Agenda
Brownfield Redevelopment Authority
Board of Directors

City of Kalamazoo

Thursday, September 21, 2023 7:45 AM

CPED Main Conference Room - 245 N. Rose Street, Suite 100

A. CALL TO ORDER/ROLL CALL

B. ADOPTION OF FORMAL AGENDA

C. APPROVAL OF MINUTES

1. Approval of minutes from the BRA meeting on August 17, 2023.

D. PUBLIC COMMENTS

E. DIRECTORS' COMMENTS

F. NEW BUSINESS

1. Public Hearing for the First Amendment to the Act 381 Brownfield Redevelopment Plan for Arcadia Lofts
   - Open the Public Hearing
   - Developer & Staff Presentation
   - Public Comment
   - Board Discussion
   - Close the Public Hearing

2. Adoption of a Resolution Approving the Implementation of the First Amendment to the Act 381 Brownfield Redevelopment Plan for Arcadia Lofts and Recommendation to City Commission to Approve

3. Adoption of a Resolution Approving the Second Amendment to the Brownfield Plan Development Agreement with Kalamazoo Neighborhood Housing Services, Inc. and Authorizing the Chair to Sign

G. UNFINISHED BUSINESS

H. COMMUNICATIONS AND ANNOUNCEMENTS

I. STAFF REPORTS AND UPDATES

J. ADJOURNMENT

CITY OF KALAMAZOO
BROWNFIELD REDEVELOPMENT AUTHORITY BOARD MEETING
Thursday, August 17, 2023
Community Planning and Economic Development
245 N. Rose Street, Kalamazoo, MI 49007

MEMBERS PRESENT: Sharon Ferraro; Lucas Middleton; Rachel Bair; Kevan Hess; Kyle Gulau; Michael Gurnee; Jason Novotny; *Qianna Decker

MEMBERS ABSENT: Andrew Schipper; Nathan Bolton; Torean Greeley

CITY COMMISSIONERS/CITY STAFF PRESENT: Jessica Wood (Attorney, Dickinson Wright); Jamie McCarthy (Sustainable Development Coordinator); PJ Thuringer (Economic Development Supervisor); Beth Cheeseman (Executive Administrative Assistant); Logan Mulholland (Fishbeck, Consultant); Jared Chambers (Business Specialist); Heidi Gartley (Brownfield Project Assistant)

Meeting was called to order at 8:05 AM by Chair Hess.

MOTION TO EXCUSE ABSENT MEMBERS: Director Gulau moved to excuse absent members; seconded by Director Bair. Motion approved by voice vote unanimously.

APPROVAL OF AGENDA: Director Gulau, moved the approval of the agenda as amended; seconded by Director Middleton. Motion approved by voice vote unanimously.

Director Gulau requested an item be added under Unfinished Business to discuss 315 Parsons, 1015 Pitcher, and 1025 Pitcher (The Gibson Guitar/Hard Rock properties).

APPROVAL OF MINUTES: Director Ferraro moved approval of minutes from the meeting of July 20, 2023 as presented; seconded by Director Gurnee. Motion approved by voice vote unanimously.

PUBLIC COMMENTS

Kyle Barker, representative from Seven Point Supply LLC, shared their business was purchased from the City of Kalamazoo. They developed it and followed through with all they said they would do. They are now pursuing the purchase of the adjacent property to develop a solar field. Their business is located at 2830 Full Circle Dr and the adjacent property currently does not have an address.

DIRECTOR'S COMMENTS

Director Middleton shared the Brownfield Conference in Detroit was a worthwhile experience and useful learning opportunity. He thanked the city staff for their efforts to make that happen. Other attending directors mirrored his comments.

NEW BUSINESS

1. Adoption of a Resolution Approving an EGLE Brownfield Grant Agreement and Authorizing the Chair to Sign for 530 S Rose Senior Apartments.

Ms. McCarthy shared details about the grant, as found in the meeting agenda packet. The project developers have made progress in filling their financing gaps, including pursuing additional tax credits from MSHDA. They anticipate closing on that financing by the end of the month.

Ms. McCarthy clarified they are not utilizing Brownfield TIF as part of their financing.

Director Bair and Commissioner Decker expressed their appreciation for this project.

Director Gurnee moved adoption of a Resolution Approving an EGLE Brownfield Grant Agreement and Authorizing the Chair to Sign for 530 S Rose Senior Apartments; seconded by Director Bair.

A roll call vote was taken, and the motion passed unanimously.

UNFINISHED BUSINESS

1. 315 Parsons, 1015 Pitcher, and 1025 Pitcher Discussion

Director Gulau shared he added this item to the agenda to be proactive with this project and have further discussion amongst the board.

Ms. McCarthy explained that their Letter of Intent (LOI) expired 8-16-2023. The developers are being encouraged by city staff to submit a new part 1 brownfield application, as many concept/cost/timeline changes have occurred since the original plan was established. They do currently have a brownfield plan that was created 5-6 years ago. However, they are at a point in time where the BRA would require capturing to begin. Staff has begun discussions with the developers as to whether it is worth it to amend the current plan or start a new brownfield plan.

Director Gulau- appreciated the opportunity to tour the properties; after seeing the size of the lots the developer wants to transition into parking, his belief was reinforced that there is a better use for those lots than a parking lot.

Director Hess- after seeing the amount of venue space planned, he can see the need for parking; he has concerns for those in the neighborhood struggling with individuals parking in front of their houses all the time; he hopes the developer can re-imagine their parking plans.

Director Ferraro- if they get those additional lots and it all becomes fenced in parking lots, it is going to be an island of activity and push the neighborhood away; the treatment of how they define the proposed lots will be huge in regard to its impact on the area.

Director Gulau- questioned if residents on the Northside will feel as though they are living next to an “abandoned mall” in 20 years; the bigger the parking lot, the more it feels as though a mall has been dropped in the middle of a residential community.

Director Gurnee- the idea with the initial LOI had been to think creatively about the parking in order to move forward; he is frustrated that the developer has not attempted to have creative conversations regarding parking.

Commissioner Decker- proposed questions on how the community and neighborhood is going to respond to this; though it is still in early stages, what type of public participation have the developers done thus far; conversations with residents should be done sooner rather than later.

Director Novotny- disclosed that he is involved with the project and hopes to encourage productive conversations with the developer.

Director Ferraro- any level of outreach they can do on a consistent basis and make them selves available to people will be vital; this could be the biggest development the Northside neighborhood has seen, aside from Graphic Packaging; the residents are already bruised from Graphic Packaging, so they will be ready to respond more quickly if they are not comfortable with the project.

Commissioner Decker- encouraged the developer to communicate on a resident-level, rather than only with organizations in the neighborhood.

Director Hess- we know what the economic impact of this project is and the job creation status, but we do not want to destroy a neighborhood to do it.

Director Bair- concern about selling a lot that could become a piece of prime real estate in the future to someone who is not a local developer, resulting in a lost opportunity for a local developer to create something that does fit more into the character of the neighborhood and what the neighbors want.

Director Novotny- parking requirements of the City of Kalamazoo have changed greatly; nobody wants to own parking lots, they are a necessity; maybe a lot needs to be a parking lot to help bring up an area for awhile and then it can go away and be re-developed.

Director Bair- does property need to be sold to be a parking lot or could it just be leased for a length of time?

Director Ferraro- some of the city's best downtown redevelopments have been parking lots; she is proud that we are building on empty lots instead of tearing buildings down and agreed the idea of a lease is a good consideration if that is possible.

Commissioner Decker- encouraged to see how it fits in the neighborhood plan.

*Commissioner Decker left the meeting at 8:36 AM.

COMMUNICATIONS AND ANNOUNCEMENTS

1. 2023 National Brownfields Conference - Share Out.

Director Gulau- learned how the Detroit Regional Partnership funded and pursued a website tool called Verified Industrial Properties; worth considering how we as a community, perhaps with Southwest Michigan First and the county, can creatively do something like that to market our properties.

Ms. McCarthy- in the next couple of months, staff is going to complete an internal inventory of brownfield properties and property details to create a re-use strategy; workshopping will be brought forward to the Projects & Finance Committee; the majority of city brownfield properties are already vacant as funds have previously been invested in the initial steps to clean up the properties; we can do more to create site profiles and identify the parcels that are more marketable.

Director Middleton- ahead of listing the marketable properties, it would be useful to ensure the title situation is clear.

Director Novotny- attended session on removing hurdles and obstacles; by helping with more upfront costs like title searches and grant writing, we can make the developments more accessible for younger, up-and-coming developers that may have to put their own money and time on the line.

Director Bair- attended session on inflation reduction act and financing tools that are available for energy development on brownfield properties; some incentives are now available to non-profits and public entities through direct payment rather than solely tax credits, and it would be great to see the city explore that and make that information more transparent for local developers.

Director Bair- there was an interesting partnership model of a strip mall in Oklahoma City that had the TIF set up so that it was passed on to the tenants of the building, who were local business owners; we should give attention to this model, as it ensured the financial benefits of the development were being passed back to the community.

Director Novotny- in the same session as Director Bair above, presenters shared that it was better to help build the equity of tenants rather than have them be "cashed out."

Director Gurnee- attended State of Michigan update session; encouraged thinking creatively about LBRF, including how it will be used and maintained; not only loaning those funds out, but also granting those dollars and then placing them into a brownfield plan so that they can be captured and continue to build.

Director Bair- there are grants available for job training for brownfield work; is anyone aware of that grant funding coming to the Kalamazoo area and is skills training a barrier to development that is happening?

Mr. Thuringer- EDC discussions are beginning to look at and address workforce development.

Director Bair- there is an example of skills training taking place in Chicago on environmental assessment, remediation work, and weatherization.

Director Ferraro- KVCC does not offer many trades-training opportunities right now; they have the possibility to grow into a center that offers such training.

Ms. Mulholland- the presentation given by Ms. McCarthy, Director Antonio Mitchell, and David Stegink on the final day of the conference was done very well and interested many attendees.

STAFF REPORTS AND UPDATES

Ms. McCarthy shared Plaza Corp and members of brownfield staff will attend the DEGA meeting next Monday to request an additional five years of capture for the property at 203 N Rose.

Ms. McCarthy shared next Monday City Commission will also be meeting to look at a draft NEZ policy for the city. The grant for 530 S Rose will be presented for approval.

ADJOURNMENT: The meeting was adjourned at 9:01 A.M. by Chair Hess.

____
Heidi Gartley
Recording Clerk

____
Chair Signature

____
Printed Name/Title

BRA Board of Directors
Staff Report

City of Kalamazoo

TO: Brownfield Redevelopment Authority Board of Directors

FROM: Antonio Mitchell, Director of Community Planning and Economic Development
Prepared by: Jamie McCarthy, BRA Staff Liaison

DATE: September 21, 2023

SUBJECT: Public Hearing for the First Amendment to the Act 381 Brownfield Redevelopment Plan for Arcadia Lofts

SUMMARY:

A summary of the amendments to the Revised Plan were presented during the Public Hearing held during this meeting. Through the adoption of this Resolution, BRA finds that the First Amendment to the Act 381 Brownfield Redevelopment Plan serves public purposes and meets other requirements under Act 381, including:

1. It meets all requirements of Section 13 of Act 381,

2. The proposed method of financing the costs of eligible activities of Amended Plan is feasible, and the Authority has the ability to arrange the necessary financing,

3. The costs of the eligible activities proposed by such amendment are reasonable and necessary to carry out the purposes of Act 381, and

4. The amount of captured taxable value estimated to result from Amended Plan is reasonable.

BACKGROUND:

Under Resolution No. 08-16, the City Commission delegated to the BRA the public hearing process regarding any Brownfield Plans; notice of the public hearing was given to all taxing authorities levying ad valorem or specific taxes against any property affected by the Plan, as required by Act 381.

FISCAL IMPACT:

RECOMMENDATION:

No Action Needed for Public Hearing

Date: **9/21/2023**
Item: **F.2.**

City Commission Agenda Report

City of Kalamazoo

TO: Mayor Anderson, Vice Mayor Cooney, and City Commissioners

FROM: Antonio Mitchell, Director, Community Planning & Economic Development
Prepared by: Jamie McCarthy, BRA Staff Liaison

DATE: September 21, 2023

SUBJECT: Adoption of a Resolution Approving the Implementation of the First Amendment to the Act 381 Brownfield Redevelopment Plan for Arcadia Lofts and Recommendation to City Commission to Approve

RECOMMENDATION:

It is recommended the Brownfield Redevelopment Authority adopt a Resolution approving the implementation of the First Amendment to the Act 381 Brownfield Redevelopment Plan for Arcadia Lofts and recommend City Commission approve the Plan.

BACKGROUND:

This brownfield plan was approved by City Commission in February 2023 to assist with brownfield costs related to the redevelopment of 203 N. Rose Street. The community development project is called Arcadia Lofts South, and is an adaptive re-use project that will rehabilitate an existing historic 3-story mixed-use building. The total investment is estimated to be just over $25 million. The development will include 80 apartments and approximately 6,000 square feet of commercial space. The project includes new construction of additional floors on the back portion of the building. Once complete, the building will include around 70,523 square feet for residential, 21,116 square feet of commercial and common area space, as well as outdoor amenities and courtyard and public improvements. The project will provide attainable workforce housing within the urban core. The project meets the Brownfield Redevelopment Authority's (BRA) minimum criteria for up to 15 years of reimbursement following the BRA's incentives policy. The BRA will capture an additional 5 years of tax increment revenues to the Local Brownfield Revolving Fund.

This Brownfield Plan will reimburse existing and anticipated costs to be incurred by 9 Props, LLC, and the City of Kalamazoo Brownfield Redevelopment Authority (BRA). Tax increment revenues will be captured for reimbursement from local tax increment revenues. School taxes will only be captured to cover statutorily pre-approved activities and costs approved by the Michigan Economic Development Corporation in a subsequent Act 381 Work Plan.

This amendment to the original Act 381 Brownfield Redevelopment Plan reflects cost increases since early estimates were submitted in late 2022. The amended plan reflects a total cost of eligible activities, inclusive of contingencies, of $944,911. BRA administrative costs are anticipated to be as much as $111,976. The capture of tax increment revenue for the Local Brownfield Revolving Fund (LBRF) is estimated to be as much as $564,373. The estimated cost of all eligible activities under this plan is summarized in Table 1 in the attached Brownfield Plan.

STRATEGIC VISION ALIGNMENT:

	Environmental Responsibility - A green and healthy City.

Funding for this project will support demolition and abatement within the existing building to remove hazardous mate and bring the building up to all current building codes and health and safety codes.

	Economic Vitality - A supportive infrastructure for growing businesses and stabilizing the local eco for the benefit of all.

The project will convert unoccupied office space into vibrant commercial retail space on the first floor and 80 new apa units.

COMMUNITY ENGAGEMENT:

<u>Appropriate Depth of Engagement</u>

Consult (two-way conversation) – the community will have a chance to react to the project through two-way conversation.

<u>Engagement/Communication Tools</u>
<u>Consult (two-way conversation) – the community has a chance to react to the project through two-way conversation.The BRA provided public notice and mailed letters to all taxing jurisdictions to satisfy Act 381 noticing requirements. A public hearing for the proposed brownfield plan amendment was held by the BRA on September 21 and provided an opportunity for stakeholders and the public to comment on the project. There were no comments during the public hearing.</u>

FISCAL IMPACT:

The fiscal impact includes the cost to implement the brownfield plan. The City and BRA administrative costs are supported by tax increment revenues generated by the plan, up to $111,976 over 15 years. The City will be positively impacted through the capture of tax increment revenue to the Local Brownfield Revolving Fund (LBRF), and is estimated to be as much as $564,373 collected over 5 years. The project will add over $2.275 million to the City tax rolls after the brownfield plan is completed.

CITY OF KALAMAZOO
BROWNFIELD REDEVELOPMENT AUTHORITY

A RESOLUTION APPROVING THE IMPLEMENTATION OF AN ACT 381 BROWNFIELD PLAN FOR 203 N. ROSE STREET AND RECOMMENDING ADOPTION BY THE CITY COMMISSION

Minutes of a regular meeting of the City of Kalamazoo Brownfield Redevelopment Authority ("BRA") held on September 21, 2023 at 7:45 a.m., local time at 245 N. Rose Street, Ste. 100 in Kalamazoo, Michigan.

PRESENT: ____

____

ABSENT: ____

The following resolution was offered by Member______________and seconded by Member______________.

RECITALS:

A. The City has created the City of Kalamazoo Brownfield Redevelopment Authority (the "Authority"), under the provisions of Act 381, Public Acts of Michigan, 1996, as amended ("Act 381").

B. Under Resolution No. 08-16, the City Commission delegated the public hearing process to the Authority regarding any future proposed Act 381 Brownfield Plan, including proposed First Amendment to the Act 381 Brownfield Plan for 203 N. Rose Street.

C. A public hearing was held by the Authority on January 19, 2023, on the original Brownfield Plan for 203 N. Rose Street, Kalamazoo; the City Commission approved the plan on February 6, 2023;

D. A second public hearing was held by the Authority on September 21, 2023 for the First Amendment to the Act 381 Brownfield Plan; notice of the public hearing was given to all taxing authorities levying ad valorem or specific taxes against any parcels within the Brownfield Plan, as required by Act 381.

E. Following the second public hearing on the 203 N. Rose Street Brownfield Plan, the Authority, in consideration of any comments heard at the public hearing or written communications received at or prior to the public hearing, determines that the First Amendment to the Brownfield Plan constitutes a public purpose in that:

a. It meets all requirements of Section 13 of Act 381.

b. The proposed method of financing the costs of eligible activities of the 203 N. Rose Street First Amendment to the Brownfield Plan is feasible, and the Authority has the authority to arrange the necessary financing.

c. The description of eligible activities and their estimated costs are reasonable and necessary to carry out the purposes of Act 381, and

d. The amount of captured taxable value estimated to result from the 203 N. Rose Street First Amendment to the Brownfield Plan is reasonable.

THEREFORE, IT IS RESOLVED THAT:

The City of Kalamazoo Brownfield Redevelopment Authority approves the implementation of the First Amendment to the Act 381 Brownfield Plan for 203 N. Rose Street in Kalamazoo and recommends the City Commission adopt a resolution approving this Brownfield Plan.

AYES: ______________________________

____

NAYS: ______________________________

RESOLUTION DECLARED.

CERTIFICATE

The foregoing is a true and complete copy of a resolution adopted by the Brownfield Redevelopment Authority at a regular meeting held on September 21, 2023. Public notice was given and the meeting was conducted in full compliance with the Michigan Open Meetings Act (PA 267, 1976). Minutes of the meeting will be available as required by the Act.

____
Heidi Gartley
Recording Secretary

Act 381 Brownfield Plan

Arcadia Lofts
203 N Rose St.
Kalamazoo, MI 49007

City of Kalamazoo Brownfield Redevelopment Authority

Project No. E220108
January 10, 2023

Amendment #1
September 1, 2023

fishbeck
Engineers | Architects | Scientists | Constructors

fishbeck
Engineers | Architects | Scientists | Constructors

2960 Interstate Parkway
Kalamazoo, Michigan 49048

269.342.1100 | fishbeck.com

Act 381 Brownfield Plan

Arcadia Lofts
203 N Rose St.
Kalamazoo, MI 49007

Prepared For:
City of Kalamazoo Brownfield Redevelopment Authority
Kalamazoo, MI

January 10, 2023
Project No. E220108

Amendment #1
September 1, 2023

Recommended for Approval by the Brownfield Redevelopment Authority on: January 19th, 2023
Adopted by the governing body of the local jurisdiction on: February 6th, 2023

Amendment #1
Recommended for Approval by the Brownfield Redevelopment Authority on: ________________
Adopted by the governing body of the local jurisdiction on: ________________

Table of Contents

List of Figures

List of Tables

List of Attachments

1.0 Introduction

1.1 Proposed Redevelopment and Future Use for Each Eligible Property

The proposed project will facilitate the redevelopment of a .964-acre commercially developed piece of land. The new development involves renovating the existing commercial building into a mix of uses, consisting of commercial space on the first floor and converting the remaining four floors to residential. Additionally, the project includes the partial deconstruction/demolition of the roof to add a three-story addition onto the western portion of the existing structure. The development will include a total of 82 units upon completion. The residents will have access to amenities such as a 15,000 square-foot courtyard along the creek which will also be accessible to customers of the commercial space, a workout room, a yoga room, and storage space. The project will create 3 studio apartments ranging from 568 to 594 square feet, 70 one-bedroom apartments ranging from 618 to 1,100 square feet, and 9 two-bedroom apartments ranging from 1,036 to 1,284 square feet.

This plan helps to offset the cost gap associated with the redevelopment through the reimbursement of eligible activities with the new tax increment generated by the redevelopment. This project is anticipated to create approximately 25 new full-time equivalent positions paying an average wage of $20 per hour. The total capital investment for the project is expected to be $25,000,000. The project is intended to start construction in the Fall of 2023 and is anticipated to be completed by the end of 2024.

Overall, this project is set to serve a public purpose to the City of Kalamazoo, expanding the tax base, adding jobs, investing significant capital into the community, and creating attainable housing. It is anticipated that 32 residential units will be leased at rates that are affordable to individuals making 80-120% of the Area Median Income (AMI), and three residential units will be leased at rates that are affordable to individuals making 60% of the AMI, based on MSHDA standards for Kalamazoo County in 2022. The property qualifies as "eligible property" under Act 381 on the basis of meeting the definition of a “historic resource” (Attachment E).

1.2 Eligible Property Information

Basis of Eligibility

The property is located in the City of Kalamazoo (the "City"), a qualified local governmental unit pursuant to Act 381. The property qualifies as "eligible property" under Act 381 on the basis of meeting the definition of a “historic resource” (Attachment E).

Parcel ID 06-15-324-010
203 N Rose Street, Kalamazoo, Michigan, 49007
Approximately 0.964 acres

2.0 Information Required by Section 13(2) of the Statute

2.1 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 19 Props, LLC, and the City of Kalamazoo. Tax increment revenues will be captured for reimbursement from local tax increment revenues. School taxes will only be captured to cover statutorily pre-approved activities and costs approved in a subsequent Act 381 Work Plan.

The total cost of eligible activities, inclusive of contingencies, is anticipated to be $944,911. Authority administrative costs are anticipated to be as much as $111,976. The capture of tax increment revenue for the Local Brownfield Revolving Fund (LBRF) is estimated to be as much as $564,373. The estimated cost of all eligible activities under this plan is summarized in Table 1.

2.1.1 Site Assessment and Baseline Environmental Assessment Activities

Eligible costs for reimbursement include Pre-Approved Activities: a Phase I Environmental Site Assessment and Phase II Environmental Site Assessment ($7,500); a Baseline Environmental Assessment ($5,000); an Asbestos, Lead, and Mold Survey ($8,000), and a Pre-Demolition Survey ($10,000). The total pre-approved activities cost is $30,500. Pre-Approved Activities are statutorily eligible for reimbursement with both school and non-school tax increment revenues.

2.1.2 Environmental Insurance

The adjacent and contiguous property is considered a facility due to existing contamination. Builder's risk liability insurance is anticipated to mitigate environmental risks that may be associated with the subject property. The total cost of these activities is anticipated to be $2,000.

2.1.3 Lead and Asbestos Abatement

An Asbestos and Hazardous Building Materials Survey was completed on the project site and identified numerous asbestos-containing materials. The cost of abatement, disposal, and monitoring is anticipated to total $37,604.

2.1.4 Building Demolition

A portion of the existing building is anticipated to be demolished in order to add a residential loft. The anticipated cost of this partial deconstruction and demolition is $528,536. A portion of the basement and foundation will also be demolished due to the renovations and utility removal, which is anticipated to cost $10,000.

2.1.5 Public Infrastructure

It is anticipated that sidewalks and bike paths will be demolished on-site and repaved for an estimated cost of $30,000.

2.1.6 Site Demolition

Site demolition is anticipated on the eligible property. This demolition will include the removal of sidewalks and bike paths ($20,000); other site demolition including but not limited to curbs, gutters, and other existing site concrete and associated backfill, compaction, and grading costs (estimated at $50,000); and associated disposal costs ($5,000). The soft costs associated with site demolition are estimated to cost $25,000. The total cost of these activities is anticipated to be $100,000.

2.1.7 Site Preparation

Site preparation activities are anticipated in the subject project area and include compaction and sub-base preparation ($33,000), staking ($7,000), temporary construction access ($10,000), and temporary erosion control ($500). The soft costs associated with site preparation are estimated to be $25,000. The total cost of these activities is anticipated to be $75,500.

2.1.8 Brownfield Plan/Work Plan Preparation

Preparation of the Brownfield Plan is estimated to cost $4,000, which will be incurred by the City of Kalamazoo, and development of the Act 381 Work Plan is estimated to cost $5,000 and will be incurred by the developer. $2,500 is also anticipated for the Work Plan and Brownfield Plan implementation, to be incurred by the developer. The total cost of these activities is anticipated to be $11,500.

2.1.9 Contingency

A 15% contingency on future costs is included to cover unexpected cost overruns encountered during construction on future costs. The total contingency cost is anticipated at $119,271.

2.1.10 Authority Administration Cost

Actual eligible costs incurred by the City of Kalamazoo Brownfield Redevelopment Authority are included in this plan as an eligible expense at a flat fee of 10% of local tax capture. These expenses will be reimbursed with local tax increment revenues only and are estimated to total as much as $111,976.

2.1.11 Local Brownfield Revolving Fund

The Authority intends to capture tax increments for deposits in the Local Brownfield Revolving Fund (LBRF) for a full five years, or as allowed by the statute. This capture is estimated to be as much as $564,373.

2.2 Summary of Eligible Activities

Environmental Activities

Pre-approved environmental costs are anticipated to be reimbursed through a Brownfield Plan using both school and non-school tax increment revenues. Other environmental activities include environmental insurance, which is anticipated to be reimbursed with local-only tax capture.

Non-Environmental Activities

Because the City of Kalamazoo is a Qualified Local Governmental Unit (“QLGU”), additional non-environmental costs (“Michigan Strategic Fund [“MSF”] Eligible Activities”) can be reimbursed through a Brownfield Plan. This plan will provide for reimbursement of eligible lead and asbestos abatement, building demolition, public infrastructure, site demolition, site preparation, and development of the Brownfield Plan and Act 381 Work Plan costs. It is anticipated that an Act 381 Work Plan will be pursued, and upon approval, these costs will be reimbursed with school and non-school tax increment revenues.

Authority Expenses

Actual eligible costs incurred by the City of Kalamazoo Brownfield Redevelopment Authority are included in this plan as an eligible expense, at a flat fee of 10% of local tax capture. These expenses will be reimbursed with local tax increment revenues only and are estimated to be as much as $111,976.

Contingencies

A 15% contingency on future costs is included to cover unexpected cost overruns encountered during construction on future costs. The total contingency cost is $119,271.

2.3 Estimate of Captured Taxable Value and Tax Increment Revenues

The initial taxable value will be the 2023 taxable value, $875,000. An estimate of the captured taxable value for this redevelopment by year is depicted in Table 2. A Neighborhood Enterprise Zone (NEZ) is being considered for the residential portion of the property which will impact the project’s tax capture for up to 15 years following the establishment of the NEZ. The NEZ designation does not impact the tax capture of the land and commercial portion of the property. This plan captures all available tax increment revenues, including real and personal property tax increment revenues.

Project activities will be initiated in 2023 with construction occurring into 2024. It is anticipated that the new construction will be completed by the end of 2024. Tax increment revenue collection will start within five years of the adoption of this plan and is anticipated to begin as early as 2025.

After the completion of the project, the projected taxable value is estimated at $3,150,000. Reimbursements will be made on the actual tax increment that is realized. The estimated captured taxable value for this redevelopment by year and in aggregate for each taxing jurisdiction is depicted in tabular form (Table 2). Once eligible expenses are reimbursed, the Authority may capture up to five full years of the tax increment and deposit the revenues into an LBRF or an amount not to exceed the total cost of eligible activities. The plan also includes a flat fee of 10% of the local tax increment for administrative and operating expenses of the City of Kalamazoo Brownfield Redevelopment Authority. A summary of the estimated reimbursement schedule and the amount of capture into the LBRF by year and in aggregate is presented in Table 3.

2.4 Method of Financing and Description of Advances Made by the Municipality

The eligible activities contemplated under this plan will be financed by the developer and the City of Kalamazoo Brownfield Redevelopment Authority, as outlined in this plan and the accompanying development agreement. No advances from the city are anticipated at this time.

2.5 Maximum Amount of Note or Bonded Indebtedness

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

2.6 Duration of Brownfield Plan

The Authority intends to begin the capture of tax increment as early as 2025. This plan will then remain in place for 20 years, or until the eligible activities have been fully reimbursed and up to five full years of capture into the LBRF (not to exceed the amount of eligible activities), whichever occurs sooner. An analysis showing the reimbursement schedule is attached in Table 3.

2.7 Estimated Impact of Tax Increment Financing on Revenues of Taxing Jurisdictions

An estimate of the impact of tax increment financing on the revenues of all taxing jurisdictions is illustrated in detail within Table 2.

2.8 Legal Description, Property Map, Statement of Qualifying Characteristics, and Personal Property

The property area subject to this plan consists of one parcel that is approximately 0.964 acres in size and is located at 203 N Rose Street in the City of Kalamazoo, Michigan. The parcel ID for the subject property is 06-15-324-010. A map showing eligible property dimensions is attached in Figure 1.

The legal description for the parcel is as follows:

> <u>Parcel ID #06-15-324-010:</u>
>
> PLAT OF TOWN (NOW CITY) OF KALAMAZOO, Liber 6 of Plats Page 8; being Lots 5, 6, 7, 8 & the east 1/2 of vacated Church Street in Block 4 more particularly described as follows: Beginning at the southeast corner of Block 4, said point being the southeast corner of Lot 5; thence N 89deg 59min 41sec W 301.24ft along the south line of Block 4, also being the north line of West Water Street, and its extension to the center line of North Church Street, now vacated (Liber 1473 Page 378); thence N 00deg 09min 42sec E 139.39ft along said center line; thence N 89deg 59min 55sec E 301.12ft to the east line of Block 4, also being the west line of North Rose Street, at a point 139.43ft north from the southeast corner of Block 4; thence S 00deg 06min 42sec W 139.43ft along the east line of Block 4, also being the west line of North Rose Street, to the south line of Block 4, also being the south line of West Water Street, said point also being the southeast corner of Lot 5 and the place of beginning. Parcel contains approximately 41,987 square feet.

The property is located in the City of Kalamazoo (the "City"), a qualified local governmental unit pursuant to Act 381. The property qualifies as "eligible property" under Act 381 on the basis of meeting the definition of a "historic resource" (Attachment E). This Brownfield Plan does intend to capture tax increment revenues associated with personal property tax, if available.

2.9 Estimates of Residents and Displacement of Individuals/Families

There are no residents or families residing at this property, and thus no residents, families, or individuals will be displaced by the project.

2.10 Plan for Relocation of Displaced Persons

No persons reside on the eligible property. Therefore, this section is not applicable.

2.11 Provisions for Relocation Costs

No persons reside on the eligible property. Therefore, this section is not applicable.

2.12 Strategy for Compliance with Michigan's Relocation Assistance Law

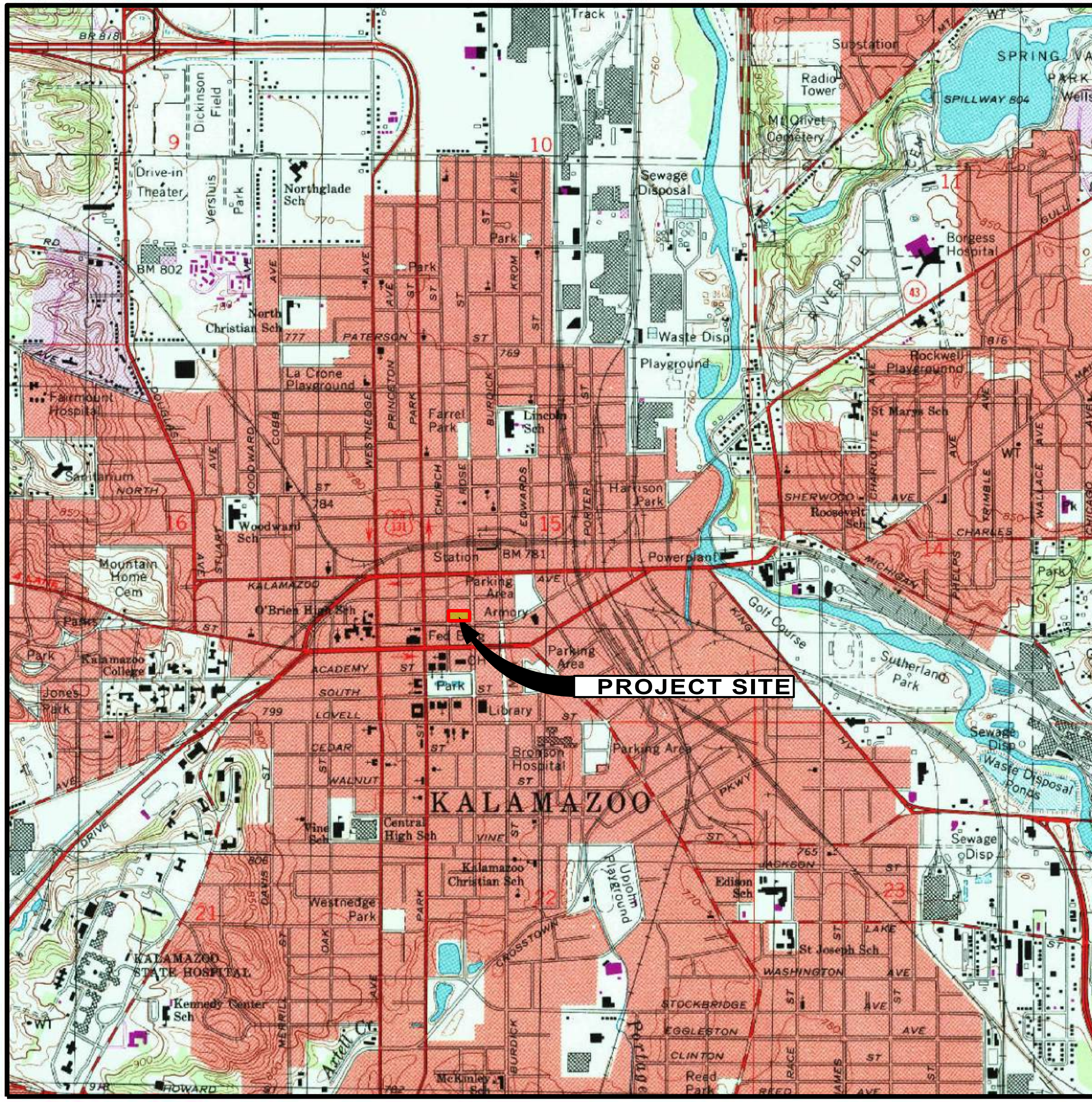
No persons reside on the eligible property. Therefore, this section is not applicable.

2.13 Other Material that the Authority or Governing Body Considers Pertinent

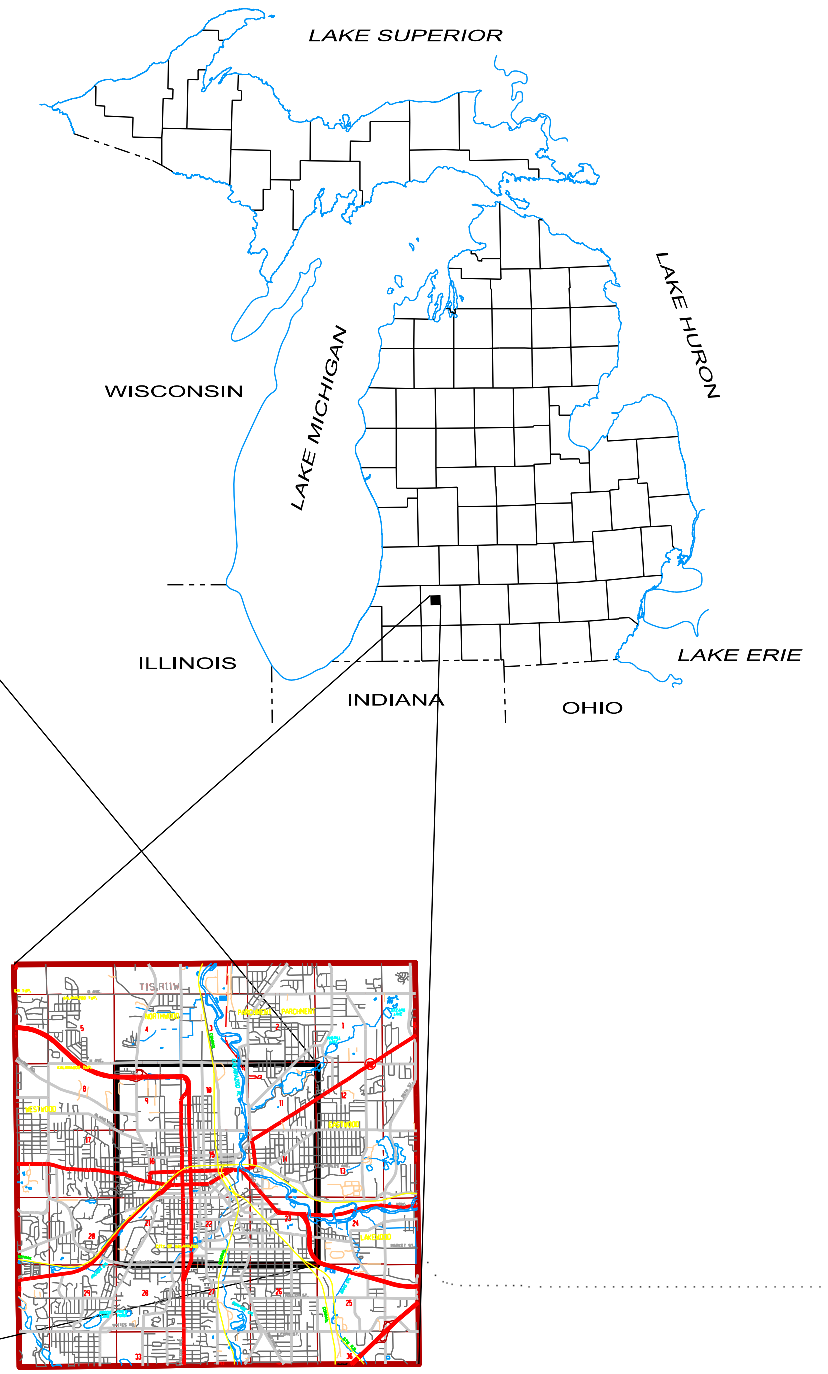
This plan helps to offset the cost gap associated with the redevelopment of the subject property and adjoining right-of-way through the reimbursement of eligible activities with the new tax increment generated by the mixed-use construction. The project will improve public infrastructure through the repaving of bike paths and sidewalks. This project also promotes walkability and advances the City of Kalamazoo's live-work goals, as it will deliver 82 residential units in close proximity to retail and restaurant establishments, and office businesses. The resulting project will increase housing and work opportunities and increase the tax base of the city.

Figure 1

Location Map



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



T 2 S. R. 11 W.
KALAMAZOO COUNTY
KALAMAZOO, MICHIGAN

0 500 1000 2000 4000
SCALE 1" = 2000'

fishbeck

ARCADIA LOFTS BROWNFIELD PLAN

203 N ROSE ST
KALAMAZOO, MI 49007

LOCATION MAP

PROJECT NO. 220108

FIGURE No. 1

000000 AAAAAA File: AA.dgn Model: Location Map

Figure 2

Site Plan

N

SCALE 1" = 40'

0 10 20 40 80

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.

ARCADIA LOFTS BROWNFIELD PLAN

203 N ROSE ST
KALAMAZOO, MI 49007

SITE PLAN

fishbeck

PROJECT NO.
220108

FIGURE No.
2

000000 AAAAAA File: Model:

Table 1

Summary of Eligible Activities

EGLE Eligible Activities Costs and Schedule

EGLE Eligible Activities	Cost	Completion Season/Year
Department Specific Activities	$30,500	2022
Phase I & II Environmental Site Assessment	$7,500	
Baseline Environmental Assessment	$5,000	
Asbestos, Lead, and Mold Surveys	$8,000	
Pre-Demolition Survey	$10,000	
EGLE Eligible Activities Subtotal	$30,500	
Contingency (0%)	$0	
Interest (0%)	$0	
EGLE Eligible Activities Total Costs	$30,500	

MSF Eligible Activities Costs and Schedule

MSF Eligible Activities	Cost	Completion Season/Year
Lead and Asbestos Abatement	**$37,604**	**2023–2024**
Abatement Including Disposal and Air Monitoring	$37,604	
Building Demolition	**$538,536**	**2023–2024**
Building Demolition/Deconstruction	$528,536	
Foundation and Basement Removals	$10,000	
Public Infrastructure	**$30,000**	**2023–2024**
Sidewalks, Bike Paths	$30,000	
Site Demolition	**$100,000**	**2023–2024**
Sidewalks, Bike Paths Removal	$20,000	
Other Site Demolition	$50,000	
Disposal, Recycling	$5,000	
Soft Costs	$25,000	
Site Preparation	**$75,500**	**2023–2024**
Compaction & Sub-base Preparation	$33,000	
Staking	$7,000	
Temporary Construction Access/Roads	$10,000	
Temporary Erosion Control	$500	
Soft Costs	$25,000	
Brownfield Plan/Act 381 Work Plan	**$11,500**	**2023–2024**
Brownfield Plan Preparation	$4,000	
Work Plan Preparation	$5,000	
Brownfield Plan and/or Work Plan Implementation	$2,500	
MSF Eligible Activities Subtotal	**$793,140**	
Contingency (15%)	**$118,971**	
Interest (0%)	**$0**	
MSF Eligible Activities Total Costs	**$912,111**	

Local Only Eligible Activities Costs and Schedule

Local Only Eligible Activities	Cost	Completion Season/Year
Environmental Insurance	$2,000	2023–2024
Authority Administration Fee (10%)	$111,976	
Local Only Eligible Activities Subtotal	$113,976	
Contingency (15%)	$300	
Interest (0%)	$0	
Local Only Eligible Activities Total Costs	$114,276	

Table 2

Total Captured Incremental Taxes Estimates

Commercial Tax Increment Revenue Capture Estimates
Arcadia Lofts
203 N Rose St.
Kalamazoo, Michigan 49007
June 2023

Estimated Taxable Value (TV) Increase Rate:

Plan Year	Millage Rate	1	2	3	4	5	6	7	8	9	10
Calendar Year		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
*Base Taxable Value		$ 218,750	$ 218,750	$ 218,750	$ 218,750	$ 218,750	$ 218,750	$ 218,750	$ 218,750	$ 218,750	$ 218,750
Estimated New TV		$ 315,000	$ 318,150	$ 321,332	$ 324,545	$ 327,790	$ 331,068	$ 334,379	$ 337,723	$ 341,100	$ 344,511
Incremental Difference (New TV - Base TV)		**$ 96,250**	**$ 99,400**	**$ 102,582**	**$ 105,795**	**$ 109,040**	**$ 112,318**	**$ 115,629**	**$ 118,973**	**$ 122,350**	**$ 125,761**
School Capture	Millage Rate										
State Education Tax (SET)	6.0000	$ 578	$ 596	$ 615	$ 635	$ 654	$ 674	$ 694	$ 714	$ 734	$ 755
School Operating Tax	17.8704	$ 1,720	$ 1,776	$ 1,833	$ 1,891	$ 1,949	$ 2,007	$ 2,066	$ 2,126	$ 2,186	$ 2,247
School Total	**23.8704**	**$ 2,298**	**$ 2,373**	**$ 2,449**	**$ 2,525**	**$ 2,603**	**$ 2,681**	**$ 2,760**	**$ 2,840**	**$ 2,921**	**$ 3,002**
Local Capture	Millage Rate										
County Public Safety	1.4380	$ 138	$ 143	$ 148	$ 152	$ 157	$ 162	$ 166	$ 171	$ 176	$ 181
County 911	0.6459	$ 62	$ 64	$ 66	$ 68	$ 70	$ 73	$ 75	$ 77	$ 79	$ 81
County Housing	0.7453	$ 72	$ 74	$ 76	$ 79	$ 81	$ 84	$ 86	$ 89	$ 91	$ 94
County Seniors	0.3462	$ 33	$ 34	$ 36	$ 37	$ 38	$ 39	$ 40	$ 41	$ 42	$ 44
KRESA CTE	0.9903	$ 95	$ 98	$ 102	$ 105	$ 108	$ 111	$ 115	$ 118	$ 121	$ 125
KRESA Operating	3.0091	$ 290	$ 299	$ 309	$ 318	$ 328	$ 338	$ 348	$ 358	$ 368	$ 378
KRESA Enhancement	1.4918	$ 144	$ 148	$ 153	$ 158	$ 163	$ 168	$ 172	$ 177	$ 183	$ 188
KRESA Special Ed	1.4941	$ 144	$ 149	$ 153	$ 158	$ 163	$ 168	$ 173	$ 178	$ 183	$ 188
Kal Public Library	3.8999	$ 375	$ 388	$ 400	$ 413	$ 425	$ 438	$ 451	$ 464	$ 477	$ 490
City Operating	12.0000	$ 1,155	$ 1,193	$ 1,231	$ 1,270	$ 1,308	$ 1,348	$ 1,388	$ 1,428	$ 1,468	$ 1,509
City Solid Waste	1.8000	$ 173	$ 179	$ 185	$ 190	$ 196	$ 202	$ 208	$ 214	$ 220	$ 226
Cen Cnty Transit	0.8935	$ 86	$ 89	$ 92	$ 95	$ 97	$ 100	$ 103	$ 106	$ 109	$ 112
County Operating	4.6318	$ 446	$ 460	$ 475	$ 490	$ 505	$ 520	$ 536	$ 551	$ 567	$ 582
County Transit	0.3110	$ 30	$ 31	$ 32	$ 33	$ 34	$ 35	$ 36	$ 37	$ 38	$ 39
KVCC	2.7802	$ 268	$ 276	$ 285	$ 294	$ 303	$ 312	$ 321	$ 331	$ 340	$ 350
Kalamazoo DDA	1.9638	$ 189	$ 195	$ 201	$ 208	$ 214	$ 221	$ 227	$ 234	$ 240	$ 247
Local Total	**38.4409**	**$ 3,700**	**$ 3,821**	**$ 3,943**	**$ 4,067**	**$ 4,192**	**$ 4,318**	**$ 4,445**	**$ 4,573**	**$ 4,703**	**$ 4,834**
Non-Capturable Millages	Millage Rate										
County Debt	0.1613	$ 16	$ 16	$ 17	$ 17	$ 18	$ 18	$ 19	$ 19	$ 20	$ 20
School Debt	8.2000	$ 789	$ 815	$ 841	$ 868	$ 894	$ 921	$ 948	$ 976	$ 1,003	$ 1,031
Total Non-Capturable Taxes	**8.3613**	**$ 805**	**$ 831**	**$ 858**	**$ 885**	**$ 912**	**$ 939**	**$ 967**	**$ 995**	**$ 1,023**	**$ 1,052**
Total											
Total Tax Increment Revenue (TIR) Available for Capture		$ 5,997	$ 6,194	$ 6,392	$ 6,592	$ 6,794	$ 6,999	$ 7,205	$ 7,413	$ 7,624	$ 7,836

Plan Year	11	12	13	14	15	16	17	18	19	20
Calendar Year	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
*Base Taxable Value	$ 218,750	$ 218,750	$ 218,750	$ 218,750	$ 218,750	$ 218,750	$ 218,750	$ 218,750	$ 218,750	$ 218,750
Estimated New TV	$ 347,956	$ 351,436	$ 354,950	$ 358,499	$ 362,084	$ 365,705	$ 369,362	$ 373,056	$ 376,786	$ 380,554
Incremental Difference (New TV - Base TV)	**$ 129,206**	**$ 132,686**	**$ 136,200**	**$ 139,749**	**$ 143,334**	**$ 146,955**	**$ 150,612**	**$ 154,306**	**$ 158,036**	**$ 161,804**
School Capture										
State Education Tax (SET)	$ 775	$ 796	$ 817	$ 838	$ 860	$ 882	$ 904	$ 926	$ 948	$ 971
School Operating Tax	$ 2,309	$ 2,371	$ 2,434	$ 2,497	$ 2,561	$ 2,626	$ 2,692	$ 2,758	$ 2,824	$ 2,892
School Total	**$ 3,084**	**$ 3,167**	**$ 3,251**	**$ 3,336**	**$ 3,421**	**$ 3,508**	**$ 3,595**	**$ 3,683**	**$ 3,772**	**$ 3,862**
Local Capture										
County Public Safety	$ 186	$ 191	$ 196	$ 201	$ 206	$ 211	$ 217	$ 222	$ 227	$ 233
County 911	$ 83	$ 86	$ 88	$ 90	$ 93	$ 95	$ 97	$ 100	$ 102	$ 105
County Housing	$ 96	$ 99	$ 102	$ 104	$ 107	$ 110	$ 112	$ 115	$ 118	$ 121
County Seniors	$ 45	$ 46	$ 47	$ 48	$ 50	$ 51	$ 52	$ 53	$ 55	$ 56
KRESA CTE	$ 128	$ 131	$ 135	$ 138	$ 142	$ 146	$ 149	$ 153	$ 157	$ 160
KRESA Operating	$ 389	$ 399	$ 410	$ 421	$ 431	$ 442	$ 453	$ 464	$ 476	$ 487
KRESA Enhancement	$ 193	$ 198	$ 203	$ 208	$ 214	$ 219	$ 225	$ 230	$ 236	$ 241
KRESA Special Ed	$ 193	$ 198	$ 203	$ 209	$ 214	$ 220	$ 225	$ 231	$ 236	$ 242
Kal Public Library	$ 504	$ 517	$ 531	$ 545	$ 559	$ 573	$ 587	$ 602	$ 616	$ 631
City Operating	$ 1,550	$ 1,592	$ 1,634	$ 1,677	$ 1,720	$ 1,763	$ 1,807	$ 1,852	$ 1,896	$ 1,942
City Solid Waste	$ 233	$ 239	$ 245	$ 252	$ 258	$ 265	$ 271	$ 278	$ 284	$ 291
Cen Cnty Transit	$ 115	$ 119	$ 122	$ 125	$ 128	$ 131	$ 135	$ 138	$ 141	$ 145
County Operating	$ 598	$ 615	$ 631	$ 647	$ 664	$ 681	$ 698	$ 715	$ 732	$ 749
County Transit	$ 40	$ 41	$ 42	$ 43	$ 45	$ 46	$ 47	$ 48	$ 49	$ 50
KVCC	$ 359	$ 369	$ 379	$ 389	$ 398	$ 409	$ 419	$ 429	$ 439	$ 450
Kalamazoo DDA	$ 254	$ 261	$ 267	$ 274	$ 281	$ 289	$ 296	$ 303	$ 310	$ 318
Local Total	**$ 4,967**	**$ 5,101**	**$ 5,236**	**$ 5,372**	**$ 5,510**	**$ 5,649**	**$ 5,790**	**$ 5,932**	**$ 6,075**	**$ 6,220**
Non-Capturable Millages										
County Debt	$ 21	$ 21	$ 22	$ 23	$ 23	$ 24	$ 24	$ 25	$ 25	$ 26
School Debt	$ 1,059	$ 1,088	$ 1,117	$ 1,146	$ 1,175	$ 1,205	$ 1,235	$ 1,265	$ 1,296	$ 1,327
Total Non-Capturable Taxes	**$ 1,080**	**$ 1,109**	**$ 1,139**	**$ 1,168**	**$ 1,198**	**$ 1,229**	**$ 1,259**	**$ 1,290**	**$ 1,321**	**$ 1,353**
Total										
Total Tax Increment Revenue (TIR) Available for Capture	$ 8,051	$ 8,268	$ 8,487	$ 8,708	$ 8,931	$ 9,157	$ 9,385	$ 9,615	$ 9,847	$ 10,082

Plan Year	21	23	24	25	26	27	28	29	30	TOTAL
Calendar Year	2045	2046	2047	2048	2049	2050	2051	2052	2053	
*Base Taxable Value	$ 218,750	$ 218,750	$ 218,750	$ 218,750	$ 218,750	$ 218,750	$ 218,750	$ 218,750	$ 218,750	$ -
Estimated New TV	$ 384,360	$ 388,203	$ 392,085	$ 396,006	$ 399,966	$ 403,966	$ 408,006	$ 412,086	$ 416,207	$ -
Incremental Difference (New TV - Base TV)	**$ 165,610**	**$ 169,453**	**$ 173,335**	**$ 177,256**	**$ 181,216**	**$ 185,216**	**$ 189,256**	**$ 193,336**	**$ 197,457**	$ -
School Capture										
State Education Tax (SET)	$ 994	$ 1,017	$ 1,040	$ 1,064	$ 1,087	$ 1,111	$ 1,136	$ 1,160	$ 1,185	$ 25,159
School Operating Tax	$ 2,960	$ 3,028	$ 3,098	$ 3,168	$ 3,238	$ 3,310	$ 3,382	$ 3,455	$ 3,529	$ 74,933
School Total	**$ 3,953**	**$ 4,045**	**$ 4,138**	**$ 4,231**	**$ 4,326**	**$ 4,421**	**$ 4,518**	**$ 4,615**	**$ 4,713**	**$ 100,092**
Local Capture										
County Public Safety	$ 238	$ 244	$ 249	$ 255	$ 261	$ 266	$ 272	$ 278	$ 284	$ 6,030
County 911	$ 107	$ 109	$ 112	$ 114	$ 117	$ 120	$ 122	$ 125	$ 128	$ 2,708
County Housing	$ 123	$ 126	$ 129	$ 132	$ 135	$ 138	$ 141	$ 144	$ 147	$ 3,125
County Seniors	$ 57	$ 59	$ 60	$ 61	$ 63	$ 64	$ 66	$ 67	$ 68	$ 1,452
KRESA CTE	$ 164	$ 168	$ 172	$ 176	$ 179	$ 183	$ 187	$ 191	$ 196	$ 4,152
KRESA Operating	$ 498	$ 510	$ 522	$ 533	$ 545	$ 557	$ 569	$ 582	$ 594	$ 12,618
KRESA Enhancement	$ 247	$ 253	$ 259	$ 264	$ 270	$ 276	$ 282	$ 288	$ 295	$ 6,255
KRESA Special Ed	$ 247	$ 253	$ 259	$ 265	$ 271	$ 277	$ 283	$ 289	$ 295	$ 6,265
Kal Public Library	$ 646	$ 661	$ 676	$ 691	$ 707	$ 722	$ 738	$ 754	$ 770	$ 16,353
City Operating	$ 1,987	$ 2,033	$ 2,080	$ 2,127	$ 2,175	$ 2,223	$ 2,271	$ 2,320	$ 2,369	$ 50,317
City Solid Waste	$ 298	$ 305	$ 312	$ 319	$ 326	$ 333	$ 341	$ 348	$ 355	$ 7,548
Cen Cnty Transit	$ 148	$ 151	$ 155	$ 158	$ 162	$ 165	$ 169	$ 173	$ 176	$ 3,747
County Operating	$ 767	$ 785	$ 803	$ 821	$ 839	$ 858	$ 877	$ 895	$ 915	$ 19,422
County Transit	$ 52	$ 53	$ 54	$ 55	$ 56	$ 58	$ 59	$ 60	$ 61	$ 1,304
KVCC	$ 460	$ 471	$ 482	$ 493	$ 504	$ 515	$ 526	$ 538	$ 549	$ 11,658
Kalamazoo DDA	$ 325	$ 333	$ 340	$ 348	$ 356	$ 364	$ 372	$ 380	$ 388	$ 8,234
Local Total	**$ 6,366**	**$ 6,514**	**$ 6,663**	**$ 6,814**	**$ 6,966**	**$ 7,120**	**$ 7,275**	**$ 7,432**	**$ 7,590**	**$ 161,187**
Non-Capturable Millages										
County Debt	$ 27	$ 27	$ 28	$ 29	$ 29	$ 30	$ 31	$ 31	$ 32	$ 676
School Debt	$ 1,358	$ 1,390	$ 1,421	$ 1,454	$ 1,486	$ 1,519	$ 1,552	$ 1,585	$ 1,619	$ 34,384
Total Non-Capturable Taxes	**$ 1,385**	**$ 1,417**	**$ 1,449**	**$ 1,482**	**$ 1,515**	**$ 1,549**	**$ 1,582**	**$ 1,617**	**$ 1,651**	**$ 35,060**
Total										
Total Tax Increment Revenue (TIR) Available for Capture	$ 10,319	$ 10,559	$ 10,801	$ 11,045	$ 11,292	$ 11,541	$ 11,793	$ 12,047	$ 12,304	$ 261,279

Footnotes:
Table uses Summer 2023 millages and estimated Witner 2023 millages.

Residential Rehabilitation Tax Increment Revenue Capture Estimates
Arcadia Lofts
203 N Rose St.
Kalamazoo, Michigan 49007
June 2023

Estimated Taxable Value (TV) Increase Rate:														NEZ Phase In										
Plan Year			**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**	**16**	**17**	**18**	**19**	**20**	**21**	**TOTAL**
Calendar Year			2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	
*Base Taxable Value			$ 656,250	$ 656,250	$ 656,250	$ 656,250	$ 656,250	$ 656,250	$ 656,250	$ 656,250	$ 656,250	$ 656,250	$ 656,250	$ 656,250	$ 656,250	$ 656,250	$ 656,250	$ 656,250	$ 656,250	$ 656,250	$ 656,250	$ 656,250	$ 656,250	$ -
Estimated New TV			$ 1,260,000	$ 1,272,600	$ 1,285,326	$ 1,298,179	$1,311,161	$ 1,324,273	$ 1,337,515	$ 1,350,891	$ 1,364,399	$ 1,378,043	$ 1,391,824	$ 1,405,742	$ 1,419,800	$ 1,433,998	$ 1,448,338	$ 1,462,821	$ 1,477,449	$ 1,492,224	$ 1,507,146	$ 1,522,217	$ 1,537,439	$ -
NEZ TV			$ 656,250	$ 656,250	$ 656,250	$ 656,250	$ 656,250	$ 656,250	$ 656,250	$ 656,250	$ 656,250	$ 656,250	$ 656,250											
Incremental Difference (New TV - Base TV)			**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 749,492**	**$ 763,550**	**$ 777,748**	**$ 792,088**	**$ 806,571**	**$ 821,199**	**$ 835,974**	**$ 850,896**	**$ 865,967**	**$ 881,189**	**$ -**
School Capture	Millage Rate	NEZ Rate																						
State Education Tax (SET)	6.0000	1.9881	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,497	$ 4,581	$ 4,666	$ 4,753	$ 4,839	$ 4,927	$ 5,016	$ 5,105	$ 5,196	$ 5,287	$ 48,868
School Operating Tax	17.8704	9.4000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 13,394	$ 13,645	$ 13,899	$ 14,155	$ 14,414	$ 14,675	$ 14,939	$ 15,206	$ 15,475	$ 15,747	$ 145,549
School Total	**23.8704**	**11.3881**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 17,891**	**$ 18,226**	**$ 18,565**	**$ 18,907**	**$ 19,253**	**$ 19,602**	**$ 19,955**	**$ 20,311**	**$ 20,671**	**$ 21,034**	**$ 194,417**
Local Capture	Millage Rate	NEZ Rate																						
County Public Safety	1.4380	0.4764	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,078	$ 1,098	$ 1,118	$ 1,139	$ 1,160	$ 1,181	$ 1,202	$ 1,224	$ 1,245	$ 1,267	$ 11,712
County 911	0.6459	0.2140	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 484	$ 493	$ 502	$ 512	$ 521	$ 530	$ 540	$ 550	$ 559	$ 569	$ 5,261
County Housing	0.7453	0.2469	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 559	$ 569	$ 580	$ 590	$ 601	$ 612	$ 623	$ 634	$ 645	$ 657	$ 6,070
County Seniors	0.3462	0.1147	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 259	$ 264	$ 269	$ 274	$ 279	$ 284	$ 289	$ 295	$ 300	$ 305	$ 2,820
KRESA CTE	0.9903	0.3281	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 742	$ 756	$ 770	$ 784	$ 799	$ 813	$ 828	$ 843	$ 858	$ 873	$ 8,066
KRESA Operating	3.0091	0.9969	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,255	$ 2,298	$ 2,340	$ 2,383	$ 2,427	$ 2,471	$ 2,516	$ 2,560	$ 2,606	$ 2,652	$ 24,508
KRESA Enhancement	1.4918	0.4942	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,118	$ 1,139	$ 1,160	$ 1,182	$ 1,203	$ 1,225	$ 1,247	$ 1,269	$ 1,292	$ 1,315	$ 12,150
KRESA Special Ed	1.4941	0.4950	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,120	$ 1,141	$ 1,162	$ 1,183	$ 1,205	$ 1,227	$ 1,249	$ 1,271	$ 1,294	$ 1,317	$ 12,169
Kal Public Library	3.8999	1.2921	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,923	$ 2,978	$ 3,033	$ 3,089	$ 3,146	$ 3,203	$ 3,260	$ 3,318	$ 3,377	$ 3,437	$ 31,763
City Operating	12.0000	3.9762	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,621	$ 6,872	$ 8,166	$ 9,505	$ 9,679	$ 9,854	$ 10,032	$ 10,211	$ 10,392	$ 10,574	$ 90,906
City Solid Waste	1.8000	0.5964	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,349	$ 1,374	$ 1,400	$ 1,426	$ 1,452	$ 1,478	$ 1,505	$ 1,532	$ 1,559	$ 1,586	$ 14,660
Cen Cnty Transit	0.8935	0.2961	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 670	$ 682	$ 695	$ 708	$ 721	$ 734	$ 747	$ 760	$ 774	$ 787	$ 7,277
County Operating	4.6318	1.5348	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,170	$ 2,652	$ 3,152	$ 3,669	$ 3,736	$ 3,804	$ 3,872	$ 3,941	$ 4,011	$ 4,081	$ 35,088
County Transit	0.3110	0.1031	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 233	$ 237	$ 242	$ 246	$ 251	$ 255	$ 260	$ 265	$ 269	$ 274	$ 2,533
KVCC	2.7802	0.9212	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,084	$ 2,123	$ 2,162	$ 2,202	$ 2,242	$ 2,283	$ 2,324	$ 2,366	$ 2,408	$ 2,450	$ 22,644
Kalamazoo DDA	1.9638	0.6507	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,472	$ 1,499	$ 1,527	$ 1,556	$ 1,584	$ 1,613	$ 1,642	$ 1,671	$ 1,701	$ 1,730	$ 15,995
Local Total	**38.4409**	**12.73676**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 24,137**	**$ 26,177**	**$ 28,280**	**$ 30,449**	**$ 31,005**	**$ 31,568**	**$ 32,136**	**$ 32,709**	**$ 33,289**	**$ 33,874**	**$ 303,622**
Non-Capturable Millages	Millage Rate	NEZ Rate																						
County Debt	0.1613	0.0534	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 76	$ 92	$ 110	$ 128	$ 130	$ 132	$ 135	$ 137	$ 140	$ 142	$ 1,222
School Debt	8.2000	2.7167	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,841	$ 4,696	$ 5,580	$ 6,495	$ 6,614	$ 6,734	$ 6,855	$ 6,977	$ 7,101	$ 7,226	$ 62,119
Total Non-Capturable Taxes	**8.3613**	**2.7701**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 3,917**	**$ 4,788**	**$ 5,690**	**$ 6,623**	**$ 6,744**	**$ 6,866**	**$ 6,990**	**$ 7,115**	**$ 7,241**	**$ 7,368**	**$ 63,341**
Total Tax Increment Revenue (TIR) Available for Capture			$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 42,027	$ 44,403	$ 46,846	$ 49,356	$ 50,258	$ 51,170	$ 52,091	$ 53,020	$ 53,960	$ 54,908	$ 498,039

Footnotes:
Table uses Summer 2023 millages and estimated Witner 2023 millages.
NEZ Rate 26.895
Reduction proportion 0.3806
** NEZ Phase in only applies to County and City Millages

New Residential Tax Increment Revenue Capture Estimates
Arcadia Lofts
203 N Rose St.
Kalamazoo, Michigan 49007
June 2023

Estimated Taxable Value (TV) Increase Rate:

Plan Year			**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**
Calendar Year			2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
*Base Taxable Value			$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Estimated New TV			$ 1,590,750	$ 1,606,658	$ 1,622,724	$ 1,638,951	$ 1,655,341	$ 1,671,894	$ 1,688,613	$ 1,705,499	$ 1,722,554	$ 1,739,780	$ 1,757,178
Incremental Difference (New TV - Base TV)			**$ 1,590,750**	**$ 1,606,658**	**$ 1,622,724**	**$ 1,638,951**	**$ 1,655,341**	**$ 1,671,894**	**$ 1,688,613**	**$ 1,705,499**	**$ 1,722,554**	**$ 1,739,780**	**$ 1,757,178**
School Capture	Millage Rate	NEZ Rate											
State Education Tax (SET)	6.0000	1.9881	$ 3,163	$ 3,194	$ 3,226	$ 3,258	$ 3,291	$ 3,324	$ 3,357	$ 3,391	$ 3,425	$ 3,459	$ 3,493
School Operating Tax	17.8704	9.4000	$ 14,953	$ 15,103	$ 15,254	$ 15,406	$ 15,560	$ 15,716	$ 15,873	$ 16,032	$ 16,192	$ 16,354	$ 16,517
School Total	**23.8704**	**11.3881**	**$ 18,116**	**$ 18,297**	**$ 18,480**	**$ 18,665**	**$ 18,851**	**$ 19,040**	**$ 19,230**	**$ 19,422**	**$ 19,617**	**$ 19,813**	**$ 20,011**
Local Capture	Millage Rate	NEZ Rate											
County Public Safety	1.4380	0.4764	$ 758	$ 765	$ 773	$ 781	$ 789	$ 797	$ 804	$ 813	$ 821	$ 829	$ 837
County 911	0.6459	0.2140	$ 340	$ 344	$ 347	$ 351	$ 354	$ 358	$ 361	$ 365	$ 369	$ 372	$ 376
County Housing	0.7453	0.2469	$ 393	$ 397	$ 401	$ 405	$ 409	$ 413	$ 417	$ 421	$ 425	$ 430	$ 434
County Seniors	0.3462	0.1147	$ 182	$ 184	$ 186	$ 188	$ 190	$ 192	$ 194	$ 196	$ 198	$ 200	$ 202
KRESA CTE	0.9903	0.3281	$ 522	$ 527	$ 532	$ 538	$ 543	$ 549	$ 554	$ 560	$ 565	$ 571	$ 577
KRESA Operating	3.0091	0.9969	$ 1,586	$ 1,602	$ 1,618	$ 1,634	$ 1,650	$ 1,667	$ 1,683	$ 1,700	$ 1,717	$ 1,734	$ 1,752
KRESA Enhancement	1.4918	0.4942	$ 786	$ 794	$ 802	$ 810	$ 818	$ 826	$ 835	$ 843	$ 851	$ 860	$ 868
KRESA Special Ed	1.4941	0.4950	$ 787	$ 795	$ 803	$ 811	$ 819	$ 828	$ 836	$ 844	$ 853	$ 861	$ 870
Kal Public Library	3.8999	1.2921	$ 2,055	$ 2,076	$ 2,097	$ 2,118	$ 2,139	$ 2,160	$ 2,182	$ 2,204	$ 2,226	$ 2,248	$ 2,270
City Operating	12.0000	3.9762	$ 6,325	$ 6,388	$ 6,452	$ 6,517	$ 6,582	$ 6,648	$ 6,714	$ 6,781	$ 6,849	$ 6,918	$ 6,987
City Solid Waste	1.8000	0.5964	$ 949	$ 958	$ 968	$ 978	$ 987	$ 997	$ 1,007	$ 1,017	$ 1,027	$ 1,038	$ 1,048
Cen Cnty Transit	0.8935	0.2961	$ 471	$ 476	$ 480	$ 485	$ 490	$ 495	$ 500	$ 505	$ 510	$ 515	$ 520
County Operating	4.6318	1.5348	$ 2,441	$ 2,466	$ 2,490	$ 2,515	$ 2,541	$ 2,566	$ 2,592	$ 2,618	$ 2,644	$ 2,670	$ 2,697
County Transit	0.3110	0.1031	$ 164	$ 166	$ 167	$ 169	$ 171	$ 172	$ 174	$ 176	$ 178	$ 179	$ 181
KVCC	2.7802	0.9212	$ 1,465	$ 1,480	$ 1,495	$ 1,510	$ 1,525	$ 1,540	$ 1,556	$ 1,571	$ 1,587	$ 1,603	$ 1,619
Kalamazoo DDA	1.9638	0.6507	$ 1,035	$ 1,045	$ 1,056	$ 1,066	$ 1,077	$ 1,088	$ 1,099	$ 1,110	$ 1,121	$ 1,132	$ 1,143
Local Total	**38.4409**	**12.73676**	**$ 20,261**	**$ 20,464**	**$ 20,668**	**$ 20,875**	**$ 21,084**	**$ 21,295**	**$ 21,507**	**$ 21,723**	**$ 21,940**	**$ 22,159**	**$ 22,381**
Non-Capturable Millages	Millage Rate	NEZ Rate											
County Debt	0.1613	0.0534	$ 257	$ 259	$ 262	$ 264	$ 267	$ 270	$ 272	$ 275	$ 278	$ 281	$ 283
School Debt	8.2000	2.7167	$ 4,322	$ 4,365	$ 4,408	$ 4,453	$ 4,497	$ 4,542	$ 4,587	$ 4,633	$ 4,680	$ 4,726	$ 4,774
Total Non-Capturable Taxes	**8.3613**	**2.7701**	**$ 4,578**	**$ 4,624**	**$ 4,670**	**$ 4,717**	**$ 4,764**	**$ 4,812**	**$ 4,860**	**$ 4,908**	**$ 4,957**	**$ 5,007**	**$ 5,057**
Total Tax Increment Revenue (TIR) Available for Capture			$ 38,377	$ 38,760	$ 39,148	$ 39,539	$ 39,935	$ 40,334	$ 40,738	$ 41,145	$ 41,556	$ 41,972	$ 42,392

	NEZ Phase In										
Plan Year	**12**	**13**	**14**	**15**	**16**	**17**	**18**	**19**	**20**	**21**	**TOTAL**
Calendar Year	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	
*Base Taxable Value	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Estimated New TV	$ 1,774,749	$ 1,792,497	$ 1,810,422	$ 1,828,526	$ 1,846,811	$ 1,865,279	$ 1,883,932	$ 1,902,772	$ 1,921,799	$ 1,941,017	$ -
Incremental Difference (New TV - Base TV)	**$ 1,774,749**	**$ 1,792,497**	**$ 1,810,422**	**$ 1,828,526**	**$ 1,846,811**	**$ 1,865,279**	**$ 1,883,932**	**$ 1,902,772**	**$ 1,921,799**	**$ 1,941,017**	$ -
School Capture											
State Education Tax (SET)	$ 10,648	$ 10,755	$ 10,863	$ 10,971	$ 11,081	$ 11,192	$ 11,304	$ 11,417	$ 11,531	$ 11,646	$ 147,988
School Operating Tax	$ 31,715	$ 32,033	$ 32,353	$ 32,676	$ 33,003	$ 33,333	$ 33,667	$ 34,003	$ 34,343	$ 34,687	$ 504,774
School Total	**$ 42,364**	**$ 42,788**	**$ 43,215**	**$ 43,648**	**$ 44,084**	**$ 44,525**	**$ 44,970**	**$ 45,420**	**$ 45,874**	**$ 46,333**	**$ 652,762**
Local Capture											
County Public Safety	$ 2,552	$ 2,578	$ 2,603	$ 2,629	$ 2,656	$ 2,682	$ 2,709	$ 2,736	$ 2,764	$ 2,791	$ 35,466
County 911	$ 1,146	$ 1,158	$ 1,169	$ 1,181	$ 1,193	$ 1,205	$ 1,217	$ 1,229	$ 1,241	$ 1,254	$ 15,930
County Housing	$ 1,323	$ 1,336	$ 1,349	$ 1,363	$ 1,376	$ 1,390	$ 1,404	$ 1,418	$ 1,432	$ 1,447	$ 18,382
County Seniors	$ 614	$ 621	$ 627	$ 633	$ 639	$ 646	$ 652	$ 659	$ 665	$ 672	$ 8,539
KRESA CTE	$ 1,758	$ 1,775	$ 1,793	$ 1,811	$ 1,829	$ 1,847	$ 1,866	$ 1,884	$ 1,903	$ 1,922	$ 24,425
KRESA Operating	$ 5,340	$ 5,394	$ 5,448	$ 5,502	$ 5,557	$ 5,613	$ 5,669	$ 5,726	$ 5,783	$ 5,841	$ 74,216
KRESA Enhancement	$ 2,648	$ 2,674	$ 2,701	$ 2,728	$ 2,755	$ 2,783	$ 2,810	$ 2,839	$ 2,867	$ 2,896	$ 36,793
KRESA Special Ed	$ 2,652	$ 2,678	$ 2,705	$ 2,732	$ 2,759	$ 2,787	$ 2,815	$ 2,843	$ 2,871	$ 2,900	$ 36,850
Kal Public Library	$ 6,921	$ 6,991	$ 7,060	$ 7,131	$ 7,202	$ 7,274	$ 7,347	$ 7,421	$ 7,495	$ 7,570	$ 96,186
City Operating	$ 13,311	$ 16,132	$ 19,009	$ 21,942	$ 22,162	$ 22,383	$ 22,607	$ 22,833	$ 23,062	$ 23,292	$ 279,896
City Solid Waste	$ 3,195	$ 3,226	$ 3,259	$ 3,291	$ 3,324	$ 3,358	$ 3,391	$ 3,425	$ 3,459	$ 3,494	$ 44,396
Cen Cnty Transit	$ 1,586	$ 1,602	$ 1,618	$ 1,634	$ 1,650	$ 1,667	$ 1,683	$ 1,700	$ 1,717	$ 1,734	$ 22,038
County Operating	$ 5,138	$ 6,227	$ 7,337	$ 8,469	$ 8,554	$ 8,640	$ 8,726	$ 8,813	$ 8,901	$ 8,990	$ 108,035
County Transit	$ 552	$ 557	$ 563	$ 569	$ 574	$ 580	$ 586	$ 592	$ 598	$ 604	$ 7,671
KVCC	$ 4,934	$ 4,983	$ 5,033	$ 5,084	$ 5,135	$ 5,186	$ 5,238	$ 5,290	$ 5,343	$ 5,396	$ 68,573
Kalamazoo DDA	$ 3,485	$ 3,520	$ 3,555	$ 3,591	$ 3,627	$ 3,663	$ 3,700	$ 3,737	$ 3,774	$ 3,812	$ 48,436
Local Total	**$ 57,154**	**$ 61,452**	**$ 65,830**	**$ 70,290**	**$ 70,993**	**$ 71,703**	**$ 72,420**	**$ 73,144**	**$ 73,876**	**$ 74,614**	**$ 925,833**
Non-Capturable Millages											
County Debt	$ 286	$ 289	$ 292	$ 295	$ 298	$ 301	$ 304	$ 307	$ 310	$ 313	$ 5,963
School Debt	$ 9,096	$ 11,024	$ 12,990	$ 14,994	$ 15,144	$ 15,295	$ 15,448	$ 15,603	$ 15,759	$ 15,916	$ 191,255
Total Non-Capturable Taxes	**$ 9,382**	**$ 11,313**	**$ 13,282**	**$ 15,289**	**$ 15,442**	**$ 15,596**	**$ 15,752**	**$ 15,910**	**$ 16,069**	**$ 16,229**	**$ 197,218**
Total Tax Increment Revenue (TIR) Available for Capture	$ 99,518	$ 104,240	$ 109,046	$ 113,938	$ 115,077	$ 116,228	$ 117,390	$ 118,564	$ 119,750	$ 120,947	$ 1,578,594

Footnotes:
Table uses Summer 2023 millages and estimated Witner 2023 millages.
NEZ Rate 26.895
Reduction proportion 0.3806
** NEZ Phase in only applies to County and City Millages

Summary of Tax Increment Revenue Capture Estimates
Arcadia Lofts
203 N Rose St.
Kalamazoo, Michigan 49007
June 2023

Estimated Taxable Value (TV) Increase Rate:

Plan Year	Millage Rate	NEZ Rate	1	2	3	4	5	6	7	8	9	10	11
Calendar Year			2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
*Base Taxable Value			$ 875,000	$ 875,000	$ 875,000	$ 875,000	$ 875,000	$ 875,000	$ 875,000	$ 875,000	$ 875,000	$ 875,000	$ 875,000
Estimated New TV			$ 3,165,750	$ 3,197,408	$ 3,229,382	$ 3,261,675	$ 3,294,292	$ 3,327,235	$ 3,360,507	$ 3,394,112	$ 3,428,054	$ 3,462,334	$ 3,496,957
Incremental Difference (New TV - Base TV)			**$ 2,290,750**	**$ 2,322,408**	**$ 2,354,382**	**$ 2,386,675**	**$ 2,419,292**	**$ 2,452,235**	**$ 2,485,507**	**$ 2,519,112**	**$ 2,553,054**	**$ 2,587,334**	**$ 2,621,957**
		26.93											
School Capture	Millage Rate	NEZ Rate											
State Education Tax (SET)	6.0000	1.9881	$ 3,740	$ 3,791	$ 3,842	$ 3,893	$ 3,945	$ 3,998	$ 4,051	$ 4,105	$ 4,159	$ 4,213	$ 4,269
School Operating Tax	17.8704	9.4000	$ 16,673	$ 16,879	$ 17,087	$ 17,297	$ 17,509	$ 17,723	$ 17,939	$ 18,158	$ 18,378	$ 18,601	$ 18,826
School Total	**23.8704**	**11.3881**	**$ 20,413**	**$ 20,670**	**$ 20,928**	**$ 21,190**	**$ 21,454**	**$ 21,721**	**$ 21,990**	**$ 22,262**	**$ 22,537**	**$ 22,815**	**$ 23,095**
Local Capture	Millage Rate	NEZ Rate											
County Public Safety	1.4380	0.4764	$ 896	$ 908	$ 921	$ 933	$ 945	$ 958	$ 971	$ 984	$ 997	$ 1,010	$ 1,023
County 911	0.6459	0.2140	$ 403	$ 408	$ 414	$ 419	$ 425	$ 430	$ 436	$ 442	$ 448	$ 454	$ 459
County Housing	0.7453	0.2469	$ 465	$ 471	$ 477	$ 484	$ 490	$ 497	$ 503	$ 510	$ 517	$ 523	$ 530
County Seniors	0.3462	0.1147	$ 216	$ 219	$ 222	$ 225	$ 228	$ 231	$ 234	$ 237	$ 240	$ 243	$ 246
KRESA CTE	0.9903	0.3281	$ 617	$ 626	$ 634	$ 642	$ 651	$ 660	$ 669	$ 677	$ 686	$ 695	$ 704
KRESA Operating	3.0091	0.9969	$ 1,875	$ 1,901	$ 1,926	$ 1,952	$ 1,978	$ 2,005	$ 2,031	$ 2,058	$ 2,085	$ 2,113	$ 2,141
KRESA Enhancement	1.4918	0.4942	$ 930	$ 942	$ 955	$ 968	$ 981	$ 994	$ 1,007	$ 1,020	$ 1,034	$ 1,047	$ 1,061
KRESA Special Ed	1.4941	0.4950	$ 931	$ 944	$ 957	$ 969	$ 982	$ 995	$ 1,009	$ 1,022	$ 1,035	$ 1,049	$ 1,063
Kal Public Library	3.8999	1.2921	$ 2,431	$ 2,464	$ 2,497	$ 2,530	$ 2,564	$ 2,598	$ 2,633	$ 2,668	$ 2,703	$ 2,738	$ 2,774
City Operating	12.0000	3.9762	$ 7,480	$ 7,581	$ 7,683	$ 7,786	$ 7,890	$ 7,996	$ 8,102	$ 8,209	$ 8,317	$ 8,427	$ 8,537
City Solid Waste	1.8000	0.5964	$ 1,122	$ 1,137	$ 1,152	$ 1,168	$ 1,184	$ 1,199	$ 1,215	$ 1,231	$ 1,248	$ 1,264	$ 1,281
Cen Cnty Transit	0.8935	0.2961	$ 557	$ 564	$ 572	$ 580	$ 588	$ 595	$ 603	$ 611	$ 619	$ 627	$ 636
County Operating	4.6318	1.5348	$ 2,887	$ 2,926	$ 2,966	$ 3,005	$ 3,046	$ 3,086	$ 3,127	$ 3,169	$ 3,210	$ 3,253	$ 3,295
County Transit	0.3110	0.1031	$ 194	$ 196	$ 199	$ 202	$ 204	$ 207	$ 210	$ 213	$ 216	$ 218	$ 221
KVCC	2.7802	0.9212	$ 1,733	$ 1,756	$ 1,780	$ 1,804	$ 1,828	$ 1,852	$ 1,877	$ 1,902	$ 1,927	$ 1,952	$ 1,978
Kalamazoo DDA	1.9638	0.6507	$ 1,224	$ 1,241	$ 1,257	$ 1,274	$ 1,291	$ 1,308	$ 1,326	$ 1,343	$ 1,361	$ 1,379	$ 1,397
Local Total	**38.4409**	**12.73676**	**$ 23,961**	**$ 24,285**	**$ 24,612**	**$ 24,942**	**$ 25,275**	**$ 25,612**	**$ 25,952**	**$ 26,296**	**$ 26,643**	**$ 26,994**	**$ 27,348**
Non-Capturable Millages	Millage Rate	NEZ Rate											
County Debt	0.1613	0.0534	$ 272	$ 275	$ 278	$ 281	$ 285	$ 288	$ 291	$ 294	$ 298	$ 301	$ 304
School Debt	8.2000	2.7167	$ 5,111	$ 5,180	$ 5,250	$ 5,320	$ 5,391	$ 5,463	$ 5,536	$ 5,609	$ 5,683	$ 5,758	$ 5,833
Total Non-Capturable Taxes	**8.3613**	**2.7701**	**$ 5,383**	**$ 5,455**	**$ 5,528**	**$ 5,601**	**$ 5,676**	**$ 5,751**	**$ 5,827**	**$ 5,903**	**$ 5,980**	**$ 6,059**	**$ 6,137**
Total Tax Increment Revenue (TIR) Available for Capture			$ 44,374	$ 44,954	$ 45,540	$ 46,132	$ 46,729	$ 47,333	$ 47,943	$ 48,558	$ 49,180	$ 49,808	$ 50,443

Plan Year	12 (NEZ Phase In)	13 (NEZ Phase In)	14 (NEZ Phase In)	15	16	17	18	19	20	21	TOTAL
Calendar Year	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	
*Base Taxable Value	$ 875,000	$ 875,000	$ 875,000	$ 875,000	$ 875,000	$ 875,000	$ 875,000	$ 875,000	$ 875,000	$ 875,000	$ -
Estimated New TV	$ 3,531,927	$ 3,567,246	$ 3,602,919	$ 3,638,948	$ 3,675,337	$ 3,712,091	$ 3,749,212	$ 3,786,704	$ 3,824,571	$ 3,862,817	$ -
Incremental Difference (New TV - Base TV)	**$ 2,656,927**	**$ 2,692,246**	**$ 2,727,919**	**$ 2,763,948**	**$ 2,800,337**	**$ 2,837,091**	**$ 2,874,212**	**$ 2,911,704**	**$ 2,949,571**	**$ 2,987,817**	$ -
School Capture											
State Education Tax (SET)	$ 15,942	$ 16,153	$ 16,368	$ 16,584	$ 16,802	$ 17,023	$ 17,245	$ 17,470	$ 17,697	$ 17,927	$ 213,216
School Operating Tax	$ 47,480	$ 48,112	$ 48,749	$ 49,393	$ 50,043	$ 50,700	$ 51,363	$ 52,033	$ 52,710	$ 53,393	$ 699,047
School Total	**$ 63,422**	**$ 64,265**	**$ 65,117**	**$ 65,977**	**$ 66,845**	**$ 67,722**	**$ 68,609**	**$ 69,504**	**$ 70,407**	**$ 71,320**	**$ 912,263**
Local Capture											
County Public Safety	$ 3,821	$ 3,871	$ 3,923	$ 3,975	$ 4,027	$ 4,080	$ 4,133	$ 4,187	$ 4,241	$ 4,296	$ 51,099
County 911	$ 1,716	$ 1,739	$ 1,762	$ 1,785	$ 1,809	$ 1,832	$ 1,856	$ 1,881	$ 1,905	$ 1,930	$ 22,952
County Housing	$ 1,980	$ 2,007	$ 2,033	$ 2,060	$ 2,087	$ 2,114	$ 2,142	$ 2,170	$ 2,198	$ 2,227	$ 26,484
County Seniors	$ 920	$ 932	$ 944	$ 957	$ 969	$ 982	$ 995	$ 1,008	$ 1,021	$ 1,034	$ 12,302
KRESA CTE	$ 2,631	$ 2,666	$ 2,701	$ 2,737	$ 2,773	$ 2,810	$ 2,846	$ 2,883	$ 2,921	$ 2,959	$ 35,190
KRESA Operating	$ 7,995	$ 8,101	$ 8,209	$ 8,317	$ 8,426	$ 8,537	$ 8,649	$ 8,762	$ 8,876	$ 8,991	$ 106,929
KRESA Enhancement	$ 3,964	$ 4,016	$ 4,070	$ 4,123	$ 4,178	$ 4,232	$ 4,288	$ 4,344	$ 4,400	$ 4,457	$ 53,011
KRESA Special Ed	$ 3,970	$ 4,022	$ 4,076	$ 4,130	$ 4,184	$ 4,239	$ 4,294	$ 4,350	$ 4,407	$ 4,464	$ 53,093
Kal Public Library	$ 10,362	$ 10,499	$ 10,639	$ 10,779	$ 10,921	$ 11,064	$ 11,209	$ 11,355	$ 11,503	$ 11,652	$ 138,583
City Operating	$ 20,524	$ 24,639	$ 28,853	$ 33,167	$ 33,604	$ 34,045	$ 34,491	$ 34,940	$ 35,395	$ 35,854	$ 403,521
City Solid Waste	$ 4,782	$ 4,846	$ 4,910	$ 4,975	$ 5,041	$ 5,107	$ 5,174	$ 5,241	$ 5,309	$ 5,378	$ 63,965
Cen Cnty Transit	$ 2,374	$ 2,406	$ 2,437	$ 2,470	$ 2,502	$ 2,535	$ 2,568	$ 2,602	$ 2,635	$ 2,670	$ 31,751
County Operating	$ 7,922	$ 9,510	$ 11,137	$ 12,802	$ 12,971	$ 13,141	$ 13,313	$ 13,486	$ 13,662	$ 13,839	$ 155,753
County Transit	$ 826	$ 837	$ 848	$ 860	$ 871	$ 882	$ 894	$ 906	$ 917	$ 929	$ 11,052
KVCC	$ 7,387	$ 7,485	$ 7,584	$ 7,684	$ 7,785	$ 7,888	$ 7,991	$ 8,095	$ 8,200	$ 8,307	$ 98,797
Kalamazoo DDA	$ 5,218	$ 5,287	$ 5,357	$ 5,428	$ 5,499	$ 5,571	$ 5,644	$ 5,718	$ 5,792	$ 5,867	$ 69,785
Local Total	**$ 86,391**	**$ 92,864**	**$ 99,483**	**$ 106,249**	**$ 107,647**	**$ 109,060**	**$ 110,487**	**$ 111,929**	**$ 113,384**	**$ 114,854**	**$ 1,334,268**
Non-Capturable Millages											
County Debt	$ 383	$ 403	$ 424	$ 446	$ 452	$ 458	$ 464	$ 470	$ 476	$ 482	$ 7,625
School Debt	$ 14,025	$ 16,837	$ 19,716	$ 22,664	$ 22,963	$ 23,264	$ 23,569	$ 23,876	$ 24,186	$ 24,500	$ 275,733
Total Non-Capturable Taxes	**$ 14,408**	**$ 17,240**	**$ 20,140**	**$ 23,110**	**$ 23,414**	**$ 23,722**	**$ 24,032**	**$ 24,346**	**$ 24,662**	**$ 24,982**	**$ 283,357**
Total Tax Increment Revenue (TIR) Available for Capture	$ 149,813	$ 157,129	$ 164,599	$ 172,225	$ 174,493	$ 176,783	$ 179,096	$ 181,432	$ 183,792	$ 186,175	$ 2,246,531

Footnotes:
Table uses Summer 2023 millages and estimated Witner 2023 millages.
NEZ Rate 26.895
Reduction proportion 0.9594
** NEZ Phase in only applies to County and City Millages

Table 3

Estimated Reimbursement Schedule

Estimated Reimbursement Schedule
Arcadia Lofts
203 N Rose St.
Kalamazoo, Michigan 49007
June 2023

Developer Maximum Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	**38.3%**	**$ 471,000**	**$ -**	$ 471,000
Local	**61.7%**	**$ 471,611**	**$ 2,300**	$ 473,911
TOTAL				
EGLE	96.8%	$ 30,500	$ 2,300	$ 32,800
MSF	3.2%	$ 912,111	$ -	$ 912,111

Estimated Total Years of Plan:	20

Estimated Capture	$ 1,617,615
Administrative Fees	$ 111,976
State Brownfield Redevelopment Fund	$ 47,305
Local Brownfield Revolving Fund	$ 564,373

Year of Plan	Beginning Balance	1	2	3	4	5	6	7	8	9	10
		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Total State Incremental Revenue		$ 20,413	$ 20,670	$ 20,928	$ 21,190	$ 21,454	$ 21,721	$ 21,990	$ 22,262	$ 22,537	$ 22,815
State Brownfield Redevelopment Fund (50% of SET)		$ 1,072	$ 1,870	$ 1,895	$ 1,921	$ 1,947	$ 1,973	$ 1,999	$ 2,025	$ 2,052	$ 2,079
State TIR Available for Reimbursement		**$ 21,485**	**$ 22,540**	**$ 22,824**	**$ 23,111**	**$ 23,401**	**$ 23,693**	**$ 23,989**	**$ 24,288**	**$ 24,589**	**$ 24,894**
Total Local Incremental Revenue		$ 13,730	$ 23,961	$ 24,285	$ 24,612	$ 24,942	$ 25,275	$ 25,612	$ 25,952	$ 26,296	$ 26,643
BRA Administrative Fee (10%)		$ (1,373)	$ (2,396)	$ (2,428)	$ (2,461)	$ (2,494)	$ (2,528)	$ (2,561)	$ (2,595)	$ (2,630)	$ (2,664)
Local TIR Available for Reimbursement		**$ 12,357**	**$ 21,565**	**$ 21,856**	**$ 22,150**	**$ 22,448**	**$ 22,748**	**$ 23,051**	**$ 23,357**	**$ 23,666**	**$ 23,979**
Total State & Local TIR Available		**$ 33,842**	**$ 44,104**	**$ 44,680**	**$ 45,261**	**$ 45,848**	**$ 46,441**	**$ 47,040**	**$ 47,645**	**$ 48,256**	**$ 48,873**
DEVELOPER											
DEVELOPER Reimbursement Balance	***$ 944,911***	***$ 911,069***	***$ 866,965***	***$ 822,285***	***$ 777,024***	***$ 731,175***	***$ 684,734***	***$ 637,694***	***$ 590,049***	***$ 541,794***	***$ 492,921***
MSF Non-Environmental Costs	$ 912,111	$ 912,111	$ 879,364	$ 836,687	$ 793,453	$ 749,656	$ 705,291	$ 660,353	$ 614,835	$ 568,732	$ 522,037
State Tax Reimbursement	$ 349,414	$ 20,790	$ 21,810	$ 22,085	$ 22,363	$ 22,643	$ 22,927	$ 23,213	$ 23,502	$ 23,794	$ 24,089
Local Tax Reimbursement	$ 562,697	$ 11,957	$ 20,867	$ 21,149	$ 21,434	$ 21,721	$ 22,012	$ 22,305	$ 22,601	$ 22,901	$ 23,203
Total MSF Reimbursement Balance		$ 879,364	$ 836,687	$ 793,453	$ 749,656	$ 705,291	$ 660,353	$ 614,835	$ 568,732	$ 522,037	$ 474,746
EGLE Environmental Costs	$ 30,500	$ 30,500	$ 29,454	$ 28,112	$ 26,752	$ 25,375	$ 23,980	$ 22,567	$ 21,135	$ 19,686	$ 18,217
State Tax Reimbursement	$ 11,684	$ 695	$ 729	$ 739	$ 748	$ 757	$ 767	$ 776	$ 786	$ 796	$ 805
Local Tax Reimbursement	$ 18,816	$ 351	$ 613	$ 621	$ 629	$ 638	$ 646	$ 655	$ 664	$ 673	$ 681
Total EGLE Reimbursement Balance		$ 29,454	$ 28,112	$ 26,752	$ 25,375	$ 23,980	$ 22,567	$ 21,135	$ 19,686	$ 18,217	$ 16,731
Local Only Costs	$ 2,300	$ 2,300	$ 2,251	$ 2,166	$ 2,080	$ 1,993	$ 1,905	$ 1,815	$ 1,724	$ 1,632	$ 1,539
Local Tax Reimbursement	$ 2,300	$ 49	$ 85	$ 86	$ 87	$ 88	$ 90	$ 91	$ 92	$ 93	$ 94
Total Local Only Reimbursement Balance		$ 2,251	$ 2,166	$ 2,080	$ 1,993	$ 1,905	$ 1,815	$ 1,724	$ 1,632	$ 1,539	$ 1,444
Total Annual Developer Reimbursement		$ 33,842	$ 44,104	$ 44,680	$ 45,261	$ 45,848	$ 46,441	$ 47,040	$ 47,645	$ 48,256	$ 48,873
LOCAL BROWNFIELD REVOLVING FUN											
LBRF Deposits *		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
State Tax Capture	$ 30,500	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Local Tax Capture	$ 914,411	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total LBRF Capture		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

Year of Plan	11	12	13	14	15	16	17	18	19	20	
	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	TOTAL
Total State Incremental Revenue	$ 23,095	$ 63,422	$ 64,265	$ 65,117	$ 65,977	$ -	$ -	$ -	$ -	$ -	$ 497,855
State Brownfield Redevelopment Fund (50% of SET)	$ 2,107	$ 2,134	$ 7,971	$ 8,077	$ 8,184	$ -	$ -	$ -	$ -	$ -	$ 47,305
State TIR Available for Reimbursement	**$ 25,202**	**$ 65,556**	**$ 72,236**	**$ 73,193**	**$ 74,160**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 545,161**
Total Local Incremental Revenue	$ 26,994	$ 27,348	$ 86,391	$ 92,864	$ 99,483	$ 106,249	$ 107,647	$ 109,060	$ 110,487	$ 111,929	$ 1,119,760
BRA Administrative Fee (10%)	$ (2,699)	$ (2,735)	$ (8,639)	$ (9,286)	$ (9,948)	$ (10,625)	$ (10,765)	$ (10,906)	$ (11,049)	$ (11,193)	$ 111,976
Local TIR Available for Reimbursement	**$ 24,294**	**$ 24,613**	**$ 77,752**	**$ 83,578**	**$ 89,535**	**$ 95,624**	**$ 96,883**	**$ 98,154**	**$ 99,439**	**$ 100,736**	**$ 1,007,784**
Total State & Local TIR Available	**$ 49,496**	**$ 90,169**	**$ 149,988**	**$ 156,771**	**$ 163,695**	**$ 95,624**	**$ 96,883**	**$ 98,154**	**$ 99,439**	**$ 100,736**	**$ 1,552,944**
DEVELOPER											
DEVELOPER Reimbursement Balance	***$ 443,425***	***$ 353,256***	***$ 203,268***	***$ 46,497***	***$ -***	***$ -***	***$ -***	***$ -***	***$ -***	***$ -***	
MSF Non-Environmental Costs	$ 474,746	$ 426,851	$ 339,600	$ 194,465	$ 42,766	$ -	$ -	$ -	$ -	$ -	
State Tax Reimbursement	$ 24,386	$ 63,435	$ 69,898	$ 70,825	$ -	$ -	$ -	$ -	$ -	$ -	$ 455,760
Local Tax Reimbursement	$ 23,508	$ 23,816	$ 75,236	$ 80,874	$ 42,766	$ -	$ -	$ -	$ -	$ -	$ 456,351
Total MSF Reimbursement Balance	$ 426,851	$ 339,600	$ 194,465	$ 42,766	$ -	$ -	$ -	$ -	$ -	$ -	$ 912,111
EGLE Environmental Costs	$ 16,731	$ 15,225	$ 12,404	$ 7,857	$ 3,114	$ -	$ -	$ -	$ -	$ -	
State Tax Reimbursement	$ 815	$ 2,121	$ 2,337	$ 2,368	$ -	$ -	$ -	$ -	$ -	$ -	$ 15,240
Local Tax Reimbursement	$ 690	$ 699	$ 2,210	$ 2,375	$ 3,114	$ -	$ -	$ -	$ -	$ -	$ 15,260
Total EGLE Reimbursement Balance	$ 15,225	$ 12,404	$ 7,857	$ 3,114	$ -	$ -	$ -	$ -	$ -	$ -	$ 30,500
Local Only Costs	$ 1,444	$ 1,349	$ 1,252	$ 945	$ 616	$ -	$ -	$ -	$ -	$ -	
Local Tax Reimbursement	$ 96	$ 97	$ 306	$ 329	$ 616	$ -	$ -	$ -	$ -	$ -	$ 2,300
Total Local Only Reimbursement Balance	$ 1,349	$ 1,252	$ 945	$ 616	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,300
Total Annual Developer Reimbursement	$ 49,496	$ 90,169	$ 149,988	$ 156,771	$ 46,497	$ -	$ -	$ -	$ -	$ -	$ 944,911
LOCAL BROWNFIELD REVOLVING FUN											
LBRF Deposits *	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 73,538**	**$ 95,624**	**$ 96,883**	**$ 98,154**	**$ 99,439**	**$ 564,373**
State Tax Capture	$ -	$ -	$ -	$ -	$ 30,500	$ -	$ -	$ -	$ -	$ -	$ 30,500
Local Tax Capture	$ -	$ -	$ -	$ -	$ 43,038	$ 95,624	$ 96,883	$ 98,154	$ 99,439	$ 100,736	$ 533,873
Total LBRF Capture	$ -	$ -	$ -	$ -	$ 73,538	$ 95,624	$ 96,883	$ 98,154	$ 99,439	$ 100,736	$ 564,373

* Up to five years of capture for LBRF Deposits after eligible activities are reimbursed. May be taken from EGLE & Local TIR only.

Attachment A

Brownfield Plan Resolution(s)

RESOLUTION SUPPORTING THE ADOPTION OF A BROWNFIELD PLAN AMENDMENT
THE ARCADIA LOFTS, CITY OF KALAMAZOO, MICHIGAN
BY THE CITY 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 City of Kalamazoo Brownfield Redevelopment Authority, held at 245 N Rose Street, MI 49007 on the ______ day of ______ 2023 at _____ AM.

PRESENT:

ABSENT:

MOTION BY:

SUPPORTED BY:

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

WHEREAS, the Authority, pursuant to and in accordance with Section 3(4) and Section 13 of the Act, has reviewed and recommended for adoption by the City Commission of Kalamazoo, the Brownfield Plan Amendment (the "Plan") attached hereto, to be carried out within the City of Kalamazoo, relating to the development of property located at 203 N Rose Street, City of Kalamazoo, Michigan (the "Site"), as shown in Figures 1 and 2 of the Plan and more particularly described in the legal description of the property contained within the attached Plan; and

WHEREAS, the Authority has reviewed the Plan, and has been provided a reasonable opportunity to express their views and recommendations regarding the Plan and in accordance with Section 14(5) of the Act; and

NOW, THEREFORE BE IT RESOLVED THAT:

1. **Plan Support**. Pursuant to the authority vested in the Authority, 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:

NAYES:

ABSTAINED:

RESOLUTION DECLARED ADOPTED.

STATE OF MICHIGAN)

)§

CITY OF KALAMAZOO)

I, the undersigned, the fully qualified and acting Clerk of the City of Kalamazoo, State of Michigan, do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City of Kalamazoo Board at a regular meeting held on the _____ day of ______ 2023, the original of which resolution is on file in my office.

IN WITNESS WHEREOF, I have hereunto set my official signature this ____ day of _______ 2023.

Scott Borling

City of Kalamazoo Clerk

KALAMAZOO, MICHIGAN

**RESOLUTION ADOPTING A BROWNFIELD PLAN AMENDMENT
THE ARCADIA LOFTS, CITY OF KALAMAZOO, MICHIGAN
BY THE CITY 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 the City of Kalamazoo, Michigan, held in City Commission Chambers, City Hall located at 241 W South Street, Kalamazoo, Michigan, on the ______ day of ________ 2023 at ____ PM.

PRESENT:

ABSENT:

MOTION BY:

SUPPORTED BY:

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

WHEREAS, the Authority, pursuant to and in accordance with Section 13 of the Act, has reviewed, and recommended for adoption by the Kalamazoo City Commissioners, the Brownfield Plan Amendment (the "Plan") attached hereto, to be carried out within the City of Kalamazoo, relating to the development of property located at 203 N Rose Street, Kalamazoo, Michigan (the "Site"), as shown in Figures 1 and 2 of the Plan and more particularly described in the legal description of the property contained within the attached Plan; and

WHEREAS, the Kalamazoo City 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 Section 14(5) of the Act; and

WHEREAS, the Kalamazoo City Commissioners have noticed and held a public hearing in accordance with Section 14 (1,2,3,4 and 5) of the Act, and

WHEREAS, the City of Kalamazoo Brownfield Redevelopment Authority has passed a resolution supporting the adoption of the Plan;

WHEREAS, the Kalamazoo City Commissioners have made the following determinations and findings:

1. The Plan constitutes a public purpose under the Act;
2. The Plan meets all of the requirements for a Brownfield plan set forth in Section 13 of the Act;
3. 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;
4. The costs of the eligible activities proposed in the Plan are reasonable and necessary to carry out the purposes of the Act; and
5. The amount of captured taxable value estimated to result from the adoption of the Plan is reasonable; and

WHEREAS, as a result of the review of the Plan the Kalamazoo City Commissioners concur with the adoption of the individual Plan.

NOW, THEREFORE BE IT RESOLVED THAT:

1. **Plan Support**. Pursuant to the authority vested in the Kalamazoo City Commissioners, 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:

NAYES:

ABSTAINED:

RESOLUTION DECLARED ADOPTED.

STATE OF MICHIGAN)

)§

CITY OF KALAMAZOO)ss:

I, the undersigned, the fully qualified and acting Clerk of the City of Kalamazoo, State of Michigan, do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Kalamazoo

City Commissioners at a regular meeting held on the _____ day of ______ 2023, the original of which resolution is on file in my office.

IN WITNESS WHEREOF, I have hereunto set my official signature this ____ day of _______ 2023.

Scott Borling

City of Kalamazoo Clerk

Attachment B

Development and/or Reimbursement Agreement

Attachment C

Notice to Taxing Jurisdictions

NOTICE TO ALL TAXING JURISDICTIONS

The City of Kalamazoo proposes to approve a Brownfield Plan Amendment (the “Plan”) for a property in the City of Kalamazoo, Kalamazoo, Michigan.

The City 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 impacted, functionally obsolete, or blighted properties. The Act permits the use of tax increment financing in order to provide the Authority with the means of financing the redevelopment project included in a Brownfield Plan.

The Authority Board has reviewed and recommended the adoption of a Brownfield Plan Amendment related to the development of one parcel of property located at 203 N Rose Street, City of Kalamazoo, Michigan. The property is one commercially developed parcel that will be redeveloped as a mixed-use building with first-floor commercial and 82 residential units above. The project is estimated to be approximately a $25M investment and will create up to 25 jobs.

The site meets the definition of a “historic resource” as defined by 1984 PA 270, MCL 125.2090a. As such, the property is an “eligible property” under Act 381.

This Brownfield Plan Amendment provides a means for the developer to recover their costs of eligible activities which primarily includes environmental assessment, asbestos abatement, partial building demolition, site demolition, public infrastructure, and site preparation activities.

The plan will be considered for adoption at the ________________, 2023 meeting of the Kalamazoo City Commissioners held at ______ pm in the City Commission Chambers, at City Hall, 241 W South Street, 49007, Michigan. If you have any questions or comments concerning the Brownfield Redevelopment Authority or the adoption of the Plan you may attend the meeting and express those concerns during the Public Hearing. You may also direct inquiries to Jamie McCarthy, mccarthyja@kalamazoocity.org, or at (269) 337-8789.

Dated: ____________, 2023

Attachment D

Notice of Public Hearing

NOTICE OF PUBLIC HEARING

CITY OF KALAMAZOO BROWNFIELD REDEVELOPMENT AUTHORITY

**REGARDING THE ADOPTION OF A BROWNFIELD PLAN AMENDMENT
THE ARCADIA LOFTS, CITY OF KALAMAZOO
KALAMAZOO COUNTY, MICHIGAN**

TO ALL INTERESTED PERSONS IN KALAMAZOO COUNTY

PLEASE TAKE NOTICE that the Kalamazoo City Commissioners will hold a Public Hearing on ________, the ___ day of _________ 2023, at approximately ______ pm, Eastern Daylight time held in the City Commission Chambers, City Hall, 241 W South Street, Kalamazoo, Michigan to receive public comment on a Brownfield Plan Amendment (the "Plan") to include therein the property located at 203 N Rose Street, City of Kalamazoo, Kalamazoo, Michigan. The following legal parcels are included in the "eligible property":

- Parcel ID # 06-15-324-010

The project consists of one commercially developed parcel of property in the City of Kalamazoo. The project will involve the redevelopment of the existing structure into a mix-use development with commercial space on the first floor, and 82 residential units above. Primary eligible activities include environmental assessment activities, asbestos abatement, partial building demolition, site demolition, public infrastructure, and site preparation activities.

The site meets the definition of a "historic resource" as defined by 1984 PA 270, MCL 125.2090a. As such, the property is an "eligible property" under Act 381.

The Brownfield Plan Amendment, which includes a site map and legal description of the parcel, is available for public inspection at The City's Community Planning & Economic Development Offices. All aspects of the plan are open for discussion at the public hearing.

FURTHER INFORMATION may be obtained from Jamie McCarthy, mccarthyja@kalamazoocity.org, or at (269) 337-8789.

THIS NOTICE is given by order of the City of Kalamazoo, Michigan.

Scott Borling
City of Kalamazoo Clerk

Attachment E

Historic Designation

building still dominates Kalamazoo's downtown skyline.

Significance:
Period: 1900-
Areas of Significance: architecture, commerce

The Bank of Kalamazoo Building is notable as one of Kalamazoo's largest office buildings and a visual landmark in the downtown and as a fine Art Deco Structure designed by the Chicago firm of Weary and Alford, which specialized in banks and office buildings. Designed by the same firm responsible for Kalamazoo's fine Art Deco City Hall, the fifteen-story tall building was built for the Bank of Kalamazoo (formed in 1928 from a merger of the Kalamazoo National Bank and the Kalamazoo Trust and Savings Bank) on the eve of the Great Depression. Like so many others, this bank failed in 1933. In 1933 it was succeeded by the American National Bank, which still conducts its business here. The majority of the building is currently devoted to office space.

Bibliography:

Kalamazoo Gazette: 5-7-1930; 4-20-1975.

Geographical Data:
Acreage: Less than one acre
Quadrangle Name: Kalamazoo
Quadrangle Scale: 1:24000
UTM Reference: 16 616865 4682890

Verbal Boundary Description and Justification:

Original Plat part of lots 91-93; commencing on S line of E. Michigan Ave. 232.4 ft. E of E line Burdick St., S 100 ft., W 74 ft., N 100 ft., E 74 ft. to P.O.B. This is the entire lot on which the building stands.

Historic Name: Lawrence & Chapin Building (photo 88)
Common Name: Vermeulen's Furniture
Location: 201 N. Rose Street
Date of Construction: 1870-72
Architect: Lemuel Dwight Grosvenor
Builder: Bush and Patterson

Classification:
Category: building
Ownership: Vermeulen Furniture Co.
205 N. Rose St.
Kalamazoo, MI 49006

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

For NPS use only
received
date entered

Public Acquisition: N/A
Status: occupied
Accessible: yes: restricted
Present Use: commercial

Description:
Condition: fair
Altered
Original site

The Lawrence & Chapin Building is a massive, Second Empire block with a dormered mansard roof with a central tower. A four-story, brick structure 68 feet in front width and 188 feet in depth, the building has round-headed windows and robust cornice brackets set in pairs above the capitals of the broad piers which subdivide the facade. Some of the structure's historic fabric has been altered: many of the windows have been boarded up, the first-floor exterior has been modernized, and the building's entire southern elevation has been obscured by a modern parking structure which extends over Water Street. Even with these modifications, however, the Lawrence & Chapin Building is the landmark structure of the Second Empire style in the Kalamazoo area.

Significance:
Period: 1800-1900
Areas of Significance: architecture, industry

The Lawrence & Chapin Building is significant as the one time main building of the Lawrence & Chapin Iron works, one of Kalamazoo's largest, nineteenth-century industries, which manufactured plows and other agricultural implements, as well as steam engine and mill machinery. The building is also important as the landmark structure of the Second Empire style in the Kalamazoo area.

Iron manufacturing (at first using iron ore mined along the banks of the Kalamazoo River to the north of town) was Kalamazoo's first heavy industry and soon after the middle of the last century a factory building was built on this site. William S. Lawrence and Dr. L. C. Chapin had the present structure built between 1870 and 1872; the company became successful quickly. For three decades, the entire process of transforming raw materials into finished products was carried out in this building. But late in the nineteenth century iron was giving way to steel and Kalamazoo's position as a prominent manufacturer of iron goods in the region diminished. Chapin had since died and Lawrence lost his fortune and sold his home and this factory about the turn of the century. The building then housed, in succession, a mission, a skating rink, and an interurban railway station. For the last half century, it has been the home of the Vermeulen Furniture Company. This massive Second Empire block is without peer in the Kalamazoo area. The structure was designed by L. D. Grosvenor, a Kalamazoo (later Jackson), architect whose work is as yet little known but whose architectural talents were considerable, if we can judge them by the structures of his thus far identified in Jackson, Lansing, Jonesville, and Homer. The Lawrence & Chapin Building was built by Bush and Patterson, a Kalamazoo firm which built many of the city's finest structures, including the Ladies Library Association and Desenberg buildings.

Bibliography:

Topp, Darol W., A History of the Bog Iron Industry 1837-1862, Kalamazoo College History Seminar, #46, January, 1953 (an unpublished paper available at the Kalamazoo Public Library Local History Room).

Kalamazoo Gazette: 12-30-1870; 5-11-1881; 7-25-1931.

Kalamazoo Weekly Gazette, 9-3-1897, p. 11.

Geographical Data:
Acreage: Less than one acre
Quadrangle Name: Kalamazoo
Quadrangle Scale: 1:24000
UTM Reference: 16 616640 4683040

Verbal Boundary Description and Justification:

Original Plat; lots 5, 6, 7, 8; block 4. This is the property on which the building stands.

Historic Name: Old Fire House No. 4 (photo 89)
Common Name: Same
Location: 526 N. Burdick Street
Date of Construction: 1887
Architect: Martin W. Roberts
Builder: Alexander Robbins

Classification:
Category: building
Ownership: Johnson-Howard Co.
500 N. Edwards St.
Kalamazoo, MI 49006
Public Acquisition: N/A
Status: occupied
Accessible: no
Present Use: warehouse

Description:
Condition: fair
Altered
Original site

Fire House No. 4 is a two-story, brick, Late Victorian structure with corbelled- and panel-brick details and a pyramid-roof tower at one corner. The original two-bay structure was built in 1887; a third bay, similar in style, was added in 1901. Although the historic integrity of the structure has not been permanently damaged, the structure does suffer from poor maintenance and inappropriate modifications (the windows are boarded up and the brickwork has been painted).

NPS Form 10-900-a
(3-82)

OMB No. 1024-0018
Exp. 10-31-84

United States Department of the Interior
National Park Service

For NPS use only
received
date entered

National Register of Historic Places Inventory—Nomination Form

Continuation sheet | Item number | Page 2 of 3

Multiple Resource Area
Thematic Group

Name Kalamazoo Multiple Resource Area
State Michigan

Nomination/Type of Review		Date/Signature
11. Bank of Kalamazoo Building	Substantive Review DOE/OWNER OBJECTION Determined Eligible	Keeper Eligible: Beth Grosvenor 5/27/83 Attest
12. Lawrence and Chapin Building	Entered in the National Register	for Keeper Delores Byers 5/27/83 Attest
13. Old Fire House No. 4	Entered in the National Register	for Keeper Delores Byers 5/27/83 Attest
14. Prentice, Alonzo T., House	Entered in the National Register	for Keeper Delores Byers 5/27/83 Attest
15. Cobb, James B., House	Substantive Review DOE/OWNER OBJECTION Determined Eligible	Keeper Eligible: Beth Grosvenor 5/27/83 Attest
16. Welsh, William L., Terrace	Entered in the National Register	for Keeper Delores Byers 5/27/83 Attest
17. Appeldorn, Peter B., House	Entered in the National Register	for Keeper Delores Byers 5/27/83 Attest
18. Roberts, Martin W., House	Substantive Review	Keeper Beth Grosvenor 5/27/83 Attest
19. Potter, Allen, Octagon House	Substantive Review DOE/OWNER OBJECTION Determined Eligible	Keeper Eligible: Beth Grosvenor 5/27/83 Attest
20. Shaffer, Enoch, House	Entered in the National Register	for Keeper Delores Byers 5/27/83 Attest

NATIONAL REGISTER OF HISTORIC PLACES — EVALUATION / RETURN SHEET

United States Department of the Interior
National Park Service

Lawrence and Chapin Building (Kalamazoo MRA)
Kalamazoo County
MICHIGAN

Working No. 4/13/83
Fed. Reg. Date: 2-7-84
Date Due: 5/19/83 – 5/28/83
Action: ___ ACCEPT 5/27/83
Entered in the National Register
___ RETURN ___
___ REJECT ___
Federal Agency: ___

___ resubmission
___ nomination by person or local government
___ owner objection
___ appeal

Substantive Review: ___ sample ___ request ___ appeal ___ NR decision

Reviewer's comments:

Recom./Criteria ___
Reviewer ___
Discipline ___
Date ___
___ see continuation sheet

Nomination returned for: ___ technical corrections cited below
___ substantive reasons discussed below

1. Name

2. Location

3. Classification

Category | Ownership | Status | Present Use
Public Acquisition | Accessible

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

has this property been determined eligible? ___ yes ___ no

7. Description

Condition: ___ excellent ___ good ___ fair ___ deteriorated ___ ruins ___ unexposed
Check one: ___ unaltered ___ altered
Check one: ___ original site ___ moved date ___

Describe the present and original (if known) physical appearance

___ summary paragraph
___ completeness
___ clarity
___ alterations/integrity
___ dates

8. Significance

Period — Areas of Significance—Check and justify below

Specific dates — Builder/Architect

Statement of Significance (in one paragraph)

____ summary paragraph
____ completeness
____ clarity
____ applicable criteria
____ justification of areas checked
____ relating significance to the resource
____ context
____ relationship of integrity to significance
____ justification of exception
____ other

9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property ____________

Quadrangle name ____________

UMT References

Verbal boundary description and justification

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

___ national ___ state ___ local

State Historic Preservation Officer signature

title date

13. Other

____ Maps
____ Photographs
____ Other

Questions concerning this nomination may be directed to ____________

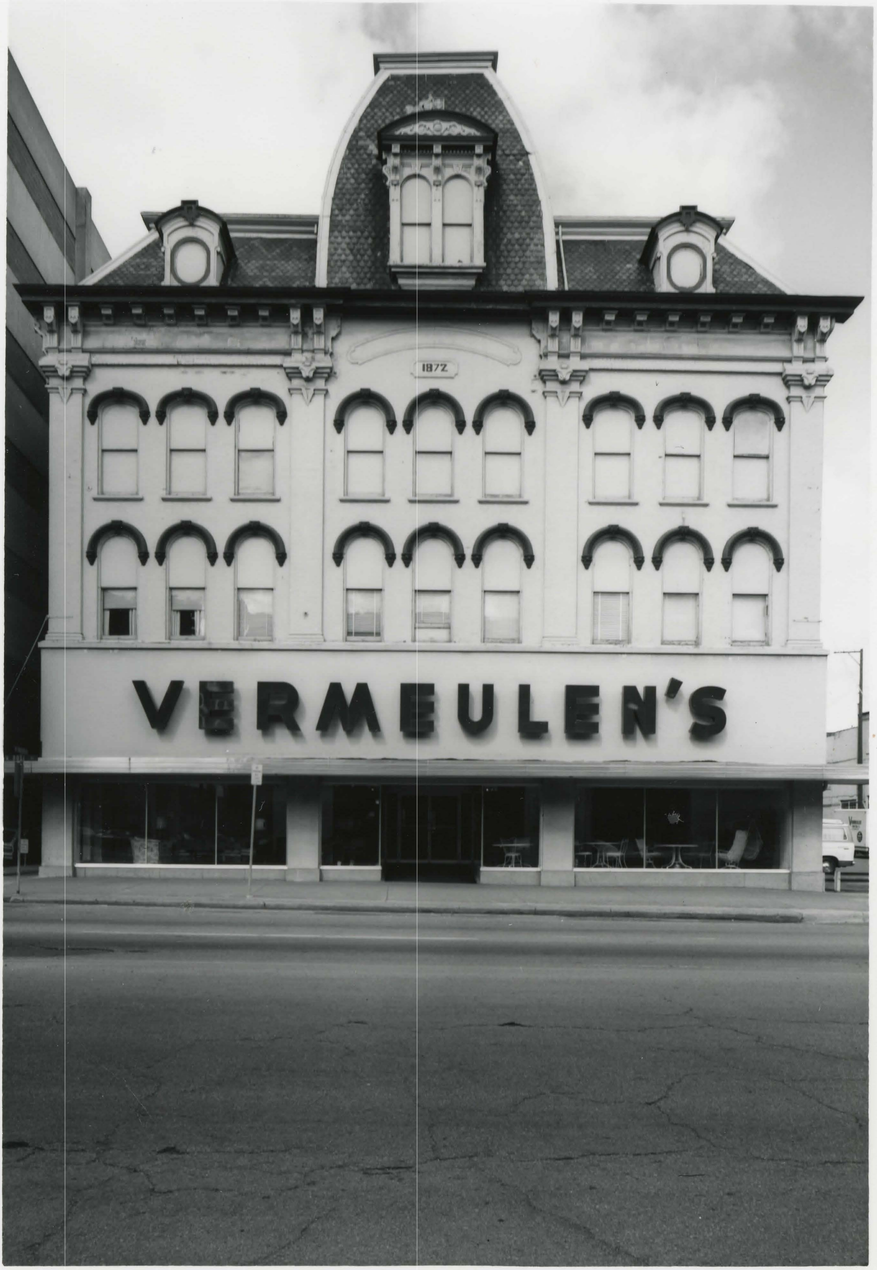
Signed ____________ Date ____________ Phone: 202 272-35(

Comments for any item may be continued on an attached sheet

PHOTO: LAWRENCE + CHAPIN BUILDING

88

83000862


1872
VERMEULEN'S

#61

Lawrence & Chapin Building
201 North Rose Street
Kalamazoo, Kalamazoo County, Michigan

Gary Cialdella April 1981
Neg.: Kalamazoo Historical Commission

Exterior from the east
Photo no. 88 of 105

88

Please refer to the map in the Multiple Property Cover Sheet for this property

Multiple Property Cover Sheet Reference Number: 64000327

2-23-82

FEB 18 1982
MICHIGAN HISTORY DIVISION

VERMEULEN
FURNITURE COMPANY

205 NORTH ROSE STREET ● KALAMAZOO, MICHIGAN, 49006

February 17, 1982

Martha M. Bigelow, Director
Michigan History Div.
Michigan Dept. of State
Lansing, Mich. 48918
Attn: Kathryn Eckert

Dear Ms. Bigelow:

We received your letter of January 19th in regards to our building we own, which is the Lawrence Chapin Iron Works building, at 201 N. Rose St., Kalamazoo, Michigan.

We would be very happy to have the building listed in the Michigan Historic Registry, under the name of: VERMEULEN FURNITURE COMPANY, Harold J. Vermeulen and Leslie N. Vermeulen.

If there is any other information you need, we would be willing to answer your questions.

I have contacted Mr. Perzyck in Kalamazoo and he will probably attend the meeting in Lansing on February 24th as I will be out of town at that time.

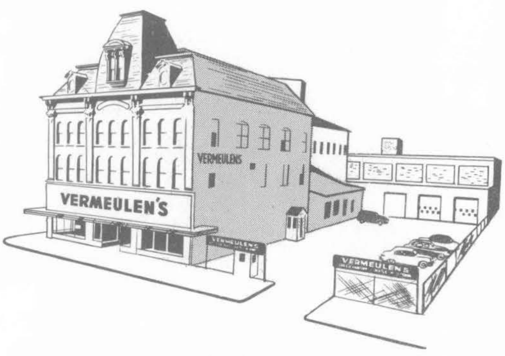
Very truly yours,

VERMEULEN FURNITURE CO.

L N Vermeulen

L. N. Vermeulen

LNV/cr



Our free parking lot saves you time

BRA Board of Directors
Staff Report

City of Kalamazoo

TO: Brownfield Redevelopment Authority Board of Directors

FROM: Antonio Mitchell, Director of Community Planning and Economic Development
Prepared by: Jamie McCarthy, BRA Staff Liaison

DATE: September 21, 2023

SUBJECT: Adoption of a Resolution Approving the Second Amendment to the Brownfield Plan Development Agreement with Kalamazoo Neighborhood Housing Services, Inc. and Authorizing the Chair to Sign

SUMMARY:

BACKGROUND:

Kalamazoo Neighborhood Housing Services, Inc (KNHS) is a local housing non-profit leading efforts to build residential infill housing under the Kalamazoo Attainable Housing Program. The BRA continues to support this program through a Scattered Site Infill Housing Brownfield Plan. The Second Amendment to the Brownfield Plan Development Agreement now reflects all eligible property, new home construction commitments, and reimbursement terms detailed in the brownfield plan approved by City Commission in July 2023.

Eligible property includes:

- 110, 114, 116, 120 and 124 Burr Oak
- 1015 Albert
- 1100 S Rose
- 515 and 1114 Egleston
- 538 W Paterson
- 738 Harrison
- 1010, 1014, 1708, and 1804 N Rose
- 707 Staples
- 1333 and 1205 Summit
- 3408 Hoover
- 3524 and 3531 Lowden
- 729, 1024, and 1107 Clinton
- 407 Phelps

- 1403 Krom

The development agreement allows for reimbursement to KNHS for eligible activities up to $485,253 or 10 years. The total capital investment is estimated at more than $3.9 million.

FISCAL IMPACT:

The cost to implement the Brownfield Plan Development Agreement will be covered through a 10% administrative fee reimbursed to the BRA through tax increment revenues.

RECOMMENDATION:

It is recommended the Brownfield Redevelopment Authority adopt a resolution approving the Second Amendment to the Brownfield Plan Development Agreement with Kalamazoo Neighborhood Housing Services, Inc. and authorize the Chair to sign.

CITY OF KALAMAZOO
BROWNFIELD REDEVELOPMENT AUTHORITY

A RESOLUTION APPROVING THE SECOND AMENDMENT TO THE BROWNFIELD PLAN DEVELOPMENT AGREEMENT BETWEEN THE BROWNFIELD REDEVELOPMENT AUTHORITY AND KALAMAZOO NEIGHBORHOOD HOUSING RESOURCES, INC.

Minutes of a regular meeting of the City of Kalamazoo Brownfield Redevelopment Authority (“BRA”) held on September 21, 2023 at 7:45 a.m., local time at 245 N. Rose Street, Ste. 100 in Kalamazoo, Michigan.

PRESENT: ____

____

ABSENT: ____

The following resolution was offered by Member_____________and seconded by Member______________.

RECITALS:

A. The Authority, and the City of Kalamazoo (the "City"), have determined that brownfield redevelopment constitutes the performance of an essential public purpose which protects and promotes the public health, safety and welfare.

B. The City has established a Brownfield Redevelopment Authority and the Authority, and the City have adopted a Brownfield Plan specifically for these scattered sites (the "Plan"), pursuant to the provisions of Act 381.

C. The Authority and the City have designated certain properties that have conditions of environmental contamination, blight or obsolescence as appropriate sites for creating a Plan.

D. Act 381 permits the use of the real and personal property tax revenues generated from the increase in value (the "Increment") to brownfield sites constituting Eligible Property under Act 381 resulting from their redevelopment to pay or reimburse the payment of costs of conducting Eligible Activities (these costs are referred to as "Eligible Costs") and permits the reimbursement to Developer of Eligible Costs it has incurred.

E. Developer currently owns property in the City commonly known as 110, 114, 116, 120 and 124 Burr Oak, 1015 Albert, 1100 S Rose, 515 and 1114 Egleston, 538 W Paterson, 738 Harrison, 1010, 1014, 1708, and 1804 N Rose, 707 Staples, 1333 and 1205 Summit, 3408 Hoover, 3524 and 3531 Lowden, 729, 1024, and 1107 Clinton, 407 Phelps, 1403 Krom (the "Property") and legally described on the attached Exhibit A of the Development and Reimbursement Agreement (the “Agreement”).

F. The Property has been included in the Plan and qualified as an "Eligible Property" under the terms of Act 381.

G. Developer intends to construct new housing units on all eligible property. The homes are sold at attainable prices to qualified households who have received home ownership support through KNHS programs.

H. The total capital investment on the project is expected to be more than $3.9 million.

I. The Project will require the Developer to incur Eligible Costs associated with certain Eligible Activities including lead and asbestos abatement, demolition, public infrastructure, site preparation, Brownfield Plan/Work Plan Preparation and which may require the services of various contractors, engineers, environmental consultants, attorneys and other professionals.

J. The parties are entering into this Agreement to establish the procedure for the reimbursement from Tax Increment Revenues under Act 381 as amended.

THEREFORE, IT IS RESOLVED THAT:

The City of Kalamazoo Brownfield Redevelopment Authority approves the Brownfield Plan Redevelopment Agreement with Kalamazoo Neighborhood Housing Services, Inc. and authorizes the Chair to sign.

AYES: ____

____

NAYS: ____

RESOLUTION DECLARED.

CERTIFICATE

The foregoing is a true and complete copy of a resolution adopted by the Brownfield Redevelopment Authority at a regular meeting held on September 21, 2023. Public notice was given and the meeting was conducted in full compliance with the Michigan Open Meetings Act (PA 267, 1976). Minutes of the meeting will be available as required by the Act.

____

Heidi Gartley
Recording Secretary

SECOND AMENDMENT TO THE BROWNFIELD PLAN DEVELOPMENT AGREEMENT

THIS SECOND AMENDMENT TO THE BROWNFIELD PLAN DEVELOPMENT AGREEMENT (the "Agreement"), is entered into on August 17, 2023 between the **CITY OF KALAMAZOO BROWNFIELD REDEVELOPMENT AUTHORITY**, a Michigan public body corporate established pursuant to Act 381 of the Public Acts of 1996, as amended, MCL 125.2651 et seq. ("Act 381"), whose address is 241 W. South St. , Room 101, Kalamazoo, Michigan 49007 (the "Authority"), and **KALAMAZOO NEIGHBORHOOD HOUSING SERVICES, INC**., 1219 S. Park Street, Kalamazoo, MI 49001 (the "Developer").

RECITALS

A. The Authority, and the City of Kalamazoo (the "City"), have determined that brownfield redevelopment constitutes the performance of an essential public purpose which protects and promotes the public health, safety and welfare.

B. The City has established a Brownfield Redevelopment Authority and the Authority and the City have adopted a Fourth Amendment to the Revised Act 381 Brownfield Plan for Scattered Site Infill Housing Brownfield Plan (the "Plan"), pursuant to the provisions of Act 381.

C. The Authority and the City have designated certain properties that have conditions of environmental contamination, blight or obsolescence as appropriate sites for creating a Plan.

D. Act 381 permits the use of the real and personal property tax revenues generated from the increase in value (the "Increment") to brownfield sites constituting Eligible Property under Act 381 resulting from their redevelopment to pay or reimburse the payment of costs of conducting Eligible Activities (these costs are referred to as "Eligible Costs") and permits the reimbursement to Developer of Eligible Costs it has incurred.

E. Developer has owned, owns, or will own certain properties in the City located at 110 Burr Oak Street, 124 Burr Oak Street, 1015 Albert Street, 1100 S. Rose Street, 515 Egleston Avenue, 1114 Egleston Avenue, 538 W. Paterson Street, 114 Burr Oak Street, 738 Harrison Street, 1010 N. Rose Street, 1014 N. Rose Street, 707 Staples Avenue, 116 Burr Oak Street, 120 Burr Oak Street, 1333 Summit Avenue, 3408 Hoover Street, 3524 Lowden Street, 3531 Lowden Street, 729 Clinton Avenue, 1024 Clinton Avenue, 1107 Clinton Avenue, 407 Phelps Avenue, 1403 Krom Avenue, 1708 N. Rose Street, 1804 N. Rose Street, and 1205 Summit Avenue (the "Properties") and legally described on the attached Exhibit A.

F. The Properties have been included in the Plan and qualified as "Eligible Property" under the terms of Act 381.

G. Developer intends to develop the residential Properties by constructing new single family or multi-family homes (the "Project"). The total investment by Developer is estimated at more than $3,900,000.00.

H. The Project has required or will require the Developer to incur Eligible Costs associated with certain Eligible Activities, all as described in the Plan, including lead and asbestos abatement, demolition, infrastructure improvements, site preparation, asbestos surveys, environmental due diligence, asbestos abatement, and demolition, which may require the services of various contractors, engineers, environmental consultants, attorneys and other professionals. The Developer's Eligible Costs shall not exceed $485,253 or actual expenses incurred, whichever is less.

I. On December 18, 2020, the Authority and Developer entered into a Brownfield Plan Development Agreement providing conditions for reimbursement related to properties included in the Plan. On May 17, 2021, the Authority and Developer entered into a First Amendment to Brownfield Plan Development Agreement in order to provide conditions for reimbursement related to additional properties included the Plan, as then amended. The purpose of this Agreement is to provide conditions for reimbursement, as limited herein, for all of the Properties included in the Plan, as subsequently amended.

J. The parties are entering into this Agreement to establish the procedure for the reimbursement from Tax Increment Revenues under Act 381 as amended.

NOW THEREFORE, in consideration of the mutual covenants, conditions and agreements set forth herein, the parties agree as follows:

1. **Recitals.** The above recitals are acknowledged as true and correct, and are incorporated by reference into this Paragraph.

2. **The Plan.** The Plan, approved by the Authority and the Kalamazoo City Commission, is attached as Exhibit B and incorporated as part of this Agreement. To the extent provisions of the Plan or this Agreement conflict with Act 381, Act 381 controls.

3. **Term of Agreement**. Pursuant to the Plan, the Authority shall capture that amount of TaxIncrement Revenues generated from real and personal property taxes allowed by law on the Eligible Property. Capture will begin in the first full year after the year the Project is completed, which is achieved once a final certificate of occupancy is obtained, and will continue until the earlier of:

3.1 Full reimbursement to the Authority of its Administrative Costs and any eligible cost the Authority incurs to support the Project, plus reimbursement to the Developer of the Properties as outlined in the Plan, including reimbursement of Eligible Costs for those Eligible Activities set forth in Paragraph 5, plus an additional amount captured by the Authority for an additional five full years of tax capture ("Additional Authority Amount") such Additional Authority Amount to be designated for the Local Brownfield Revolving Fund; or

3.2 15 years. With five of the 15 years designated for Local Brownfield Revolving Fund (LBRF) only.

4. **Evidence of Ownership or Land Control**. Prior to the execution of this Agreement, Developer shall provide to the Authority each of the following: (a) evidence satisfactory to the Authority that the Developer has or is in the process of acquiring fee simple title to the Properties,which evidence shall include (without limitation) a copy of a recorded deed to the Properties in favor of the Developer; and (b) a copy of a commitment for owner's title insurance with respect tothe Properties (the "Commitment"), which Commitment shall show the Developer as record ownerof the Properties shall reflect that all material conditions to the issuance of a policy thereunder have been satisfied, and shall otherwise be in form and substance satisfactory to the Authority or (c) a copy of a purchase agreement.

5. **Eligible Activities**. The Developer shall diligently pursue completion of the Eligible Activities summarized in the Plan and set forth in this Paragraph. The Authority shall reimburse the Developer for Eligible Costs incurred on or after the date of the inclusion of this Project in thePlan, unless otherwise agreed upon by the Authority and included in the Plan, and may include environmental due diligence and Due Care Activities, demolition, lead and asbestos abatement, site preparation, and infrastructure improvements, which may require the services of various contractors, engineers, environmental consultants, attorneys and other professionals. Further, anyEligible Cost incurred by the Authority and/or the City of Kalamazoo shall be reimbursed as well.

6. **Reimbursement Source**. During the term of this Agreement and except as otherwise set forth in this Agreement, the Authority shall reimburse the Developer for its Eligible Costs, as limited under this Agreement, from all available Tax Increment Revenues collected from the real and personal property taxes on the Properties,

7. **Reimbursement Process**.

7.1 **Cost Reimbursement Request**. The Developer will provide sufficient documentation of the Eligible Costs incurred including the dates of each Eligible Activity, a complete description of the work, proof of payment, detailed invoices for the costs involved for each Eligible Activity, sworn statements, lien waivers and other back up documentation reasonablyrequested by the Authority; a written statement certifying to the Authority that all such costs are "Eligible Costs"; and a final certificate of occupancy to document project completion. Failure to provide the above noted information when due, or within the time permitted by the Authority underParagraph 7.2, may result in foregone reimbursement, to the Developer by the Authority, for Eligible Costs that have not been requested within the timeframe described above.

7.2 **Authority Staff Review**. The Authority Staff shall review each reimbursement request within 30 days after receiving it. If Authority Staff determines that the documentation submitted by the Developer is not complete, then Developer shall cooperate in the Authority's review by providing, within 30 days of the Authority's request, any additional documentation of the Eligible Costs as deemed reasonable and necessary by the Authority in order to complete its review. Within 45 days following the receipt of such supplemental information, the Authority shall make the determination of whether the costs are eligible for reimbursement. If the Developer wishes to challenge that determination, it shall provide written notice to the Authority within 15 days of the determination, and the issue shall be brought to the Authority within 45 days thereafterfor a final determination. The Developer shall not have any further appeal rights to challenge thefinal determination of the Authority and shall not be entitled to any claim or cause of action againstthe Authority as a result of any determinations made in good faith regarding whether or not any cost submitted by the Developer constitutes an "Eligible Cost," and hereby grants the City and theAuthority and their respective officers, agents and employees, a complete release and waiver of any claims or causes of action as a result of the foregoing.

7.3 Reimbursement. After both the summer and winter taxes are captured and collected on the Properties, the Authority shall reimburse its Eligible and Administrative Costs and pay approved Eligible Costs to the Developer from Tax Increment Revenues that are generated from the Properties in accordance with the Plan and Paragraph 7 to the extent that taxes have beencaptured and are available in that fiscal year. The Authority shall receive ten (10) percent of Tax Increment Revenues each year until fully reimbursed, unless otherwise designated by the Authority. Additionally, any eligible costs for eligible activities that the Authority and/or the Cityof Kalamazoo incur in the implementation and support of this project, Tax Increment Revenues shall be shared between the Developer and the Authority and/or the City of Kalamazoo at a percentage equal to the amount of capital invested in the project by each party. In the event that there are insufficient Tax Increment Revenues available in any given year to reimburse all of the Authority's and Developer's Eligible Costs, as described in Paragraph 5, then the Authority shallreimburse the Developer only from available Tax Increment Revenues. The Developer shall receive the available Tax Increment Revenue, less Administrative Costs, during the term of this Agreement, until all of the amounts for which submissions have been made have been fully paid to the Developer, or the repayment obligation expires, whichever occurs first. The Developer shall not be entitled to receive any interest on amounts for which reimbursement is requested under this Agreement. The Developer shall not be entitled to reimbursement under this Agreement unless allreal and personal property taxes have been timely and completely paid, including all penalties, interest and other amounts due in relation thereto when due. For purposes of this Agreement, to be timely paid, taxes must be paid before the date on which they can no longer be paid without penalties or interest. The repayment obligation under this Agreement shall expire upon the earlier of the full payment by the Authority to the Developer of all amounts due the Developer from the Tax Increment Revenues or 10 years from the beginning of Tax Increment Revenue capture.

7.4 Method of Reimbursement. The Authority will reimburse the Developer for Eligible Costs as follows:

Checks shall be payable to and delivered by certified mail (or through electronic transfer if available through Developer) to:

Kalamazoo Neighborhood Housing Services, Inc.,
Attn: Matthew Lager, Executive Director
Kalamazoo, Michigan 49007

8. Adjustments. The parties acknowledge that adjustments regarding the amount of

Tax Increment Revenue paid to the Developer may occur under any of the following circumstances:

8.1 Audit or Court Ruling: In the event that a state agency of competent jurisdictionconducting an audit of payments made to the Developer under this Agreement or a court of competent jurisdiction determines that any portion of the payments made to the Developer under this Agreement is unlawful, the Developer shall pay back to the Authority that portion of the payments made to the Developer within 30 days of the determination made by a state agency or the court as the case may be. However, the Developer shall have the right, before any such repayment is made, to appeal on its or the Authority's behalf, any such determination made by a state agency or court as the case may be. If the Developer is unsuccessful in such an appeal, the Developer shall repay the portion of payments found to be unlawful to the Authority within thirty (30) days of the date when the final determination is made on the appeal. The Developer shall beresponsible for payment of all of the City's and Authority's legal fees associated with any determination of whether a cost for which reimbursement is requested constitutes an "Eligible Cost" and all of the City's and Authority's legal fees associated with the review or determination of such issues by any state agency or court.

8.2 Property Tax Appeal: In the event the Developer, or any other owner of real estate on the Properties, files an appeal with the Michigan Tax Tribunal, related to the taxable value of parcels of property included in the Brownfield Plan, the Authority shall do the following:

a. The Authority will hold the Tax Increment Financing Reimbursement payments in a separate account for the Authority until the pending appeal is adjudicated;
b. Once any tax appeals are adjudicated, the Authority with either return the funds held inescrow to the local unit in compliance with any tax appeal rulings or will make payments pursuant to Section 7 of this agreement.

8.3 Reduction of Property Assessments: If the Authority (i) incurs Costs on behalf of the Developer with respect to the Project, Site or Application and (ii) the Developer initiates, participates in or supports any proceeding or process which results in a reduction of the tax increment capture for the Project from that projected and along the same term as contained within the Plan, the Developer indemnifies and will fully reimburse the Authority within 30 days of notification from the Authority as to the amount and the due date for all Costs as defined within the Plan, expenses or reduction in revenue from what was projected as the tax increment capture.

9. Responsibilities of Developer. In consideration of the inclusion of the Properties into the Plan and the resulting financial benefits, which it expects to receive, Developer agrees to the following:

9.1 Project. At its sole expense, Developer shall use its best efforts to conduct the activities described in the Plan and construct the Project. The Developer intends to transform the Properties into new single family or multi-familyhomes for a total planned investment of more than $3,900,000. The redevelopment of these Properties shall commence no later than one year after the execution of this agreement and shall be completed no later than one year after that. Under no circumstances shall the Authority have any responsibility or liability for remediation or redevelopment of the Properties, or for conductingany "Eligible Activities" at the Properties, except for its obligations under this Agreement to provide funds to the extent available as permitted in Paragraph 7 hereof with respect to payments from Tax Increment Revenues.

9.2 Employment Opportunities. To make every reasonable effort to work with the City and community employment agencies to hire city residents for new employment opportunities created by the Project, and to encourage the local contracting of employment opportunities through re-entry employment programs. Regardless of Developer's ability to hire city residents, it shall make every reasonable effort to follow, and to cause any contractors hired to perform work on the Project, to follow the City's "Ex-Offender Purchasing" policy regarding hiring new employees who will work on the Project. A copy of this policy is attached as Exhibit C and Developer willprovide a copy of it to its general contractor prior to performing any work on the Project.

9.3 Ordinances. Develop the Properties, including landscaping and all other improvements required for the Project, in compliance with all local ordinances, site plan reviews, and this Agreement. The redevelopment of the Properties shall be subject to all zoning approvals.This Agreement does not obligate any governing municipality to grant any such approvals.

9.4 Project Sign. Place on the Properties during rehabilitation/redevelopment a development sign provided by the Authority to promote the Project and the Authority's participation in it. Upon completion of the Project, the sign will be returned to the Authority.

9.5 Promotion and Marketing. Permit the Authority to cite or to use any renderings or photographs or other materials of the Project as an example of private/public partnership and brownfield site redevelopment.

9.6 Cooperation. Assist and cooperate with the Authority in providing information that the Authority may require in providing necessary reports to governmental or other agencies, including, but not limited to, information regarding the amount of Developer expenditures and capital investments, jobs created, and square footage developed or rehabilitated with respect to theProject.

9.7 Payment of Authority Legal and Professional Fees. To the extent the following costs and fees are not paid to the Authority from Tax Increment Revenues, the Developer shall reimburse the Authority for its legal and professional fees and disbursements incurred in connection with the review, approval, and administration of the Plan for this Project, including any further amendments thereto; the preparation and negotiation of this Agreement, as it may be amended from time to time; and all documents and matters related thereto, including future expense. Developer shall reimburse the Authority for such expenses within 30 days from the datethat the Authority sends an invoice and request for payment to Developer, provided Developer shall be eligible for reimbursement for such expenses to the extent permitted by law from Tax Increment Revenues.

10. Responsibilities of the Authority. In consideration of the preceding commitments of Developer the Authority further agrees to:

10.1 Agency Contacts. Provide Developer with appropriate service/employment agency contacts for the identification of City residents to interview for potential employment; and

10.2 Cooperation. Cooperate and utilize its best efforts to obtain any governmental approvals required to close the transaction contemplated by this Agreement.

11. Developer's Representations, Warranties and Covenants. The Developer herebymakes the following representations, warranties and covenants:

11.1 Eligible Property. The Properties are "eligible property" as defined in Act 381 and is eligible for the capture of Tax Increment Revenues pursuant to Act 381.

11.2 Eligible Costs. The Developer will only submit for reimbursement under Paragraph 7 hereof such costs that it has reasonably determined are "Eligible Costs" within the meaning of Act 381.

11.3 Due Authorization. The representatives signing this Agreement are duly authorized by the Developer to enter into this Agreement.

12. Events of Default. Each of the following shall constitute an event of default:

12.1 Any representation or warranty made by the Developer in this Agreement proves to have been incorrect or incomplete in any material respect when made or deemed to be made.

12.2 The Developer fails to observe or perform any covenant or agreement contained inthis Agreement for 30 days after written notice thereof shall have been given to the Developer bythe Authority.

12.3 The Developer abandons or withdraws from the reuse and redevelopment of the Properties or indicates its intention to do so.

12.4 The Developer fails to pay any funds within 30 days of the date due which are required to be paid to the Authority pursuant to this Agreement, including but not limited to its real and personal property taxes as set forth in Paragraph 7 hereof.

12.5 The Developer terminates its existence.

12.6 Any material provision of this Agreement shall cease to be valid and binding on the Developer or shall be declared null and void; the validity or enforceability of such provision shall be contested or denied by the Developer; or the Developer denies that it is bound by this Agreement.

13. Remedies upon Default. If any event of default as defined above shall occur and be continuing for 30 days after written notice of default from the Authority, the Authority shall have the right, but not the obligation, to exercise any of the following rights and remedies either individually or concurrently:

(a) Terminate this Agreement effective immediately upon notice to the Developer;
(b) Receive reimbursement from the Developer for all costs which the Authority has incurred in connection with the Project, the Properties, or this Development Agreement (within 30 days following demand); and
(c) All other remedies available at law or in equity.

In addition, if the Developer fails to substantially complete the Project within the timelines required by this Agreement, or if Developer otherwise defaults prior to substantial completion of the Project, Developer shall pay back to the Authority (within thirty (30) days following demand by the Authority) any amounts paid to Developer as reimbursement for Eligible Costs pursuant to the terms of this Agreement or otherwise.

Following a default by Developer or following expiration or termination of this Agreement for any reason, Developer shall then be responsible for all subsequent Project costs, including Eligible Costs, without contribution from Tax Increment Revenues collected by the Authority from taxes levied on the Properties.

14. Legislative Authorization. This Agreement is governed by and subject to the restrictions set forth in the Act. In the event that there is legislation enacted in the future, which alters or affects the amount of Tax Increment Revenues subject to capture, Eligible Properties, or Eligible Activities, then the Developer's rights and the Authority's obligations under this Agreement may be modified accordingly by agreement of the parties.

15. Freedom of Information Act. Developer stipulates that all petitions and documentation submitted by Developer shall be open to the public under the Freedom of Information Act, Act No. 442 of the Public Acts of 1976, MCL 15.231 et seq., and no claim of trade secrets or other privilege or exception to the Freedom of Information Act will be claimed by Developer as it relates to this Agreement or petitions and supporting documentation.

16. Plan Modification. The Plan and this Agreement may be modified to the extent allowed under the Act by mutual agreement of the parties.

17. Notices. All notices and other communications required or permitted under this Agreement shall be in writing, shall be deemed given when delivered, and shall be sent by personal delivery, overnight courier, or registered mail, return receipt requested, to the following addresses (or any other address that is specified in writing by either party):

If to Developer:	Kalamazoo Neighborhood Housing Services, Inc., Attn: Matthew Lager, Executive Director Kalamazoo, Michigan 49007
If to the Authority:	City of Kalamazoo Brownfield Redevelopment Authority 241 West South Street Kalamazoo, Michigan 49007
With copy to:	Authority Attorney Jessica Wood Dickinson Wright PLLC 200 Ottawa Ave. NW, Suite 1000 Grand Rapids, MI 49503

18. Indemnification. Developer shall defend, indemnify and hold harmless the Authority andthe City, and any of their respective past, present and future members, officials, employees, agentsor representatives from all losses, demands, claims, judgments, suits, costs and expenses (including without limitation the costs and fees of attorneys or other consultants) arising from or related to (i)the capture and use of Tax Increment Revenue paid to Developer as a reimbursable payment underthis Agreement made in excess of the amount of tax increment revenues the Authority isdetermined by the State or court to be allowed by law to use for that reimbursement, and (ii) the Project.

19. Governing Law. This Agreement shall be construed in accordance with and governed by the laws of the State of Michigan.

20. Binding Effect/Third Parties. This Agreement is binding on and shall inure to the benefit of the parties to this Agreement and their respective successors, but it may not be assigned by anyparty without the prior written consent of the other party. The parties do not intend to confer anybenefits on any person, firm, corporation, or other entity not party to this Agreement.

21. Waiver. No failure of either party to complain of any act or omission on the part of the other party, no matter how long this same may continue, is considered as a waiver by that party toany of its rights hereunder. No waiver by either party, expressed or implied, of any breach of any provision of this Agreement is considered a waiver or a consent to any subsequent breach of this same or other provision.

22. Authorization. Each of the parties represents and warrants to the other that this Agreementand its execution by the individual on its behalf are authorized by the board of directors or other governing body of that party.

23. Entire Agreement. This Agreement supersedes all agreements previously made between the parties relating to the subject matter. There are no other understandings or agreements betweenthem.

24. Headings. Headings in this Agreement are for convenience only and shall not be used to interpret or construe its provisions.

25. Definitions. The following capitalized terms are used in this Agreement with thefollowing meanings:

"Administrative Costs" means the Authority's out-of-pocket costs associated with the Project (including reasonable attorney fees and costs, environmental consulting fees andcosts, and similar fees and costs) as well as the Authority's indirect costs associated withthe Project (including allocation of the fixed costs of the Authority staff.)
"Brownfield Plan" is defined by Section 2(e) of Act 381;
"Due Care Activities" is defined by Section 2(m) of Act 381;
"Eligible Activities" is defined by Section 2(o) of Act 381;
"Eligible Property or Properties" is defined by Section 2(p) Act 381;
"Tax Increment Revenues" is defined by Section 2(ss) of Act 381, and, for purposes ofthis Agreement, includes school taxes and local (non-school) taxes.

In witness of their intent to be legally bound by the terms of this Agreement, each of the parties has set forth its signature below by its duly authorized representative.

CITY OF KALAMAZOO, BROWNFIELD REDEVELOPMENT AUTHORITY

By:____________________
Title:____________________
Date:____________________

KALAMAZOO NEIGHBORHOOD HOUSING SERVICES, INC.

By: Beth McCa
Title: Executive Director
Date: 8.18.23

EXHIBITS:

A (Legal Description of Properties)
B (Copy of Brownfield Plan)
C (Ex-Offender Purchasing Policy)

EXHIBIT A
(Legal Description of Properties)

Site No.	Date Added to Plan	Address	Parcel ID	Parcel Size (acres)	Initial Taxable Value	Tax Reverted Property Specific Tax?	Eligible Property Qualification	Legal Description
1	~~7/20/2020~~ Removed 4/20/2023	~~2349 Shelter Pte~~	~~06-30-295-001~~					
2	7/20/2020	110 Burr Oak St	06-22-196-002	0.091	$10,190	2022-2023	"Blighted." The property was declared a public nuisance by the City. [MCL 125.2652(c)i]	14484 BLEYKERS ADDITION W 48.42 FT OF E 118.92 FT OF LOT 124 EXC N 1 R.
3	7/20/2020	1015 Albert Ave	06-14-209-097	0.133	$0		"Blighted." The property was declared a public nuisance by the City. [MCL 125.2652(c)i]	23548 HAZARDS SUBDIVISION OF SECTION 14; The North 44 feet of Lot 97.
4	7/20/2020	124 Burr Oak St	06-22-195-003	0.094	$8,947		"Blighted." The property was declared a public nuisance by the City. [MCL 125.2652(c)i]	14502 BLEYKERS ADDITION E 3R OF S 5R OF LOT 127.
5	7/20/2020	203 Wall St	06-22-304-122	0.121	$0		"Blighted." The property was declared a public nuisance by the City. [MCL 125.2652(c)i]	NEWELL'S ADDITION, Liber 1 of Plats, Page 62, That part of Lot 9 described as: Commencing at the intersection of the east right of way line of South Park Street and the south line of the north 132 feet of Lot 13 of NEWELL'S ADDITION; thence South 89° 00' 44" East 366.33 feet on the south line of the north 132 feet of Lots 10 through 13 of NEWELL'S ADDITION to the west line of the east half of Lot 10; thence North 00° 22' 53" East 19.55 feet; thence South 89° 00' 44" East 88.81 feet parallel with said south line to the point of beginning of the land herein described; thence North 00° 59' 53" East 111.90 feet to the south line of Wall Street; thence South 89° 00' 07" East 48.94 feet along the south line of Wall Street to the west right of way line of South Rose Street; thence South 03° 00' 11" West 111.95 feet along the west line of South Rose Street to the south line of the north 132 feet of Lot 9; thence North 89° 00' 44" West 45.03 feet parallel with the south line of the north 132 feet of Lot 9 to the point of beginning. Containing 0.12 of an acre more or less.

		207 Wall St	06-22-304-121	0.115	$0		"Blighted." The property was declared a public nuisance by the City. [MCL 125.2652(c)i]	NEWELL'S ADDITION, Liber 1 of Plats, Page 62, That part of Lots 9 and 10 described as: Commencing at the intersection of the east right of way line of South Park Street and the south line of the north 132 feet of Lot 13 of NEWELL'S ADDITION; thence South 89° 00' 44" East 366.33 feet on the south line of the north 132 feet of Lots 10 through 13 of NEWELL'S ADDITION to the west line of the east half of Lot 10; thence North 00° 22' 53" East 19.55 feet; thence South 89° 00' 44" East 44.41 feet parallel with said south line to the point of beginning of the land herein described; thence North 00° 41' 23" East 111.90 feet to the south line of Wall Street; thence South 89° 00' 07" East 45.01 feet along the south line of Wall Street; thence South 00° 59' 53" West 111.90 feet; thence North 89° 00' 44" West 44.40 feet parallel with the south line of the north 132 feet of Lots 10 through 13 to the point of beginning. Containing 0.12 of an acre more or less.
		211 Wall St	06-22-304-120	0.115	$0		"Blighted." The property was declared a public nuisance by the City. [MCL 125.2652(c)i]	NEWELL'S ADDITION, Liber 1 of Plats, Page 62, That part of Lot 10 described as: Commencing at the intersection of the east right of way line of South Park Street and the south line of the north 132 feet of Lot 13 of NEWELL'S ADDITION; thence South 89° 00' 44" East 366.33 feet on the south line of the north 132 feet of Lots 10 through 13 of NEWELL'S ADDITION to the west line of the east half of Lot 10; thence North 00° 22' 53" East 19.55 feet on said west line to the point of beginning of the land herein described; thence continuing North 00° 22' 53" East 111.91 feet on said west line to the south line of Wall Street; thence South 89° 00' 07" East 45.01 feet along the south line of Wall Street; thence South 00° 41' 23" West 111.90 feet; thence North 89° 00' 44" West 44.41 feet parallel with the south line of the north 132 feet of Lots 10 through 13 to the point of beginning. Containing 0.12 of an acre more or less.
6	5/20/2021	515 Egleston Ave	06-22-480-101	0.176	$0	2022-2026	"Blighted." The property is owned by a land bank fast track authority. [MCL 125.2652(c)vi]	SOUTH SIDE IMPROVEMENT COMPANY'S ADDITION, Liber 5 of Plats Page 39; Lot 101. Also the East 3ft of the North 50ft of Lot 102.

7	5/20/2021	1114 Egleston Ave	06-23-364-412	0.143	$0	2022-2026	"Blighted." The property is owned by a land bank fast track authority. [MCL 125.2652(c)vi]	22400 REVISED PLAT OF HAYS PARK LOT 412.
8	5/20/2021	538 W Paterson St	06-09-498-002	0.075	$0	2022-2026* *Land Bank has not sold property as of 5/2023*	"Blighted." The property is owned by a land bank fast track authority. [MCL 125.2652(c)vi]	18908 DUDGEON & COBBS SUB-DIVISION OR ADD ON SEC 10 & 9 E 2 R OF S 6 R OF LOT 7.
9	5/20/2021	114 Burr Oak St	06-22-196-101	0.074	$29,600		Adjacent and contiguous to 110 Burr Oak St	Section 22-2-11 BLEYKER'S ADDITION, Liber 1 of Plats, Page 49; Beginning at a point on the north line of Burr Oak Street North 89° 00' 33" West 118.92 feet from the southeast corner of Lot 124 of said Addition; thence North 89° 00' 33" West 39.16 feet along the north line of Burr Oak Street; thence North 00° 58' 52" East 82.03 feet to a point 1 Rod South 00° 58' 52" West of the north line of said Lot 124; thence South 89° 02' 29" East 39.13 feet parallel with the north line of said Lot 124 to a point 118.92 feet Westerly of the east line of said Lot 124; thence South 00° 57' 23" West 82.06 feet parallel with the east line of Lot 124 to the north line of Burr Oak Street and the point of beginning. Parcel contains approximately 0.074 acres.
10	5/20/2021	738 Harrison St	06-15-275-008	0.099	$0		[MCL 125.2652(c)v.] Municipally owned Tax Foreclosed property in 1994.	3914 Commencing on the East line of Harrison Street 22.75 Rods North of the north line of East North Street; thence East 7 Rods; thence North 2.25 Rods; thence West 7 Rods; thence South 2.25 Rods to beginning.
11	5/20/2021	1010 N Rose St	06-15-140-040	0.202	$0	2022-2026	"Blighted." The property is owned by a land bank fast track authority. [MCL 125.2652(c)vi]	Section 16, Town 2 South Range 11 West, DUDGEON & COBB REVISED PLAT ON SHELDON'S ADDITION, Liber 2 of Plats Page 22; Part of Lot 21 described as beginning at the southwest corner of Lot 21; thence North 00° 27' 24" West 49.92 feet along the east right of way line of North Rose Street; thence North 89° 06' 10" East 176.96 feet to the east line of Lot 21; thence South 00° 30' 03" East 49.67 feet along the east Lot 21 to the south line of Lot 21; thence South 89° 01' 24" West 177.00 feet along the south line of Lot 21 to the point of beginning. Containing 0.20 acres more-or-less.

12	5/20/2021	1014 N Rose St	06-15-135-030	0.202	$0	2022-2026	"Blighted." The property is owned by a land bank fast track authority. [MCL 125.2652(c)vi]	Section 16, Town 2 South Range 11 West, DUDGEON & COBB REVISED PLAT ON SHELDON'S ADDITION, Liber 2 of Plats Page 22; Part of Lot 20 and part of Lot 21 described as: beginning at a point on the east right of way line of North Rose Street that is 49.92 feet North 00° 27' 24" West of the southwest corner of Lot 21; thence North 00° 27' 24" West 49.92 feet along the east right of way line of North Rose Street; thence North 89° 11' 04" East 176.56 feet to the east line of Lot 20; thence South 01° 07' 25" East 33.09 feet along the east line of Lot 20 to the south line of Lot 20; thence South 00° 30' 03" East 16.57 feet along the east line of Lot 21; thence South 89° 06' 10" West 176.96 feet to the point of beginning. Containing 0.20 acres more-or-less.
13	5/20/2021	707 Staples Ave	06-16-261-004	0.081	$0	2022-2026* *Land Bank has not sold property as of 5/2023*	"Blighted." The property is owned by a land bank fast track authority. [MCL 125.2652(c)vi]	4328 COM ON W LI STAPLES AVE89 FT N OF N LI NORTH ST W PAR WITH SD N LI 4 R N 1 FT W 1 R N PAR WITH STAPLES AVE 42 FT TH E PAR WITH NORTH ST5 R TO W LI STAPLES AVE S ALG SD W LI 43 FT TO BEG
14	8/1/2021	120 Burr Oak St	06-22-195-008	0.074	$28,870		"Blighted." The property was declared a public nuisance by the City. [MCL 125.2652(c)i]	Section 22-2-11 BLEYKER'S ADDITION, Liber 1 of Plats, Page 49; Beginning at the southwest corner of Lot 126, said point being on the north line of Burr Oak Street being North 89° 00' 33" West 236.40 feet from the southeast corner of Lot 124 of said Addition; thence North 01° 01' 23" East 81.99 feet along the west line of Lot 126 to a point 1 Rod South 01° 01' 23" West of the northeast corner of Lot 127 of said Addition; thence South 89° 02' 29" East 39.13 feet parallel with the north line of said Lot 126; thence South 01° 00' 06" West 82.01 feet to the north line of Burr Oak Street; thence North 89° 00' 33" West 39.16 feet along the north line of Burr Oak Street to the southwest corner of said Lot 126 and the point of beginning. Parcel contains approximately 0.074 acres.
15	8/1/2021	116 Burr Oak St	06-22-195-007	0.074	$4,271		"Blighted." The property was declared a public nuisance by the City. [MCL 125.2652(c)i]	Section 22-2-11 BLEYKER'S ADDITION, Liber 1 of Plats, Page 49; Beginning at the southwest corner of Lot 126, said point being on the north line of Burr Oak Street being North 89° 00' 33" West 236.40 feet from the southeast corner of Lot 124 of said Addition; thence North 01° 01' 23" East 81.99 feet along the west line of Lot 126 to a point 1 Rod South 01° 01' 23"

								West of the northeast corner of Lot 127 of said Addition; thence South 89° 02' 29" East 39.13 feet parallel with the north line of said Lot 126; thence South 01° 00' 06" West 82.01 feet to the north line of Burr Oak Street; thence North 89° 00' 33" West 39.16 feet along the north line of Burr Oak Street to the southwest corner of said Lot 126 and the point of beginning. Parcel contains approximately 0.074 acres.
16	8/1/2021	1333 Summit Ave	06-16-180-102	0.142	$0	2023-2027	"Blighted." The property is owned by a land bank fast track authority. [MCL 125.2652(c)vi]	13221 ASSESSORS B PLAT, Liber 15 of Plats Page 12; Lot 102
17	8/1/2021	3408 Hoover	06-32-109-065	0.141	$0		"Blighted." The property was declared a public nuisance by the City. [MCL 125.2652(c)i]	G59-63 ASSESSORS PLAT OF OAKLAND PARK LOT 65
18	8/1/2021	3524 Lowden St	06-32-117-126	0.145	$0	2023-2027	"Blighted." The property is owned by a land bank fast track authority. [MCL 125.2652(c)vi]	G59-119 ASSESSORS PLAT OF OAKLAND PARK LOT 126
19	8/1/2021	3531 Lowden St	06-32-123-097	0.145	$0	2023-2027	"Blighted." The property is owned by a land bank fast track authority. [MCL 125.2652(c)vi]	G59-95 ASSESSORS PLAT OF OAKLAND PARK LOT 97
20	5/4/2023	729 Clinton Ave	06-22-488-018	0.172	$0	2024-2028	"Blighted." The property is owned by a land bank fast track authority. [MCL 125.2652(c)vi]	42004 SOUTH SIDE IMPROVEMENT COMPANYS ADDITION LOT 18
21	5/4/2023	1024 Clinton Ave	06-23-368-539	0.098	$0	2024-2028	"Blighted." The property is owned by a land bank fast track authority. [MCL 125.2652(c)vi]	22648 REVISED PLAT OF HAYS PARK, Liber 7 of Plats Page 15; Lot 539

22	5/4/2023	1107 Clinton Ave	06-23-363-457	0.143	$0	2024-2028	"Blighted." The property is owned by a land bank fast track authority. [MCL 125.2652(c)vi]	22482 REVISED PLAT OF HAYS PARK LOT 457
23	5/4/2023	407 Phelps Ave	06-14-405-002	0.169	$0	2024-2028	"Blighted." The property is owned by a land bank fast track authority. [MCL 125.2652(c)vi]	32882 PHELPS ADDITION S 3R OF E 9R OF LOT 4.
24	5/4/2023	1403 Krom Ave	06-10-382-001	0.200	$0	2024-2028	"Blighted." The property is owned by a land bank fast track authority. [MCL 125.2652(c)vi]	17782 ADDITION OF DEWING & PARKER; Lot 1 in Block B.
25	5/4/2023	1708 N Rose St	06-10-340-001	0.194	$0	2024-2028	"Blighted." The property is owned by a land bank fast track authority. [MCL 125.2652(c)vi]	UPJOHN LAND COMPANY'S ADDITION LOTS 24 & 25, BLK 6.
26	5/4/2023	1804 N Rose St	06-10-335-014	0.100	$0	2024-2028	"Blighted." The property is owned by a land bank fast track authority. [MCL 125.2652(c)vi]	47726 UPJOHN LAND COMPANY'S ADDITION; Lot 14 in Block 1
27	5/4/2023	1205 Summit Ave	06-16-182-001	0.200	$0	2024-2028	"Blighted." The property is owned by a land bank fast track authority. [MCL 125.2652(c)vi]	13239 ASSESSORS B PLAT W 66 FT OF THE N 132 FT LOT 117

EXHIBIT B
(Copy of Brownfield
Plan)

EXHIBIT C
(Ex-Offender Purchasing Policy)

CITY OF KALAMAZOO

CITY COMMISSION POLICY

Subject:	**EX-OFFENDER PURCHASING POLICY**	**No. 70.7**
Date:	**May 16, 2016**	**Page: 1 of: 2**

PURPOSE:

The City Commission has committed to taking a leadership role in fostering collective action to reduce unacceptable poverty in Kalamazoo. Part of that effort includes ensuring that the local firms with whom the City does business shares the commitment of the City that hiring practices do not unfairly deny people with arrest and conviction records gainful employment, thereby encouraging rehabilitation, reducing recidivism, and strengthening families.

SCOPE:

The following policy shall be in effect regarding the purchasing and contracting of materials, supplies, capital outlay or services, including professional services, for the construction, maintenance, repair, and operation of City facilities. As used in this Policy, the term "bidder" includes subcontractors used by the bidder to provide the contracted for goods and services to the City.

POLICY:

1. For the purposes of determining a responsible bidder, including any subcontractor of the bidder, in the award of a purchase or contract of over $25,000, such bidder shall celtify that it has eliminated any question or inquiry about prior arrests or convictions from initial job applications and that it does not preclude an individual with a criminal conviction from being considered for employment, except for reasons that are a) job-related and consistent with business necessity or b) to comply with federal or state law.

2. A bidder subject to this policy shall, at the time of response to an invitation for bids or a request for proposals, submit a copy of its current application for employment folm and celtify in writing that it satisfies one or more of the following conditions:

   - That pursuant to federal or state law bidder is precluded from hiring persons with celtain criminal records from holding particular positions or engaging in celtain occupations by providing a cite to the applicable statute or regulation;

   - That bidder conducts criminal history background checks only as necessary, and only after making a conditional offer of employment; that any withdrawal of an offer of employment to an individual because of a past criminal history is job-related and consistent with business necessity after the individual has been provided an individualized assessment opportunity to review and challenge or supplement the history of past criminal conduct being relied upon by the bidder;

- That the use by bidder of criminal history background checks complies with the U.S. Equal Employment Opportunity Commission's Enforcement Guidance on the Consideration of Arrest and Conviction Records in Employment Decisions and there has not been a finding of unlawful employment discrimination by a state or federal agency or court of competent jurisdiction regarding the use of arrest or conviction records by the bidder for the past 7 years.

3. The failure to submit the documentation required by this policy shall render the bid or proposal submitted as being deemed non-responsive.

EFFECTIVE DATE: June 1, 2016

SEE ALSO:

City Commission Policy 70.5 entitled *Purchasing Policy*

HISTORY:

On August 18, 2008 the City Commission adopted Resolution 08-68, which created an Ex- Offender Purchasing Policy.

On May 16, 2016 the City Commission adopted Resolution 16-XX which defined the term "bidder"; required documentary proof that a bidder had eliminated any question regarding criminal history on its application for employment; and required that bidder employed practices to prevent the use of criminal history to unlawfully discriminate.