT D

RESOLUTIONS APPROVING A BROWNFIELD PLAN

