

Agenda

Brownfield Redevelopment Authority

Board of Directors



City of Kalamazoo

Thursday, June 20, 2024

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 meetings of the Brownfield Redevelopment Authority held:

- at the regular Board meeting on May 16, 2024
- at the BRA Special meeting on June 4, 2024

D. PUBLIC COMMENTS

E. DIRECTOR COMMENTS

F. PUBLIC HEARING

1. Public hearing for the 12th Amendment to the City of Kalamazoo's Revised Brownfield Plan

Opening of the Public Hearing
Presentation
Public Comment Period
Board of Directors Comments
Closing of the Public Hearing

G. NEW BUSINESS

1. Adoption of a Resolution Approving the Implementation of the 12th

Amendment to the City of Kalamazoo's Revised Brownfield Plan and Recommending Adoption by City Commission.

(ACTION: Motion to adopt a Resolution approving the implementation of the 12th Amendment to the City of Kalamazoo's Revised Brownfield Plan and recommend adoption by City Commission.)

2. Acceptance of a Revised Capture and Reimbursement Schedule for the Fourth Amendment to the Scattered Site Brownfield Plan.

(ACTION: Motion to accept revised capture and reimbursement schedules for the Fourth Amendment to the Scattered Site Brownfield Plan).

3. Adoption of a Resolution Approving Reimbursement Request #3 from Kalamazoo Neighborhood Housing Services in the Amount of \$96,957.16.

(ACTION: Motion to adopt a Resolution approving Reimbursement Request #3 from Kalamazoo Neighborhood Housing Services in the amount of \$96,957.16).

4. Adoption of a Resolution Approving Reimbursement Request #1 for 215 E Michigan Avenue in the Amount of \$180,198.50.

(ACTION: Motion to adopt a Resolution approving Reimbursement Request #1 for 215 E Michigan Avenue in the amount of \$180,198.50).

5. Adoption of a Resolution Approving the Purchase and Sale Agreement with Zone 32 Phase II, LLC, and Authorizing the Chair to Sign.

(ACTION: Motion to adopt a Resolution approving the Purchase and Sale Agreement with Zone 32 Phase II, LLC and authorize the Chair to sign).

6. Adoption of a Resolution Approving the Third Amendment to the Brownfield Plan Development Agreement with Bogan Developments, LLC and Authorizing the Chair to Sign.

(ACTION: Motion to adopt a Resolution approving the Third Amendment to the Brownfield Plan Development Agreement with Bogan Developments, LLC and authorize the Chair to sign.)

7. Approval of a Fourth Amendment to the Purchase and Sale Agreement with 116 WEST CEDAR, LLC and BURDICK@CEDAR, LLC, extending the Investigation Period to September 28, 2024 and to authorize the Chair to sign the Fourth Amendment to the Purchase and Sale Agreement with such other provisions not materially adverse to the BRA approved as to form by legal counsel and as to content by the Department Director serving as Attorney-in-Fact.

(ACTION: Motion to approve a Fourth Amendment to the Purchase and Sale Agreement with 116 WEST CEDAR, LLC and BURDICK@CEDAR, LLC, extending the Investigation Period to September 28, 2024 and to authorize the Chair to sign the Fourth Amendment to the Purchase and Sale Agreement with such other provisions not materially adverse to the BRA approved as to form by legal counsel and as to content by the Department Director serving as Attorney-in-Fact.)

8. Adoption of a Resolution Committing up to \$100,000 in Local Brownfield Revolving Funds as Grant Match for an EGLE Environmental Justice Impact Grant.

(ACTION: Motion to adopt a Resolution committing up to \$100,000 in Local Brownfield Revolving Funds as grant match for an EGLE Environmental Justice Impact Grant.)

9. Adoption of a Resolution Approving the Purchase and Sale Agreement for the Property at 708 Ampersee and Authorizing the Chair to Sign.

(ACTION: Motion to adopt a Resolution approving the Purchase and Sale Agreement for the property at 708 Ampersee and authorize the chair to sign.)

H. UNFINISHED BUSINESS

I. COMMUNICATIONS AND ANNOUNCEMENTS

J. STAFF REPORTS AND UPDATES

1. Letter from State Rep. Rogers' Office
2. City Commission Brownfield Plan Approval - Brewster Hotel
3. No July Brownfield Meetings
4. Policy Report-Out

K. ADJOURNMENT

**CITY OF KALAMAZOO
BROWNFIELD REDEVELOPMENT AUTHORITY BOARD MEETING
Thursday, May 16, 2024
Community Planning and Economic Development
245 N. Rose Street, Kalamazoo, MI 49007**

MEMBERS PRESENT: Kevan Hess; Jason Novotny; Sharon Ferraro; Nathan Bolton; Lucas Middleton; Rachel Bair

MEMBERS ABSENT: Michael Gurnee; Kyle Gulau; Torean Greeley; Alonzo Wilson; Andrew Schipper

CITY COMMISSIONERS/CITY STAFF PRESENT: Jamie McCarthy (Sustainable Development Coordinator); PJ Thuringer (Economic Development Supervisor); Jessica Wood (Attorney, Dickinson Wright); David Stegink (Fishbeck, Consultant); Jared Chambers (Business Specialist); Jerri Burdue (Neighborhood Business & Special Projects Coordinator); Heidi Gartley (Brownfield Project Assistant)

Meeting was called to order at 8:42 AM by Chair Novotny.

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

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

APPROVAL OF MINUTES: Director Hess moved approval of minutes from the meeting of April 18, 2024 as presented; seconded by Director Middleton. Motion approved by voice vote unanimously.

PUBLIC COMMENTS

None.

DIRECTOR'S COMMENTS

Director Ferraro asked if anyone else noticed the new Cannabis Outlet Store on Stadium. She said she doesn't think it is opened yet. She asked if we would regulate that if they opened a store? Mr. Chambers said he is not aware of it. Director Novotny thanked her for bringing this to the group's attention.

Director Novotny said he will be abstaining from items on the agenda pertaining to Bogan Developments due to ongoing project involvement with them. Director Middleton will sign any of those related items that require the Chair's signature.

PUBLIC HEARING

1. Public hearing for an Act 381 Brownfield Plan for the Redevelopment Project at 5135 and 5147 Portage Road, Kalamazoo, Michigan.
 - a. Opening of the Public Hearing: The public hearing was opened at 8:45 AM.
 - b. Project Presentation:
 - Ms. McCarthy shared a presentation on the new hotel development. It is the former

Brewster's restaurant and a former gas station in another section of the parcel. The new proposed development is a four-story hotel. She shared part of the reason this project was really attractive and gained some support is because it is located at the Southern gateway of the City. There has been a lot of investment in this area in terms of the I-94 interchange and further private investment would be really beneficial. The property is adjacent to the airport. We have the ability and the private investment that will help remove the blighted building and some of the public investments will help clean up the contamination and historic releases that have happened there. She presented slides on the screen of the current state of the site and renderings of the proposed development.

Ms. McCarthy talked through items of the Brownfield Plan, as found in the agenda packet.

- Greg Dobson, representative of AVB, thanked Mr. Stegink for writing the Brownfield Plan and assisting. He said they are really excited about this development, and they think this gateway project is a chance to really change that first step into Kalamazoo as you make your way to the airport. The SpringHill Suites that they just opened up was number 11 out of 550 SpringHill Suites in the country for guest experience ratings. They are looking to do something very similar with this Residence Inn. Mr. Dobson shared it ties into a number of the different economic development activities going on in the area. They look forward to getting started with the board's support.
- Curt Aardema, representative of AVB, shared the corridor has taken a bit of a hit with all the construction that has occurred. There is a fair amount of challenges from an aesthetics standpoint as you approach into the City of Kalamazoo. They think this is one of those projects that can catalyze additional change in the area, and with its location near the airport and the interstate, it's that first impression of Kalamazoo. He thanked the board.
- c. Public Comment Period: None.
- d. Board of Directors Comments: None.
- e. Closing of the Public Hearing: The public hearing was closed at 8:53 AM.

NEW BUSINESS

1. Adoption of a Resolution Approving the Implementation of an Act 381 Brownfield Plan for the Redevelopment Project at 5135 and 5147 Portage Road and Recommending City Commission Adopt the Plan.

Director Hess moved adoption of a Resolution Approving the Implementation of an Act 381 Brownfield Plan for the Redevelopment Project at 5135 and 5147 Portage Road and Recommending City Commission Adopt the Plan; seconded by Director Bair.

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

2. Approval of an Extension to the Letter of Intent with Bogan Developments, LLC for the Zone 32 Phase 2 Redevelopments Project and Authorize the Department Director to Sign.

Ms. McCarthy shared they have been working on a number of items toward the eventual Purchase Agreement, which they plan to bring to the board next month. The property appraisal report is back. Mr. Bogan will present a programming change and his conceptual drawing to the Projects and Finance Committee next month. She thinks they will see a really great rental mix in the Low-Income Housing Tax Credit piece still involved.

Director Bair moved approval of an Extension to the Letter of Intent with Bogan Developments, LLC for the Zone 32 Phase 2 Redevelopments Project and Authorize the Department Director to Sign; seconded by Director Bolton.

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

3. Adoption of a Resolution Approving the Second Amendment to the Brownfield Plan Development Agreement for 315 E Frank Street and Authorizing the Chair to Sign.

Ms. McCarthy shared items 3 and 4 are related. She explained the amendment, as found in the packet. Staff worked with Fishbeck to verify duplicate funds were not being given through grants and TIF.

Director Ferraro moved adoption of a Resolution Approving the Second Amendment to the Brownfield Plan Development Agreement for 315 E Frank Street and Authorizing the Chair to Sign; seconded by Director Bolton.

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

4. Adoption of a Resolution Approving Reimbursement Request #2 for 315 E Frank Street Brownfield Plan in the Amount of \$90,867.80.

Director Middleton moved adoption of a Resolution Approving Reimbursement Request #2 for 315 E Frank Street Brownfield Plan in the Amount of \$90,867.80; seconded by Director Hess.

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

5. Adoption of a Resolution Approving the Fourth Amendment to the Purchase and Sale Agreement for 508 Harrison Street and Authorizing the Chair to Sign.

Ms. McCarthy invited the developers present to give an update.

Jessica DeBone, representative of River Caddis, said they are still working very hard towards a June 30th closing date. The equity syndicator is really trying to work with MSHDA to have MSHDA accomplish that. It is looking like it will now be closer to mid-July. They have about four checklists they are working through with MSHDA and the equity syndicator, primarily on the legal items. The different agreements on everything have been circulated and drafts are going around with comments. She shared they are in the home stretch, and they are really excited to have a groundbreaking and celebrate with the board soon.

Director Hess moved adoption of a Resolution Approving the Fourth Amendment to the Purchase and Sale Agreement for 508 Harrison Street and Authorizing the Chair to Sign; seconded by Director Bair.

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

6. Approval of a One-Year Contract for Brownfield Consulting Services with Fishbeck for \$50,000.

Ms. McCarthy shared staff went through the City's procurement process. Four proposals were submitted. A small committee, including Director Hess and staff, was organized to complete individual scoring, then City Purchasing staff tabulated the scores. Ultimately, Fishbeck received the highest score. It was brought to the Executive Committee last week, and they gave a recommendation to award the one-year contract to Fishbeck.

Director Hess shared it was very similar to the process last time, with the final two bidders it came down to – but value of services and familiarity with scope of work stood out with Fishbeck.

Director Middleton asked what the renewal option is.

Ms. McCarthy shared they can renew up to four years. This follows city policy.

Director Ferraro moved approval of a One-Year Contract for Brownfield Consulting Services with Fishbeck for \$50,000; seconded by Director Bolton.

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

UNFINISHED BUSINESS

None.

COMMUNICATIONS AND ANNOUNCEMENTS

None.

STAFF REPORTS AND UPDATES

Ms. McCarthy distributed a spreadsheet projection of a rough schedule of what capture the board may be able to expect into the Local Brownfield Revolving Fund (LBRF) over time. She disclaimed that broad assumptions had to be made to put the spreadsheet together. The projects may not start exactly when the start dates are listed. For projects occurring in the next five years, staff used today's values for the taxable value. For projects in the future, they added a 1% growth, but it is unknown what the market will do. They had to take out school capture in some of these because they won't get this into the LBRF.

Ms. McCarthy completed this spreadsheet for approximately the next ten years. She said the numbers in the total column look really small in years 2031 and 2032, and this is because they are not seeing the projects being added. The projects that have such a low capture were listed as non-applicable. One example is a project that was sold to a tax-exempt organization. In the spreadsheet, the green rows give the next five years. By year 2028, it does grow quite a bit for capture occurring into the LBRF. She said the five-year estimated average is about \$300,000 into that fund each year. There may be some leaner years in the early 2030s, but growth in the mid-2030s as the timing of the bigger projects switches to LBRF capture. She listed specific projects that will be switching capture at that time.

She said she is happy to talk with Directors individually about the project spreadsheet and how it relates to upcoming BRA policy updates. The BRA has a fund balance as well, and she thinks the board will want to be thinking about how they want to spend that down over time, but also probably use it to buffer these years as well. She has had fantastic conversations with staff, the state-wide brownfield team, and the county about how they use all the different funds they have available to support development in the best way they can.

Ms. McCarthy shared Ms. Gartley will be sending a poll to Directors via email to determine a date for a Special Meeting of the BRA to talk about policy. This will likely take place in early June.

ADJOURNMENT: The meeting was adjourned at 9:16 A.M. by Chair Novotny.

Heidi Gartley
Recording Clerk

Chair Signature

Printed Name/Chair

**CITY OF KALAMAZOO
BROWNFIELD REDEVELOPMENT AUTHORITY BOARD MEETING
Special Meeting – Tuesday, June 4, 2024
City Hall, 241 W South St, Kalamazoo, MI 49007**

MEMBERS PRESENT: Kevan Hess; Michael Gurnee; Kyle Gulau; Sharon Ferraro; Alonzo Wilson; Rachel Bair

MEMBERS ABSENT: Lucas Middleton; Andrew Schipper; Jason Novotny; Torean Greeley; Nathan Bolton

CITY COMMISSIONERS/CITY STAFF PRESENT: John Weiss (Attorney, Dickinson Wright); Jamie McCarthy (Sustainable Development Coordinator); *PJ Thuringer (Economic Development Supervisor); David Stegink (Fishbeck, Consultant); Logan Mulholland (Fishbeck, Consultant); Heidi Gartley (Brownfield Project Assistant)

Meeting was called to order at 9:07 AM by Director Gulau.

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

APPROVAL OF AGENDA: Director Ferraro moved the approval of the agenda as presented; seconded by Director Hess. Motion approved by voice vote unanimously.

NEW BUSINESS

1. Authorization of Funding Support in an Amount Not-to-Exceed \$15,500 for a Scope of Services the City of Kalamazoo is Executing with Plante Moran Realpoint for Real Estate Analysis Services.

Ms. McCarthy shared information on the scope of services, as found in the agenda packet. She shared the contract is actually between the City of Kalamazoo and Plante Moran. She said broken out on a project-by-project basis, they want to be able to cost-share when those projects do touch Brownfield incentives. Staff thought up to \$15,500 of the total not-to-exceed amount of \$25,000 would get them through some of their projects for any sort of proforma reviews. This is tied to some of the policy changes they are talking about now, as they will possibly be looking at more proforma-based evaluations to consider incentives.

Director Gulau asked about the line item this service will be taken out of. Ms. McCarthy explained in the budget this past year some of the Professional & Contractual Services were put into Grounds Maintenance. Management Services has asked that those should have been put into Professional & Contractual Services. There is a lot more money in Grounds Maintenance which is actually billing through Professional and Contractual Services.

Director Gulau questioned if the Grounds Maintenance and Professional & Contractual Services line items would be combined long-term. Ms. McCarthy shared she would like to keep them separate. Director Gulau agreed.

Director Gulau asked if Plante Moran will assist with the real estate aspect of the property inventory the BRA completed recently and if they would help move that forward. Ms. McCarthy explained no, that their services would be for projects that are seeking a Brownfield Plan, loan underwriting, anything that requires looking at the proforma evaluation. If it requires looking at a gap or the financial justification for those incentives, this third party would do

that evaluation. They are not going to be helping with real estate marketing.

Director Gulau said that it is almost a strictly capacity-building exercise to bring on a consultant to help move some of these projects faster.

Ms. McCarthy explained the other budgets within Community Planning and Economic Development that would match this, such as HOME dollars, FFE Housing Programs, EIF loans, and other loan programs within the city. The same third party would be evaluating for those projects.

Director Gulau asked if Plante Moran would help with some EDC items as well. Ms. McCarthy shared they could, but they haven't brought that budget request forward.

Director Hess asked if the intent was to bring in developers that otherwise probably wouldn't be able to do some of these projects on pieces of land that aren't necessarily sought by larger developers and make it more equitable. Ms. McCarthy shared it could be.

Director Gulau asked how are we measuring success for these folks and know they are doing a good job.

Ms. McCarthy explained there is an underwriting process with the city that needs to be followed, so it is more of a capacity issue. They need to be meeting those underwriting requirements, so they are asking Plante Moran to do those services for us.

Director Hess asked if they feel like this will help streamline projects for the future. Ms. McCarthy shared that is the hope, yes.

Director Gulau asked how long does it take a project now and what are we expecting the project to be with the help of Plante Moran. Ms. McCarthy said she would hope it would reduce some of their time.

*9:16 Mr. Thuringer entered the meeting.

**Director Hess moved Authorization of Funding Support in an Amount Not-to-Exceed \$15,500 for a Scope of Services the City of Kalamazoo is Executing with Plante Moran Realpoint for Real Estate Analysis Services; seconded by Director Gurnee.
A roll call vote was taken, and the motion passed unanimously.**

POLICY DISCUSSION: HOUSING ACTIVITIES & INCENTIVES

1. Presentation

Ms. McCarthy welcomed Ryan Kilpatrick and noted the BRA attorney and consultant were also present to assist with the discussions. She explained an overview of the operational policy in 2019, incentives policy in 2021, and a new Local Brownfield Revolving Fund (LBRF) Policy. She said the exercise today is to discuss the board's prioritization of goals. Where do you want staff and developers to bring you projects? How can we award those years or give that support to projects? Where do you want to see some of the workforce housing plans? She said they will walk through an exercise and show the board how changing the affordability in a project can change the revenue and feasibility of a project. Then they can think about what are their goals for a project or for the community, as well as housing short-term and long-term.

Ms. McCarthy shared they will discuss a separate policy later in the meeting for the LBRF. It will be a new policy in recent history. It will guide the overall management of the fund and their investment priorities. Staff wants the board to talk as a group on solidifying what some of the priorities are as they have conversations with the community, city

leadership, and staff. They want to talk about where those funds can be invested and what projects and what requests staff brings forward to the board. Staff would love to have some of that feedback so they can bring the board projects and ideas that really match what the board is looking to fund.

Ms. McCarthy shared a housing study that was completed by the city, which can be found online on the City's Community Development Housing website. It points to the conversations across the county and the state – we need a lot more housing, at all price points, for rent and for sale. She shared nearly all of the units and rental pricing pulled for the study in the downtown area are projects that have received brownfield support. Hardly a project goes on that doesn't need brownfield support, hasn't needed brownfield support, for a long time. Those rents are all above 120% AMI typically. She said you can still see the potential demand is there in the downtown, as well as the rest of the City Center. She pointed out that it was interesting the study showed a demand across all price points.

Director Gulau asked if the total numbers are estimates of what is needed in the urban core and urban center. Ms. McCarthy shared it shows there is the market potential for that number of units annually.

Director Bair asked about the figures being annual. She expressed her surprise at such a high number of demand occurring annually, at 5,000 new houses a year to Kalamazoo. Ms. McCarthy shared that the market could potentially attract that number of houses, not that they are necessarily needing to be built.

Ryan Kilpatrick, of Flywheel Momentum, introduced himself. He said as the board thinks about the Brownfield Policy relative to the recent legislative amendments that allow for housing activities to be covered, staff is encouraging them to set some parameters and think about what their priorities will be. The new legislation allows for a lot of additional tax capture if there are enough eligible activities. He said when they are building housing, almost everything is eligible, so you could potentially capture all of the tax increment that's created for thirty years in order to reimburse the cost of housing. The purpose of the work they would do together in the meeting is to evaluate when is it appropriate to capture all of the taxes, what are the limitations they want to put on that, what are the board's goals and priorities. They want to ground those goals and priorities in market reality. What does it cost to build housing today? What can the people in Kalamazoo County and the City of Kalamazoo afford, based on median wage? How likely is it that we are going to get to true affordability for folks earning at or below a certain wage? How do they begin to set parameters, so that they are getting the public benefit they want as a result of their investment of tax dollars, and they are still encouraging new development to occur? Mr. Kilpatrick shared this is a delicate balance and not a science. He discussed how every single project is going to be different. He wants to temper the board's expectations of how affordable they can get using TIF, but also encourage the board to tell the market what they are looking for. What is the level of affordability they think is reasonable? How do they get as much as possible without stalling or stopping this project from occurring?

Mr. Kilpatrick displayed the proforma of an example development project on the screen. He walked through the values in the proforma. He mentioned a developer fee listed in the proforma and shared in order for a developer to do a project, developers put a lot of their own financial well-being at risk. Therefore, we have to expect that developers are going to take some level of financial return if the project is successful. We have to expect they are going to take some kind of financial return if the project is successful. Mr. Kilpatrick identified one side of the proforma as "uses" and the other side as "sources."

Mr. Kilpatrick explained the proforma model he was sharing was from MEDC. He said partners in the room use that model all the time when submitting forms to the State of Michigan. He believes MSHDA will use the same template. While Plante Moran will likely be the entity reviewing most of the developer proformas, he wanted the board to see what Plante Moran will be reviewing.

Mr. Kilpatrick explained the State of Michigan promulgates updated Area Median Income numbers every year. He explained the calculation of affordable rents and acknowledged that this doesn't feel affordable for someone who last rented five years ago. He shared there are a lot of households in Kalamazoo County that are spending more than

30% of their income on housing and part of the reason is because they do not have enough housing available, so there is a lot of competition.

Mr. Kilpatrick identified the location on the proforma to find the Net Potential Income for a project. The vacancy loss has to be factored in. The property management costs should also be deducted from the income. Utility costs will also be taken into account – even if tenants pay the utility bills, the hallways and shared spaces may still produce utility bills. Sewer and water is typically paid by the landlord, so that is also included as an expense. Mr. Kilpatrick shared there are multiple annual maintenance obligations, including snow removal, mowing, extermination, and plumbing services. These have to be budgeted.

Mr. Kilpatrick shared real estate taxes is the other big expense.

Pointing to the amount of revenue left after deducting all of the expenses, Mr. Kilpatrick shared this tells a developer how much they can afford in terms of a loan. He said most of the time a bank will want a developer to have little bit of cushion instead of using all of their available cash on a loan – this is called a Debt Coverage Ratio.

Looking at the loans on the proforma, Mr. Kilpatrick pointed to a second loan that covers a gap. He revealed in this example scenario, there was actually an income item plugged in at the top for TIF reimbursement. Without the reimbursement, the developer would have to either increase rents, build a cheaper building (which would likely get in trouble with code compliance), not build the building, or find philanthropy.

Mr. Kilpatrick said it is how the proforma functions that guides the dial of determining what length of time to grant TIF reimbursement. Mr. Kilpatrick showed on the proforma where to find the developer's rate of return. In the example, the Return on Cash is 2.3% and the Cash on Cash Return is 6.5%. He brought attention to savings account and mutual fund returns. It would not make sense for most developers to take on all the risk and work for a 6.5% rate of return. He recognized that the developer's return is also a driver of whether or not they are going to do the project. He mentioned scenarios of scrappy developers that might pull a project together because they are passionate about the community or able to ask people they know to help invest. He said this happens, but they cannot build a housing strategy around it. We have to assume that most developers are going to try to achieve at least a 10% rate of return. MEDC caps their return threshold at about 12%. If a project looks like it will produce a 12% rate of return or better, then MEDC will dial back the amount of incentive they are willing to give.

Mr. Kilpatrick changed numbers in the proforma example to show what would happen if they asked the developer to raise rents instead of granting as much subsidy. By increasing rent, the debt coverage ratio increased and rate of return has gotten better. Discussion between Mr. Kilpatrick, Ms. McCarthy, Directors, and developers present on where it would make sense in Kalamazoo to have a rent as high as they had to calculate.

Director Hess said alleviating the scarcity helps affordability. If you do want to want to 120% AMI, it helps the existing stock of apartments, houses, and condos be more affordable. It is hard to develop brand new very affordable housing.

Director Ferraro asked if any of the calculations take into account that as the 25-year TIF starts being paid off, and the developer is out of TIF, at that point the building is 25 years old and is wood frame, and probably has another 15 years at best of survival before it is no longer going to work and come down.

Mr. Kilpatrick explained the proforma models, with MEDC assumptions included, assumes the developer will sell the building in year 25. He said it is important to be thinking about what is their long-term expectation for the city and the neighborhoods they are investing in? What is their expectation for right-sizing market-rate rents to the true cost? Do they want to incentivize more developers to try to increase rents in order for the projects to pencil, and when they do that, how does that impact affordability in a particular neighborhood?

Mr. Kilpatrick shared the board should be thinking about when a neighborhood becomes really desirable, people are willing to pay more to be there. There may be a point at which you can get a building in a particular neighborhood where you have all the shops and restaurants anyone could dream of, it's walkable to the university, walkable to downtown, feels great, and the rents make sense. Then what happens is the impact of an increased rent cascades through the neighborhood. Every couple of blocks you might save a little on rent because it is further from the amenity-rich walkable corridor, but the higher rent levels will impact the rest of the neighborhood. He said the board is charged with figuring out the push/pull factors of either pushing developers to charge more in rent so they can justify their cost of construction, and in doing so possibly justify more amenities in the neighborhood which creates positive reinforcement feedback. However, it also starts to create this pressure of displacement and gentrification in the near neighborhood. Mr. Kilpatrick said the board is charged with the balancing act of ensuring a particular level of affordability while building as much supply as possible. He said the tool he was displaying is designed to help determine how many units can be reserved at 80%-120% median income and still get a building built that they are proud of and will be proud of 50 years later? He said it will not be a science.

Next, Mr. Kilpatrick used the example on the screen to show what the numbers look like if the TIF Reimbursement time period is shortened to 15 years.

Mr. Kilpatrick invited developer public comment.

Mr. Matt Bastos, an architect with PlazaCorp, shared that the architecture fees of 1% was very low and not realistic. He said their Exchange Building rents were lower than the rent he calculated in the spreadsheet. The rents Mr. Kilpatrick was calculating was more idealistic than what they can get in one of the most expensive places in Kalamazoo.

Mr. Kilpatrick shared that was exactly the feedback he was looking for. He said the proforma on the screen wasn't intended to tell you what it costs to build a building in Kalamazoo, but rather point out all the factors you have to consider. He asked if they thought those costs would be different in a matter of six months?

Mr. Bastos mentioned the huge increase in construction costs in the last year and explained the cost of a project they are currently working on.

Mr. Kilpatrick pointed out that whatever numbers he puts into the proforma on that day, they will likely be wrong the next day and they will definitely be wrong the next year. He said the idea isn't to say they are going to lock in a number of what it will cost and what they are willing to give away, but rather for them to be equipped to know what questions they want to ask about a particular deal in order to understand how much tax increment it needs. And what are the questions they want to ask Plante Moran when they do the financial reviews, so that the board feels really comfortable when a proposed TIF increment is brought forward?

Mr. Joe Agostinelli, of Michigan Growth Advisors, shared that if the community places income restrictions on rental units in a project as a condition of the incentive, their pool of potential renters changes from infinite to only people making at or below a certain price point in a deal that is already skinny. He has seen other communities pushing this consideration – wanting 80% AMI rents and 80% AMI income restrictions. He said then it becomes a deal that doesn't work, mentioning the proforma example Mr. Kilpatrick had showed and the low returns. He said this is the push/pull of how far the variable on income restrictions as compared to rent as a function of AMI do not have to be the same thing.

Mr. Agostinelli added when he has brought deals to the City Commission in the last five years, they ask what about the 40% or 60% AMI? He said it is a really important market to serve, but that this tool (Brownfield TIF) just economically cannot serve it.

Mr. Kilpatrick dropped the rental rates to a more realistic rental rate for Kalamazoo. However, looking at the debt

coverage ratio, the loan can no longer be afforded. The returns are no longer there. In his experience, he said often the developer also really wants to make the building or project happen, and they will play with the proforma for days or weeks to try to figure out how to make the project work.

Director Gulau mentioned the factors that he believes are essential for any project. He explained they are a developer-friendly board, but time is an enemy for the board. He said if they say yes to a project, but it takes two years before it gets going, then the scrappy developer in the example is broke.

Mr. Kilpatrick asked what has been costing them a lot of time?

Director Hess said vetting incentives and taking things to MEDC and MSHDA. Any type of incentive takes time. He said going back and forth between other boards, such as zoning, can also take time.

Mr. Kilpatrick asked if it was time that the BRA board could help a developer save?

Director Gulau said he didn't think so. He mentioned when a developer chooses to go above three units in the City of Kalamazoo, they will have to go to site plan review. He mentioned the small developer and the factors that go into it. He said obstacles keep piling up, because when a developer does find a spreadsheet and get a yes from the board, then suddenly they have to wait three years.

Director Gurnee shared hopefully that is what a policy will help with. He mentioned MEDC's process of capping a return at 12%. If they as a board can have a policy, then they can share their expectations with developers. The policy will hopefully help speed up the conversations, so their board is not a main roadblock. He understands the cost of free money is time, so some of that is naturally baked into the incentive process, however they can be better.

Mr. Kilpatrick agreed the clearer they can be with developers on the front end about their expectations, the better. It's ensuring their expectations are aligned with where the market is in the moment the developer is thinking about applying. Whatever those benchmarks are, he said they want to review those often. Their rate of return might be a simple one, as MEDC has stuck with the same one for a long time. As they start to think about how many units they want to be reserved as affordable and income restricted, that could shift depending on the building type, the building location, or even the soil conditions. In those instances, they should provide a guideline or framework for the developers to say, "In these instances, we are looking for 20% of the units to be income restricted. Or as long as they are all under 120% AMI, we are good. And we're only going to factor in rents, we're not going to do income restrictions." He said getting clear about what they want in those regards will be the more important thing that they communicate on a forward basis, and they will want to review annually. Market conditions are going to change every single year for probably the next few years – they can't set a policy today and expect it to be fully relevant in a couple of years. And he mentioned the board will change.

Director Gurnee said it makes it difficult for developers in the room if they are frequently changing the guidelines. He asked how do they write the policy to help guide and protect the decisions they make but also support the folks they're here to serve. He doesn't know what that looks like.

Mr. Kilpatrick said it sounds like there is a preference to be as supportive to the development community as possible, as transparent as possible, and generally liberal with the incentive rather than over-constrain it.

Director Gurnee said legislation allows them to do these things and that's what they are there to do. He does not want to be a gate-keeper of public funds and that is what the incentive is there for. He said that is his singular opinion on the board.

Ms. McCarthy noted the time was 10:15 AM and asked if they wanted to move forward to the second proforma and then circle back to the discussion. She said the conversation was headed in the direction staff had hoped for the sake

of the policy and mentioned other items she hoped they could discuss further to assist staff as they prepare the policy draft.

Mr. Kilpatrick began sharing the second proforma example of a larger development project. He received input from the developers in the audience regarding realistic values and rents for the Kalamazoo area.

Director Bair asked about how the structure of a development deal looked in past years and what is different now? Mr. Kilpatrick shared about the ratio of loans and cash in previous generations. Director Bair asked what happens if the debt is removed from the proforma? Mr. Kilpatrick made changes to the spreadsheet, TIF would still be captured. The rate of return looked very similar. Referencing the example proforma, he said if there is an investor who is comfortable with a 6% rate of return and has enough cash to give you for the deal, you can replace debt, but it doesn't change the math on the deal.

Mr. Kilpatrick decided to set aside the second proforma example and move back into the important conversation they had started about prioritizing. He brought up Mr. Agostinelli's comment regarding income restrictions. He mentioned that though MSHDA currently says they do not require income restrictions, he is nervous there will be a day that they do. It is important the board talks about when they're allowing for TIF to be captured to reimburse housing-related activities, under the statute currently units need to rent for at or below 120% AMI. If they have an interest in reserving a share of the units at or below a different AMI threshold, they want to be clear about that.

Mr. Kilpatrick shared a story of a 2018 apartment development in Holland. They wanted to use Brownfield TIF for a cost gap. They found a way to make the site eligible and were able to set aside enough TIF to cover the costs. The City said they had to have 50% of their units at 80% AMI or below for all of the life of the TIF reimbursement. At the time, 80% AMI was market rate, and the City and the public were questioning what they would get from the deal since all units could be market rate. Mr. Kilpatrick explained the apartment is only able to increase their rent for 50% of their units in alignment with where the 80% AMI threshold is. The deal worked when they underwrote it and still works today. They are still capturing increment. There was a period of nervousness because their cost of maintenance, management, and materials went up faster than they were allowed to raise rents. Quickly, though, the AMI threshold increased and they were able to right-size their obligations. He said thinking about deals in that way, keeping a portion of units pegged at the current market rate AMI % for the TIF reimbursement period, they can still allow some units to flex with the market to allow the developer potential upside as well as potential risk.

Director Hess mentioned a large majority of projects that have occurred in the downtown area have had Brownfield support. He doesn't think the development would happen without these incentives, so it is their responsibility to help streamline it and make it more time-efficient for a developer to do, especially smaller developers.

Director Gulau said let's use all the tools we have available to make our community an investable place. We have potential to build, we should be offering opportunities for folks to come in and build for as much as we can legally offer.

Director Gurnee mentioned that this is a Housing TIF, not necessarily an affordable Sousing TIF. He said are they just going to do what is legally allowed by Act 381 or as board are they going to highlight their own priorities. The policy is to help guide priorities for the board and the community. What does the city and community want? He thinks it's important to put their voice in.

Director Gulau mentioned the opportunity to hear community voices with the upcoming Imagine Kalamazoo 2035 data. He then discussed components of business deals and said the question is how much public dollars are they willing to put into the project for the developer? Is it as much as allowed legally or do they set priorities around what they would like to see in their backyard? He said in his opinion the city has been so under-developed and under-utilized, it seems like any development would be positive. He recognized that can get tricky. He said the question, as mentioned earlier, that gets asked is – what are we getting from the developer? He explained sometimes you can't

put that in a spreadsheet, that it has to be about the person behind the deal or what the board speculates will come from the deal happening around the community.

Director Gurnee said the question will still be what is their return on investment? How is the board going to measure their return on investment for the money they are putting into deals? He said in the statute for an EGLE Brownfield grant or loan, it is defined to see environment, social, and economic benefit. Social benefit is not defined at all. Using that analogy, if they say each project needs to have social, economic, and Brownfield benefit, how will they quantify that?

Director Hess mentioned it is similar to what they do on Economic Development with cannabis companies and scoring social equity. That might have to be the road they take in that aspect if they want to make it more scientific. He doesn't know if that is possible.

Director Gulau said can you make building housing more scientific? Ultimately, what are we getting from the developer – we are getting units.

Ms. McCarthy shared they are currently reporting to City Commission the increase in tax base that comes from this program and others. She said they are doing it right as projects are built and as projects return fully to the tax roll. She said these brownfield plans will be adding units to the overall units they are reporting to City Commission at various AMI rates. Those are things they can be additionally reporting to this board.

Director Gurnee said it is good to ask what is the goal?

Ms. McCarthy shared another city department has the housing goals to share out. They have a breakdown of housing unit goals for the City, for all different types of housing. She said there are goals as a City they are working toward.

Director Gurnee said he doesn't know what comes first. Do they set a policy on how they want to operate and separately have goals they want to achieve through normal business? Or say this is what they want to achieve, here is the legislation that bounds what they can legally do, now how do they direct traffic to achieve those goals? He reiterated a policy will help streamline their thinking and support them as they make decisions.

Ms. McCarthy asked the board and the developers in the room what they are looking for more of and shared examples of what they could be looking for. She invited developers to share their feedback regarding if they want projects to look a certain way or if they are wanting more direction from the city.

Mr. Agostinelli shared at the end of the day, the market-rate deal they looked at during the presentation cannot work without incentives. He said they have to start at the baseline of capturing tax increment that will not exist if the project is not built, and the project will not be built without incentive. He said they need to start from the mindset of if they want to solve the housing shortage at all price points, they will need to put incentive into pretty much any multi-family. He likes the thought of just peg it to developer return. The developer is willing to do the deal that makes economic sense and limit their return to some extent because of the incentive they are receiving. He thinks that's a reasonable approach. He hasn't ran into clients that aren't willing to build affordable units, but it costs money. He said 50% of income restricted units seems too high for Kalamazoo. Perhaps 10-20% makes sense, depending on how aggressively you calculate some values in the proforma. Feedback he would get from his clients is to set some general parameters on what we all think is a reasonable rate of return and all understand the incentive is being generated by the developer's development. If interest rates go back down, then it becomes a different conversation. He said if they want deeper affordability restrictions in there, there will need to be more layers of incentive beyond the housing TIF for the economics to work.

Director Bair asked what other incentives are available to layer.

Ms. McCarthy explained other incentives tend to conflict with Brownfield because it starts playing with the ad valorem taxes and what they use to capture to pay Brownfield. She shared about Payment in Lieu of Taxes (PILOT), County housing millage, and some of the grant funds available at the City. She said on a per-unit basis, they do not help enough to move the needle, though they are usually layered in there. When talking to get to affordability, it's usually financing products that require a different taxing structure that do not mix well with Brownfield.

Director Bair said the tools they have are one set of tools that are somewhat exclusive of other sets of tools there are for affordable housing in their community.

Mr. Kilpatrick explained there are not a lot of tools available. He said the Low-Income Housing Tax Credit can't be used with Brownfield. It is the biggest available subsidy. He said there are other programs, but they are small. They can't be counted on for every deal.

Director Bair said with the tools they have available and with what they are here to do, that the BRA board should not be trying to incentivize anything below 80% AMI. She said all housing is good housing, all housing is going to address housing costs. She said they need to make deals that will get developers to build housing. She liked the 50% of units at the market rate AMI idea that was shared. She thinks there are other sets of tools that are needed, and they need to put pressure on policy makers to create those tools to make affordable housing more affordable. What they have at their disposal is an incentive that can make big deals happen that will drive further development in the city. This is what she is learning today. She thinks there are other solutions for the smaller projects and other types of housing needed, but all housing is good housing and they need it.

Director Gurnee said that is an important point. He said when they talk about the definition of a brownfield, it's something that is contaminated, but also functionally obsolete. That is where they get the EDC component of non-environmental brownfield world. He said now all of a sudden included in brownfield in legislation is housing – just housing. He said without putting policy in place that restricts that, it's housing, period.

Director Bair shared she does like the idea of capping the developer's return as MEDC does.

Director Gulau mentioned a hypothetical example of an outside developer investing in Grand Rapids rather than Kalamazoo because it costs the same to develop but they can get twice the rent. He said they should be thinking about how do they make their community bankable by unlocking as many incentives as possible. He discussed lagging metrics versus leading metrics, and said what are the things they are looking at to start indicating that making their policy a certain way is actually working. He said it looks like it is important to consider the developer's rate of return. He also said he has heard in the meeting that restricting income would not be good for developers.

Ms. McCarthy asked if there were any last comments from the Directors or the developers.

Director Hess said it is all a fine line. If they get to a point where they are concentrating all the 120% AMI in the urban core and they ask if they have the transit system to get workforce workers into the downtown area, he would currently say no. How do they be fair with the developers and spread it out and make sure it's happening in areas where it needs to happen? He also believes all housing is good housing, and the need is across the board.

Director Bair said what she recognized today is that they have one small piece of a very big puzzle.

Ms. McCarthy invited Mr. David Stegink, BRA Brownfield Consultant, to share his experience of going through one of the first work plans conditionally approved by MSHDA.

Mr. Stegink said if there is going to be an income qualification on the project, it allows MSHDA to add 3 mills onto the deal as well. If pursuing the additional 3 mills, an Act 381 work plan has to be put together for MSHDA. The incomes will have to be monitored. This puts another soft cost and headache on the developer.

Attorney Weiss discussed local-only plans.

Mr. Stegink shared they will see all kinds of different brownfield plans. It will be different activities that they pay for. He said when they are thinking about policy, that spectrum should be really broad. He added that if a project is going after the 3 mills and will be income restricted, MSHDA wants the property deed restricted for the term of the TIF capture that states the property is income-qualified development.

*Director Gurnee left at 11:00am.

Mr. Stegink shared MSHDA has an environmental review process which is pretty complicated. He said that it is good, but it is a complicated thing that requires State Historic Preservation Office clearance. He said it becomes another level of complication. MSHDA and EGLE are having back and forth with how approvals get done. EGLE is not comfortable with any owner-occupied housing on contaminated land.

Director Gulau asked if the board is involved with helping to decide whether to pursue the additional 3 mills. Mr. Stegink said to let the developers model that out and decide if they need to go after that. Ms. McCarthy shared it is parallel to how they have currently been doing it.

Director Gulau asked about next steps. McCarthy thanked everyone for their input. She said the next step is to take the input and the draft they have started and get a draft out to the board and out to the public. Staff will try to get something out to them before the June 20th meeting.

Policy Discussion: Local Brownfield Revolving Fund

This discussion was tabled for a meeting at a later date.

UNFINISHED BUSINESS

None.

COMMUNICATIONS AND ANNOUNCEMENTS

None.

STAFF REPORTS AND UPDATES

None.

ADJOURNMENT: The meeting was adjourned at 11:06 A.M. by Director Gulau.

Heidi Gartley
Recording Clerk

Chair Signature

Printed Name/Chair



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: June 20, 2024

SUBJECT: Adoption of a Resolution Approving the Implementation of the 12th Amendment to the City of Kalamazoo's Revised Brownfield Plan and Recommending Adoption by City Commission.

RECOMMENDATION:

It is recommended the BRA adopt a Resolution approving the implementation of the 12th Amendment to the City of Kalamazoo's Revised Brownfield Plan and recommend adoption by City Commission.

BACKGROUND:

Staff and the BRA's consultant have reviewed the City of Kalamazoo's Revised Brownfield Plan and recommend the following revisions.

1. Removal of Chapter 3 - 2152 Portage Street (Parcel 06-27-283-005)

The Former SER Plating site was completed and capture to the Local Brownfield Revolving Fund was completed in 2023.

2. Removal of Chapter 8 - 512 and 612 N Park Street (Parcels 06-15-172-102 and 06-15-167-108)

The Northside Grocery Store Development Site was completed and capture to the Local Brownfield Revolving Fund was completed in 2023.

3. Removal of Chapter 16 - 277 S Rose Street (Parcel 06-15-390-300)

The Miller Canfield Building was completed and capture to the Local Brownfield Revolving Fund was completed in 2023.

4. Correction of Chapter 39 - 421 and 427 E Michigan Avenue (Parcels 06-15-416-122 and 06-15-411-271)

The BRA took action to amend Chapter 39 in February 2020 to reimburse developer for activities originally committed by the DEGA/DDA. The BRA amended the Development and

Reimbursement Agreement with the developer in October 2020 to reflect this new commitment in the amount of \$194,000. While the minutes of the BRA reflect the adoption of the increase in eligible activities, the revised Brownfield Plan has a clerical error that staff recommend correcting in the 12th Amendment.

FISCAL IMPACT:

There is no direct fiscal impact anticipated at this time. Financial commitments have already been made in subsequent amendments and related Development and Reimbursement Agreements between BRA and Developers.

**CITY OF KALAMAZOO
BROWNFIELD REDEVELOPMENT AUTHORITY**

**A RESOLUTION APPROVING THE IMPLEMENTATION OF
CITY OF KALAMAZOO'S TWELFTH AMENDMENT TO
REVISED BROWNFIELD PLAN AND
RECOMMENDING ADOPTION BY THE CITY COMMISSION**

Minutes of a regular meeting of the City of Kalamazoo Brownfield Redevelopment Authority held on June 20, 2024, at 7:45 a.m., local time, at the Community Planning & Economic Development Office, 245 N. Rose Street, Ste. 100, 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. On May 2, 2017, the City replaced the then current version of the City's Brownfield Plan by adopting and implementing the City of Kalamazoo Revised Brownfield Plan (the "Revised Plan"), under Act 381. On June 5, 2023, the City Commission approved the Eleventh Amendment to the Revised Plan.

C. The Authority implemented the Twelfth Amendment to Revised Brownfield Plan, which amends one chapter and abolishes three chapters, under Act 381.

D. Under Resolution No. 08-16, the City Commission delegated to the Authority the public hearing process regarding any future proposed amendments to the Plan, including proposed 12th Amendment to the Revised Plan.

E. A public hearing was held by the Authority on June 20, 2024, on the 12th Amendment to the Revised Plan; 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.

F. Following the public hearing on the Revised 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 Revised Plan constitutes a public purpose in that:

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

2. The proposed method of financing the costs of eligible activities of Revised 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 Revised Plan is reasonable.

THEREFORE IT IS RESOLVED THAT:

The City of Kalamazoo Brownfield Redevelopment Authority approves the implementation of the Twelfth Amendment to Revised Brownfield Plan and recommends the City Commission adopt a resolution approving this amendment to the Revised Plan.

AYES:

NAYS:

ABSTAIN:

RESOLUTION DECLARED ADOPTED.

Dated: June 20, 2024

Kyle Gulau, Secretary

CERTIFICATION

I, the undersigned duly qualified and acting Secretary of the City of Kalamazoo Brownfield Redevelopment Authority, do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Board of Directors of the Brownfield Redevelopment Authority at a meeting held on January 18, 2024, and that public notice of said meeting was given pursuant to, and in accordance with, Act 267 of the Public Acts of Michigan of 1976, as amended.

Dated: June 20, 2024

Kyle Gulau, Secretary



CITY OF KALAMAZOO'S TWELFTH AMENDMENT TO REVISED BROWNFIELD PLAN



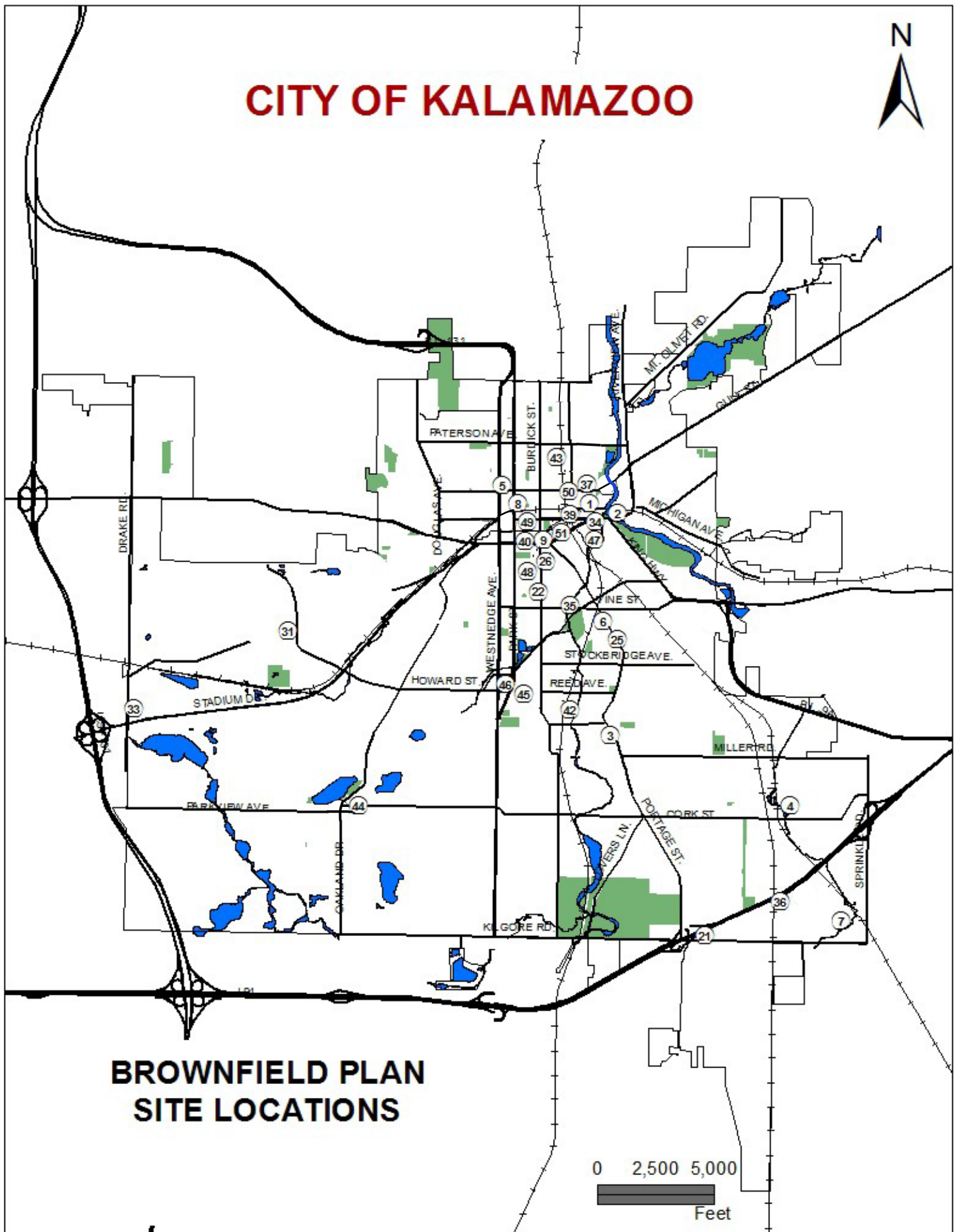
**Approved by the Brownfield Redevelopment Authority on [enter date approved]
Approved by the Kalamazoo City Commission on [enter date approved]**

Contents

1) Willard/Walbridge Block (<i>chapter revised May 2023</i>)	10
2) 701 East Michigan Avenue.....	15
3) Former SER Plating (<i>chapter removed June 2024</i>).....	19
4) 2700 East Cork Street	20
5) NorthPoint Retail Park.....	24
6) Former Liberty Gasoline Station.....	28
7) 4175 Davis Creek Court.....	31
8) Northside Grocery Store Development Site (<i>chapter removed June 2024</i>).....	34
9) 105 East Michigan Avenue.....	35
10) 4141 Manchester (<i>chapter removed September 2020</i>)	39
11) 512 – 524 East North Street	40
12) Ramp #3.....	44
13) United Building (<i>chapter removed September 2020</i>)	49
14) 507 North Park Street.....	50
15) City Yards (<i>chapter removed September 2020</i>).....	53
16) South & Rose (<i>chapter removed June 2024</i>)	54
17) Former J.A. Richards Blocks (<i>chapter revised May 2021</i>).....	55
18) Gull & North (<i>chapter removed September 2020</i>)	60
19) Former Superior Cleaners (<i>chapter removed September 2020</i>).....	61
20) Arcadia Creek West End District (<i>chapter removed September 2020</i>)	62
21) 1919 East Kilgore Service Road	63
22) 610 South Burdick Street	67
23) 419 Harrison Street	70
24) 511 East Paterson Street (<i>chapter removed October 7, 2019</i>)	73
25) 1101 Portage Street.....	74
26) 316 South Kalamazoo Mall	78
27) 154 South Kalamazoo Mall	81
28) 155 West Michigan Avenue.....	85
29) 1807 North Pitcher Street (<i>chapter removed October 7, 2019</i>)	89
30) 500 Block East Ransom Street (<i>chapter removed May 2023</i>)	90
31) 2700 Block of West Michigan Avenue.....	91
32) 500-516 East Butler Court	95

33) 4620 Stadium Drive and 2075 South Drake Road	99
34) 600 East Michigan Avenue.....	103
35) 425 East Vine Street	107
36) 4124 Manchester Road	111
37) 508 East Frank Street.....	115
38) 108 East Michigan Avenue.....	119
39) 421 and 427 East Michigan Avenue (<i>chapter revised June 2024</i>)	123
40) 216 and 220 West Michigan Avenue.....	127
41) 162 East Michigan Avenue.....	131
42) 315 E Alcott St (formerly 400 Bryant St) (<i>chapter removed May 2023</i>)	135
43) 225 Parsons Street.....	136
44) 1910 Parkview Avenue.....	141
45) 1825 S. Park Street.....	145
46) 412 Howard Street	149
47) Foundry Phase II.....	153
48) 215 West Lovell St. and 418/424 South Rose St.	157
49) 303 North Rose Street (<i>chapter revised May 2023</i>)	162
50) 619 Porter Street & 316 E North Street	166
51) 180 E Water Street (<i>chapter revised May 2023</i>).....	171
52) 4200 Davis Creek Court.....	175
53) 615 West Kalamazoo Avenue.....	179
Aggregate Table 1	183
Aggregate Table 2.....	184
Assumptions and Notes.....	184
City Administration & Financial Services Information	185

CITY OF KALAMAZOO



INSERT UPDATED DEGA MAP

TWELFTH AMENDMENT TO REVISED BROWNFIELD PLAN

Introduction

This document is the City of Kalamazoo's Brownfield Plan, created pursuant to Section 13(1) of Michigan's Brownfield Redevelopment Financing Act, Public Act No. 381 of 1996, as amended ("Act 381"). Section 13(1) enables the City of Kalamazoo's Brownfield Redevelopment Authority (Authority) board to implement a Brownfield Plan and establishes 13 mandated requirements of the Plan (paragraphs "a" through "n"). Prior to implementation, the Brownfield Plan must be approved by the Brownfield Redevelopment Authority and the Kalamazoo City Commission. Prior to capturing school taxes for eligible activities, remedial action plan/work plan components of the Brownfield Plan must also be approved by the Michigan Department of Environment, Great Lakes, and Energy (EGLE), and/or the Michigan Economic Growth Authority.

Because of its status as a "Core Community," Kalamazoo's Brownfield Plan can now be used as a basis for reimbursement for additional eligible activities such as infrastructure improvements, demolition, lead or asbestos abatement, and certain site preparation activities. This amended and restated Brownfield Plan incorporates such considerations. The Authority will use its discretion in approving reimbursement and method of payment for all eligible activities. The Authority will take into consideration factors such as total amount of reimbursement requested, projected unabated tax revenue generated by the development, and other pertinent factors. In the future, the Authority may further develop or refine policy which impacts reimbursement for eligible activities.

General Program Policy Statement

To further the legislative intent of the Brownfield Redevelopment Financing Act, and to achieve the goals of the City of Kalamazoo Brownfield Plan, it is the mission of the Brownfield Redevelopment Authority and the city's Brownfield Redevelopment Initiative to clean up environmentally challenged properties in the city and prepare them for desirable and productive re-uses which enhance the city's tax base. The city's Brownfield Plan is intended to establish a working set of sites which are prioritized first as those sites which are "orphaned" or abandoned and for which there are no other resources available to facilitate redevelopment. The city's financial and staffing resources are limited, and the Brownfield Plan shall be comprised of a select group of sites which reflect the application of the criteria set forth above and the stated intent of the city's program.

Criteria For Sites Included In Brownfield Plan

1. A site must qualify as a facility, as functionally obsolete or blighted as defined by Public Act 145 of 2000 or be directly adjacent to such a site and part of an overall development plan which includes the adjacent facility.
2. It is a priority that a site must be publicly owned, abandoned, and/or generate a minimal property tax base, if privately owned.

3. If a site is privately owned, and otherwise qualifies for inclusion in the Plan, then the private owner must consent to the inclusion of the site in the Plan.

Organization of Document

This document is meant to be a living document, subject to revision and amendment. As site-specific issues change, projections contained in this Plan will change accordingly. Site-specific work plans and remedial action plans will be added, as appropriate, subsequent to the adoption of the Brownfield Plan. The following sites have met, or are expected to meet, eligibility requirements and are included in the Brownfield Plan:

- 1) Willard/Walbridge Block
- 2) 701 East Michigan Avenue
- 3) (removed)
- 4) Former Lakeside Refinery
- 5) NorthPoint Retail Park
- 6) Former Liberty Gasoline Station
- 7) Wellfield #13
- 8) (removed)
- 9) 105 East Michigan Avenue
- 10) (removed)
- 11) 512 – 524 East North Street
- 12) Ramp #3
- 13) (removed)
- 14) 507 North Park Street
- 15) (removed)
- 16) (removed)
- 17) Former J.A. Richards Blocks
- 18) (removed)
- 19) (removed)
- 20) (removed)
- 21) 1919 East Kilgore Service Road
- 22) 610 South Burdick Street
- 23) 419 Harrison Street
- 24) (removed)
- 25) 1101 Portage Street
- 26) 316 South Kalamazoo Mall
- 27) 154 South Kalamazoo Mall
- 28) 155 West Michigan Avenue
- 29) (removed)
- 30) (removed)
- 31) 2700 Block of West Michigan Avenue
- 32) 500-516 East Butler Court
- 33) 4620 Stadium Drive and 2075 South Drake Road
- 34) 600 East Michigan Avenue
- 35) 425 East Vine Street
- 36) 4124 Manchester Road
- 37) 508 East Frank Street

- 38) 108 East Michigan Avenue
- 39) 421 and 427 East Michigan Avenue
- 40) 216 and 220 West Michigan Avenue
- 41) 162 East Michigan Avenue
- 42) (removed)
- 43) 225 Parsons Street
- 44) 1910 Parkview Avenue
- 45) 1825 S. Park Street
- 46) 412 Howard Street
- 47) Foundry Phase II
- 48) 215 West Lovell Street and 418/424 South Rose Street
- 49) 303 North Rose Street
- 50) 619 Porter Street and 316 East North Street
- 51) 180 East Water Street
- 52) 4200 Davis Creek Court
- 53) 615 West Kalamazoo Avenue

General Plan Provisions

Statutory requirements cited in Section 13 (d), (e), (f), (i), (j), (k), (l), (m), and (n) involve general principles and approaches applicable to each site included in the Authority's Plan:

Method of Financing (Section 13(d))

The Authority's Brownfield Plan will rely on a "pay-as-you-go" approach, utilizing tax increment financing (TIF) revenue generated from new development on eligible brownfield sites. These funds will be accumulated by the Authority and reimbursed to the appropriate entities on an annual basis. It is anticipated that there will be instances where private parties will finance the cost of eligible activities under the Plan. To the extent that these costs are reimbursable, TIF revenue will be used to reimburse these parties on an annual basis as TIF revenue is generated. It is also the intent of the Authority to capture TIF revenue, as applicable administrative fees, allowable under Act 381. For each active project (TIF revenue collection occurring) contained within this Brownfield Plan, administrative fees will be reimbursed to the Authority after reimbursements for all eligible activities have been completed. Because allowable administrative fees are based on the number of active projects in any given year, the administrative fees for each active project will be calculated each year, once all TIF revenue has been collected and tabulated for that year. The final five years of TIF revenue capture will be accumulated in, and expended from, a Local Brownfield Revolving Fund (LBRF) established by the Authority. These "excess" LBRF funds will be used to fund eligible activities on eligible properties.

Advances by the city from its economic development fund accounts or other sources may be required to cover certain eligible costs described in the Plan. It is understood that the city will be reimbursed for these expenses from TIF revenue as revenue is generated from new development on eligible sites. In addition, federal and state grant sources may be utilized to cover the costs of otherwise, eligible activities under the Plan.

Maximum Amount of Bonded Indebtedness (Section 13(e))

It is not anticipated that the Authority will incur any bonded indebtedness with the adoption of its Brownfield Plan. It is the Authority's intent to pursue a "pay-as-you-go" approach to financing its Plan.

Duration of the Brownfield Plan (Section 13(f))

The Authority's Brownfield Plan will capture TIF revenue from eligible properties in excess of the amount authorized under Section 13(4) for not more than five years after the time that capture is required to cover eligible activities as defined in the Act. These "excess" funds will be deposited in the LBRF and used for authorized purposes only. Therefore, the duration of the Plan will be no longer than five years after the capture of TIF funds for eligible activities and administrative fees on the last eligible site identified in the Plan, or 35 years from the date of Plan approval, whichever is less, in accordance with Section 13(5).

Estimates of Numbers of Persons Residing on Eligible Properties; Study of Housing Market for Residents to be Displaced under Brownfield Plan (Section 13(i))

Eligible properties identified in this Plan contain no residents or residential properties which require displacement of individuals. Should eligible properties with residents targeted for displacement be added to the Plan in the future, the provisions of Section 13(i), 13(j), 13(k), and 13(l) will be addressed in detail through Plan amendments.

Plan for Relocation of Persons Displaced by Brownfield Plan (Section 13(j))

This section is not applicable at this time.

Provisions for Costs of Relocating Persons Displaced by Plan (Section 13(k))

This section is not applicable at this time.

Strategy for Compliance with Michigan Public Act 227 of 1972 (Section 13(l))

This section is not applicable at this time.

Description of Proposed Use of Local Site Remediation Revolving Fund (Section 13(m))

The fund will be used to reimburse public or private entities for costs described for eligible sites identified in this Plan as well as for any related eligible activities on these sites.

Other Material that the Authority or Governing Body Considers Pertinent (Section 13(n))

None.

Statutory requirements cited in Section 13 (a), (b), (c), (g), and (h) are provided on a site-by-site basis in the following 50 chapters.

1) Willard/Walbridge Block *(chapter revised May 2023)*

Eligible Property

507 Harrison Street, 06-15-274-004
527 Harrison Street, 06-15-274-002

~~514 East Ransom Street, 06-15-273-004~~

507 Harrison Street: This 0.78-acre property was sold by the Brownfield Redevelopment Authority to The Peoples Food Co-Operative of Kalamazoo in November 2010. Construction of a new building was initiated in December 2010. The building will include a minimum of 6,300 square feet to house retail grocery operations and to provide leasable space for an incubator kitchen for use by others.

519 East Willard Street: This 0.11-acre vacant property is currently owned by the Brownfield Redevelopment Authority. The parcel was formerly part of the adjoining 507 Harrison Street property located directly to the east. Current plans are to sell the parcel to One Way Products to accommodate the future expansion of their 514 East Ransom Street facility.

527 Harrison Street: MacKenzies' Bakery purchased this 0.955-acre site from the City of Kalamazoo in July of 1997 and has completed construction of a 4,000 square-foot bakery operation. An expansion that includes an additional approximate 3,000-square-foot building for production and retail has also been completed.

Basis of Eligibility

Phase I and II Environmental Site Assessments were performed on the entire block, funded by a 1996 Michigan Department of Environmental Quality Site Assessment Fund grant. Known contaminants qualifying the site as a "facility" (per Natural Resources and Environmental Protection Act, Act 451, PA 1994, as amended) include polynuclear aromatic hydrocarbons (PNAs) and metals (arsenic, lead, zinc) in surface and near-surface soils. Three temporary groundwater monitoring wells were sampled and analyzed for volatile halocarbons and aromatics, PNAs, arsenic, lead, and zinc; no detectable concentrations of these substances were identified.

The Plan (pursuant to Section 13(1), Act No. 381 of 1996)

- a. A description of the costs of the Plan intended to be paid for with the tax increment revenues;**
- b. A brief summary of the eligible activities that are proposed for each eligible property.**

507 Harrison Street: Among eligible activities for which tax increment revenues may be relied upon include, but are not limited to, BEAs, foundation/rubble removal, site preparation surface soil sampling to evaluate direct contact risk, due care soil capping, and infrastructure improvements. The total cost for these activities is estimated at \$285,000.

527 Harrison Street: Placement of topsoil and asphalt was necessary to mitigate the direct contact hazard posed by exposed surface soils. Cost of this eligible activity was \$19,380 and was approved by the DEQ on April 20, 1998. Additional eligible activities for the expansion may include, but are not limited to, contaminated soil removal and disposal, and due care soil capping, making the total cost for eligible activities an estimated \$95,000.

Total eligible costs for all activities associated with redevelopment at the three parcels is estimated at \$565,000.

c. An estimate of the captured taxable value and tax increment revenues for each year of the Plan from each parcel of eligible property.

Estimate of Captured Taxable Value: The MacKenzies' Bakery bread shop and One Way/JTS Classic Car portions of the block have already yielded more than \$1.82 million in private investment into buildings and equipment. The Peoples Food Co-Operative project is expected to yield a total minimum investment of \$1.1 million. The current estimated combined capturable taxable value for the entire block is \$1.46 million.

Estimate of Tax Increment Revenues: Using the capturable millage rate of 61.7701 mills, the maximum annual tax increment revenue is estimated to be \$90,181 for years 1-5 after the expenditure of funds for eligible activities under the Plan.

It is the intent of the Authority to capture all tax increment revenue on real and personal property generated by the new development of the 514 East Ransom and 527 Harrison Streets sites and all non-school tax increment revenue on real and personal property generated by new development of the 507 Harrison Street site. These tax increments will be captured for up to five years after the time that capture is required for the purpose of paying the costs of eligible activities on the Willard/Walbridge Block.

f. Duration of the Brownfield Plan for eligible activities.

507 Harrison Street: The beginning of capture of tax increment revenues was Summer 1998 and will continue for a period necessary to reimburse eligible activities plus five years of additional tax capture, but not longer than allowed by law.

527 Harrison Street: The beginning of capture of tax increment revenues was Summer 1998 and will continue for a period necessary to reimburse eligible activities plus five years of additional tax capture, but not longer than allowed by law.

g. Maximum Impact of Tax Increment Financing on Taxing Jurisdictions.

Taxing Unit	Millage Rate	Estimated Annual Range of Taxes Captured by Authority
State Education Tax	6.0000	\$ 3,537.53
KPS Operating	17.6757	\$ 10,421.38
City Operating	12.0000	\$ 7,075.06
CCTA (Metro Transit)	0.7470	\$ 440.42
Solid Waste	1.8000	\$ 1,061.26
KCTA (County Transportation)	0.3131	\$ 184.60
KVCC	2.7970	\$ 1,649.08
County Operating (Summer)	4.6608	\$ 2,747.95
County Operating (Winter – Public Safety)	1.4409	\$ 849.54
County Housing	0.0993	\$ 58.55
County Senior	0.3484	\$ 205.41
County 911 Dispatch	0.6500	\$ 383.23
KRESA Operating	2.8823	\$ 1,699.37
KRESA Allocated	0.1437	\$ 84.72
KRESA Special Ed	1.4925	\$ 879.96
KRESA Enhancement	1.5000	\$ 884.38
Kalamazoo Library	3.9213	\$ 2,311.95
DDA	1.9638	N/A
TOTAL (School, no DDA)	58.4720	\$ 34,474.39

Maximum estimated taxable value = \$1,460,000

h. A legal description of each parcel of eligible property to which the Plan applies, a map showing the location and dimensions of each eligible property, and a statement of whether personal property is included as part of the eligible property.

507 Harrison Street, Parcel # 06-15-274-004: ORIGINAL PLAT OF THE TOWN OF (now City) KALAMAZOO Block 22 Lots 7 & 8 & part of Lot 9 Also that part of vacated Harkin Court. Parcel particularly described as follows: Beginning at the southeast corner of Block 22 of ORIGINAL PLAT OF THE TOWN OF KALAMAZOO; thence South 89deg 36min 15sec West 200 feet along the south line of Lots 7 thru 9; thence North 00deg 33min 46sec West 169.25 feet to the north line of the south 1/2 of vacated Harkin Court; thence North 89deg 27min 33sec East 200 feet along said north line to the west line of Harrison Street; thence South 00deg 33min 46sec East 169.76 feet along said west line to the southeast corner of Block 22 and the point of beginning. (Contains approximately 0.778 acres) Based on a survey dated 10/30/2006.

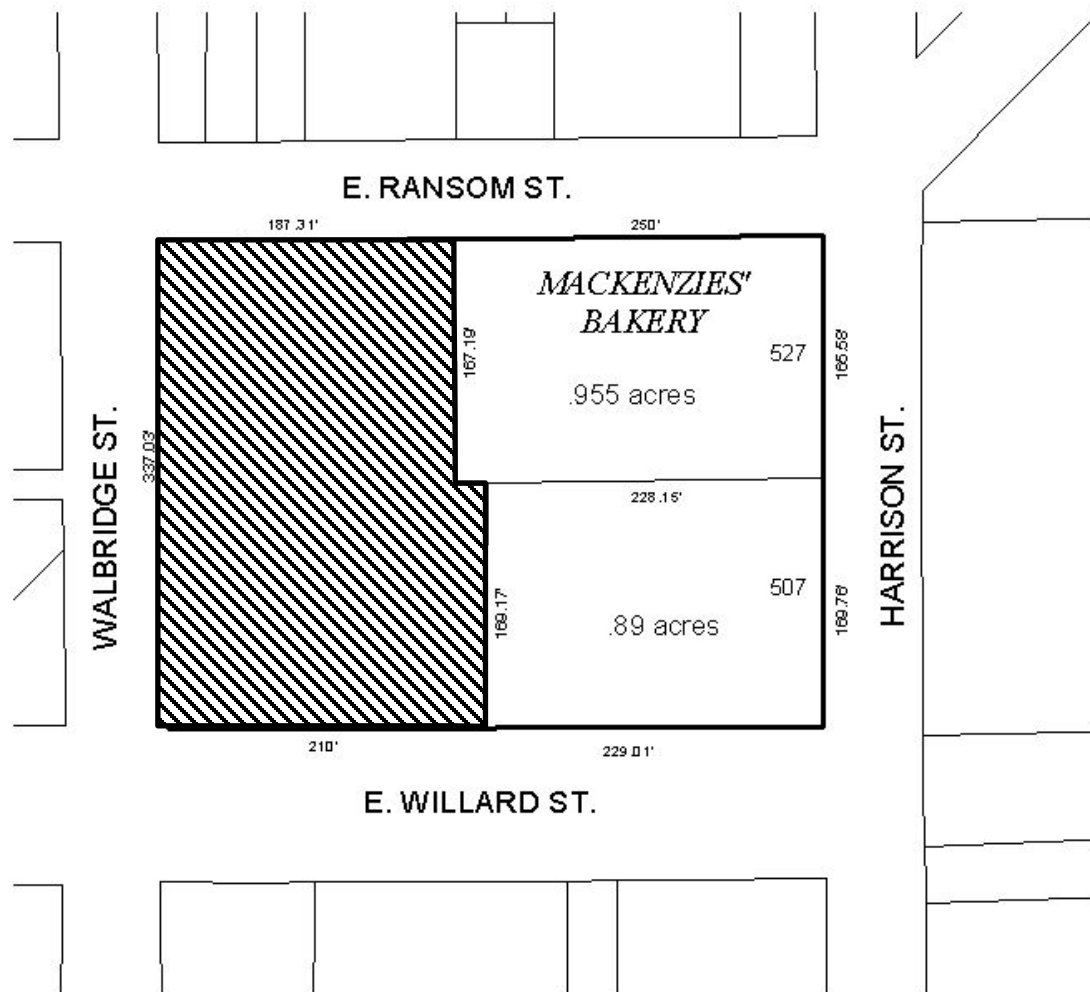
519 East Willard Street: ORIGINAL PLAT OF THE TOWN OF (now City) KALAMAZOO Block 22 Part of Lot 9 also part of vacated Harkin Court more particularly described as follows: Commencing at the southeast corner of Block 22 of ORIGINAL PLAT OF THE TOWN OF KALAMAZOO; thence South 89deg 36min 15sec West 200ft along the south line of Lots 7 thru 9 to the point of beginning; thence South 89deg 36min 15sec West 29.01ft along the south line of Lot 9; thence North 00deg 16min 18sec West 169.17ft to the north line of the south 1/2 of vacated Harkin Court; thence North

89deg 27min 33sec East 28.15ft along said north line; thence South 00deg 33min 46sec East 169.25ft to the north line of Willard Street and the point of beginning. Based on a survey dated 10/30/2006.

527 Harrison Street, Parcel # 06-15-274-002: A parcel situated in Section 15, Town 2 South, Range 11 West, City of Kalamazoo, Kalamazoo County, Michigan, being described as: Beginning at the Northeast corner of Block 22, of the Original Plat of the Town of Kalamazoo as recorded in Liber 6 of Plats on page 8, and running thence South 00°33'46" East along the East line of said block, 165.58 feet to the centerline of vacated Harkin Court; thence South 89°27'33" West, 249.99 feet; thence North 00°33'46" West 167.19 feet to the North line of said Block 22; thence North 89°49'29" East along said North line 250.00 feet to the point of beginning.

For location and dimensions of property, see attached site diagram. Personal property is included as part of the eligible property.

SITE LOCATION: WILLARD/WALBRIDGE BLOCK



0 70 140 Feet

3/03 TKS

2) 701 East Michigan Avenue

Eligible Property

701 East Michigan Avenue, 06-15-429-003

The 701 East Michigan Avenue site comprises approximately 2.5 acres and was occupied by a coal-burning power plant for over 50 years. The city acquired the site in 1997 and transferred title to the Brownfield Redevelopment Authority in 2000. The Authority has negotiated and approved a proposed redevelopment project for the site. Project plans call for the investment of approximately \$5.4 million in constructing (~\$3.1 million) and equipping (~\$2.3 million) an approximate 30,000 gross square-foot building for purposes of a micro-brewing operation. An approximated conceptual breakdown of the proposed uses for the project is 4,500 square feet for a brew pub, 24,000 square feet to brew and produce beer, 1,500 square feet for administrative offices, and associated parking of approximately 75+ on-site spaces.

Basis of Eligibility

Utilizing funds available through a 1996 MDEQ Site Assessment Fund grant, the city has performed Phase I and II Environmental Site Assessments. Known contaminants qualifying the site as a “facility” (per Natural Resources and Environmental Protection Act, P.A. 451, of 1994, as amended) include metals (arsenic, mercury, zinc), polynuclear aromatic hydrocarbons (PNAs), and polychlorinated biphenyls (PCBs) in soil.

The Plan (pursuant to Section 13(1), Act No. 381 of 1996)

- a. A description of the costs of the Plan intended to be paid for with the tax increment revenues;**
- b. A brief summary of the eligible activities that are proposed for each eligible property.**

Tax increment revenues will be used to offset eligible expenses associated with any eligible activities that are allowed under Act 381, as amended. Specific expected activities include demolition, site preparation, infrastructure improvements, environmental assessment, due care, and environmental response activities. The current cost estimate for eligible activities is up to \$1,000,000.

- c. An estimate of the captured taxable value and tax increment revenues for each year of the Plan from each parcel of eligible property.**

Estimate of Captured Taxable Value: Using the estimate for the proposed project investment of \$5.4 million at the property, the maximum estimated taxable value for redevelopment of the prime 2.5 acres of the site is \$2.7 million.

Estimate of Tax Increment Revenues: Applying a capturable millage rate of 37.7701 mills, the maximum estimated annual tax increment revenue for the site is \$101,978 for years 1 - 5 after expenditure of funds for eligible activities under the Plan.

It is the intent of the Authority to capture all tax increment revenue on real and personal property generated by new development on the site. These tax increments will be captured for up to five years after the time that capture is required for the purpose of paying the costs of eligible activities on the 701 East Michigan Avenue site.

f. Duration of the Brownfield Plan for eligible activities.

For purposes of reimbursement time period for eligible activities and given the proposed timeline for construction of the proposed project, it is assumed that the first full year of tax capture for eligible activity reimbursement will be 2014. This capture will continue for a period necessary to reimburse eligible activities and administrative expenses of the authority plus five years of additional tax capture, but not longer than allowed by law.

g. Maximum Estimated Impact of Tax Increment Financing on Taxing Jurisdiction.

Taxing Unit	Millage Rate	Estimated Annual Range of Taxes Captured by Authority
State Education Tax	6.0000	N/A
KPS Operating	17.6757	N/A
City Operating	12.0000	\$ 14,434.80
CCTA (Metro Transit)	0.7470	\$ 898.57
Solid Waste	1.8000	\$ 2,165.22
KCTA (County Transportation)	0.3131	\$ 376.63
KVCC	2.7970	\$ 3,364.51
County Operating (Summer)	4.6608	\$ 5,606.48
County Operating (Winter – Public Safety)	1.4409	\$ 1,733.26
County Housing	0.0993	\$ 119.45
County Senior	0.3484	\$ 419.09
County 911 Dispatch	0.6500	\$ 781.89
KRESA Operating	2.8823	\$ 3,467.12
KRESA Allocated	0.1437	\$ 172.86
KRESA Special Ed	1.4925	\$ 1,795.33
KRESA Enhancement	1.5000	\$ 1,804.35
Kalamazoo Library	3.9213	\$ 4,716.93
DDA	1.9638	N/A
TOTAL (No school or DDA)	34.7963	\$ 41,856.47

Maximum annual taxable value = \$2.7 million

2020 Actual Taxable Value = \$1,202,900

h. A legal description of each parcel of eligible property to which the Plan applies, a map showing the location and dimensions of each eligible property, and a statement of whether personal property is included as part of the eligible property.

701 EAST MICHIGAN AVENUE, Parcel # 06-15-429-003: A parcel of land located in the Southeast 1/4 Section 15, T.2S., R.11W., City of Kalamazoo, Kalamazoo County, Michigan and being more particularly described as follows. Comm. at the East 1/4 Post of Section 15, T.2S., R.11W.; Thence S 00°14'04" E along the West line of said Section 105.22' feet; Thence S 89°45'56" W perpendicular to the East line of said Section 36.88' feet to the Northwest corner of Lot #3 of Holtenhouse Plat for the Point of Beginning of the parcel hereinafter described; Thence S 03°19'58" E parallel with the West line of Ampersee Street 62.61' feet; Thence N 86°40'02" E, 4.00' feet; Thence S 03°19'58" E parallel with the West line of Ampersee Street 145.98' feet to the North line of East Michigan Avenue; Thence along the North line of East Michigan Avenue on a curve to the right 65.43' feet said curve having a radius of 640.00' feet and a long chord bearing S 81°11'20" W, 65.40' feet; Thence S 84°06'54" W along the North line of East Michigan Avenue 300.00' feet; Thence N 31°57'04" W along the Easterly bank of the Kalamazoo River 332.19' feet; Thence along the South line of a Rail Road Right of Way on a curve to the right 150.02' feet said curve having a radius of 3500.00' feet and a long chord bearing N 88°23'19" E, 150.01' feet; Thence S 00°23'01" E, 19.80' to the Northwest corner of Lot #6 of Harris's Plat; Thence along the South line of a 19.8' wide Alley Way on a curve to the right 373.22' feet said curve having a radius of 3480.20' feet and a long chord bearing S 87°18'41" E, 373.04' feet to the Point of Beginning. Said parcel containing 2.54 Acres.

For location and dimensions of property, see attached site diagram. Personal property will be included as part of the eligible property.

SITE LOCATION: 701 E MICHIGAN AVE



10/00 TS

3) Former SER Plating *(chapter removed June 2024)*

Eligible Property

2152 Portage Street, 06-27-283-005

4) 2700 East Cork Street

Eligible Property

2700 East Cork Street, 06-36-130-001

The subject is part of a former petroleum refinery and bulk storage facility, and the parcel comprises approximately 4.8 acres of the original 53-acre site. Two other former refinery parcels (2705 and 2805 East Cork St.) were previously included in this Chapter (formerly Chapter 6 identified as “Former Lakeside Refinery”) and the two other parcels were removed from the Brownfield Plan in October 2017. The Brownfield Redevelopment Authority (BRA) acquired 2700 East Cork Street in 2001 through the tax reversion process. The parcel at 2700 East Cork Street was sold to High Grade Materials in 2003 and has been redeveloped as a concrete manufacturing facility.

Basis of Eligibility

This site is listed as a known site of environmental contamination with the Michigan Department of Environmental Quality Environmental Response Division and with the United States Environmental Protection Agency Comprehensive Environmental Response, Compensation and Liability Information System (Facility ID MID005380019). Known contaminants qualifying the site as a “facility” (per Natural Resources and Environmental Protection Act, P.A. 451, of 1994, as amended) include lead in soil and free-phase petroleum product in groundwater.

The Plan (pursuant to Section 13(1), Act No. 381 of 1996)

- a. A description of the costs of the Plan intended to be paid for with the tax increment revenues;**
- b. A brief summary of the eligible activities that are proposed for each eligible property.**

2700 East Cork Street: Eligible activities related to the development of this parcel by High Grade Materials included demolition of the former “De-Wax Plant,” phased environmental assessments and related due care activities, and infrastructure improvements. The combined cost of these activities should not exceed \$140,000 plus applicable BRA administrative fees.

- c. An estimate of the captured taxable value and tax increment revenues for each year of the Plan from each parcel of eligible property.**

Estimate of Captured Taxable Value: The 2017 taxable value (TV) is \$238,993. The TV is reduced by \$42,500 (non-capturable initial TV), for a net TV of \$196,493 upon which capture is based.

Estimate of Tax Increment Revenues: Using the capturable millage rate for the site of 32.4996 mills, the current for annual tax increment revenue for the site is \$6,386.

It is the intent of the Authority to capture all tax increment revenue on real and personal property generated by the development on the site. These tax increments will be captured for up to five years after the time that capture is required for the purpose of paying the costs of eligible activities and administrative expenses of the authority on the subject site.

f. Duration of the Brownfield Plan for eligible activities.

2700 East Cork Street: The beginning of capture of tax increment revenues was Summer 2004 and will continue for a period necessary to reimburse eligible activities plus five years of additional tax capture, but not longer than allowed by law.

g. Maximum Estimated Impact of Tax Increment Financing on Taxing Jurisdiction.

Taxing Unit	Millage Rate	Estimated Annual Range of Taxes Captured by Authority
State Education Tax	6.0000	N/A
KPS Operating	17.6757	N/A
City Operating	12.0000	\$ 2,355.01
CCTA (Metro Transit)	0.7470	\$ 146.60
Solid Waste	1.8000	\$ 353.25
KCTA (County Transportation)	0.3131	\$ 61.45
KVCC	2.7970	\$ 548.91
County Operating (Summer)	4.6608	\$ 914.69
County Operating (Winter – Public Safety)	1.4409	\$ 282.78
County Housing	0.0993	\$ 19.49
County Senior	0.3484	\$ 68.37
County 911 Dispatch	0.6500	\$ 127.56
KRESA Operating	2.8823	\$ 565.65
KRESA Allocated	0.1437	\$ 28.20
KRESA Special Ed	1.4925	\$ 292.90
KRESA Enhancement	1.5000	\$ 294.38
Kalamazoo Library	3.9213	\$ 769.56
DDA	1.9638	N/A
TOTAL (No school or DDA)	34.7963	\$ 6,828.81

Net annual taxable value = \$196,493

2020 Actual Taxable Value = \$238,751

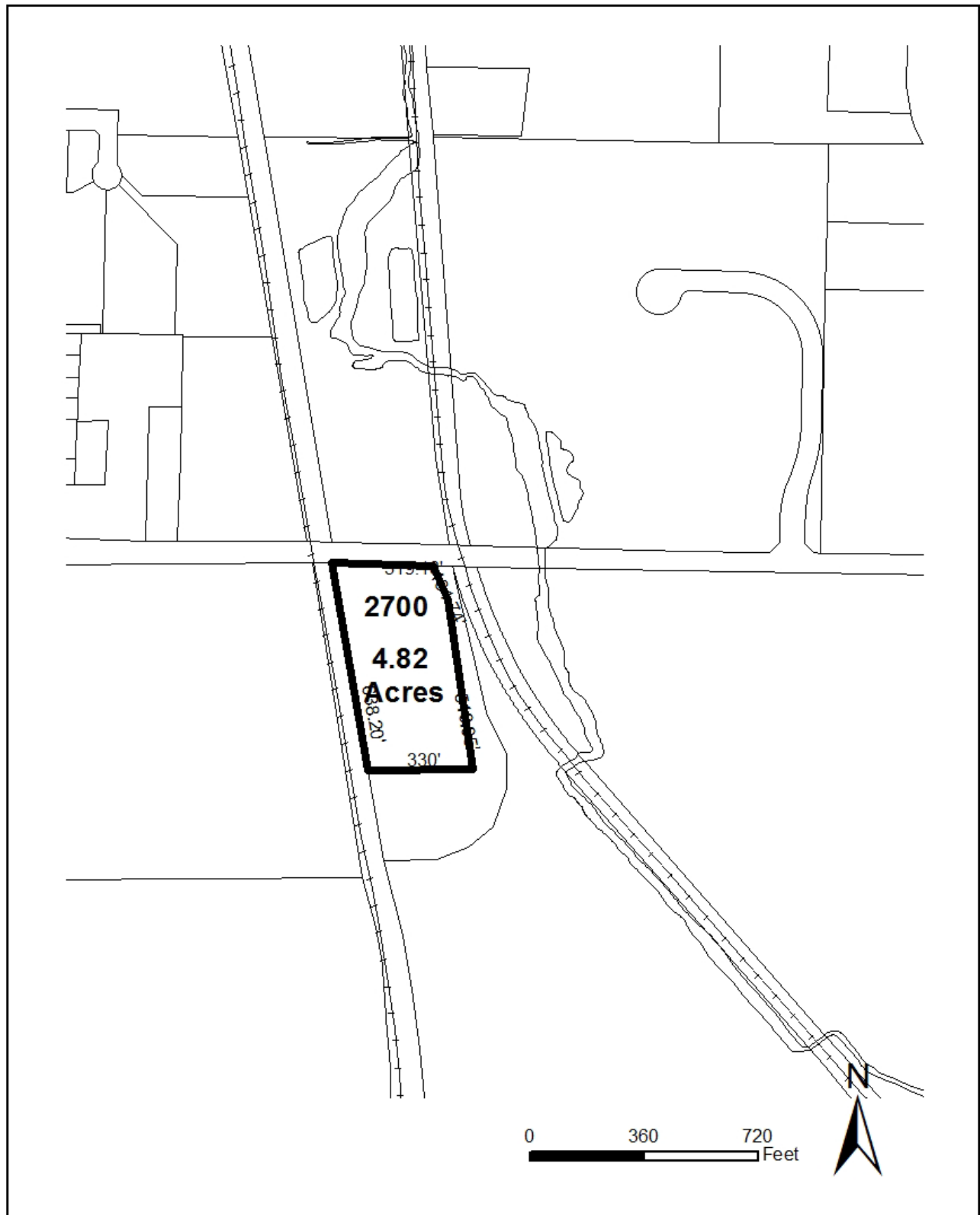
h. A legal description of each parcel of eligible property to which the Plan applies, a map showing the location and dimensions of each eligible property, and a statement of whether personal property is included as part of the eligible property.

2700 E CORK STREET, Parcel # 06-36-130-001: G36-4 SECTION 36-2-11 Com at the NW cor of Sect 36; th N 89deg 47min 23sec E, 1,154.29ft alg the N li sd Sect 36 to the ELY R.o.W. li of the Pennsylvania RR; th S 10deg 57min 07sec E, 33.59ft alg sd ELY R.o.W. li to the S R.o.W. li of East Cork Street and the P.o.B.; th cont S 10deg 57min 07sec E, 638.20ft alg sd ELY R.o.W. li; th N 89deg 47min 23sec E, 330.00ft par with the S R.o.W li of East Cork Street; th N 10deg 58min 49sec W, 519.95ft; th N 21deg 54min 13sec W, 134.74ft to the S R.o.W. li of East Cork Street; th S 89deg

47min 23sec W, 319.18ft alg the S R.o.W. li of East Cork Street to the P.o.B. (CONTAINING 209,966.27 SQ FT OR 4.8202 ACRES)

For location and dimensions of property, see attached site diagram. Personal property will be included as part of the eligible property.

SITE LOCATION: 2700 East Cork Street



5) NorthPoint Retail Park

Eligible Property

700 North Westnedge Avenue, 06-15-160-001

This property was assembled in 1983 by the city and held for use as a future Public Safety facility. The city's Brownfield Redevelopment Initiative assumed responsibility for the site in 1996, when Public Safety determined the land was surplus. Title was transferred to the Authority in 2000. Land use history includes residential dwellings, a variety of commercial uses, and two gasoline filling stations and repair garages between the 1930s and 1983 (708 and 728 North Westnedge). City records indicate the underground storage tanks associated with these uses were removed in 1975 and 1983, respectively.

The city sold the property to the Northside Economic Potential Group (NEPG), who has developed a retail center on the property.

Basis of Eligibility

Based on the gasoline filling station and repair garage previous uses of the subject property, the United States Environmental Protection Agency's Field Analytical Support Program tested the site on October 27-28 and November 18, 1997. Fifteen soil samples were analyzed for volatile and semi-volatile organic compounds, metals, and polychlorinated biphenyls (PCBs), substances typically associated with former gasoline filling station/repair garage sites. Three groundwater samples were also analyzed for the presence of volatile and semi-volatile organic compounds. Known contaminants qualifying the site as a "facility" (per Natural Resources and Environmental Protection Act, Act 451, PA 1994, as amended) include lead, cadmium, chromium, and phenanthrene in soil. The MDEQ recently completed extensive environmental testing, and final reports have been received.

The Plan (pursuant to Section 13(1), Act No. 381 of 1996)

- a. A description of the costs of the Plan intended to be paid for with the tax increment revenues;**
- b. A brief summary of the eligible activities that are proposed for each eligible property.**

Eligible activities for which reimbursement will be sought include environmental assessments and related due care activities, rubble removal, and infrastructure improvements. Costs are estimated to be under \$80,000 and will be recouped from captured taxes once the Renaissance Zone status begins to expire in 2013.

- c. An estimate of the captured taxable value and tax increment revenues for each year of the Plan from each parcel of eligible property.**

Estimate of Captured Taxable Value: Assuming the site has potential for commercial development and that a current prospect pursues development of a +/- 10,000-square-foot building, with a cost of approximately \$50 per square-foot, then new investment valued at \$500,000 is estimated. This development scenario reflects an estimated taxable value of \$250,000.

Estimate of Tax Increment Revenues: Using the applicable capturable millage rate of 62.0901 mills, the total annual tax increment revenue is projected to be \$15,523 for years 1-5 after expenditure of funds for eligible activities under the Plan.

It is the intent of the Authority to capture all tax increment revenue on real and personal property generated by new development on this site. These tax increments will be captured for up to five years after the time that capture is required for the purpose of paying the costs of eligible activities on the North Street and North Westnedge Street site. It should be noted that this site has been designated by the state of Michigan as a Renaissance Zone. All capturable property taxes will be eliminated for a 15-year period, beginning January 1, 2001.

f. Duration of the Brownfield Plan for eligible activities.

The date for the beginning of capture of tax increment revenues is May 4, 2003 and will continue for a period necessary to reimburse eligible activities and administrative expenses of the authority plus five years of additional tax capture, but not longer than allowed by law.

g. Maximum Estimated Impact of Tax Increment Financing on Taxing Jurisdictions.

Taxing Unit	Millage Rate	Estimated Annual Range of Taxes Captured by Authority
State Education Tax	6.0000	\$ 1,580.81
KPS Operating	17.6757	\$ 4,657.00
City Operating	12.0000	\$ 3,161.63
CCTA (Metro Transit)	0.7470	\$ 196.81
Solid Waste	1.8000	\$ 474.24
KCTA (County Transportation)	0.3131	\$ 82.49
KVCC	2.7970	\$ 736.92
County Operating (Summer)	4.6608	\$ 1,227.98
County Operating (Winter – Public Safety)	1.4409	\$ 379.63
County Housing	0.0993	\$ 26.16
County Senior	0.3484	\$ 91.79
County 911 Dispatch	0.6500	\$ 171.25
KRESA Operating	2.8823	\$ 759.40
KRESA Allocated	0.1437	\$ 37.86
KRESA Special Ed	1.4925	\$ 393.23
KRESA Enhancement	1.5000	\$ 395.20
Kalamazoo Library	3.9213	\$ 1,033.14
DDA	1.9638	N/A
TOTAL (School, no DDA)	58.4720	\$ 15,405.56

Maximum estimated annual taxable value = \$250,000

2020 Actual Taxable Value = \$263,469

h. A legal description of each parcel of eligible property to which the Plan applies, a map showing the location and dimensions of each eligible property, and a statement of whether personal property is included as part of the eligible property.

700 NORTH WESTNEDGE AVENUE: Situated in Section 15, Town 2 South, Range 11 West, in the City and County of Kalamazoo, State of Michigan, and more fully described as follows: LOTS 7, 8, 9, AND 10 AND PART OF LOTS 6 AND 11, HOEDEMAKER'S ADDITION TO THE CITY OF KALAMAZOO, BEING A SUBDIVISION IN SECTION 15, TOWN 2 SOUTH, RANGE 11 WEST, CITY OF KALAMAZOO, KALAMAZOO COUNTY, MICHIGAN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 1, PAGES 55 AND 56, KALAMAZOO COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 8; THENCE NORTH ON THE EAST RIGHT-OF-WAY LINE OF WESTNEDGE AVENUE 322.55 FEET TO A POINT THAT IS 16.50 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 11; THENCE NORTH 89 DEGREES 25' 51" EAST ON THE SOUTH RIGHT-OF-WAY LINE OF FRANK STREET 79.00 FEET; THENCE SOUTH PARALLEL WITH THE EAST RIGHT-OF-WAY LINE OF SAID WESTNEDGE AVENUE 49.34 FEET TO THE NORTH LINE OF SAID LOT 10; THENCE NORTH 89 DEGREES 33' 32" EAST ON SAID NORTH LOT LINE 53.32 FEET TO THE NORTHEAST CORNER OF SAID LOT 10; THENCE SOUTH 00 DEGREES 01' 01" WEST ON THE EAST LINE OF SAID LOTS 9 AND 10 A DISTANCE OF 131.90 FEET TO THE NORTH LINE OF SAID LOT 6; THENCE SOUTH 89 DEGREES 54' 04" WEST ON SAID NORTH LOT LINE 8.51 FEET; THENCE SOUTH 00 DEGREES 03' 53" WEST 142.08 FEET TO THE NORTH RIGHT-OF-WAY LINE OF NORTH STREET; THENCE SOUTH 89 DEGREES 48' 34" WEST ON SAID NORTH RIGHT-OF-WAY LINE 123.61 FEET TO THE POINT OF BEGINNING.

The Property consists of 0.89 acres of vacant land.

For location and dimensions of property, see attached site diagram. Personal property will be included as part of the eligible property.

SITE LOCATION: NORTHPOINT RETAIL PARK



0 80 160 Feet

3/03 TKS

6) Former Liberty Gasoline Station

Eligible Property

930 Portage Street, 06-22-291-002

Title to this 0.4-acre, tax-reverted parcel was received from the state of Michigan in December of 1997. This site was occupied by gasoline filling stations and repair garages between 1939 and 1989. Underground storage tank (UST) records maintained at the state and local levels indicate three USTs most recently registered on-site were removed in May of 1990. Historically, as many as eight additional UST systems were present on the property, used to store gasoline, diesel, kerosene, and fuel oil.

The Authority sold the site in 2004 for the development of a Little Caesars restaurant.

Basis of Eligibility

Based on the gasoline filling station and repair garage previous uses of the subject property, the United States Environmental Protection Agency's Field Analytical Support Program tested the site on October 27-28, 1997. Nine soil samples were analyzed for volatile and semi-volatile organic compounds, metals, and polychlorinated biphenyls (PCBs), substances typically associated with former gasoline filling station/repair garage sites. One groundwater sample was also analyzed for the presence of volatile and semi-volatile organic compounds. Known contaminants detected in soil samples qualifying the site as a "facility" (per Natural Resources and Environmental Protection Act, Act 451, PA 1994, as amended) include lead, cadmium, chromium, naphthalene, xylenes, and trimethylbenzene. No groundwater contamination above generic residential cleanup criteria was detected in the sample analyzed.

The Plan (pursuant to Section 13(1), Act No. 381 of 1996)

- a. A description of the costs of the Plan intended to be paid for with the tax increment revenues;**
- b. A brief summary of the eligible activities that are proposed for each eligible property.**

Eligible activities for which tax increment revenues will be captured include environmental assessments and related due care activities, site preparation, and infrastructure improvements (e.g., streetscape, fencing, and lighting within the public right-of-way). The total estimated cost for these activities is \$68,000.

- c. An estimate of the captured taxable value and tax increment revenues for each year of the Plan from each parcel of eligible property.**

Estimate of Captured Taxable Value: Assuming that this 0.4-acre site is redeveloped as a \$400,000 restaurant, the captured taxable value of real property could be as high as \$200,000.

Estimate of Tax Increment Revenues: Using the applicable, capturable millage rate of 62.0901 mills, the total annual tax increment revenue is projected to be \$12,418 for years 1-5 after expenditure of funds for eligible activities under the Plan.

It is the intent of the Authority to capture all tax increment revenue on real and personal property generated by new development on this site. These tax increments will be captured for up to five years after the time that capture is required for the purpose of paying the costs of eligible activities and administrative expenses of the authority on the former Liberty Gas Station site.

g. Maximum Estimated Impact of Tax Increment Financing on Taxing Jurisdiction.

Taxing Unit	Millage Rate	Estimated Annual Range of Taxes Captured by Authority
State Education Tax	6.0000	\$ 520.48
KPS Operating	17.6757	\$ 1,533.31
City Operating	12.0000	\$ 1,040.96
CCTA (Metro Transit)	0.7470	\$ 64.80
Solid Waste	1.8000	\$ 156.14
KCTA (County Transportation)	0.3131	\$ 27.16
KVCC	2.7970	\$ 242.63
County Operating (Summer)	4.6608	\$ 404.31
County Operating (Winter – Public Safety)	1.4409	\$ 124.99
County Housing	0.0993	\$ 8.61
County Senior	0.3484	\$ 30.22
County 911 Dispatch	0.6500	\$ 56.39
KRESA Operating	2.8823	\$ 250.03
KRESA Allocated	0.1437	\$ 12.47
KRESA Special Ed	1.4925	\$ 129.47
KRESA Enhancement	1.5000	\$ 130.12
Kalamazoo Library	3.9213	\$ 340.16
DDA	1.9638	N/A
TOTAL (School, no DDA)	58.4720	\$ 5,072.27

Maximum estimated annual taxable value = \$200,000

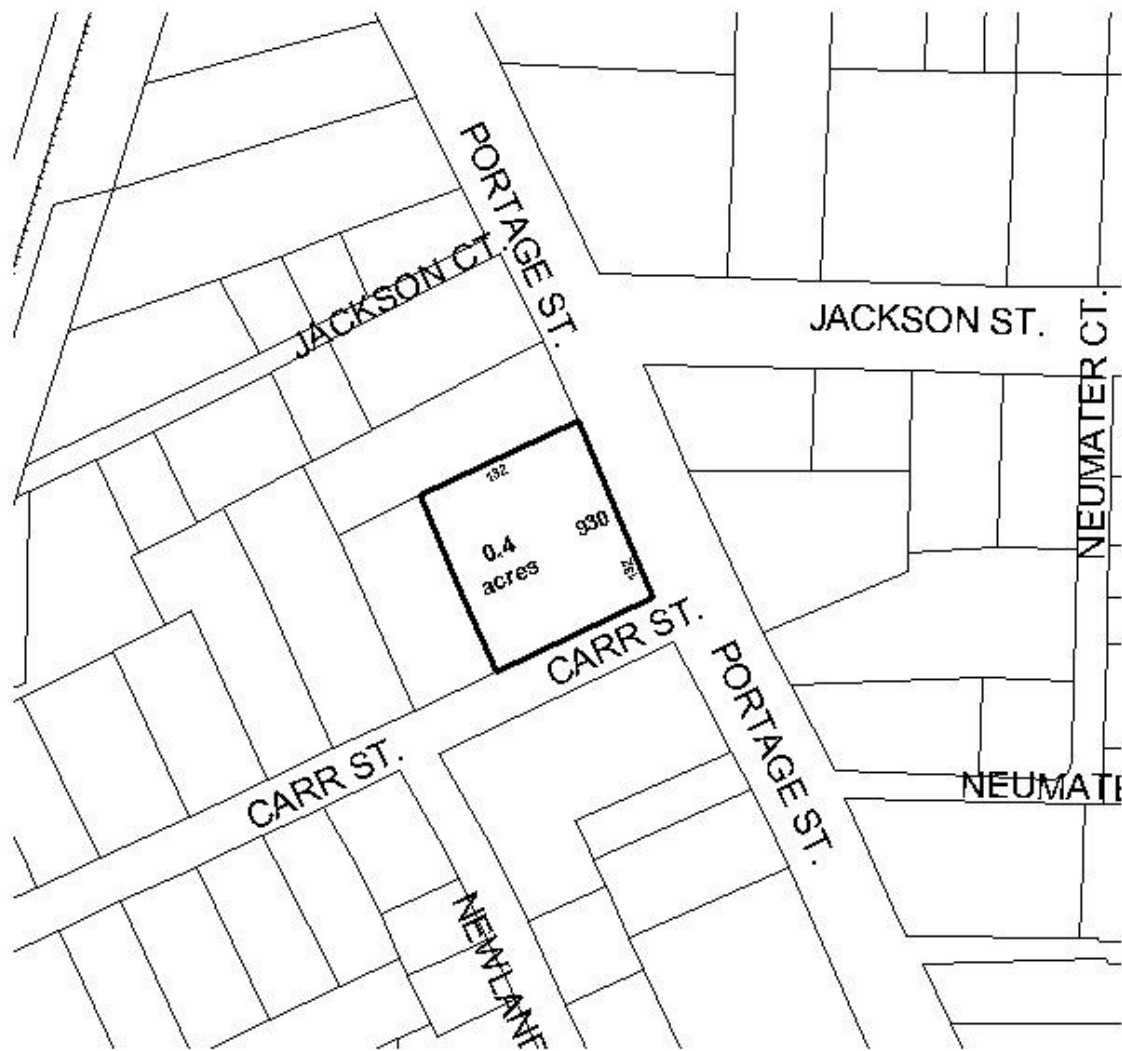
2020 Actual Taxable Value = \$86,747

h. A legal description of each parcel of eligible property to which the Plan applies, a map showing the location and dimensions of each eligible property, and a statement of whether personal property is included as part of the eligible property.

930 Portage Street, Parcel # 06-22-291-002: Carrs Addition. Lots 1-2.

For location and dimensions of property, see attached site diagram. Personal property will be included as part of the eligible property.

SITE LOCATION: FORMER LIBERTY
GASOLINE STATION



0 80 160 Feet

3/03 TKS

7) 4175 Davis Creek Court

Eligible Property

4175 Davis Creek Court, 06-36-475-001

This brownfield site comprises 8.08 acres, purchased by the Brownfield Redevelopment Authority in 1998. The parcel at 4175 Davis Creek Court was purchased in 2004 by MCP Real Estate, LLC, (MCP) and was redeveloped as a 34,000 square-foot meat processing facility. Three other parcels (4233 Davis Creek Ct., 3550 Covington Rd., and 3603 E Kilgore Rd) were previously included in this Chapter (formerly Chapter 9 identified as “Wellfield#13”) and the three other parcels were removed from the Brownfield Plan in October 2017.

Basis of Eligibility

Based on concerns revealed in a May 1997 Phase I Environmental Site Assessment (abandoned drums, miscellaneous debris) a Phase II ESA was completed on the subject property in December of 1997. Known contaminants qualifying the site as a “facility” (per Natural Resources and Environmental Protection Act, Act 451, PA 1994, as amended) include arsenic, lead, and zinc in soil. The presence of crude oil in the abandoned pipeline beneath the western portion of this site presented a potential for a release of petroleum products to the subsurface environment and Michigan Department of Environmental Quality contractors removed the crude oil in 2002-2003.

The Plan (pursuant to Section 13(1), Act No. 381 of 1996)

- a. A description of the costs of the Plan intended to be paid for with the tax increment revenues;**
- b. A brief summary of the eligible activities that are proposed for each eligible property.**

Eligible activities conducted since this property was first included in the Plan in 1998 total \$26,343 expended for environmental assessment and related due care activities. MCP expended \$341,539 (plus interest) on site preparation activities, to raise site grade to an elevation suitable to construct an appropriate storm water handling system.

- c. An estimate of the captured taxable value and tax increment revenues for each year of the Plan from each parcel of eligible property.**

Estimate of Captured Taxable Value: The 2016 taxable value (TV) is \$1,862,400. The non-capturable initial TV is \$0, for a net TV of \$1,862,400 upon which capture is based.

Estimate of Tax Increment Revenues: Using the capturable millage rate for the site of 32.4996 mills, the current for annual tax increment revenue for the site is \$11,330.

It is the intent of the Authority to capture all tax increment revenue on real and personal property generated by the development on the site. These tax increments will be captured for up to five years after the time that capture is required for the purpose of paying the costs of eligible activities and administrative expenses of the authority on the subject site.

g. Maximum Estimated Impact of Tax Increment Financing on Taxing Jurisdictions.

Taxing Unit	Millage Rate	Estimated Annual Range of Taxes Captured by Authority
State Education Tax	6.0000	N/A
KPS Operating	17.6757	N/A
City Operating	12.0000	\$ 10,971.31
CCTA (Metro Transit)	0.7470	\$ 682.96
Solid Waste	1.8000	\$ 1,645.70
KCTA (County Transportation)	0.3131	\$ 286.26
KVCC	2.7970	\$ 2,557.23
County Operating (Summer)	4.6608	\$ 4,261.26
County Operating (Winter – Public Safety)	1.4409	\$ 1,317.38
County Housing	0.0993	\$ 90.79
County Senior	0.3484	\$ 318.53
County 911 Dispatch	0.6500	\$ 594.28
KRESA Operating	2.8823	\$ 2,635.22
KRESA Allocated	0.1437	\$ 131.38
KRESA Special Ed	1.4925	\$ 1,364.56
KRESA Enhancement	1.5000	\$ 1,371.41
Kalamazoo Library	3.9213	\$ 3,585.15
DDA	1.9638	N/A
TOTAL (No school or DDA)	34.7963	\$ 31,813.42

Maximum estimated annual taxable value = \$1,862,400

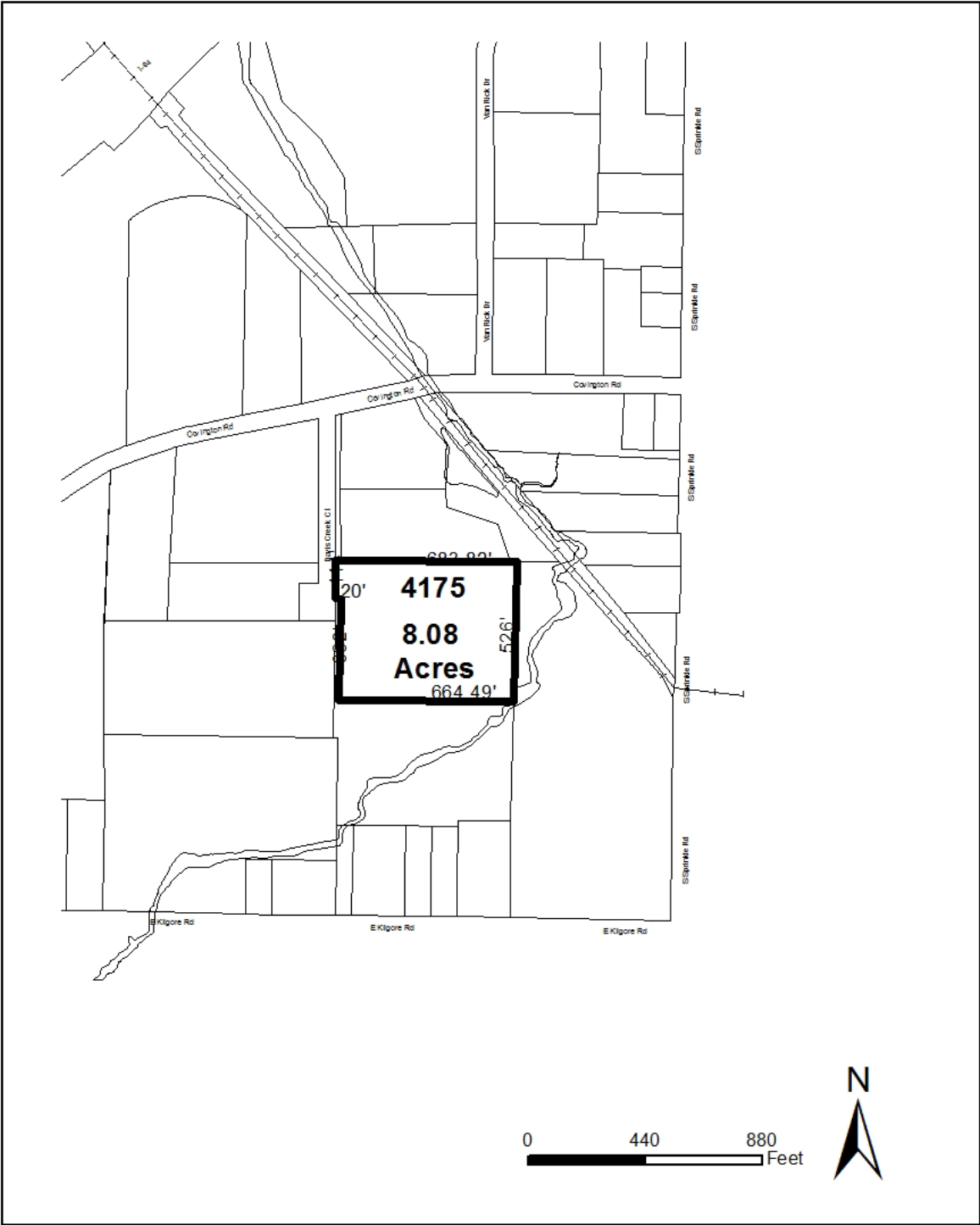
2020 Actual Taxable Value = \$914,276

h. A legal description of each parcel of eligible property to which the Plan applies, a map showing the location and dimensions of each eligible property, and a statement of whether personal property is included as part of the eligible property.

4175 Davis Creek Court, Parcel # 06-36-475-001: Sect 36-2-11 Part of the S 1/2 of Sect 36 described as follows: Com at the E 1/4 cor of Sect 36; th N 89deg 0min 16sec W 1323.22ft alg the E&W 1/4 li to the W li of the NE 1/4 of the SE 1/4; th S 0deg 54min 57sec W 1327.26ft alg sd W li to the NW cor of the SE 1/4 of the SE 1/4 and p.o.b. for the following: th S 88deg 59min 26sec E 663.82ft alg the N li of the SE 1/4 of the SE 1/4; th S 0deg 50min 34sec W 526ft; th N 88deg 59min 26sec W 664.49ft to the W li of the SE 1/4 of the SE 1/4; th N 0deg 54min 57sec E 382ft; th N 88deg 59min 26sec E 20ft; th N 0deg 54min 57sec E 144.0ft; th S 88deg 59min 26sec E 20.0ft to p.o.b. Containing approx. 8.08 acres.

For location and dimensions of property, see attached site diagram. Personal property will be included as part of the eligible property.

SITE LOCATION: 4175 Davis Creek Ct



8) Northside Grocery Store Development Site *(chapter removed June 2024)*

Eligible Property

512 North Park Street, 06-15-172-102
612 North Park Street, 06-15-167-108

9) 105 East Michigan Avenue

Eligible Property

105 East Michigan Avenue, 06-15-376-010

103 East Michigan Avenue, 06-15-376-011

Former 105 East Michigan Avenue Rear

This .38-acre project site is comprised of two parcels (acreage of .261 and .119), and several interconnected buildings along East Michigan Avenue and rear entryway. Three other parcels (128 E. Water St, 162 E. Water St., and 139 N. Edwards St.) were previously included in this Chapter (formerly Chapter 18 identified as “East Michigan Avenue Properties/Parking Lot #9”) and the three other parcels were removed from the Brownfield Plan in October 2017. Downtown Tomorrow, Incorporated sold the properties on East Michigan Avenue to Mavcon in 2010. The 30,000 square-foot redevelopment resulted in 10,000 square feet commercial and 20,000 square feet residential space.

Basis of Eligibility

The existing buildings located at 105 East Michigan Avenue are eligible for plan inclusion based upon functional obsolescence, as confirmed by the Kalamazoo City Assessor.

The Plan (pursuant to section 13(1), Act No. 381 of 1996)

- a. A description of the costs of the Plan intended to be paid for with the tax increment revenues;**
- b. A brief summary of the eligible activities that are proposed for each eligible property.**

Tax increment revenues will be used to offset eligible expenses associated with any eligible activities that are allowed under Act 381, as amended. The current maximum cost estimate for these eligible activities is \$1,250,000.

- c. An estimate of the captured taxable value and tax increment revenues for each year of the Plan from each parcel of eligible property.**

Estimate of Captured Taxable Value: The 2016 taxable value (TV) is \$1,021,520. The TV is reduced by \$578,145 (non-capturable initial TV), for a net TV of \$443,375 upon which capture is based.

Estimate of Tax Increment Revenues: Using the capturable millage rate for the site of 32.4996 mills, the current for annual tax increment revenue for the site is \$15,280.

It is the intent of the Authority to capture all tax increment revenue on real and personal property generated by the development on the site. These tax increments will be captured for up to five years after the time that capture is required for the purpose of paying the costs of eligible activities and administrative expenses of the authority on the subject site.

f. Duration of the Brownfield Plan for eligible activities.

The beginning of capture of tax increment revenues was 2015 and will continue for a period necessary to reimburse eligible activities plus five years of additional tax capture, but not longer than allowed by law.

g. Maximum Estimated Impact of Tax Increment Financing on Taxing Jurisdictions:

Taxing Unit	Millage Rate	Estimated Annual Range of Taxes Captured by Authority
State Education Tax	6.0000	N/A
KPS Operating	17.6757	N/A
City Operating	12.0000	\$ 6,234.77
CCTA (Metro Transit)	0.7470	\$ 388.11
Solid Waste	1.8000	\$ 935.22
KCTA (County Transportation)	0.3131	\$ 162.68
KVCC	2.7970	\$ 1,453.22
County Operating (Summer)	4.6608	\$ 2,421.58
County Operating (Winter – Public Safety)	1.4409	\$ 748.64
County Housing	0.0993	\$ 51.59
County Senior	0.3484	\$ 181.02
County 911 Dispatch	0.6500	\$ 337.72
KRESA Operating	2.8823	\$ 1,497.54
KRESA Allocated	0.1437	\$ 74.66
KRESA Special Ed	1.4925	\$ 775.45
KRESA Enhancement	1.5000	\$ 779.35
Kalamazoo Library	3.9213	\$ 2,037.37
DDA	1.9638	\$ 1,020.32
TOTAL (No school + DDA)	36.7601	\$ 19,099.22

Annual increased taxable value=\$443,375

2020 Actual Taxable Value = \$1,097,709

h. Legal description of each parcel of eligible property to which the plan applies, a map showing the location and dimensions of each eligible property, and a statement of whether personal property is included as part of the eligible property.

105 East Michigan Avenue, Parcel #06-15-376-010: ORIGINAL PLAT OF THE VILLAGE (NOW CITY) OF KALAMAZOO, Liber 6 of Plats Page 8; The East 44 feet of the South 80 feet of Lot 92. Also the South 80 feet of Lot 94. The West 30.5 feet of the South 80 feet of a blank Lot adjoining the east line of Lot 94.

105 East Michigan Avenue Rear, Parcel # 06-15-376-011: ORIGINAL PLAT OF THE TOWN (NOW CITY) OF KALAMAZOO, Liber 6 of Plats Page 8; Part of Whiskey Alley described as commencing at the southwest corner of Lot 92 of the Plat; thence North 00deg 06min 41sec East 100ft along the east line of Burdick Street to the monumented north line of the South 100 feet of said Lot and the north line of a 19.5 foot alley as described in Liber 788 of Deeds on Page 458, said alley formerly being described in Liber 242 of Deeds on Page 381 and surveyed since as a 20ft wide alley over the North 20ft of the South 100ft of said Lot; thence North 89deg 42min 39sec East along said north line to a point 23ft East of the west line of Lot 92 as described in Document 2002-006459 and the place of beginning of the land hereinafter described; thence North 89deg 42min 39sec East 141.27ft along the north line of said alley to the extension of the monumented east line of the West 30.5ft of the Blank Lot adjoining the east line of Lot 94 of said Plat; thence South 00deg 04min 26sec East 20.33ft along said extension to the north line of the South 80ft of said Blank Lot; thence South 89deg 49min 21sec West 142.30ft to a building seam as described in Liber 259 of Deeds on Page 501; thence North 00deg 01min 55sec West 0.75ft along said building seam to a building face; thence North 89deg 27min 23sec East 0.97ft along the northerly building line to a point 23ft East of the west line of Lot 92; thence North 00deg 06min 41sec East 19.29ft parallel to the west line of Lot 92 to the place of beginning. Also including commencing at the southwest corner of Lot 92; thence North 00deg 06min 41sec East 100ft along the east right-of-way line of Burdick Street as recorded in said Plat to the north line of the South 100ft of said Lot and the north line of a 19.5ft alley as described in Liber 788 of Deeds on Page 458, said alley formerly being described in Liber 242 of Deeds on Page 381 and surveyed since as a 20ft wide alley over the North 20ft of the South 100ft of said Lot; thence North 89deg 42min 39sec East 66.47ft along said north line to the west line of Lot 94 of said Plat; thence continuing along the monumented north line of said alley North 89deg 42min 39sec East 40ft for the place of beginning of the land hereinafter described; thence North 00deg 09min 34sec West 40.5ft parallel with the west line of Lot 94 of said Plat; thence North 89deg 42min 39sec East 57.86ft parallel with the monumented north line of said alley to the extension of the monumented east line of the West 30.50ft of the Blank Lot adjoining the east line of Lot 94 of said Plat; thence South 00deg 04min 26sec East 40.5ft along said extension to the monumented north line of said alley; thence South 89deg 42min 39sec West 57.8ft along said monumented North line to the place of beginning.

For location and dimensions of property, see attached site diagram. Personal property will be included as part of the eligible property.

The map displays a 105.38-acre site in Kalamazoo, Michigan. The site is outlined in black and labeled "105.38 Acres". It is bounded by N Kalamazoo Mall to the west, E Michigan Ave to the south, and Ithling Ct to the east. The map shows various lot dimensions and surrounding property lines. A scale bar (0 to 160 feet) and a north arrow are located in the bottom right corner.

10) 4141 Manchester *(chapter removed September 2020)*

Eligible Property

4141 Manchester, 06-36-339-001, 06-88-008-438

11) 512 – 524 East North Street

Eligible Property

512 East North Street, 06-15-264-402
516 East North Street, 06-15-264-406
520 East North Street, 06-15-264-407
524 East North Street, 06-15-264-403

514 East North Street, 06-15-264-404
518 East North Street, 06-15-264-401
522 East North Street, 06-15-264-405

The subject property comprises approximately 0.75 acres, including the former Central Iron and Metal operation. Historical operations on the subject and adjoining properties included junkyards, railroads, a trucking company, various iron, metal, paper stock, lumber and plumbing warehouses, two barrel companies and a waste paper baling facility. The subject parcel, originally known as 516 East North Street, was sold to local artist Holly Fisher in 2004 for the development of the “Smartshop” Cool Cities Initiative project. The balance of the adjoining properties to the south, east, and west are owned by the BRA. The Smartshop was closed in 2010 and the 516 East North Street parcel was sold to LADD Real Estate, LLC in 2010 and renovation of the site building was initiated. The renovated building is a mixed-use facility including two owner-occupied condominiums, four rental studio apartments, office space for tenants Life Story Network and Ignertia, and an art studio. There is a small gallery space for the use of local artists during monthly Art Hops. As part of the LADD Real Estate renovation, the subject property was established as a condominium, with seven separate addresses and property identification numbers associated with seven condominium units.

Basis of Eligibility

512-524 East North Street and the adjoining properties have been confirmed as “facilities” (per Natural Resources and Environmental Protection Act, 1994 PA 451, as amended), due to the presence of chlorinated solvents, heavy metals, and petroleum hydrocarbons in soil and groundwater.

The Plan (pursuant to section 13(1), Act No. 381 of 1996)

- a. A description of the costs of the Plan intended to be paid for with the tax increment revenues;**
- b. A brief summary of the eligible activities that are proposed for each eligible property.**

Tax increment revenues will be used to offset expenses associated with any eligible activities that are allowed under Act 381. The current maximum cost estimate for these eligible activities is \$250,000.

- c. An estimate of the captured taxable value and tax increment revenues for each year of the Plan from each parcel of eligible property.**

Estimate of Captured Taxable Value: Total maximum investment could be up to \$2,000,000 resulting in a net gain in captured taxable value of \$1,000,000.

Estimate of Tax Increment Revenues: Using the overall non-school business millage rate of 37.7701 mills, the maximum annual available real property tax increment revenues are estimated to be \$37,770 for years 1-5.

It is the intent of the Authority to capture all available non-school tax increment revenue on real and personal property generated by new development on the site. These tax increments will be captured for up to five years after the time that capture is required for the purpose of paying the cost of eligible activities.

f. Duration of the Brownfield Plan for eligible activities.

512-524 East North Street: The beginning of capture of tax increment revenues was Summer 2005 and will continue for a period necessary to reimburse eligible activities and administrative expenses of the authority plus five years of additional tax capture, but not longer than allowed by law.

g. Maximum Estimated Impact of Tax Increment Financing on Taxing Jurisdictions:

Taxing Unit	Millage Rate	Estimated Annual Range of Taxes Captured by Authority
State Education Tax	6.0000	N/A
KPS Operating	17.6757	N/A
City Operating	12.0000	\$ 2,442.84
CCTA (Metro Transit)	0.7470	\$ 152.07
Solid Waste	1.8000	\$ 366.43
KCTA (County Transportation)	0.3131	\$ 63.74
KVCC	2.7970	\$ 569.39
County Operating (Summer)	4.6608	\$ 948.80
County Operating (Winter – Public Safety)	1.4409	\$ 293.32
County Housing	0.0993	\$ 20.21
County Senior	0.3484	\$ 70.92
County 911 Dispatch	0.6500	\$ 132.32
KRESA Operating	2.8823	\$ 586.75
KRESA Allocated	0.1437	\$ 29.25
KRESA Special Ed	1.4925	\$ 303.83
KRESA Enhancement	1.5000	\$ 305.36
Kalamazoo Library	3.9213	\$ 798.26
DDA	1.9638	N/A
TOTAL (No school or DDA)	34.7963	\$ 7,083.48

Maximum annual increased taxable value=\$1,000,000

2020 Actual Taxable Value = \$273,877

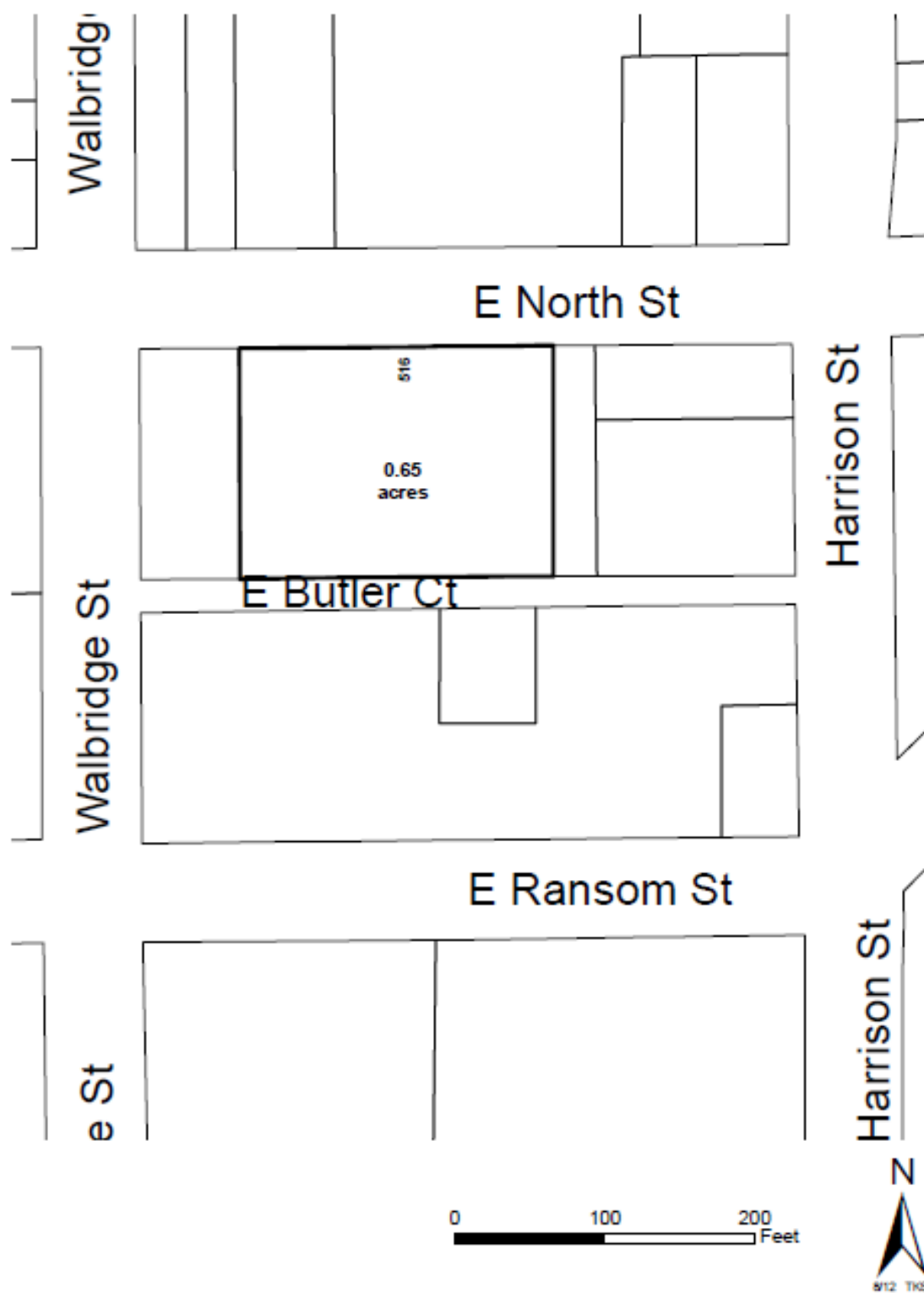
h. Legal description of each parcel of eligible property to which the plan applies, a map showing the location and dimensions of each eligible property, and a statement of whether personal property is included as part of the eligible property.

516 East North Street, Parcel #06-15-264-303: ORIGINAL PLAT OF THE TOWN (NOW CITY) OF KALAMAZOO, Liber 3 of Plats Page 8, also recorded at Liber 6 of Plats Page 8; Lot 2 in Block 41. Lot 3 in Block 41. Lot 4 in Block 41. The West 12.375 feet of Lot 5 in Block 41.

Now Known as 512-524 East North Street: Kalamazoo County Condominium Subdivision Plan No. 251 Ignertia Condominiums according to the master deed recorded 2011-019944, Units 1 through 7.

For location and dimensions of property, see attached site diagram. Personal property will be included as part of the eligible property.

SITE LOCATION: 512-524 EAST NORTH STREET



12) Ramp #3

Eligible Property

173 East South Street, 06-15-392-300
130 Portage Street, 06-15-382-201
180 Portage Street, 06-15-388-100
231 Farmers Alley, 06-15-387-300
Former 155 Farmers Alley

231 East South Street, 06-15-388-101
140 Portage Street, 06-15-383-200
149 Farmers Alley, 06-15-387-301

The subject property is 3.26 acres fully developed as a two-level public parking ramp. The structure was originally constructed in 1956 by Gilmore Brothers Department Store and expanded in 1974, for a total capacity of 750 parking spaces. The City of Kalamazoo purchased the ramp in 1978 for \$2.1 million. Former uses of the property include a parking lot, at least two gasoline filling stations, a hotel, and numerous farmers' sheds.

Basis of Eligibility

The subject property is eligible based upon the presence of petroleum constituents and solvents. Environmental due diligence has confirmed the subject property is a "facility" (per Natural Resources and Environmental Protection Act, 1994 PA 451, as amended).

The Plan (pursuant to section 13(1), Act No. 381 of 1996)

- a. A description of the costs of the Plan intended to be paid for with the tax increment revenues;**
- b. A brief summary of the eligible activities that are proposed for each eligible property.**

Tax increment revenues will be used to offset expenses associated with Phase I and II Environmental Site Assessments, Baseline Environmental Assessments, possible demolition, site preparation, and infrastructure improvements. The current maximum cost estimate for these eligible activities is \$3,750,000.

- c. An estimate of the captured taxable value and tax increment revenues for each year of the Plan from each parcel of eligible property.**

Estimate of Captured Taxable Value: Current discussions involve a project with a total private investment of \$23 million that could result in a net future taxable value of \$11.5 million.

Estimate of Tax Increment Revenues: Using the overall business millage rate of 64.0901 mills, maximum annual available real property tax increment revenues are estimated to be \$737,035 for years 1 – 5. Since the subject property is within the Downtown Development Authority District, the Brownfield Redevelopment Authority may only capture 20 percent of the increase, which amounts to \$147,407 per year.

It is the intent of the Authority to capture all available tax increment revenue on real and personal property generated by new development on the site. These tax increments will be captured for up to

five years after the time that capture is required for the purpose of paying the cost of eligible activities and administrative expenses of the authority.

g. Maximum Estimated Impact of Tax Increment Financing on Taxing Jurisdictions:

Taxing Unit	Millage Rate	Estimated Annual Range of Taxes Captured by Authority
State Education Tax	6.0000	\$ 15,433.36
KPS Operating	17.6757	\$ 45,465.91
City Operating	12.0000	\$ 30,866.72
CCTA (Metro Transit)	0.7470	\$ 1,921.45
Solid Waste	1.8000	\$ 4,630.01
KCTA (County Transportation)	0.3131	\$ 805.36
KVCC	2.7970	\$ 7,194.52
County Operating (Summer)	4.6608	\$ 11,988.64
County Operating (Winter – Public Safety)	1.4409	\$ 3,706.32
County Housing	0.0993	\$ 255.42
County Senior	0.3484	\$ 896.16
County 911 Dispatch	0.6500	\$ 1,671.95
KRESA Operating	2.8823	\$ 7,413.93
KRESA Allocated	0.1437	\$ 369.63
KRESA Special Ed	1.4925	\$ 3,839.05
KRESA Enhancement	1.5000	\$ 3,858.34
Kalamazoo Library	3.9213	\$ 10,086.47
DDA	1.9638	\$ 5,051.34
TOTAL (School + DDA)	60.4358	\$ 155,454.60

Maximum annual increased taxable value=\$11,500,000

h. Legal description of each parcel of eligible property to which the plan applies, a map showing the location and dimensions of each eligible property, and a statement of whether personal property is included as part of the eligible property.

173 East South Street, Parcel # 06-15-392-300: ORIGINAL PLAT Section 15-2-11 Area #1 (skywalk portion, exhibit A-1, exhibit D) Com on the N li of South Street at a pt S 89deg 53min 26sec E 25.0ft from the SW cor of Lot 95 of sd Plat being the NE cor of Farmers Alley and South Street as now established; th S 89deg 53min 26sec E 31.79ft to p.o.b.; th N 0deg 06min 34sec E 20.18ft; th S 89deg 53min 26sec E 14.67ft; th N 0deg 06min 34sec E 5.51ft; th S 89deg 53min 26sec E 27.01ft; th S 0deg 06min 34sec W 25.69ft to the N li of South Street; th N 89deg 53min 26sec W 41.68ft alg sd N li to beg. The parking structure (06-15-382-200) has an air easement above the Farmer's Alley Retail Space (06-15-387-300); the Rave Theater area (06-15-388-100); and the Portage Street Retail Space (06-15-383-200).

231 East South Street, Parcel # 06-15-188-101: ORIGINAL PLAT Section 15-2-11 (South Street Retail Space, Exhibit B-3) Com on the N li of South Street at a pt S 89deg 53min 26sec E 25.0ft from the SW cor of Lot 95 of sd Plat being the NE cor of Farmers Alley and South Street as now established; th S 89deg 53min 26sec E 158.13ft alg the N li of South Street; th N 67deg 30min 27sec E 35.66ft alg sd N li; th N 45deg 0min 54sec E 77.32ft alg sd N li to p.o.b.; th N 0deg 06min 42sec W 130.78ft; th S 89deg 54min 55sec E 48.75ft; th S 44deg 54min 55sec E 22.38ft; th S 77deg 09min 09sec E 41.09ft to the N li of South Street; th S 45deg 0min 54sec W 148.55ft alg sd N li to p.o.b.

149 Farmers Alley, Parcel # 06-15-387-301: ORIGINAL PLAT Section 15-2-11 Area #2 (Compactor, exhibit A-2, exhibit E) Com on the N li of South Street at a pt S 89deg 53min 26sec E 25.0ft from the SW cor of Lot 95 of sd Plat being the NE cor of Farmers Alley and South Street as now established; th N 0deg 11min 56sec W 286.76ft alg sd E li; th N 89deg 52min 26sec E 21.02ft; th N 0deg 10min 03sec W 17.89ft; th N 45deg 05min 05sec E 23.60ft to p.o.b.; th N 45deg 05min 05sec 31.92ft; th S 44deg 54min 55sec E 47.08ft; th S 45deg 05min 05sec W 31.92ft; th N 44deg 54min 55sec W 47.08ft to p.o.b. The parking structure (06-15-382-200) has an air easement above the Farmer's Alley Retail Space (06-15-387-300); the Rave Theater area (06-15-388-100); and the Portage Street Retail Space (06-15-383-200).

155 Farmers Alley, Parcel # 06-15-387-300: ORIGINAL PLAT Section 15-2-11 (Farmer's Alley Retail Space, Exhibit B-2) Beg on the N li of South Street at a pt S 89deg 53min 26sec E 25.0ft from the SW cor of Lot 95 of sd Plat being the NE cor of Farmers Alley and South Street as now established; th N 0deg 11min 56sec W 286.76ft alg sd E li; th N 89deg 52min 26sec E 21.02ft; th N 0deg 10min 03sec W 17.89ft; th N 45deg 05min 05sec E 23.60ft; th S 44deg 54min 55sec E 47.08ft; th N 45deg 05min 05sec E 1.71ft; th S 0deg 05min 05sec W 18.70ft; th N 89deg 54min 55sec W 22.35ft; th S 0deg 05min 05sec W 197.35ft; th S 89deg 54min 55sec E 5.52ft; th S 0deg 05min 05sec W 40.50ft; th S 89deg 54min 55sec E 49.92ft; th S 0deg 05min 05sec W 32.85ft to the N li of South Street; th N 89deg 53min 26sec W 30.33ft; th N 0deg 06min 34sec E 25.69ft; th 89deg 53min 26sec W 27.01ft; th S 0deg 06min 34sec W 5.51ft; th N 89deg 53min 26sec W 14.67ft; th S 0deg 06min 34sec W 20.18ft to the N li of South Street; th N 89deg 53min 26sec W 31.79ft alg the N li of South Street to p.o.b. This parcel has an easement over the Northern portion known as the Service Court (exhibit I). The parking structure (06-15-382-200) has an air easement above the Farmer's Alley Retail Space (06-15-387-300); the Rave Theater area (06-15-388-100); and the Portage Street Retail Space (06-15-383-200).

130 Portage Street, Parcel # 06-15-382-201: ORIGINAL PLAT Section 15-2-11 Area #3 (Parking structure, exhibit A-3) Commencing on the north line of East South Street at a point S 89deg 53min 26sec E 25.0ft from the SW corner of Lot 95 of said Plat being the NE corner of Farmers Alley and South Street as now established; thence N 0deg 11min 56sec W 286.76ft along said E line; thence N 89deg 52min 26sec E 21.02ft; thence N 0deg 10min 03sec W 17.89ft to p.o.b.; thence N 0deg 10min 3sec W 73.36ft; thence S 89deg 48min 51sec W 21.05ft to the east line of Farmer's Alley; thence N 0deg 08min 21sec W 100.75ft to the southerly line of Exchange Place; thence N 89deg 58min 30sec E 18.42ft along said southerly line; thence S 50deg 08min 30sec E 89.52ft to the exterior wall of the parking ramp; thence along the exterior of said helix wall of the parking ramp 37.78ft along the arc of a curve to the right (Radius = 52.83ft, chord of S 65deg 36min 23sec E 39.98ft); thence N 45deg 06min 05sec E 87.17ft to the southwesterly line of Portage Street; thence S 44deg 54min 55sec E 80.75ft along said southwesterly line; thence S 45deg 05min 05sec W 39.83ft; thence N 44deg 54min 55sec W 24.75ft; thence S 45deg 05min 05sec W 40.17ft; thence N 44deg 54min 55sec W 5.92ft; thence S 45deg 05min 05sec W 80.17ft; thence N 44deg 54min 55sec W 1.33ft; thence S 45deg 05min

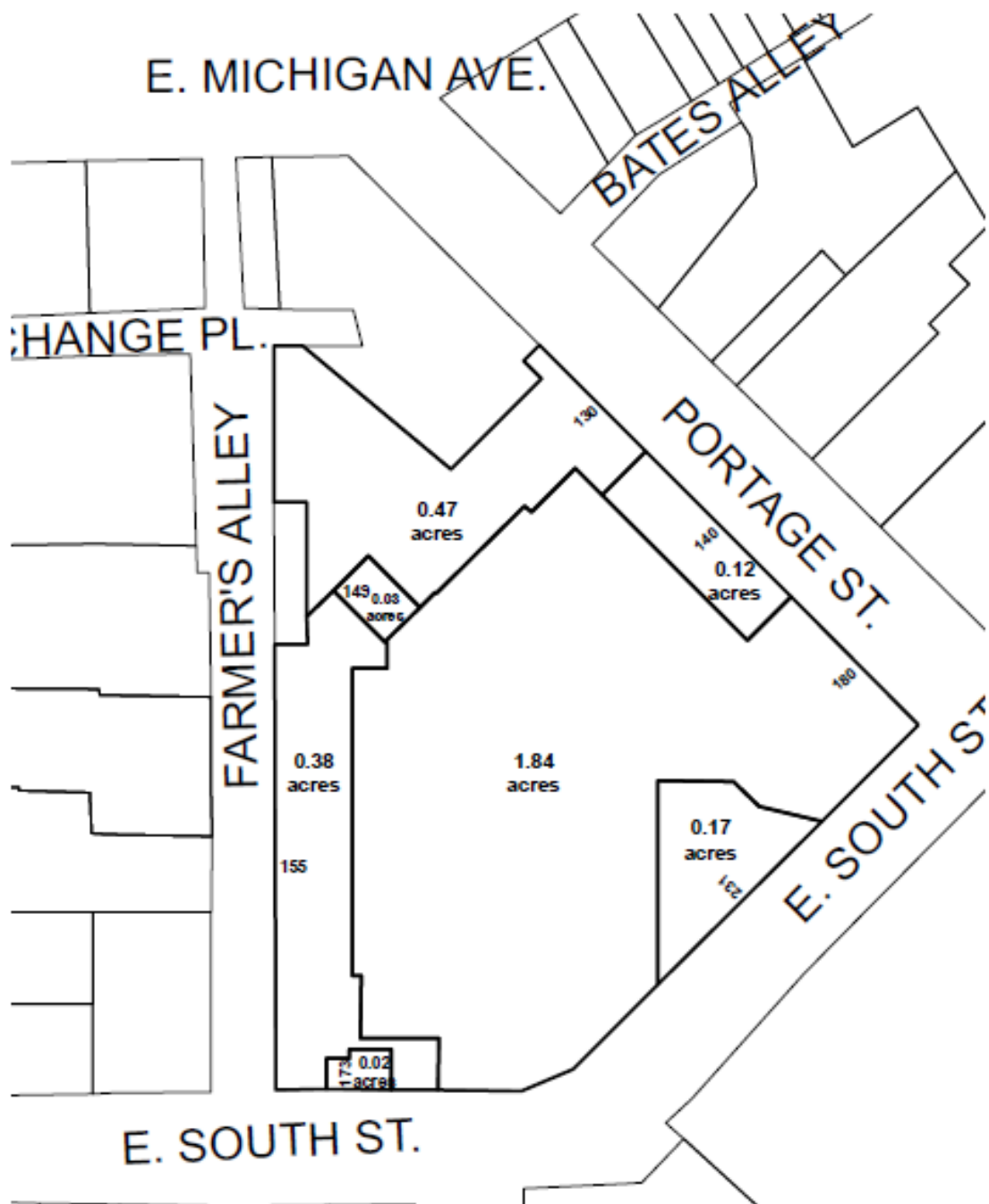
05sec W 13.41ft; thence N 44deg 54min 55sec W 47.08ft; thence S 45deg 05min 05sec W 55.52ft to p.o.b. The parking structure (06-15-382-201) has an air easement above the Farmer's Alley Retail Space (06-15-387-300); the Rave Theater area (06-15- 388-100); and the Portage Street Retail Space (06-15-383-200).

140 Portage Street, Parcel # 06-15-383-200: ORIGINAL PLAT Section 15-2-11 (Portage Street Retail Space, Exhibit B-1) Com on the N li of South Street at a pt S 89deg 53min 26sec E 25.0ft from the SW cor of Lot 95 of sd Plat being the NE cor of Farmers Alley and South Street as now established; th S 89deg 53min 26sec E 158.13ft alg the N li of South Street; th N 67deg 30min 27sec E 35.66ft alg sd N li; th N 45deg 0min 54sec E 313.66ft to the SWLY li of Portage Street; th N 44deg 54min 55sec W 115.98ft alg sd SWLY li to p.o.b.; th S 45deg 05min 05sec W 39.83ft; th N 44deg 54min 55sec W 131.71ft; th N 45deg 05min 05sec E 39.83ft to the SWLY li of Portage Street; th S 44deg 54min 55sec E 131.71ft alg sd SWLY li to p.o.b. This parcel has two easements through the parcel known as the Portage Street North Hallway Easement (exhibit H) and the Portage Street South Hallway Easement (a.k.a. Meter Room, exhibit K) The parking structure (06-15-382-200) has an air easement above the Farmer's Alley Retail Space (06-15-387-300); the Rave Theater area (06-15- 388-100); and the Portage Street Retail Space (06-15-383-200).

180 Portage Street, Parcel # 06-15-388-100: ORIGINAL PLAT Section 15-2-11 (Rave Theater, Exhibit C) Com on the N li of South Street at a pt S 89deg 53min 26sec E 25.0ft from the SW cor of Lot 95 of sd Plat being the NE cor of Farmers Alley and South Street as now established; th N 0deg 11min 56sec W 261.31ft alg sd E li; th S 89deg 54min 55sec E 49.65ft to p.o.b.; th N 0deg 05min 05sec E 9.35ft; th S 89deg 54min 55sec E 22.35ft; th N 0deg 05min 05sec E 18.70ft; N 45deg 05min 05sec E 43.62ft; th S 44deg 54min 55sec E 1.33ft; th N 45deg 05min 05sec E 80.17ft; th S 44deg 54min 55sec E 5.92ft; th N 45deg 05min 05sec E 40.17ft; th S 44deg 54min 55sec E 156.46ft; th N 45deg 05min 05sec E 39.83ft to the SWLY li of Portage Street; th S 44deg 54min 55sec E 115.98ft alg sd SWLY li to the NWLY li of South Street; th S 45deg 0min 54sec W 87.79ft alg sd NWLY li; th N 77deg 09min 09sec W 41.09ft; th N 44deg 54min 55sec W 23.38ft; th N 89deg 54min 55sec W 48.75ft; th S 0deg 06min 42sec E 130.78ft to the NWLY li of South Street; th S 45deg 0min 54sec W 77.32ft alg sd NWLY li; th S 67deg 30sec 27min W 35.66ft alg sd NWLY li; th N 89deg 53min 26sec W 54.34ft alg sd NWLY li; th N 0deg 05min 05sec E 32.85ft; th N 89deg 54min 55sec W 49.92ft; th N 0deg 05min 05sec E 40.50ft; th N 89deg 54min 55sec W 5.52ft; th N 0deg 05min 05sec E 188.0ft to p.o.b. The parking structure (06-15-382-200) has an air easement above the Farmer's Alley Retail Space (06-15-387-300); the Rave Theater area (06-15-388-100); and the Portage Street Retail Space (06-15-383-200).

For location and dimensions of property, see attached site diagram. Personal property will be included as part of the eligible property.

SITE LOCATION: RAMP #3



13) United Building *(chapter removed September 2020)*

Eligible Property

202 East Kalamazoo Avenue, 06-15-338-282

242 East Kalamazoo Avenue, 06-15-339-280

14) 507 North Park Street

Eligible Property

507 North Park Street, 06-15-302-106

The subject property comprises the eastern 92 feet of the block bounded by North Park, West Ransom, North Westnedge, and West Willard streets, formerly occupied by several storage buildings associated with the adjoining Fibers of Kalamazoo manufacturing operations. NPLC, LLC (developer) plans to purchase the subject property from Fibers of Kalamazoo and redevelop the property for retail purposes.

Basis of Eligibility

The Fibers of Kalamazoo property is a “facility” (per Natural Resources and Environmental Protection Act, 1994 PA 451, as amended) based upon the confirmed presence of metals, chlorinated hydrocarbons, and petroleum hydrocarbons in soil and/or groundwater. The subject property is therefore eligible for inclusion in the Plan because it is adjacent to a “facility.” Once environmental due diligence is completed for the subject property, it is likely that the presence of similar on-site contaminants will be confirmed.

The Plan (pursuant to section 13(1), Act No. 381 of 1996)

- a. A description of the costs of the plan intended to be paid for with the tax increment revenues;**
- b. A brief summary of the eligible activities that are proposed for each eligible property.**

Tax increment revenues will be used to reimburse the developer for expenses associated with environmental due diligence, site preparation (foundation removal), and infrastructure improvements. The current maximum cost estimate for these eligible activities is \$200,000.

- c. An estimate of the captured taxable value and tax increment revenues for each year of the Plan from each parcel of eligible property.**

Estimate of Captured Taxable Value: Based upon the estimated investment of \$1,000,000 into property improvements, the net future taxable value could be as high as \$500,000.

Estimate of Tax Increment Revenues: Using the overall business millage rate of 62.0901 mills, the maximum annual available real property tax increment revenues are estimated to be \$31,045 for years 1 – 5.

It is the intent of the Authority to capture all available tax increment revenue on real and personal property generated by new development on the site. These tax increments will be captured for up to five years after the time that capture is required for the purpose of paying the cost of eligible activities and administrative expenses of the authority.

g. Maximum Estimated Impact of Tax Increment Financing on Taxing Jurisdictions

Taxing Unit	Millage Rate	Estimated Annual Range of Taxes Captured by Authority
State Education Tax	6.0000	\$ 1,532.47
KPS Operating	17.6757	\$ 4,514.59
City Operating	12.0000	\$ 3,064.94
CCTA (Metro Transit)	0.7470	\$ 190.79
Solid Waste	1.8000	\$ 459.74
KCTA (County Transportation)	0.3131	\$ 79.97
KVCC	2.7970	\$ 714.39
County Operating (Summer)	4.6608	\$ 1,190.42
County Operating (Winter – Public Safety)	1.4409	\$ 368.02
County Housing	0.0993	\$ 25.36
County Senior	0.3484	\$ 88.99
County 911 Dispatch	0.6500	\$ 166.02
KRESA Operating	2.8823	\$ 736.17
KRESA Allocated	0.1437	\$ 36.70
KRESA Special Ed	1.4925	\$ 381.20
KRESA Enhancement	1.5000	\$ 383.12
Kalamazoo Library	3.9213	\$ 1,001.55
DDA	1.9638	N/A
TOTAL (School, no DDA)	58.4720	\$ 14,934.45

Maximum annual increased taxable value=\$500,000

2020 Actual Taxable Value = \$260,675

h. Legal description of each parcel of eligible property to which the plan applies, a map showing the location and dimensions of each eligible property, and a statement of whether personal property is included as part of the eligible property.

507 North Park Street, Parcel # 06-15-302-106: ORIGINAL PLAT part of Block 30 Beg at SW cor of West Ransom Street and North Park Street; th W 92.5ft alg S li of West Ransom Street; th S 0deg1min 39sec E 331.95ft (recorded 330ft) parallel to W li of North Park Street to the N li of West Willard Street; th S 89deg 56min 25sec E 92.5ft alg N li of West Willard Street to the W li of North Park Street; th N 0deg 1min 39sec W 332.05ft (recorded 330ft) alg sd W li to p.o.b. Contains 0.705 acres.

For location and dimensions of property, see attached site diagram. Personal property will be included as part of the eligible property.

SITE LOCATION: 507 NORTH PARK STREET



0 80 160 Feet

6/04 TKS

15) City Yards *(chapter removed September 2020)*

Eligible Property

911 Hatfield, 06-23-290-002

822 Schuster Avenue, 06-23-286-001

16) South & Rose *(chapter removed June 2024)*

Eligible Property

277 South Rose Street, 06-15-390-300

17) Former J.A. Richards Blocks *(chapter revised May 2021)*

Eligible Property

~~314 Parsons Street, 06-15-215-076~~

810 North Pitcher Street, 06-15-250-031

813 Porter Street, 06-15-251-233

825 Porter Street, 06-15-221-060

~~315 East Frank Street, 06-15-250-150~~

322 Parsons Street, 06-15-215-075

809 Porter Street, 06-15-251-133

817 Porter Street, 06-15-221-003

901 Porter Street, 06-15-216-200

322 Parsons Street: This 0.20-acre, tax-reverted parcel (formerly three contiguous parcels, combined on January 20, 2011) was acquired by the BRA from the State of Michigan in July 2006 and from the Kalamazoo County Treasurer in December 2010. The parcel is currently vacant.

810 North Pitcher Street: This 0.07-acre, tax-reverted parcel was acquired by the BRA from the Kalamazoo County Treasurer in August 2012. The parcel currently contains an approximate 1,154 square-foot dilapidated residential structure with a carport.

809 Porter Street: This 0.06-acre, tax-reverted parcel was acquired by the BRA from the Kalamazoo County Treasurer in August 2012. The parcel is currently vacant.

813 Porter Street: This 0.07-acre, tax-reverted parcel was acquired by the BRA from the Department of Natural Resources for the State of Michigan in May 2000. The parcel is currently vacant.

817 Porter Street: This 0.13-acre, tax-reverted parcel was acquired by the BRA from the Kalamazoo County Treasurer in August 2012. The parcel is currently vacant.

825 Porter Street: This 0.50-acre, tax-reverted parcel (formerly two contiguous parcels, combined on January 20, 2011) was acquired by the BRA from the City of Kalamazoo in 2003 and from the Kalamazoo County Treasurer in December 2010. The parcel is currently vacant.

901 Porter Street: This 0.45-acre, tax-reverted parcel (formerly two contiguous parcels, combined on January 20, 2011) was acquired by the BRA from the State of Michigan in July 2009 and from the Kalamazoo County Treasurer in December 2010. A vacant residential structure is currently present on the southeast corner of the parcel and the remainder of the property is currently vacant.

Of the seventeen original parcels that make up the current subject property (now combination), eight of the original parcels were formerly owned by the J.A. Richards Company (316 and 326 Parsons; 826, 901, 903, 913 and 914 North Pitcher; 325 Myrtle).

Basis of Eligibility

The subject property is eligible for Plan inclusion based upon its condition as a blighted property. Section 2(e)(v) of Act 381 specifies that one of the definitions of blighted includes “tax reverted property owned by a qualified local governmental unit, by a county, or by this state. The sale, lease, or transfer of tax reverted property by a qualified local governmental unit, county, or this state after the property’s inclusion in a brownfield plan shall not result in the loss to the property of the status as

blighted property for the purposes of this act.” Because each of the original parcels that make up the subject property were tax reverted properties, the subject property is deemed eligible. The subject property is also eligible for Plan inclusion based upon the likely presence of environmental contamination associated with the former industrial use of portions of the property. It is anticipated that environmental assessment activities will be conducted in the future when a proposed developer of the property is identified and that the subject property’s status as a “facility” (per the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended) will be confirmed.

The Plan (pursuant to section 13(1), Act No. 381 of 1996)

- a. A description of the costs of the plan intended to be paid for with the tax increment revenues;**
- b. A brief summary of the eligible activities that are proposed for each eligible property.**

Tax increment revenues will be used to offset eligible expenses associated with any eligible activities that are allowed under Act 381, as amended. The current cost estimate for eligible activities is up to \$500,000.

- c. An estimate of the captured taxable value and tax increment revenues for each year of the Plan from each parcel of eligible property.**

Estimate of Captured Taxable Value: Assuming the property can be redeveloped for industrial-type or warehouse uses, the taxable value could increase by as much as \$1,875,000.

Estimate of Tax Increment Revenues: Using the overall business millage rate of 37.7701 mills, the maximum annual available real property tax increment revenues are estimated to be \$70,817 for years 1 – 5 after redevelopment has occurred. This calculation assumes that redevelopment has occurred as described above.

It is the intent of the Authority to capture all available non-school tax increment revenue on real and personal property generated by new development on the site. These tax increments will be captured for up to five years after the time that capture is required for the purpose of paying the cost of eligible activities.

- f. Duration of the Brownfield Plan for eligible activities.**

As no project has yet materialized for this parcel, it is difficult to define plan duration. However, the date for the beginning of capture of tax increment revenues is no later than September 4, 2017, and will continue for a period necessary to reimburse eligible activities plus five years of additional tax capture, but not longer than allowed by law.

g. Maximum Estimated Impact of Tax Increment Financing on Taxing Jurisdictions.

Taxing Unit	Millage Rate	Maximum Estimated Annual Taxed Captured by Authority
State Education Tax (SET)	6.0000	N/A
School Operating Tax	17.6757	N/A
CITY OPERATING	12.0000	\$ 22,500.00
CCTA	0.7470	\$ 1,400.63
SOLID WASTE	1.8000	\$ 3,375.00
KCTA	0.3131	\$ 587.06
KVCC	2.7970	\$ 5,244.38
COUNTY OPERATING - Summer	4.6608	\$ 8,739.00
COUNTY OPERATING - Winter - Public Safety	1.4409	\$ 2,701.69
COUNTY HOUSING	0.0993	\$ 186.19
COUNTY SENIOR	0.3484	\$ 653.25
COUNTY 911 DISPATCH	0.6500	\$ 1,218.75
KRESA OPERATING	2.8823	\$ 5,404.31
KRESA ALLOCATED	0.1437	\$ 269.44
KRESA SPECIAL ED	1.4925	\$ 2,798.44
KRESA ENHANCEMENT	1.5000	\$ 2,812.50
KALAMAZOO LIBRARY	3.9213	\$ 7,352.44
DDA	1.9638	N/A
Local Total without School or DDA	34.7963	\$ 65,243.06

h. Legal description of each parcel of eligible property to which the plan applies, a map showing the location and dimensions of each eligible property, and a statement of whether personal property is included as part of the eligible property.

322 Parsons Street, Parcel # 06-15-215-075: PLAT NO 2 OR REVISED PLAT OF RICHARDSON & WATTLES ADDITION; Lot 72.

810 North Pitcher Street, Parcel # 06-15-250-031: PLAT NO 2 OR THE REVISED PLAT OF RICHARDSON & WATTLES ADDITION, Liber 2 of Plats Page 13; The South 2.75 Rods of the North 5.5 Rods of Lot 31.

809 Porter Street, Parcel # 06-15-251-133: PLAT NO 2 OR THE REVISED PLAT OF RICHARDSON & WATTLES ADDITION, Liber 2 of Plats Page 13; The North 1/2 of Lot 33, excluding the North 45 feet.

813 Porter Street, Parcel # 06-15-251-233: PLAT NO 2 OR THE REVISED PLAT OF RICHARDSON & WATTLES ADDITION, Liber 2 of Plats Page 13; The North 45 feet of Lot 33.

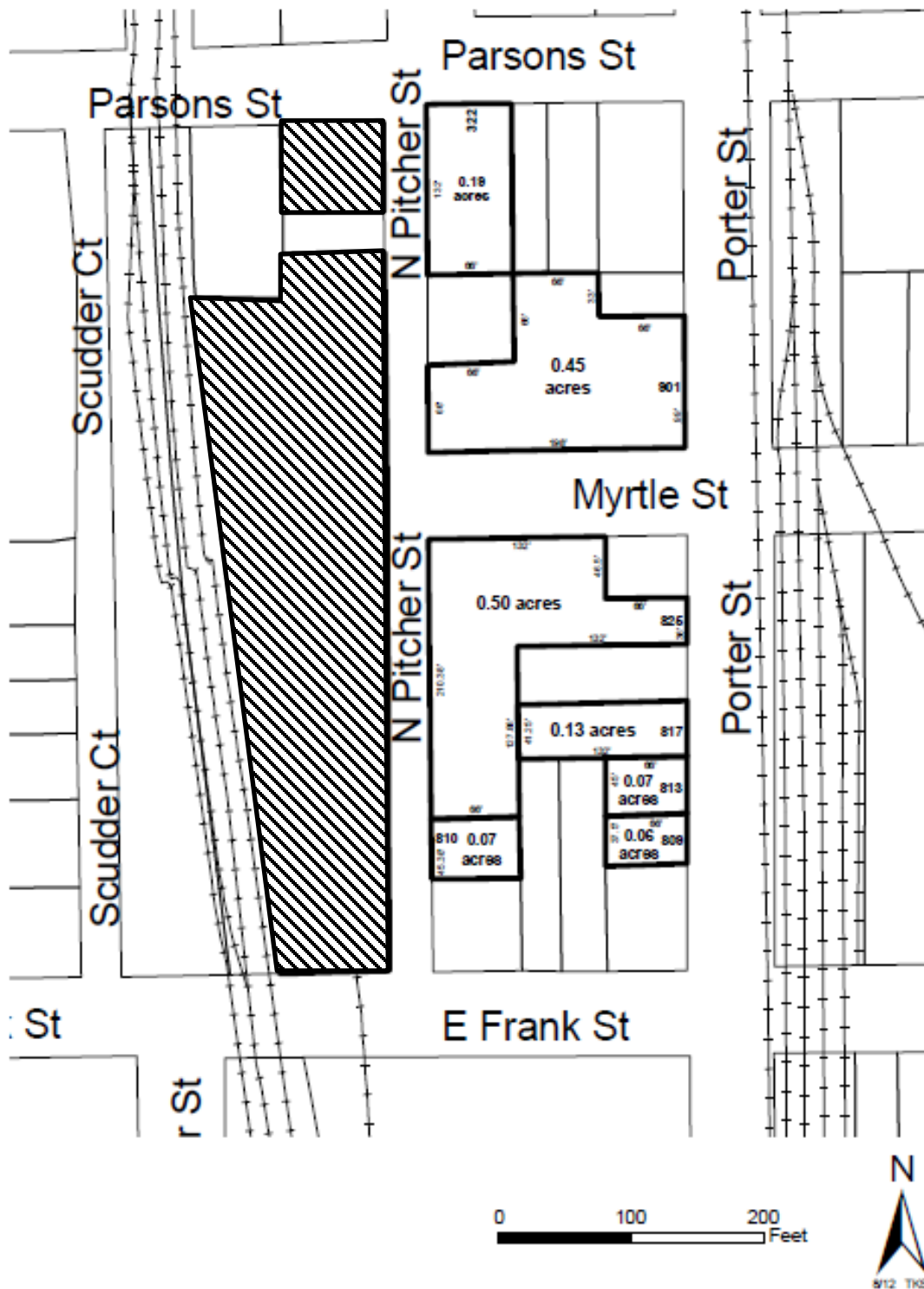
817 Porter Street, Parcel # 06-15-221-003: PLAT NO 2 OR THE REVISED PLAT OF RICHARDSON & WATTLES ADDITION, Liber 2 of Plats Page 13; The South 1/4 of Lot 52. The South 1/4 of Lot 53.

825 Porter Street, Parcel # 06-15-221-060: PLAT NO 2 OR REVISED PLAT OF RICHARDSON & WATTLES ADDITION; North 1/2 of Lot 52, excluding the North 46.5 feet Lot 54. Also the North 1/2 of Lot 53. Also North 2.75 Rods of Lot 31.

901 Porter Street, Parcel # 06-15-216-200: PLAT NO 2 OR REVISED PLAT OF RICHARDSON & WATTLES ADDITION; South 1/2 of Lot 57. Lot 56. Also the South 1/2 of Lot 55. Also the South 1/2 of the North 1/2 of Lot 57.

For location and dimensions of property, see attached site diagram. Personal property will be included as part of the eligible property.

SITE LOCATION: FORMER J.A. RICHARDS BLOCKS



18) Gull & North *(chapter removed September 2020)*

Eligible Property

655 Gull Street, 06-15-281-025

19) Former Superior Cleaners *(chapter removed September 2020)*

Eligible Property

3122 Oakland Drive, 06-29-474-003

20) Arcadia Creek West End District *(chapter removed September 2020)*

Eligible Property

243 Cooley Street, 06-15-315-501

431 West Kalamazoo Avenue, 06-15-310-103

416 West Water Street, 06-15-321-209

411 West Kalamazoo Avenue, 06-15-311-002

227 North Park Street, 06-15-317-105

240 North Westnedge Avenue, 06-15-315-503

21) 1919 East Kilgore Service Road

Eligible Property

1919 East Kilgore Service Road, 06-35-469-001

This 5.72-acre parcel contains one commercial structure (approximately 80,000 square feet) with associated parking and landscaped areas. The site was historically used as a commercial printing business, warehouse, and office space, and for storage. The parcel was acquired by Kilgore Point, LLC in 2007 and they are currently in the process of rehabilitating the building/site for use as office and warehouse space with expanded parking areas. Current estimates call for a total project investment of approximately \$2,500,000 for interior and exterior renovations.

Basis of Eligibility

The subject property is eligible for Plan inclusion based upon the presence of arsenic in soil in concentrations that exceed the Part 201 Generic Residential Cleanup Criteria as prescribed by the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (a “facility”).

The Plan (pursuant to section 13(1), Act No. 381 of 1996)

- a. A description of the costs of the plan intended to be paid for with the tax increment revenues;**
- b. A brief summary of the eligible activities that are proposed for each eligible property.**

Tax increment revenues will be used to offset eligible expenses associated with any eligible activities that are allowed under Act 381. The current cost estimate for eligible activities is not to exceed \$135,000.

- c. An estimate of the captured taxable value and tax increment revenues for each year of the Plan from each parcel of eligible property.**

Estimate of Captured Taxable Value: Assuming the property will be developed as described, the maximum anticipated future taxable value is estimated to be \$425,000. The current taxable value is \$370,600 leaving a net future taxable value, upon which capture can be based, of \$54,400.

Estimate of Tax Increment Revenues: Using a business millage rate of 35.2369 mills (which excludes any millage for school or debt service), maximum annual available real property tax increment revenues are estimated to be \$1,917 for years 1 – 5. This calculation assumes that redevelopment has occurred as described above.

At this time, no school tax capture is anticipated for the project. However, it is the intent of the Authority to capture all other available tax increment revenue on real and personal property generated by new development on the site. These tax increments will be captured for up to five years after the time that capture is required for the purpose of paying the cost of eligible activities.

f. Duration of the Brownfield Plan for eligible activities.

The renovation project is expected to be substantially completed in 2009, and the date for the beginning of capture of tax increment revenues is anticipated to be January 2010 and will continue for a period necessary to reimburse eligible activities and administrative expenses of the authority, but not to exceed 25 years plus five years of additional tax capture to the Local Brownfield Revolving Fund, but not longer than allowed by law.

g. Maximum Estimated Impact of Tax Increment Financing on Taxing Jurisdictions.

Taxing Unit	Millage Rate	Estimated Annual Range of Taxes Captured by Authority
State Education Tax	6.0000	N/A
KPS Operating	17.6757	N/A
City Operating	12.0000	\$ 547.50
CCTA (Metro Transit)	0.7470	\$ 34.08
Solid Waste	1.8000	\$ 82.13
KCTA (County Transportation)	0.3131	\$ 14.29
KVCC	2.7970	\$ 127.61
County Operating (Summer)	4.6608	\$ 212.65
County Operating (Winter – Public Safety)	1.4409	\$ 65.74
County Housing	0.0993	\$ 4.53
County Senior	0.3484	\$ 15.90
County 911 Dispatch	0.6500	\$ 29.66
KRESA Operating	2.8823	\$ 131.50
KRESA Allocated	0.1437	\$ 6.56
KRESA Special Ed	1.4925	\$ 68.10
KRESA Enhancement	1.5000	\$ 68.44
Kalamazoo Library	3.9213	\$ 178.91
DDA	1.9638	N/A
TOTAL (No school or DDA)	34.7963	\$ 1,587.58

Maximum annual increased taxable value = \$54,400

2020 Actual Taxable Value = \$416,225

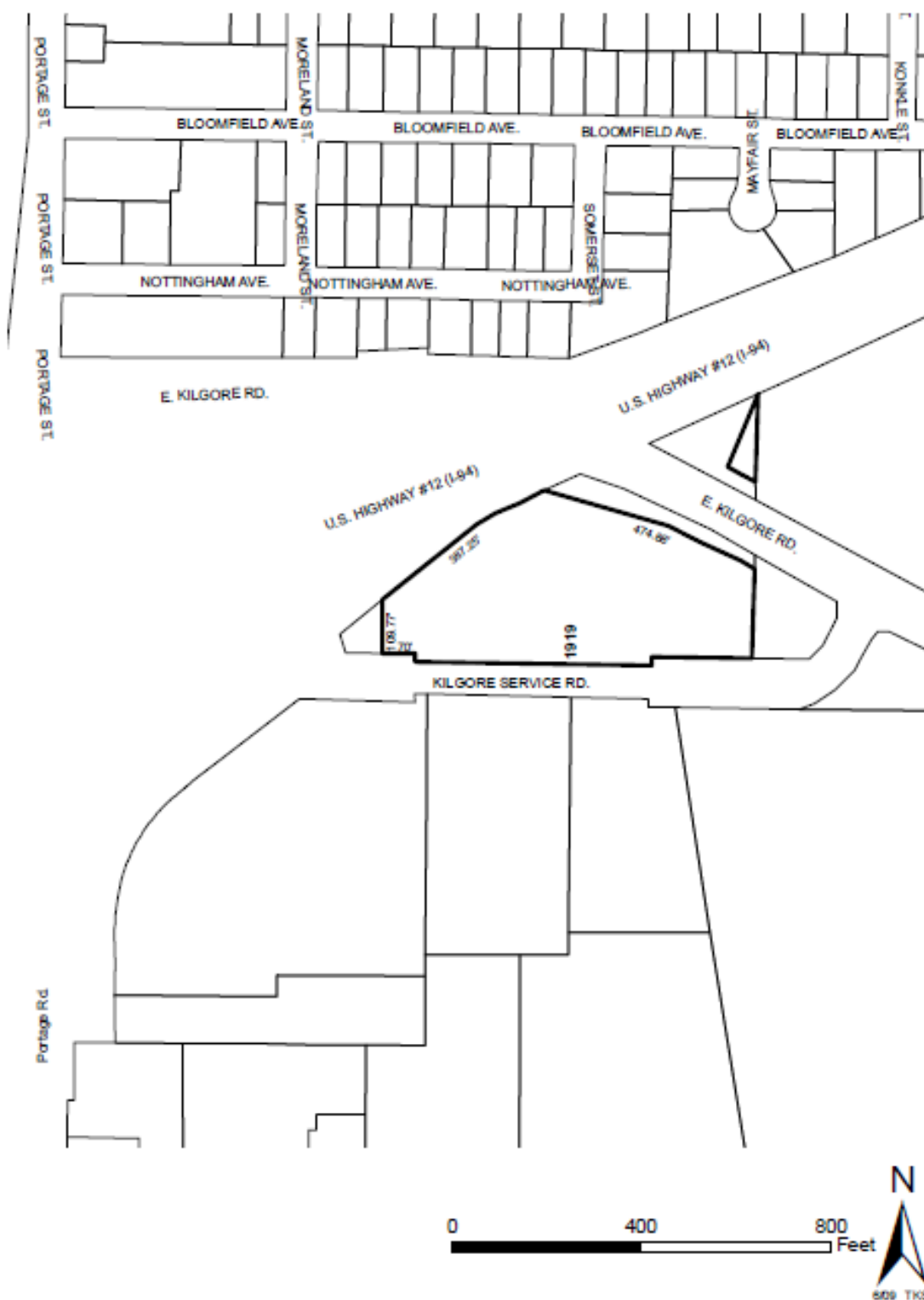
h. Legal description of each parcel of eligible property to which the plan applies, a map showing the location and dimensions of each eligible property, and a statement of whether personal property is included as part of the eligible property.

1919 East Kilgore Service Road, Parcel # 06-35-469-001: SECTION 35-2-11 Com at the SE cor of Sect 35 T2S R11W; th S 89deg 51min 08sec W 1146.13ft alg the S li of Sect 35 to the P.o.B.; th S 89deg 51min 08sec W 717.87ft alg the S li of Sect 35 to the ELY li of Michigan State Highway Department r.o.w. line for U.S. Route #12 (Now I-94); th N 0deg 08min 52sec W 50.0ft alg sd r.o.w;

th S 89deg 51min 08sec W 145.0ft alg sd r.o.w.; th N 25deg 40min 22sec W 36.20ft alg sd r.o.w.; th N 49deg 52min 38sec E 387.25ft alg sd r.o.w.; th N 64deg 19min 38sec E 644.63ft alg sd r.o.w.; th S 00deg 08min 52sec E 609.23ft to p.o.b. Also described as the W 7.5 Acres --The ELY li being meas at right angles to Kilgore Road -- of the following desc that PART OF S1/2 SE1/4 SD SEC LYING S of US HWY #12--now I-94-- reserving however the right to the preservation of a clear zone in a trapezium-shaped area of approx. 2 Acres on the E side thereof to the extent needed to permit a proposed new runway at the grantors airport, as defined in the US Dept. of Com., CAA, policy for runway clear zones dated 02-04-1957 as amended or waived from time to time hereafter. Exc com at S1/4 post sd Sect 35; th E alg S li sd Sect 647.23ft; th N 50ft to N li Kilgore Road for p.o.b.; th E par to sd S li sd Sect 75ft; th N 109.27ft to SLY li HWY I-94; th S 49deg 59min 30sec W 118.11ft; th S 24deg 42min 40sec E 36.7ft to p.o.b. Also exc com at SE cor Sect 35; th S 89deg 51min 21sec W 1146.19ft; th N 0deg 8min 39sec W 238.67ft to p.o.b; th N 65deg 51min 7sec W 235.23ft; th N 75deg 27min 27sec W 239.65ft to SLY r-o-w li of existing I-94, th ELY alg sd r-o-w li a bearing & dist of N 64deg 19min 38sec E 494.5ft; th S 22deg 59min 20sec W 154.32ft; th S 62deg 41min 2sec E 68.32ft; th S 0deg 8min 39sec E 197.21ft to p.o.b. 5.72 A

For location and dimensions of property, see attached site diagram. Personal property will be included as part of the eligible property.

SITE LOCATION: 1919 E KILGORE SERVICE ROAD



22) 610 South Burdick Street

Eligible Property

610 South Burdick Street, 06-22-141-060

This 0.5-acre parcel contains one commercial structure (approximately 8,000 square feet) with associated parking and landscaped areas. The site was historically used as an office building and retail space since at least 1957. The parcel is owned by The Hinman Company and has been leased for office space. The proposed redevelopment includes the demolition of the existing building and constructing a new 24,000 square-foot two-story office building on the site. Current estimates call for a total project investment of approximately \$1,700,000.

Basis of Eligibility

The subject property is eligible for Plan inclusion based upon functional obsolescence. Obsolescence has been confirmed by the Kalamazoo City Assessor. At present, the property is not believed to be a “facility” (per the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended).

The Plan (pursuant to section 13(1), Act No. 381 of 1996)

- a. A description of the costs of the plan intended to be paid for with the tax increment revenues;**
- b. A brief summary of the eligible activities that are proposed for each eligible property.**

Tax increment revenues will be used to offset eligible expenses associated with any eligible activities that are allowed under Act 381. The current cost estimate for eligible activities is \$160,000.

- c. An estimate of the captured taxable value and tax increment revenues for each year of the Plan from each parcel of eligible property.**

Estimate of Captured Taxable Value: Assuming the property will be developed as described, the maximum anticipated future taxable value is estimated to be \$630,900. The current taxable value is \$107,600, leaving a net future taxable value, upon which capture can be based, of \$523,300.

Estimate of Tax Increment Revenues: Using the overall business millage rate of 38.2551 mills (which excludes any millage for school or debt service), maximum annual available real property tax increment revenues are estimated to be \$20,017 for years 1 – 5. This calculation assumes that redevelopment has occurred as described above.

At this time, no school tax capture is anticipated for the project. However, it is the intent of the Authority to capture all available tax increment revenue on real and personal property generated by new development on the site. These tax increments will be captured for up to five years after the time that capture is required for the purpose of paying the cost of eligible activities.

f. Duration of the Brownfield Plan for eligible activities.

The renovation project is expected to commence in 2009, and the date for the beginning of capture of tax increment revenues is anticipated to be January 2010 and will continue for a period necessary to reimburse eligible activities and administrative expenses of the authority plus five years of additional tax capture, but not longer than allowed by law.

g. Maximum Estimated Impact of Tax Increment Financing on Taxing Jurisdictions.

Taxing Unit	Millage Rate	Estimated Annual Range of Taxes Captured by Authority
State Education Tax	6.0000	N/A
KPS Operating	17.6757	N/A
City Operating	12.0000	\$ 8,776.82
CCTA (Metro Transit)	0.7470	\$ 546.36
Solid Waste	1.8000	\$ 1,316.52
KCTA (County Transportation)	0.3131	\$ 229.00
KVCC	2.7970	\$ 2,045.73
County Operating (Summer)	4.6608	\$ 3,408.92
County Operating (Winter – Public Safety)	1.4409	\$ 1,053.88
County Housing	0.0993	\$ 72.63
County Senior	0.3484	\$ 254.82
County 911 Dispatch	0.6500	\$ 475.41
KRESA Operating	2.8823	\$ 2,108.12
KRESA Allocated	0.1437	\$ 105.10
KRESA Special Ed	1.4925	\$ 1,091.62
KRESA Enhancement	1.5000	\$ 1,097.10
Kalamazoo Library	3.9213	\$ 2,868.05
DDA	1.9638	N/A
TOTAL (No school or DDA)	34.7963	\$ 25,450.08

Maximum annual increased taxable value = \$523,300

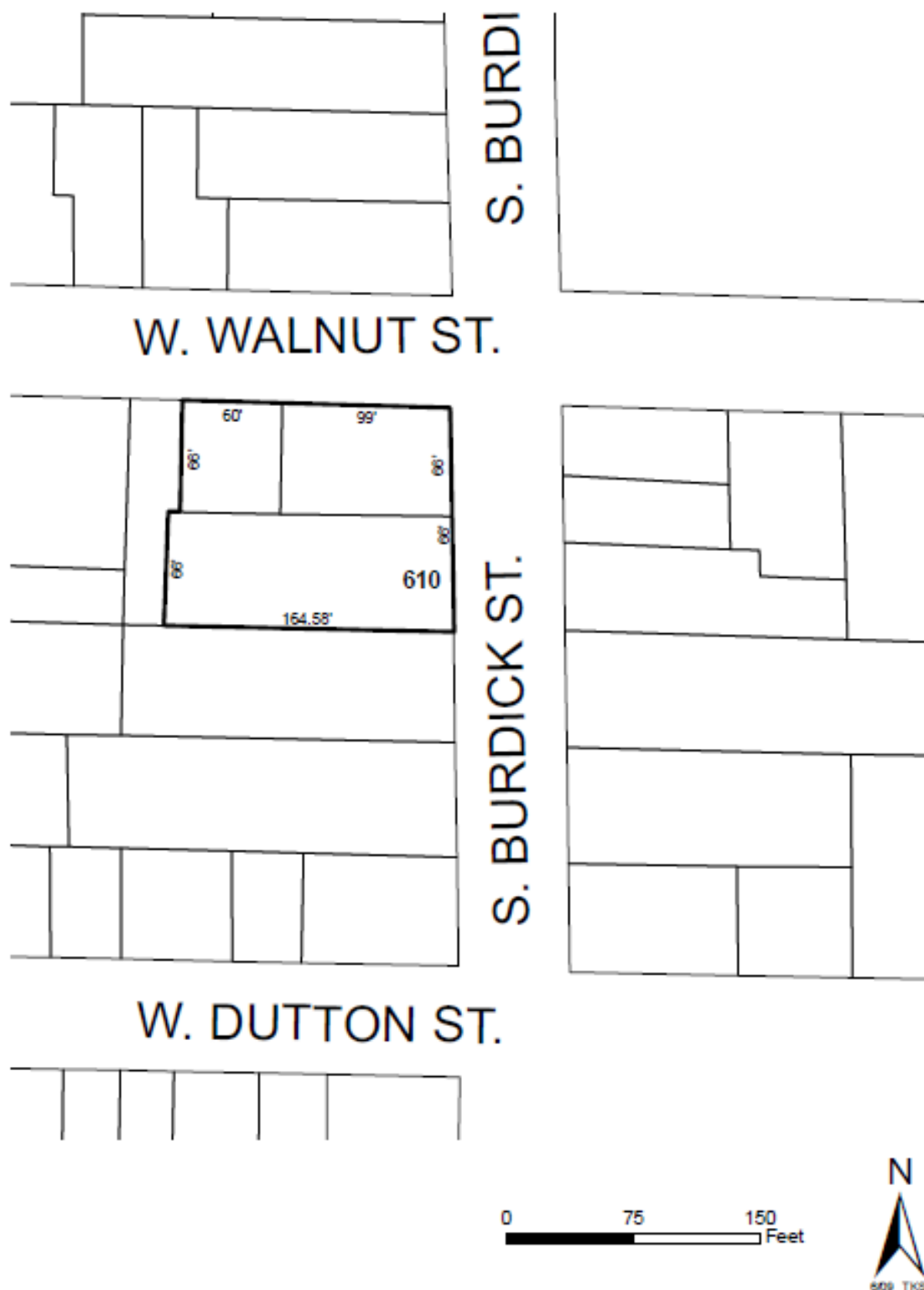
2020 Actual Taxable Value = \$839,002

h. Legal description of each parcel of eligible property to which the plan applies, a map showing the location and dimensions of each eligible property, and a statement of whether personal property is included as part of the eligible property.

610 South Burdick Street, Parcel # 06-22-141-060: BLEYKERS ADDITION; Lot 43, excluding the W 24.42ft. Also the E 159ft of Lot 42.

For location and dimensions of property, see attached site diagram. Personal property will be included as part of the eligible property.

SITE LOCATION: 610 SOUTH BURDICK STREET



23) 419 Harrison Street

Eligible Property

419 Harrison Street, 06-15-404-007

This 0.61-acre, tax-reverted parcel was acquired by the BRA from the Kalamazoo County Treasurer in September 2010. The property was historically used as a bicycle shop and more recently as a retail heating and cooling business (Futures'). Four interconnected two-story vacant and dilapidated former commercial structures totaling 8,862 square feet were demolished on the parcel.

Basis of Eligibility

The subject property is eligible for Plan inclusion based upon its condition as a blighted property. Section 2(e)(v) of Act 381 specifies that one of the definitions of blighted includes "tax reverted property owned by a qualified local governmental unit, by a county, or by this state. The sale, lease, or transfer of tax reverted property by a qualified local governmental unit, county, or this state after the property's inclusion in a brownfield plan shall not result in the loss to the property of the status as blighted property for the purposes of this act." Because the subject property is a tax reverted property, the subject property is deemed eligible.

The Plan (pursuant to section 13(1), Act No. 381 of 1996)

- a. A description of the costs of the plan intended to be paid for with the tax increment revenues;**
- b. A brief summary of the eligible activities that are proposed for each eligible property.**

Tax increment revenues will be used to offset eligible expenses associated with any eligible activities that are allowed under Act 381, as amended. The current cost estimate for eligible activities is \$125,000.

- c. An estimate of the captured taxable value and tax increment revenues for each year of the Plan from each parcel of eligible property.**

Estimate of Captured Taxable Value: Assuming the property can be redeveloped for commercial or mixed uses based on the property zoning, the taxable value could increase by as much as \$600,000.

Estimate of Tax Increment Revenues: Using the overall business millage rate of 37.7701 mills, maximum annual available real property tax increment revenues are estimated to be \$23,837 for years 1 – 5. This number is reduced to \$4,763 per year due to the pre-existence of the Downtown Development Authority (DDA) TIF District, which already captures 80 percent of all new tax increments except for Kalamazoo Public School operating and State Education Tax. This calculation assumes that redevelopment has occurred as described above.

It is the intent of the Authority to capture all available non-school tax increment revenue on real and personal property generated by new development on the site. These tax increments will be captured for up to five years after the time that capture is required for the purpose of paying the cost of eligible activities.

f. Duration of the Brownfield Plan for eligible activities.

As no project has yet materialized for this parcel, it is difficult to define the plan duration. However, the date for the beginning of capture of tax increment revenues is no later than April 4, 2016, and will continue for a period necessary to reimburse eligible activities plus five years of additional tax capture, but not longer than allowed by law.

g. Maximum Estimated Impact of Tax Increment Financing on Taxing Jurisdictions.

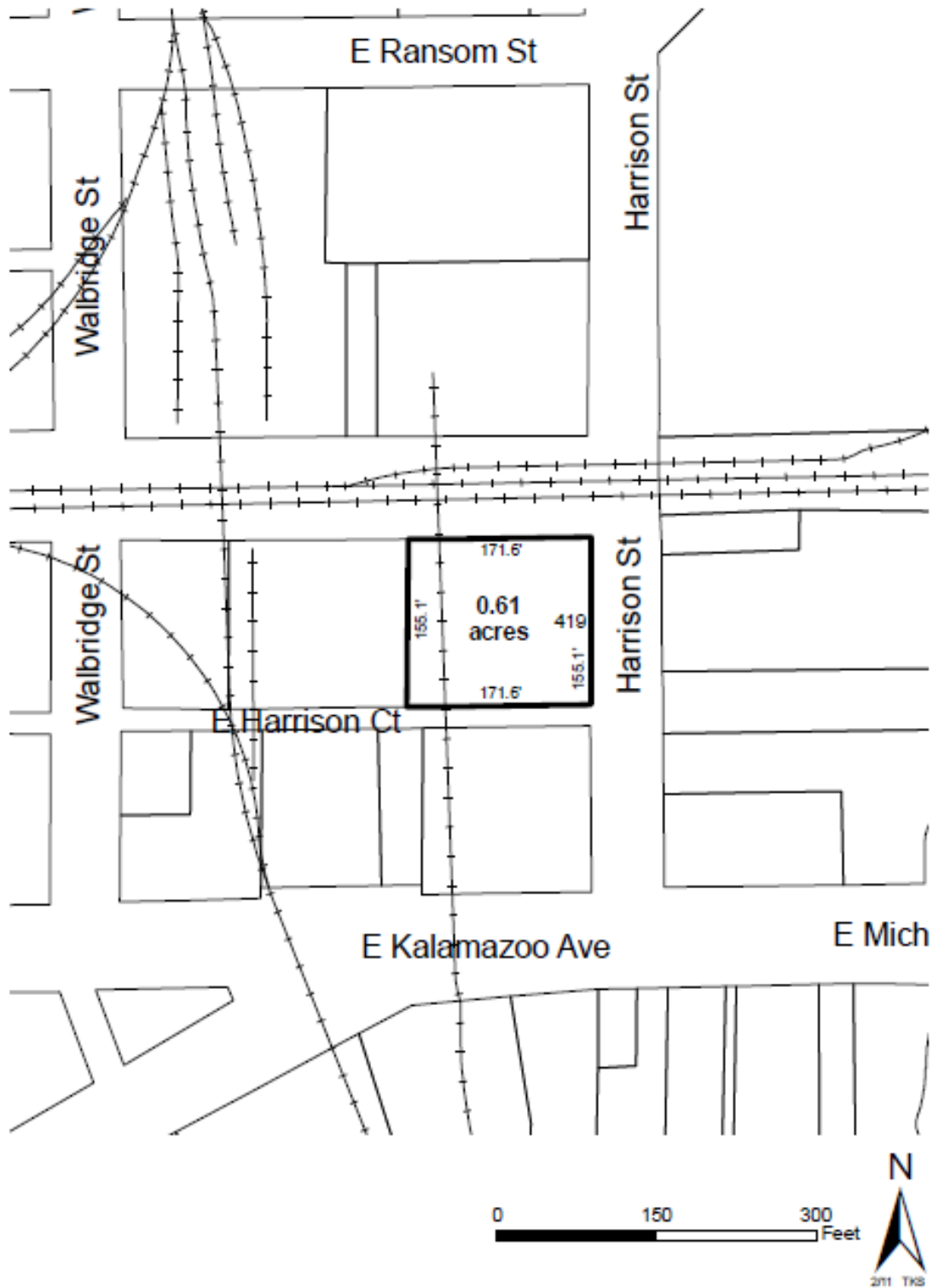
Taxing Unit	Millage Rate	Maximum Estimated Annual Taxes Captured by Authority
State Education Tax (SET)	6.0000	N/A
School Operating Tax	17.6757	N/A
CITY OPERATING	12.0000	\$ 7,200.00
CCTA	0.7470	\$ 448.20
SOLID WASTE	1.8000	\$ 1,080.00
KCTA	0.3131	\$ 187.86
KVCC	2.7970	\$ 1,678.20
COUNTY OPERATING - Summer	4.6608	\$ 2,796.48
COUNTY OPERATING - Winter - Public Safety	1.4409	\$ 864.54
COUNTY HOUSING	0.0993	\$ 59.58
COUNTY SENIOR	0.3484	\$ 209.04
COUNTY 911 DISPATCH	0.6500	\$ 390.00
KRESA OPERATING	2.8823	\$ 1,729.38
KRESA ALLOCATED	0.1437	\$ 86.22
KRESA SPECIAL ED	1.4925	\$ 895.50
KRESA ENHANCEMENT	1.5000	\$ 900.00
KALAMAZOO LIBRARY	3.9213	\$ 2,352.78
DDA	1.9638	\$ 1,178.28
Local Total without School with DDA	36.7601	\$ 22,056.06

h. Legal description of each parcel of eligible property to which the plan applies, a map showing the location and dimensions of each eligible property, and a statement of whether personal property is included as part of the eligible property.

419 Harrison Street, Parcel # 06-15-404-007: Lot 5 & Lot 6 in Block 21 of the Original Plat of the Town (now City) of Kalamazoo as recorded in Liber 6 of Plats on page 8 in Kalamazoo County, Michigan.

For location and dimensions of property, see attached site diagram. Personal property will be included as part of the eligible property.

SITE LOCATION: 419 HARRISON



24) 511 East Paterson Street *(chapter removed October 7, 2019)*

25) 1101 Portage Street

Eligible Property

1101 Portage Street, 06-22-434-011

The proposed project includes an approximate 59,000 square-foot three-story mixed-use building. The building will include approximately 9,500 square feet of commercial space on the first floor and a total of 48 residential units. There are 29 affordable housing units subject to a PILOT, and a condominium subdivision for the remaining residential units and commercial spaces – broken down as 19 market rate units, 5800 square feet dedicated for 24 hour drop childcare facility, and 2400 square feet of leasable commercial space. The site is currently vacant and was formerly occupied by a blighted building.

Basis of Eligibility

The subject property is eligible for Plan inclusion based upon its condition as a blighted property. Section 2(e)(vi) of Act 381 specifies that one of the definitions of blighted includes “property owned or under the control of a land bank fast track authority under the land bank fast track act, whether or not located within a qualified local governmental unit. Property included within a brownfield plan prior to the date it meets the requirements of this subdivision to be eligible property shall be considered to become eligible property as of the date the property is determined to have been or become qualified as, or is combined with, other eligible property. The sale, lease, or transfer of the property by a land bank fast track authority after the property’s inclusion in a brownfield plan shall not result in the loss to the property of the status as blighted property for the purposes of this act.” Because the subject property is owned by the Kalamazoo County Land Bank, the subject property is deemed eligible.

In addition, the site is eligible for brownfield plan inclusion due to its “facility” status (per Natural Resources and Environmental Protection Act, Act 451, PA 1994, as amended).

The Plan (pursuant to section 13(1), Act No. 381 of 1996)

- a. A description of the costs of the plan intended to be paid for with the tax increment revenues;**
- b. A brief summary of the eligible activities that are proposed for each eligible property.**

Tax increment revenues will be used to offset eligible expenses associated with any eligible activities that are allowed under Act 381, as amended. The current cost estimate for eligible activities is \$676,586.

- c. An estimate of the captured taxable value and tax increment revenues for each year of the Plan from each parcel of eligible property.**

Estimate of Captured Taxable Value: Assuming the property will be redeveloped as described, the anticipated future taxable value is estimated to be \$274,000. The current taxable value is \$0, leaving a net future taxable value, upon which capture can be based, of \$274,000.

Estimate of Tax Increment Revenues: Using the overall business millage rate of 58.1083 mills, maximum annual available real property tax increment revenues are estimated to be \$15,922 for years 1 – 5. This calculation assumes that redevelopment has occurred as described above.

It is the intent of the Authority to capture all available school and non-school tax increment revenue on real and personal property generated by new development on the site. These tax increments will be captured for up to five years after the time that capture is required for the purpose of paying the cost of eligible activities.

f. Duration of the Brownfield Plan for eligible activities.

It is anticipated that the capture of tax increment revenues will start by 2020. However, the date for the beginning of capture of tax increment revenues will be no later than October 1, 2023, and will continue for a period necessary to reimburse eligible activities and administrative expenses of the authority plus five years of additional tax capture, but not longer than allowed by law.

g. Maximum Estimated Impact of Tax Increment Financing on Taxing Jurisdictions.

Taxing Unit	Millage Rate	Estimated Annual Range of Taxes Captured by Authority
State Education Tax	6.0000	\$ 127.80
KPS Operating	17.6757	\$ 376.49
City Operating	12.0000	\$ 255.60
CCTA (Metro Transit)	0.7470	\$ 15.91
Solid Waste	1.8000	\$ 38.34
KCTA (County Transportation)	0.3131	\$ 6.67
KVCC	2.7970	\$ 59.58
County Operating (Summer)	4.6608	\$ 99.28
County Operating (Winter – Public Safety)	1.4409	\$ 30.69
County Housing	0.0993	\$ 2.12
County Senior	0.3484	\$ 7.42
County 911 Dispatch	0.6500	\$ 13.85
KRESA Operating	2.8823	\$ 61.39
KRESA Allocated	0.1437	\$ 3.06
KRESA Special Ed	1.4925	\$ 31.79
KRESA Enhancement	1.5000	\$ 31.95
Kalamazoo Library	3.9213	\$ 83.52
DDA	1.9638	N/A
TOTAL (School, no DDA)	58.4720	\$ 1,245.45

Maximum annual increased taxable value = \$274,000

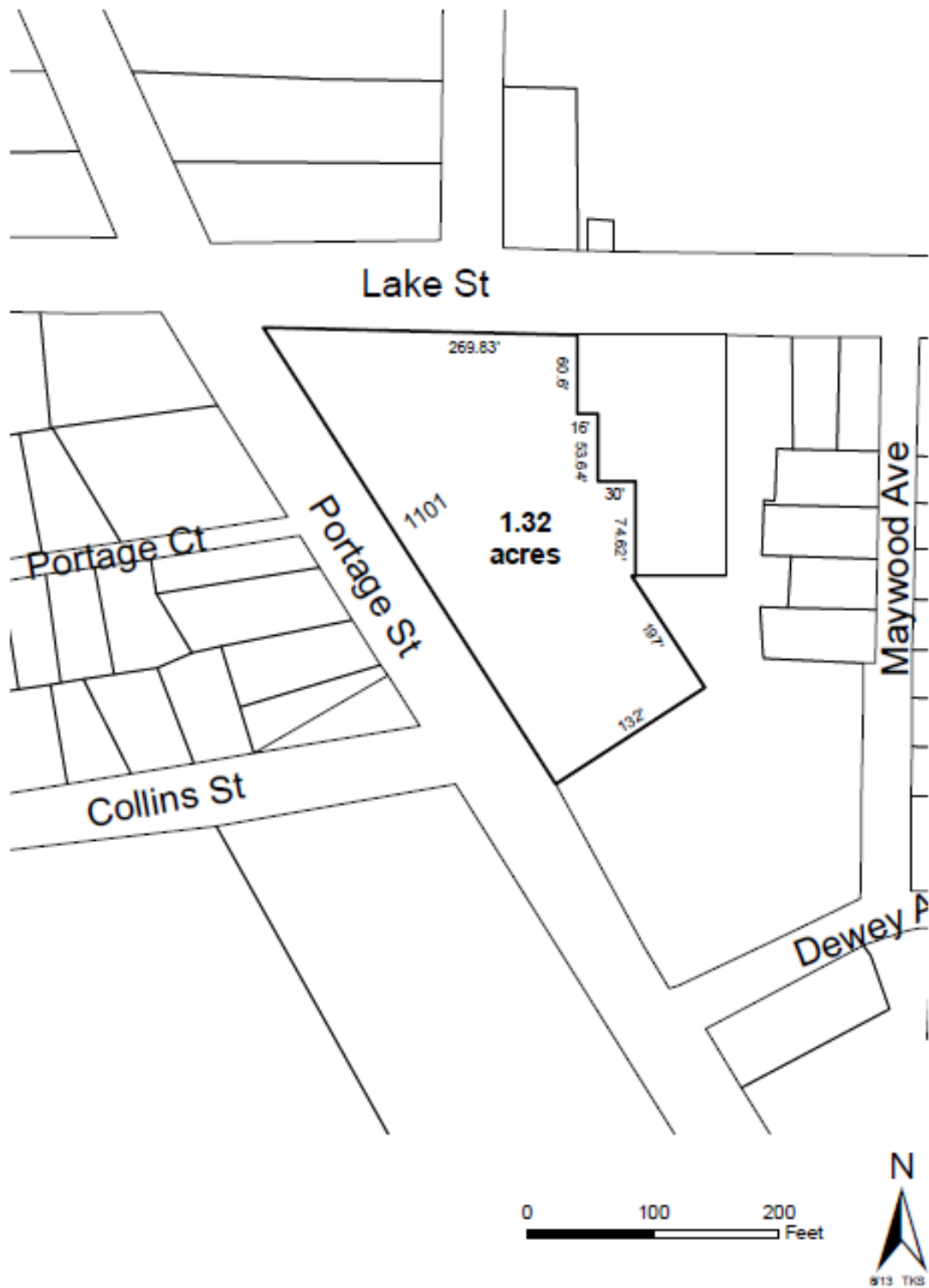
2020 Actual Taxable Value = \$21,300

f. Legal description of each parcel of eligible property to which the Plan applies, a map showing the location and dimensions of each eligible property, and a statement of whether personal property is included as part of the eligible property.

1101 Portage Street: Commencing at the southeast corner of Portage Street & Lake Street; thence Easterly on the southerly line of Lake Street to a point 28.97 feet West of east line of Section 22; thence South 188.86 feet; thence West 74.70 feet; thence South 56deg 58min West to the easterly line of Portage Street; thence Northwesterly along said easterly line to the point of beginning. Also commencing on the easterly line of Portage Street 144 feet Northerly from the northwesterly corner of Lot 35 of LAKE Street PLAT; thence Northerly 114 feet along the easterly line of Portage Street; thence North 56deg 58min East 132 feet; thence South 33deg 02min East 114 feet; thence South 56deg 58min West 132 feet to the point of beginning. Excluding the following: beginning at the southeast corner of Portage Street & Lake Street; thence East 84.91 feet along the south line of Lake Street; thence South 14deg 41min 13sec East 24.40 feet; thence North 75deg 18min 44sec East 6.84 feet; thence South 14deg 41min 16sec East 30.78 feet; thence South 75deg 0min 43sec West 57.17 feet; thence South 57deg 0min 0sec West 6.0 feet to east line of Portage Street; thence North 33deg 0min 0sec West 83.10 feet along said east line to said south line and the point of beginning of this exclusion. Also excluding the following parcel: Commencing at the East 1/4 corner of Section 22; thence Southerly 193.77 feet along the east line of Section 22 to the south line of Lake Street; thence West 28.97 feet along the south line of Lake Street to the point of beginning for this exclusion; thence South 188.86 feet perpendicular with the south line of Lake Street; thence West 71.69 feet perpendicular to last course; thence North 74.62 feet; thence West 30 feet; thence North 53.64 feet; thence West 16.0 feet; thence North 60.60 feet to the south line of Lake Street; thence East 117.69 feet along the south line of Lake Street to the point of beginning of this exclusion.

For location and dimensions of property, see attached site diagram. Personal property will be included as part of the eligible property.

SITE LOCATION: 1101 PORTAGE STREET



26) 316 South Kalamazoo Mall

Eligible Property

316 South Kalamazoo Mall, 06-15-390-210

This 0.74-acre parcel was acquired by Peregrine Plaza, LLC in October 2010. The site contains an existing two-story building with a basement, with a floor area of 65,704 square feet (excluding the basement). The currently vacant subject building was constructed in 1955 for use as a department store and was more recently used as a charter school. The current property owner intends to redevelop the site building in a mixed-use fashion by establishing retail units on the first floor, residential units on the second floor, and the addition of residential penthouse space on portions of the current roof. The basement of the building is intended to be used for indoor parking and retail/residential storage units. Current estimates call for a total project investment of approximately \$2,398,900.

Basis of Eligibility

The subject property is eligible for Plan inclusion based upon functional obsolescence. Obsolescence has been confirmed by the Kalamazoo City Assessor.

The Plan (pursuant to section 13(1), Act No. 381 of 1996)

- a. A description of the costs of the plan intended to be paid for with the tax increment revenues;**
- b. A brief summary of the eligible activities that are proposed for each eligible property.**

Tax increment revenues will be used to offset eligible expenses associated with any eligible activities that are allowed under Act 381, as amended. The current cost estimate for eligible activities is up to \$500,000.

- c. An estimate of the captured taxable value and tax increment revenues for each year of the Plan from each parcel of eligible property.**

Estimate of Captured Taxable Value: Assuming the property will be redeveloped as described, the anticipated future taxable value is estimated to be \$2,328,200. The current taxable value is \$567,700, leaving a net future taxable value, upon which capture can be based, of \$1,760,500.

Estimate of Tax Increment Revenues: Using the overall business millage rate of 39.7339 mills, the maximum annual available real property tax increment revenues are estimated to be \$69,952 for years 1 – 5. This number is reduced to \$42,550 per year due to the pre-existence of the Downtown Development Authority (DDA) TIF district, which already captures varying percentages (by jurisdiction) of all new tax increments except for Kalamazoo Public School Operating and State Education Tax. The calculation assumes that redevelopment has occurred as described above.

It is the intent of the Authority to capture all available non-school tax increment revenue on real and personal property generated by new development on the site. These tax increments will be captured for up to five years after the time that capture is required for the purpose of paying eligible activities.

f. Duration of the Brownfield Plan for eligible activities.

It is anticipated that the capture of tax increment revenues will start by 2014. However, the date for the beginning of capture of tax increment revenues will be no later than May 16, 2016, and will continue for a period necessary to reimburse eligible activities and administrative expenses of the authority plus five years of additional tax capture, but not longer than allowed by law.

g. Maximum Estimated Impact of Tax Increment Financing on Taxing Jurisdictions.

Taxing Unit	Millage Rate	Estimated Annual Range of Taxes Captured by Authority
State Education Tax	6.0000	N/A
KPS Operating	17.6757	N/A
City Operating	12.0000	\$ 22,112.09
CCTA (Metro Transit)	0.7470	\$ 1,376.48
Solid Waste	1.8000	\$ 3,316.81
KCTA (County Transportation)	0.3131	\$ 576.94
KVCC	2.7970	\$ 5,153.96
County Operating (Summer)	4.6608	\$ 8,588.33
County Operating (Winter – Public Safety)	1.4409	\$ 2,655.11
County Housing	0.0993	\$ 182.98
County Senior	0.3484	\$ 641.99
County 911 Dispatch	0.6500	\$ 1,197.74
KRESA Operating	2.8823	\$ 5,311.14
KRESA Allocated	0.1437	\$ 264.79
KRESA Special Ed	1.4925	\$ 2,750.19
KRESA Enhancement	1.5000	\$ 2,764.01
Kalamazoo Library	3.9213	\$ 7,225.68
DDA	1.9638	\$ 3,618.64
TOTAL (No school + DDA)	36.7601	\$ 67,736.88

Maximum annual taxable value = \$1,760,500

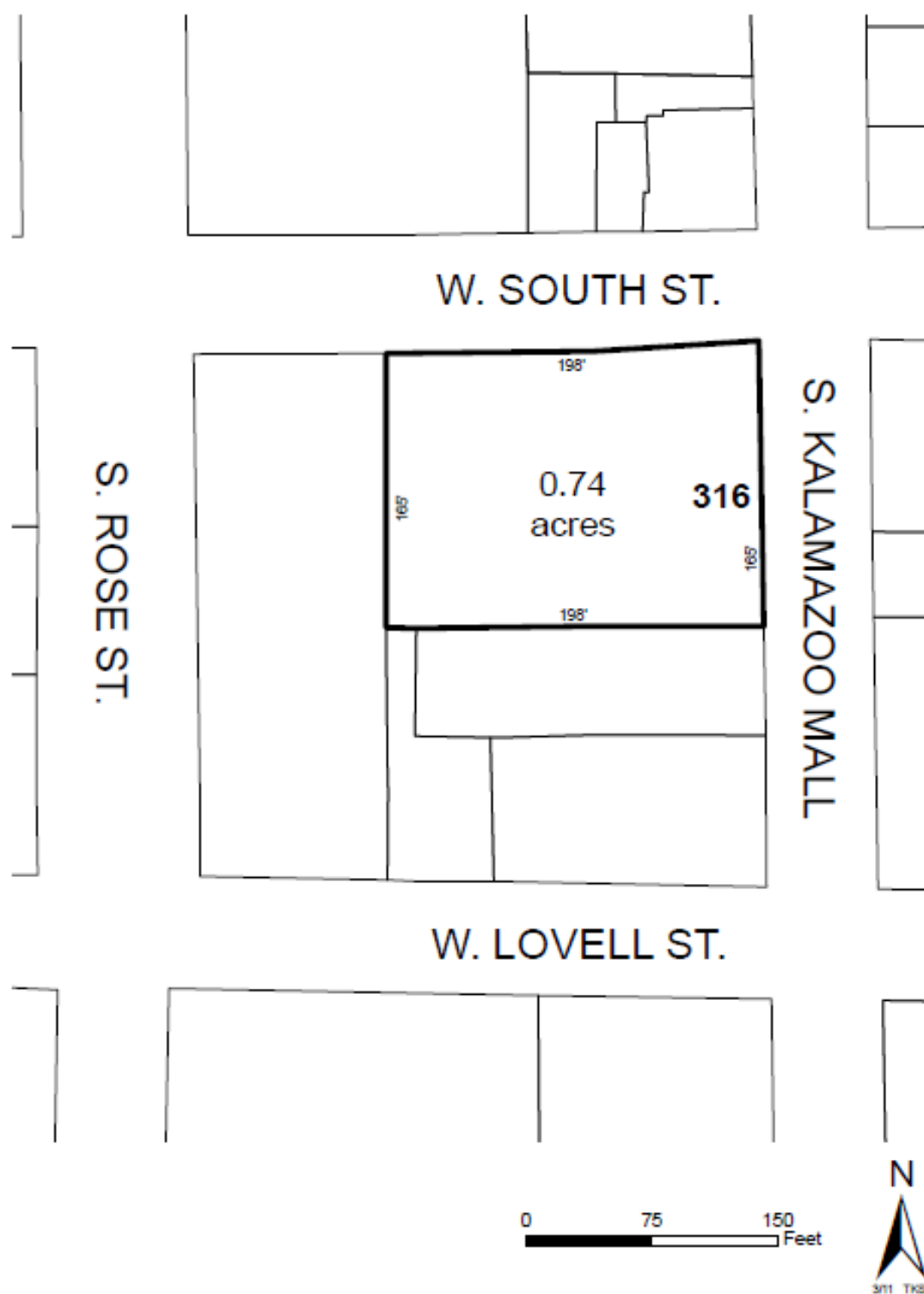
2020 Actual Taxable Value = \$2,410,374

h. Legal description of each parcel of eligible property to which the plan applies, a map showing the location and dimensions of each eligible property, and a statement of whether personal property is included as part of the eligible property.

316 South Kalamazoo Mall, Parcel # 06-15-390-210: ORIGINAL PLAT OF THE TOWN (NOW CITY) OF KALAMAZOO Lot 209 & Lot 210.

For location and dimensions of property, see attached site diagram. Personal property will be included as part of the eligible property.

SITE LOCATION: 316 SOUTH KALAMAZOO MALL



27) 154 South Kalamazoo Mall

Eligible Property

154 South Kalamazoo Mall, 06-15-386-223

This 0.24-acre parcel was acquired by V Investments, LLC, a division of Catalyst Development Company 7, LLC, in September 2008. The site contains an existing two-story building with a basement, with a floor area of 18,514 square feet (excluding the basement). The currently vacant subject building was constructed in 1867 for use as Kalamazoo's first Village Hall and housed both government offices and fire protection. The building was remodeled numerous times, including a major overhaul in 1879, adding several spaces utilized by the first Public Library, the Ladies Library Association, and the Board of Education. In 1925, the building was leased to the J.C. Penney Corporation and several renovations have taken place since to accommodate smaller businesses. The current property owner intends to redevelop the site building in a mixed-use fashion by establishing two retail units on the first floor, five residential units on the second floor, and the addition of residential penthouse space on portions of the current roof for three of the second floor residential units. Each of the residential units will have terrace space and a one-car garage. The basement of the building is intended to be used for retail space and storage units. Current estimates call for a total project investment of approximately \$9,300,000.

Basis of Eligibility

The subject property is eligible for Plan inclusion based upon functional obsolescence. Obsolescence has been confirmed by the Kalamazoo City Assessor.

The Plan (pursuant to section 13(1), Act No. 381 of 1996)

- a. A description of the costs of the plan intended to be paid for with the tax increment revenues;**
- b. A brief summary of the eligible activities that are proposed for each eligible property.**

Tax increment revenues will be used to offset eligible expenses associated with any eligible activities that are allowed under Act 381, as amended. The current cost estimate for eligible activities is up to \$425,000.

- c. An estimate of the captured taxable value and tax increment revenues for each year of the Plan from each parcel of eligible property.**

Estimate of Captured Taxable Value: Assuming the property will be redeveloped as described, the anticipated future taxable value is estimated to be \$1,483,400. The current taxable value is \$210,519, leaving a net future taxable value, upon which capture can be based, of \$1,272,881.

Estimate of Tax Increment Revenues: Using the overall business millage rate of 39.7339 mills, maximum annual available real property tax increment revenues are estimated to be \$50,577 for years 1 – 5. This number is reduced to \$30,373 per year due to the pre-existence of the Downtown Development Authority (DDA) TIF district, which already captures varying percentages (by

jurisdiction) of all new tax increments except for Kalamazoo Public School Operating and State Education Tax. The calculation assumes that redevelopment has occurred as described above. It is the intent of the Authority to capture all available non-school tax increment revenue on real and personal property generated by new development on the site. These tax increments will be captured for up to five years after the time that capture is required for the purpose of paying the cost of eligible activities.

f. Duration of the Brownfield Plan for eligible activities.

It is anticipated that the capture of tax increment revenues will start by 2013. However, the date for the beginning of capture of tax increment revenues will be no later than July 5, 2016, and will continue for a period necessary to reimburse eligible activities and administrative expenses of the authority plus five years of additional tax capture, but not longer than allowed by law.

g. Maximum Estimated Impact of Tax Increment Financing on Taxing Jurisdictions.

Taxing Unit	Millage Rate	Estimated Annual Range of Taxes Captured by Authority
State Education Tax	6.0000	N/A
KPS Operating	17.6757	N/A
City Operating	12.0000	\$ 9,648.66
CCTA (Metro Transit)	0.7470	\$ 600.63
Solid Waste	1.8000	\$ 1,447.30
KCTA (County Transportation)	0.3131	\$ 251.75
KVCC	2.7970	\$ 2,248.94
County Operating (Summer)	4.6608	\$ 3,747.54
County Operating (Winter – Public Safety)	1.4409	\$ 1,158.56
County Housing	0.0993	\$ 79.84
County Senior	0.3484	\$ 280.13
County 911 Dispatch	0.6500	\$ 522.64
KRESA Operating	2.8823	\$ 2,317.53
KRESA Allocated	0.1437	\$ 115.54
KRESA Special Ed	1.4925	\$ 1,200.05
KRESA Enhancement	1.5000	\$ 1,206.08
Kalamazoo Library	3.9213	\$ 3,152.94
DDA	1.9638	\$ 1,579.00
TOTAL (No school + DDA)	36.7601	\$ 29,557.14

Maximum annual taxable value = \$1,272,881

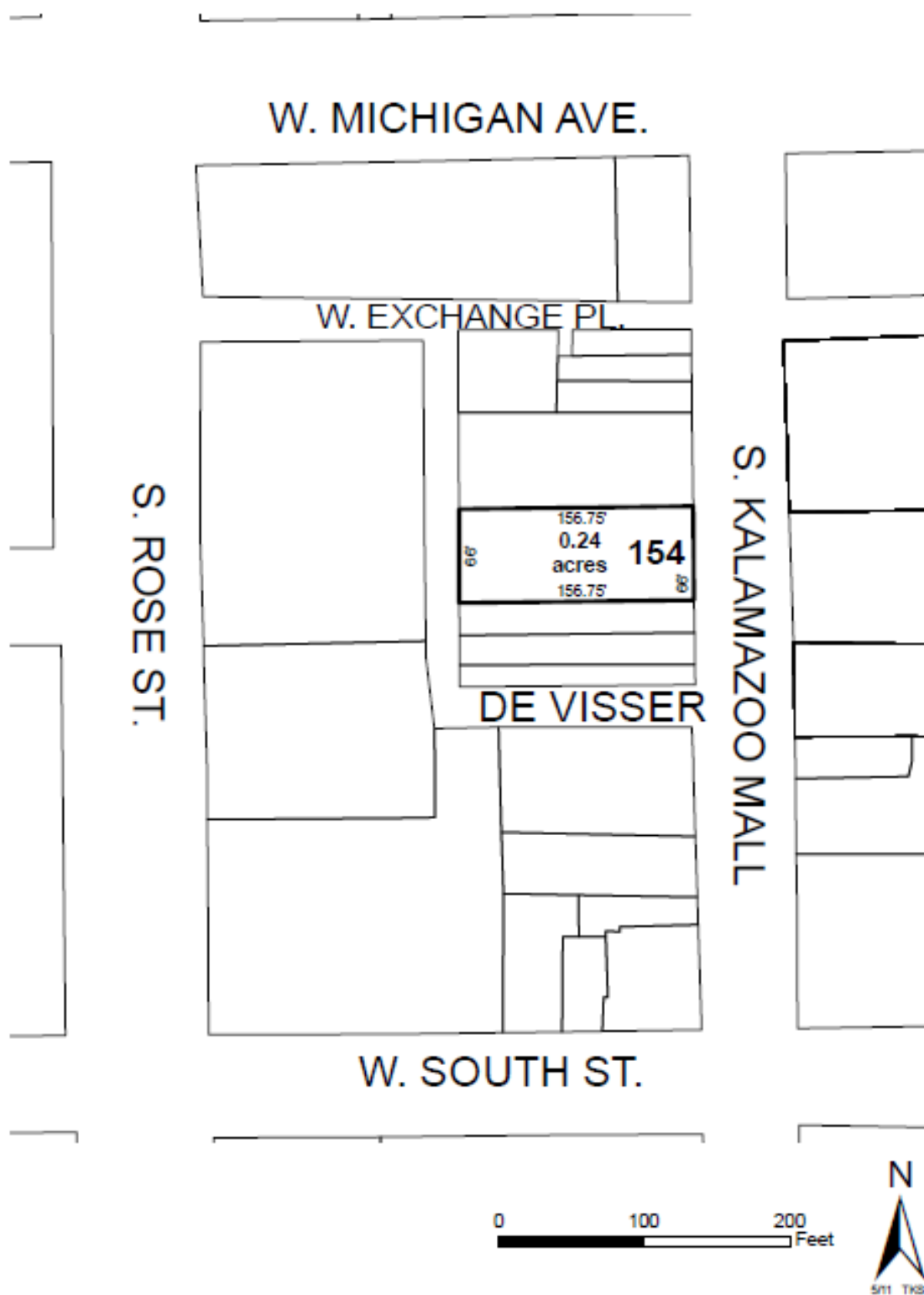
2020 Actual Taxable Value = \$1,014,574

h. Legal description of each parcel of eligible property to which the plan applies, a map showing the location and dimensions of each eligible property, and a statement of whether personal property is included as part of the eligible property.

154 South Kalamazoo Mall, Parcel # 06-15-386-223: ORIGINAL PLAT OF THE TOWN (NOW CITY) OF KALAMAZOO, recorded in Liber 6 of Plats Page 8 at Kalamazoo County Register of Deeds; Part of Lot 222 and part of Lot 223 described as follows: commencing on the west line of South Burdick Street (now South Kalamazoo Mall) at a point 252 feet South of the south line of West Michigan Avenue; thence West 9.5 Rods; thence South 4 Rods; thence East 9.5 Rods to the west line of South Kalamazoo Mall; thence North 4 Rods along the west line of South Kalamazoo Mall to the point of beginning.

For location and dimensions of property, see attached site diagram. Personal property will be included as part of the eligible property.

SITE LOCATION: 154 SOUTH KALAMAZOO MALL



28) 155 West Michigan Avenue

155 West Michigan Avenue, 06-15-380-241
Former Parcel #: 06-15-380-081

Eligible Property

This 0.64-acre parcel has been used for the past several decades for commercial surface parking containing an approximate 80 square-foot lot attendant structure. Prior to its use for parking, the site is understood to have historically contained commercial/retail type structures. Phoenix Properties (through W. Michigan & Rose Development, LLC) intends to redevelop the site in a mixed-use fashion by constructing a twelve-story building with approximately 275,000 square feet of floor space. The proposed development will include 46,000 square feet of commercial space, 140 new market rate apartment units, and 256 parking spaces. The current estimate for total project investment is approximately \$35,000,000.

Basis of Eligibility

Based on sampling activities conducted in July 2011, the site is eligible for Plan inclusion based on its confirmed status as a “facility” (per Natural Resources and Environmental Protection Act, Act 451, PA 1994, as amended). These known contaminants include naphthalene, phenanthrene, arsenic, cadmium, mercury, and zinc in soil and fluoranthene, phenanthrene, copper, lead, selenium, and silver in groundwater.

The Plan (pursuant to section 13(1), Act No. 381 of 1996)

- a. A description of the costs of the plan intended to be paid for with the tax increment revenues;**
- b. A brief summary of the eligible activities that are proposed for each eligible property.**

Tax increment revenues will be used to offset eligible expenses associated with any eligible activities that are allowed under Act 381, as amended. Specific expected activities include demolition, site preparation, infrastructure improvements, environmental assessment, due care, and environmental response activities along with simple interest on any eligible activities. The current cost estimate for eligible activities, including interest, is up to \$9 million.

- c. An estimate of the captured taxable value and tax increment revenues for each year of the Plan from each parcel of eligible property.**

Estimate of Captured Taxable Value: Assuming the property will be redeveloped as described, the anticipated future taxable value is estimated to be \$7,336,843. The current taxable value is \$153,554, leaving a net future taxable value, upon which capture can be based, of \$7,183,289.

Estimate of Tax Increment Revenues: Using the overall business millage rate of 65.7339 mills, the maximum annual available real property tax increment revenues are estimated to be \$472,186 for years 1 – 5. This number is reduced to \$368,804 per year due to the pre-existence of the Downtown Development Authority (DDA) TIF district, which already captures varying percentages (by jurisdiction) of all new tax increments. The calculation assumes that redevelopment has occurred as

described above. It is the intent of the Authority to capture all available school and non-school tax increment revenue on real and personal property generated by new development on the site. These tax increments will be captured for up to five years after the time that capture is required for the purpose of paying the cost of eligible activities.

f. Duration of the Brownfield Plan for eligible activities.

It is anticipated that the capture of tax increment revenues will start by 2017. However, the date for the beginning of capture of tax increment revenues will be no later than June 6, 2021, and will continue for a period necessary to reimburse eligible activities and administrative expenses of the authority plus five years of additional tax capture, but not longer than allowed by law.

g. Maximum Estimated Impact of Tax Increment Financing on Taxing Jurisdictions.

Taxing Unit	Millage Rate	Estimated Annual Range of Taxes Captured by Authority
State Education Tax	6.0000	\$ 46,737.75
KPS Operating	17.6757	\$ 137,687.07
City Operating	12.0000	\$ 93,475.50
CCTA (Metro Transit)	0.7470	\$ 5,818.85
Solid Waste	1.8000	\$ 14,021.33
KCTA (County Transportation)	0.3131	\$ 2,438.93
KVCC	2.7970	\$ 21,787.58
County Operating (Summer)	4.6608	\$ 36,305.88
County Operating (Winter – Public Safety)	1.4409	\$ 11,224.07
County Housing	0.0993	\$ 773.51
County Senior	0.3484	\$ 2,713.91
County 911 Dispatch	0.6500	\$ 5,063.26
KRESA Operating	2.8823	\$ 22,452.04
KRESA Allocated	0.1437	\$ 1,119.37
KRESA Special Ed	1.4925	\$ 11,626.02
KRESA Enhancement	1.5000	\$ 11,684.44
Kalamazoo Library	3.9213	\$ 30,545.46
DDA	1.9638	\$ 15,297.27
TOTAL (School + DDA)	60.4358	\$ 470,722.22

Maximum annual increased taxable value = \$7,183,289

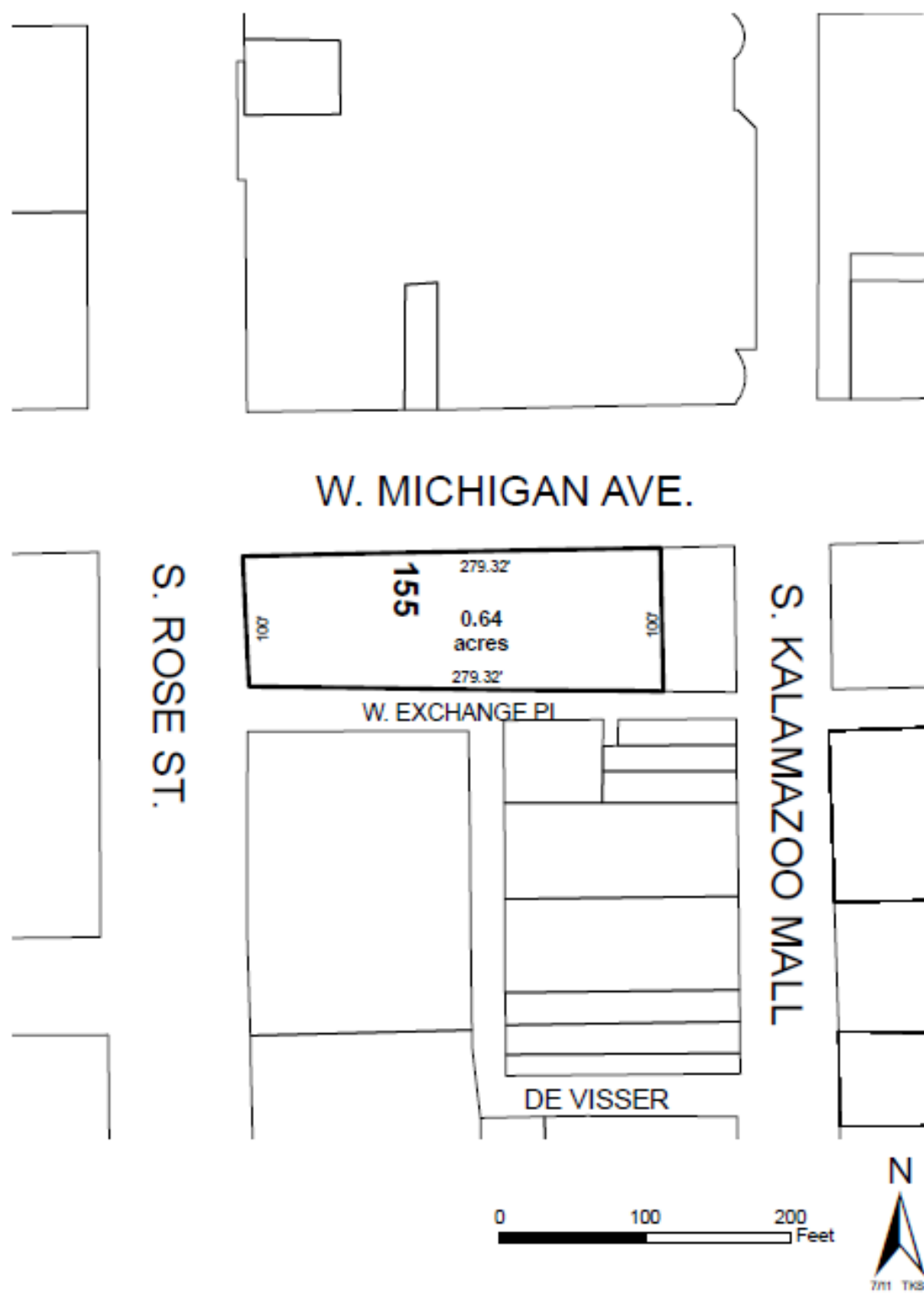
2020 Actual Taxable Value = \$7,943,179

h. Legal description of each parcel of eligible property to which the Plan applies, a map showing the location and dimensions of each eligible property, and a statement of whether personal property is included as part of the eligible property.

155 West Michigan Avenue, Parcel # 06-15-380-081: ORIGINAL PLAT OF THE TOWN (NOW CITY) OF KALAMAZOO, Liber 6 of Plats Page 8; The North 100 feet of Lot 81. The North 100 feet of Lot 83. The North 100 feet of Lot 85. The North 100 feet of Lot 87, excluding the East 52 feet.

For location and dimensions of property, see attached site diagram. Personal property will be included as part of the eligible property.

SITE LOCATION: 155 WEST MICHIGAN AVENUE



29) 1807 North Pitcher Street *(chapter removed October 7, 2019)*

Eligible Property

1807 North Pitcher Street, 06-10-405-001

30) 500 Block East Ransom Street *(chapter removed May 2023)*

Eligible Property

525 East Ransom Street, 06-15-269-353

Former 525 East Ransom Street, 06-15-269-352, 617 Harrison Street, 06-15-285-103, 535 East Ransom Street, 06-15-290-207

31) 2700 Block of West Michigan Avenue

Eligible Property

2701 West Michigan Avenue, 06-20-330-100

This 1.535-acre property is located near the west edge of the Western Michigan University campus, fronting West Michigan Avenue and Euclid and Lafayette Avenues. The site contains a total of 7,782 square feet of former single-family wood framed structures that are now functionally obsolete. Anticipated redevelopment of the site is expected to include demolition of the current structures to allow for the construction of a five-story, 130,000 square-foot mixed-use commercial retail and multi-unit residential development, with underground, covered, and surface parking.

Basis of Eligibility

The subject property is eligible for Plan inclusion based upon functional obsolescence. Obsolescence has been confirmed by the Kalamazoo City Assessor.

The Plan (pursuant to section 13(1), Act No. 381 of 1996)

- a. A description of the costs of the plan intended to be paid for with the tax increment revenues;**
- b. A brief summary of the eligible activities that are proposed for each eligible property.**

Tax increment revenues (TIRs) will be used to offset eligible expenses associated with any eligible activities that are allowed under Act 381, as amended. Specific expected activities include demolition, site preparation, infrastructure improvements, lead and asbestos abatement, environmental assessment, and environmental response activities. The current cost estimate for eligible activities is up to \$1.6 million. In addition, TIRs will be collected to cover BRA administrative fees and will also be captured for up to five years after the time that capture is required for the purpose of reimbursement for agreed-upon eligible activity costs for deposit into the LBRF.

- c. An estimate of the captured taxable value and tax increment revenues for each year of the Plan from each parcel of eligible property.**

Estimate of Captured Taxable Value: Assuming the property will be redeveloped as described, the anticipated future taxable value (TV) estimate is \$2,317,180. The estimated TV is reduced by \$423,600 (non-capturable initial taxable value), for a net TV of \$1,893,580 upon which capture can be based.

Estimate of Tax Increment Revenues: Using the overall business millage rate of 61.7701 mills, the maximum annual available real property tax increment revenues are estimated to be \$116,967 for years 1 – 5. The calculation assumes that redevelopment has occurred as described above.

It is the intent of the Authority to capture all available school and non-school tax increment revenue on real and personal property generated by new development on the site.

f. Duration of the Brownfield Plan for eligible activities.

It is anticipated that the capture of tax increment revenues will start by early 2015. However, the date for the beginning of capture of tax increment revenues is no later than January 6, 2019, and will continue for a period necessary to reimburse eligible activities and administrative expenses of the authority plus five years of additional tax capture, but not longer than allowed by law.

g. Maximum Estimated Impact of Tax Increment Financing on Taxing Jurisdictions.

Taxing Unit	Millage Rate	Estimated Annual Range of Taxes Captured by Authority
State Education Tax	6.0000	N/A
KPS Operating	17.6757	N/A
City Operating	12.0000	\$ 25,406.02
CCTA (Metro Transit)	0.7470	\$ 1,581.52
Solid Waste	1.8000	\$ 3,810.90
KCTA (County Transportation)	0.3131	\$ 662.89
KVCC	2.7970	\$ 5,921.72
County Operating (Summer)	4.6608	\$ 9,867.70
County Operating (Winter – Public Safety)	1.4409	\$ 3,050.63
County Housing	0.0993	\$ 210.23
County Senior	0.3484	\$ 737.62
County 911 Dispatch	0.6500	\$ 1,376.16
KRESA Operating	2.8823	\$ 6,102.31
KRESA Allocated	0.1437	\$ 304.24
KRESA Special Ed	1.4925	\$ 3,159.87
KRESA Enhancement	1.5000	\$ 3,175.75
Kalamazoo Library	3.9213	\$ 8,302.05
DDA	1.9638	\$ 4,157.69
TOTAL (School, no DDA)	58.1083	\$ 123,795.05

Maximum annual increased taxable value = \$1,893,580
2020 Actual Taxable Value = \$2,540,768

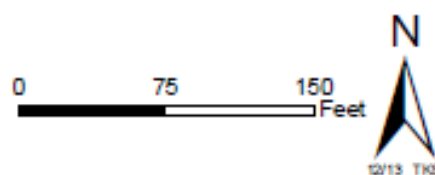
h. Legal description of each parcel of eligible property to which the plan applies, a map showing the location and dimensions of each eligible property, and a statement of whether personal property is included as part of the eligible property.

2701 West Michigan Avenue, Parcel # 06-20-330-100: Woodlawn Park, Liber 8 of Plats Page 22; Lot 1 in Block 4, excluding the Northwesterly 11 feet. Lot 2 in Block 4, excluding the Northwesterly 11 feet. Lot 3 in Block 4, excluding the Northwesterly 11 feet. Lot 4 in Block 4. Lot 5 in Block 4. Lot 6 in Block 4. Lot 7 in Block 4. The North 1/2 of Lot 8 in Block 4. Lot 35 in Block 4. Lot 36 in

Block 4. Lot 37 in Block 4, excluding the Northwesterly 11 feet. Lot 38 in Block 4, excluding the Northwesterly 11 feet. Lot 39 in Block 4, excluding the Northwesterly 11 feet.

For location and dimensions of property, see attached site diagram. Personal property will be included as part of the eligible property.

**SITE LOCATION: 2700 BLOCK OF
WEST MICHIGAN AVENUE**



32) 500-516 East Butler Court

Eligible Property

500 East Butler Court, 06-15-268-202	501 East Butler Court, 06-15-263-207
502 East Butler Court, 06-15-268-203	504 East Butler Court, 06-15-268-204
506 East Butler Court, 06-15-268-205	508 East Butler Court, 06-15-268-206
510 East Butler Court, 06-15-268-201	516 East Butler Court, 06-15-268-208

The currently vacant 0.93-acre subject property was historically used for various warehouses, a junk yard, and a railroad line. The site fronts East Ransom Street, Walbridge Street, and East North Street and is bisected by East Butler Court. Anticipated redevelopment of the site is expected to include redevelopment of the property into a mixed-use project by constructing an approximate 12,000 square-foot three-level building for office/commercial and residential use.

Basis of Eligibility

Both of the subject property parcels have been confirmed as “facilities” (per Natural Resources and Environmental Protection Act, 1994 PA 451, as amended), due to the presence of chlorinated solvents, heavy metals, and/or petroleum hydrocarbons in soil and/or groundwater.

The Plan (pursuant to section 13(1), Act No. 381 of 1996)

- a. A description of the costs of the plan intended to be paid for with the tax increment revenues;**
- b. A brief summary of the eligible activities that are proposed for each eligible property.**

Tax increment revenues will be used to offset eligible expenses associated with any eligible activities that are allowed under Act 381, as amended. Specific expected activities include demolition, site preparation, infrastructure improvements, environmental assessment, and environmental response activities. The current cost estimate for eligible activities is up to \$400,000.

- c. An estimate of the captured taxable value and tax increment revenues for each year of the Plan from each parcel of eligible property.**

Estimate of Captured Taxable Value: Assuming the property will be redeveloped as described, the anticipated future taxable value estimate is \$528,385 upon which capture can be based.

Estimate of Tax Increment Revenues: Using the overall business millage rate of 61.7701 mills, the maximum annual available real property tax increment revenues are estimated to be \$32,639 for years 1 – 5. The calculation assumes that redevelopment has occurred as described above.

It is the intent of the Authority to capture all available school and non-school tax increment revenue on real and personal property generated by new development on the site. These tax increments will be captured for up to five years after the time that capture is required for the purpose of reimbursement for agreed-upon eligible activity costs.

f. Duration of the Brownfield Plan for eligible activities.

It is anticipated that the capture of tax increment revenues will start by late 2014 or early 2015. However, the date for the beginning of capture of tax increment revenues is no later than November 4, 2018, and will continue for a period necessary to reimburse eligible activities and administrative expenses of the authority plus five years of additional tax capture, but not longer than allowed by law.

g. Maximum Estimated Impact of Tax Increment Financing on Taxing Jurisdictions.

Taxing Unit	Millage Rate	Estimated Annual Range of Taxes Captured by Authority
State Education Tax	6.0000	\$ 2,856.59
KPS Operating	17.6757	\$ 8,415.38
City Operating	12.0000	\$ 5,713.19
CCTA (Metro Transit)	0.7470	\$ 355.65
Solid Waste	1.8000	\$ 856.98
KCTA (County Transportation)	0.3131	\$ 149.07
KVCC	2.7970	\$ 1,331.65
County Operating (Summer)	4.6608	\$ 2,219.00
County Operating (Winter – Public Safety)	1.4409	\$ 686.01
County Housing	0.0993	\$ 47.28
County Senior	0.3484	\$ 165.87
County 911 Dispatch	0.6500	\$ 309.46
KRESA Operating	2.8823	\$ 1,372.26
KRESA Allocated	0.1437	\$ 68.42
KRESA Special Ed	1.4925	\$ 710.58
KRESA Enhancement	1.5000	\$ 714.15
Kalamazoo Library	3.9213	\$ 1,866.93
DDA	1.9638	N/A
TOTAL (School, no DDA)	58.4720	\$ 27,838.46

Maximum annual increased taxable value = \$528,385

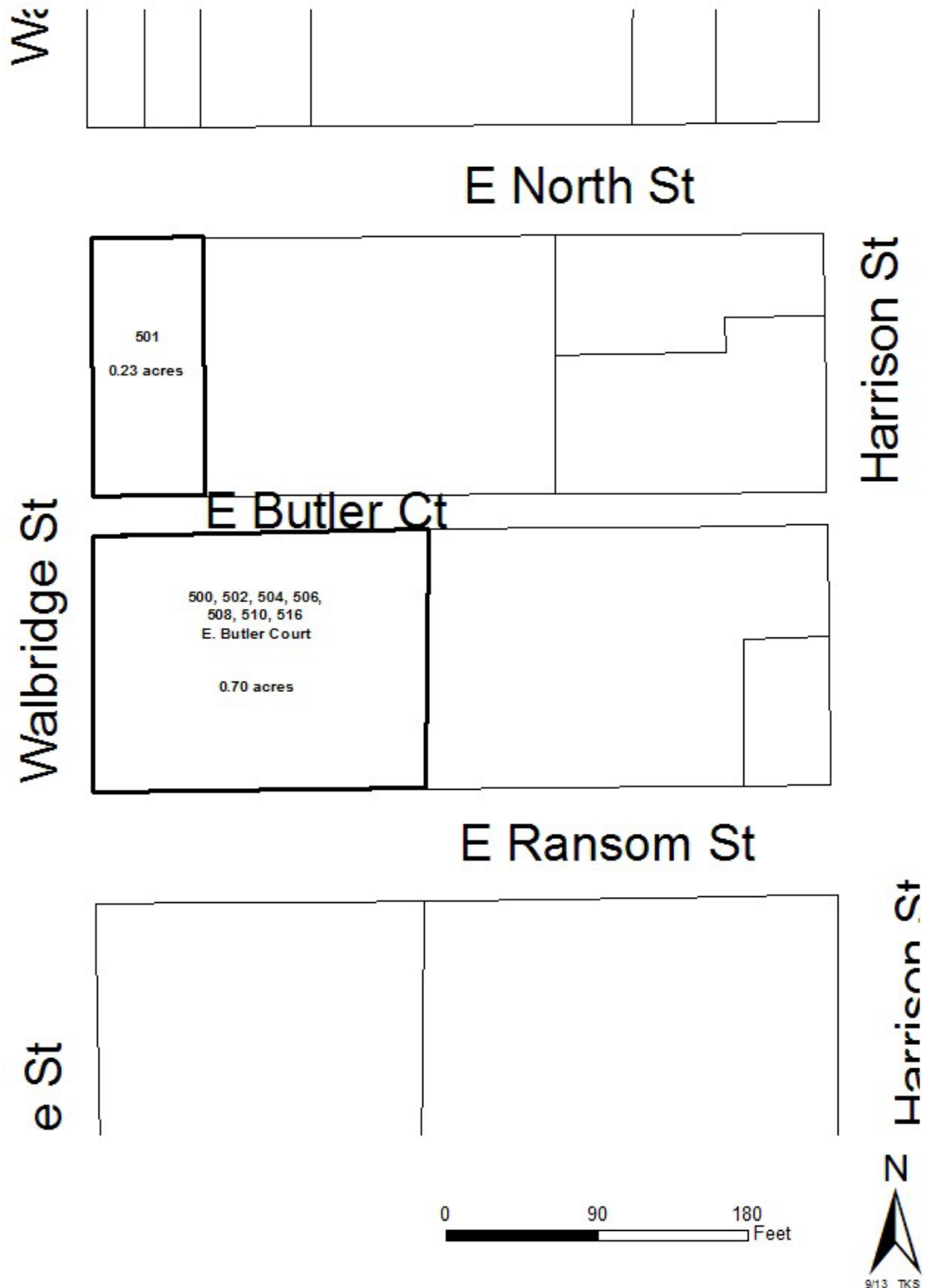
2020 Actual taxable Value = \$490,913

h. Legal description of each parcel of eligible property to which the plan applies, a map showing the location and dimensions of each eligible property, and a statement of whether personal property is included as part of the eligible property.

500 – 516 East Butler Court (Parcel Numbers 06-15-268-201; 06-15-268-201; 06-15-268-202; 06-15-268-203; 06-15-268-204; 06-15-268-205; 06-15-268-206; 06-15-263-207; 06-15-268-208): Kalamazoo County Condominium Subdivision Plan No. 260 Norbridge Building Condominium according to the master deed recorded 2014-014496, Units 1 through 8.

For location and dimensions of property, see attached site diagram. Personal property will be included as part of the eligible property.

SITE LOCATION: 500-516 East Butler Court



33) 4620 Stadium Drive and 2075 South Drake Road

Eligible Property

4620 Stadium Drive, 06-30-116-001

2075 South Drake Road, 06-30-120-001

The approximate 6.64-acre subject property was most recently used as a Kmart retail store (vacant since March 2010) with associated parking lot and drive areas. The site is located at the western end of a strip mall complex and fronts South Drake Road to the west, with retail businesses and Stadium Drive adjacent to the southern boundary of the property. The existing functionally obsolete building on 4620 Stadium Drive portion of the property is anticipated to be upgraded and redeveloped for use as an 87,000 square-foot retail store. The current parking lot/drive area on the 2075 South Drake Road portion of the subject property is expected to be redeveloped by constructing a new restaurant or retail building ranging in size from approximately 4,500 to 7,000 square feet.

Basis of Eligibility

The 4620 Stadium Drive parcel is eligible for Plan inclusion based upon functional obsolescence. Obsolescence was confirmed by the City of Kalamazoo Assessor on April 7, 2010. The 2075 South Drake Road parcel has been determined to be eligible Plan inclusion based on its location adjoining 4620 Stadium Drive.

The Plan (pursuant to section 13(1), Act No. 381 of 1996)

- a. A description of the costs of the plan intended to be paid for with the tax increment revenues;**
- b. A brief summary of the eligible activities that are proposed for each eligible property.**

Tax increment revenues (TIRs) will be used to offset eligible expenses associated with any eligible activities that are allowed under Act 381, as amended. Specific expected activities include demolition, site preparation, infrastructure improvements, and asbestos abatement activities. The current cost estimate for eligible activities is up to \$600,000. In addition, TIRs will be collected to cover BRA administrative fees and will also be captured for up to five years after the time that capture is required for the purpose of reimbursement for eligible activity costs for deposit into the LBRF.

- c. An estimate of the captured taxable value and tax increment revenues for each year of the Plan from each parcel of eligible property.**

Estimate of Captured Taxable Value: Assuming the property will be redeveloped as described, the anticipated future taxable value (TV) estimate is \$1,816,690. The estimated TV is reduced by \$558,150 (non-capturable initial taxable value), for a net TV of \$1,258,540 upon which capture can be based.

Estimate of Tax Increment Revenues: Using the overall non-school business millage rate of 37.7701 mills, the maximum annual available real property tax increment revenues are estimated to be \$47,535 for years 1 – 5. The calculation assumes that redevelopment has occurred as described above, with an approximate 7,000 square-foot retail building constructed on the 2075 South Drake Road parcel.

It is the intent of the Authority to capture all available non-school tax increment revenue on real and personal property generated by new development on the site.

f. Duration of the Brownfield Plan for eligible activities.

It is anticipated that the capture of tax increment revenues will start by early 2015. However, the date for the beginning of capture of tax increment revenues is no later than January 6, 2019, and will continue for a period necessary to reimburse eligible activities and administrative expenses of the authority plus five years of additional tax capture, but not longer than allowed by law.

g. Maximum Estimated Impact of Tax Increment Financing on Taxing Jurisdictions.

Taxing Unit	Millage Rate	Estimated Annual Range of Taxes Captured by Authority
State Education Tax	6.0000	N/A
KPS Operating	17.6757	N/A
City Operating	12.0000	\$ 9,339.46
CCTA (Metro Transit)	0.7470	\$ 581.38
Solid Waste	1.8000	\$ 1,400.92
KCTA (County Transportation)	0.3131	\$ 243.68
KVCC	2.7970	\$ 2,176.87
County Operating (Summer)	4.6608	\$ 3,627.44
County Operating (Winter – Public Safety)	1.4409	\$ 1,121.44
County Housing	0.0993	\$ 77.28
County Senior	0.3484	\$ 271.16
County 911 Dispatch	0.6500	\$ 505.89
KRESA Operating	2.8823	\$ 2,243.26
KRESA Allocated	0.1437	\$ 111.84
KRESA Special Ed	1.4925	\$ 1,161.59
KRESA Enhancement	1.5000	\$ 1,167.43
Kalamazoo Library	3.9213	\$ 3,051.90
DDA	1.9638	N/A
TOTAL (No school or DDA)	34.7963	\$ 27,081.54

Maximum annual increased taxable value = \$1,258,540

2020 Actual Taxable Value = \$1,336,438

h. Legal description of each parcel of eligible property to which the plan applies, a map showing the location and dimensions of each eligible property, and a statement of whether personal property is included as part of the eligible property.

4620 Stadium Drive, Parcel # 06-30-116-001: Part of Lot 2 and Lot 3, “West Towne Mall No. 1”, Being a subdivision in the Northwest Quarter of Section 30, Township 2 South, Range 11 West, City

of Kalamazoo, Kalamazoo County, Michigan, according to the Plat thereof as recorded in Liber 31 of Plats, page 22, Kalamazoo County Records, more particularly described as: Commencing at the Northwest corner of said Section 30; thence South 00°09' 00" West on the West line of said Section 30 a distance of 825.99 feet; thence South 89°41'30" East on the North line of said "West Towne Mall No. 1" a distance of 43.00 feet (recorded as 30.43 feet) to the Northwest corner of said Lot 2, thence South 00°09'00" West on the West line of said Lot 2 a distance of 59.00 feet to the Point of Beginning of the land herein described: thence South 89°41'30" East a distance of 392.95 feet; thence North 00°18'30" East a distance of 28.00 feet; thence South 89°41'30" East a distance of 110.00 feet; thence South 00°18'30" West a distance of 28.00 feet; thence South 89°41'30" East a distance of 78.95 feet; thence South 00°18'30" West a distance of 491.23 feet; thence South 78°22'38" West a distance of 100.94 feet; thence South 58°06'50" West a distance of 68.08 feet; thence North 89°41'30" West a distance of 214.10 feet; thence North 00°09'00" East a distance of 220.13 feet; thence North 34°23'37" West a distance of 205.74 feet; thence North 89°50'54" West a distance of 93.34 feet to the West line of said Lot 2, thence Northerly along West line of said Lot 2 North 00°09'00" East a distance of 159.35 feet to Point of Beginning.

2075 South Drake Road, Parcel # 06-30-120-001: Part of Lot 2 and Lot 3, "West Towne Mall No. 1", being a subdivision in the Northwest quarter of Section 30, Township 2 South, Range 11 West, City of Kalamazoo, Kalamazoo County, Michigan, according to the plat thereof as recorded in Liber 31 of plats, Page 22, Kalamazoo County records, more particularly described as: Commencing at the Northwest corner of said Section 30; thence South 00°09'00" West on the West line of said Section 30 a distance of 25.00 feet; thence South 89° 41' 30" East on the North line of said "West Towne Mall No. 1" a distance of 43.00 feet (recorded as 30.43 feet) to the Northwest corner of said Lot 2 thence South 00° 09' 00" West on the West line of said Lot 2 a distance of 218.35 feet to the Point of Beginning of the land herein described: thence South 00° 09' 00" West on the West line of said Lot 2 a distance of 261.90 feet; thence South 89° 51' 00" East a distance of 210.00 feet; thence North 00° 09' 00" East a distance of 92.42 feet; thence North 34° 23' 37" West a distance of 205.74 feet; thence North 89° 50' 54" West a distance of 93.34 feet to the West line of said Lot 2 and the Point of Beginning.

For location and dimensions of property, see attached site diagram. Personal property will be included as part of the eligible property.

**SITE LOCATION: 4620 STADIUM DRIVE AND
2075 SOUTH DRAKE ROAD**



34) 600 East Michigan Avenue

Eligible Property

600 E. Michigan Ave., 06-15-435-011

The approximate 4.031-acre subject property was formerly used as a steel foundry. The site is located near the eastern edge of downtown Kalamazoo, along the south edge of East Michigan Avenue. Commercial properties adjoin the east and west boundaries of the site and Portage Creek adjoins a portion of the east boundary. The existing building (78,000 square feet) located on the property is anticipated to be completely renovated, including stripping the existing warehouse space down to structural steel and permanently removing portions of the east and north edifices. A completely new exterior façade will be constructed, and a second floor mezzanine will be added. Once renovated, the building will include a 6,000 square-foot loft-style brick building, 54,000 square feet of loft-style offices with an industrial feel and a collaborative common area including a coffee bar and fitness center.

Basis of Eligibility

The subject property has been confirmed as a “facility” (per Natural Resources and Environmental Protection Act, 1994 PA 451, as amended), due to the presence of chlorinated solvents, heavy metals, polycyclic aromatic hydrocarbons, and/or petroleum hydrocarbons in soil and/or groundwater.

The Plan (pursuant to section 13(1), Act No. 381 of 1996)

- a. A description of the costs of the plan intended to be paid for with the tax increment revenues;**
- b. A brief summary of the eligible activities that are proposed for each eligible property.**

Tax increment revenues (TIRs) will be used to offset eligible expenses associated with any eligible activities that are allowed under Act 381, as amended. Specific expected activities include environmental assessment activities, demolition, site preparation, infrastructure improvements, and asbestos abatement activities. The current cost estimate for eligible activities is up to \$1.1 million. In addition, TIRs will be collected to cover BRA administrative fees and will also be captured for up to five years after the time that capture is required for the purpose of reimbursement for eligible activity costs for deposit into the LBRF.

- c. An estimate of the captured taxable value and tax increment revenues for each year of the Plan from each parcel of eligible property.**

Estimate of Captured Taxable Value: Assuming the property will be redeveloped as described, the anticipated future taxable value (TV) estimate is \$1,575,000. The estimated TV is reduced by \$272,180 (non-capturable initial taxable value), for a net TV of \$1,302,820 upon which capture can be based.

Estimate of Tax Increment Revenues: Using the overall school business millage rate of 61.7701 mills, the maximum annual available real property tax increment revenues are estimated to be \$80,475 for

years 1 – 5. The calculation assumes that redevelopment has occurred as described above, with an approximate 60,000 square-foot building renovated on the 600 East Michigan Avenue property.

It is the intent of the Authority to capture all available non-school and school tax increment revenue on real and personal property generated by new development on the site.

f. Duration of the Brownfield Plan for eligible activities.

It is anticipated that the capture of tax increment revenues will start in 2016. However, the date for the beginning of capture of tax increment revenues is no later than August 21, 2019, and will continue for a period necessary to reimburse eligible activities and administrative expenses of the authority plus five years of additional tax capture, but not longer than allowed by law.

g. Maximum Estimated Impact of Tax Increment Financing on Taxing Jurisdictions.

Taxing Unit	Millage Rate	Estimated Annual Range of Taxes Captured by Authority
State Education Tax	6.0000	\$ 7,070.40
KPS Operating	17.8704	\$ 20,829.04
City Operating	12.0000	\$ 14,140.80
CCTA (Metro Transit)	0.7500	\$ 880.26
Solid Waste	1.8000	\$ 2,121.12
KCTA (County Transportation)	0.3145	\$ 368.96
KVCC	2.8089	\$ 3,295.98
County Operating (Summer)	4.6810	\$ 5,492.29
County Operating (Winter – Public Safety)	1.4472	\$ 1,697.96
County Housing	0.0998	\$ 117.02
County Senior	0.3500	\$ 410.55
County 911 Dispatch	0.6500	\$ 765.96
KRESA Operating	2.8946	\$ 3,396.50
KRESA Allocated	0.1444	\$ 169.34
KRESA Special Ed	1.4988	\$ 1,758.76
KRESA Enhancement	1.5000	\$ 1,767.60
Kalamazoo Library	3.9487	\$ 4,620.86
DDA	1.9638	N/A
TOTAL (School, no DDA)	58.4720	\$ 68,903.40

Maximum annual increased taxable value = \$1,302,820

2020 Actual Taxable Value = \$1,450,580

h. Legal description of each parcel of eligible property to which the plan applies, a map showing the location and dimensions of each eligible property, and a statement of whether personal property is included as part of the eligible property.

600 East Michigan Avenue, Parcel # 06-15-435-010: Section 15 T2S R11W ORIGINAL PLAT OF THE TOWN (now City) OF KALAMAZOO, Liber 6 of Plats Page 8; Commencing at the intersection of the southerly line of East Michigan Avenue and the easterly line of Pitcher Street; thence North 58deg 36min 15sec East 1095.11ft along said southerly line; thence North 88deg 55min 29sec East 82.30ft along said southerly line to the place of beginning; thence South 10deg 45min 11sec East 132.75ft; thence South 01deg 01min 40sec East 106.95ft; thence South 78deg 28min 34sec West 35.51ft; thence South 14deg 48min 33sec East 6.35ft (previously recorded as 8.08ft); thence South 85deg 39min 35sec East 22.45ft (previously recorded as 18.72ft); thence South 86deg 08min 53sec East 53.57ft; thence South 01deg 22min 30sec East 95.80ft; thence South 22deg 12min 20sec East 72.15ft to the northeast right of way line of the former Chicago, Kalamazoo & Saginaw Railway Company, said right of way line being 33.0ft Northeasterly of the center line of the main track of said railway company; thence Southeasterly 335.70ft along said right of way line along the arc of a non-tangent curve to the left having a radius of 1098.47ft and a chord South 52deg 02min 33sec East 334.40ft to an intermediate traverse line along the center line of Portage Creek; thence North 03deg 38min 33sec East 117.93ft along said intermediate traverse line; thence North 00deg 04min 06sec West 342.87ft along said intermediate traverse line to a point South 01deg 21min 35sec East 170.50ft parallel with the east line of Lot 145 of the PLAT OF THE TOWN (now CITY) OF KALAMAZOO, Liber 6 of Plats Page 8, from said southerly line of East Michigan Avenue; thence South 88deg 55min 29sec West 70ft parallel with said southerly line to a point North 88deg 55min 29sec East 211.05ft parallel with said southerly line from said east line of Lot 145; thence North 01deg 21min 35sec West 170.50ft parallel with said east line of Lot 145 to said southerly line; thence South 88deg 55min 29sec West 295.68ft along said southerly line to the place of beginning. ALSO including all land lying between the intermediate traverse line and the center line of Portage Creek.

578 Rear East Michigan Avenue, Parcel # 06-15-440-002: Section 15 T2S R11W ORIGINAL PLAT OF THE TOWN (now City) OF KALAMAZOO, Liber 6 of Plats Page 8; Commencing at a point described as 236.81 feet Southeasterly as measured along the easterly line of Lot 141 of the ORIGINAL PLAT OF THE TOWN (now City) OF KALAMAZOO from the southerly line of East Michigan Avenue; thence Easterly 48.31 feet at an angle to the left of 53deg 30min along the southerly lines of Lot 143 & Lot 145 of said Plat; thence Southeasterly 124.9 feet at an angle to the right of 57deg for the point of beginning; thence Southeasterly 177.02 feet along a curve to the left, radius of 712.31 feet; thence Southeasterly 205 feet along a line making an angle of 18deg 02min to the left with the long chord of said curve to the center line of the old oxbow channel of the Kalamazoo River now the Portage Creek; thence Southerly 71 feet along the center line of Portage Creek to the northeasterly right-of-way line of CK&S Railroad; thence Northwesterly 21 feet along said right-of-way to the west bank of the old channel; thence Northwesterly 347.3 feet along said right-of-way; thence Northerly 61.11 feet to the point of beginning.

For location and dimensions of property, see attached site diagram. Personal property will be included as part of the eligible property.

SITE LOCATION: 600 East Michigan Ave



35) 425 East Vine Street

Eligible Property

425 E. Vine Street, 06-22-251-014

The approximate 1.1-acre subject property was formerly used as an automobile body repair shop and gasoline filling station. The site is located approximately one half of a mile to the south of downtown Kalamazoo, along the north edge of East Vine Street. Portage Creek adjoins the western boundary of the irregular shaped parcel and Bronson Methodist Hospital is located further to the west of the creek. The western portion of the subject building was recently demolished, and the remainder of the building was renovated. The developer intends to use the renovated 16,000 square-foot building as the new location for their automotive repair business. The building includes space for service bays, service desk/waiting room, office, restrooms, and storage areas.

Basis of Eligibility

The subject property has been confirmed as a “facility” (per Natural Resources and Environmental Protection Act, 1994 PA 451, as amended), due to the presence of metals in soil and metals and petroleum compounds in groundwater.

The Plan (pursuant to section 13(1), Act No. 381 of 1996)

- a. A description of the costs of the plan intended to be paid for with the tax increment revenues;**
- b. A brief summary of the eligible activities that are proposed for each eligible property.**

Tax increment revenues (TIRs) will be used to offset eligible expenses associated with any eligible activities that are allowed under Act 381, as amended. Specific expected activities include environmental assessment activities, demolition, and site preparation activities. The current cost estimate for eligible activities is up to \$90,000. In addition, TIRs will be collected to cover BRA administrative fees and will also be captured for up to five years after the time that capture is required for the purpose of reimbursement for eligible activity costs for deposit into the LBRF.

- c. An estimate of the captured taxable value and tax increment revenues for each year of the Plan from each parcel of eligible property.**

Estimate of Captured Taxable Value: Assuming the property will be redeveloped as described, the anticipated future taxable value (TV) estimate is \$300,000. The estimated TV is reduced by \$84,500 (non-capturable initial taxable value), for a net TV of \$215,500 upon which capture can be based.

Estimate of Tax Increment Revenues: Using the overall non-school business millage rate of 37.7701 mills, the maximum annual available real property tax increment revenues are estimated to be \$8,138 for years 1 – 5. The calculation assumes that redevelopment has occurred as described above, with an approximate 16,000 square-foot building renovated on the 425 East Vine Street property.

It is the intent of the Authority to capture all available non-school tax increment revenue on real and personal property generated by new development on the site.

f. Duration of the Brownfield Plan for eligible activities.

It is anticipated that the capture of tax increment revenues will start by early 2015. However, the date for the beginning of capture of tax increment revenues is no later than August 21, 2019, and will continue for a period necessary to reimburse eligible activities and administrative expenses of the authority plus five years of additional tax capture, but not longer than allowed by law.

g. Maximum Estimated Impact of Tax Increment Financing on Taxing Jurisdictions.

Taxing Unit	Millage Rate	Estimated Annual Range of Taxes Captured by Authority
State Education Tax	6.0000	N/A
KPS Operating	17.6757	N/A
City Operating	12.0000	\$ 2,828.74
CCTA (Metro Transit)	0.7470	\$ 176.09
Solid Waste	1.8000	\$ 424.31
KCTA (County Transportation)	0.3131	\$ 73.81
KVCC	2.7970	\$ 659.33
County Operating (Summer)	4.6608	\$ 1,098.68
County Operating (Winter – Public Safety)	1.4409	\$ 339.66
County Housing	0.0993	\$ 23.41
County Senior	0.3484	\$ 82.13
County 911 Dispatch	0.6500	\$ 153.22
KRESA Operating	2.8823	\$ 679.44
KRESA Allocated	0.1437	\$ 33.87
KRESA Special Ed	1.4925	\$ 351.82
KRESA Enhancement	1.5000	\$ 353.59
Kalamazoo Library	3.9213	\$ 924.36
DDA	1.9638	N/A
TOTAL (No school or DDA)	34.7963	\$ 8,202.46

Maximum annual increased taxable value = \$215,500

2020 Actual Taxable Value = \$320,228

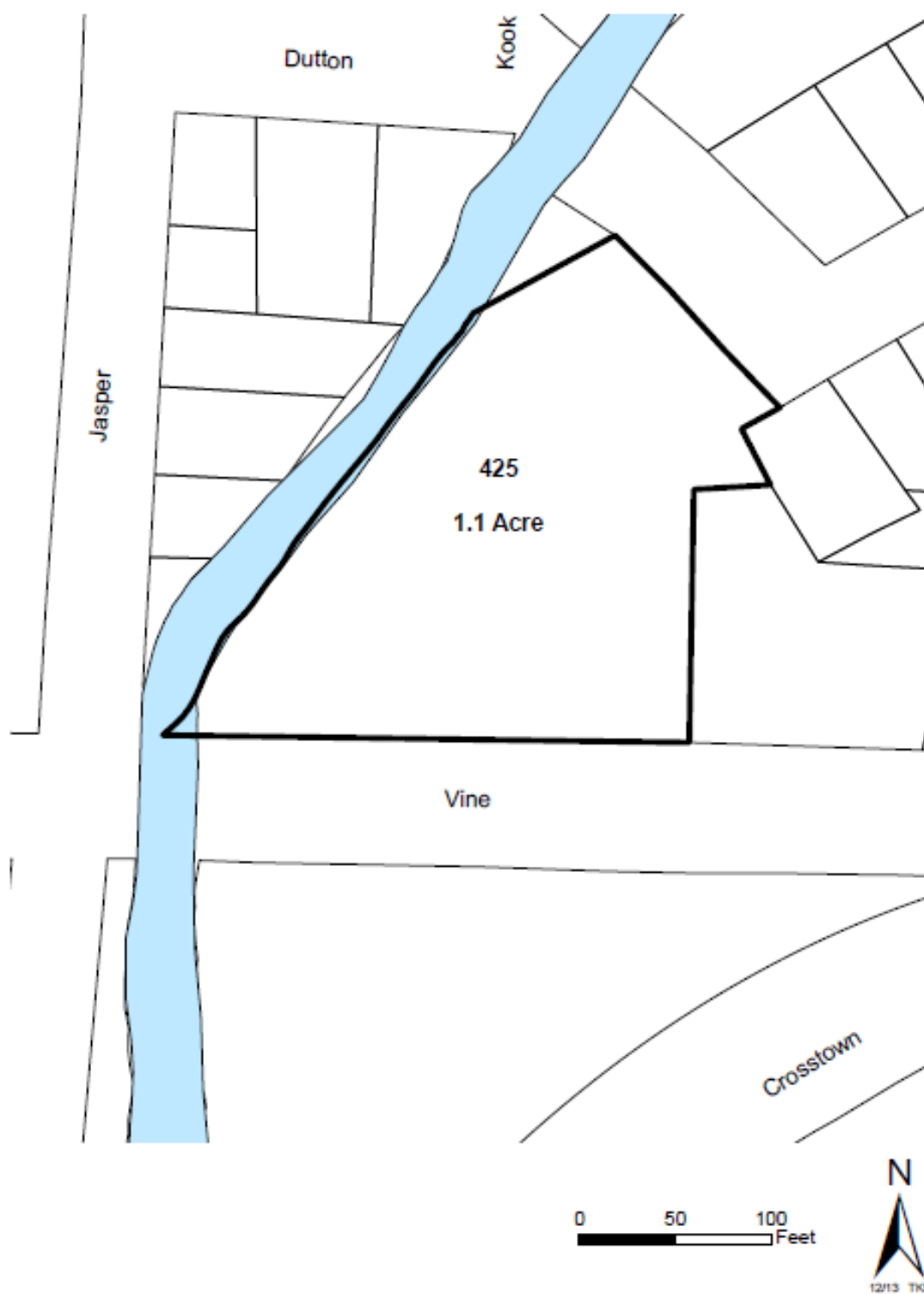
h. Legal description of each parcel of eligible property to which the plan applies, a map showing the location and dimensions of each eligible property, and a statement of whether personal property is included as part of the eligible property.

425 E. Vine Street, Parcel # 06-22-251-014: GARRETT & JOHN R VAN BOCHOVES ADDITION, Liber 6 of Plats Page 3; Lot 13. Lot 14. Lot 15. Lot 16. Lot 17. Lot 18. Lot 19. The West 8 feet of Lot

12. Lot 20, excluding the southeasterly portion described as commencing at the northwest corner of Lot 21; thence Southwesterly 24.92 feet along an extension southwesterly of the southerly line of Dutton Street; thence Southeasterly to the south line of Lot 20; thence East along the south line of Lot 20 to the southeast corner of Lot 20; thence North along the east line of Lot 20 to the point of beginning for this exclusion.

For location and dimensions of property, see attached site diagram. Personal property will be included as part of the eligible property.

SITE LOCATION: 425 East Vine Street



36) 4124 Manchester Road

Eligible Property

4124 Manchester Road, 06-36-341-001

The approximate 5.0-acre subject property was formerly used as a beverage warehouse. The site is located near the southern edge of the city, along the south side of Interstate 94, with industrial properties adjoining the remainder of the site. The developer intends to renovate the existing 72,840 square-foot building to support the move of a partner company to the subject facility and to use a portion of the building for warehouse space. It is expected that two pieces of industrial machinery will be added at the facility in the next several years which could add somewhere between 10 and 20 additional jobs. In addition, the 4124 Manchester facility opens space at the developer's plant located on an adjoining property, so that the developer can add additional machines and employment at their manufacturing plant in the future.

Basis of Eligibility

The 4124 Manchester Road parcel is eligible for Plan inclusion based upon functional obsolescence. Obsolescence was confirmed by the City of Kalamazoo Assessor on June 19, 2014.

The Plan (pursuant to section 13(1), Act No. 381 of 1996)

- a. A description of the costs of the plan intended to be paid for with the tax increment revenues;**
- b. A brief summary of the eligible activities that are proposed for each eligible property.**

Tax increment revenues (TIRs) will be used to offset eligible expenses associated with any eligible activities that are allowed under Act 381, as amended. Specific expected activities include environmental assessment activities, demolition, site preparation activities, and infrastructure improvement. The current cost estimate for eligible activities is up to \$80,000. In addition, TIRs will be collected to cover BRA administrative fees and will also be captured for up to five years after the time that capture is required for the purpose of reimbursement for eligible activity costs for deposit into the LBRF.

- c. An estimate of the captured taxable value and tax increment revenues for each year of the Plan from each parcel of eligible property.**

Estimate of Captured Taxable Value: Assuming the property will be redeveloped as described, the anticipated future taxable value (TV) estimate is \$874,080. The estimated TV is reduced by \$694,500 (non-capturable initial taxable value), for a net TV of \$179,580 upon which capture can be based.

Estimate of Tax Increment Revenues: Using the overall non-school business millage rate of 37.7701 mills, maximum annual available real property tax increment revenues are estimated to be \$6,783 for years 1 – 5. The calculation assumes that redevelopment has occurred as described above, with an approximate 72,840 square-foot building renovated on the 4124 Manchester Road property.

It is the intent of the Authority to capture all available non-school tax increment revenue on real and personal property generated by new development on the site.

f. Duration of the Brownfield Plan for eligible activities.

It is anticipated that the capture of tax increment revenues will start in 2015. However, the date for the beginning of capture of tax increment revenues is no later than August 21, 2019, and will continue for a period necessary to reimburse eligible activities and administrative expenses of the authority plus five years of additional tax capture, but not longer than allowed by law.

g. Maximum Estimated Impact of Tax Increment Financing on Taxing Jurisdictions.

Taxing Unit	Millage Rate	Estimated Annual Range of Taxes Captured by Authority
State Education Tax	6.0000	N/A
KPS Operating	17.6757	N/A
City Operating	12.0000	\$ 250.06
CCTA (Metro Transit)	0.7470	\$ 15.57
Solid Waste	1.8000	\$ 37.51
KCTA (County Transportation)	0.3131	\$ 6.52
KVCC	2.7970	\$ 58.28
County Operating (Summer)	4.6608	\$ 97.12
County Operating (Winter – Public Safety)	1.4409	\$ 30.03
County Housing	0.0993	\$ 2.07
County Senior	0.3484	\$ 7.26
County 911 Dispatch	0.6500	\$ 13.54
KRESA Operating	2.8823	\$ 60.06
KRESA Allocated	0.1437	\$ 2.99
KRESA Special Ed	1.4925	\$ 31.10
KRESA Enhancement	1.5000	\$ 31.26
Kalamazoo Library	3.9213	\$ 81.71
DDA	1.9638	N/A
TOTAL (No school or DDA)	34.7963	\$ 725.09

Maximum annual increased taxable value = \$179,580

2020 Actual Taxable Value = \$715,338

h. Legal description of each parcel of eligible property to which the plan applies, a map showing the location and dimensions of each eligible property, and a statement of whether personal property is included as part of the eligible property.

4124 Manchester Road, Parcel # 06-36-341-001: Section 36-2-11 Commencing at the South 1/4 post of Section 36; thence South 89 degrees 50 minutes 38 seconds West 1,253.37 feet to the east line of the Pennsylvania Railroad right-of-way; thence North 00 degrees 17 minutes 52 seconds West

1,514.92 feet to the point of beginning; thence continuing North 00 degrees 17 minutes 52 seconds West 308 feet along the east right-of-way line of the Pennsylvania Railroad to the southerly line of Interstate 94 (I-94); thence North 64 degrees 19 minutes 38 seconds East 137.31 feet along the southerly line of I-94; thence 423.74 along the southerly line of I- 94 along a curve to the left with a central angle of 04 degrees 09 minutes 53 seconds, a radius of 5,829.65 feet and a chord bearing North 62 degrees 14 minutes 42 seconds East 423.62 feet; thence South 00 degrees 17 minutes 52 seconds East 563.47 feet; thence South 89 degrees 50 minutes 38 seconds West 500 feet to the point of beginning

For location and dimensions of property, see attached site diagram. Personal property will be included as part of the eligible property.

SITE LOCATION: 4124 MANCHESTER ROAD



37) 508 East Frank Street

Eligible Property

700 Walbridge Street, 06-15-258-400

The three parcels comprise the subject property include a total area of approximately 1 acre. The 508 E. Frank that Street portion of the property was formerly used as a paper warehouse from approximately 1924 through the 1960s and has since been occupied by various businesses. The 505 East North Street portion of the property was formerly used as a railroad right-of-way since at least the early 1900s through the 1990s. The site is located in the River's Edge district, just to the northeast of the central business district. The developer intends to renovate the existing 34,000 square-foot four-story building for a mixed-use development, including approximately 26,000 square feet of residential units and 2,150 square feet of commercial/retail space.

Basis of Eligibility

The subject property has been confirmed as a "facility" (per the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended), due to the presence of metals, volatile organic compounds, and polynuclear aromatic hydrocarbons in soil.

The Plan (pursuant to section 13(1), Act No. 381 of 1996)

- a. A description of the costs of the plan intended to be paid for with the tax increment revenues;**
- b. A brief summary of the eligible activities that are proposed for each eligible property.**

Tax increment revenues (TIRs) will be used to offset eligible expenses associated with any eligible activities that are allowed under Act 381, as amended. Specific expected activities include environmental assessment activities, demolition, site preparation activities, and infrastructure improvement. The current cost estimate for eligible activities is up to \$700,000. In addition, TIRs will be collected to cover BRA administrative fees and will also be captured for up to five years after the time that capture is required for the purpose of reimbursement for eligible activity costs for deposit into the LBRF.

- c. An estimate of the captured taxable value and tax increment revenues for each year of the Plan from each parcel of eligible property.**

Estimate of Captured Taxable Value: Assuming the property will be redeveloped as described, the anticipated future taxable value (TV) estimate is \$1,096,000. The estimated TV is reduced by \$88,118 (non-capturable initial taxable value), for a net TV of \$1,007,882 upon which capture can be based.

Estimate of Tax Increment Revenues: Using the overall school business millage rate of 61.7701 mills, the maximum annual available real property tax increment revenues are estimated to be \$62,257 for years 1 – 5. The calculation assumes that redevelopment has occurred as described above, with an approximate 34,000 square-foot building renovated on the 508 East Frank Street property.

It is the intent of the Authority to capture all available school tax increment revenue on real property generated by new development on the site.

f. Duration of the Brownfield Plan for eligible activities.

It is anticipated that the capture of tax increment revenues will start in 2016. However, the date for the beginning of capture of tax increment revenues is no later than February 2, 2020, and will continue for a period necessary to reimburse eligible activities and administrative expenses of the authority plus five years of additional tax capture, but not longer than allowed by law.

g. Maximum Estimated Impact of Tax Increment Financing on Taxing Jurisdictions.

Taxing Unit	Millage Rate	Estimated Annual Range of Taxes Captured by Authority
State Education Tax	6.0000	\$ 6,581.60
KPS Operating	17.6757	\$ 19,389.08
City Operating	12.0000	\$ 13,163.21
CCTA (Metro Transit)	0.7470	\$ 819.41
Solid Waste	1.8000	\$ 1,974.48
KCTA (County Transportation)	0.3131	\$ 343.45
KVCC	2.7970	\$ 3,068.12
County Operating (Summer)	4.6608	\$ 5,112.59
County Operating (Winter – Public Safety)	1.4409	\$ 1,580.57
County Housing	0.0993	\$ 108.93
County Senior	0.3484	\$ 382.17
County 911 Dispatch	0.6500	\$ 713.01
KRESA Operating	2.8823	\$ 3,161.69
KRESA Allocated	0.1437	\$ 157.63
KRESA Special Ed	1.4925	\$ 1,637.17
KRESA Enhancement	1.5000	\$ 1,645.40
Kalamazoo Library	3.9213	\$ 4,301.41
DDA	1.9638	N/A
TOTAL (School, no DDA)	58.4720	\$ 64,139.92

Maximum annual increased taxable value = \$1,007,882

h. Legal description of each parcel of eligible property to which the plan applies, a map showing the location and dimensions of each eligible property, and a statement of whether personal property is included as part of the eligible property.

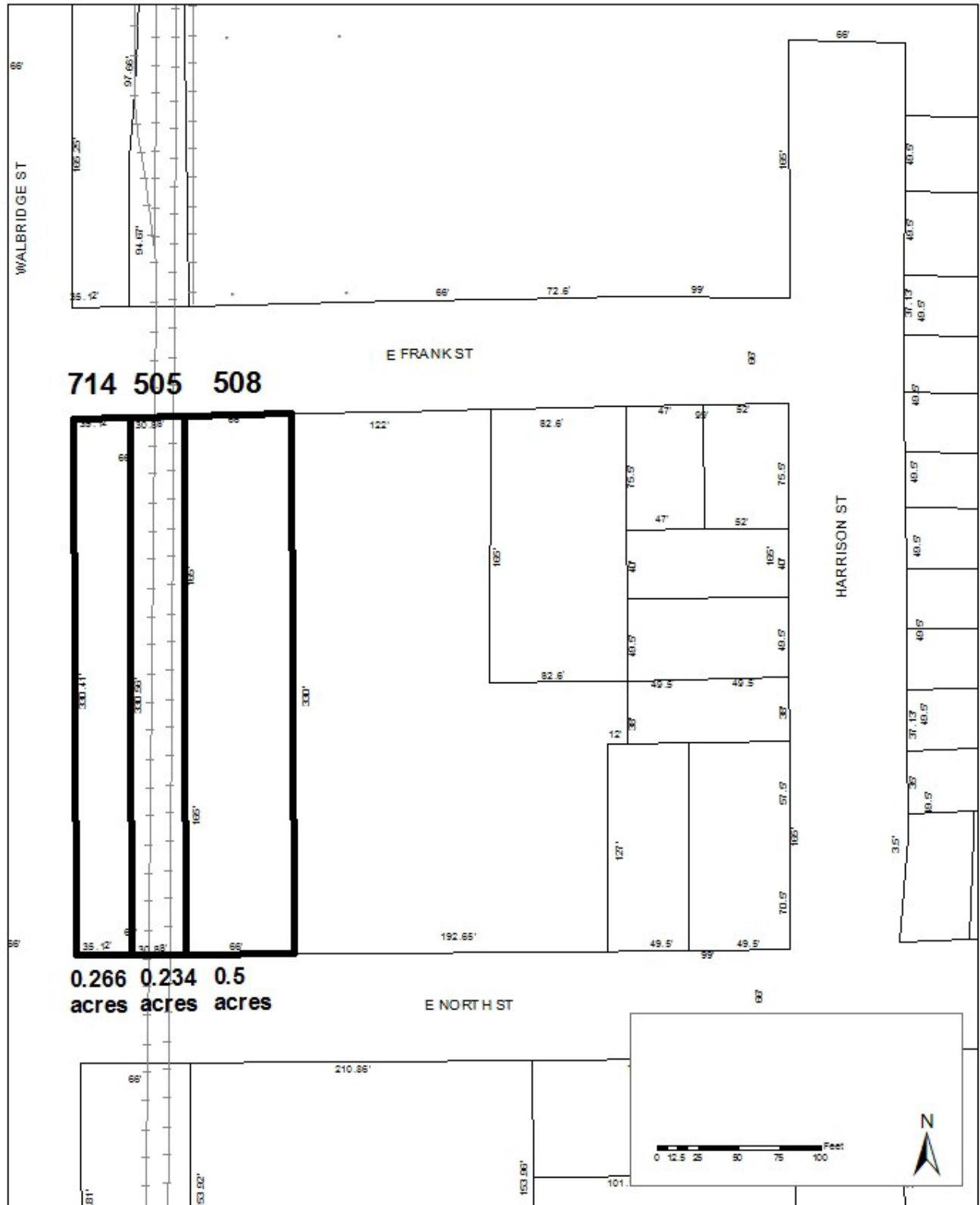
508 East Frank Street, Parcel # 06-15-258-011: 35802 PLAT NO 2 OR REVISED PLAT OF RICHARDSON & WATTLES ADDITION LOTS 11-20

505 East North Street, Parcel # 06-15-258-001: PLAT NO. 2 OR REVISED PLAT OF RICHARDSON & WATTLES ADDITION, Liber 2 of Plats Page 13; Lots 10 & 21 Excluding beginning at Southwest corner of said Lot 10; thus North along West line said Lots 10 & 21 a distance of 330.41 feet to Northwest corner of said Lot 21; thus North 89 degrees 22 minutes 45 seconds East along North line of said Lot 21 a distance of 35.12 feet; thus South a distance of 330.56 feet to a point on the South line of said Lot 10 being North 89 degrees 37 minutes 20 seconds East 35.12 feet from the point of beginning of this exclusion; thus South 89 degrees 37 minutes 20 seconds West along South line of said Lot 10 a distance of 35.12 feet to point of beginning of this exclusion. Exclusion contains 11,605 square feet or 0.266 Acres more or less.

714 Walbridge Street, Parcel # 06-15-258-010: 35801 PLAT NO. 2 OR REVISED PLAT OF RICHARDSON & WATTLES ADDITION Part of Lots 10 & 21 described as: beginning at the Southwest corner of said Lot 10; thence North along the West line of said Lots 10 & 21 a distance of 330.41 feet to the Northwest corner of said Lot 21; thence extending North 89 degrees 22 minutes 45 seconds East along the North line of said Lot 21 a distance of 35.12 feet; thence South a distance of 330.56 feet to a point on the South line of said Lot 10 being North 89 degrees 37 minutes 20 seconds East 35.12 feet from the Point of Beginning; thence South 89 degrees 37 minutes 20 seconds West along the South line of said Lot 10 a distance of 35.12 feet to the Point of Beginning Containing: 11,605 square feet or 0.266 Acres more or less.

For location and dimensions of property, see attached site diagram. Personal property will be included as part of the eligible property.

SITE LOCATION: 508 E. Frank Street



38) 108 East Michigan Avenue

Eligible Property

108 East Michigan Avenue, 06-15-381-015

The former PNC Bank building consists of four separate buildings which were purchased and combined over the past 137 years. The original building was built in 1868 and housed one of the first banks in Kalamazoo. The building was substantially renovated in 1907 and again in the 1940's. Building number four was the Michigan Theatre which was purchased in 1965 and converted into office space. First National Bank and its successors have always occupied the space until the developer purchased it in 2014. The developer intends on converting approximately 7,000 square feet into indoor heated parking on the 1st floor. In addition, 13 to 17 residential apartments will be constructed, and the atrium area will be preserved, consisting of approximately 7,000 to 10,000 square feet as open commercial or retail space.

Basis of Eligibility

The subject property is eligible for Plan inclusion based upon functional obsolescence. Obsolescence has been confirmed by the City of Kalamazoo City Assessor.

The Plan (pursuant to section 13(1), Act No. 381 of 1996)

- a. A description of the costs of the plan intended to be paid for with the tax increment revenues;**
- b. A brief summary of the eligible activities that are proposed for each eligible property.**

Tax increment revenues (TIRs) will be used to offset eligible expenses associated with any eligible activities that are allowed under Act 381, as amended. Specific expected activities include environmental assessment activities, demolition, and infrastructure improvement. The current cost estimate for eligible activities is up to \$650,000. In addition, TIRs will be collected to cover BRA administrative fees and will also be captured for up to five years after the time that capture is required for the purpose of reimbursement for eligible activity costs for deposit into the LBRF.

- c. An estimate of the captured taxable value and tax increment revenues for each year of the Plan from each parcel of eligible property.**

Estimate of Captured Taxable Value: Assuming the property will be redeveloped as described, the anticipated future taxable value (TV) estimate is \$1,008,250. The estimated TV is reduced by \$456,300 (non-capturable initial taxable value), for a net TV of \$551,950 upon which capture can be based.

Estimate of Tax Increment Revenues: Using the overall school business millage rate of 63.7339 mills, the maximum annual available real property tax increment revenues are estimated to be \$35,179 for years 1 – 5. The calculation assumes that redevelopment has occurred as described above, with the approximate 36,960 square-foot building renovated on the 108 East Michigan Avenue property.

It is the intent of the Authority to capture all available school and non-school tax increment revenue on real property generated by new development on the site.

f. Duration of the Brownfield Plan for eligible activities.

It is anticipated that the capture of tax increment revenues will start in 2016. However, the date for the beginning of capture of tax increment revenues is no later than July 6, 2020, and will continue for a period necessary to reimburse eligible activities and administrative expenses of the authority plus five years of additional tax capture, but not longer than allowed by law.

g. Maximum Estimated Impact of Tax Increment Financing on Taxing Jurisdictions.

Taxing Unit	Millage Rate	Estimated Annual Range of Taxes Captured by Authority
State Education Tax	6.0000	\$ 5,179.80
KPS Operating	17.6757	\$ 15,259.43
City Operating	12.0000	\$ 10,359.60
CCTA (Metro Transit)	0.7470	\$ 644.89
Solid Waste	1.8000	\$ 1,553.94
KCTA (County Transportation)	0.3131	\$ 270.30
KVCC	2.7970	\$ 2,414.65
County Operating (Summer)	4.6608	\$ 4,023.67
County Operating (Winter – Public Safety)	1.4409	\$ 1,243.93
County Housing	0.0993	\$ 85.73
County Senior	0.3484	\$ 300.77
County 911 Dispatch	0.6500	\$ 561.15
KRESA Operating	2.8823	\$ 2,488.29
KRESA Allocated	0.1437	\$ 124.06
KRESA Special Ed	1.4925	\$ 1,288.48
KRESA Enhancement	1.5000	\$ 1,294.95
Kalamazoo Library	3.9213	\$ 3,385.26
DDA	1.9638	\$ 1,695.35
TOTAL (School + DDA)	60.4358	\$ 52,174.23

Maximum annual increased taxable value = \$551,950

2020 Actual Taxable Value = \$1,319,600

h. Legal description of each parcel of eligible property to which the plan applies, a map showing the location and dimensions of each eligible property, and a statement of whether personal property is included as part of the eligible property.

108 East Michigan Avenue, Parcel # 06-15-381-015: The North 100 feet of Lot 89 and the North 100 feet of the West 75.9 feet of Lot 91, Plat of Town (now City) of Kalamazoo. Liber 6 of Plats Page 8.

For location and dimension of property, see attached site diagram. Personal property will be included as part of the eligible property.

SITE LOCATION: 108 East Michigan



39) 421 and 427 East Michigan Avenue *(chapter revised June 2024)*

Eligible Property

421 East Michigan Avenue, 06-15-416-122

427 East Michigan Avenue, 06-15-411-271

The existing split-level 11,978 square-foot building was built in the mid-1920s. The long and narrow wood and brick building was originally erected for use by the Grand Trunk Western Railroad that runs parallel to the structure. The original pier footings and outside walls are not structurally sufficient for today's building codes or uses; however, the structure is visually interesting and pays tribute to Kalamazoo's agricultural and industrial past. The project will maintain the integrity of the existing brick and wood building but will shore up the structural integrity through innovative solutions. New foundational support will be added through the center of the building to meet the required floor load. The building exterior will also be "cocooned" on the exterior with new architectural metal and wood columns/ outer walls, which will be designed in such a way to appear original. The project is planned to include a new, covered deck area along the western wall of the building, enhanced parking (80 spaces), and landscaping. The project is expected to be a mixed-use building, intended for office use and a restaurant, bar, and/or coffee shop.

Basis of Eligibility

The subject property has been confirmed as a "facility" (per the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended), due to the presence of lead in groundwater and metals and polynuclear aromatic hydrocarbons in soil.

The Plan (pursuant to section 13(1), Act No. 381 of 1996)

- a. A description of the costs of the plan intended to be paid for with the tax increment revenues;**
- b. A brief summary of the eligible activities that are proposed for each eligible property.**

Tax increment revenues (TIRs) will be used to offset eligible expenses associated with any eligible activities that are allowed under Act 381, as amended. Specific expected activities include environmental assessment activities, demolition, and infrastructure improvement, lead and asbestos abatement, and site preparation activities. The current cost estimate for eligible activities is up to \$195,000. In addition, TIRs will be collected to cover BRA administrative fees and will also be captured for up to five years after the time that capture is required for the purpose of reimbursement for eligible activity costs for deposit into the LBRF.

- c. An estimate of the captured taxable value and tax increment revenues for each year of the Plan from each parcel of eligible property.**

Estimate of Captured Taxable Value: Assuming the property will be redeveloped as described, the anticipated future taxable value (TV) estimate is \$390,000. The estimated TV is reduced by \$250,000 (non-capturable initial taxable value), for a net TV of \$140,000 upon which capture can be based.

Estimate of Tax Increment Revenues: Using the overall school business millage rate of 61.0721 mills, maximum annual available real property tax increment revenues are estimated to be \$8,550 for years 1 – 5. The calculation assumes that redevelopment has occurred as described above, with the approximate 11,978 square-foot building renovated on the 427 East Michigan Avenue property.

It is the intent of the Authority to capture all available school and non-school tax increment revenue on real property generated by new development on the site.

f. Duration of the Brownfield Plan for eligible activities.

It is anticipated that the capture of tax increment revenues will start in 2016. However, the date for the beginning of capture of tax increment revenues is no later than July 6, 2020, and will continue for a period necessary to reimburse eligible activities and administrative expenses of the authority plus five years of additional tax capture, but not longer than allowed by law.

g. Maximum Estimated Impact of Tax Increment Financing on Taxing Jurisdictions.

Taxing Unit	Millage Rate	Estimated Annual Range of Taxes Captured by Authority
State Education Tax	6.0000	\$ 923.30
KPS Operating	17.6757	\$ 2,719.99
City Operating	12.0000	\$ 1,846.60
CCTA (Metro Transit)	0.7470	\$ 114.95
Solid Waste	1.8000	\$ 276.99
KCTA (County Transportation)	0.3131	\$ 48.18
KVCC	2.7970	\$ 430.41
County Operating (Summer)	4.6608	\$ 717.22
County Operating (Winter – Public Safety)	1.4409	\$ 221.73
County Housing	0.0993	\$ 15.28
County Senior	0.3484	\$ 53.61
County 911 Dispatch	0.6500	\$ 100.02
KRESA Operating	2.8823	\$ 443.54
KRESA Allocated	0.1437	\$ 22.11
KRESA Special Ed	1.4925	\$ 229.67
KRESA Enhancement	1.5000	\$ 230.82
Kalamazoo Library	3.9213	\$ 603.42
DDA	1.9638	\$ 302.20
TOTAL (School + DDA)	60.4358	\$ 9,300.04

Maximum annual increased taxable value = \$140,000

2020 Actual Taxable Value = \$403,883

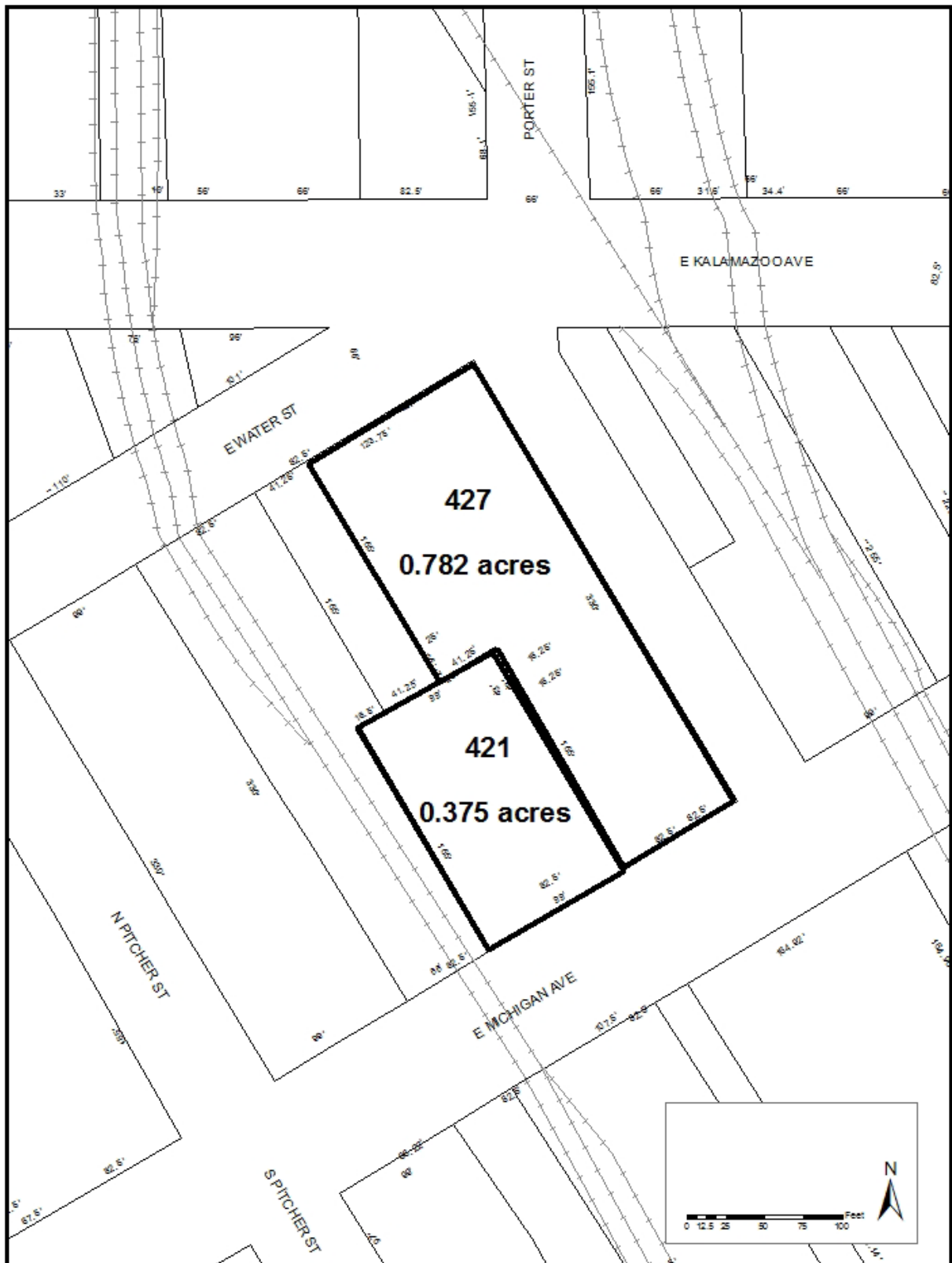
h. Legal description of each parcel of eligible property to which the plan applies, a map showing the location and dimensions of each eligible property, and a statement of whether personal property is included as part of the eligible property.

421 East Michigan Avenue, Parcel # 06-15-416-122: Lot 122 and the easterly 1 rod of Lot 120, Original Plat of Town (now City) of Kalamazoo, according to the Plat thereof as recorded in Liber 6 of Plats, Page 8, Kalamazoo County Records.

427 East Michigan Avenue, Parcel # 06-15-411-271: All of Lots 124 and 271, and all of Lot 269 except the following: the West 41.25 feet thereof, Original Plat of Town (now City) of Kalamazoo, according to the Plat thereof as recorded in Liber 6 of Plats, Page 8, Kalamazoo County Records.

For location and dimension of property, see attached site diagram. Personal property will be included as part of the eligible property.

SITE LOCATION: 421 & 427 East Michigan Ave.



40) 216 and 220 West Michigan Avenue

Eligible Property

216 West Michigan Avenue, 06-15-354-132

220 West Michigan Avenue, 06-15-354-031

The existing masonry three story building located at 216 and 220 West Michigan Avenue was constructed in 1872 and includes approximately 11,851 square feet. The building contains multiple staircases, an antiquated service elevator, three Michigan Avenue entrances, two basements, and an exterior add-on to the back of the parcel. The project is expected to be a mixed-use building, intended for retail, office, and residential use. The project is also expected to remove the one-story addition (approximately 2,387 square feet) connected to the north side of the main building and open the private alleyway while providing additional parking. The final building size after demolition of the rear building is anticipated to be approximately 9,464 square feet.

Basis of Eligibility

The 216 and 220 West Michigan Avenue parcels are eligible for Plan inclusion based upon functional obsolescence. Obsolescence was confirmed by the City of Kalamazoo Assessor on July 15, 2015.

The Plan (pursuant to section 13(1), Act No. 381 of 1996)

- a. A description of the costs of the plan intended to be paid for with the tax increment revenues;**
- b. A brief summary of the eligible activities that are proposed for each eligible property.**

Tax increment revenues (TIRs) will be used to offset eligible expenses associated with any eligible activities that are allowed under Act 381, as amended. Specific expected activities include demolition, infrastructure improvement, lead and asbestos abatement, and site preparation activities. The current cost estimate for eligible activities is up to \$250,000. In addition, TIRs will be collected to cover BRA administrative fees and will also be captured for up to five years after the time that capture is required for the purpose of reimbursement for eligible activity costs for deposit into the LBRF.

- c. An estimate of the captured taxable value and tax increment revenues for each year of the Plan from each parcel of eligible property.**

Estimate of Captured Taxable Value: Assuming the property will be redeveloped as described, the anticipated future taxable value (TV) estimate is \$841,000. The estimated TV is reduced by \$81,500 (non-capturable initial taxable value), for a net TV of \$692,507 upon which capture can be based.

Estimate of Tax Increment Revenues: Using the overall school business millage rate of 65.3839 mills, maximum annual available real property tax increment revenues are estimated to be \$41,485 for years 1 – 5. The calculation assumes that redevelopment has occurred as described above, with the approximate 11,851 square-foot building renovated on the 216 and 220 West Michigan Avenue property.

It is the intent of the Authority to capture all available school and non-school tax increment revenue on real property generated by new development on the site.

f. Duration of the Brownfield Plan for eligible activities.

It is anticipated that the capture of tax increment revenues will start in 2017. However, the date for the beginning of capture of tax increment revenues is no later than December 7, 2020, and will continue for a period necessary to reimburse eligible activities and administrative expenses of the authority plus five years of additional tax capture, but not longer than allowed by law.

g. Maximum Estimated Impact of Tax Increment Financing on Taxing Jurisdictions.

Taxing Unit	Millage Rate	Estimated Annual Range of Taxes Captured by Authority
State Education Tax	6.0000	\$ 1,772.34
KPS Operating	17.6757	\$ 5,221.23
City Operating	12.0000	\$ 3,544.68
CCTA (Metro Transit)	0.7470	\$ 220.66
Solid Waste	1.8000	\$ 531.70
KCTA (County Transportation)	0.3131	\$ 92.49
KVCC	2.7970	\$ 826.21
County Operating (Summer)	4.6608	\$ 1,376.75
County Operating (Winter – Public Safety)	1.4409	\$ 425.63
County Housing	0.0993	\$ 29.33
County Senior	0.3484	\$ 102.91
County 911 Dispatch	0.6500	\$ 192.00
KRESA Operating	2.8823	\$ 851.40
KRESA Allocated	0.1437	\$ 42.45
KRESA Special Ed	1.4925	\$ 440.87
KRESA Enhancement	1.5000	\$ 443.09
Kalamazoo Library	3.9213	\$ 1,158.31
DDA	1.9638	\$ 580.09
TOTAL (School + DDA)	60.4358	\$ 17,852.13

Maximum annual increased taxable value = \$692,507

2020 Actual Taxable Value = \$376,890

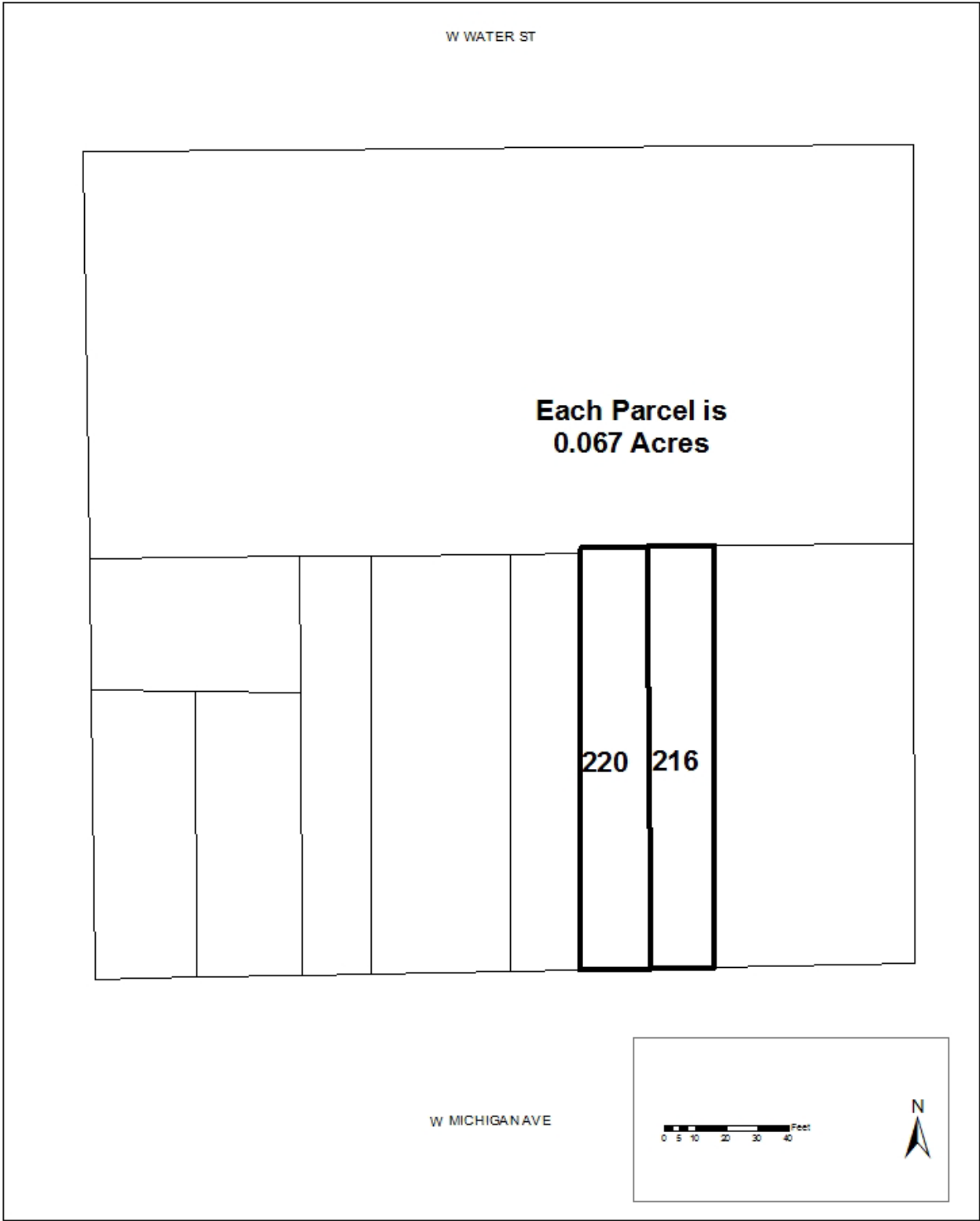
h. Legal description of each parcel of eligible property to which the plan applies, a map showing the location and dimensions of each eligible property, and a statement of whether personal property is included as part of the eligible property.

216 West Michigan Avenue, Parcel # 06-15-354-132: Original Plat of the Town (now City) of Kalamazoo, according to the Plat thereof as recorded in Liber 6 of Plats Page 8, Kalamazoo County Records; The East 22 feet of Lot 31. The East 22 feet of the South 1.5 feet of Lot 15.

220 West Michigan Avenue, Parcel # 06-15-354-031: Original Plat of the Town (now City) of Kalamazoo, according to the Plat thereof as recorded in Liber 6 of Plats Page 8, Kalamazoo County Records; The West 1/2 of the East 44 feet of Lot 31. The West 22.7feet of the East 44.7 feet of the South 1.5 feet of Lot 15, also described as the West 1/2 of the East 44 feet of Lot 15.

For location and dimension of property, see attached site diagram. Personal property will be included as part of the eligible property.

SITE LOCATION: 216 & 220 West Michigan Ave.



41) 162 East Michigan Avenue

Eligible Property

162 East Michigan Avenue, 06-15-382-104

The three-story “Michigan Building” is located at 162 East Michigan Avenue, at the corner of Michigan Avenue and Portage Street in the downtown district of Kalamazoo. The building is composed of three separate and attached buildings, the oldest of which was constructed in approximately 1865 or earlier. Previous uses of the building included an opera house, retail, and offices. The first floor of the approximate 38,184 square-foot building is currently utilized for retail and office purposes and the upper two floors were formerly occupied by office space which has been vacant for over ten years. The project is expected to be a mixed-use building, with retail and/or office space on the first floor and residential apartments on the upper two floors. There are four one-bedroom and 22 studio apartments planned that will range in size from 436 to 722 square feet.

Basis of Eligibility

The 162 East Michigan Avenue parcel is eligible for Plan inclusion based upon functional obsolescence. Obsolescence was confirmed by the City of Kalamazoo Assessor on October 28, 2015.

The Plan (pursuant to section 13(1), Act No. 381 of 1996)

- a. A description of the costs of the plan intended to be paid for with the tax increment revenues;**
- b. A brief summary of the eligible activities that are proposed for each eligible property.**

Tax increment revenues (TIRs) will be used to offset eligible expenses associated with any eligible activities that are allowed under Act 381, as amended. Specific expected activities include lead and asbestos abatement, demolition, and public infrastructure activities. The current cost estimate for eligible activities is approximately \$424,000. In addition, TIRs will be collected to cover BRA administrative fees and will also be captured for up to five years after the time that capture is required for the purpose of reimbursement for eligible activity costs for deposit into the LBRF.

- c. An estimate of the captured taxable value and tax increment revenues for each year of the Plan from each parcel of eligible property.**

Estimate of Captured Taxable Value: Assuming the property will be redeveloped as described, the anticipated future taxable value (TV) estimate is \$841,000. The estimated TV is reduced by \$379,800 (non-capturable initial taxable value), for a net TV of \$461,200 upon which capture can be based.

Estimate of Tax Increment Revenues: Using the overall school business millage rate of 65.3839 mills, the maximum annual available real property tax increment revenues are estimated to be \$23,890 a year for years 1 – 5. The calculation assumes that redevelopment has occurred as described above, with the approximate 38,184 square-foot building renovated on the 162 East Michigan Avenue property.

It is the intent of the Authority to capture all available school and non-school tax increment revenue on real property generated by new development on the site.

f. Duration of the Brownfield Plan for eligible activities.

It is anticipated that the capture of tax increment revenues will start in 2017. However, the date for the beginning of capture of tax increment revenues is no later than December 7, 2020, and will continue for a period necessary to reimburse eligible activities and administrative expenses of the authority plus five years of additional tax capture, but not longer than allowed by law.

g. Maximum Estimated Impact of Tax Increment Financing on Taxing Jurisdictions.

Taxing Unit	Millage Rate	Estimated Annual Range of Taxes Captured by Authority
State Education Tax	6.0000	\$ 1,784.09
KPS Operating	17.6757	\$ 5,255.85
City Operating	12.0000	\$ 3,568.19
CCTA (Metro Transit)	0.7470	\$ 222.12
Solid Waste	1.8000	\$ 535.23
KCTA (County Transportation)	0.3131	\$ 93.10
KVCC	2.7970	\$ 831.69
County Operating (Summer)	4.6608	\$ 1,385.88
County Operating (Winter – Public Safety)	1.4409	\$ 428.45
County Housing	0.0993	\$ 29.53
County Senior	0.3484	\$ 103.60
County 911 Dispatch	0.6500	\$ 193.28
KRESA Operating	2.8823	\$ 857.05
KRESA Allocated	0.1437	\$ 42.73
KRESA Special Ed	1.4925	\$ 443.79
KRESA Enhancement	1.5000	\$ 446.02
Kalamazoo Library	3.9213	\$ 1,165.99
DDA	1.9638	\$ 583.93
TOTAL (School + DDA)	60.4358	\$ 17,970.52

Maximum annual increased taxable value = \$461,200

2020 Actual taxable value = \$677,149

h. Legal description of each parcel of eligible property to which the plan applies, a map showing the location and dimensions of each eligible property, and a statement of whether personal property is included as part of the eligible property.

162 East Michigan Avenue, Parcel # 06-15-382-104: ORIGINAL PLAT OF THE TOWN (NOW CITY) OF KALAMAZOO, Liber 6 of Plats Page 8; Commencing at intersection of the southwesterly right-of-way line of Portage Street with east line of Lot 95, said intersection being South 44deg 48min

10sec East 165.1 feet from the south line of East Michigan Avenue & North 44deg 48min 10sec West 349.53 feet from the northwesterly line of East South Street; thence South 44deg 48min 10sec East 4.67 feet along the southwesterly line of Portage Street; thence South 44deg 54min 55sec East 16.42ft along the southwesterly line of Portage Street; thence South 45deg 06min 05sec West 87.17 feet; thence along the exterior of said helix wall of the parking ramp 37.78 feet along the arc of a curve to the left (Radius = 52.83 feet, chord of North 65deg 36min 23sec West 39.98 feet); thence North 50deg 08min 30sec West 89.52 feet to the south line of Exchange Place, said point being North 89deg 58min 30sec East 18.42 feet from the east line of Farmers Alley; thence South 89deg 58min 30sec East 18.42 feet to the southeast corner of Farmers Alley & Exchange Place (note Farmers Alley is 45 feet wide south of the south line of Exchange Place and 20 feet wide north of the south line of Exchange Place); thence South 89deg 58min 30sec East 25 feet along the south line of Exchange Place (note Farmers Alley is 45 feet wide south of the south line of Exchange Place and 20 feet wide north of the south line of Exchange Place); thence North 120.38 feet more-or-less along the east line of Farmers Alley to the south line of East Michigan Avenue; thence East along the south line of Michigan Avenue to the intersection with the southwesterly line of Portage Street; thence Southeasterly along the southwesterly line of Portage Street to the point of beginning, excluding that portion of Exchange Place lying east of the east line of Farmers Alley. Also excluding beginning at the intersection of the east line of Farmers Alley with the south line of East Michigan Avenue; thence East 26.88 feet along the south line of East Michigan Avenue; thence Southerly 100.36 feet to the north line of Exchange Place; thence West 26.93 feet along the north line of Exchange Place to the east line of Farmers Alley; thence Northerly 100.38 feet along the east line of Farmers Alley to the point of beginning for this exclusion.

For location and dimension of property, see attached site diagram. Personal property will be included as part of the eligible property.

The map shows a central parcel of 0.447 Acres, labeled '162'. The parcel's boundaries are defined by the following measurements (starting from the top-left corner and proceeding clockwise): 26.88', 5.27', 21.5', 16.5', 11.8', 37.78', 72.59', 97.17', 40.17', 24.75', 39.83', 13.1', 156.46', 80.17', 1.33', 13.41', 31.92', 47.08', 47.08', 55.52', 73.36', 91.25', 21.02', 22.35', 8.70', 21.05', 100.75', 18.42', 28', 24', 26.88'. The parcel is located between Farmers Aly to the west and Portage St to the east. To the north is E Exchange Pl, and to the northeast is E Michigan Ave. Bates Aly runs along the eastern side of the parcel. Surrounding lots are shown with their respective dimensions. A north arrow and a scale bar (0 to 40 feet) are located in the bottom right corner.

42) 315 E Alcott St (formerly 400 Bryant St) *(chapter removed
May 2023)*

Eligible Property

315 East Alcott Street, 06-27-221-002

311 East Alcott Street, 06-27-212-002

43) 225 Parsons Street

Eligible Property

225 Parsons St, 06-15-139-001
215 E Bush St, 06-15-129-004
221 E Bush St, 06-15-129-003
909 Scudder Ct, 06-15-144-015
229 E Frank St, 06-15-179-001
208 Parsons St, 06-15-144-001
819 Scudder Ct, 06-15-149-010

(Former 825, 823, 819, 815 Scudder Ct)

1208 N Edwards St, 06-15-128-015
219 E Bush St, 06-15-129-015
223 E Bush St, 06-15-129-014
811 Scudder Ct, 06-15-179-011
926 N Edwards St, 06-15-143-016

In 1917, the Gibson Guitar Corporation (GGC) was developed at the southeast quadrant of the 225 Parson Street parcel. Building expansion occurred over 50 years, but especially between 1958 and 1968 when it expanded to include the entire block. Until that time, a portion of 201 Parsons Street, had been used for various purposes, including a retail store, restaurants, a beauty salon, and a tank manufacturing company. The rest of the parcels have always been residential, vacant, or parking for the building at 225 Parsons Street. Heritage Guitar Inc. (HGI) has been operating in the building since the GGC moved operations to Nashville, Tennessee in 1984. Additionally, Kalamazoo Enterprise Center (KEC) has been operating out of the building as well. KEC currently houses 40 entities with spaces that range from 100 to 8,700 square feet.

PlazaCorp intends to redevelop the 6.694 acre site in a mixed-use fashion by rehabilitating approximately 147,000 of the existing 167,000 square feet. The site will consist of an upgraded and expanded manufacturing space for HGI. The remaining space will also be rehabilitated for current and future tenants. Initially, the project will create approximately 40 new jobs at the site and allow the two major employers to expand/repurpose their footprint within the building. The project will also result in the creation of an approximate 2,000 square-foot beer garden, observational areas to view the Gibson Smokestack (from within the building) and fabrication/finishing areas of the repurposed Heritage Guitars manufacturing space, a bar/restaurant, and possible intimate performance venue. The current estimate for total project investment is approximately \$12,000,000.

Basis of Eligibility

Sampling activities conducted at the Property on December 19, 2014 have detected polynuclear aromatics, polychlorinated biphenyls, and metals in the soil at concentrations that exceed Part 201 Generic Residential Cleanup Criteria (GRCC). Exceedance of the Part 201 GRCC qualifies the Property as a “facility” as defined by Section 1(1)(o) of Part 201 of Act 451, Michigan Natural Resources and Environmental Protection Act.

The Plan (pursuant to section 13(1), Act No. 381 of 1996)

- a. A description of the costs of the plan intended to be paid for with the tax increment revenues;**
- b. A brief summary of the eligible activities that are proposed for each eligible property.**

Tax increment revenues will be used to offset eligible expenses associated with any eligible activities that are allowed under Act 381, as amended. Specific expected activities include demolition, lead and asbestos abatement, site preparation, infrastructure improvements, environmental assessment, due care, and environmental response activities. The current cost estimate for eligible activities is up to \$1.9 million.

c. An estimate of the captured taxable value and tax increment revenues for each year of the Plan from each parcel of eligible property.

Estimate of Captured Taxable Value: Assuming the property will be redeveloped as described, the anticipated future taxable value is estimated to be \$3,150,375. The current taxable value is \$177,771, leaving a net future taxable value, upon which capture can be based, of \$2,972,604.

Estimate of Tax Increment Revenues: Using the overall business millage rate of 56.2583 mills, the maximum annual available real property tax increment revenues are estimated to be \$167,234 for years 1 – 5. The calculation assumes that redevelopment has occurred as described above. It is the intent of the Authority to capture all available school and non-school tax increment revenue on real and personal property generated by new development on the site. These tax increments will be captured for up to five years after the time that capture is required for the purpose of paying the cost of eligible activities.

f. Duration of the Brownfield Plan for eligible activities.

It is anticipated that the capture of tax increment revenues will start by 2018. However, the date for the beginning of capture of tax increment revenues will be no later than June 6, 2023, and will continue for a period necessary to reimburse eligible activities and administrative expenses of the authority plus five years of additional tax capture, but not longer than allowed by law.

g. Maximum Estimated Impact of Tax Increment Financing on Taxing Jurisdictions.

Taxing Unit	Millage Rate	Estimated Annual Range of Taxes Captured by Authority
State Education Tax	6.0000	\$ 17,835.62
KPS Operating	17.6757	\$ 52,542.86
City Operating	12.0000	\$ 35,671.25
CCTA (Metro Transit)	0.7470	\$ 2,220.54
Solid Waste	1.8000	\$ 5,350.69
KCTA (County Transportation)	0.3131	\$ 930.72
KVCC	2.7970	\$ 8,314.37
County Operating (Summer)	4.6608	\$ 13,854.71
County Operating (Winter – Public Safety)	1.4409	\$ 4,283.23
County Housing	0.0993	\$ 295.18
County Senior	0.3484	\$ 1,035.66
County 911 Dispatch	0.6500	\$ 1,932.19
KRESA Operating	2.8823	\$ 8,567.94
KRESA Allocated	0.1437	\$ 427.16
KRESA Special Ed	1.4925	\$ 4,436.61
KRESA Enhancement	1.5000	\$ 4,458.91
Kalamazoo Library	3.9213	\$ 11,656.47
DDA	1.9638	N/A
TOTAL (School, no DDA)	58.4720	\$ 173,814.10

Maximum annual increased taxable value = \$2,972,604

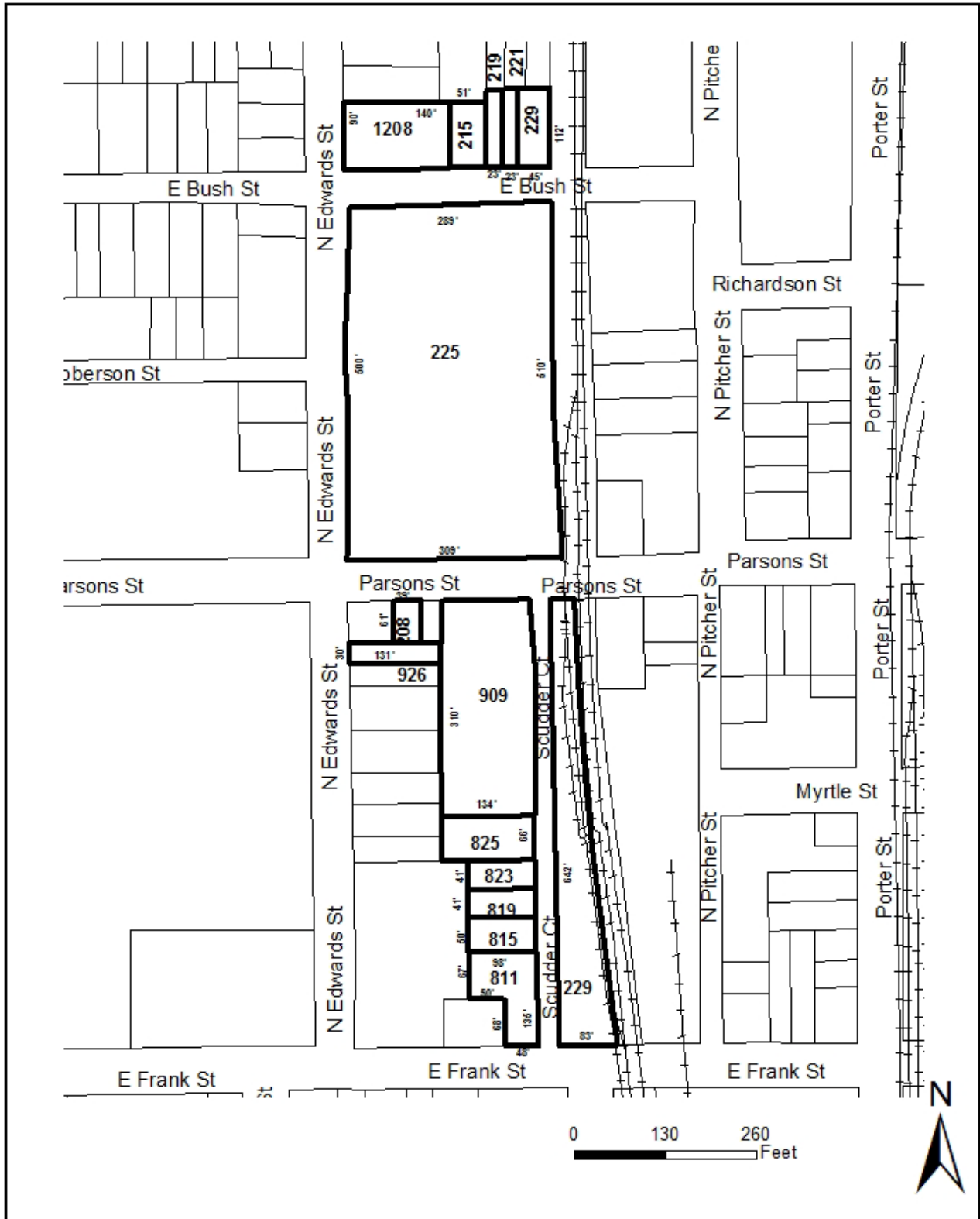
h. Legal description of each parcel of eligible property to which the plan applies, a map showing the location and dimensions of each eligible property, and a statement of whether personal property is included as part of the eligible property.

1208 N Edwards St	06-15-128-015	T C SHELTONS ADDITION, Liber 3 of Plats Page 16; The Southerly 82.5 feet of the Westerly 148.5 feet of Lot AA. Also KROM & HASCALLS ADDITION, Liber 2 of Plats Page 19; The West 148.5 feet of Lot 16.
215 E Bush St	06-15-129-004	KROM & HASCALLS ADDITION, Liber 2 of Plats Page 19; The East 49.5 feet of Lot 16. TC SHELTONS ADDITION, Liber 3 of Plats Page 16; Part of Lot AA described as commencing at a point 198 feet East of the east line of North Edwards Street & 16.5 feet North of the north line of Bush Street; thence North 82.5 feet; thence West 49.5 feet; thence South 82.5 feet; thence East 49.5 feet to the point of beginning.
219 E Bush St	06-15-129-015	KROM & HASCALLS ADDITION, Liber 2 of Plats Page 19; The West 1/2 of Lot 15.
221 E Bush St	06-15-129-003	KROM & HASCALLS ADDITION, Liber 2 of Plats Page 19; The East 1/2 of Lot 15
223 E Bush St	06-15-129-014	KROM & HASCALLS ADDITION, Liber 2 of Plats Page 19; Lot 14.

225 Parsons St	06-15-139-001	KROM & HASCALL'S ADDITION, Liber 2 of Plats Page 19; Lots 1 through 13. Also that portion of vacated Chestnut Street commencing on the east line of North Edwards Street and running thence Easterly 290.40 feet. Also T. C. SHELDON'S ADDITION, Liber of 3 Plats Page 16; The South 1/2 of Lot Y lying West of the Pennsylvania Railroad right-of-way, excluding the West 33 feet and excluding the South 24.5 feet thereof.
909 Scudder Ct	06-15-144-015	J B TROWBRIDGES ADDITION, Liber 3 of Plats Page 11; Lot 11. Lot 13. Lot 15. Lot 18. Lot 19.
825 Scudder Ct	06-15-149-009	46930 J B TROW BRIDGES ADD. LOT 9.
823 Scudder Ct	06-15-149-008	38513 T C SHELDONS ADDITION, Liber 3 of Plats Page 16; The East 4 Rods of the North 41.5 feet of Lot O. J. B. TROWBRIDGES ADDITION, Liber 3 of Plats Page 11; The North 41.5 feet of Lot 7.
819 Scudder Ct	06-15-149-007	38514 T C SHELDONS ADDITION, Liber 3 of Plats Page 16; The East 4 Rods of the South 41.5 feet of the North 83 feet of LOT O. J. B. TROWBRIDGES ADDITION, Liber 3 of Plats Page 11; The South 41.5 feet of the North 83 feet of Lot 7.
815 Scudder Ct	06-15-179-006	38518 T C SHELDONS ADDITION, Liber 3 of Plats Page 16; The South 49 feet of the East 4 Rods of the North 8 Rods of Lot O. J. B. TROWBRIDGES ADDITION, Liber 3 of Plats Page 11; The South 49 feet of Lot 7.
811 Scudder Ct	06-15-179-011	J B TROWBRIDGES ADDITION, Liber 3 of Plats Page 11; The East 30.05 feet of the North 1/2 of Lot 3. The North 1/2 of Lot 4. The East 47.5 feet of the South 1/2 of Lot 4.
229 E Frank St	06-15-179-001	38522 T C SHELDONS ADDITION PT OF LOTS O-P-R BOUNDED N BY PARSONS ST W BY SCUDDER CT S BY FRANK ST E BY PENN RR
926 N Edwards St	06-15-143-016	46946 J B TROWBRIDGES ADDITION that part of Lot 16 lying North of a line commencing on the east line of Lot 16 at a point 27.99 feet South of the northeast corner of Lot 16; thence running Westerly to the west line of Lot 16 at a point 26.55 feet South of the northwest corner thereof.
208 Parsons St	06-15-144-001	46952 J B TROWBRIDGES ADDITION; The West 38.26 feet of the East 67.04 feet of Lot 17.

For location and dimensions of property, see attached site diagram. Personal property will be included as part of the eligible property.

SITE LOCATION: 225 Parsons



44) 1910 Parkview Avenue

Eligible Property

1910 Parkview Avenue, 06-29-497-020

This 0.732-acre project site is comprised of a .493 acre former station and a 0.239 acre dilapidated two-story single-family home. Parkview and Whites LLC proposes to build a 2,800 square-foot state-of-the-art bank branch. Project highlights include demolishing/removing the house on the west side of the parcel and bringing in several thousand cubic yards of fill to grade the site. The finished branch will include three drive-thru lanes and 16 parking places.

Basis of Eligibility

The property at 1910 Parkview was a former filling station and is a closed LUST site, and a Phase II investigation was conducted in December 2015. Based on the concentrations of benzene, ethylbenzene, 2-methylnaphthalene, naphthalene, 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, and xylenes in soil above the applicable Michigan Department of Environmental Quality Generic Residential Cleanup Criteria, it is ASTI's opinion that the Property is a "facility" as defined in Part 201 of Michigan's Natural Resources and Environmental Protection Act, 1994 PA 451, as Amended (Part 201).

The Plan (pursuant to section 13(1), Act No. 381 of 1996)

- a. A description of the costs of the plan intended to be paid for with the tax increment revenues;**
- b. A brief summary of the eligible activities that are proposed for each eligible property.**

Tax increment revenues will be used to offset eligible expenses associated with any eligible activities that are allowed under Act 381, as amended. Specific expected activities include site preparation, environmental assessments, and due care activities. The current cost estimate for eligible activities is up to \$243,000.

- c. An estimate of the captured taxable value and tax increment revenues for each year of the Plan from each parcel of eligible property.**

Estimate of Captured Taxable Value: Assuming the property will be redeveloped as described, the anticipated future taxable value is estimated to be \$258,445. The current taxable value is \$68,589, leaving a net future taxable value, upon which capture can be based, of \$189,856.

Estimate of Tax Increment Revenues: Using the overall business millage rate of 63.7701 mills, the maximum annual available real property tax increment revenues are estimated to be \$12,107 for years 1 – 5. The calculation assumes that redevelopment has occurred as described above. It is the intent of the Authority to capture all available school and non-school tax increment revenue on real and personal property generated by new development on the site. These tax increments will be captured for up to five years after the time that capture is required for the purpose of paying the cost of eligible activities.

f. Duration of the Brownfield Plan for eligible activities.

It is anticipated that the capture of tax increment revenues will start by 2017. However, the date for the beginning of capture of tax increment revenues will be no later than June 6, 2021, and will continue for a period necessary to reimburse eligible activities and administrative expenses of the authority plus five years of additional tax capture, but not longer than allowed by law.

g. Maximum Estimated Impact of Tax Increment Financing on Taxing Jurisdictions.

Taxing Unit	Millage Rate	Estimated Annual Range of Taxes Captured by Authority
State Education Tax	6.0000	\$ 1,096.28
KPS Operating	17.6757	\$ 3,229.58
City Operating	12.0000	\$ 2,192.56
CCTA (Metro Transit)	0.7470	\$ 136.49
Solid Waste	1.8000	\$ 328.88
KCTA (County Transportation)	0.3131	\$ 57.21
KVCC	2.7970	\$ 511.05
County Operating (Summer)	4.6608	\$ 851.59
County Operating (Winter – Public Safety)	1.4409	\$ 263.27
County Housing	0.0993	\$ 18.14
County Senior	0.3484	\$ 63.66
County 911 Dispatch	0.6500	\$ 118.76
KRESA Operating	2.8823	\$ 526.63
KRESA Allocated	0.1437	\$ 26.26
KRESA Special Ed	1.4925	\$ 272.70
KRESA Enhancement	1.5000	\$ 274.07
Kalamazoo Library	3.9213	\$ 716.47
DDA	1.9638	N/A
TOTAL (School, no DDA)	58.4720	\$ 10,683.59

Maximum annual increased taxable value = \$189,856

2020 Actual Taxable Value = \$251,302

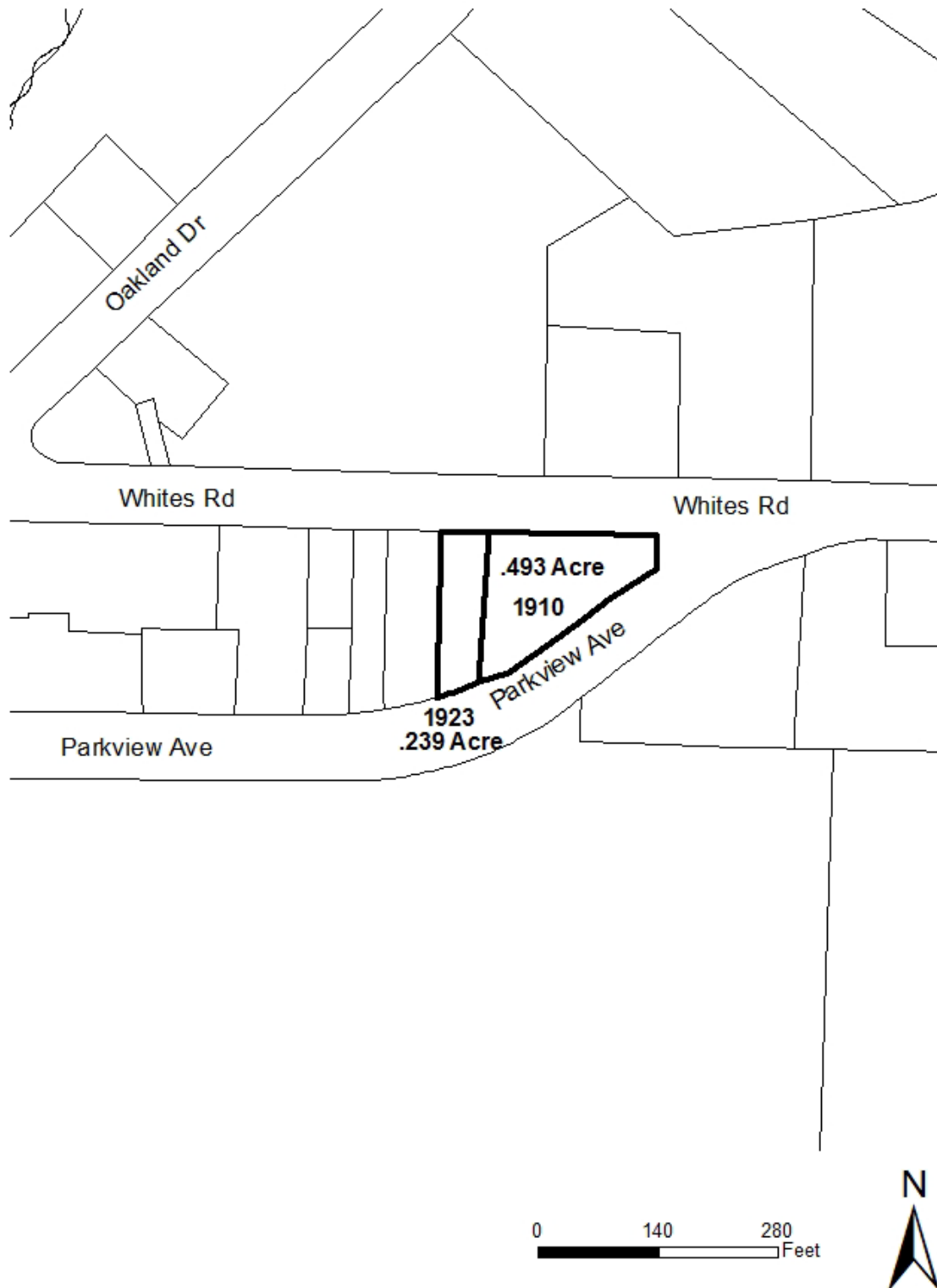
h. Legal description of each parcel of eligible property to which the plan applies, a map showing the location and dimensions of each eligible property, and a statement of whether personal property is included as part of the eligible property.

1910 Parkview Avenue, Parcel # 06-29-497-016: SUPERVISORS PLAT OF A C GILBERTS SUBDIVISION, Liber 10 of Plat Page 13; Lot 16, Lot 17, Lot 18 & the East 47ft of Lot 15, excluding that part lying South of the northerly line of Parkview Avenue extended to Whites Road.

1923 Whites Road, 06-29-497-014: SUPERVISORS PLATOF A C GILBERTS SUBDIVISION, Liber 10 of Plats Page 13; Lot 14 & the West 3ft of Lot 15, excluding that part lying South of the north line of Parkview Avenue extended to Whites Road.

For location and dimensions of property, see attached site diagram. Personal property will be included as part of the eligible property.

**SITE LOCATION: 1910 PARKVIEW AVE
1923 WHITES RD**



45) 1825 S. Park Street

Eligible Property

1825 S. Park St, 06-27-103-005

Former Parcel # 06-27-103-003

This 5.108-acre project site is part of the larger 12.5 acre Park Place Campus. The Campus presently has 3 commercial buildings totaling 37,130 sq. ft. leased to Rx Optical. The project will include a two story 20,770 sq. ft. commercial building for Rx Optical's new office Head Quarters, a 90 car parking lot, extensive landscaping with walking trails, a retaining pond for a portion of the storm water, and a drive linking the facility to the Howard St. extension constructed in 2014. The total investment anticipated is \$4,850,000.

Basis of Eligibility

Phase 1 and 2 Environmental reports and documents at the Kalamazoo Clerk's office indicated the property was used as an "informal dump" and a permitted landfill by the County Health Department from approximately 1958 - 1968. The subject property is eligible for Plan inclusion based upon its condition as a blighted property, as confirmed by the City of Kalamazoo Building Official.

The Plan (pursuant to section 13(1), Act No. 381 of 1996)

- a. A description of the costs of the plan intended to be paid for with the tax increment revenues;**
- b. A brief summary of the eligible activities that are proposed for each eligible property.**

Tax increment revenues will be used to offset eligible expenses associated with any eligible activities that are allowed under Act 381, as amended. Specific expected activities include demolition and site preparation. The current cost estimate for eligible activities is up to \$400,000.

- c. An estimate of the captured taxable value and tax increment revenues for each year of the Plan from each parcel of eligible property.**

Estimate of Captured Taxable Value: Assuming the property will be redeveloped as described, the anticipated future taxable value is estimated to be \$611,810. The current taxable value is \$171,793, leaving a net future taxable value, upon which capture can be based, of \$440,017.

Estimate of Tax Increment Revenues: Using the overall business millage rate of 63.7701 mills, the maximum annual available real property tax increment revenues are estimated to be \$28,060 for years 1 – 5. The calculation assumes that redevelopment has occurred as described above. It is the intent of the Authority to capture all available school and non-school tax increment revenue on real and personal property generated by new development on the site. These tax increments will be captured for up to five years after the time that capture is required for the purpose of paying the cost of eligible activities.

f. Duration of the Brownfield Plan for eligible activities.

It is anticipated that the capture of tax increment revenues will start by 2017. However, the date for the beginning of capture of tax increment revenues will be no later than June 6, 2021, and will continue for a period necessary to reimburse eligible activities and administrative expenses of the authority plus five years of additional tax capture, but not longer than allowed by law.

g. Maximum Estimated Impact of Tax Increment Financing on Taxing Jurisdictions.

Taxing Unit	Millage Rate	Estimated Annual Range of Taxes Captured by Authority
State Education Tax	6.0000	\$ 4,605.38
KPS Operating	17.6757	\$ 13,567.21
City Operating	12.0000	\$ 9,210.76
CCTA (Metro Transit)	0.7470	\$ 573.37
Solid Waste	1.8000	\$ 1,381.61
KCTA (County Transportation)	0.3131	\$ 240.32
KVCC	2.7970	\$ 2,146.87
County Operating (Summer)	4.6608	\$ 3,577.46
County Operating (Winter – Public Safety)	1.4409	\$ 1,105.98
County Housing	0.0993	\$ 76.22
County Senior	0.3484	\$ 267.42
County 911 Dispatch	0.6500	\$ 498.92
KRESA Operating	2.8823	\$ 2,212.35
KRESA Allocated	0.1437	\$ 110.30
KRESA Special Ed	1.4925	\$ 1,145.59
KRESA Enhancement	1.5000	\$ 1,151.34
Kalamazoo Library	3.9213	\$ 3,009.84
DDA	1.9638	N/A
TOTAL (School, no DDA)	58.1083	\$ 44,880.94

Maximum annual increased taxable value = \$440,017

2020 Actual Taxable Value = \$939,356

h. Legal description of each parcel of eligible property to which the plan applies, a map showing the location and dimensions of each eligible property, and a statement of whether personal property is included as part of the eligible property.

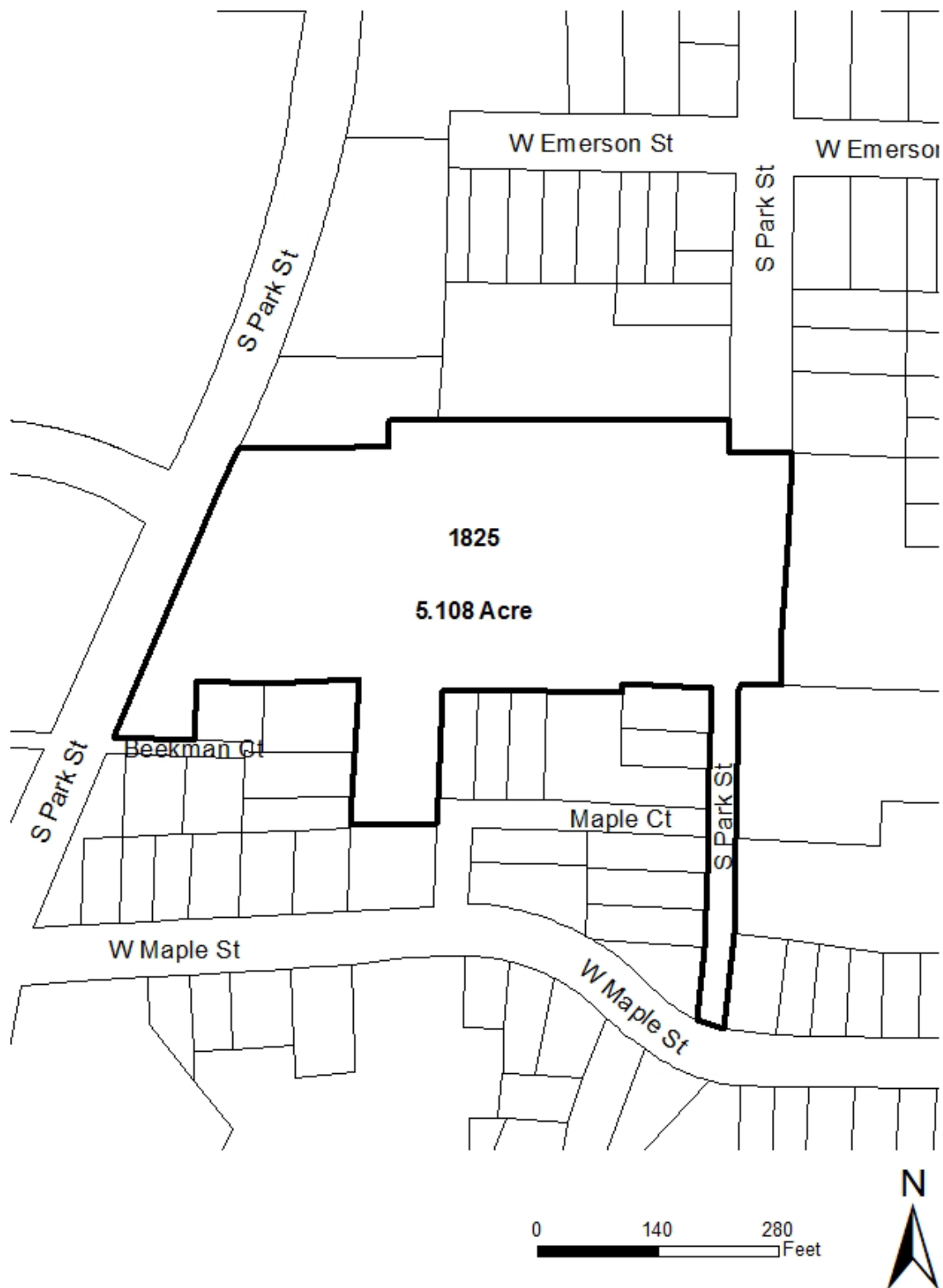
1825 S. Park St, Parcel # 06-27-103-003:

Commencing on the west line of South Park Street 18 Rods South of the south line of Emerson Street; thence West 24 Rods; thence South 2 Rods 7ft; thence West 2 Rods; thence South 117ft; thence East to a point 41 Rods East of the west line of Section 27 T2S R11W; thence South to a point 6 Rods North of the north line of Maple Street; thence East 6 Rods; thence North 155ft; thence East 307.5ft more-or-less; thence South to the north line of Maple Street; thence Easterly along the north line of

Maple Street 33ft; thence North 429ft more-or-less; thence West to a point South of the point of beginning; thence North to the point of beginning, excluding commencing at a point 981.75ft East & 274ft South of the northwest corner of Section 27 T2S R11W; thence East 101.25ft; thence North 10ft; thence West 101.25ft; thence South 10ft to the point of beginning. Also including that part of vacated South Park Street, said area being 66ft by 270.7ft, described as beginning on the east line of vacated South Park Street at a point 6.7ft North of the north line of Section 27 T2S R11W; thence South 270.7ft along the east line of vacated South Park Street; thence West 66ft to the west line of vacated South Park Street; thence North 270.7ft along the west line of vacated South Park Street; thence East 66ft to the point of beginning. Also, commencing at a point 41 Rods East of the west line of Section 27 & 15 Rods 15ft 2 & 3/5 Inches North of the north line of Maple Street; thence North about 16 Rods to the north line of Section 27; thence West along the north line of Section 27 to the easterly line of South Park Street; thence Southwesterly along the easterly line of South Park Street to the north line of Beekman Court; thence North 88deg 52min 35sec East 94.36ft; thence North 00deg 06min 10sec West 68ft; thence East 12 Rods 1ft to the point of beginning.

For location and dimension of property, see attached site diagram. Personal property will be included as part of the eligible property.

SITE LOCATION: 1825 S PARK STREET



46) 412 Howard Street

Eligible Property

412 Howard Street, 06-22-366-002

This 5.07-acre project site will transform a vacated 60,000 square-foot grocery store into a 28,218 square-foot grocery market, add seven to eight small retail shops ranging from 1,600 to 8,000 square feet, and develop a new small out lot retail shop. The proposed project by Park Street Market will improve the community by removing a long-time vacant complex at a highly visible intersection while providing fresh affordable food and retail to the Vine, Southside, and Westnedge Hill neighborhoods. The development will create approximately 116 full-time equivalent jobs.

Basis of Eligibility

The 412 Howard Street parcel is eligible for Plan inclusion based upon functional obsolescence. Obsolescence was confirmed by the City of Kalamazoo Assessor on February 22, 2017.

The Plan (pursuant to section 13(1), Act No. 381 of 1996)

- a. A description of the costs of the plan intended to be paid for with the tax increment revenues;**
- b. A brief summary of the eligible activities that are proposed for each eligible property.**

Tax increment revenues (TIRs) will be used to offset eligible expenses associated with any eligible activities that are allowed under Act 381, as amended. Specific expected activities include demolition, site preparation, infrastructure improvements, and work in the right-of-way activities. The current cost estimate for eligible activities is up to \$1,088,300. In addition, TIRs will be collected to cover BRA administrative fees and will also be captured for up to five years after the time that capture is required for the purpose of reimbursement for eligible activity costs for deposit into the LBRF.

- c. An estimate of the captured taxable value and tax increment revenues for each year of the Plan from each parcel of eligible property.**

Estimate of Captured Taxable Value: Assuming the property will be redeveloped as described, the anticipated future taxable value is estimated to be \$2,239,716. The current taxable value is \$940,589, leaving a net future taxable value, upon which capture can be based, of \$1,299,127.

Estimate of Tax Increment Revenues: Using the overall business millage rate of 56.4996 mills, the maximum annual available real property tax increment revenues are estimated to be \$73,400 for years 1 – 5. The calculation assumes that redevelopment has occurred as described above. It is the intent of the Authority to capture all available school and non-school tax increment revenue on real and personal property generated by new development on the site. These tax increments will be captured for up to five years after the time that capture is required for the purpose of paying the cost of eligible activities.

f. Duration of the Brownfield Plan for eligible activities.

It is anticipated that the capture of tax increment revenues will start by 2018. However, the date for the beginning of capture of tax increment revenues will be no later than May 1, 2022, and will continue for a period necessary to reimburse eligible activities and administrative expenses of the authority plus five years of additional tax capture, but not longer than allowed by law.

g. Maximum Estimated Impact of Tax Increment Financing on Taxing Jurisdictions.

Taxing Unit	Millage Rate	Estimated Annual Range of Taxes Captured by Authority
State Education Tax	6.0000	\$ 4,907.90
KPS Operating	17.6757	\$ 14,458.44
City Operating	12.0000	\$ 9,815.81
CCTA (Metro Transit)	0.7470	\$ 611.03
Solid Waste	1.8000	\$ 1,472.37
KCTA (County Transportation)	0.3131	\$ 256.11
KVCC	2.7970	\$ 2,287.90
County Operating (Summer)	4.6608	\$ 3,812.46
County Operating (Winter – Public Safety)	1.4409	\$ 1,178.63
County Housing	0.0993	\$ 81.23
County Senior	0.3484	\$ 284.99
County 911 Dispatch	0.6500	\$ 531.69
KRESA Operating	2.8823	\$ 2,357.68
KRESA Allocated	0.1437	\$ 117.54
KRESA Special Ed	1.4925	\$ 1,220.84
KRESA Enhancement	1.5000	\$ 1,226.98
Kalamazoo Library	3.9213	\$ 3,207.56
DDA	1.9638	N/A
TOTAL (School, no DDA)	58.4720	\$ 47,829.16

Maximum annual increased taxable value = 1,299,127
2020 Actual Taxable Value = \$1,758,573

h. Legal description of each parcel of eligible property to which the plan applies, a map showing the location and dimensions of each eligible property, and a statement of whether personal property is included as part of the eligible property.

412 Howard Street, Parcel # 06-22-366-002:

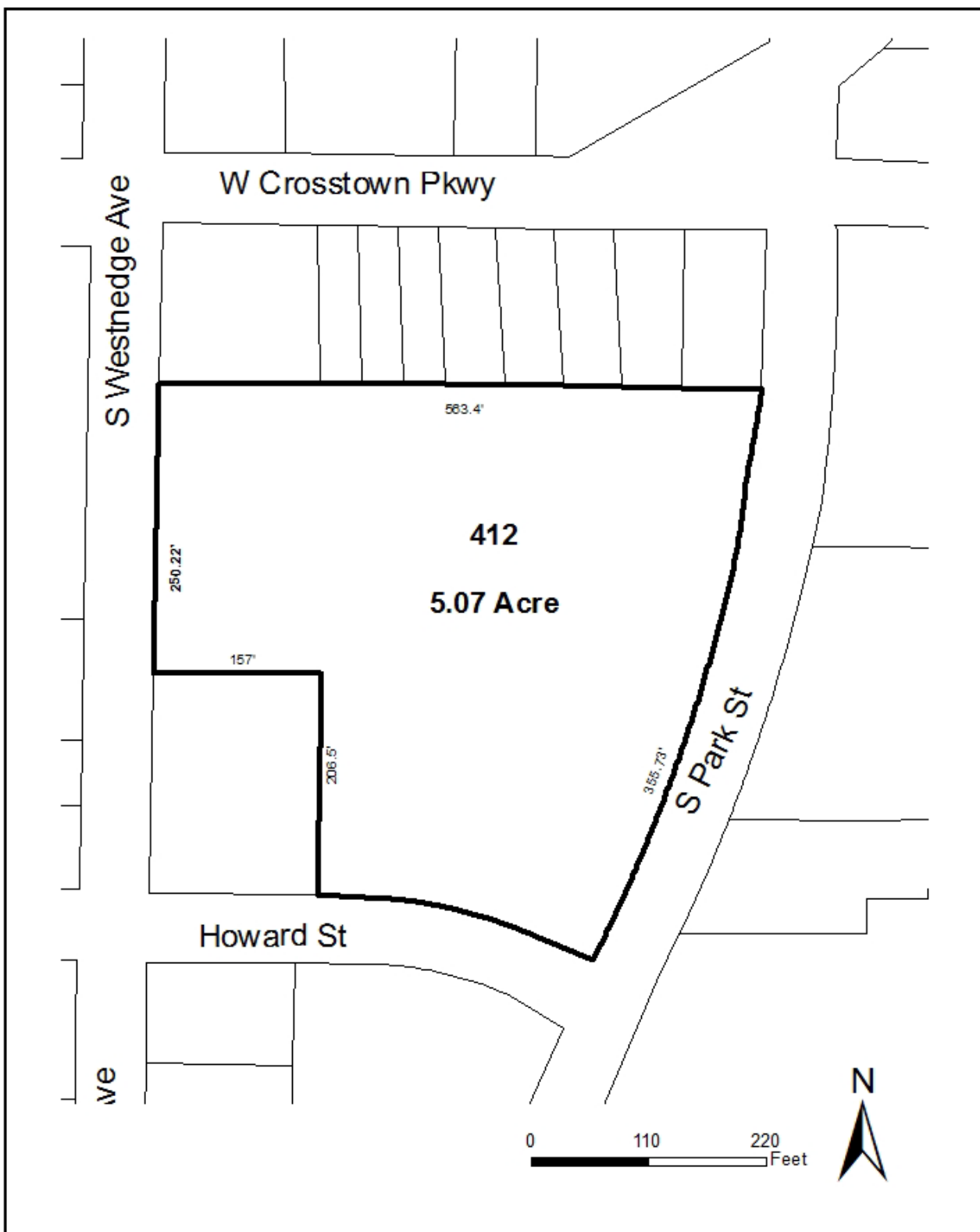
Commencing at the southwest corner of Section 22, Town 2 South, Range 11 West and running thence South 89deg 53min 10sec East 33ft along the south line of Section 22 to the east line of South Westnedge Avenue; thence North 00deg 05min 26sec West (previously recorded as North 00deg 04min West) 239.50ft along the east line of South Westnedge Avenue and parallel to the west line of

Section 22 for the point of beginning; thence North 00deg 05min 26sec West (previously recorded as North 00deg 04min West) 250.22ft along the east line of South Westnedge Avenue and parallel to the west line of Section 22; thence South 89deg 53min 10sec East 563.40ft parallel to the south line of Section 22 to the westerly line of South Park Street; thence southwesterly 355.73ft along the westerly line of South Park Street on a curve to right (central angle 18deg 18min 50sec, 1112.92ft radius, chord South 13deg 6min 50sec West 354.22ft); thence South 22deg 16min 50sec West 175.85ft along the westerly line of South Park Street; thence North 67deg 43min 40sec West 56.87ft; thence 171.04ft along a curve to left (central angle 22deg 29min 30sec, 442.26ft radius, chord North 78deg 48min 25sec West 169.98ft); thence North 89deg 53min 10sec West 38.44ft parallel to the south line of Section 22; thence North 00deg 05min 26sec West 206.50ft; thence North 89deg 53min 10sec West 157.00ft to the point of beginning.

Excluding that part in Howard Street.

For location and dimensions of property, see attached site diagram. Personal property will be included as part of the eligible property.

SITE LOCATION: 412 Howard Street



47) Foundry Phase II

Eligible Property

301 Harrison Street, 06-15-454-002

100 Harrison Street, 06-15-475-001

Former 100 Rochester Avenue, 06-15-454-001, 155 Rochester Avenue, 06-15-445-001, 155 Rochester Avenue Rear, 06-15-445-002

This 4.279-acre project site is comprised of three parcels that each have an acreage of 2.159, 2.1, and .02, respectively. River's Edge Partners, LLC proposes to build a two-story mixed-use building of approximately 60,000 total square feet (45,000 first floor 15,000 second floor) built on adjacent parcels to the newly opened Foundry Development (600 E. Michigan Ave). The project may encompass retail, office, residential, and on-site parking for its tenants. The property is adjacent to Portage Creek and will provide a new opportunity to connect the east end downtown development with the current downtown district.

Basis of Eligibility

The Foundry property (600 E. Michigan Ave) is a "facility" (per Natural Resources and Environmental Protection Act, 1994 PA 451, as amended) due to the presence of chlorinated solvents, heavy metals, polycyclic aromatic hydrocarbons, and/or petroleum hydrocarbons in soil and/or groundwater. The subject property is therefore eligible for inclusion in the Plan because it is adjacent to a "facility." Once environmental due diligence is completed for the subject property, it is likely that the presence of similar on-site contaminants will be confirmed.

The Plan (pursuant to section 13(1), Act No. 381 of 1996)

- a. A description of the costs of the plan intended to be paid for with the tax increment revenues;**
- b. A brief summary of the eligible activities that are proposed for each eligible property.**

Tax increment revenues will be used to offset eligible expenses associated with any eligible activities that are allowed under Act 381, as amended. Specific expected activities include site preparation, infrastructure improvements, environmental assessments, due care activities, and environmental response activities. The current cost estimate for eligible activities is up to \$1,900,000.

- c. An estimate of the captured taxable value and tax increment revenues for each year of the Plan from each parcel of eligible property.**

Estimate of Captured Taxable Value: Assuming the property will be redeveloped as described, the anticipated future taxable value is estimated to be \$1,425,000. The current taxable value is \$35,058, leaving a net future taxable value, upon which capture can be based, of \$1,389,942.

Estimate of Tax Increment Revenues: Using the overall business millage rate of 58.2221 mills, the maximum annual available real property tax increment revenues are estimated to be \$80,925 for years 1 – 5. The calculation assumes that redevelopment has occurred as described above. It is the intent of the Authority to capture all available school and non-school tax increment revenue on real and personal property generated by new development on the site. These tax increments will be captured

for up to five years after the time that capture is required for the purpose of paying the cost of eligible activities.

f. Duration of the Brownfield Plan for eligible activities.

It is anticipated that the capture of tax increment revenues will start by 2019. However, the date for the beginning of capture of tax increment revenues will be no later than January 1, 2024, and will continue for a period necessary to reimburse eligible activities and administrative expenses of the authority plus five years of additional tax capture, but not longer than allowed by law.

g. Maximum Estimated Impact of Tax Increment Financing on Taxing Jurisdictions.

Taxing Unit	Millage Rate	Estimated Annual Range of Taxes Captured by Authority
State Education Tax	6.0000	\$ 8,339.65
KPS Operating	17.6757	\$ 24,568.20
City Operating	12.0000	\$ 16,679.30
CCTA (Metro Transit)	0.7470	\$ 1,038.29
Solid Waste	1.8000	\$ 2,501.90
KCTA (County Transportation)	0.3131	\$ 435.19
KVCC	2.7970	\$ 3,887.67
County Operating (Summer)	4.6608	\$ 6,478.24
County Operating (Winter – Public Safety)	1.4409	\$ 2,002.77
County Housing	0.0993	\$ 138.02
County Senior	0.3484	\$ 484.26
County 911 Dispatch	0.6500	\$ 903.46
KRESA Operating	2.8823	\$ 4,006.23
KRESA Allocated	0.1437	\$ 199.73
KRESA Special Ed	1.4925	\$ 2,074.49
KRESA Enhancement	1.5000	\$ 2,084.91
Kalamazoo Library	3.9213	\$ 5,450.38
DDA	1.9638	N/A
TOTAL (School, no DDA)	58.4720	\$ 81,272.69

Maximum annual increased taxable value = \$1,389,942

h. Legal description of each parcel of eligible property to which the plan applies, a map showing the location and dimensions of each eligible property, and a statement of whether personal property is included as part of the eligible property.

100 Rochester Avenue, Parcel # 06-15-454-001:

15582 Part of BUCKOUTS ADDITION com at a pt 1175.83ft ELY alg ctr li of Michigan Avenue from its intersection with ctr li Edwards Street; th SELY at an angle of 86deg 36min 617.25ft for

p.o.b.; th cont in the same course 290.1ft; th SWLY at an angle of 27deg 11min 15sec 140.5ft to NLY bank of Portage Creek; th SWLY at an angle of 74deg 56min 225.07ft; th NLY at an angle of 113deg 3min 45sec 450.2ft; th NELY at an angle of 54deg 49min 25ft to beg. Also beg at a pt of beg of above described parcel; th SWLY at an angle of 90deg 25ft; th SLY at an angle of 54deg 49min to left 450.2ft to NLY bank of Portage Creek; th SWLY alg sd bank 17.65ft; th NWLY par to & 90.5ft distant from ctr li of main track NYC RR 158ft; th NLY at an angle of 29deg 2min to right 167.25ft; th NELY at an angle of 26deg 1min to right 154.85ft; th NLY 23deg 25min to left 60ft; th SELY 53.85ft to beg.

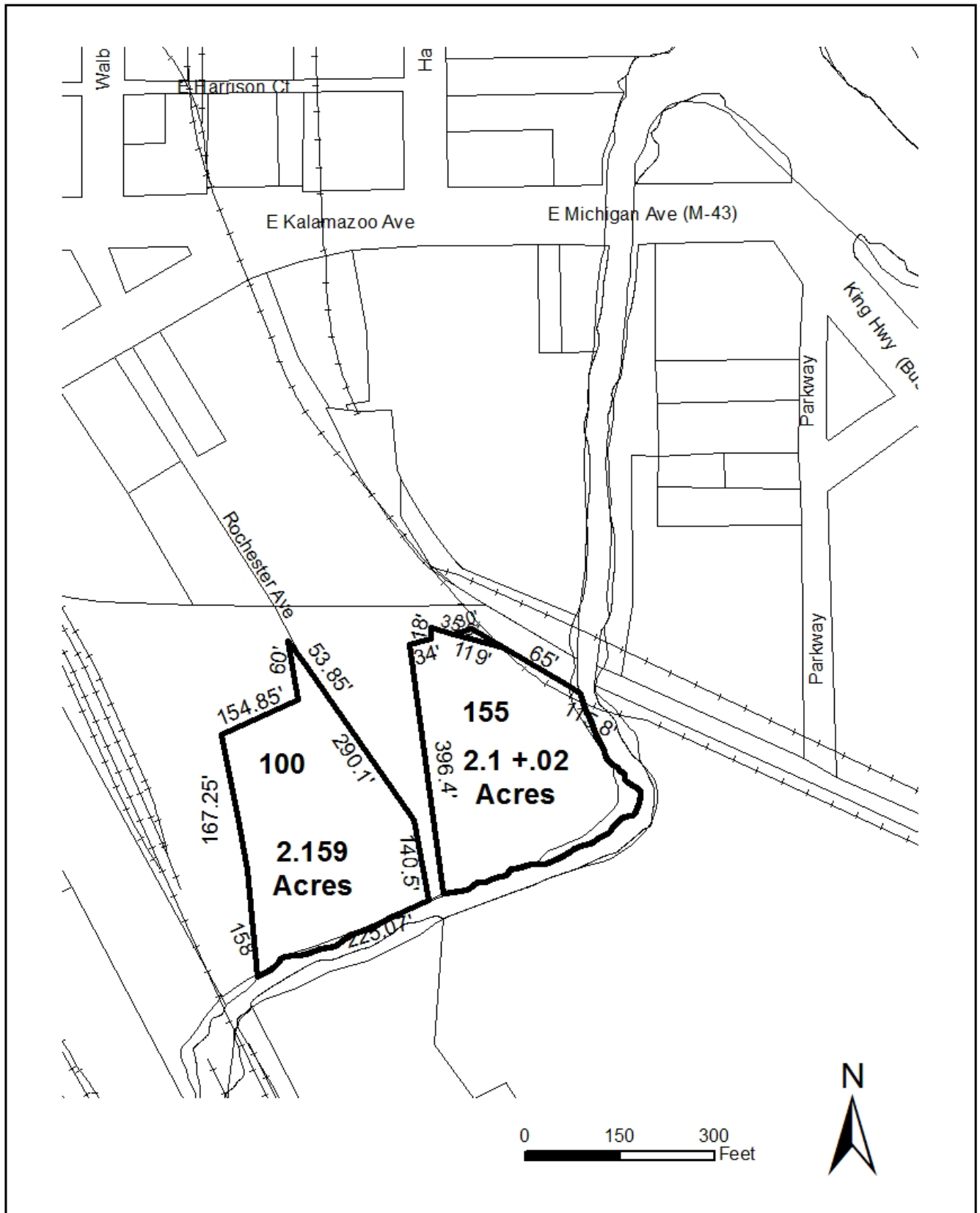
155 Rochester Avenue, Parcel # 06-15-445-001:

4132 Section 15-2-11 Commencing at the intersection of the easterly line of South Pitcher Street with the southerly line of East Michigan Avenue; thence Northeasterly 1027.8ft along the southerly line of East Michigan Avenue; thence Southeasterly 645.9ft at an angle of 80deg 36min 30sec to the right from the last described course for the point of beginning; thence Northeasterly 34ft at an angle of 103deg 53min to the right; thence Northerly 18ft at an angle of 40deg to the left; thence Southeasterly 119ft at an angle of 78deg 02min 30sec to the right; thence 115.8ft at angle to the right of about 17deg to the westerly bank of Portage Creek; thence Southerly & Westerly along the west bank of the Portage Creek to a point being 6ft, measured at right angles, from the easterly rail of the C K & S Railway Company's Track No. 61 which crosses the Portage Creek at this point; thence Northerly 271ft to a point, said point being 6.35ft, measured at right angles from the easterly rail of said Track No. 61; thence Northerly 125.40ft to the point of beginning.

155 Rochester Avenue Rear, 4135 SEC 15-2-11 COM AT INTERSEC ELY LI S PITCHER ST WITH SLY LI MICHIGAN AVE, TH NELY ALG SD SLY LI 1027.8 FT, TH SELY AT AN ANGLE OF 80DEG 36MIN 30SEC TO THE LEFT FROM LAST DESC COURSE 645.9FT, TH NELY AT AN ANGLE OF 103DEG 53MIN TO THE RIGHT 34FT, TH NLY AT AN ANGLE OF 40DEG TO THE LEFT 18FT, TH SELY AT AN ANGLE OF 78DEG 02MIN 30SEC 35.5FT TO PL OF BEG, TH NELY AT AN ANGLE OF 38DEG 02MIN 30SEC TO THE LEFT 30FT, TH AT AN ANGLE OF 125DEG 57MIN 30SEC TO THE RIGHT 65FT, TH NWLY AT AN ANGLE OF 16DEG 83.5FT TO PL OF BEG.

For location and dimensions of property, see attached site diagram. Personal property will be included as part of the eligible property.

SITE LOCATION: FOUNDRY PHASE II



48) 215 West Lovell St. and 418/424 South Rose St.

Eligible Property

400 S Rose Street, 06-22-104-003

Former 215 West Lovell Street

The subject property consists of three adjacent parcels that combine to form a rectangular shaped site of approximately 2.15 acres. AVB and Hinman subsidiary, 234 West Cedar LLC & Park@Cedar LLC, proposes to build a four-story mixed use building of approximately 140,000 total square feet (32,000 square-foot footprint) built on the former Public Safety Headquarters (215 West Lovell), a former residence (418 South Rose), and current public parking lot (424 S. Rose). The project will include enhancements to the surrounding streetscape, a new parking facility, entry features, ground-level and building amenities, as well as new landscaping.

Basis of Eligibility

The Phase II Environmental Site Assessment (ESA) results demonstrate that the three parcels meet the definition of a “facility” as defined by Part 201 of NREPA based upon the identification of arsenic in shallow soil at concentrations in excess of Generic Residential Groundwater-Surface Water Interface Protection (GSIP), Drinking Water Protection, and/or Direct Contact criteria.

The Plan (pursuant to section 13(1), Act No. 381 of 1996)

- a. A description of the costs of the plan intended to be paid for with the tax increment revenues;**
- b. A brief summary of the eligible activities that are proposed for each eligible property.**

Tax increment revenues will be used to offset eligible expenses associated with any eligible activities that are allowed under Act 381, as amended. Specific expected activities include site preparation, infrastructure improvements, environmental assessments, and due care activities. The current cost estimate for eligible activities is up to \$4,300,000.

- c. An estimate of the captured taxable value and tax increment revenues for each year of the Plan from each parcel of eligible property.**

In anticipation of establishing a Neighborhood Enterprise Zone (NEZ), which reduces taxes on property for up to 15 years, the NEZ millage rate is being used to estimate tax increment revenues. The NEZ tax is levied on NEZ certificate holders in place of ad valorem real property taxes on the new or rehabilitated facility (not on the land on which the facility is located). The new facility property tax calculation is one-half of the previous year’s state average non-principal residence millage rate to the taxable value of the facility.

Estimate of Captured Taxable Value: Assuming the property will be redeveloped as described, the anticipated future taxable value is estimated to be \$3,737,875. The current taxable value is \$37,940, leaving a net future taxable value, upon which capture can be based, of \$3,699,935.

Estimate of Tax Increment Revenues: Using the overall NEZ millage rate of 23.8354 mills, the maximum annual available real property tax increment revenues are estimated to be \$96,083 for years 1 – 5. The calculation assumes that redevelopment has occurred as described above. It is the intent of the Authority to capture all available school and non-school tax increment revenue on real and personal property generated by new development on the site. These tax increments will be captured for up to five years after the time that capture is required for the purpose of paying the cost of eligible activities.

f. Duration of the Brownfield Plan for eligible activities.

It is anticipated that the capture of tax increment revenues will start by 2019. However, the date for the beginning of capture of tax increment revenues will be no later than January 1, 2024, and will continue for a period necessary to reimburse eligible activities and administrative expenses of the authority plus five years of additional tax capture, but not longer than allowed by law.

g. Maximum Estimated Impact of Tax Increment Financing on Taxing Jurisdictions.

Taxing Unit	Millage Rate	NEZ Millage Rate	Estimated Annual Range of Taxes Captured by Authority
State Education Tax	6.0000	2.6497	\$9,904.46
KPS Operating	17.6757	7.8060	\$29,178.03
City Operating	12.0000	5.2995	\$19,808.91
CCTA (Metro Transit)	0.7470	0.3299	\$1,233.10
Solid Waste	1.8000	0.7949	\$2,971.34
KCTA (County Transportation)	0.3131	0.1383	\$516.85
KVCC	2.7970	1.2352	\$4,617.13
County Operating (Summer)	4.6608	2.0583	\$7,693.78
County Operating (Winter – Public Safety)	1.4409	0.6363	\$2,378.56
County Housing	0.0993	0.0439	\$163.92
County Senior	0.3484	0.1539	\$575.12
County 911 Dispatch	0.6500	0.2871	\$1,072.98
KRESA Operating	2.8823	1.2729	\$4,757.94
KRESA Allocated	0.1437	0.0635	\$237.21
KRESA Special Ed	1.4925	0.6591	\$2,463.73
KRESA Enhancement	1.5000	0.6624	\$2,476.11
Kalamazoo Library	3.9213	1.7317	\$6,473.06
DDA	1.9638	0.8673	\$3,241.73
TOTAL (School + DDA)	60.4358	26.6900	\$99,763.96

Note: NEZ rate applies to the residential portion of the building only. The Maximum Estimated Annual Taxes Captured by Authority (NEZ Rate) column reflects the different taxing rates on the commercial portion of the property and land.

2020 Actual Taxable Value = \$4,467,347

h. Legal description of each parcel of eligible property to which the plan applies, a map showing the location and dimensions of each eligible property, and a statement of whether personal property is included as part of the eligible property.

215 East Lovell Street, Parcel # 06-22-104-002:

582 Section 22-2-11 Beginning at the intersection of the south line of West Lovell Street with the west line of South Rose Street; thence West 152ft along the south line of West Lovell Street; thence South 231ft parallel with the west line of South Rose Street; thence East 86ft parallel with the south line of West Lovell Street; thence North 82.5ft parallel with the west line of South Rose Street; thence East 66ft parallel with the south line of West Lovell Street to the west line of South Rose Street; thence North 148.5ft along the west line of South Rose Street to the south line of West Lovell Street and the place of beginning.

418 South Rose Street, Parcel # 06-22-104-001:

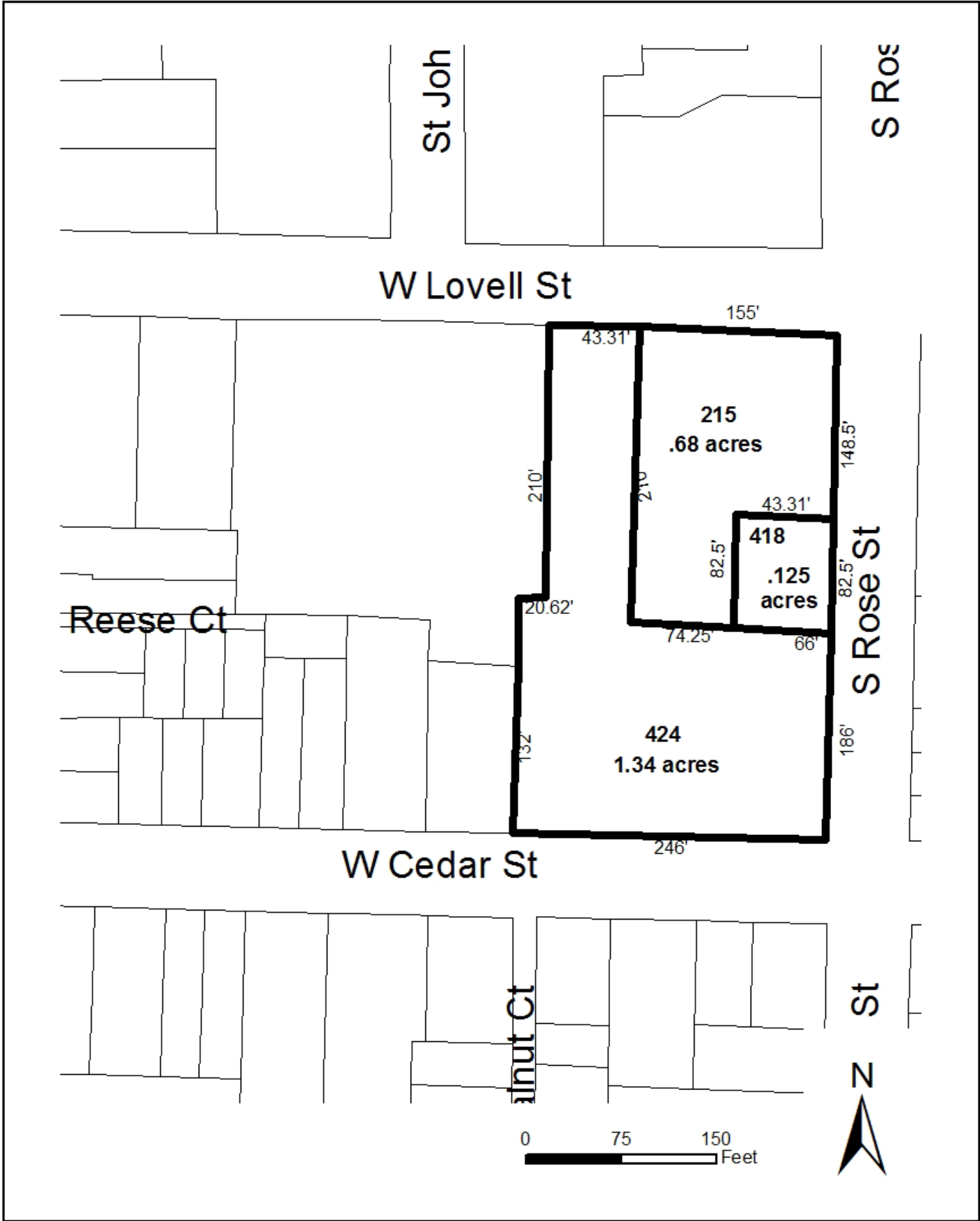
Commencing on the west line of south Rose St, 9 rods south of the southwest corner of Rose and Lovell Streets; thence south on the west line of Rose Street 5 rods; thence west about 4 rods to a line 6 rods west of and parallel with the north and south half quarter line of the northwest quarter of section 22, town 2 south, range 11 west; thence north 5 rods; thence east about 4 rods to place of beginning.

424 South Rose Street, Parcel # 06-22-109-001:

Commencing on the south line of Lovell Street 10 and $\frac{1}{2}$ rods west of the east line of the west $\frac{1}{2}$ of the northwest $\frac{1}{4}$ of section 22, town 2 south, range 11 west, running thence west along the south line of Lovell Street 5 and $\frac{1}{4}$ rods; thence south 210 feet; thence east 5 and $\frac{1}{4}$ rods; thence north 210 feet to the place of beginning. Also; that parcel of land described as; commencing on the north line of Cedar Street 4 rods east of the west line of Bleyker's addition to the village (now City) of Kalamazoo, and running thence east on the north line of Cedar Street 6 and $\frac{1}{2}$ rods; thence north 11 rods 4 $\frac{1}{2}$ feet; thence west 6 $\frac{1}{2}$ rods; and thence south 11 rods 4 $\frac{1}{2}$ feet to the place of beginning. Also; commencing on the north line of Cedar Street at the southwest corner of land formerly owned by Elizabeth J. Darling and being at a point 15 and $\frac{3}{4}$ rods east of a continuation of the west line of Bleyker's addition to the Village (now City) of Kalamazoo; thence north 8 rods; thence west 5 and $\frac{1}{4}$ rods to land formerly owned by Charles E. Stewart; thence south along the east line of said land formerly owned by Charles E. Stewart to the north line of Cedar Street; thence east on the north line of Cedar Street 5 and $\frac{1}{4}$ rods to the place of beginning. Also; commencing on the west line of Rose Street in the City of Kalamazoo at a point 77 feet north of the north line of Cedar Street; thence west 3 and $\frac{1}{4}$ rods, more or less, to a point 5 and $\frac{1}{4}$ rods west of the north and south $\frac{1}{2}$ quarter line of the northwest $\frac{1}{4}$ of section 22, town 2 south, range 11 west; thence north 55 feet, more or less, to a line 16 rods south of and parallel with the south line of Lovell Street; thence east to the west line of Rose Street and thence south 55 feet, more or less, to the place of beginning. Also; commencing on the west line of Rose Street 14 rods south of the south line of Lovell Street. Thence south along said west line of Rose Street 34 feet; thence west 8 and $\frac{1}{2}$ rods, more or less. To a line 10 and $\frac{1}{2}$ rods west of the north and south $\frac{1}{2}$ quarter line of the northwest quarter of section 22, town 2 south, range 11 west; thence north 34 feet; thence east to the place of beginning. Also; commencing at the intersection of the north line of Cedar Street and the west line of Rose Street in the City of Kalamazoo. Thence north along the west line of Rose Street 77 feet; thence west parallel with the north line of Cedar Street 55 feet, more or less, to land now owned by the City of Kalamazoo; thence south along the east line of said land 77 feet to the north line of Cedar Street; thence east along the north line of Cedar Street 55 feet, more or less, to the place of beginning.

For location and dimensions of property, see attached site diagram. Personal property will be included as part of the eligible property.

SITE LOCATION:
215 West Lovell St. and 418/424 South Rose St.



49) 303 North Rose Street *(chapter revised May 2023)*

Eligible Property

303 North Rose Street, 06-15-319-101
Adjoining Public Right-of-Way

The 0.79 acre project site is comprised of an existing six-story 65,791 square-foot building that was formally the location of the Masonic Temple and a parking lot used by Kalamazoo County employees. The developer intends to rehabilitate the existing building and construct two new (46,290 square-foot & 61,510 square-foot) adjoining “sister” buildings for a mix of uses that would include a 118-room national flag boutique hotel & 107-room extended-stay facility totaling approximately 153,510 square feet (complete with indoor pool, two elevated/enclosed pedestrian connections, parking), and 20,000 square feet of office space. It is expected that 70 new jobs (35 full-time and 35 part-time) will be created by the hotel & extended-stay facilities and at least 20 jobs anticipated to be created through the rehabilitation of the proposed office/retail space.

Basis of Eligibility

Sampling activities conducted at the Property on April 7, 2017 have shown the presence of selenium in soil at concentrations that exceed Part 201 Generic Residential Cleanup Criteria (GRCC). Exceedance of the Part 201 GRCC qualifies the Property as a “facility” as defined by Section 1(1)(s) of Part 201 of Act 451, Michigan Natural Resources and Environmental Protection Act.

The Plan (pursuant to section 13(1), Act No. 381 of 1996)

- a. A description of the costs of the plan intended to be paid for with the tax increment revenues;**
- b. A brief summary of the eligible activities that are proposed for each eligible property.**

Tax increment revenues (TIRs) will be used to offset eligible expenses associated with any eligible activities that are allowed under Act 381, as amended. Specific expected activities include demolition, site preparation, infrastructure improvements, work in the right of way activities, and a 5% simple interest expense of up to 20% of the total cost of eligible activities. The current cost estimate for eligible activities is up to \$4,119,224, including interest. In addition, TIRs will be collected to cover BRA administrative fees and will also be captured for up to five years after the time that capture is required for the purpose of reimbursement for eligible activity costs for deposit into the LBRF.

- c. An estimate of the captured taxable value and tax increment revenues for each year of the Plan from each parcel of eligible property.**

Estimate of Captured Taxable Value: Assuming the property will be redeveloped as described, the anticipated future taxable value is estimated to be \$5,200,000. The current taxable value is \$684,800, leaving a net future taxable value, upon which capture can be based, of \$4,515,200.

Estimate of Tax Increment Revenues: Using the overall business millage rate of 58.2211 mills, the maximum annual available real property tax increment revenues are estimated to be \$300,531 for years

1 – 5. The calculation assumes that redevelopment has occurred as described above. It is the intent of the Authority to capture all available school and non-school tax increment revenue on real and personal property generated by new development on the site. These tax increments will be captured for up to five years after the time that capture is required for the purpose of paying the cost of eligible activities.

f. Duration of the Brownfield Plan for eligible activities.

It is anticipated that the capture of tax increment revenues will start by 2020. However, the date for the beginning of capture of tax increment revenues will be no later than May 1, 2023, and will continue for a period necessary to reimburse eligible activities and administrative expenses of the authority plus five years of additional tax capture, but not longer than allowed by law.

g. Maximum Estimated Impact of Tax Increment Financing on Taxing Jurisdictions.

Taxing Unit	Millage Rate	Estimated Annual Range of Taxes Captured by Authority
State Education Tax	6.0000	\$ 27,091.20
KPS Operating	17.6757	\$ 79,809.32
City Operating	12.0000	\$ 54,182.40
CCTA (Metro Transit)	0.7470	\$ 3,372.85
Solid Waste	1.8000	\$ 8,127.36
KCTA (County Transportation)	0.3131	\$ 1,413.71
KVCC	2.7970	\$ 12,629.01
County Operating (Summer)	4.6608	\$ 21,044.44
County Operating (Winter – Public Safety)	1.4409	\$ 6,505.95
County Housing	0.0993	\$ 448.36
County Senior	0.3484	\$ 1,573.10
County 911 Dispatch	0.6500	\$ 2,934.88
KRESA Operating	2.8823	\$ 13,014.16
KRESA Allocated	0.1437	\$ 648.83
KRESA Special Ed	1.4925	\$ 6,738.94
KRESA Enhancement	1.5000	\$ 6,772.80
Kalamazoo Library	3.9213	\$ 17,705.45
DDA	1.9638	\$ 8,866.95
TOTAL (School + DDA)	60.4358	\$ 272,879.72

2020 Actual Taxable Value = \$2,529,418

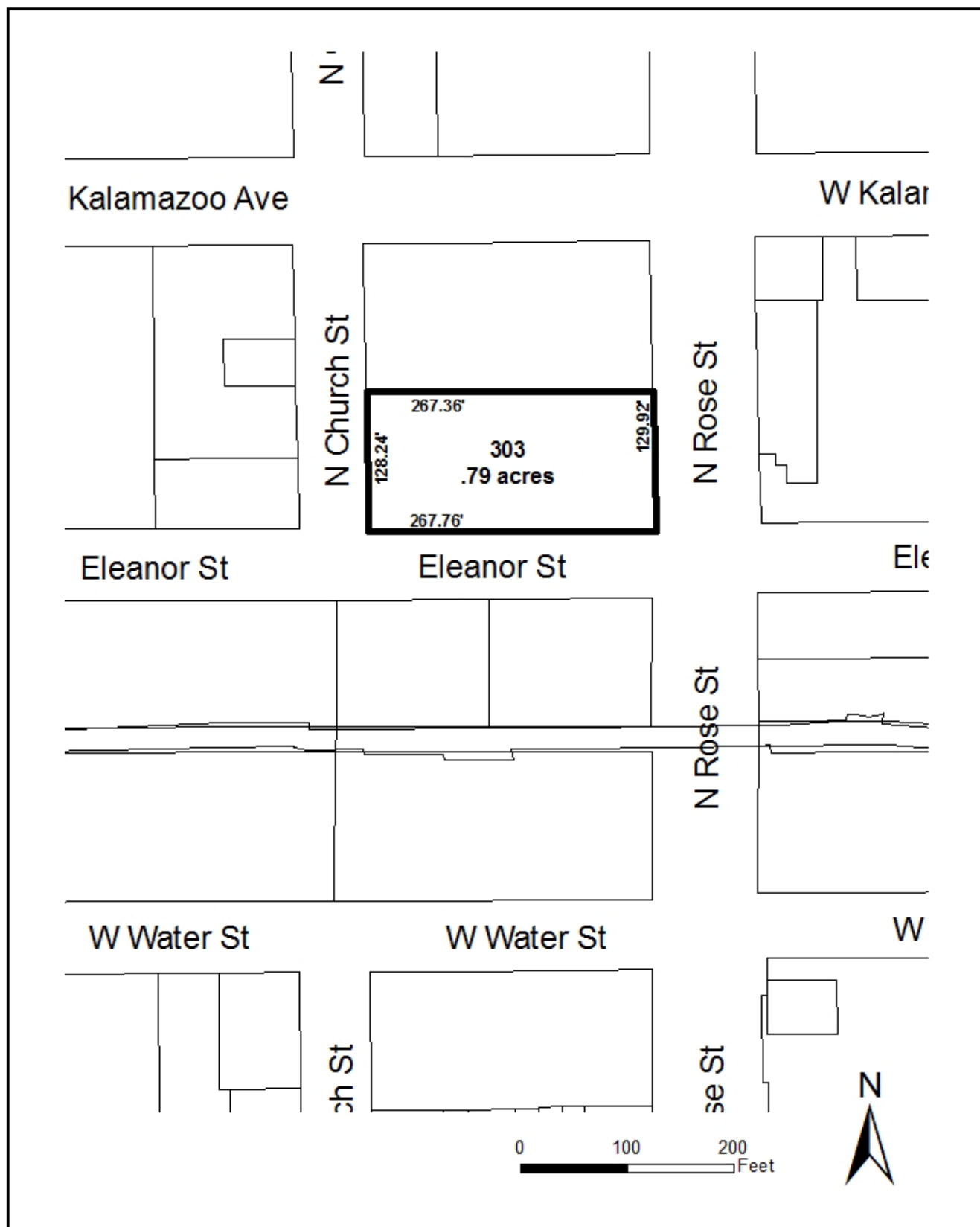
h. Legal description of each parcel of eligible property to which the plan applies, a map showing the location and dimensions of each eligible property, and a statement of whether personal property is included as part of the eligible property.

303 North Rose Street, Parcel # 06-15-319-101:

ROSE STREET IMPROVEMENT COMPANY'S PLAT OF BLOCK 7, ORIGINAL PLAT, Liber 5 of Plats Page 38; Beginning at the southeast corner of lot 10 in block 7 of said plat; thence west 267.36 feet more-or-less along the south lines of lot 10, alley #3, lot 11, lot 12, lot 13, lot 14, lot 15, lot 16 to the southwest corner of lot 16 in block 7; thence north 00deg 04min 13sec west 128.24 feet along the west line of lot 16, alley #2 and lot 17 in block 7; thence north 89deg 43min 36sec east 267.36 feet to the east line of lot 5 in block 7; thence south 00deg 04min 13sec east 129.52 feet to the southeast corner of lot 10 in block 7 and the point of beginning.

For location and dimensions of property, see attached site diagram. Personal property will be included as part of the eligible property.

SITE LOCATION: **303 North Rose Street**



50) 619 Porter Street & 316 E North Street

Eligible Property

619 Porter Street, 06-15-261-005
314 E North Street, 06-15-260-005
710 N Pitcher Street, 06-15-255-031
405 E North Street, 06-15-256-031

The 0.942-acre project site will transform the blighted and contaminated former Clarage Fan Manufacturing facility into a mixed-use development, including residential and office or commercial. The developer intends to invest approximately \$16.3 million in demolition of the existing building and constructing a new five story building for a mix of uses that would include 52 residential units and office or retail space of approximately 11,000 square feet (depending on second floor usage) with associated parking and site improvements. The project will offer 10% of residential units at rents equivalent to 60% AMI. The total building area (rehabilitated and new) is expected to be approximately 61,100 square feet. The proposed project will create 30 full-time jobs, 90 temporary construction jobs, and continue the momentum of brownfield redevelopment in this area of the city.

Basis of Eligibility

Sampling activities conducted at the Property in November 2016 and August 2020 have shown volatile organic compounds, polynuclear aromatics, and metals in the soil at concentrations that exceed Part 201 Generic Residential Cleanup Criteria (GRCC). Exceedance of the Part 201 GRCC qualifies the Property as a “facility” as defined by Section 1(1)(s) of Part 201 of Act 451, Michigan Natural Resources and Environmental Protection Act. The Plan (pursuant to section 13(1), Act No. 381 of 1996).

The Plan (pursuant to section 13(1), Act No. 381 of 1996)

- a. A description of the costs of the plan intended to be paid for with the tax increment revenues.**
- b. A brief summary of the eligible activities that are proposed for each eligible property.**

Tax increment revenues (TIRs) will be used to offset eligible expenses associated with any eligible activities that are allowed under Act 381, as amended. Specific expected activities include baseline environmental assessment, due care, building demolition, site preparation, lead & asbestos abatement, brownfield plan and work plan development, infrastructure improvements, and contingencies. The current cost estimate for eligible activities is up to \$1.8 million. In addition, TIRs will be collected to cover BRA administrative fees and will also be captured for up to five years after the time that capture is required for the purpose of reimbursement for eligible activity costs for deposit into the LBRF.

- c. An estimate of the captured taxable value and tax increment revenues for each year of the Plan from each parcel of eligible property.**

Estimate of Captured Taxable Value: Assuming the property will be redeveloped as described, the anticipated future taxable value is estimated to be \$2,175,000. The initial taxable value of all parcels combined is \$57,400, leaving a net future taxable value, upon which capture can be based, of \$2,117,600.

Estimate of Tax Increment Revenues: Using the overall business millage rate of 58.6935 mills, annual available real property tax increment revenues are estimated to be \$124,289 in the first year of full capture. The calculation assumes that redevelopment has occurred as described above. It is the intent of the Authority to capture all available school and non-school tax increment revenue on real and personal property generated by new development on the site. These tax increments will be captured for up to five years after the time that capture is required for the purpose of paying the cost of eligible activities.

f. Duration of the Brownfield Plan for eligible activities.

It is anticipated that the capture of tax increment revenues will start by 2022. However, the date for the beginning of capture of tax increment revenues will be no later than May 1, 2023, and will continue for a period necessary to reimburse eligible activities and administrative expenses of the authority plus five years of additional tax capture, but not longer than allowed by law.

g. Maximum Estimated Impact of Tax Increment Financing on Taxing Jurisdictions.

Taxing Unit	Millage Rate	Estimated Annual Range of Taxes Captured by Authority
State Education Tax	6.0000	\$ 12,706
KPS Operating	17.8489	\$ 37,797
City Operating	12.0000	\$ 25,411
Solid Waste	1.8000	\$ 3,812
CCTA (Metro Transit)	0.7470	\$ 1,582
KCTA (County Transportation)	0.3131	\$ 663
KVCC	2.7970	\$ 5,923
County Operating (Summer)	4.6608	\$ 9,870
County Operating (Winter – Public Safety)	1.4409	\$ 3,051
County 911 Dispatch	0.6500	\$ 1,376
County Housing	0.0993	\$ 210
County Senior	0.35	\$ 741
KRESA Operating	2.8946	\$ 6,130
KRESA Allocated	0.1444	\$ 306
KRESA Special Ed	1.4988	\$ 3,174
KRESA Enhancement	1.5000	\$ 3,176
Kalamazoo Library	3.9487	\$ 8,362
DDA	1.9638	N/A
TOTAL (School, no DDA)	58.6935	\$ 124,289

h. Legal description of each parcel of eligible property to which the plan applies, a map showing the location and dimensions of each eligible property, and a statement of whether personal property is included as part of the eligible property.

619 Porter Street, Parcel # 06-15-261-005

0.301 Acres

Legal Description:

1798 ORIGINAL PLAT OF THE TOWN (NOW CITY) OF KALAMAZOO, Liber 6 of Plats Page 8; part of block 39 commencing at the southeast corner of block 39 of said plat; thence north 00 degrees 18 minutes 00 seconds east 175 feet along the east line of block 39 to the point of beginning; thence west 73.07 feet parallel with the south line of block 39; thence south 20.64 feet perpendicular with the south line of block 39; thence west 11.40 feet parallel with the south line of block 39; thence north 00 degrees 36 minutes 50 seconds east 175.32 feet to the north line of block 39 at a point 83.40 feet westerly of the northeast corner of block 39; thence south 89 degrees 50 minutes 20 seconds east 83.40 feet along the north line of block 39 to the northeast corner of block 39; thence south 00 degrees 18 minutes 00 seconds west 154.44 feet along the east line of block 39 to the point of beginning.

314 E North Street, Parcel # 06-15-260-005

0.069 Acres

Legal Description:

ORIGINAL PLAT OF THE TOWN (NOW CITY) OF KALAMAZOO, Liber 6 of Plats Page 8; Part of Lot 2 in Block 39 described as follows: beginning at the northeast corner of lot 2; thence South 00° 49' 15" East 155.12 feet along the east line of Lot 2 to the southeast corner of Lot 2; thence South 89° 07' 56" West 10.15 feet along the south line of Lot 2 to a point on said line that is 15.00 feet East of, perpendicular measure to, the centerline of the railroad tracks; thence Northwesterly parallel with said centerline 95.83 feet on a 2717.89 foot radius curve to the left whose chord bears North 07° 18' 22" West 95.82 feet; thence North 08° 17' 04" West 60.45 feet parallel with said centerline to the north line of Lot 2; thence North 89° 12' 45" East 28.82 feet on the north lot line to the point of beginning.

710 N Pitcher Street, Parcel # 06-15-255-031

0.263 Acres

Legal Description:

T C SHELDONS ADDITION, Liber 3 of Plats Page 16; That part of Lot 1 and Lot 10 described as follows: beginning at the southwest corner of Lot 10; thence North 00° 50' 00" West 329.43 feet (measured 330.00 feet) along the west line of Lot 10 and Lot 1 to the northwest corner of Lot 1; thence North 89° 25' 40" East 13.98 feet along the north line of Lot 1 to a point on said north lot line that is 25.00 feet west of, perpendicular measure to, the centerline of the railroad tracks; thence Southeasterly 182.71 feet parallel with said centerline and on a 54575.00 foot radius curve to the left whose chord bears South 07° 57' 18" East 182.71 feet; thence South 08° 03' 03" East 28.84 feet parallel with said centerline; thence Southeasterly 120.48 feet parallel with said centerline and on a 54575.00 foot radius curve to the left whose chord bears South 08° 06' 51" East 120.48 feet to a point on the south lot line of Lot 10 that is 25.00 feet west of said centerline; thence South 89° 12' 45" West 55.52 feet along the south line of Lot 10 to the point of beginning.

405 E North Street, Parcel # 06-15-256-031

0.309 Acres

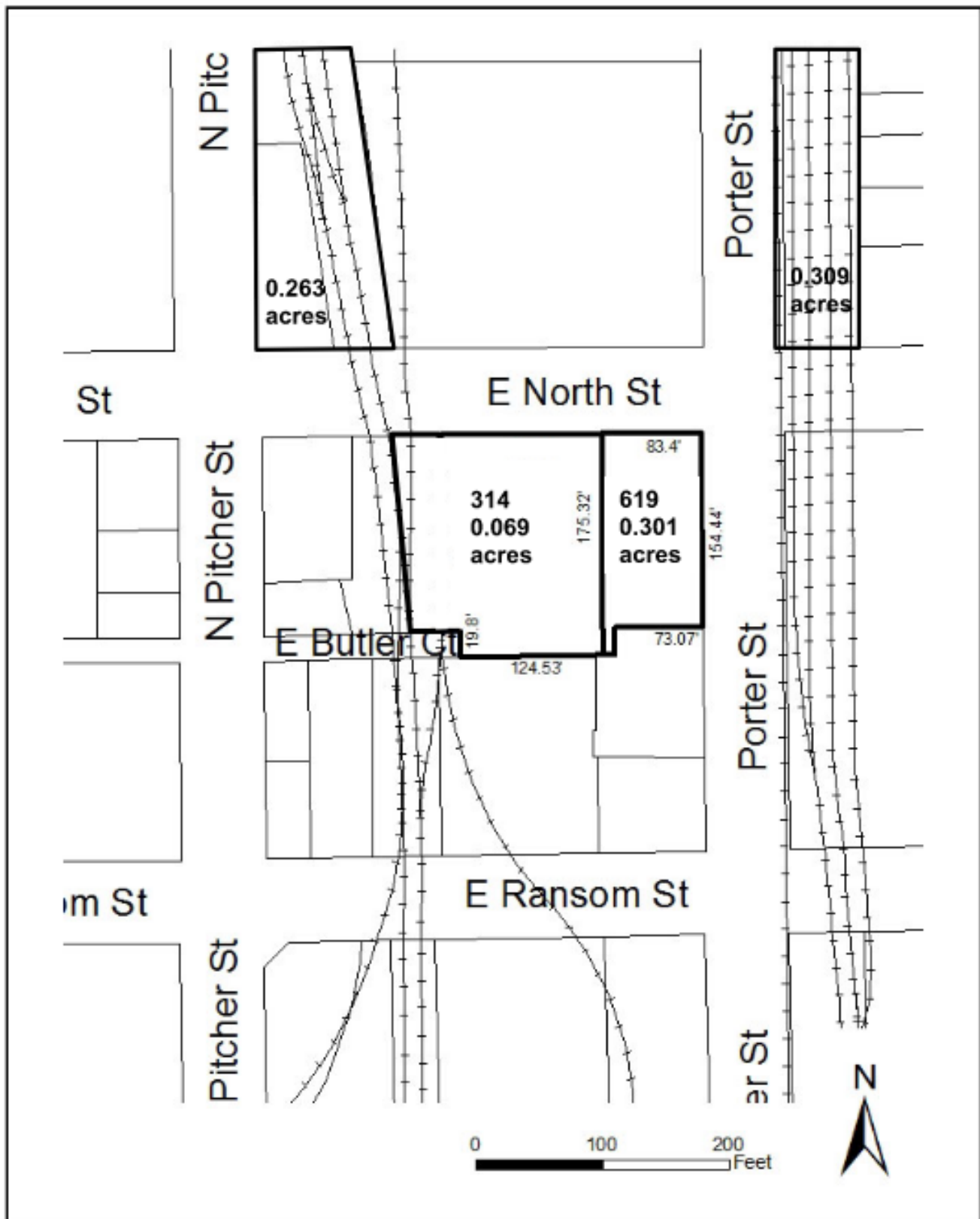
Legal Description:

REVISED PLAT OF RICHARDSON AND WATTLES ADDITION, Liber 2 of Plats Page 13; That part of Lot 4 and Lot 27 described as: Beginning at the southeast corner of Lot 4; thence South 89° 16' 35" West 42.64 feet along the south line of Lot 4 to a point on said south lot line that is 15.00 feet East of, perpendicular measure to, the centerline of the railroad tracks; thence North 00° 02' 36" East

328.41 feet parallel with said centerline to the north line of Lot 27; thence North 89° 04' 39" East 39.40 feet along said north line to the northeast corner of Lot 27; thence South 00° 31' 21" East 328.52 feet (measured 330.00 feet) along the east line of Lot 27 and Lot 4 to the point of beginning.

For location and dimensions of property, see attached site diagram. Personal property will be included as part of the eligible property.

SITE LOCATION:
619 Porter Street & 316 E. North Street



51) 180 E Water Street *(chapter revised May 2023)*

Eligible Property

180 East Water Street 06-15-348-261
162 East Water Street 06-15-347-305
Adjoining Public Right-of-Ways

The proposed project is a seven-story mixed use building of approximately 285,000 total square feet built on one of the most prominent development parcels in the City. The project will encompass Retail, Educational, Commercial Office (Class A), Residential (market, workforce, and affordable rates), and structured Parking uses into a single structure. The site is currently occupied by an asphalt paved parking lot area and was previously the site of multiple turn of the century retail structures. The site measures approximately 1.25 acres in size

Basis of Eligibility

The site is eligible for brownfield plan inclusion due to its “facility” status (per Natural Resources and Environmental Protection Act, Act 451, PA 1994, as amended)

The Plan (pursuant to section 13(1), Act No. 381 of 1996)

- a. A description of the costs of the plan intended to be paid for with the tax increment revenues;**
- b. A brief summary of the eligible activities that are proposed for each eligible property.**

Tax increment revenues will be used to offset eligible expenses associated with any eligible activities that are allowed under Act 381, as amended. Specific expected activities include Baseline Environmental Assessment, due care, infrastructure improvements, and site preparation activities. The current cost estimate for eligible activities is up to \$14.5 million.

- c. An estimate of the captured taxable value and tax increment revenues for each year of the Plan from each parcel of eligible property.**

Estimate of Captured Taxable Value: Assuming the property will be redeveloped as described, the anticipated future taxable value is estimated to be \$4,160,350. The current taxable value is \$0, leaving a net future taxable value, upon which capture can be based, of \$4,160,350.

Estimate of Tax Increment Revenues: Using the overall business millage rate of 59.7211 mills, the maximum annual available real property tax increment revenues are estimated to be \$248,461 for years 1 – 5. The calculation assumes that redevelopment has occurred as described above, with the approximate 285,000 square-foot building on the 180 E Water Street property.

It is the intent of the Authority to capture all available school and non-school tax increment revenue on real property generated by new development on the site.

f. Duration of the Brownfield Plan for eligible activities.

It is anticipated that the capture of tax increment revenues will start by 2021. However, the date for the beginning of capture of tax increment revenues will be no later than July 2, 2023, and will continue for a period necessary to reimburse eligible activities plus five years of additional tax capture, but not longer than allowed by law.

g. Maximum Estimated Impact of Tax Increment Financing on Taxing Jurisdictions.

Taxing Unit	Millage Rate	Estimated Annual Range of Taxes Captured by Authority
State Education Tax	6.0000	\$ 24,962.10
KPS Operating	17.6757	\$ 73,537.10
City Operating	12.0000	\$ 49,924.20
CCTA (Metro Transit)	0.7470	\$ 3,107.78
Solid Waste	1.8000	\$ 7,488.63
KCTA (County Transportation)	0.3131	\$ 1,302.61
KVCC	2.7970	\$ 11,636.50
County Operating (Summer)	4.6608	\$ 19,390.56
County Operating (Winter – Public Safety)	1.4409	\$ 5,994.65
County Housing	0.0993	\$ 413.12
County Senior	0.3484	\$ 1,449.47
County 911 Dispatch	0.6500	\$ 2,704.23
KRESA Operating	2.8823	\$ 11,991.38
KRESA Allocated	0.1437	\$ 597.84
KRESA Special Ed	1.4925	\$ 6,209.32
KRESA Enhancement	1.5000	\$ 6,240.53
Kalamazoo Library	3.9213	\$ 16,313.98
DDA	1.9638	\$ 8,170.10
TOTAL (School + DDA)	60.4358	\$ 251,434.08

Maximum annual increased taxable value = \$4,160,350

2020 Actual Taxable Value = \$1,985,777

h. Legal description of each parcel of eligible property to which the Plan applies, a map showing the location and dimensions of each eligible property, and a statement of whether personal property is included as part of the eligible property.

180 E Water Street, Parcel # 06-15-348-261:

Section 15 T2S R11W ORIGINAL PLAT OF THE TOWN (NOW CITY) OF KALAMAZOO, Liber 6 of Plats Page 8; part of Lots 98, 100, 102, 249, 251, 253 and 255 described as follows: Beginning at the intersection of the westerly line of South Edwards Street with the southerly line of East Water Street, also being the northeast corner of Lot 255; thence South 30deg 42min 24sec East 165.0 feet along the westerly line of South Edwards Street and the easterly line of Lot 255 to the northerly line

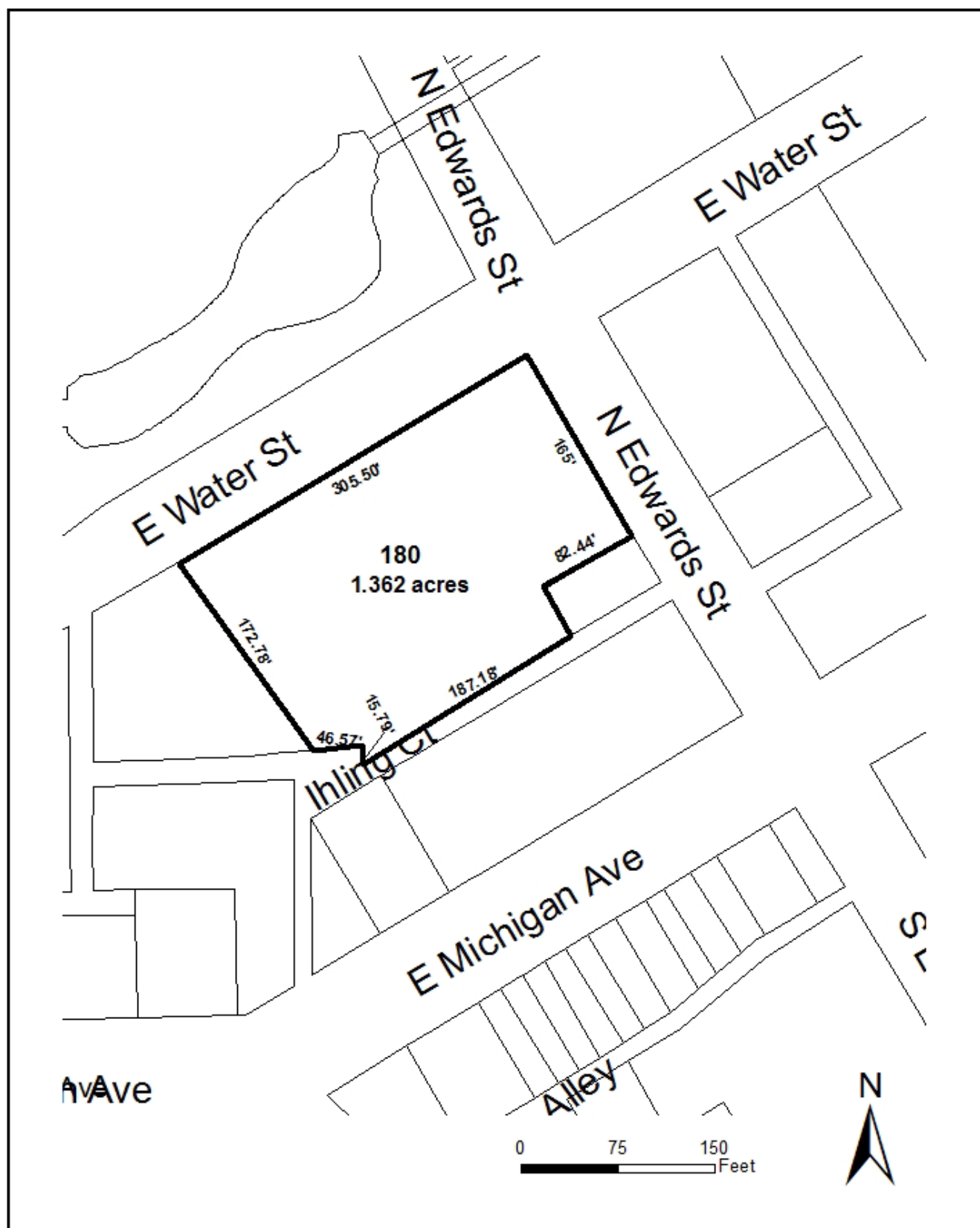
of Lot 104; thence South 59deg 03min 57sec West 82.44 feet along the northerly line of Lot 104 to the westerly line of Lot 104; thence South 30deg 43min 36sec East 45.0 feet along the westerly line of Lot 104 to the northerly line of a public alley; thence South 59deg 03min 57sec West 187.18 feet along the northerly line of a public alley; thence North 09deg 38min 48sec West 15.79 feet along said alley; thence South 87deg 56min 28sec West 46.57 feet along the northerly line of a public alley; thence North 30deg 56min 24sec West 172.78 feet to the southerly line of East Water Street and the northerly line of Lot 249; thence North 59deg 03min 43sec East 305.50 feet along the southerly line of East Water Street and the northerly lines of Lot 249, 251, 253 and 255 to the northeast corner of Lot 255 and the point of beginning. Parcel contains 1.362 acres.

162 E Water Street, Parcel # 06-15-347-305:

Section 15 T2S R11W ORIGINAL PLAT OF THE TOWN (NOW CITY) OF KALAMAZOO, Liber 6 of Plats Page 8; Lot 247, excluding that portion lying Westerly and Southerly of Ihling Court. The Westerly 24.5 feet of Lot 249, excluding that portion lying Westerly and Southerly of Ihling Court. The Westerly 24.5 feet of Lot 98, excluding that portion lying Westerly and Southerly of Ihling Court.

For location and dimensions of property, see attached site diagram. Personal property will be included as part of the eligible property.

**SITE LOCATION:
180 East Water Street**



52) 4200 Davis Creek Court

Eligible Property

4200 Davis Creek Court, 06-36-459-004

Former 4200 Davis Creek Court, 06-36-459-003, 4233 Davis Creek Court, 06-36-480-001, 3603 E. Kilgore Road, 06-36-490-002

The 16.371-acre project site is comprised of three parcels that each have an acreage of 9.101, 6.788, and 0.482, respectively. The proposed project is a 40,725 square-foot expansion of an existing manufacturing facility located on the 4200 Davis Creek Court parcel. The project will add 37,125 square feet of new manufacturing space and 3,600 square feet of office. The 4233 Davis Creek Court and 3603 E. Kilgore Road parcels will be utilized to manage the storm water from this development. The site is currently occupied by a 105,000 square-foot building with associated parking and storm water retention infrastructure.

Basis of Eligibility

The 4233 Davis Creek Court parcel is eligible for brownfield plan inclusion due to its “facility” status (per Natural Resources and Environmental Protection Act, Act 451, PA 1994, as amended). The 4200 Davis Creek Court and 3603 E. Kilgore Road parcels are adjacent and contiguous to the 4233 Davis Creek Court facility parcel and are therefore eligible for brownfield plan inclusion.

The Plan (pursuant to section 13(1), Act No. 381 of 1996)

- a. A description of the costs of the plan intended to be paid for with the tax increment revenues;**
- b. A brief summary of the eligible activities that are proposed for each eligible property.**

Tax increment revenues (TIRs) will be used to offset eligible expenses associated with any eligible activities that are allowed under Act 381, as amended. Specific expected activities include Baseline Environmental Assessment, due care, infrastructure improvements, and site preparation activities. The current cost estimate for eligible activities is up to \$800,000.

- c. An estimate of the captured taxable value and tax increment revenues for each year of the Plan from each parcel of eligible property.**

Estimate of Captured Taxable Value: Assuming the property will be redeveloped as described, the anticipated future taxable value is estimated to be \$1,225,300. The current taxable value is \$881,900, leaving a net future taxable value, upon which TIR capture can be based, of \$343,400.

Estimate of Tax Increment Revenues: Using the overall Industrial Facilities Tax exemption (IFT) millage rate of 31.94345 mills, maximum annual available real property tax increment revenues are estimated to be \$10,970 for years 1 – 5. The calculation assumes that redevelopment has occurred as described above, with the approximate 40,725 square-foot expansion on the 4200 Davis Creek Court property. It is the intent of the Authority to capture all available school and non-school tax increment revenue on real and personal property generated by new development on the site.

f. Duration of the Brownfield Plan for eligible activities.

It is anticipated that the capture of tax increment revenues will start by 2020. However, the date for the beginning of capture of tax increment revenues will be no later than October 1, 2023, and will continue for a period necessary to reimburse eligible activities and administrative expenses of the authority plus five years of additional tax capture, but not longer than allowed by law.

g. Maximum Estimated Impact of Tax Increment Financing on Taxing Jurisdictions.

Taxing Unit	Millage Rate	Estimated Annual Range of Taxes Captured by Authority
State Education Tax	6.0000	\$ 2,060.40
KPS Operating	17.6757	\$ 6,069.84
City Operating	12.0000	\$ 4,120.80
CCTA (Metro Transit)	0.7470	\$ 256.52
Solid Waste	1.8000	\$ 618.12
KCTA (County Transportation)	0.3131	\$ 107.52
KVCC	2.7970	\$ 960.49
County Operating (Summer)	4.6608	\$ 1,600.52
County Operating (Winter – Public Safety)	1.4409	\$ 494.81
County Housing	0.0993	\$ 34.10
County Senior	0.3484	\$ 119.64
County 911 Dispatch	0.6500	\$ 223.21
KRESA Operating	2.8823	\$ 989.78
KRESA Allocated	0.1437	\$ 49.35
KRESA Special Ed	1.4925	\$ 512.52
KRESA Enhancement	1.5000	\$ 515.10
Kalamazoo Library	3.9213	\$ 1,346.57
DDA	1.9638	N/A
TOTAL (School, no DDA)	58.4720	\$ 20,079.28

Maximum annual increased taxable value = \$343,400

2020 Actual Taxable Value = \$922,195

h. Legal description of each parcel of eligible property to which the Plan applies, a map showing the location and dimensions of each eligible property, and a statement of whether personal property is included as part of the eligible property.

4200 Davis Creek Ct., parcel # 06-36-459-003: Section 36-2-11 Commencing at the South 1/4 post of Section 36, T2S, R11W; thence North 89deg 55min 04sec East 435.00ft along the south line of Section 36; thence North 00deg 06min 22sec West 704.01ft to the Place of Beginning; thence North 00deg 06min 59sec West 455.01ft; thence North 89deg 55min 04sec East 732.57ft; thence North 90deg 00min 00sec East 138.13ft to a line lying 20.0ft Westerly of (perpendicular measure) the East line of the West 1/2 of the Southeast 1/4 of Section 36; thence South 00deg 11min 07sec East 454.85ft parallel

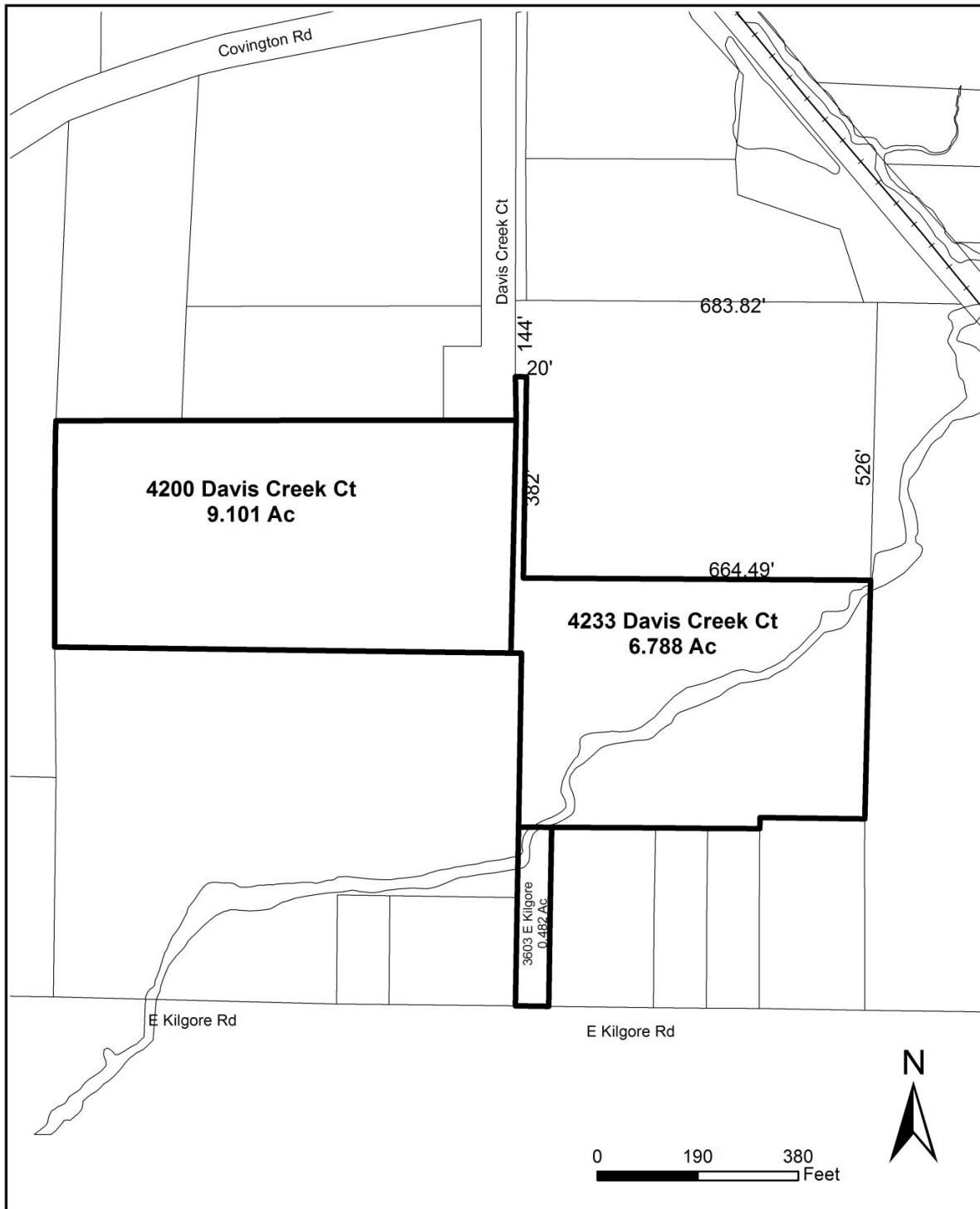
with the East line of the West 1/2 of the Southeast 1/4 of Section 36; thence South 89deg 55min 04sec West 871.28ft to the Place of Beginning. Parcel contains approximately 9.101 Acres. Related IFT accounts 06-88-001-262 & 06-88-012-254.

4233 Davis Creek Ct, parcel # 06-36-480-001: G36-10/1A1B Sect 36-2-11 SE 1/4 SE 1/4 of sd Sect, Exc E 661.09ft. Also Exc beg on N li Kilgore Road at a pt 63.58ft E of N & S ctr li SE 1/4 sd Sect 36, th N 89deg 59min 25sec E alg N li Kilgore Road 600ft to pt 661.09ft W of E li sd Sect (sd pt also meas 663.58ft E of N&S ctr li of SE 1/4 of sd Sect, th N 0deg 09min 45sec W 350ft, th S 89deg 59min 25sec W 200ft, th S 0deg 09min 45sec E 20ft to a pt 330ft N of N li of Kilgore Road, th S 89deg 59min 25sec W 463.58ft to the N&S ctr li of SE 1/4 of sd Sect, th S 0deg 09min 45sec E 330ft alg sd N&S ctr li to N li of Kilgore Road, th N 89deg 59min 25sec E 63.58ft to P.o.B. Also Exc, Part of the S 1/2 of Sect 36 described as follows: Com at the E 1/4 cor of Sect 36; th N 89deg 0min 16sec W 1323.22ft alg the E&W 1/4 li to the W li of the NE 1/4 of the SE 1/4; th S 0deg 54min 57sec W 1327.26ft alg sd W li to the NW cor of the SE 1/4 of the SE 1/4 and p.o.b. for the following: th S 88deg 59min 26sec E 663.82ft alg the N li of the SE 1/4 of the SE 1/4; th S 0deg 50min 34sec W 526ft; th N 88deg 59min 26sec W 664.49ft to the W li of the SE 1/4 of the SE 1/4; th N 0deg 54min 57sec E 382ft; th N 88deg 59min 26sec E 20ft; th N 0deg 54min 57sec E 144.0ft; th S 88deg 59min 26sec E 20.0ft to p.o.b. Also including the following parcel: The E 20ft of the following: Com at S 1/4 post sd Sect, th N 89deg 55min 4sec E alg S li sd Sect 435ft, th N 0deg 6min 22sec W par to N&S 1/4 li sd Sect 704.01ft for P.o.B. for the following: th N 89deg 55min 4sec E 891.28ft, th N 0deg 11min 7sec W alg E li W 1/2 SE 1/4 sd Sect 1223.92ft to Sly li Covington Rd, th S 77deg 33min 18 sec W 572.78ft alg Sly li Covington Rd, th alg a curve to left (Radius = 1112.92ft, Chord = S 75deg 2min 31sec W 96.33ft) 96.36ft, th S 0deg 6min 22sec E 772.55ft, th S 89deg 54min 37sec W 236.98ft, th S 0deg 6min 59sec E 303.98ft to P.o.B., excluding the N 744.56ft. Entire parcel contains approx.. 6.788 acres.

3603 E Kilgore Rd, parcel # 06-36-490-002: G36-10/1A1B SEC 36-2-11 Beg on N li Kilgore Road at a pt 63.58ft E of N & S ctr li SE 1/4 sd Sect 36, th N 0deg 09min 45sec W 330ft, th S 89deg 59min 25sec W 63.58ft to N&S ctr li of SE 1/4 of sd Sect, th S 0deg 09min 45sec E 330ft alg sd N&S ctr li to the N li of Kilgore Road, th N 89deg 59min 25sec E 63.58ft to P.o.B. Containing approx. 0.48 acres

For location and dimensions of property, see attached site diagram. Personal property will be included as part of the eligible property.

SITE LOCATION:
4200 Davis Creek Ct, 4233 Davis Creek Ct &
3603 E Kilgore Rd



53) 615 West Kalamazoo Avenue

Eligible Property

615 West Kalamazoo Avenue, 06-16-437-105

The proposed project includes two identical three-story mixed-use buildings of approximately 12,000 square feet each. Each of the buildings will have two commercial offices and one ADA-compliant one-bedroom apartment on the first floor. The second and third floors of each building will contain four one-bedroom apartments. The site is currently occupied by a blighted former auto repair facility.

Basis of Eligibility

The site is eligible for brownfield plan inclusion due to its “facility” status (per Natural Resources and Environmental Protection Act, Act 451, PA 1994, as amended)

The Plan (pursuant to section 13(1), Act No. 381 of 1996)

- a. A description of the costs of the plan intended to be paid for with the tax increment revenues;**
- b. A brief summary of the eligible activities that are proposed for each eligible property.**

Tax increment revenues will be used to offset eligible expenses associated with any eligible activities that are allowed under Act 381, as amended. Specific expected activities include Baseline Environmental Assessment, due care, infrastructure improvements, demolition, and site preparation activities. The current cost estimate for eligible activities is up to \$600,000.

- c. An estimate of the captured taxable value and tax increment revenues for each year of the Plan from each parcel of eligible property.**

Estimate of Captured Taxable Value: Assuming the property will be redeveloped as described, the anticipated future taxable value is estimated to be \$737,730. The current taxable value is \$79,539, leaving a net future taxable value, upon which capture can be based, of \$658,191.

Estimate of Tax Increment Revenues: Using the overall business millage rate of 58.1073 mills, maximum annual available real property tax increment revenues are estimated to be \$38,246 for years 1 – 5. The calculation assumes that redevelopment has occurred as described above, with the two approximate 12,000 square-foot buildings on the 615 West Kalamazoo Avenue property.

It is the intent of the Authority to capture all available school and non-school tax increment revenue on real property generated by new development on the site.

- f. Duration of the Brownfield Plan for eligible activities.**

It is anticipated that the capture of tax increment revenues will start by 2020. However, the date for the beginning of capture of tax increment revenues will be no later than October 1, 2023, and will continue for a period necessary to reimburse eligible activities and administrative expenses of the authority plus five years of additional tax capture, but not longer than allowed by law.

g. Maximum Estimated Impact of Tax Increment Financing on Taxing Jurisdictions.

Taxing Unit	Millage Rate	Estimated Annual Range of Taxes Captured by Authority
State Education Tax	6.0000	\$ 3,949.15
KPS Operating	17.6757	\$ 11,633.99
City Operating	12.0000	\$ 7,898.29
CCTA (Metro Transit)	0.7470	\$ 491.67
Solid Waste	1.8000	\$ 1,184.74
KCTA (County Transportation)	0.3131	\$ 206.08
KVCC	2.7970	\$ 1,840.96
County Operating (Summer)	4.6608	\$ 3,067.70
County Operating (Winter – Public Safety)	1.4409	\$ 948.39
County Housing	0.0993	\$ 65.36
County Senior	0.3484	\$ 229.31
County 911 Dispatch	0.6500	\$ 427.82
KRESA Operating	2.8823	\$ 1,897.10
KRESA Allocated	0.1437	\$ 94.58
KRESA Special Ed	1.4925	\$ 982.35
KRESA Enhancement	1.5000	\$ 987.29
Kalamazoo Library	3.9213	\$ 2,580.96
DDA	1.9638	N/A
TOTAL (School, no DDA)	58.4720	\$ 38,485.74

Maximum annual increased taxable value = \$658,191

2020 Actual Taxable Value = \$102,900

h. Legal description of each parcel of eligible property to which the Plan applies, a map showing the location and dimensions of each eligible property, and a statement of whether personal property is included as part of the eligible property.

615 West Kalamazoo Avenue, Parcel # 06-16-437-105:

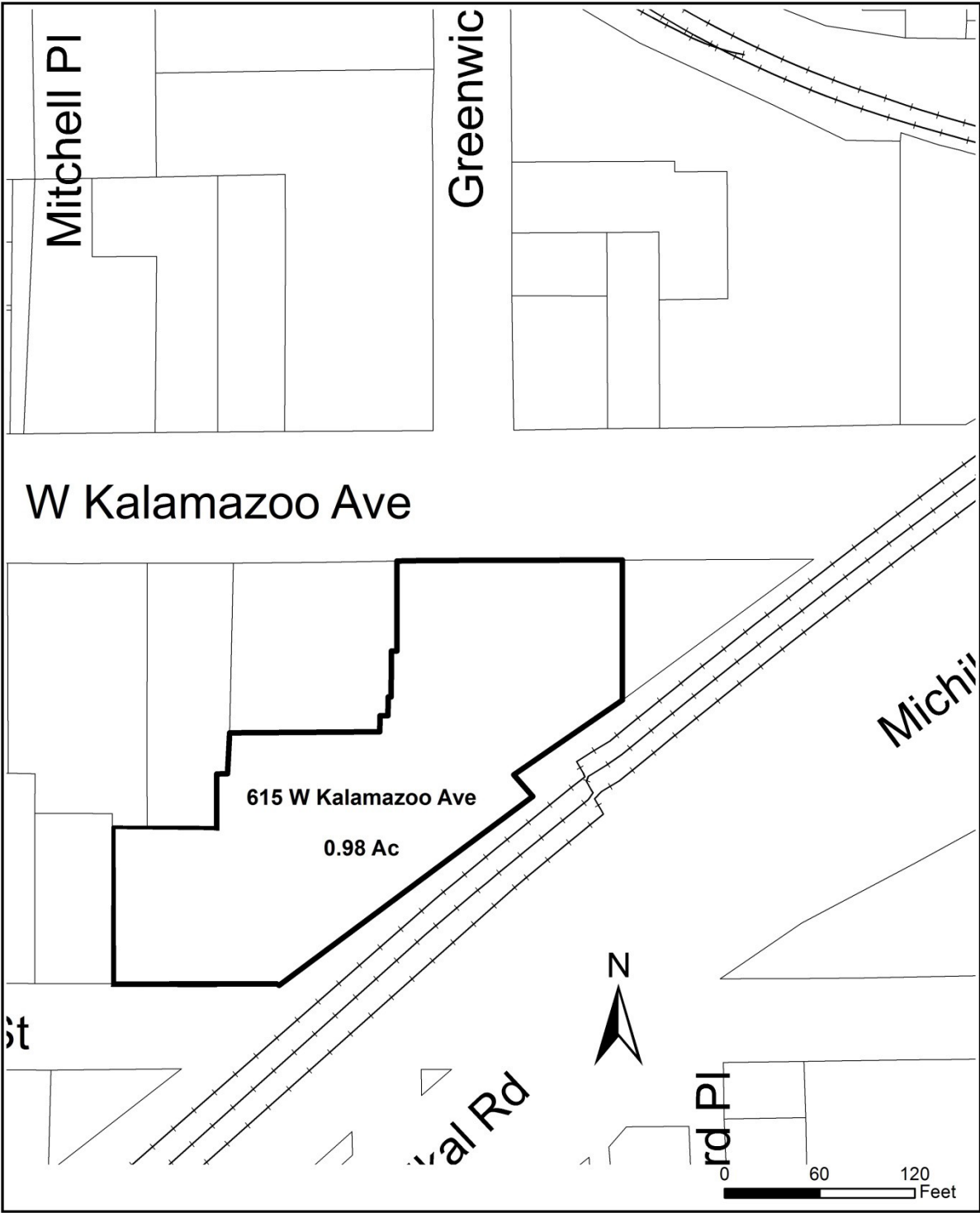
STONE & PHILLIPS' ADDITION, Liber 3 of Plats Page 18; The West 57.75ft of Lot 1. Lot 2. Lot 3. Lot 4. Lot 17. Also beginning at the northeast corner of Lot 17 said point being on the northerly line of the Amtrack Railroad right-of-way; thence South 41deg 25min 35sec East 18.13ft at right angles to the northerly line of said railroad right-of-way; thence South 53deg 18min 20sec West 199.59ft; thence North 57deg 52min 45sec West 1.73ft to the southeast corner of Lot 17 and the northerly line of said railroad right-of-way; thence North 48deg 34min 25sec East 199.40ft along the easterly line of Lot 17 and the northerly line of the railroad right-of-way to the point of beginning. Excluding part of Lots 3 & 4 of STONE & PHILLIPS' ADDITION described as follow: commencing at the northwest corner of Lot 4; thence North 90deg 00min 00sec East 10.32ft along the north line of Lot 4 to the point of beginning for this exclusion: thence North 90deg 00min 00sec East 103.15ft along the north line of Lots 4 & 3; thence South 00deg 06min 49sec East 56.93ft; thence North 89deg 23min 32sec West

3.50ft; thence South 00deg 36min 28sec West 28.91ft; thence North 89deg 23min 32sec West 1.77ft; thence S 00deg 36min 28sec W 11.86ft; thence South 89deg 58min 27sec West 5.09ft; thence North 89deg 40min 03sec West 96.54ft; thence North 02deg 13min 55sec East 107.6ft to the point of beginning for this exclusion. Exclusion contains approximately 11,030.34 square feet. Also excluding beginning at the northwest corner of Lot 4; thence North 90deg 00min 00sec East 10.32ft along the north line of Lot 4; thence South 02deg 13min 55sec West 131.99ft to the south line of Lot 4; thence South 89deg 56min 27sec West 6.12ft along the south line of Lot 4 to the west line of Lot 4; thence North 00deg 24min 35sec East 131.89ft along the west line of Lot 4 to the point of beginning of this exclusion. Exclusion contains approximately 1089 square feet. Together with a 5ft easement for ingress and egress commencing at the northwest corner of Lot 4; thence North 90deg 00min 00sec East 113.47ft to the point of beginning for easement: thence North 90deg 00min 00sec East 5ft; thence South 00deg 06min 49sec East 41.5ft; thence South 90deg 00min 00sec West 5ft; thence North 00deg 06min 49sec West 41.5ft to the point of beginning.63

In addition, the eligible property includes the eastern 66.02 feet of 708 East Eleanor Street (parcel number 06-16-441-020) parcel.

For location and dimensions of property, see attached site diagram. Personal property will be included as part of the eligible property.

**SITE LOCATION:
615 W Kalamazoo Ave**



Aggregate Table 1

Maximum Estimated Tax Increment Revenues Captured by Brownfield Redevelopment Authority for all 53 Aggregate Sites

Taxing Unit Impacted	Years 1-5 (Each Year)
State Education Tax (SET)	\$249,114.99
School Operating Tax	\$733,880.30
CITY OPERATING	\$643,278.05
CCTA	\$40,044.06
SOLID WASTE	\$96,491.71
KCTA	\$16,784.20
KVCC	\$149,937.39
COUNTY OPERATING - Summer	\$249,849.19
COUNTY OPERATING - Winter - Public Safety	\$77,241.61
COUNTY HOUSING	\$5,323.13
COUNTY SENIOR	\$18,676.51
COUNTY 911 DISPATCH	\$34,844.23
KRESA OPERATING	\$154,510.03
KRESA ALLOCATED	\$7,703.25
KRESA SPECIAL ED	\$80,007.71
KRESA ENHANCEMENT	\$80,409.76
KALAMAZOO LIBRARY	\$210,207.18
DDA	\$68,428.40
Totals	\$2,916,731.69

Note: These figures reflect the maximum captured dollars per year based upon all projects beginning simultaneously and tax capture ending simultaneously. In reality, projects on various sites will begin in different years, with five-year tax capture on each site ending in different years. The figures reflected in this table are for illustrative purposes only. The true tax investments will be far less per year, but over a longer time frame than five years. This explanation also applies to the estimate of taxable value in Aggregate Table 2.

Aggregate Table 2

Aggregate Estimates of Taxable Value for Each Year of Amended Plan

Maximum Estimated Taxable Value for all Sites:

Taxing Unit	Years 1-5 (Each Year)
KVCC	\$44,172,692
Metro Transit	\$44,172,692
City Operating	\$44,172,692
Solid Waste	\$44,172,692
County	\$44,172,692
Kalamazoo Regional Educational Service Agency	\$44,172,692
County Transportation	\$44,172,692
Kalamazoo Library	\$44,172,692
State Education Tax	\$16,880,254
Kalamazoo School Operating	\$16,880,254
DDA	\$22,348,554
County Public Safety	\$44,172,692
Portage Public Schools	\$44,172,692
Comstock Public Schools	\$44,172,692
County 911 Dispatch	\$44,172,692
County Housing	\$44,172,692

Notes: See note for aggregate table 1

Assumptions and Notes:

- 1) Tax rates established as of August 1, 2020, used for all chapters.
- 2) No inflationary factor applied to projections.
- 3) Years 1-5 reflect cumulative estimates per year for all sites at their fully developed, maximum taxable value. In reality, sites will be prepared and redeveloped at various and staggered times. The five-year maximum duration of tax capture will begin later in the life of the Brownfield Plan for some sites. Therefore, the tax capture for any given year, as reflected in this table, will be a lesser amount during the first five-year period. The total number of years subject to tax capture will be greater than five, but no more than 30, with the five-year statutory limitation on tax capture per site after the completion of eligible activities under the Plan

City Administration & Financial Services Information

#	Site Name	Address	Parcel No.	Date Added to Plan	Act 381 Work Plan Details	Initial Taxable Value*
1	Willard/Walbridge	507 Harrison Street	06-15-274-004	15-Sep-97	n/a	\$4,420
		527 Harrison Street	06-15-274-002	15-Sep-97	Approved 4/20/98 for \$22,327; Total spent: \$19,380	\$6,100
		527 Harrison Street (<i>second redevelopment at address</i>)	06-15-274-001 (Inactive parcel)	15-Sep-97	n/a	\$141,489
		514 East Ransom Street (Removed 5/2023)				
2	701 East Michigan Avenue	701 East Michigan Avenue	06-15-429-003	15-Sep-97	n/a	\$0
3	Former SER Plating (Removed 6/2024)					
4	2700 East Cork Street	2700 East Cork Street	06-36-130-001	15-Sep-97	n/a	\$42,500
5	North Point Retail Park	700 North Westnedge Avenue	06-15-160-001	4-May-98	n/a	\$0
6	Former Liberty Gas	930 Portage Street	06-22-291-002	4-May-98	n/a	\$0
7	4175 Davis Creek Court	4175 Davis Creek Court	06-36-475-001	4-May-98	n/a	\$0
8	Northside Grocery Store Development Site (Removed 6/2024)					
9	105 East Michigan Avenue	105 East Michigan Avenue	06-15-376-010	7-Jun-04	n/a	\$578,145
		130 East Michigan Avenue (Former 105 E Michigan Ave Rear)	06-15-376-011	7-Jun-04	n/a	\$0
10	4141 Manchester Road (Removed 9/2020)					
11	512-524 East North Street	512 East North Street	06-15-264-402	7-Jun-04	n/a	\$9,484
		514 East North Street	06-15-264-404	7-Jun-04	n/a	\$3,365
		516 East North Street	06-15-264-406	7-Jun-04	n/a	\$3,901
		518 East North Street	06-15-264-401	7-Jun-04	n/a	\$23,347
		520 East North Street	06-15-264-407	7-Jun-04	n/a	\$22,581
		522 East North Street	06-15-264-405	7-Jun-04	n/a	\$3,901
		524 East North Street	06-15-264-403	7-Jun-04	n/a	\$3,728

#	Site Name	Address	Parcel No.	Date Added to Plan	Act 381 Work Plan Details	Initial Taxable Value*
12	Ramp #3	173 East South Street	06-15-392-300	7-Jun-04	n/a	\$0
		231 East South Street	06-15-388-101	7-Jun-04	n/a	\$0
		149 Farmers Alley	06-15-387-301	7-Jun-04	n/a	\$0
		231 Farmers Alley	06-15-387-300	7-Jun-04	n/a	\$0
		140 Portage Street	06-15-383-200	7-Jun-04	n/a	\$0
		130 Portage Street	06-15-382-201	7-Jun-04	n/a	\$0
		180 Portage Street	06-15-388-100	7-Jun-04	n/a	\$0
13	United Building (Removed 9/2020)					
14	507 North Park Street	507 North Park Street	06-15-302-106	2-Aug-04	n/a	\$5,263
15	City Yards (Removed 9/2020)					
16	South & Rose (Removed 6/2024)					
17	Former J.A. Richards Blocks	314 Parsons Street (Removed 5/2021)				
		322 Parsons Street	06-15-215-075	4-Apr-11	n/a	\$0
		809 Porter Street	06-15-251-133	4-Sep-12	n/a	\$227
		813 Porter Street	06-15-251-233	4-Sep-12	n/a	\$0
		817 Porter Street	06-15-221-003	4-Sep-12	n/a	\$344
		825 Porter Street	06-15-221-060	4-Apr-11	n/a	\$0
		901 Porter Street	06-15-216-200	4-Apr-11	n/a	\$0
		315 East Frank Street (Removed 5/2021)				
		810 North Pitcher Street	06-15-250-031	4-Sep-12	n/a	\$15,200
18	Gull & North (Removed 9/2020)					
19	Former Superior Cleaners (Removed 9/2020)					
20	Arcadia Creek West End District (Removed 9/2020)					
21	1919 Kilgore Service Road	1919 Kilgore Service Road	06-35-469-001	29-Jun-09	n/a	\$370,600
22	610 South Burdick Street	610 South Burdick Street	06-22-141-060	29-Jun-09	n/a	\$107,600

#	Site Name	Address	Parcel No.	Date Added to Plan	Act 381 Work Plan Details	Initial Taxable Value*
23	419 Harrison Street	419 Harrison Street	06-15-404-007	4-Apr-11	n/a	\$0
24	511 East Paterson Street (Removed 10/7/2019)					
25	1101 Portage Street	1101 Portage Street	06-22-434-008	4-Apr-11 & 3-Sep-13	n/a	\$0
		1155 Portage Street	06-22-434-012	4-Apr-11 & 3-Sep-13	n/a	
		1101 Portage St Apt 101 to 112	06-22-434-101 to 112	4-Apr-11 & 3-Sep-13	n/a	
		1101 Portage St Apt 201 to 218	06-22-434-201 to 218	4-Apr-11 & 3-Sep-13	n/a	
		1101 Portage St Apt 301 to 318	06-22-434-301 to 318	4-Apr-11 & 3-Sep-13	n/a	
26	316 South Kalamazoo Mall	316 South Kalamazoo Mall	06-15-390-210	16-May-11	n/a	\$567,700
27	154 South Kalamazoo Mall	154 South Kalamazoo Mall	06-15-386-223	5-Jul-11	n/a	\$210,519
28	155 West Michigan Avenue	155 West Michigan Avenue	06-15-380-241	6-Sep-11	MSF Approved on 12/20/2016 for \$7,664,828.	\$153,554
29	1807 N Pitcher Street (Removed 10/7/2019)					
30	500 Block East Ransom Street (Removed 5/2023)					
31	2700 Block of West Michigan Avenue	2701 West Michigan Avenue	06-20-330-100	3-Sep-13	MSF Approved on 4/22/2014 for \$1,403,604.	\$423,600
32	500 – 516 East Butler Court	500 East Butler Court	06-15-268-202	4-Sep-12	EGLE Approved on 2/11/2014 for \$67,500, MSF Approved on 4/28/2014 for \$120,009.	\$501
		501 East Butler Court	06-15-263-207	4-Sep-12		\$0
		502 East Butler Court	06-15-268-203	4-Sep-12		\$501
		504 East Butler Court	06-15-268-204	4-Sep-12		\$395
		506 East Butler Court	06-15-268-205	4-Sep-12		\$467
		508 East Butler Court	06-15-268-206	4-Sep-12		\$573
		510 East Butler Court	06-15-268-201	4-Sep-12		\$5,862
		516 East Butler Court	06-15-268-208	4-Sep-12		\$6,515
33	4620 Stadium Drive and 2075 South Drake Road	4620 Stadium Drive	06-30-116-001	6-Jan-14	n/a	\$494,960
		2075 South Drake Road	06-30-120-001	6-Jan-14	n/a	\$63,190
34	600 East Michigan Avenue	600 East Michigan Avenue	06-15-435-011	2-Sep-14 & 6-Jul-15	EGLE Approved on 5/19/2016 for \$50,222, MSF Approved on 6/28/2016 for \$742,930.	\$272,180
35	425 East Vine Street	425 East Vine Street	06-22-251-014	2-Sep-14	n/a	\$84,500
36	4124 Manchester Road	4124 Manchester Road	06-36-341-001	2-Sep-14	n/a	\$694,500

#	Site Name	Address	Parcel No.	Date Added to Plan	Act 381 Work Plan Details	Initial Taxable Value*
37	508 East Frank Street (700 Walbridge Street)	700 Walbridge Street	06-15-258-400	1-Feb-15	MSF Approved on 11/24/2015 for \$605,000.	\$88,118
38	108 East Michigan Avenue	108 East Michigan Avenue	06-15-381-015	6-Jul-15	MSF Approved on 5/24/2016 for \$648,596.	\$456,300
39	421 & 427 East Michigan Avenue	421 East Michigan Avenue	06-15-416-122	6-Jul-15, amended 20-June-24	MSF Approved on 3/22/2016 for \$145,050.	\$30,000
		427 East Michigan Avenue	06-15-411-271	6-Jul-15, amended 20-June-24		\$220,000
40	216 West Michigan Avenue & 220 West Michigan Avenue	216 West Michigan Ave	06-15-354-132	7-Dec-15	MSF Approved on 10/20/2016 for \$160,958.	\$82,493
		220 West Michigan Avenue	06-15-354-031	7-Dec-15		\$66,000
41	162 East Michigan Avenue	162 East Michigan Avenue	06-15-382-104	7-Dec-15	MSF Approved on 6/6/2019 for \$423,459.	\$379,800
42	311 E Alcott Street (Formerly 400 Bryant St) (Removed 5/2023)					
43	225 Parsons Street	225 Parsons Street	06-15-139-001	6-Jun-16	TBD	\$145,134
		1208 North Edwards Street	06-15-128-015	6-Jun-16	TBD	\$5,500
		215 East Bush Street	06-15-129-004	6-Jun-16	TBD	\$12,300
		219 East Bush Street	06-15-129-015	6-Jun-16	TBD	\$0
		221 East Bush Street	06-15-129-003	6-Jun-16	TBD	\$2,300
		223 East Bush Street	06-15-129-014	6-Jun-16	TBD	\$0
		909 Scudder Court	06-15-144-015	6-Jun-16	TBD	\$12,537
		819 Scudder Court	06-15-149-010	2-Apr-18	TBD	\$24,300
		811 Scudder Court	06-15-179-011	2-Apr-18	TBD	\$4,300
		926 North Edwards Street	06-15-143-016	2-Apr-18	TBD	\$11,434
		229 East Frank Street	06-15-179-001	2-Apr-18	TBD	\$0
		208 Parsons Street	06-15-144-001	2-Apr-18	TBD	\$17,400
44	1910 Parkview Avenue	1910 Parkview Avenue	06-29-497-020	6-Jun-16	n/a	\$68,589
45	1825 South Park Street	1825 South Park Street	06-27-103-005	6-Jun-16	n/a	\$171,793
46	412 Howard Street	412 Howard Street	06-22-366-002	20-Apr-17	n/a	\$940,589
47	Foundry Phase II	100 Harrison Street	06-15-475-001	21-Sep-17	TBD	\$13,300
		301 Harrison Street	06-15-454-002	21-Sep-17	TBD	\$21,758
48	400 South Rose Street	400 South Rose Street	06-22-104-003	21-Dec-17	MSF Approved on 6/26/2018 for \$3,632,517.	\$37,940

#	Site Name	Address	Parcel No.	Date Added to Plan	Act 381 Work Plan Details	Initial Taxable Value*
49	303 North Rose Street	303 North Rose Street	06-15-319-101	2-Apr-18, amended 18-May-23	EGLE Approved on 1/7/2019 for \$59,650, MSF Approved on 2/26/2019 for \$3,413,041.	\$752,680
50	619 Porter Street & 316 E. North Street	619 Porter Street	06-15-261-005	2-Apr-18, revised 6-Jun-22	TBD	\$29,900
		314 E North Street	06-15-260-005	2-Apr-18, revised 6-Jun-22	TBD	\$0
		710 N Pitcher Street	06-15-255-031	2-Apr-18, revised 6-Jun-22	TBD	\$0
		405 E North Street	06-15-256-031	2-Apr-18, revised 6-Jun-22	TBD	\$0
51	180 East Water Street	162 East Water Street	06-15-347-305	amended 18-May-23	MSF Approved on 11/27/2018 for \$14,450,000.	\$0
		180 East Water Street	06-15-348-261	16-Jul-18, amended 18-May-23		\$0
52	4200 Davis Creek Court	4200 Davis Creek Court	06-36-459-004	01-Oct-18	EGLE Approved on 4/16/2019 for \$326,050	\$632,200
53	615 West Kalamazoo Avenue	615 W Kalamazoo Avenue	06-16-437-105	01-Oct-18	n/a	\$79,539



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: June 20, 2024

SUBJECT: Acceptance of a Revised Capture and Reimbursement Schedule for the Fourth Amendment to the Scattered Site Brownfield Plan.

RECOMMENDATION:

It is recommended the BRA accept the revised capture and reimbursement schedules for the Fourth Amendment to the Scattered Site Brownfield Plan.

BACKGROUND:

Fishbeck prepared revised capture and reimbursement schedules for the administrative amendment to the Scattered Site Brownfield Plan. The revisions remove the ineligible 5/50 Specific Tax for School Education Tax (SET) and Debt capture. The City Assessor requested this change to the plan once capture commenced and payments began last year, noting these millage are not eligible for capture under the BRA authority. This did not significantly change the estimated reimbursement schedule term, and it is still anticipated that the developer and the LBRF capture will be completed within 15 years. A summary of the TIF tables is attached for review.

An administrative amendment of the comprehensive Scattered Site Brownfield Plan has been created as a final record that includes all properties and their capture schedule approved under this plan. It includes all of the site maps and eligibility documentation.

FISCAL IMPACT:

No fiscal impact anticipated at this time.

Estimated Total Years of Plan:	15
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Estimated Capture	\$ 1,187,899
Administrative Fees	\$ 118,790
State Brownfield Redevelopment Fund	\$ -
Local Brownfield Revolving Fund	\$ 485,253

CAPTURE

Estimated Taxable Value (TV) Increase Rate:		1%																
	Plan Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	TOTAL	
	Calendar Year	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036		
	*Base Taxable Value	\$ 48,737	\$ 81,878	\$ 81,878	\$ 81,878	\$ 81,878	\$ 81,878	\$ 81,878	\$ 81,878	\$ 81,878	\$ 81,878	\$ 81,878	\$ 81,878	\$ 81,878	\$ 81,878	\$ 81,878	\$ -	-
	Estimated New TV	\$ 752,000	\$ 1,358,520	\$ 2,647,105	\$ 2,673,576	\$ 2,700,312	\$ 2,727,315	\$ 2,754,588	\$ 2,782,134	\$ 2,809,956	\$ 2,838,055	\$ 2,866,436	\$ 2,895,100	\$ 2,924,051	\$ 2,953,291	\$ 2,982,824	\$ -	-
	Incremental Difference (New TV - Base TV)	\$ 703,263	\$ 1,276,642	\$ 2,565,227	\$ 2,591,698	\$ 2,618,434	\$ 2,645,437	\$ 2,672,710	\$ 2,700,256	\$ 2,728,078	\$ 2,756,177	\$ 2,784,558	\$ 2,813,222	\$ 2,842,173	\$ 2,871,413	\$ 2,900,946	\$ -	-
School Capture		Millage Rate																
	State Education Tax (SET)	6.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
	School Operating Tax*	17.8704	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
	School Total	23.8704	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Tax Reverted Property Specific Tax		Millage Rate																
	Tax Reverted Property Specific Tax (to BRA)	29.8313	\$ 5,720	\$ 10,549	\$ 33,183	\$ 33,514	\$ 33,850	\$ 28,925	\$ 24,201	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 169,942	
	Tax Reverted Property Specific Tax (to KCLBA)	29.8313	\$ 8,059	\$ 14,794	\$ 46,328	\$ 46,791	\$ 47,259	\$ 40,317	\$ 33,728	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 237,277	
Local Capture		Millage Rate																
	CITY OPERATING	12.0000	\$ 4,604	\$ 8,301	\$ 8,882	\$ 8,981	\$ 9,080	\$ 12,710	\$ 16,151	\$ 32,403	\$ 32,737	\$ 33,074	\$ 33,415	\$ 33,759	\$ 34,106	\$ 34,457	\$ 34,811	\$ 337,471
	CCTA	0.7470	\$ 287	\$ 517	\$ 554	\$ 560	\$ 566	\$ 792	\$ 1,007	\$ 2,221	\$ 2,244	\$ 2,267	\$ 2,290	\$ 2,313	\$ 2,337	\$ 2,361	\$ 2,385	\$ 22,700
	SOLID WASTE	1.8000	\$ 691	\$ 1,245	\$ 1,332	\$ 1,347	\$ 1,362	\$ 1,906	\$ 2,423	\$ 4,860	\$ 4,911	\$ 4,961	\$ 5,012	\$ 5,064	\$ 5,116	\$ 5,169	\$ 5,222	\$ 50,621
	KCTA	0.3131	\$ 120	\$ 216	\$ 232	\$ 234	\$ 237	\$ 331	\$ 421	\$ 842	\$ 851	\$ 860	\$ 869	\$ 878	\$ 887	\$ 896	\$ 905	\$ 8,778
	KVCC	2.7970	\$ 1,073	\$ 1,934	\$ 2,069	\$ 2,092	\$ 2,115	\$ 2,961	\$ 3,762	\$ 7,527	\$ 7,605	\$ 7,683	\$ 7,762	\$ 7,842	\$ 7,923	\$ 8,005	\$ 8,087	\$ 78,441
	COUNTY OPERATING - Summer	4.6608	\$ 1,788	\$ 3,222	\$ 3,448	\$ 3,486	\$ 3,525	\$ 4,934	\$ 6,268	\$ 12,542	\$ 12,671	\$ 12,801	\$ 12,933	\$ 13,066	\$ 13,201	\$ 13,337	\$ 13,474	\$ 130,695
	COUNTY OPERATING - Winter - Public Safety	1.4409	\$ 553	\$ 996	\$ 1,066	\$ 1,078	\$ 1,090	\$ 1,525	\$ 1,938	\$ 3,885	\$ 3,925	\$ 3,966	\$ 4,007	\$ 4,048	\$ 4,090	\$ 4,132	\$ 4,174	\$ 40,472
	COUNTY 911	0.6500	\$ 249	\$ 449	\$ 481	\$ 486	\$ 492	\$ 688	\$ 874	\$ 1,749	\$ 1,767	\$ 1,785	\$ 1,804	\$ 1,822	\$ 1,841	\$ 1,860	\$ 1,879	\$ 18,226
	COUNTY HOUSING	0.0993	\$ 38	\$ 217	\$ 223	\$ 226	\$ 228	\$ 260	\$ 469	\$ 1,473	\$ 1,488	\$ 1,503	\$ 1,518	\$ 1,534	\$ 1,549	\$ 1,565	\$ 1,581	\$ 13,871
	COUNTY SENIOR	0.3484	\$ 134	\$ 241	\$ 258	\$ 261	\$ 263	\$ 369	\$ 469	\$ 937	\$ 947	\$ 957	\$ 967	\$ 977	\$ 987	\$ 997	\$ 1,007	\$ 9,769
	KRESA OPERATING	3.0260	\$ 1,161	\$ 2,092	\$ 2,239	\$ 2,264	\$ 2,289	\$ 3,204	\$ 4,070	\$ 8,146	\$ 8,230	\$ 8,314	\$ 8,400	\$ 8,487	\$ 8,574	\$ 8,662	\$ 8,751	\$ 84,881
	KRESA SPECIAL ED	1.4925	\$ 573	\$ 1,034	\$ 1,106	\$ 1,119	\$ 1,131	\$ 1,583	\$ 2,013	\$ 4,036	\$ 4,078	\$ 4,120	\$ 4,162	\$ 4,205	\$ 4,248	\$ 4,292	\$ 4,336	\$ 42,036
	KRESA ENHANCEMENT	1.5000	\$ 575	\$ 1,037	\$ 1,110	\$ 1,122	\$ 1,135	\$ 1,588	\$ 2,018	\$ 4,038	\$ 4,080	\$ 4,122	\$ 4,164	\$ 4,207	\$ 4,250	\$ 4,294	\$ 4,338	\$ 42,079
	KRESA CTE	0.9958	\$ 382	\$ 688	\$ 737	\$ 745	\$ 753	\$ 1,054	\$ 1,339	\$ 2,681	\$ 2,708	\$ 2,736	\$ 2,764	\$ 2,793	\$ 2,822	\$ 2,851	\$ 2,880	\$ 27,934
	KALAMAZOO LIBRARY	3.9213	\$ 1,504	\$ 2,710	\$ 2,900	\$ 2,932	\$ 2,965	\$ 4,151	\$ 5,273	\$ 10,555	\$ 10,664	\$ 10,773	\$ 10,884	\$ 10,996	\$ 11,110	\$ 11,224	\$ 11,339	\$ 109,982
	Local Total	35.7921	\$ 13,732	\$ 24,900	\$ 26,636	\$ 26,932	\$ 27,231	\$ 38,058	\$ 48,495	\$ 97,896	\$ 98,904	\$ 99,923	\$ 100,951	\$ 101,990	\$ 103,040	\$ 104,100	\$ 105,170	\$ 1,017,957
Non-Capturable Millages		Millage Rate																
	COUNTY JUV. HOME DEBT	0.1620	\$ 62	\$ 114	\$ 121	\$ 123	\$ 124	\$ 173	\$ 221	\$ 440	\$ 444	\$ 449	\$ 454	\$ 458	\$ 463	\$ 468	\$ 473	\$ 4,587
	SCHOOL DEBT	8.2000	\$ 3,146	\$ 5,672	\$ 6,070	\$ 6,137	\$ 6,205	\$ 8,685	\$ 11,037	\$ 22,142	\$ 22,370	\$ 22,601	\$ 22,833	\$ 23,068	\$ 23,306	\$ 23,546	\$ 23,788	\$ 230,605
	KRESA DEBT	0.2750	\$ 106	\$ 572	\$ 592	\$ 600	\$ 609	\$ 698	\$ 708	\$ 717	\$ 727	\$ 737	\$ 747	\$ 757	\$ 767	\$ 777	\$ 787	\$ 9,900
	Total Non-Capturable Taxes	8.6370	\$ 3,314	\$ 6,358	\$ 6,783	\$ 6,860	\$ 6,938	\$ 9,556	\$ 11,966	\$ 23,299	\$ 23,542	\$ 23,787	\$ 24,034	\$ 24,284	\$ 24,536	\$ 24,791	\$ 25,048	\$ 245,093
	Total Tax Increment Revenue (TIR) Available for Capture	\$ 19,452	\$ 35,449	\$ 59,819	\$ 60,446	\$ 61,080	\$ 66,983	\$ 72,696	\$ 97,896	\$ 98,904	\$ 99,923	\$ 100,951	\$ 101,990	\$ 103,040	\$ 104,100	\$ 105,170	\$ 1,187,899	

REIMBURSEMENT

Plan Year		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	TOTAL
Calendar Year		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	
Total School Incremental Revenue		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Brownfield Redevelopment Fund (50% of SET)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State TIR Available for Reimbursement		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Local Incremental Revenue		\$ 19,452	\$ 35,449	\$ 59,819	\$ 60,446	\$ 61,080	\$ 66,983	\$ 72,696	\$ 97,896	\$ 98,904	\$ 99,923	\$ 100,951	\$ 101,990	\$ 103,040	\$ 104,100	\$ 105,170	\$ 1,187,899
BRA Administrative Fee	10%	\$ 1,945	\$ 3,545	\$ 5,982	\$ 6,045	\$ 6,108	\$ 6,698	\$ 7,270	\$ 9,790	\$ 9,890	\$ 9,992	\$ 10,095	\$ 10,199	\$ 10,304	\$ 10,410	\$ 10,517	\$ 118,790
Local TIR Available for Reimbursement		\$ 17,506	\$ 31,904	\$ 53,837	\$ 54,402	\$ 54,972	\$ 60,285	\$ 65,426	\$ 88,106	\$ 89,014	\$ 89,930	\$ 90,856	\$ 91,791	\$ 92,736	\$ 93,690	\$ 94,653	\$ 1,069,109
Total State & Local TIR Available		\$ 17,506	\$ 31,904	\$ 53,837	\$ 54,402	\$ 54,972	\$ 60,285	\$ 65,426	\$ 88,106	\$ 89,014	\$ 89,930	\$ 90,856	\$ 91,791	\$ 92,736	\$ 93,690	\$ 94,653	\$ 1,069,109
DEVELOPER	Beginning Balance																
Local Only Costs	\$ 485,253	\$ 485,253	\$ 467,747	\$ 435,843	\$ 382,006	\$ 327,604	\$ 272,632	\$ 212,347	\$ 146,921	\$ 58,815	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Kalamazoo Reimbursement	\$ 29,670	\$ 1,070	\$ 1,951	\$ 3,292	\$ 3,326	\$ 3,361	\$ 3,686	\$ 4,000	\$ 5,387	\$ 3,596	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29,670
KNHS Reimbursement	\$ 443,333	\$ 15,994	\$ 29,148	\$ 49,186	\$ 49,702	\$ 50,223	\$ 55,077	\$ 59,774	\$ 80,495	\$ 53,734	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 443,333
BRA BF Plan Cost Reimbursement	\$ 12,250	\$ 442	\$ 805	\$ 1,359	\$ 1,373	\$ 1,388	\$ 1,522	\$ 1,652	\$ 2,224	\$ 1,485	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,250
Total Local Only Reimbursement Balance		\$ 467,747	\$ 435,843	\$ 382,006	\$ 327,604	\$ 272,632	\$ 212,347	\$ 146,921	\$ 58,815	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Annual Developer & BRA Reimbursement		\$ 17,506	\$ 31,904	\$ 53,837	\$ 54,402	\$ 54,972	\$ 60,285	\$ 65,426	\$ 88,106	\$ 58,815	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 485,253
LOCAL BROWNFIELD REVOLVING FUND																	
LBRF Deposits *	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,199	\$ 120,129	\$ 210,986	\$ 302,777	\$ 395,513	\$ 485,253	\$ 485,253
Local Tax Capture	\$ 485,253	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,199	\$ 89,930	\$ 90,856	\$ 91,791	\$ 92,736	\$ 89,740	\$ -	\$ 485,253
Total LBRF Capture		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Footnotes:

**Revised ACT 381 BROWNFIELD PLAN
Administrative Amendment
July 2024**

Scattered Site Infill Housing

~~2349 Shelter Pointe~~
110 & 124 Burr Oak Street
1015 Albert Street
1100 S. Rose (203, 207, 211
Wall Street)

120/116 Burr Oak Street
1333 Summit Ave.
3408 Hoover Street
3524 Lowden Street
3531 Lowden Street

515 Egleston
1114 Egleston
538 W. Paterson
114 Burr Oak
738 Harrison
1010 N. Rose
1014 N. Rose
707 Staples

729 Clinton
1024 Clinton
1107 Clinton
407 Phelps
1403 Kron
1708 N Rose
1804 N Rose
1205 Summit

**Kalamazoo County, City of Kalamazoo
City of Kalamazoo Brownfield Redevelopment Authority**

6/20/2024

Administrative Revision: July 2024

**Recommended for approval by the Brownfield Redevelopment Authority on May 4, 2023
Approved by the Kalamazoo City Commission on June 5, 2023**

Prepared by (7/20/2020):

Joe Agostinelli
Southwest Michigan First
261 E. Kalamazoo Ave, Suite 200
Kalamazoo, MI 49007

First Amendment (12/4/2020):

Community Planning & Economic Development
City of Kalamazoo
241 W. South St
Kalamazoo, MI 49007

Second Amendment (05/20/2021):

David Stegink
Envirologic Technologies, Inc.
2960 Interstate Parkway
Kalamazoo, MI 49048

Third Amendment (06/21/2022):

Envirologic Technologies, Inc.
2960 Interstate Parkway
Kalamazoo, MI 49048

Fourth Amendment (05/04/2023):

Fishbeck
2960 Interstate Parkway
Kalamazoo, MI 49048

TABLE OF CONTENTS

1.0 INTRODUCTION

- 1.1 Proposed Redevelopment and Future Use for Each Eligible Property
- 1.2 Eligible Property Information

2.0 INFORMATION REQUIRED BY SECTION 13(2) OF THE STATUTE

- 2.1 Description of Costs to Be Paid for With Tax Increment Revenues
- 2.2 Summary of Eligible Activities
- 2.3 Estimate of Captured Taxable Value and Tax Increment Revenues
- 2.4 Method of Financing and Description of Advances Made by the Municipality
- 2.5 Maximum Amount of Note or Bonded Indebtedness
- 2.6 Duration of Brownfield Plan
- 2.7 Estimated Impact of Tax Increment Financing on Revenues of Taxing Jurisdictions
- 2.8 Legal Description, Property Map, Statement of Qualifying Characteristics and Personal Property
- 2.9 Estimates of Residents and Displacement of Individuals/Families
- 2.10 Plan for Relocation of Displaced Persons
- 2.11 Provisions for Relocation Costs
- 2.12 Strategy for Compliance with Michigan's Relocation Assistance Law
- 2.13 Other Material that the Authority or Governing Body Considers Pertinent

EXHIBITS

FIGURES

- | | |
|----------|------------------------------|
| Figure 1 | Map of the Eligible Property |
|----------|------------------------------|

TABLE

- | | |
|---------|---------------------------|
| Table 1 | Eligible Activities Costs |
| Table 2 | Tax Capture Schedule |
| Table 3 | Reimbursement Schedule |

ATTACHMENTS

- | | |
|--------------|---|
| Attachment A | Brownfield Plan Resolutions |
| Attachment B | Development and/or Reimbursement Agreement |
| Attachment C | Parcel Listing and Eligible Property Qualification Status |
| Attachment D | Eligible Property Verification |

ACT 381 BROWNFIELD PLAN

1.0 INTRODUCTION

1.1 **Proposed Redevelopment and Future Use for Each Eligible Property**

The purpose of this brownfield plan is to facilitate the construction of new single family and multifamily homes within the City of Kalamazoo. All parcels included in this plan contain site specific redevelopment challenges where the cost of construction is expected to exceed the value of the home upon completion. But-for the assistance of the public sector, it is anticipated that these parcels would continue to remain vacant for many years. This plan helps to offset the cost gap associated with infill housing on these sites through the reimbursement of eligible activities with the new tax increment generated by newly constructed homes. The resulting projects will increase the housing supply, number of residents, and the tax base of the city.

The purpose of this amendment is to add new properties into the Plan to facilitate the construction of new single family and multifamily homes within the City of Kalamazoo. The fourth amendment also removes the Shelter Pointe property, at 2349 Shelter Pte, as the development did not move forward and no longer will be developed consistent with the purpose of this Brownfield Plan.

The developers have incurred and will incur "eligible activity" expenses in connection with the Property, as defined in the Brownfield Redevelopment Financing Act of 1996 ("Act 381"), lead and asbestos abatement, demolition, site preparation, and infrastructure improvements. Contingencies, calculated at 15% of these eligible costs, is also allowed as an eligible expense. The cost of preparing the Brownfield Plan including any fees is also an eligible expense.

The purpose of this Plan is to provide for reimbursement of the eligible activity expenses incurred and to be incurred by the developers on the Property and improvements that will directly benefit the Property. The proposed project includes the preparation of each lot for new residential construction which may include single family, duplex, triplex, and multiplex homes (the "Project").

The combined total capital investment on the projects will be greater than \$3.9 million.

1.2 **Eligible Property Information**

Basis of Eligibility

The Properties are located in the City of Kalamazoo (the "City"), a qualified local governmental unit pursuant to Act 381. Each property qualifies separately as "eligible property" under Act 381 on the basis of being a "facility," "blighted" or "functionally obsolete" and/or adjacent and contiguous to one of the foregoing. A table listing each parcel in the plan, and its qualifying status, is included as Attachment C.

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

2.1 Description of Costs to Be Paid for With Tax Increment Revenues

Only local tax increment revenues will be used to reimburse the developers and the City of Kalamazoo Brownfield Redevelopment Authority (KBRA) for the cost of eligible activities as authorized by the Brownfield Redevelopment Financing Act (Act 381).

The total cost of eligible activities are anticipated to be \$485,253. Authority administrative costs are anticipated to be about \$121,038. Capture of TIR for the Local Brownfield Revolving Fund (LBRF) is estimated to be \$485,253. The estimated cost of all eligible activities under this plan are summarized in Table 1.

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 demolition; lead, asbestos & mold abatement; site preparation; and infrastructure improvements.

Authority Expenses

Actual eligible costs incurred by the City of Kalamazoo Brownfield Redevelopment Authority ("KBRA") are included in this plan as an eligible expense. These expenses will be reimbursed with local tax increment revenues only.

2.2 Summary of Eligible Activities

2.2..1 Lead and Asbestos Abatement

The City of Kalamazoo and the Developer may incur costs associated with initial surveys of Eligible Property and proper abatement and disposal of lead and asbestos prior to demolition activities. The cost of these activities is estimated to be \$3,900.

2.2..2 Demolition

Site demolition is anticipated on each eligible property. The City of Kalamazoo and the Developer may incur demolition costs which will include the removal of subsurface demolition debris, former building foundations, sidewalks, curb & gutters, and utility connections. Additionally, three of the parcels in the plan contain existing structures which will be demolished as part of the project. The cost of these activities will vary by site and are anticipated to be \$38,400 for all parcels in the plan.

2.2..3 Infrastructure Improvements

Infrastructure improvements that directly benefit eligible property will include utility, road, sidewalks & approaches, and other eligible

infrastructure improvements. The cost of these activities is estimated to be \$46,882 for all parcels in the plan.

2.2..4 Site Preparation

Site preparation activities are anticipated on all parcels and may include surveying & staking, geotechnical surveying and engineering, temporary soil erosion control, clearing and grubbing, cut & fill, compaction and subbase preparation, grading, excavation for unstable material, fill, and foundation work to address special soil concerns. The cost of these activities is estimated to be \$322,125 for all parcels in this plan.

2.2..5 Contingency

A 15% contingency on future costs is included to cover unexpected cost overruns encountered during construction on the future costs. The contingency is \$61,696.

2.2..6 Brownfield Plan Preparation

The cost to prepare the Brownfield Plan including any fees is anticipated to be \$11,500. The cost to prepare the Brownfield Plan Amendment(s) is anticipated to be \$750. The total cost of these activities is estimated to be \$12,250.

2.2..7 Local Brownfield Revolving Fund

The Authority intends to capture local only (non-school) tax increments for deposit in the local brownfield revolving fund for a full five years. This capture is estimated to be \$485,253.

2.3 Estimate of Captured Taxable Value and Tax Increment Revenues

An estimate of the captured taxable value for this redevelopment by year is depicted in Table 2. This plan captures all available TIR, including real and personal property TIR.

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 reimbursed as outlined in this plan and accompanying development agreement. No advances from the City are anticipated at this time.

2.5 Maximum Amount of Note or Bonded Indebtedness

No note or bonded indebtedness for this project is anticipated at this time. Therefore, this section is not applicable.

2.6 Duration of Brownfield Plan

The duration of this plan is estimated to be 15 years, however, capture may continue until all eligible activities are reimbursed, subject to any development agreements between the KBRA and the developer. In no event shall capture extend beyond 30 years as required by Act 381. It is estimated that the redevelopment of the eligible property will be completed in 2022, 2023, and 2024. It is estimated that it could take approximately 10 years to recapture eligible costs and eligible administrative costs of the authority through TIR. Capture of TIR is expected to begin in 2022, however, could be delayed for up to 5 years after the approval of this plan as permitted by Act 381. An analysis showing the reimbursement schedule is attached as 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

A map showing eligible property dimensions is attached as Figure 1. A legal description and statement of qualifying characteristics for each parcel is included as Attachment C.

Taxable personal property, if any, is included in this plan.

2.9 Estimates of Residents and Displacement of Individuals/Families

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

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

But for the assistance of the public sector, it is anticipated that these parcels would continue to remain vacant for many years. This plan helps to offset the cost gap associated with infill housing on these sites through the reimbursement of eligible activities with the new tax increment generated by newly constructed homes. The resulting projects will increase the number of residents and increase the tax base of the city.

Figure 1

Eligible Property Map



125
FELLOWS
AVE

121
FELLOWS
AVE

115
FELLOWS
AVE

111
FELLOWS
AVE

124 BURR
OAK ST

120 BURR
OAK ST

116 BURR
OAK ST

114 BURR
OAK ST

110 BURR
OAK ST

120 Burr Oak St split into 120
and 116 Burr Oak

Burr Oak St

Burr Oak St

Bu

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NPS, US Census Bureau, USDA, Sources: Esri, Airbus DS, USGS, NGA,
NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen,
Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user
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LEGEND

PARCEL MAP



Parcel

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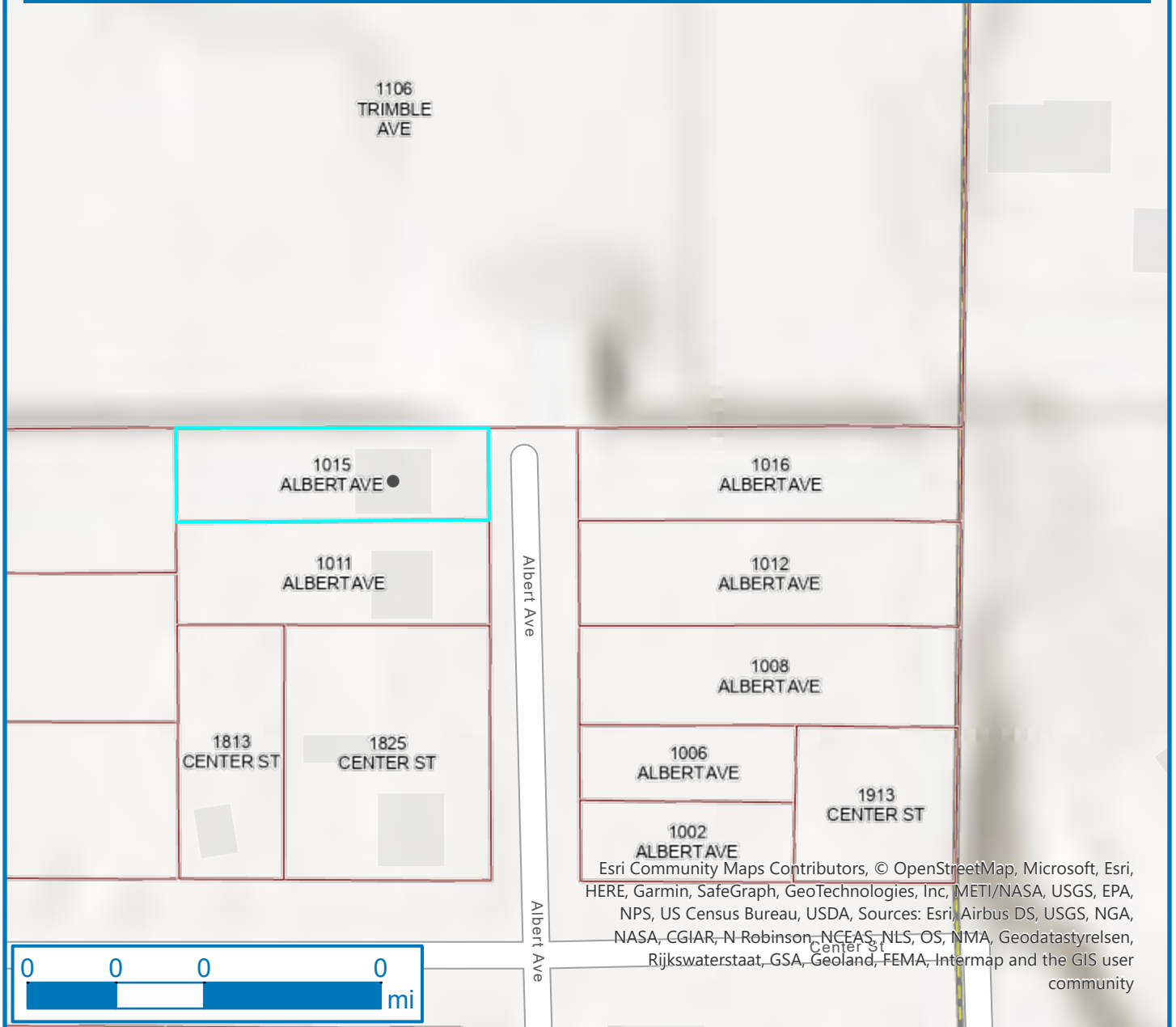
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City Boundary



City of Kalamazoo,
11/21/2023



LEGEND

PARCEL MAP

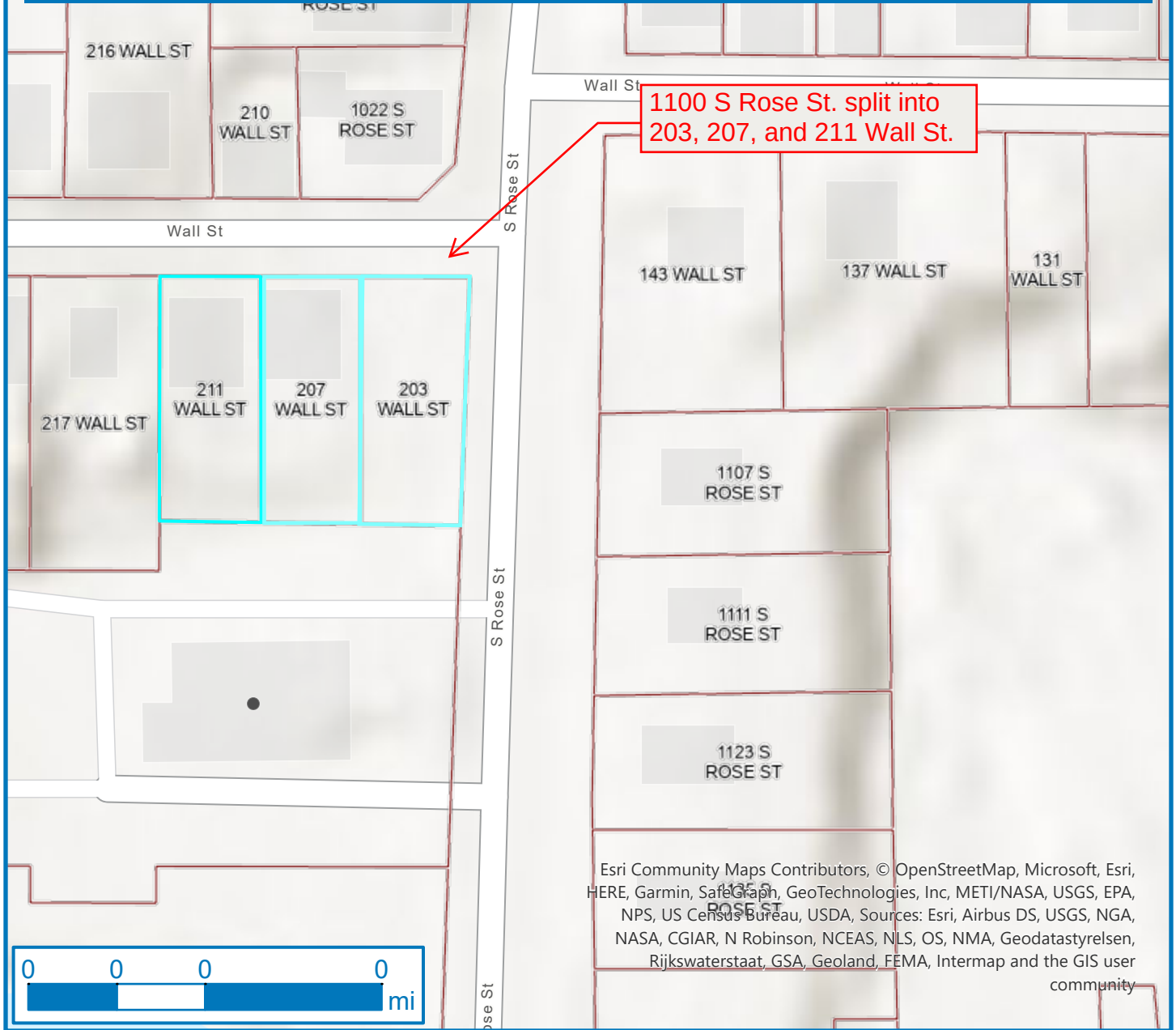
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Address GENERAL INFORMATION

 City Boundary



City of Kalamazoo,
11/21/2023



LEGEND

PARCEL MAP



Parcel

Address GENERAL INFORMATION

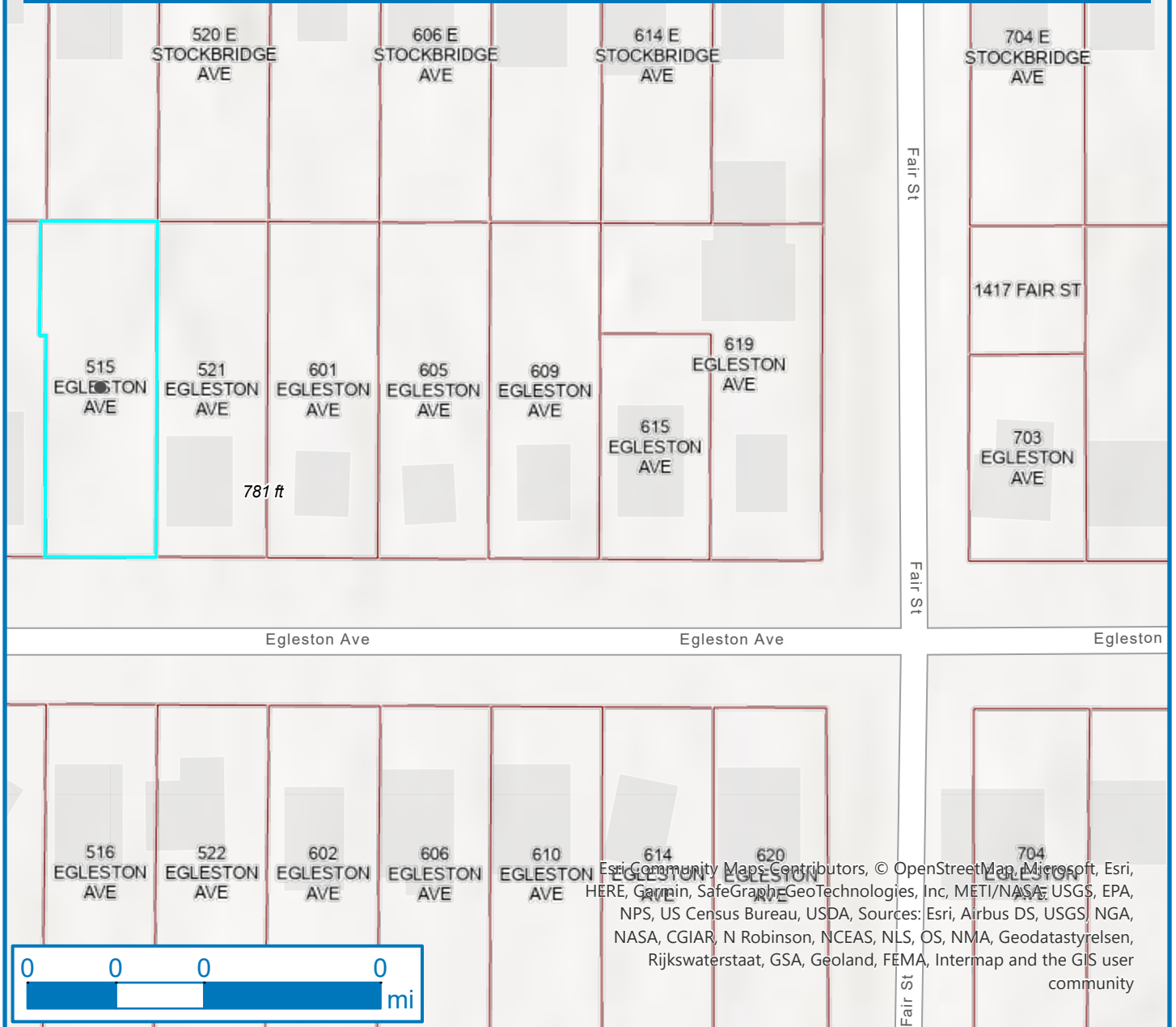
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City Boundary



City of Kalamazoo,
11/21/2023



LEGEND

PARCEL MAP



Parcel

GENERAL INFORMATION

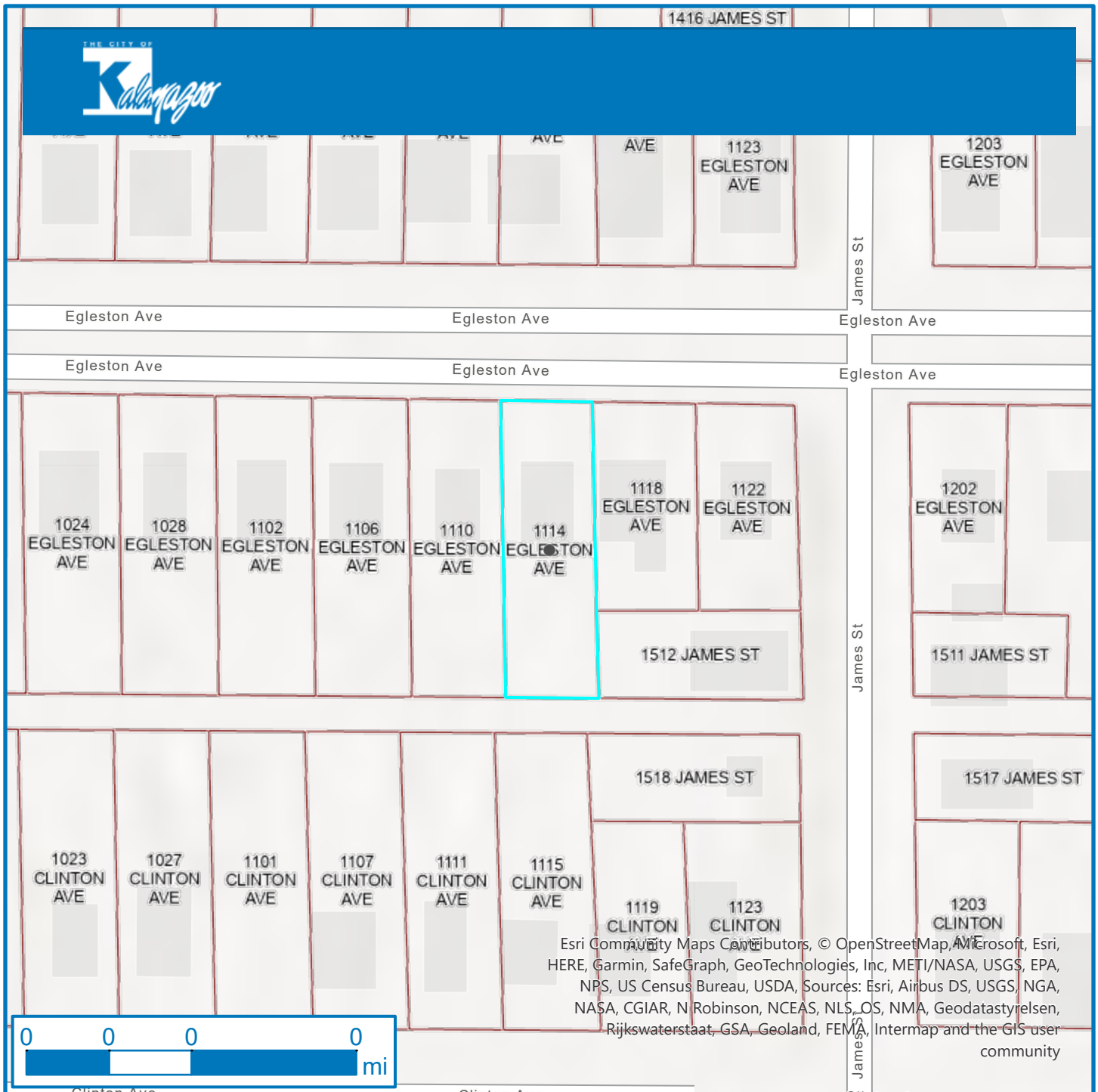
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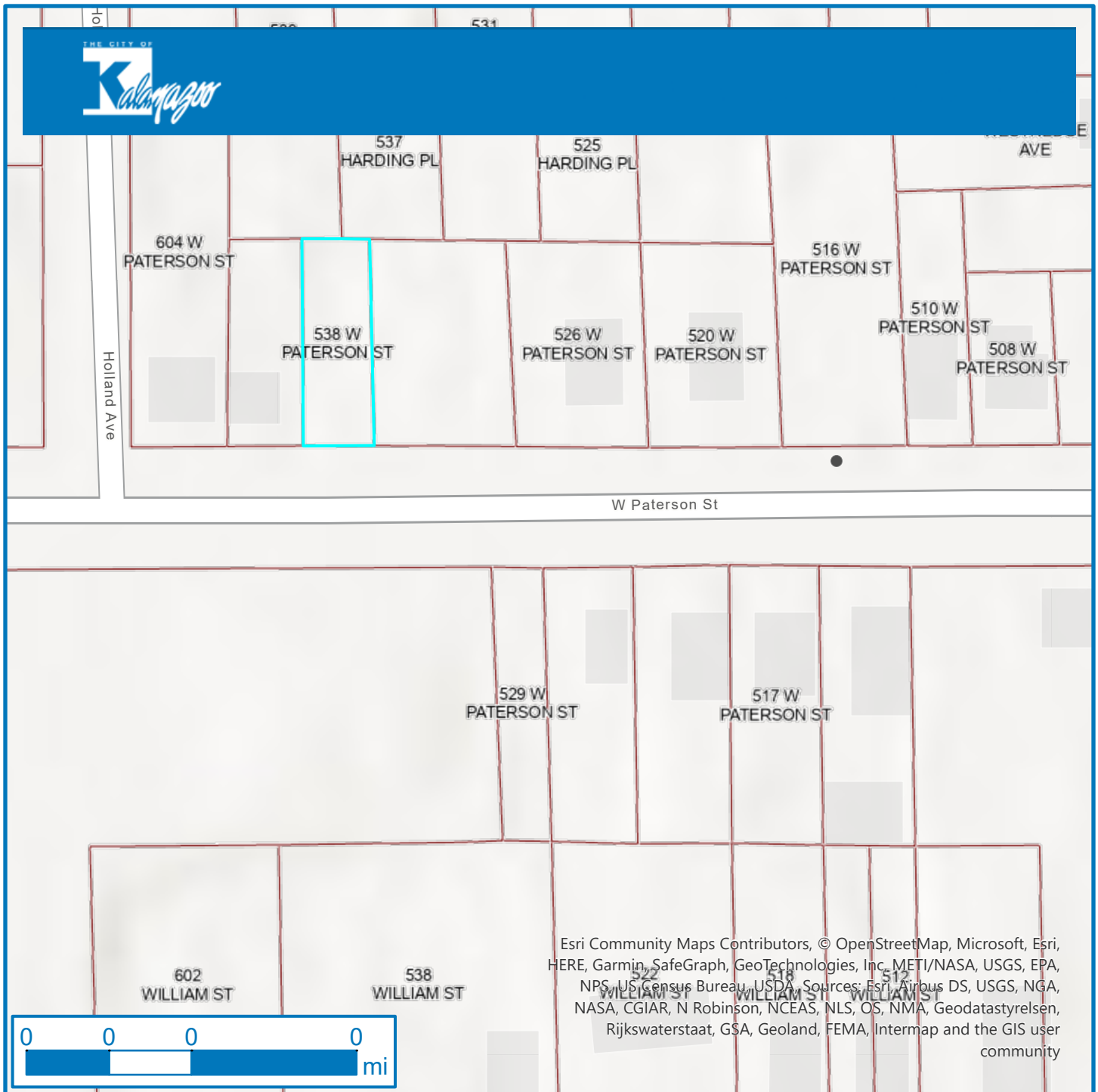


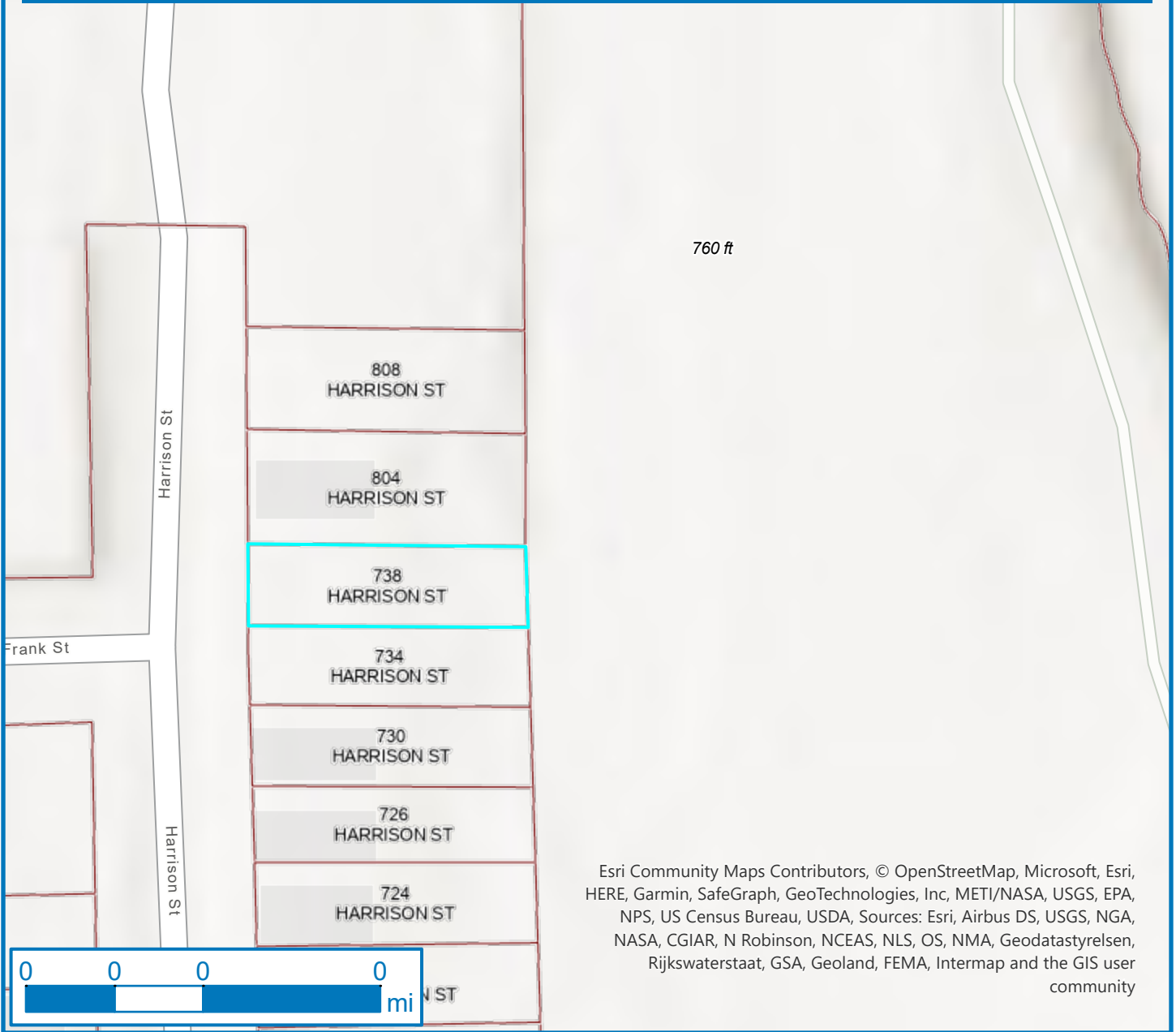
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City of Kalamazoo,
11/21/2023





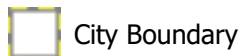


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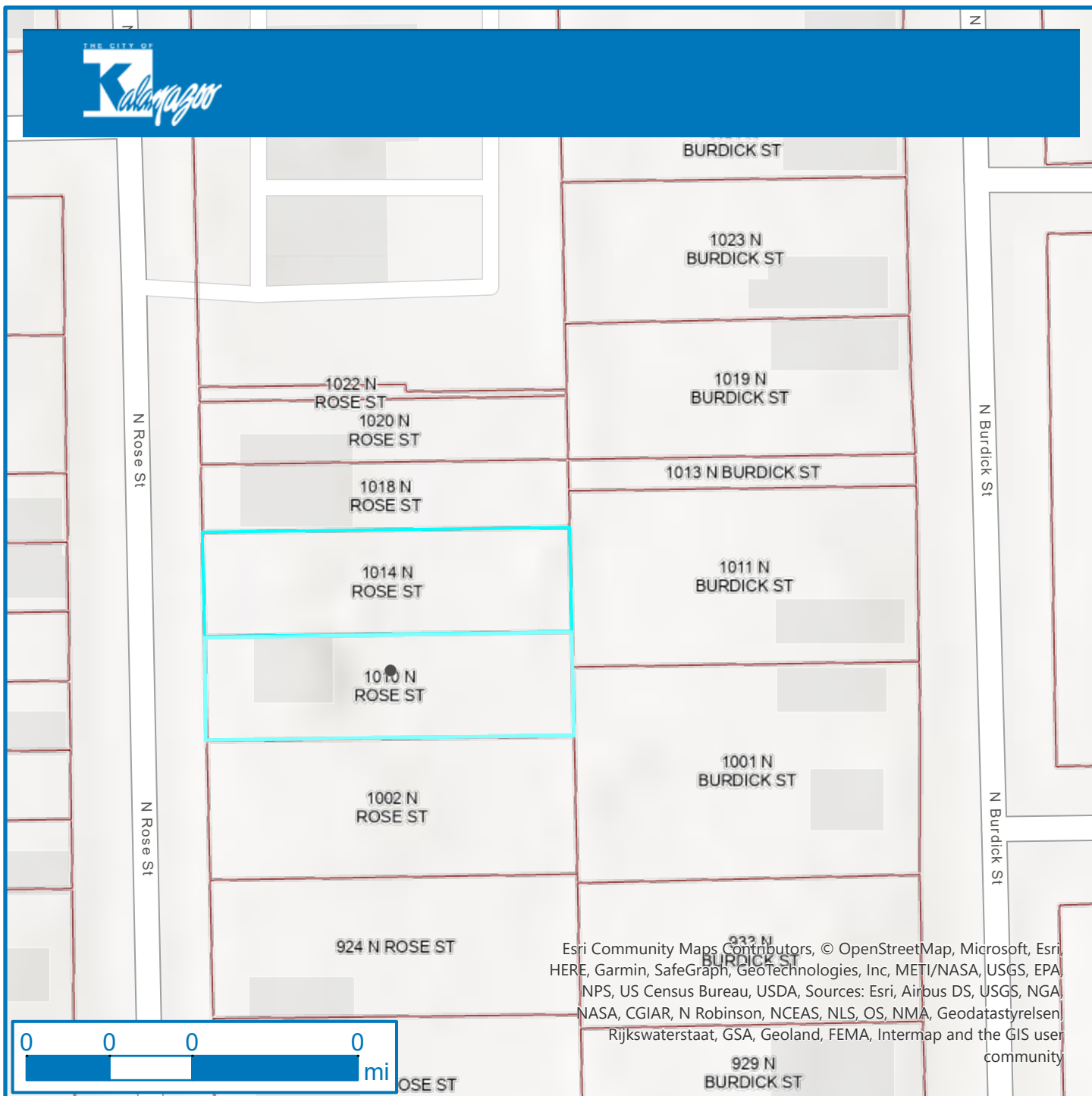
PARCEL MAP



Address GENERAL INFORMATION



City of Kalamazoo,
11/21/2023



LEGEND

PARCEL MAP



Parcel

Address GENERAL INFORMATION

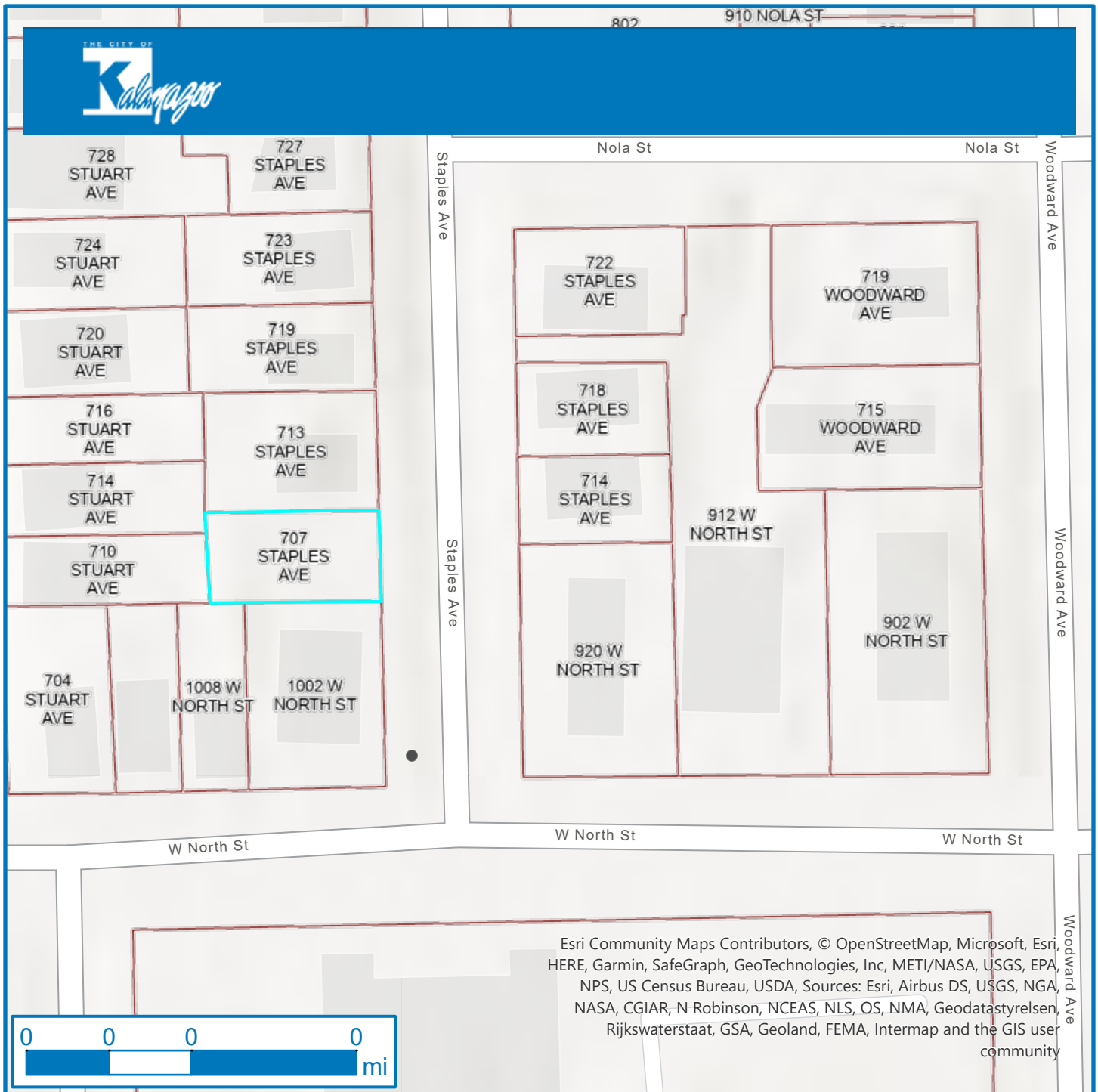
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City Boundary



City of Kalamazoo,
11/21/2023

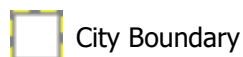


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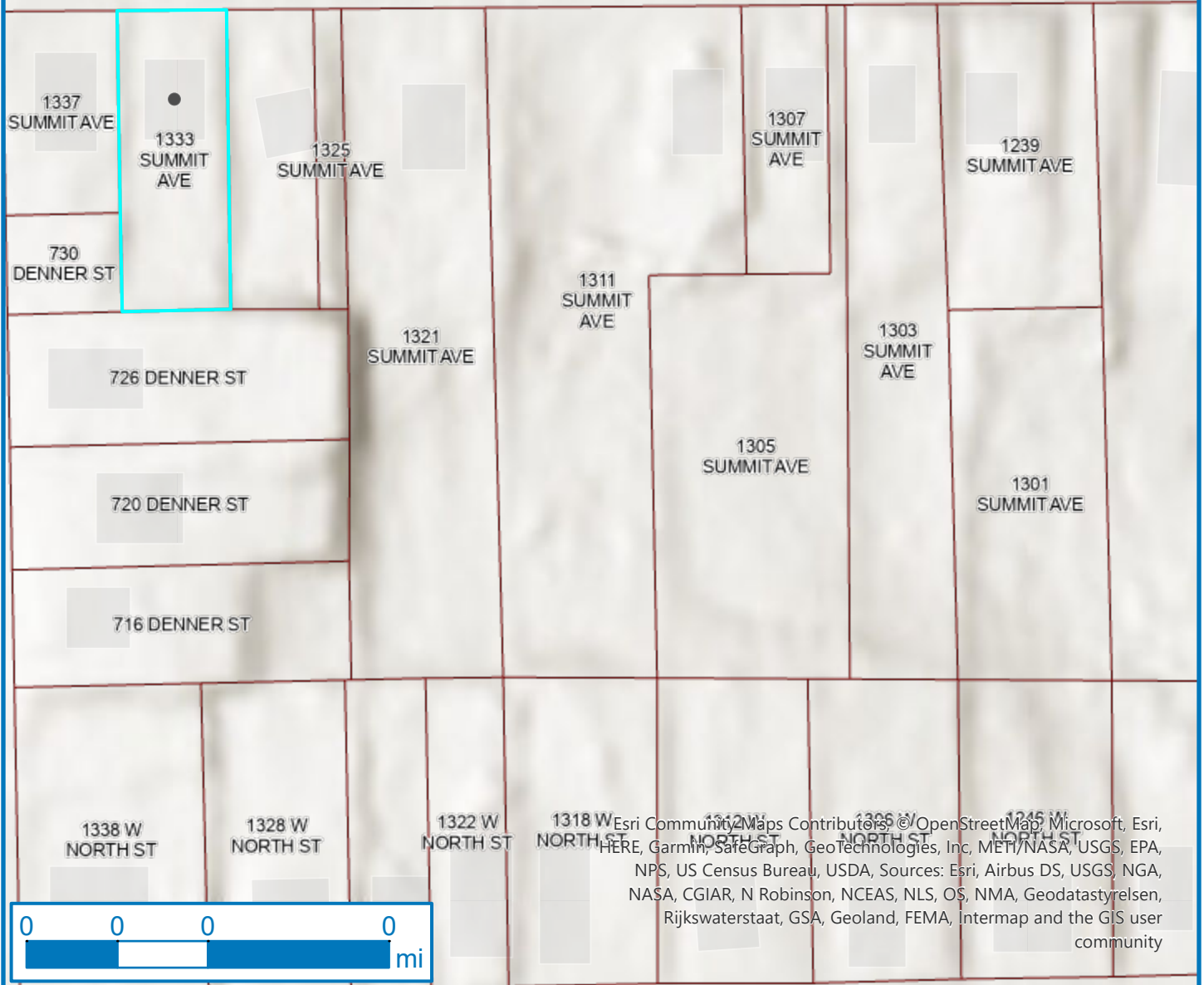
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City of Kalamazoo,
11/21/2023

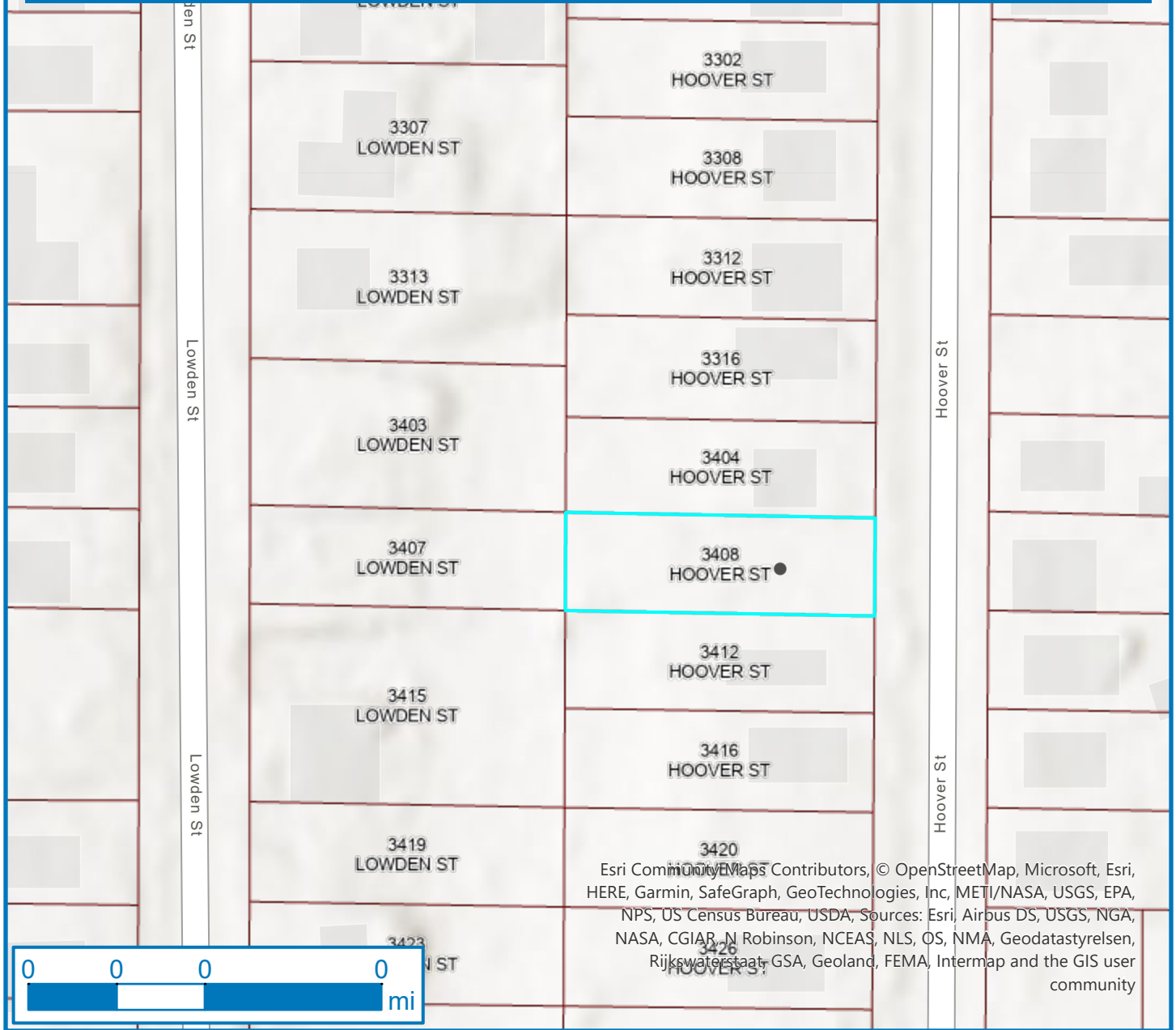


LEGEND

- Parcel Boundary
- City Boundary



City of Kalamazoo,
6/21/2022

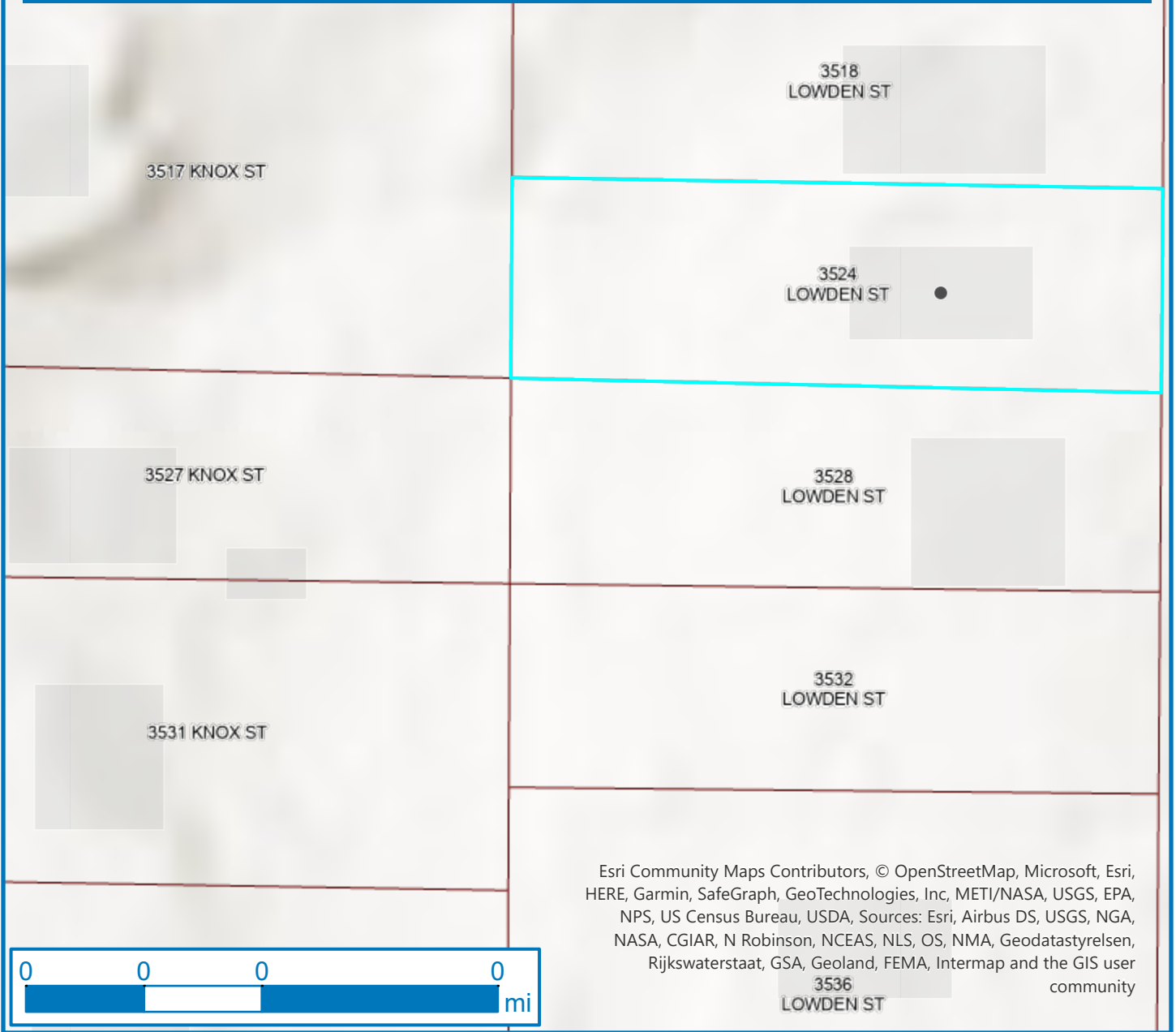


LEGEND

- Parcel Boundary
- City Boundary



City of Kalamazoo,
6/21/2022

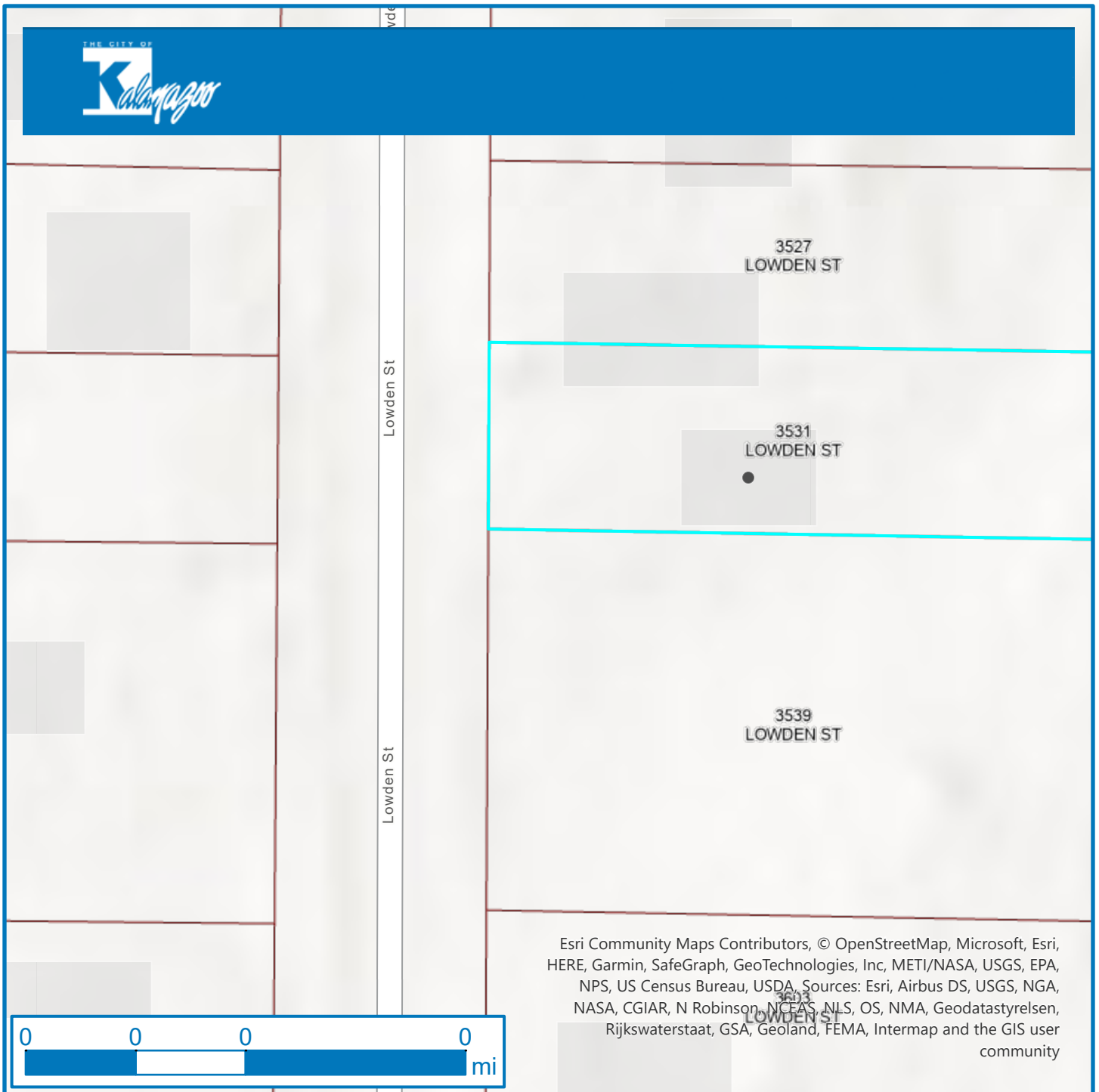


LEGEND

- Parcel Boundary
- City Boundary



City of Kalamazoo,
6/21/2022

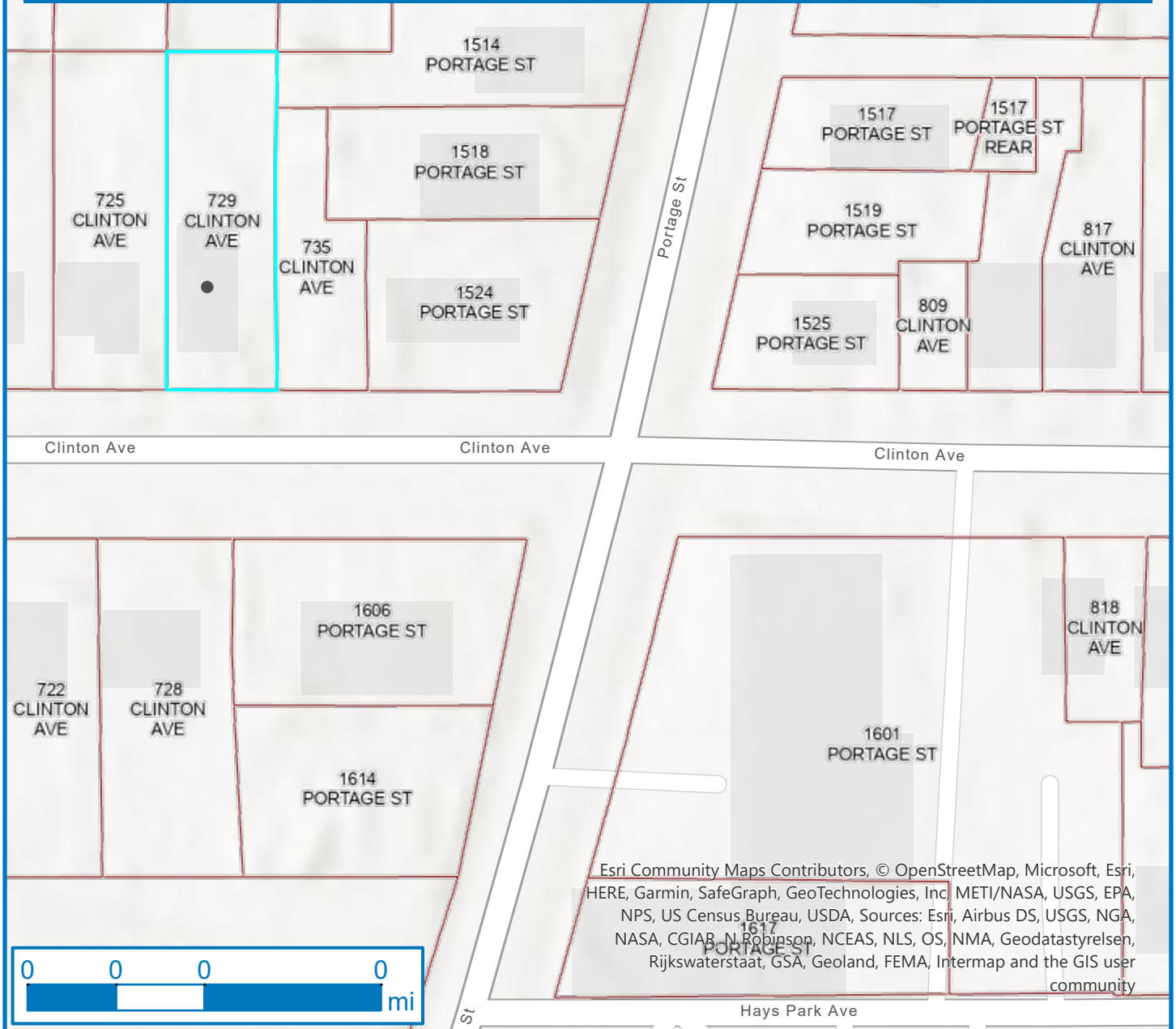


LEGEND

-  Parcel Boundary
-  City Boundary



City of Kalamazoo,
6/21/2022



LEGEND

PARCEL MAP



Parcel

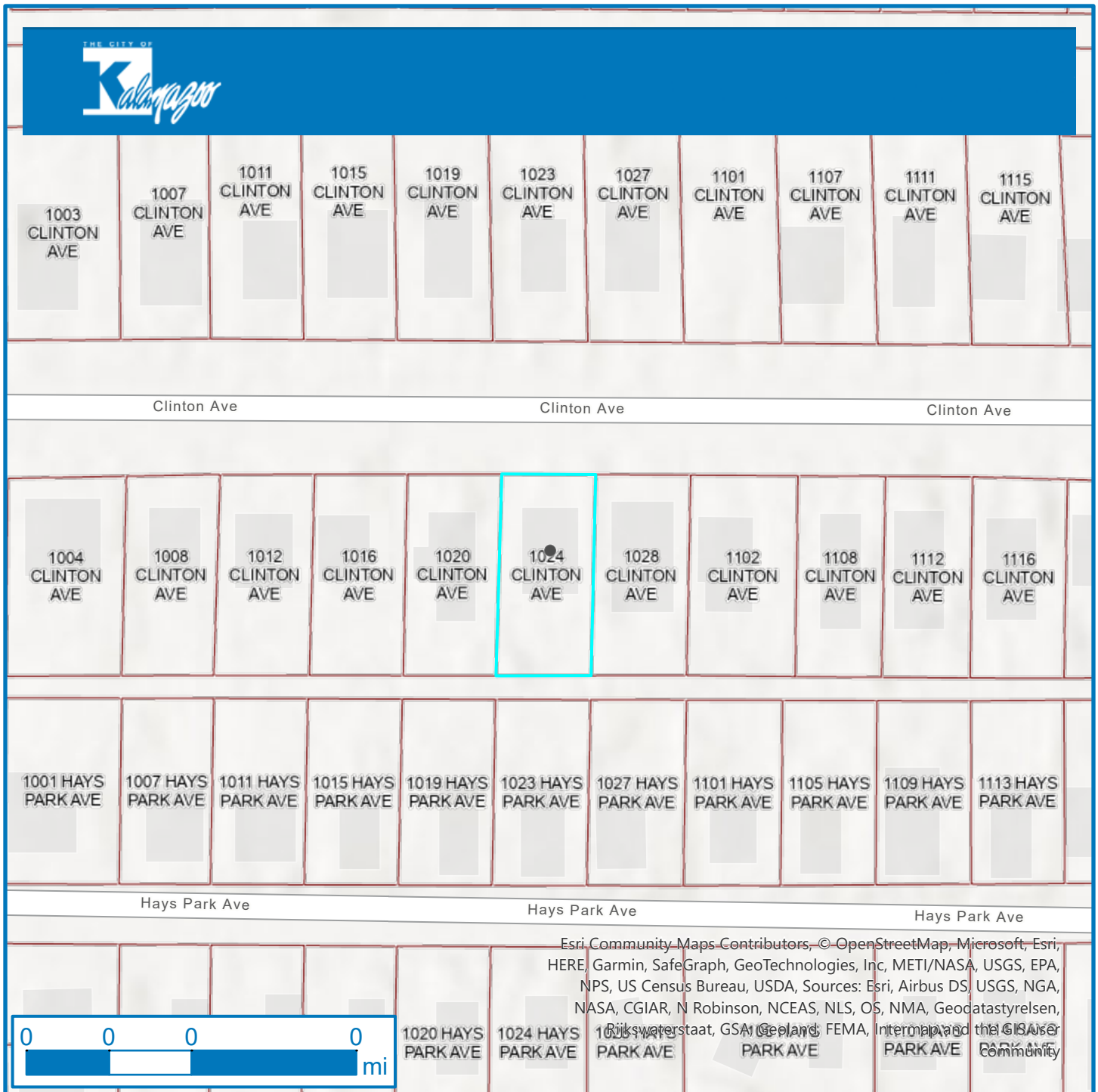
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City Boundary



City of Kalamazoo,
4/13/2023



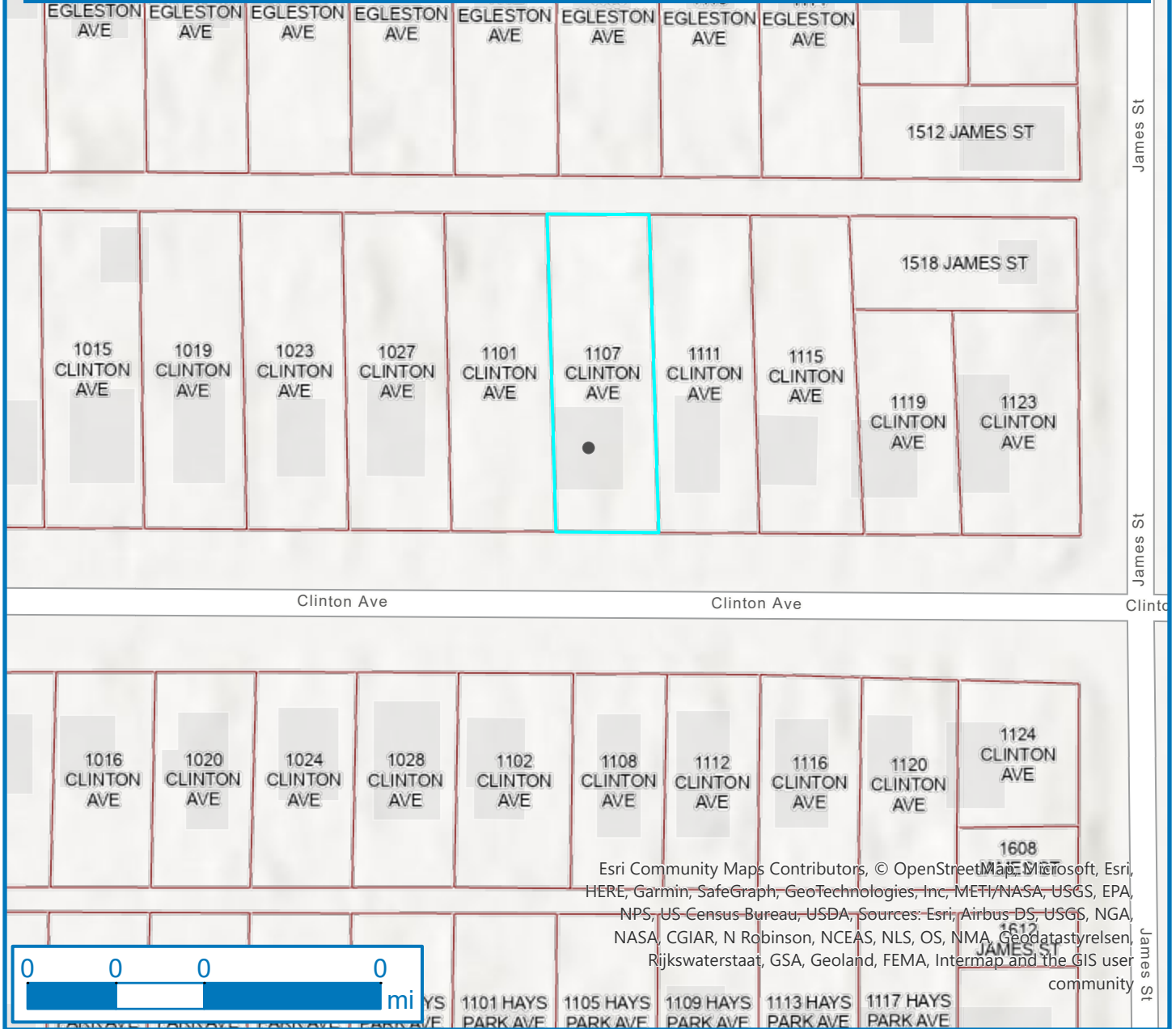
LEGEND

PARCEL MAP



Address GENERAL INFORMATION





LEGEND

PARCEL MAP



Parcel

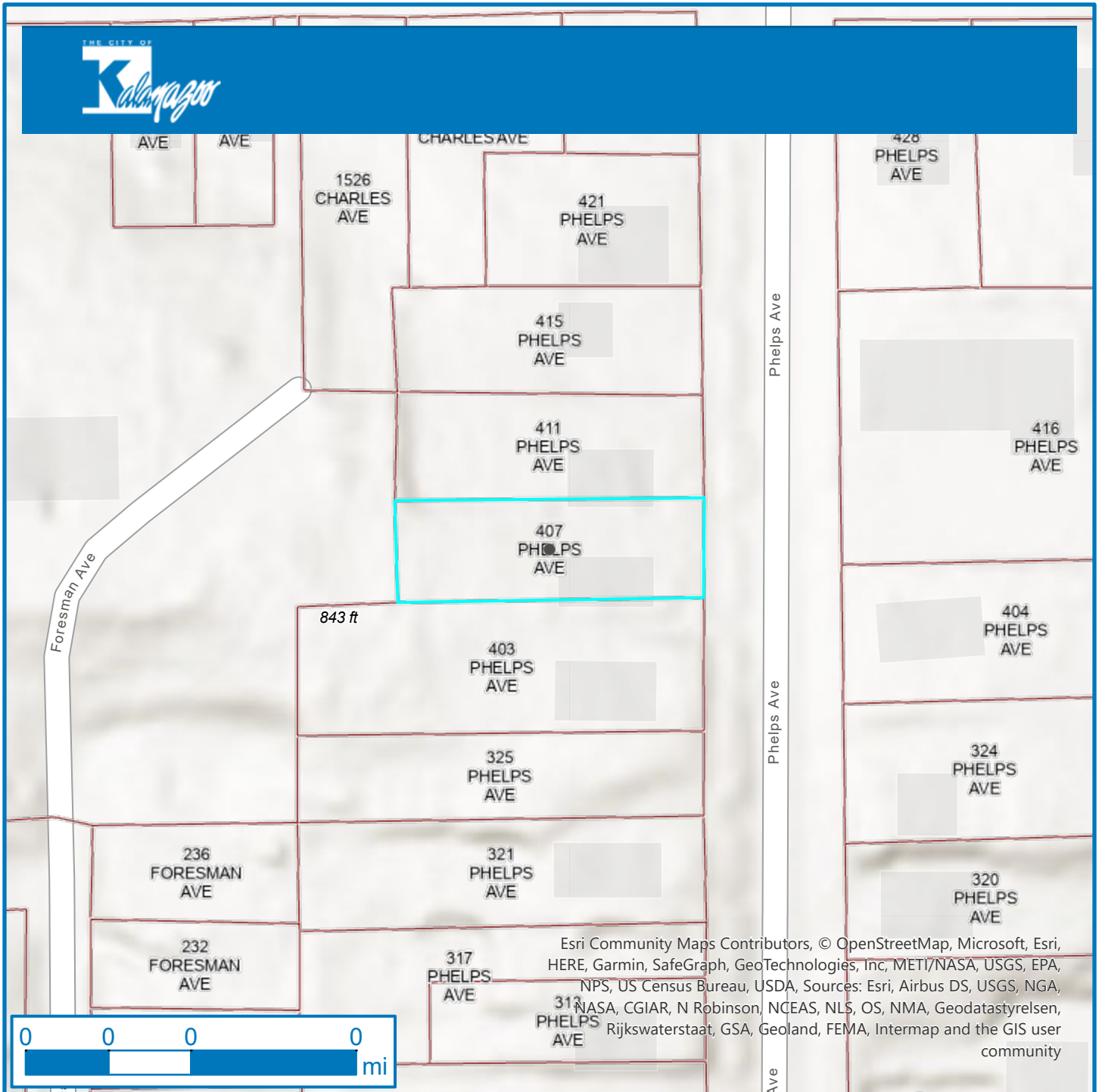
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City Boundary



City of Kalamazoo,
4/13/2023



LEGEND

PARCEL MAP



Parcel

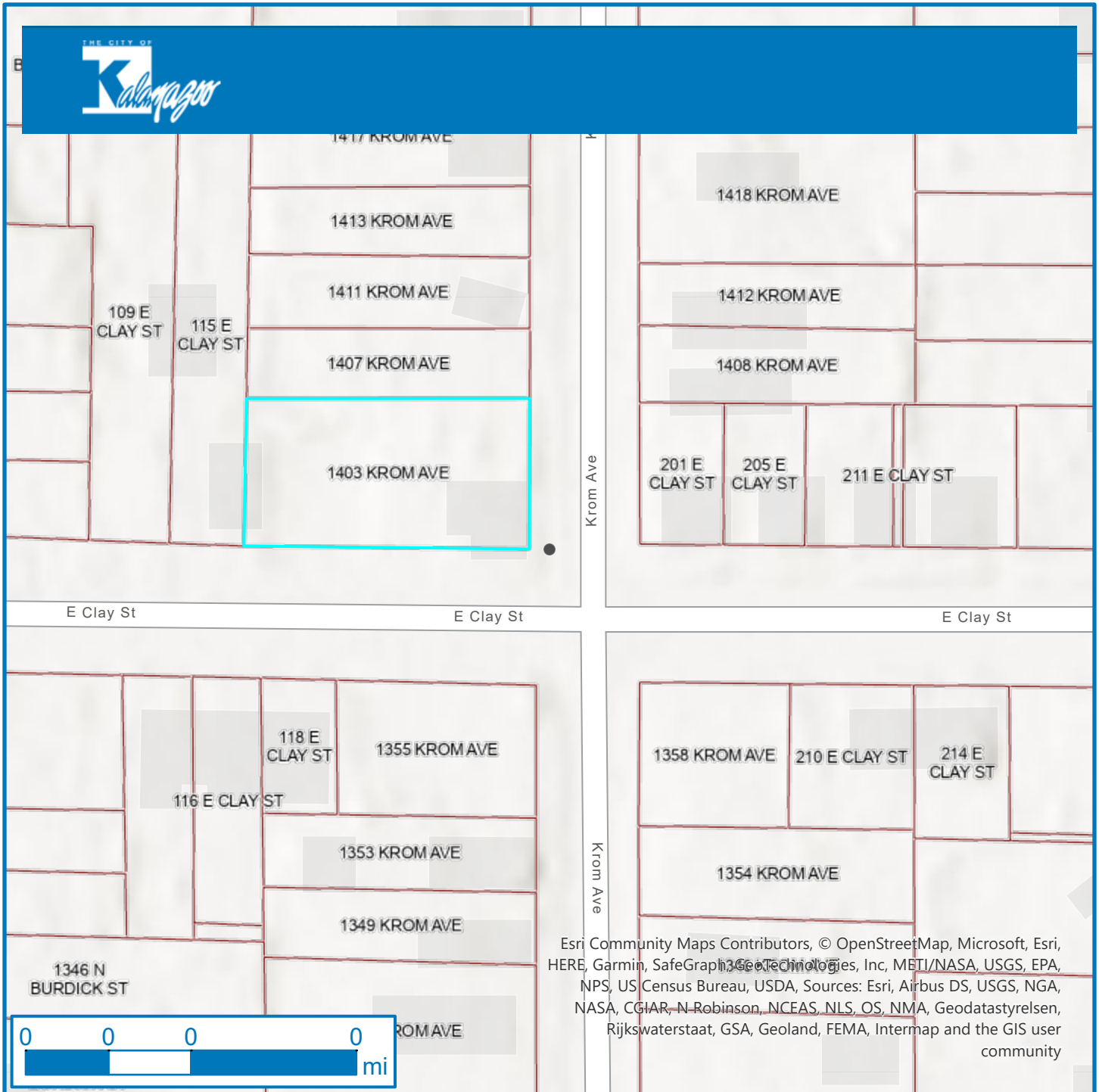
Address GENERAL INFORMATION



City Boundary



City of Kalamazoo,
4/13/2023



LEGEND

PARCEL MAP



Parcel

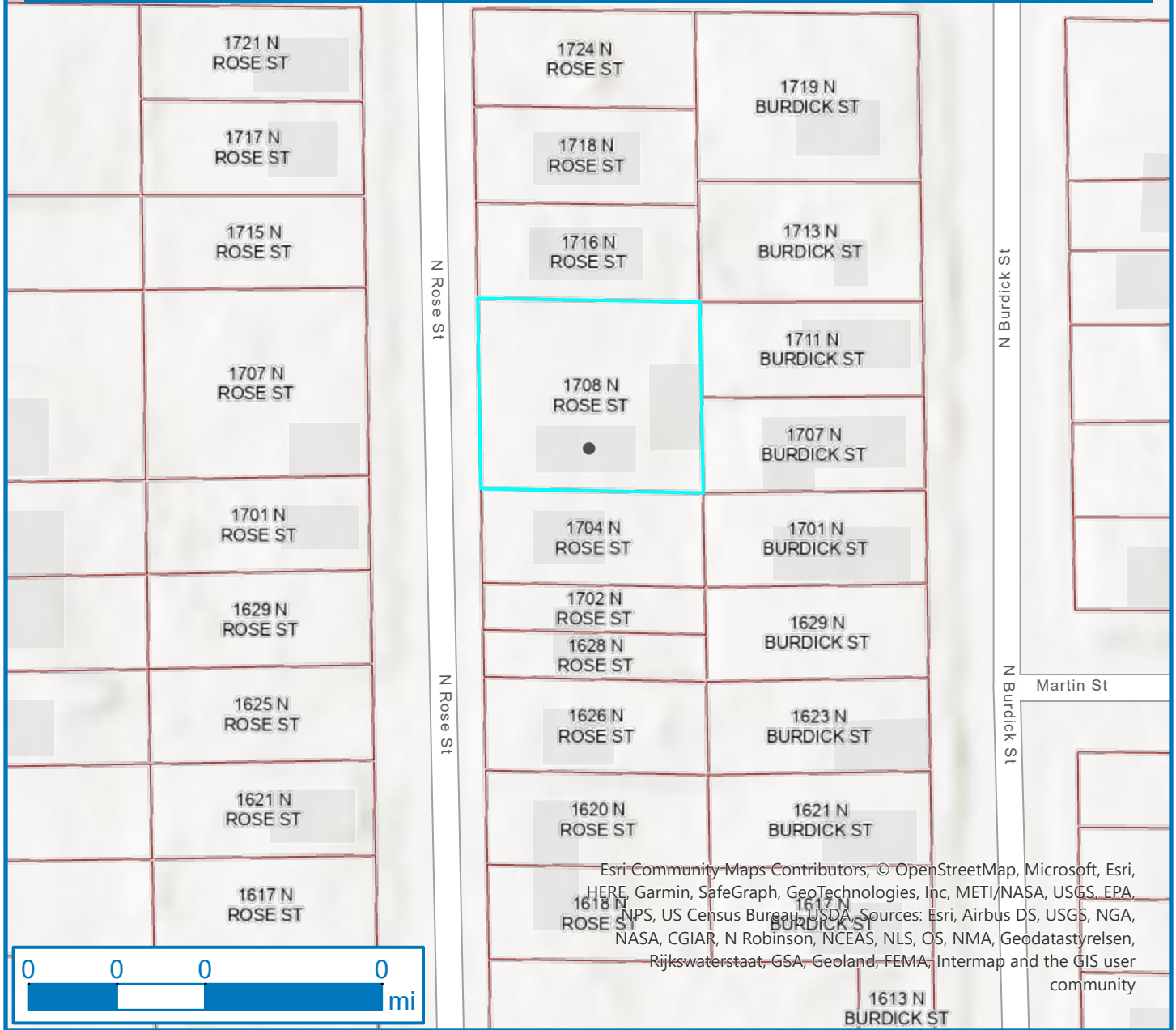
Address GENERAL INFORMATION



City Boundary



City of Kalamazoo,
4/13/2023



LEGEND

PARCEL MAP



Parcel

Address GENERAL INFORMATION

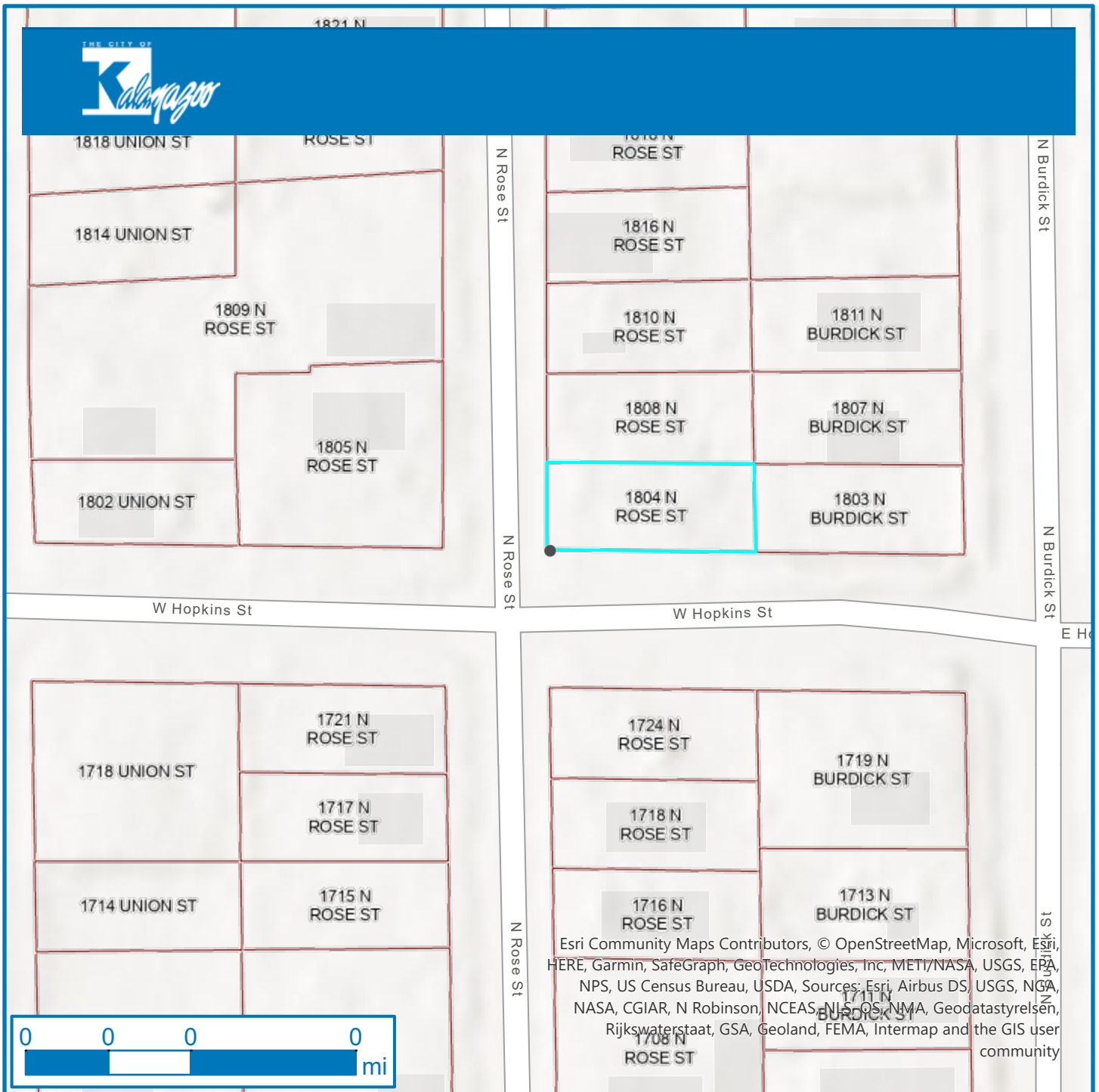
Address



City Boundary



City of Kalamazoo,
4/13/2023



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LEGEND

PARCEL MAP

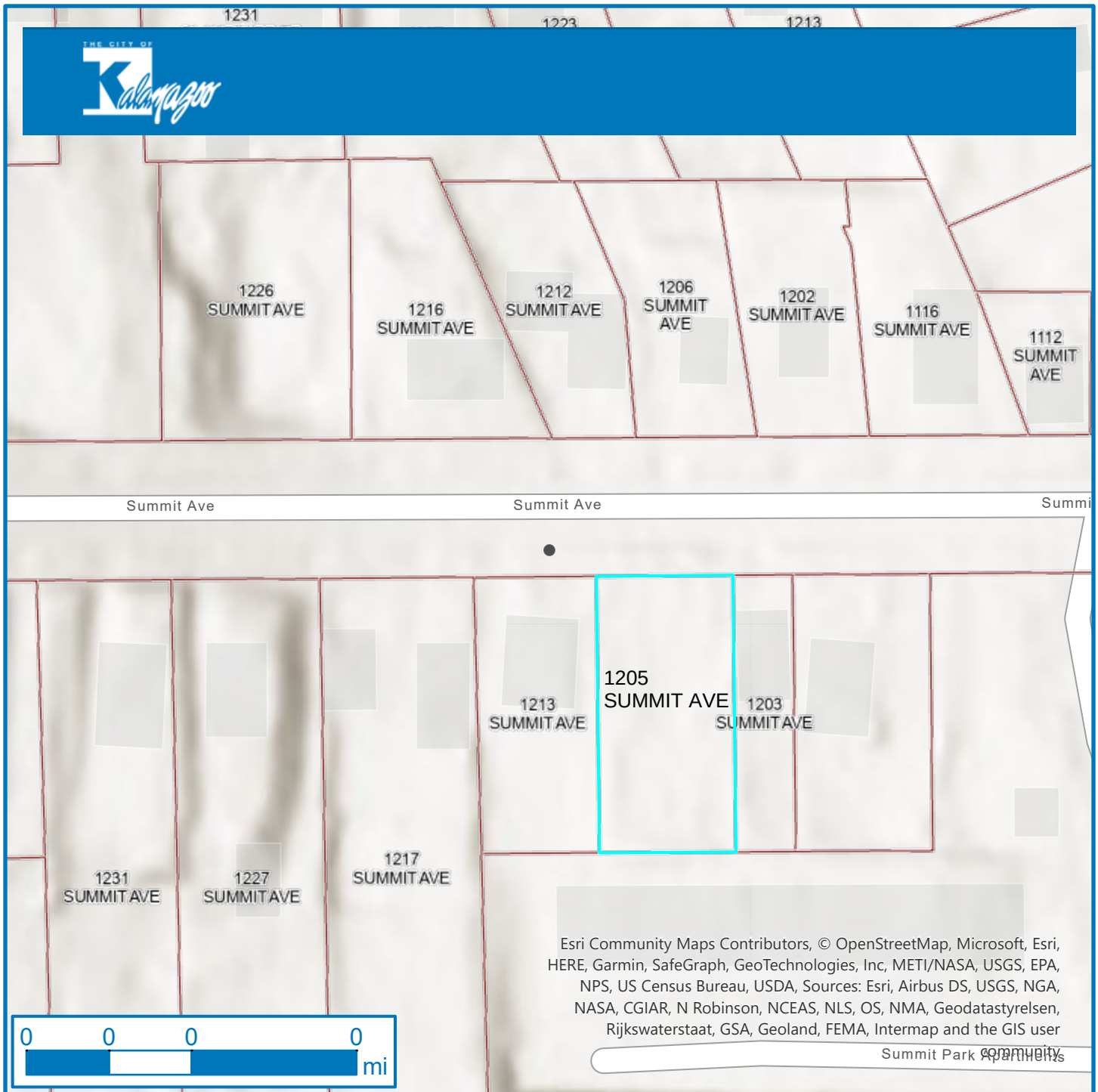
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Address GENERAL INFORMATION

Address  City Boundary



City of Kalamazoo,
4/13/2023

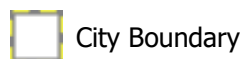


LEGEND

PARCEL MAP



Address GENERAL INFORMATION



City of Kalamazoo,
4/13/2023

Table 1

Eligible Activity Costs

TABLE 1

Local Only Eligible Activities Costs and Schedule	
Local Only Eligible Activities	Cost
Demolition	
124 Burr Oak – Subsurface demolition debris removal	\$16,500
1100 S. Rose – Building & site demolition	\$21,900
Subtotal - Demolition	\$38,400
Lead and Asbestos Abatement	
1100 S. Rose – Lead and Asbestos Survey	\$3,900
Subtotal - Lead and Asbestos Abatement	\$3,900
Infrastructure Improvements	
110 Burr Oak – Sidewalks and approaches in Right of Way	\$1,300
1015 Albert – Sidewalks and approaches in Right of Way	\$1,300
124 Burr Oak – Sidewalks and approaches in Right of Way	\$1,300
1100 S. Rose – Sidewalks and approaches in Right of Way	\$2,500
515 Egleston – Sidewalks and approaches in Right of Way	\$1,000
1114 Egleston – Sidewalks and approaches in Right of Way	\$1,000
538 W Patterson – Sidewalks and approaches in Right of Way	\$1,000
114 Burr Oak – Sidewalks and approaches in Right of Way	\$1,000
738 Harrison – Sidewalks and approaches in Right of Way	\$1,000
1010 N Rose – Sidewalks and approaches in Right of Way	\$1,000
1014 N Rose – Sidewalks and approaches in Right of Way	\$1,000
707 Staples – Sidewalks and approaches in Right of Way	\$1,000
120 Burr Oak – Sidewalks and approaches in Right of Way	\$1,000
116 Burr Oak – Sidewalks and approaches in Right of Way	\$1,000
1333 Summit – Sidewalks and approaches in Right of Way	\$1,000
3408 Hoover – Sidewalks and approaches in Right of Way	\$1,000
3524 Lowden – Sidewalks and approaches in Right of Way	\$1,000
3531 Lowden – Sidewalks and approaches in Right of Way	\$1,000
207 Wall – Sidewalks and approaches in Right of Way	\$1,000
1106 S. Rose – Watermain	\$17,482
729 Clinton – Sidewalks and approaches in Right of Way	\$1,000
1024 Clinton – Sidewalks and approaches in Right of Way	\$1,000
1107 Clinton – Sidewalks and approaches in Right of Way	\$1,000
407 Phelps – Sidewalks and approaches in Right of Way	\$1,000
1403 Krom – Sidewalks and approaches in Right of Way	\$1,000
1708 N Rose – Sidewalks and approaches in Right of Way	\$1,000
1804 N Rose – Sidewalks and approaches in Right of Way	\$1,000
1205 Summit – Sidewalks and approaches in Right of Way	\$1,000
Subtotal – Infrastructure	\$46,882
Site Preparation	
110 Burr Oak – Survey & staking, soil excavation	\$5,500
1015 Albert – Survey & staking, soil excavation	\$5,500
124 Burr Oak – Survey & staking, soil excavation	\$5,500
1100 S. Rose – Survey & staking, soil excavation	\$18,600
515 Egleston – Survey & staking, soil excavation	\$8,000

TABLE 1

1114 Egleston – Survey & staking, soil excavation	\$8,000
538 W Patterson – Survey & staking, soil excavation	\$16,610
114 Burr Oak – Survey & staking, soil excavation	\$8,000
738 Harrison – Survey & staking, soil excavation	\$16,610
1010 N Rose – Survey & staking, soil excavation	\$16,610
1014 N Rose – Survey & staking, soil excavation	\$8,000
707 Staples – Survey & staking, soil excavation	\$16,610
120 Burr Oak – Survey & staking, soil excavation	\$12,160
116 Burr Oak – Survey & staking, soil excavation	\$12,160
1333 Summit – Survey & staking, soil excavation	\$12,160
3408 Hoover – Survey & staking, soil excavation	\$9,050
3524 Lowden – Survey & staking, soil excavation	\$9,050
3531 Lowden – Survey & staking, soil excavation	\$9,050
207 Wall – Survey & staking, soil excavation	\$9,050
1106 S. Rose – Relocation of Active Utilities	\$22,205
729 Clinton – Survey & staking, soil excavation	\$12,500
1024 Clinton – Survey & staking, soil excavation	\$12,500
1107 Clinton – Survey & staking, soil excavation	\$12,500
407 Phelps – Survey & staking, soil excavation	\$ 9,400
1403 Krom – Survey & staking, soil excavation	\$ 9,400
1708 N Rose – Survey & staking, soil excavation	\$15,500
1804 N Rose – Survey & staking, soil excavation	\$ 9,400
1205 Summit – Survey & staking, soil excavation	\$12,500
Subtotal – Site Preparation	\$322,125
Local Only Eligible Activities Sub-Total	\$411,307
Contingency (15%)	\$61,696
Brownfield Plan Preparation	\$11,500
Brownfield Plan Amendment Preparation	\$750
Local Only Eligible Activities Total Costs	\$485,253

Table 2

Tax Capture Schedule

Estimated Total Years of Plan:	15
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Estimated Capture	\$ 1,187,899
Administrative Fees	\$ 118,790
State Brownfield Redevelopment Fund	\$ -
Local Brownfield Revolving Fund	\$ 485,253

CAPTURE

Estimated Taxable Value (TV) Increase Rate: 1%																	
	Plan Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	TOTAL
	Calendar Year	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	
*Base Taxable Value	\$	48,737	\$ 81,878	\$ 81,878	\$ 81,878	\$ 81,878	\$ 81,878	\$ 81,878	\$ 81,878	\$ 81,878	\$ 81,878	\$ 81,878	\$ 81,878	\$ 81,878	\$ 81,878	\$ 81,878	\$ -
Estimated New TV	\$	752,000	\$ 1,358,520	\$ 2,647,105	\$ 2,673,576	\$ 2,700,312	\$ 2,727,315	\$ 2,754,588	\$ 2,782,134	\$ 2,809,956	\$ 2,838,055	\$ 2,866,436	\$ 2,895,100	\$ 2,924,051	\$ 2,953,291	\$ 2,982,824	\$ -
Incremental Difference (New TV - Base TV)	\$	703,263	\$ 1,276,642	\$ 2,565,227	\$ 2,591,698	\$ 2,618,434	\$ 2,645,437	\$ 2,672,710	\$ 2,700,256	\$ 2,728,078	\$ 2,756,177	\$ 2,784,558	\$ 2,813,222	\$ 2,842,173	\$ 2,871,413	\$ 2,900,946	\$ -
School Capture	Millage Rate																
State Education Tax (SET)	6.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
School Operating Tax*	17.8704	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
School Total	23.8704	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tax Reverted Property Specific Tax	Millage Rate																
Tax Reverted Property Specific Tax (to BRA)	29.8313	\$ 5,720	\$ 10,549	\$ 33,183	\$ 33,514	\$ 33,850	\$ 28,925	\$ 24,201	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 169,942
Tax Reverted Property Specific Tax (to KCLBA)	29.8313	\$ 8,059	\$ 14,794	\$ 46,328	\$ 46,791	\$ 47,259	\$ 40,317	\$ 33,728	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 237,277
Local Capture	Millage Rate																
CITY OPERATING	12.0000	\$ 4,604	\$ 8,301	\$ 8,882	\$ 8,981	\$ 9,080	\$ 12,710	\$ 16,151	\$ 32,403	\$ 32,737	\$ 33,074	\$ 33,415	\$ 33,759	\$ 34,106	\$ 34,457	\$ 34,811	\$ 337,471
CCTA	0.7470	\$ 287	\$ 517	\$ 554	\$ 560	\$ 566	\$ 792	\$ 1,007	\$ 2,221	\$ 2,244	\$ 2,267	\$ 2,290	\$ 2,313	\$ 2,337	\$ 2,361	\$ 2,385	\$ 22,700
SOLID WASTE	1.8000	\$ 691	\$ 1,245	\$ 1,332	\$ 1,347	\$ 1,362	\$ 1,906	\$ 2,423	\$ 4,860	\$ 4,911	\$ 4,961	\$ 5,012	\$ 5,064	\$ 5,116	\$ 5,169	\$ 5,222	\$ 50,621
KCTA	0.3131	\$ 120	\$ 216	\$ 232	\$ 234	\$ 237	\$ 331	\$ 421	\$ 842	\$ 851	\$ 860	\$ 869	\$ 878	\$ 887	\$ 896	\$ 905	\$ 8,778
KVCC	2.7970	\$ 1,073	\$ 1,934	\$ 2,069	\$ 2,092	\$ 2,115	\$ 2,961	\$ 3,762	\$ 7,527	\$ 7,605	\$ 7,683	\$ 7,762	\$ 7,842	\$ 7,923	\$ 8,005	\$ 8,087	\$ 78,441
COUNTY OPERATING - Summer	4.6608	\$ 1,788	\$ 3,222	\$ 3,448	\$ 3,486	\$ 3,525	\$ 4,934	\$ 6,268	\$ 12,542	\$ 12,671	\$ 12,801	\$ 12,933	\$ 13,066	\$ 13,201	\$ 13,337	\$ 13,474	\$ 130,695
COUNTY OPERATING - Winter - Public Safety	1.4409	\$ 553	\$ 996	\$ 1,066	\$ 1,078	\$ 1,090	\$ 1,525	\$ 1,938	\$ 3,885	\$ 3,925	\$ 3,966	\$ 4,007	\$ 4,048	\$ 4,090	\$ 4,132	\$ 4,174	\$ 40,472
COUNTY 911	0.6500	\$ 249	\$ 449	\$ 481	\$ 486	\$ 492	\$ 688	\$ 874	\$ 1,749	\$ 1,767	\$ 1,785	\$ 1,804	\$ 1,822	\$ 1,841	\$ 1,860	\$ 1,879	\$ 18,226
COUNTY HOUSING	0.0993	\$ 38	\$ 217	\$ 223	\$ 226	\$ 228	\$ 260	\$ 469	\$ 1,473	\$ 1,488	\$ 1,503	\$ 1,518	\$ 1,534	\$ 1,549	\$ 1,565	\$ 1,581	\$ 13,871
COUNTY SENIOR	0.3484	\$ 134	\$ 241	\$ 258	\$ 261	\$ 263	\$ 369	\$ 469	\$ 937	\$ 947	\$ 957	\$ 967	\$ 977	\$ 987	\$ 997	\$ 1,007	\$ 9,769
KRESA OPERATING	3.0260	\$ 1,161	\$ 2,092	\$ 2,239	\$ 2,264	\$ 2,289	\$ 3,204	\$ 4,070	\$ 8,146	\$ 8,230	\$ 8,314	\$ 8,400	\$ 8,487	\$ 8,574	\$ 8,662	\$ 8,751	\$ 84,881
KRESA SPECIAL ED	1.4925	\$ 573	\$ 1,034	\$ 1,106	\$ 1,119	\$ 1,131	\$ 1,583	\$ 2,013	\$ 4,036	\$ 4,078	\$ 4,120	\$ 4,162	\$ 4,205	\$ 4,248	\$ 4,292	\$ 4,336	\$ 42,036
KRESA ENHANCEMENT	1.5000	\$ 575	\$ 1,037	\$ 1,110	\$ 1,122	\$ 1,135	\$ 1,588	\$ 2,018	\$ 4,038	\$ 4,080	\$ 4,122	\$ 4,164	\$ 4,207	\$ 4,250	\$ 4,294	\$ 4,338	\$ 42,079
KRESA CTE	0.9958	\$ 382	\$ 688	\$ 737	\$ 745	\$ 753	\$ 1,054	\$ 1,339	\$ 2,681	\$ 2,708	\$ 2,736	\$ 2,764	\$ 2,793	\$ 2,822	\$ 2,851	\$ 2,880	\$ 27,934
KALAMAZOO LIBRARY	3.9213	\$ 1,504	\$ 2,710	\$ 2,900	\$ 2,932	\$ 2,965	\$ 4,151	\$ 5,273	\$ 10,555	\$ 10,664	\$ 10,773	\$ 10,884	\$ 10,996	\$ 11,110	\$ 11,224	\$ 11,339	\$ 109,982
Local Total	35.7921	\$ 13,732	\$ 24,900	\$ 26,636	\$ 26,932	\$ 27,231	\$ 38,058	\$ 48,495	\$ 97,896	\$ 98,904	\$ 99,923	\$ 100,951	\$ 101,990	\$ 103,040	\$ 104,100	\$ 105,170	\$ 1,017,957
Non-Capturable Millages	Millage Rate																
COUNTY JUV. HOME DEBT	0.1620	\$ 62	\$ 114	\$ 121	\$ 123	\$ 124	\$ 173	\$ 221	\$ 440	\$ 444	\$ 449	\$ 454	\$ 458	\$ 463	\$ 468	\$ 473	\$ 4,587
SCHOOL DEBT	8.2000	\$ 3,146	\$ 5,672	\$ 6,070	\$ 6,137	\$ 6,205	\$ 8,685	\$ 11,037	\$ 22,142	\$ 22,370	\$ 22,601	\$ 22,833	\$ 23,068	\$ 23,306	\$ 23,546	\$ 23,788	\$ 230,605
KRESA DEBT	0.2750	\$ 106	\$ 572	\$ 592	\$ 600	\$ 609	\$ 698	\$ 708	\$ 717	\$ 727	\$ 737	\$ 747	\$ 757	\$ 767	\$ 777	\$ 787	\$ 9,900
Total Non-Capturable Taxes	8.6370	\$ 3,314	\$ 6,358	\$ 6,783	\$ 6,860	\$ 6,938	\$ 9,556	\$ 11,966	\$ 23,299	\$ 23,542	\$ 23,787	\$ 24,034	\$ 24,284	\$ 24,536	\$ 24,791	\$ 25,048	\$ 245,093
Total Tax Increment Revenue (TIR) Available for Capture	\$	19,452	\$ 35,449	\$ 59,819	\$ 60,446	\$ 61,080	\$ 66,983	\$ 72,696	\$ 97,896	\$ 98,904	\$ 99,923	\$ 100,951	\$ 101,990	\$ 103,040	\$ 104,100	\$ 105,170	\$ 1,187,899

Table 3

Reimbursement Schedule

REIMBURSEMENT

	Plan Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	TOTAL
	Calendar Year	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	
Total School Incremental Revenue		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Brownfield Redevelopment Fund (50% of SET)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State TIR Available for Reimbursement		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Local Incremental Revenue		\$ 19,452	\$ 35,449	\$ 59,819	\$ 60,446	\$ 61,080	\$ 66,983	\$ 72,696	\$ 97,896	\$ 98,904	\$ 99,923	\$ 100,951	\$ 101,990	\$ 103,040	\$ 104,100	\$ 105,170	\$ 1,187,899
BRA Administrative Fee	10%	\$ 1,945	\$ 3,545	\$ 5,982	\$ 6,045	\$ 6,108	\$ 6,698	\$ 7,270	\$ 9,790	\$ 9,890	\$ 9,992	\$ 10,095	\$ 10,199	\$ 10,304	\$ 10,410	\$ 10,517	\$ 118,790
Local TIR Available for Reimbursement		\$ 17,506	\$ 31,904	\$ 53,837	\$ 54,402	\$ 54,972	\$ 60,285	\$ 65,426	\$ 88,106	\$ 89,014	\$ 89,930	\$ 90,856	\$ 91,791	\$ 92,736	\$ 93,690	\$ 94,653	\$ 1,069,109
Total State & Local TIR Available		\$ 17,506	\$ 31,904	\$ 53,837	\$ 54,402	\$ 54,972	\$ 60,285	\$ 65,426	\$ 88,106	\$ 89,014	\$ 89,930	\$ 90,856	\$ 91,791	\$ 92,736	\$ 93,690	\$ 94,653	\$ 1,069,109
DEVELOPER	Beginning Balance																
Local Only Costs	\$ 485,253	\$ 485,253	\$ 467,747	\$ 435,843	\$ 382,006	\$ 327,604	\$ 272,632	\$ 212,347	\$ 146,921	\$ 58,815	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Kalamazoo Reimbursement	\$ 29,670	\$ 1,070	\$ 1,951	\$ 3,292	\$ 3,326	\$ 3,361	\$ 3,686	\$ 4,000	\$ 5,387	\$ 3,596	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29,670
KNHS Reimbursement	\$ 443,333	\$ 15,994	\$ 29,148	\$ 49,186	\$ 49,702	\$ 50,223	\$ 55,077	\$ 59,774	\$ 80,495	\$ 53,734	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 443,333
BRA BF Plan Cost Reimbursement	\$ 12,250	\$ 442	\$ 805	\$ 1,359	\$ 1,373	\$ 1,388	\$ 1,522	\$ 1,652	\$ 2,224	\$ 1,485	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,250
Total Local Only Reimbursement Balance		\$ 467,747	\$ 435,843	\$ 382,006	\$ 327,604	\$ 272,632	\$ 212,347	\$ 146,921	\$ 58,815	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Annual Developer & BRA Reimbursement		\$ 17,506	\$ 31,904	\$ 53,837	\$ 54,402	\$ 54,972	\$ 60,285	\$ 65,426	\$ 88,106	\$ 58,815	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 485,253
LOCAL BROWNFIELD REVOLVING FUND																	
LBRF Deposits *		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,199	\$ 120,129	\$ 210,986	\$ 302,777	\$ 395,513	\$ 485,253	\$ 485,253
Local Tax Capture	\$ 485,253	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,199	\$ 89,930	\$ 90,856	\$ 91,791	\$ 92,736	\$ 89,740	\$ -	\$ 485,253
Total LBRF Capture		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Footnotes:

Attachment A

Brownfield Plan Resolution(s)

Attachment B

Development and/or Reimbursement Agreement

Attachment C

Parcel Listing and Eligible Property Qualification Status

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* <i>Land Bank has not sold property as of 5/2023</i>	"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* <i>Land Bank has not sold property as of 5/2023</i>	"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.
		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.
15	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
16	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
17	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
18	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
19	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
20	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

21	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
22	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.
23	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.
24	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.
25	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
26	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

Attachment D

Eligible Property Verification



Community Planning & Development
Code Administration
415 Stockbridge Avenue
Kalamazoo, MI 49001
Phone: 269-337-8026/Fax: 269-337-8513
www.kalamazoocity.org

NOTICE OF CONDEMNATION - HOUSING

05/11/2015

**TURNER, RODNEY
724 BETH
KALAMAZOO, MI 49004**

This notice is given under the Code of Ordinances of Kalamazoo, Michigan. Your rights, including any right of appeal, are set out in the Code of Ordinances herein referenced:

CASE NUMBER: EN15-1762

PROPERTY ADDRESS: 110 BURR OAK ST CCN#: 06-22-196-002

The above dwelling is **CONDEMNED** and shall be **VACATED**. It is the owner(s)/local agent responsibility to correct the conditions and schedule an inspection with the inspector(s) within 24 hours or commence legal action to vacate the premises and to provide our office with proof of the notice and court date. Failure to comply with this notice shall result in further legal action.

VIOLATIONS ARE ATTACHED

AS AUTHORIZED BY CHAPTER 17 OF THE KALAMAZOO CODE OF ORDINANCES,

Sec. 17-2: The above property is found to be UNFIT, A NUISANCE, AND IS HEREBY CONDEMNED due to serious violations of the Kalamazoo Housing Code.

Sec. 17-4: The premises SHALL NOT BE OCCUPIED until it is confirmed by inspection to be in compliance with all applicable provisions of this Chapter.

Sec. 17-9: No rent shall be recoverable during this condemnation and no action or special proceedings shall be maintained for possession of these premises for NON-PAYMENT OF RENT during the condemnation period.

NOTE: PERMITS WILL BE REQUIRED FOR ALL STRUCTURAL, ELECTRICAL, MECHANICAL, PLUMBING AND/OR HISTORICAL WORK.

A building remaining vacant and boarded longer than six months is deemed a "dangerous building" and may be subject to Dangerous Building Board proceedings. A building remaining vacant longer than one year becomes subject to zoning restrictions then in force which may affect its possible future uses. The property has been posted CONDEMNED. Do not remove the condemnation sign. If reposting becomes necessary, a \$27 reposting charge will be recovered. Failure to pay any of the charges will result in a tax lien against the property.

Nancy Hess, Inspector

HessN@kalamazoocity.org

C: DOUGLAS, LAURENCE
34270 SHARON AVE
PAW PAW, MI 49079

Housing Inspection Supervisor
Project Coordinator

CASE NUMBER: EN15-1762

110 BURR OAK ST

<PENDING>

PROPERTY ADDRESS: 110 BURR OAK ST
CCN: 06-22-196-002

Principal Violations Include: **Property unfit for occupancy.**

INSPECTOR COMMENTS: Property suffered a major fire.

Application Views

- Owner of Record: BUSFIELD, JOHN R
- Transactions: \$1,170.00 Due: \$0.00
- User Fields
- AB INITIAL, Violation(s) 11/1/2011
 - Attachments
 - CONDEMN
 - ARS FEE ADVISORY
 - ARS REGISTRATION
 - 113
 - 113 - Mechanical
 - ADEQUATE ELE SERVICE
 - DAMAGING VEGETATION
 - EXT SURFACE FINISH
 - EXT. GOOD REPAIR
 - FENCES
 - FOUNDATION/FLOORS
 - GOOD REPAIR/SOUND
 - OTCE
 - BOARDING REQMTS.
 - BOARDING/PAINTED
 - PLUMBING MAINTAINED
 - ROOF MATERIALS
 - ROOF STRUC SOUND
 - TRASH/DEBRIS NUISANCE
 - AB REINSPECTION, Violation(s) 2/7/2012
 - Attachments
 - ADV
 - AB REINSPECTION, Complied 6/6/2013
 - EN12-0907 DANGEROUS BLDGS
 - EN12-1821 WEED CANCELED
 - EN17-0329 PRIVATE PROPERTY ABATED
 - Certificates
 - Certificates of Occupancy
 - Inspection Groups

Quick Search

Property Address F6
Property Name F7
Parcel Number F8

Property Summary

[View import names...](#)

Amount Due: \$0.00

Property Information

Address: 124 BURR OAK ST, KALAMAZOO Parcel Number: 06-22-195-003
Owner: KALAMAZOO NEIGHBORHOOD HOUSING Other owner properties...

Violation Information

Filed As: CONDEMN
Type: HOUSING Date Found: 11/01/2011
☒ Corrected Date Corrected: 06/06/2013
Building: Unit:
Area: ATTENTION
Area Description: Quick Entry

Violation: 17-8A PT 1: The city has authority to condemn any dwelling that is unfit for human habitation/constitutes a nuisance. A notice of condemnation shall be posted on property and written notice shall be mailed to property owner.

INSPECTOR COMMENTS:

- 1) Significant structural failure of west foundation and wall, significantly impacting entire structure: roof has separation at the ridge, ridge failure: saddle-back sag, rafter failure at mid-point on west side; uneven setting, pressure on both east and west walls causing significant deflection.
- 2) Significant roof deterioration, deteriorated asphalt shingles.
- 3) Broken windows.
- 4) Hazardous site conditions: debris scattered in rear yard: yards unmaintained; overgrown vegetation.
- 5) Dangerous structure.

Viewing Existing Property

Discard Changes



Community Planning & Development
Code Administration
415 Stockbridge Avenue
Kalamazoo, MI 49001
Phone: 269-337-8026/Fax: 269-337-8513
www.kalamazoocity.org

NOTICE OF CONDEMNATION - HOUSING

05/19/2017

**ROEKLE, DWAIN & DELORIS
5513 FAIRVIEW RD
INDIAN TRAIL, NC 28079**

This notice is given under the Code of Ordinances of Kalamazoo, Michigan. Your rights, including any right of appeal, are set out in the Code of Ordinances herein referenced:

CASE NUMBER: EN17-1650

PROPERTY ADDRESS: 1015 ALBERT AVE CCN#: 06-14-209-097

The above dwelling is **CONDEMNED** and shall be **VACATED**. It is the owner(s)/local agent responsibility to correct the conditions and schedule an inspection with the inspector(s) within 24 hours or commence legal action to vacate the premises and to provide our office with proof of the notice and court date. Failure to comply with this notice shall result in further legal action.

VIOLATIONS ARE ATTACHED

AS AUTHORIZED BY CHAPTER 17 OF THE KALAMAZOO CODE OF ORDINANCES,

Sec. 17-2: The above property is found to be UNFIT, A NUISANCE, AND IS HEREBY CONDEMNED due to serious violations of the Kalamazoo Housing Code.

Sec. 17-4: The premises SHALL NOT BE OCCUPIED until it is confirmed by inspection to be in compliance with all applicable provisions of this Chapter.

Sec. 17-9: No rent shall be recoverable during this condemnation and no action or special proceedings shall be maintained for possession of these premises for NON-PAYMENT OF RENT during the condemnation period.

NOTE: PERMITS WILL BE REQUIRED FOR ALL STRUCTURAL, ELECTRICAL, MECHANICAL, PLUMBING AND/OR HISTORICAL WORK.

A building remaining vacant and boarded longer than six months is deemed a "dangerous building" and may be subject to Dangerous Building Board proceedings. A building remaining vacant longer than one year becomes subject to zoning restrictions then in force which may affect its possible future uses. This Notice of Condemnation has generated a \$138 fee that will be invoiced separately. The property has been posted CONDEMNED. Do not remove the condemnation sign. If reposting becomes necessary, a \$28 reposting charge will be invoiced. Failure to pay any of the charges will result in a tax lien against the property.

Marvella Vincent, Inspector VincentM@kalamazoocity.org

C:

ROEKLE, DWAIN & DELORIS
5513 FAIRVIEW RD
INDIAN TRAIL, NC 28079

Housing Inspection Supervisor
Project Coordinator

1015 ALBERT AVE

EN17-1650

CASE NUMBER: EN17-1650
PROPERTY ADDRESS: 1015 ALBERT AVE
CCN: 06-14-209-097

Principal Violations Include: 604.3: Electrical systems that are dangerous to the occupants or the structure due to inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration or damage, or similar reasons, shall be corrected to eliminate the hazard. [See IPMC for repair/replacement standards]

INSPECTOR COMMENTS: Per Consumer's Energy, no electric.



**Community Planning and Development
Code Administration**

245 N. Rose ST.
Kalamazoo, MI 49001
Telephone: (269) 337-8026
FAX (269) 337-8513
www.kalamazoocity.org

08/26/2020

REGARDING: Blight Condition of 1100 S. Rose [Parcel number 06-22-308-003]

The abandoned residential structure on the north side of the property facing Wall Street has been vacant and boarded for more than 30 days, the site has unexposed foundations along Wall St. that cause devaluation of the subject property or other properties in the area.

Chapter 21-2 Conditions. Blight

The City of Kalamazoo has determined that this property meets the definition of blighted property, this determination is based on the property located at 1100 S. Rose St. AKA 207 Wall St. being in violation of Chapter 9 — Building Regulations and/or Chapter 17 — Housing Code or Chapter 21 Nuisances of the City of Kalamazoo Code of Ordinances: are otherwise dangerous to human life or the public welfare; or that involve illegal or improper occupancy or inadequate maintenance; shall be deemed an unsafe condition. Unsafe structures shall be taken down and removed or made safe, as the building official deems necessary. A vacant structure that is not secured against casual entry shall be deemed unsafe.

Based on its current condition, it has been determined that this property is eligible to qualify for demolition /site clearance assistance and meets the definition of "blight" and such demolition prepares the site for future redevelopment in this area.

Property Status: Vacant ☒ Occupied ☐ Single Family Residential ☒ Multi-Family Residential ☐
(4 units or Less)

Blight Criteria:

Public Nuisance according to Local Code Ordinance ☒ Yes ☐ No

Public Nuisance because of age, physical condition or use ☒ Yes ☐ No

Utilities/Plumbing/Heating/Sewage Ineffective ☐ Yes ☐ No Ronick510

Roger Iveson
Building Official
City of Kalamazoo

515 EGLESTON AVE KALAMAZOO, MI 49001 (Property Address)

Parcel Number: 06-22-480-101 Account Number: EAS00051519 Customer ID: 00010079



Item 1 of 4

[3 Images / 1 Sketch](#)**Property Owner: SMITH, ALVERNA J****Summary Information**

- > Residential Building Summary
 - Year Built: 2022
 - Full Baths: 2
 - Sq. Feet: 1,440
 - Bedrooms: 0
 - Half Baths: 0
 - Acres: 0.176
- > Utility Billing information found
- > Assessed Value: \$72,400 | Taxable Value: \$72,400
- > Property Tax information found
- > 21 Building Department records found
- > 40 Invoices Found, Amount Due: 0.00

Owner and Taxpayer Information

Owner	SMITH, ALVERNA J 515 EGLESTON AVE KALAMAZOO, MI 49001	Taxpayer	SMITH, ALVERNA J 515 EGLESTON AVE KALAMAZOO, MI 49001
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General Information for Tax Year 2023

Property Class	401 RESIDENTIAL-IMPROVED	Unit	00 City of Kalamazoo
School District	KALAMAZOO CITY SCHOOL DIST	Assessed Value	\$72,400
Old Parcel #	0274810	Taxable Value	\$72,400
District	0	State Equalized Value	\$72,400
ASR PRE Changes	No Data to Display	Date of Last Name Change	12/05/2022
R-Fcuse;P-Use	No Data to Display	Notes	Not Available
Historical District	No	Census Block Group	No Data to Display
Vet or Pov Ex	No Data to Display	Exemption	No Data to Display

Principal Residence Exemption Information**Homestead Date** 09/26/2022

Principal Residence Exemption	June 1st	Final
2023	100.0000 %	100.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2022	\$32,600	\$32,600	\$32,600
2021	\$0	\$0	\$0
2020	\$0	\$0	\$0
2019	\$0	\$0	\$0
2018	\$0	\$0	\$0

Land Information

Zoning Code	RS-5	Total Acres	0.176
Land Value	\$12,000	Land Improvements	\$2,950
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	Area 34	Mortgage Code	No Data to Display
Lot Dimensions/Comments	No Data to Display	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
Lot 1	50.00 ft	150.00 ft
Lot 2	3.00 ft	50.00 ft
Average: 53.00 ft		Average Depth: 100.00 ft

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Legal Description

Property exempt from Ad Valorem taxes and assessed on the Special Act Roll pursuant to PA 261 of 2003 expiring 12/30/2026. 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. Subject to a mutual drive agreement recorded at Document number 2022-032200.

Land Division Act Information

Date of Last Split/Combine	<i>No Data to Display</i>	Number of Splits Left	<i>Not Available</i>
Date Form Filed	<i>No Data to Display</i>	Unallocated Div.s of Parent	<i>Not Available</i>
Date Created	01/01/0001	Unallocated Div.s Transferred	<i>Not Available</i>
Acreage of Parent	0.00	Rights Were Transferred	Yes
Split Number	0	Courtesy Split	No
Parent Parcel	<i>No Data to Display</i>		

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page	Comments
09/16/2022	\$160,000.00	PTA	KALAMAZOO NEIGHBORHOOD HOUSING	SMITH, ALVERNA J	03-ARM'S LENGTH	2022-032199	
07/07/2021	\$500.00	QC	KALAMAZOO COUNTY LAND BANK	KALAMAZOO NEIGHBORHOOD HOUSING	13-GOVERNMENT	2021-027605	
11/29/2016	\$0.00	QC	KALAMAZOO COUNTY TREASURER	KALAMAZOO COUNTY LAND BANK	13-GOVERNMENT	2016-039014	
03/31/2016	\$0.00	OTH	JONES, KATI MAE	KALAMAZOO COUNTY TREASURER	13-GOVERNMENT	2016-016394	
11/26/2013	\$0.00	OTH	HARBOUR PORTFOLIO VII, LP	JONES, KATI MAE	33-TO BE DETERMINED	2013-049060	POWER OF ATTORNEY
11/14/2013	\$22,790.00	QC	HARBOUR PORTFOLIO VII, LP	JONES, KATI MAE	21-NOT USED/OTHER	2013-049061	
02/24/2012	\$6,047.00	CD	FANNIE MAE	HARBOUR PORTFOLIO VII, LP	21-NOT USED/OTHER	2012-008570	SEE EXT COMMENTS
07/15/2011	\$0.00	QC	JP MORGAN CHASE BANK	FANNIE MAE	21-NOT USED/OTHER	2011-024149	Foreclosure Complete
07/06/2011	\$49,290.00	OTH	KALAMAZOO COUNTY SHERIFF'S DEPT	JPMORGAN CHASE BANK, NA	10-FORECLOSURE		Foreclosure Complete
01/06/2011	\$49,290.00	SD	KALAMAZOO COUNTY SHERIFF'S DEPT	JPMORGAN CHASE BANK	10-FORECLOSURE	2011-001208	
10/12/2001	\$20,500.00	WD	COSBY, CHARLES & EILEEN M	DAVID S ROTH	03-ARM'S LENGTH	01/045328	
01/06/2000	\$38,426.00	SD	COUTNY SHERIFF'S DEPT	BANK ONE NATL ASSOC,AS TRUSTEE	10-FORECLOSURE	00/002673	EXEMPT #4-MTG FORECLOSURE

Building Information - 1440 sq ft 1 3/4 - 2 sty (Residential)

General

Floor Area	1,440 sq ft	Estimated TCV	\$148,414
Garage Area	0 sq ft	Basement Area	720 sq ft
Foundation Size	720 sq ft		
Year Built	2022	Year Remodeled	<i>No Data to Display</i>
Occupancy	Single Family	Class	C
Effective Age	5 yrs	Tri-Level	No
Percent Complete	100%	Heat	Forced Heat & Cool
AC w/Separate Ducts	No	Wood Stove Add-on	No
Basement Rooms	0	Water	Public Water
1st Floor Rooms	0	Sewer	Public Sewer
2nd Floor Rooms	0	Style	1 3/4 - 2 sty
Bedrooms	0		

Height	Foundation	Exterior	Area	Heated
2 Story	Basement	Siding	720 sq ft	2 Story

Exterior Information

Brick Veneer	0 sq ft	Stone Veneer	0 sq ft
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Basement Finish

Recreation	0 sq ft	Recreation % Good	0%
Living Area	0 sq ft	Living Area % Good	0%
Walk Out Doors	0	No Concrete Floor Area	0 sq ft

Plumbing Information

3 Fixture Bath	2	Vent Fan	2
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Built-In Information

Appliance Allow.	1
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Porch Information

WCP (1 Story)	81 sq ft	Foundation	Standard
WCP (1 Story)	24 sq ft	Foundation	Standard

****Disclaimer:** BS&A Software provides BS&A Online as a way for municipalities to display information online and is not responsible for the content or accuracy of the data herein. This data is provided for reference only and WITHOUT WARRANTY of any kind, expressed or inferred. Please contact your local municipality if you believe there are errors in the data.

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1114 EGLESTON AVE KALAMAZOO, MI 49001 (Property Address)

Parcel Number: 06-23-364-412 Account Number: EAS00111405 Customer ID: 00039521



Item 1 of 4

[3 Images / 1 Sketch](#)**Property Owner: DIXON, LESLEY****Summary Information**

- > Residential Building Summary
 - Year Built: 2022
 - Full Baths: 2
 - Sq. Feet: 1,680
 - Bedrooms: 4
 - Half Baths: 1
 - Acres: 0.143
- > Utility Billing information found
- > Assessed Value: \$79,200 | Taxable Value: \$79,200
- > Property Tax information found
- > 13 Building Department records found
- > 7 Invoices Found, Amount Due: 0.00

Owner and Taxpayer Information

Owner	DIXON, LESLEY 1114 EGLESTON AVE KALAMAZOO, MI 49001	Taxpayer	DIXON, LESLEY 1114 EGLESTON AVE KALAMAZOO, MI 49001
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General Information for Tax Year 2023

Property Class	402 RESIDENTIAL-VACANT	Unit	00 City of Kalamazoo
School District	KALAMAZOO CITY SCHOOL DIST	Assessed Value	\$79,200
Old Parcel #	0163900	Taxable Value	\$79,200
District	0	State Equalized Value	\$79,200
ASR PRE Changes	No Data to Display	Date of Last Name Change	12/05/2022
R-Fcuse;P-Use	No Data to Display	Notes	Not Available
Historical District	No	Census Block Group	No Data to Display
Vet or Pov Ex	No Data to Display	Exemption	No Data to Display

Principal Residence Exemption Information**Homestead Date** 10/31/2022

Principal Residence Exemption	June 1st	Final
2023	100.0000 %	100.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2022	\$8,700	\$8,700	\$8,700
2021	\$0	\$0	\$0
2020	\$0	\$0	\$0
2019	\$0	\$0	\$0
2018	\$0	\$0	\$0

Land Information

Zoning Code	RD-19	Total Acres	0.143
Land Value	\$11,400	Land Improvements	\$0
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	Area 34	Mortgage Code	No Data to Display
Lot Dimensions/Comments	No Data to Display	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
Lot 1	44.00 ft	141.50 ft
Total Frontage: 44.00 ft		Average Depth: 141.50 ft

Legal Description

Property exempt from Ad Valorem taxes and assessed on the Special Act Roll pursuant to PA 261 of 2003 expiring 12/30/2026. 22400 REVISED PLAT OF HAYS PARK LOT 412

Land Division Act Information

Date of Last Split/Combine	<i>No Data to Display</i>	Number of Splits Left	<i>Not Available</i>
Date Form Filed	<i>No Data to Display</i>	Unallocated Div.s of Parent	<i>Not Available</i>
Date Created	01/01/0001	Unallocated Div.s Transferred	<i>Not Available</i>
Acreage of Parent	0.00	Rights Were Transferred	Yes
Split Number	0	Courtesy Split	No
Parent Parcel	<i>No Data to Display</i>		

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page	Comments
10/31/2022	\$160,000.00	PTA	KALAMAZOO NEIGHBORHOOD HOUSING	DIXON, LESLEY	03-ARM'S LENGTH	2022-035628	
07/04/2021	\$500.00	QC	KALAMAZOO COUNTY LAND BANK	KALAMAZOO NEIGHBORHOOD HOUSING	13-GOVERNMENT	2021-027604	
12/10/2012	\$1.00	QC	KALAMAZOO COUNTY TREASURER	KALAMAZOO COUNTY LAND BANK	13-GOVERNMENT	2012-047193	
04/02/2012	\$0.00	OTH	RAFFERTY JOSEPH A & FLORENCE	KALAMAZOO COUNTY TREASURER	13-GOVERNMENT	2012-018254	

Building Information - 1680 sq ft 1 3/4 - 2 sty (Residential)

General

Floor Area	1,680 sq ft	Estimated TCV	\$167,722
Garage Area	0 sq ft	Basement Area	840 sq ft
Foundation Size	840 sq ft		
Year Built	2022	Year Remodeled	<i>No Data to Display</i>
Occupancy	Single Family	Class	C
Effective Age	5 yrs	Tri-Level	No
Percent Complete	100%	Heat	Forced Heat & Cool
AC w/Separate Ducts	No	Wood Stove Add-on	No
Basement Rooms	0	Water	Public Water
1st Floor Rooms	0	Sewer	Public Sewer
2nd Floor Rooms	0	Style	1 3/4 - 2 sty
Bedrooms	4		

Area Detail - Basic Building Areas

Height	Foundation	Exterior	Area	Heated
2 Story	Basement	Siding	840 sq ft	2 Story

Exterior Information

Brick Veneer	0 sq ft	Stone Veneer	0 sq ft
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Basement Finish

Recreation	0 sq ft	Recreation % Good	0%
Living Area	0 sq ft	Living Area % Good	0%
Walk Out Doors	0	No Concrete Floor Area	0 sq ft

Plumbing Information

3 Fixture Bath	2	2 Fixture Bath	1
Extra Sink	1	Vent Fan	3

Built-In Information

Appliance Allow.	1
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CCP (1 Story)	96 sq ft	Foundation	Standard
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538 W PATERSON ST KALAMAZOO, MI 49007 (Property Address)

Parcel Number: 06-09-498-002

No Images Found

Property Owner: KALAMAZOO COUNTY LAND BANK

Summary Information

- > Assessed Value: \$0 | Taxable Value: \$0
- > 5 Building Department records found
- > Property Tax information found

Parcel is Vacant

Owner and Taxpayer Information

Owner	KALAMAZOO COUNTY LAND BANK AUTHORITY 2017 COUNTY TAX FORECLOSURE 1523 RIVERVIEW DR, STE A KALAMAZOO, MI 49004	Taxpayer	KALAMAZOO COUNTY LAND BANK AUTHORITY 2017 COUNTY TAX FORECLOSURE 1523 RIVERVIEW DR, STE A KALAMAZOO, MI 49004
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General Information for Tax Year 2023

Property Class	402 RESIDENTIAL-VACANT	Unit	00 City of Kalamazoo
School District	KALAMAZOO CITY SCHOOL DIST	Assessed Value	\$0
Old Parcel #	0138220	Taxable Value	\$0
District	0	State Equalized Value	\$0
ASR PRE Changes	No Data to Display	Date of Last Name Change	11/06/2019
R-Fclose;P-Use	No Data to Display	Notes	Not Available
Historical District	No	Census Block Group	No Data to Display
Vet or Pov Ex	No Data to Display	Exemption	No Data to Display

Principal Residence Exemption Information

Homestead Date No Data to Display

Principal Residence Exemption	June 1st	Final
2023	0.0000 %	0.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2022	\$0	\$0	\$0
2021	\$0	\$0	\$0
2020	\$0	\$0	\$0
2019	\$0	\$0	\$0
2018	\$0	\$0	\$0

Land Information

Zoning Code	RS-5	Total Acres	0.075
Land Value	\$0	Land Improvements	\$0
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	Area 32	Mortgage Code	No Data to Display
Lot Dimensions/Comments	No Data to Display	Neighborhood Enterprise	No

Lot(s)	Frontage	Depth
Lot 1	33.00 ft	99.00 ft
Total Frontage: 33.00 ft		Average Depth: 99.00 ft

Legal Description

18908 DUDGEON & COBBS SUB-DIVISION OR ADD ON SEC 10 & 9 E 2 R OF S 6 R OF LOT 7

Land Division Act Information

Date of Last Split/Combine	<i>No Data to Display</i>	Number of Splits Left	<i>Not Available</i>
Date Form Filed	<i>No Data to Display</i>	Unallocated Div.s of Parent	<i>Not Available</i>
Date Created	01/01/0001	Unallocated Div.s Transferred	<i>Not Available</i>
Acreage of Parent	0.00	Rights Were Transferred	Yes
Split Number	0	Courtesy Split	No
Parent Parcel	<i>No Data to Display</i>		

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page	Comments
12/05/2017	\$1.00	QC	KALAMAZOO COUNTY TREASURER	KALAMAZOO COUNTY LAND BANK	13-GOVERNMENT	2017-040709	
02/06/2017	\$0.00	OTH	CLARK, JERRY A	KALAMAZOO COUNTY TREASURER	13-GOVERNMENT	2017-016533	
12/03/2004	\$7,000.00	WD	MALORY, IVORY L & ROSIE N	CLARK, JERRY	03-ARM'S LENGTH	2005-013334	
07/15/1996	\$200.00	WD	MCNEES, RONALD & SANDRA	MALORY, IVORY & ROSIE	03-ARM'S LENGTH	1866/411	
11/01/1992	\$18,000.00	WD	JOKEL, JAMES & INDRA D	MCNEES, RONALD & SANDRA	03-ARM'S LENGTH	1817/1161	
02/01/1988	\$6,350.00	WD			21-NOT USED/OTHER	1361/1045	

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738 HARRISON ST KALAMAZOO, MI 49007 (Property Address)

Parcel Number: 06-15-275-008 Customer ID: 00004551

**Property Owner: SURRAT, AHJA T****Summary Information**

- > Residential Building Summary
 - Year Built: N/A
 - Full Baths: 2
 - Sq. Feet: 1,440
 - Bedrooms: 0
 - Half Baths: 0
 - Acres: 0.099
- > 2 Invoices Found, Amount Due: 0.00
- > Assessed Value: \$66,100 | Taxable Value: \$66,100
- > Property Tax information found
- > 12 Building Department records found

Item 1 of 3

[2 Images / 1 Sketch](#)**Owner and Taxpayer Information**

Owner	SURRAT, AHJA T 738 HARRISON ST KALAMAZOO, MI 49007	Taxpayer	SURRAT, AHJA T 738 HARRISON ST KALAMAZOO, MI 49007
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General Information for Tax Year 2023

Property Class	402 RESIDENTIAL-VACANT	Unit	00 City of Kalamazoo
School District	KALAMAZOO CITY SCHOOL DIST	Assessed Value	\$66,100
Old Parcel #	0027120	Taxable Value	\$66,100
District	0	State Equalized Value	\$66,100
ASR PRE Changes	No Data to Display	Date of Last Name Change	04/18/2023
R-Fclose;P-Use	No Data to Display	Notes	Not Available
Historical District	No	Census Block Group	No Data to Display
Vet or Pov Ex	No Data to Display	Exemption	No Data to Display

Principal Residence Exemption Information**Homestead Date** 03/24/2023

Principal Residence Exemption	June 1st	Final
2023	100.0000 %	100.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2022	\$3,100	\$3,100	\$3,100
2021	\$0	\$0	\$0
2020	\$0	\$0	\$0
2019	\$0	\$0	\$0
2018	\$0	\$0	\$0

Land Information

Zoning Code	RMU	Total Acres	0.099
Land Value	\$6,200	Land Improvements	\$0
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	Area 32	Mortgage Code	No Data to Display
Lot Dimensions/Comments	No Data to Display	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
Lot 1	37.50 ft	115.50 ft
Total Frontage: 37.50 ft		Average Depth: 115.50 ft

Legal Description

3914 Beginning at a point on the east line of Harrison Street 22.75 Rods North of the north line of East North Street; thence East 7 Rods parallel with the north line of East North Street; thence North 2.25 Rods parallel with the east line of Harrison Street; thence West 7 Rods parallel with the north line of East North Street to the east line of Harrison Street; thence South 2.25 Rods along the east line of Harrison Street to the point of beginning.

Land Division Act Information

Date of Last Split/Combine	<i>No Data to Display</i>	Number of Splits Left	<i>Not Available</i>
Date Form Filed	<i>No Data to Display</i>	Unallocated Div.s of Parent	<i>Not Available</i>
Date Created	01/01/0001	Unallocated Div.s Transferred	<i>Not Available</i>
Acreage of Parent	0.00	Rights Were Transferred	Yes
Split Number	0	Courtesy Split	No
Parent Parcel	<i>No Data to Display</i>		

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page	Comments
02/24/2023	\$157,860.00	WD	KALAMAZOO NEIGHBORHOOD HOUSING	SURRAT, AHJA T	03-ARM'S LENGTH	2023-005494	
08/05/2021	\$500.00	WD	CITY OF KALAMAZOO CPED	KALAMAZOO NEIGHBORHOOD HOUSING	03-ARM'S LENGTH	2021-033318	
01/13/1994	\$75.00	OTH	State of Michigan DNR	City of Kalamazoo	10-FORECLOSURE	1994-002497	state sale - 5 parcels

Building Information - 1440 sq ft 1 3/4 - 2 sty (Residential)

General

Floor Area	1,440 sq ft	Estimated TCV	\$154,053
Garage Area	0 sq ft	Basement Area	720 sq ft
Foundation Size	720 sq ft		
Year Built	<i>No Data to Display</i>	Year Remodeled	<i>No Data to Display</i>
Occupancy	Single Family	Class	C
Effective Age	5 yrs	Tri-Level	No
Percent Complete	100%	Heat	Forced Heat & Cool
AC w/Separate Ducts	No	Wood Stove Add-on	No
Basement Rooms	0	Water	Public Water
1st Floor Rooms	0	Sewer	Public Sewer
2nd Floor Rooms	0	Style	1 3/4 - 2 sty
Bedrooms	0		

Area Detail - Basic Building Areas

Height	Foundation	Exterior	Area	Heated
2 Story	Basement	Siding	720 sq ft	2 Story

Exterior Information

Brick Veneer	0 sq ft	Stone Veneer	0 sq ft
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Basement Finish

Recreation	0 sq ft	Recreation % Good	0%
Living Area	0 sq ft	Living Area % Good	0%
Walk Out Doors	0	No Concrete Floor Area	0 sq ft

Plumbing Information

3 Fixture Bath	2	Vent Fan	2
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Built-In Information

Appliance Allow.	1
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Porch Information

WCP (1 Story)	88 sq ft	Foundation	Standard
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1010 N ROSE ST KALAMAZOO, MI 49007 (Property Address)

Parcel Number: 06-15-140-040 Customer ID: 00012568



Property Owner: ALLEN, SHANNON M

Summary Information

- > Residential Building Summary
 - Year Built: 2021
 - Full Baths: 2
 - Sq. Feet: 1,440
 - Bedrooms: 0
 - Half Baths: 0
 - Acres: 0.202
- > Assessed Value: \$80,600 | Taxable Value: \$80,600
- > Property Tax information found
- > Building Department information found
- > 6 Invoices Found, Amount Due: 0.00

Item 1 of 3

[2 Images / 1 Sketch](#)

Owner and Taxpayer Information

Owner	ALLEN, SHANNON M 1010 N ROSE ST KALAMAZOO, MI 49007	Taxpayer	ALLEN, SHANNON M 1010 N ROSE ST KALAMAZOO, MI 49007
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General Information for Tax Year 2023

Property Class	402 RESIDENTIAL-VACANT	Unit	00 City of Kalamazoo
School District	KALAMAZOO CITY SCHOOL DIST	Assessed Value	\$80,600
Old Parcel #	No Data to Display	Taxable Value	\$80,600
District	0	State Equalized Value	\$80,600
ASR PRE Changes	No Data to Display	Date of Last Name Change	01/15/2023
R-Fclose;P-Use	No Data to Display	Notes	Not Available
Historical District	No	Census Block Group	No Data to Display
Vet or Pov Ex	No Data to Display	Exemption	No Data to Display

Principal Residence Exemption Information

Homestead Date 01/15/2023

Principal Residence Exemption	June 1st	Final
2023	100.0000 %	100.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2022	\$0	\$0	\$0
2021	\$0	\$0	\$0
2020	\$0	\$0	\$0
2019	\$0	\$0	\$0
2018	\$0	\$0	\$0

Land Information

Zoning Code	RM-36	Total Acres	0.202
Land Value	\$8,800	Land Improvements	\$4,179
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	Area 32	Mortgage Code	No Data to Display
Lot Dimensions/Comments	No Data to Display	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
Lot 1	49.92 ft	176.98 ft
Total Frontage: 49.92 ft		Average Depth: 176.98 ft

Legal Description

Property exempt from Ad Valorem taxes and assessed on the Special Act Roll pursuant to PA 261 of 2003 expiring 12/30/2026. Section 16, Town 2 South Range 11 West, DUDGEON & COBB REVISED PLAT ON SHELTON'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.

Land Division Act Information

Date of Last Split/Combine	01/15/2023	Number of Splits Left	Not Available
Date Form Filed	09/30/2022	Unallocated Div.s of Parent	Not Available
Date Created	01/15/2023	Unallocated Div.s Transferred	Not Available
Acreage of Parent	0.40	Rights Were Transferred	Yes
Split Number	19	Courtesy Split	No
Parent Parcel	No Data to Display		

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page	Comments
09/09/2022	\$160,000.00	WD	KALAMAZOO NEIGHBORHOOD HOUSING	ALLEN, SHANNON M	03-ARM'S LENGTH	2022-034709	
07/07/2021	\$500.00	QC	KALAMAZOO COUNTY LAND BANK	KALAMAZOO NEIGHBORHOOD HOUSING	13-GOVERNMENT	2021-027603	
11/29/2016	\$0.00	QC	KALAMAZOO COUNTY TREASURER	KALAMAZOO COUNTY LAND BANK	13-GOVERNMENT	2016-039014	
03/31/2016	\$0.00	OTH	REASON,MICHAEL;CASEY,JOS T JR	KALAMAZOO COUNTY TREASURER	13-GOVERNMENT	2016-016371	
04/01/1979	\$9,000.00	WD			03-ARM'S LENGTH	1066/133	

Building Information - 1440 sq ft 1 3/4 - 2 sty (Residential)

General

Floor Area	1,440 sq ft	Estimated TCV	\$163,423
Garage Area	320 sq ft	Basement Area	720 sq ft
Foundation Size	720 sq ft		
Year Built	2021	Year Remodeled	No Data to Display
Occupancy	Single Family	Class	C
Effective Age	5 yrs	Tri-Level	No
Percent Complete	100%	Heat	Forced Heat & Cool
AC w/Separate Ducts	No	Wood Stove Add-on	No
Basement Rooms	0	Water	Public Water
1st Floor Rooms	0	Sewer	Public Sewer
2nd Floor Rooms	0	Style	1 3/4 - 2 sty
Bedrooms	0		

Area Detail - Basic Building Areas

Height	Foundation	Exterior	Area	Heated
2 Story	Basement	Siding	720 sq ft	2 Story

Exterior Information

Brick Veneer	0 sq ft	Stone Veneer	0 sq ft
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Basement Finish

Recreation	0 sq ft	Recreation % Good	0%
Living Area	0 sq ft	Living Area % Good	0%
Walk Out Doors	0	No Concrete Floor Area	0 sq ft

Plumbing Information

3 Fixture Bath	2
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Appliance Allow.	1
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Garage Information

Area	320 sq ft	Exterior	Siding
Foundation	18 Inch	Common Wall	Detached
Year Built	2022	Finished	No
Auto Doors	0	Mech Doors	1

Porch Information

CCP (1 Story)	81 sq ft	Foundation	Standard
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1014 N ROSE ST KALAMAZOO, MI 49007 (Property Address)

Parcel Number: 06-15-135-030 Customer ID: 00090594

**Property Owner: JONES, MARIAMA N****Summary Information**

- > Residential Building Summary
 - Year Built: 2022
 - Full Baths: 2
 - Sq. Feet: 1,440
 - Bedrooms: 0
 - Half Baths: 0
 - Acres: 0.202
- > Assessed Value: \$75,200 | Taxable Value: \$75,200
- > Property Tax information found
- > 2 Building Department records found
- > 10 Invoices Found, Amount Due: 0.00

Item 1 of 3

[2 Images / 1 Sketch](#)**Owner and Taxpayer Information**

Owner	JONES, MARIAMA N 1014 N ROSE ST KALAMAZOO, MI 49007	Taxpayer	JONES, MARIAMA N 1014 N ROSE ST KALAMAZOO, MI 49007
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General Information for Tax Year 2023

Property Class	402 RESIDENTIAL-VACANT	Unit	00 City of Kalamazoo
School District	KALAMAZOO CITY SCHOOL DIST	Assessed Value	\$75,200
Old Parcel #	No Data to Display	Taxable Value	\$75,200
District	0	State Equalized Value	\$75,200
ASR PRE Changes	No Data to Display	Date of Last Name Change	07/24/2023
R-Fclose;P-Use	No Data to Display	Notes	Not Available
Historical District	No	Census Block Group	No Data to Display
Vet or Pov Ex	No Data to Display	Exemption	No Data to Display

Principal Residence Exemption Information**Homestead Date** 08/03/2023

Principal Residence Exemption	June 1st	Final
2023	0.0000 %	100.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2022	\$0	\$0	\$0
2021	\$0	\$0	\$0
2020	\$0	\$0	\$0
2019	\$0	\$0	\$0
2018	\$0	\$0	\$0

Land Information

Zoning Code	RM-36	Total Acres	0.202
Land Value	\$8,800	Land Improvements	\$5,162
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	Area 32	Mortgage Code	No Data to Display
Lot Dimensions/Comments	No Data to Display	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
Lot 1	49.92 ft	176.76 ft
Total Frontage: 49.92 ft		Average Depth: 176.76 ft

Legal Description

Property exempt from Ad Valorem taxes and assessed on the Special Act Roll pursuant to PA 261 of 2003 expiring 12/30/2026. Section 16, Town 2 South Range 11 West, DUDGEON & COBB REVISED PLAT ON SHELTON'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.

Land Division Act Information

Date of Last Split/Combine	01/15/2023	Number of Splits Left	Not Available
Date Form Filed	09/30/2022	Unallocated Div.s of Parent	Not Available
Date Created	01/15/2023	Unallocated Div.s Transferred	Not Available
Acreage of Parent	0.40	Rights Were Transferred	Yes
Split Number	19	Courtesy Split	No
Parent Parcel	No Data to Display		

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page	Comments
11/29/2022	\$160,000.00	WD	KALAMAZOO NEIGHBORHOOD HOUSING	JONES, MARIAMA N	03-ARM'S LENGTH	2023-000069	
07/07/2021	\$500.00	QC	KALAMAZOO COUNTY LAND BANK	KALAMAZOO NEIGHBORHOOD HOUSING	13-GOVERNMENT	2021-027602	
12/19/2019	\$1.00	QC	KALAMAZOO COUNTY TREASURER	KALAMAZOO COUNTY LAND BANK	13-GOVERNMENT	2019-038197	
04/02/2019	\$0.00	OTH	JACKSON, FAY & LULA BELLE	KALAMAZOO COUNTY TREASURER	13-GOVERNMENT	2019-013603	

Building Information - 1440 sq ft 1 3/4 - 2 sty (Residential)

General

Floor Area	1,440 sq ft	Estimated TCV	\$150,663
Garage Area	0 sq ft	Basement Area	720 sq ft
Foundation Size	720 sq ft		
Year Built	2022	Year Remodeled	No Data to Display
Occupancy	Single Family	Class	C
Effective Age	5 yrs	Tri-Level	No
Percent Complete	100%	Heat	Forced Heat & Cool
AC w/Separate Ducts	No	Wood Stove Add-on	No
Basement Rooms	0	Water	Public Water
1st Floor Rooms	0	Sewer	Public Sewer
2nd Floor Rooms	0	Style	1 3/4 - 2 sty
Bedrooms	0		

Area Detail - Basic Building Areas

Height	Foundation	Exterior	Area	Heated
2 Story	Basement	Siding	720 sq ft	2 Story

Exterior Information

Brick Veneer	0 sq ft	Stone Veneer	0 sq ft
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Basement Finish

Recreation	0 sq ft	Recreation % Good	0%
Living Area	0 sq ft	Living Area % Good	0%
Walk Out Doors	0	No Concrete Floor Area	0 sq ft

Plumbing Information

3 Fixture Bath	2	Vent Fan	2
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Built-In Information

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707 STAPLES AVE KALAMAZOO, MI 49007 (Property Address)

Parcel Number: 06-16-261-004 Customer ID: 00011406



Item 1 of 3

[3 Images / 0 Sketches](#)

Property Owner: KALAMAZOO COUNTY LAND BANK

Summary Information

- > Assessed Value: \$0 | Taxable Value: \$0
- > 11 Building Department records found
- > Property Tax information found
- > 1 Invoice Found, Amount Due: 0.00

Parcel is Vacant

Owner and Taxpayer Information

Owner	KALAMAZOO COUNTY LAND BANK AUTHORITY 1523 RIVERVIEW DR, STE A KALAMAZOO, MI 49004	Taxpayer	KALAMAZOO COUNTY LAND BANK AUTHORITY 1523 RIVERVIEW DR, STE A KALAMAZOO, MI 49004
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General Information for Tax Year 2023

Property Class	402 RESIDENTIAL-VACANT	Unit	00 City of Kalamazoo
School District	KALAMAZOO CITY SCHOOL DIST	Assessed Value	\$0
Old Parcel #	0031000	Taxable Value	\$0
District	0	State Equalized Value	\$0
ASR PRE Changes	No Data to Display	Date of Last Name Change	11/06/2019
R-Fclose;P-Use	No Data to Display	Notes	Not Available
Historical District	No	Census Block Group	No Data to Display
Vet or Pov Ex	No Data to Display	Exemption	No Data to Display

Principal Residence Exemption Information

Homestead Date No Data to Display

Principal Residence Exemption	June 1st	Final
2023	0.0000 %	0.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2022	\$0	\$0	\$0
2021	\$0	\$0	\$0
2020	\$0	\$0	\$0
2019	\$0	\$0	\$0
2018	\$0	\$0	\$0

Land Information

Zoning Code	RM-15	Total Acres	0.081
Land Value	\$0	Land Improvements	\$0
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	Area 30	Mortgage Code	No Data to Display
Lot Dimensions/Comments	No Data to Display	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
Lot 1	43.00 ft	82.50 ft
Total Frontage: 43.00 ft		Average Depth: 82.50 ft

Legal Description

4328 COM ON W LI STAPLES AVE 89 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 ST 5 R TO W LI STAPLES AVE S ALG SD W LI 43 FT TO BEG

Land Division Act Information

Date of Last Split/Combine	<i>No Data to Display</i>	Number of Splits Left	<i>Not Available</i>
Date Form Filed	<i>No Data to Display</i>	Unallocated Div.s of Parent	<i>Not Available</i>
Date Created	01/01/0001	Unallocated Div.s Transferred	<i>Not Available</i>
Acreage of Parent	0.00	Rights Were Transferred	Yes
Split Number	0	Courtesy Split	No
Parent Parcel	<i>No Data to Display</i>		

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page	Comments
12/06/2010	\$0.00	QC	CITY OF KALAMAZOO	KALAMAZOO COUNTY LAND BANK	13-GOVERNMENT	2010-039290	78 Parcels in sale
06/30/2006	\$24,837.00	QC	STATE OF MICHIGAN	CITY OF KALAMAZOO	13-GOVERNMENT	2006-036857	17 parcels in sale(0627225001)
03/31/2006	\$0.00	OTH	COOK, CHESTER	STATE OF MICHIGAN	13-GOVERNMENT	2006-031488	rerecord @2006-054619/add name

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**Community Planning and Development
Code Administration**

245 N. Rose ST.
Kalamazoo, MI 49001
Telephone: (269) 337-8026
FAX (269) 337-8513
www.kalamazoocity.org

07/11/2022

REGARDING: Blight Condition @ 120 Burr Oak St.

The City of Kalamazoo has determined that this property meets the definition of blighted property, this determination is based on the property located at 120 Burr Oak St in the City of Kalamazoo, being in violation of Chapter 9 — Building Regulations, Chapter 17 — Housing Code and/or Chapter 21 of the City of Kalamazoo Code of Ordinances: are otherwise dangerous to human life or the public welfare; or that involve illegal or improper occupancy or inadequate maintenance; shall be deemed an unsafe condition. Unsafe structures shall be taken down and removed or made safe, as the building official deems necessary. A vacant structure that is not secured against casual entry shall be deemed unsafe.

Based on its current condition, it has been determined that this property is eligible to qualify for demolition /site clearance assistance and meets the definition of "blight" and such demolition prepares the site for future redevelopment in this area.

Property Status: Vacant ☐ Occupied ☐ Single Family Residential ☒ Multi-Family Residential ☐
(4 units or Less)

Blight Criteria:

Public Nuisance according to Local Code Ordinance ☒ Yes ☐ No

Public Nuisance because of age, physical condition, or use ☒ Yes ☐ No

Utilities/Plumbing/Heating/Sewage Ineffective ☒ Yes ☐ No

Roger Iveson
Building Official
City of Kalamazoo

1333 SUMMIT AVE KALAMAZOO, MI 49006 (Property Address)

Parcel Number: 06-16-180-102 Customer ID: 00014680

Property Owner: KALAMAZOO NEIGHBORHOOD HOUSING**Summary Information**

- > Residential Building Summary
 - Year Built: N/A - Bedrooms: 0
 - Full Baths: 2 - Half Baths: 0
 - Sq. Feet: 1,440 - Acres: 0.142
- > 40 Invoices Found, Amount Due: 0.00
- > Assessed Value: \$8,300 | Taxable Value: \$8,300
- > Property Tax information found
- > 51 Building Department records found

Item 1 of 4

3 Images / 1 Sketch

Owner and Taxpayer Information**Owner**

KALAMAZOO NEIGHBORHOOD **Taxpayer**
HOUSING
SERVICES INC
1219 S PARK ST
KALAMAZOO, MI 49001

KALAMAZOO NEIGHBORHOOD
HOUSING
SERVICES INC
1219 S PARK ST
KALAMAZOO, MI 49001

General Information for Tax Year 2023

Property Class	402 RESIDENTIAL-VACANT	Unit	00 City of Kalamazoo
School District	KALAMAZOO CITY SCHOOL DIST	Assessed Value	\$8,300
Old Parcel #	0094420	Taxable Value	\$8,300
District	0	State Equalized Value	\$8,300
ASR PRE Changes	No Data to Display	Date of Last Name Change	06/27/2023
R-Fcuse;P-Use	No Data to Display	Notes	Not Available
Historical District	No	Census Block Group	No Data to Display
Vet or Pov Ex	No Data to Display	Exemption	No Data to Display

Principal Residence Exemption Information**Homestead Date** 10/02/2016

Principal Residence Exemption	June 1st	Final
2023	0.0000 %	0.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2022	\$0	\$0	\$0
2021	\$0	\$0	\$0
2020	\$0	\$0	\$0
2019	\$0	\$0	\$0
2018	\$27,800	\$27,800	\$27,800

Land Information

Zoning Code	RS-5	Total Acres	0.142
Land Value	\$16,600	Land Improvements	\$0
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	Area 30	Mortgage Code	No Data to Display
Lot Dimensions/Comments	No Data to Display	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
	46.70 ft	132.00 ft
Average Frontage: 46.70 ft		Average Depth: 132.00 ft

Legal Description

PROPERTY EXEMPT FROM AD VALOREM TAXES AND ASSESSED ON THE SPECIAL ACT ROLL PURSUANT TO PA 261 OF 2003 EXPIRING 12/30/2027 13221
ASSESSORS B PLAT, Liber 15 of Plats Page 12; Lot 102

Land Division Act Information

Date of Last Split/Combine	<i>No Data to Display</i>	Number of Splits Left	<i>Not Available</i>
Date Form Filed	<i>No Data to Display</i>	Unallocated Div.s of Parent	<i>Not Available</i>
Date Created	01/01/0001	Unallocated Div.s Transferred	<i>Not Available</i>
Acreage of Parent	0.00	Rights Were Transferred	Yes
Split Number	0	Courtesy Split	No
Parent Parcel	<i>No Data to Display</i>		

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page	Comments
08/30/2022	\$500.00	WD	KALAMAZOO COUNTY LAND BANK	KALAMAZOO NEIGHBORHOOD HOUSING	13-GOVERNMENT	2022-030545	
12/28/2018	\$1.00	QC	KALAMAZOO COUNTY TREASURER	KALAMAZOO COUNTY LAND BANK	13-GOVERNMENT	2018-040012	22 PARCELS - 2018 FORECLOSURES
04/02/2018	\$0.00	OTH	PATTERSON, ANTWAN E	KALAMAZOO COUNTY TREASURER	13-GOVERNMENT	2018-014835	
03/30/2015	\$0.00	QC	LEWIS, BRITNEY	PATTERSON, ANTWAN	21-NOT USED/OTHER	2015-008735	
06/30/2010	\$0.00	QC	CONGER, LAWANDA L	LEWIS, BRITNEY	21-NOT USED/OTHER	2010-027885	
06/02/2009	\$11,500.00	WD	CIT GROUP/CONSUMER FINANCE, INC.	CONGER, LAWANDA L	21-NOT USED/OTHER	2009-021234	
08/27/2004	\$99,000.00	WD	MORRISON, CATHERINE L	HIXON, RODNEY P	03-ARM'S LENGTH	2004-049979	
11/21/2002	\$0.00	QC	MORRISON, KEVIN A	CATHERINE L MORRISON	09-FAMILY	02/064718	
10/05/1995	\$33,741.00	WD	SIMPSON, JOSHUA D & ROBIN	MORRISON, KEVIN A & CATHERINE L	03-ARM'S LENGTH	1816/1074	
10/01/1987	\$29,000.00	WD			03-ARM'S LENGTH	1342/970	
03/01/1977	\$11,500.00	WD			03-ARM'S LENGTH	1003/1181	

Building Information - 1440 sq ft 1 3/4 - 2 sty (Residential)

General

Floor Area	1,440 sq ft	Estimated TCV	\$147,247
Garage Area	0 sq ft	Basement Area	720 sq ft
Foundation Size	720 sq ft		
Year Built	<i>No Data to Display</i>	Year Remodeled	<i>No Data to Display</i>
Occupancy	Single Family	Class	C
Effective Age	5 yrs	Tri-Level	No
Percent Complete	100%	Heat	Forced Air w/ Ducts
AC w/Separate Ducts	No	Wood Stove Add-on	No
Basement Rooms	0	Water	Public Water
1st Floor Rooms	0	Sewer	Public Sewer
2nd Floor Rooms	0	Style	1 3/4 - 2 sty
Bedrooms	0		

Area Detail - Basic Building Areas

Height	Foundation	Exterior	Area	Heated
2 Story	Basement	Siding	720 sq ft	2 Story

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Brick Veneer	0 sq ft	Stone Veneer	0 sq ft
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Basement Finish

Recreation	0 sq ft	Recreation % Good	0%
Living Area	0 sq ft	Living Area % Good	0%
Walk Out Doors	0	No Concrete Floor Area	0 sq ft

Plumbing Information

3 Fixture Bath	2
----------------	---

Built-In Information

Appliance Allow.	1
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Porch Information

CCP (1 Story)	96 sq ft	Foundation	Standard
CCP (1 Story)	20 sq ft	Foundation	Standard

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**Community Planning and Development
Code Administration**

245 N. Rose ST.
Kalamazoo, MI 49001
Telephone: (269) 337-8026
FAX (269) 337-8513
www.kalamazoocity.org

07/11/2022

REGARDING: Blight Condition @ 3408 Hoover St.

The City of Kalamazoo has determined that this property meets the definition of blighted property, this determination is based on the property located at 3408 Hoover St in the City of Kalamazoo, being in violation of Chapter 9 — Building Regulations, Chapter 17 — Housing Code and/or Chapter 21 of the City of Kalamazoo Code of Ordinances: are otherwise dangerous to human life or the public welfare; or that involve illegal or improper occupancy or inadequate maintenance; shall be deemed an unsafe condition. Unsafe structures shall be taken down and removed or made safe, as the building official deems necessary. A vacant structure that is not secured against casual entry shall be deemed unsafe.

Based on its current condition, it has been determined that this property is eligible to qualify for demolition /site clearance assistance and meets the definition of "blight" and site clearance prepares the site for future redevelopment in this area.

Property Status: Vacant ☒ Occupied ☐ Single Family Residential ☐ Multi-Family Residential ☐
(4 units or less)

Blight Criteria:

Public Nuisance according to Local Code Ordinance ☒ Yes ☐ No

Public Nuisance because of age, physical condition, or use ☒ Yes ☐ No

Utilities/Plumbing/Heating/Sewage Ineffective ☒ Yes ☐ No

Roger Iveson
Building Official
City of Kalamazoo

3524 LOWDEN ST KALAMAZOO, MI 49008 (Property Address)

Parcel Number: 06-32-117-126



Item 1 of 3 3 Images / 0 Sketches

Property Owner: KALAMAZOO COUNTY LAND BANK

Summary Information

- > Assessed Value: \$0 | Taxable Value: \$0
- > 3 Building Department records found
- > Property Tax information found

Parcel is Vacant

Owner and Taxpayer Information

Owner	KALAMAZOO COUNTY LAND BANK AUTHORITY 2016 COUNTY TAX FORECLOSURE 1523 RIVERVIEW DR, STE A KALAMAZOO, MI 49004	Taxpayer	KALAMAZOO COUNTY LAND BANK AUTHORITY 2016 COUNTY TAX FORECLOSURE 1523 RIVERVIEW DR, STE A KALAMAZOO, MI 49004
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General Information for Tax Year 2022

Property Class	402 RESIDENTIAL-VACANT	Unit	00 City of Kalamazoo
School District	KALAMAZOO CITY SCHOOL DIST	Assessed Value	\$0
Old Parcel #	0471880	Taxable Value	\$0
District	0	State Equalized Value	\$0
old ecf;P-Filin	Oakwood	Date of Last Name Change	11/06/2019
R-Fclose;P-Use	Oakwood	Notes	<i>No Data to Display</i>
Historical District	No	Census Block Group	<i>No Data to Display</i>
Neigh assoc	Oakwood	Exemption	<i>No Data to Display</i>

Principal Residence Exemption Information

Homestead Date *No Data to Display*

Principal Residence Exemption	June 1st	Final
2023	0.0000 %	-
2022	0.0000 %	0.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2021	\$0	\$0	\$0
2020	\$0	\$0	\$0
2019	\$0	\$0	\$0
2018	\$0	\$0	\$0
2017	\$0	\$0	\$0

Land Information

Zoning Code	RS-5	Total Acres	0.145
Land Value	\$0	Land Improvements	\$0
Renaissance Zone	No	Renaissance Zone Expiration Date	<i>No Data to Display</i>
ECF Neighborhood	Area 13	Mortgage Code	<i>No Data to Display</i>
Lot Dimensions/Comments	<i>No Data to Display</i>	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
Lot 1	45.00 ft	140.00 ft
Total Frontage: 45.00 ft		Average Depth: 140.00 ft

Legal Description

G59-119 ASSESSORS PLAT OF OAKLAND PARK LOT 126

Land Division Act Information

Date of Last Split/Combine	<i>No Data to Display</i>	Number of Splits Left	<i>Not Available</i>
Date Form Filed	<i>No Data to Display</i>	Unallocated Div.s of Parent	<i>Not Available</i>
Date Created	01/01/0001	Unallocated Div.s Transferred	<i>Not Available</i>
Acreage of Parent	0.00	Rights Were Transferred	Yes
Split Number	0	Courtesy Split	No
Parent Parcel	<i>No Data to Display</i>		

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page	Comments
11/29/2016	\$0.00	QC	KALAMAZOO COUNTY TREASURER	KALAMAZOO COUNTY LAND BANK	13-GOVERNMENT	2016-039014	
03/31/2016	\$0.00	OTH	WARNER, DONNA J	KALAMAZOO COUNTY TREASURER	13-GOVERNMENT	2016-016423	
08/09/1989	\$0.00	WD	DRAKE ALVIN H & GERTRUDE M	WARNER,DONNA J	03-ARM'S LENGTH	1898/494	
08/01/1989	\$5,000.00	WD			16-LC PAYOFF	1422/0503	

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3531 LOWDEN ST KALAMAZOO, MI 49008 (Property Address)

Parcel Number: 06-32-123-097 Account Number: LCW00353105



Item 1 of 4 [4 Images / 0 Sketches](#)

Property Owner: KALAMAZOO COUNTY LAND BANK

Summary Information

- > Assessed Value: \$0 | Taxable Value: \$0
- > 19 Building Department records found
- > Property Tax information found
- > Utility Billing information found

Parcel is Vacant

Owner and Taxpayer Information

Owner	KALAMAZOO COUNTY LAND BANK AUTHORITY 1523 RIVERVIEW DR, STE A KALAMAZOO, MI 49004	Taxpayer	KALAMAZOO COUNTY LAND BANK AUTHORITY 1523 RIVERVIEW DR, STE A KALAMAZOO, MI 49004
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General Information for Tax Year 2022

Property Class	402 RESIDENTIAL-VACANT	Unit	00 City of Kalamazoo
School District	KALAMAZOO CITY SCHOOL DIST	Assessed Value	\$0
Old Parcel #	0471360	Taxable Value	\$0
District	0	State Equalized Value	\$0
old ecf;P-Filin	Oakwood	Date of Last Name Change	11/06/2019
R-Fclose;P-Use	Oakwood	Notes	<i>Not Available</i>
Historical District	No	Census Block Group	<i>No Data to Display</i>
Neigh assoc	Oakwood	Exemption	<i>No Data to Display</i>

Principal Residence Exemption Information

Homestead Date 02/17/2000

Principal Residence Exemption	June 1st	Final
2023	0.0000 %	-
2022	0.0000 %	0.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2021	\$0	\$0	\$0
2020	\$0	\$0	\$0
2019	\$0	\$0	\$0
2018	\$0	\$0	\$0
2017	\$0	\$0	\$0

Land Information

Zoning Code	RS-5	Total Acres	0.145
Land Value	\$0	Land Improvements	\$0
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	Area 13	Mortgage Code	No Data to Display
Lot Dimensions/Comments	No Data to Display	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
Lot 1	45.00 ft	140.00 ft
Total Frontage: 45.00 ft		Average Depth: 140.00 ft

Legal Description

G59-95 ASSESSORS PLAT OF OAKLAND PARK LOT 97

Land Division Act Information

Date of Last Split/Combine	<i>No Data to Display</i>	Number of Splits Left	<i>Not Available</i>
Date Form Filed	<i>No Data to Display</i>	Unallocated Div.s of Parent	<i>Not Available</i>
Date Created	01/01/0001	Unallocated Div.s Transferred	<i>Not Available</i>
Acreage of Parent	0.00	Rights Were Transferred	Yes
Split Number	0	Courtesy Split	No
Parent Parcel	<i>No Data to Display</i>		

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page	Comments
12/07/2012	\$0.00	QC	KALAMAZOO COUNTY TREASURER	KALAMAZOO COUNTY LAND BANK	21-NOT USED/OTHER	2013-003137	CORRECTED ADDRESS ON THIS DOC
12/06/2012	\$1.00	QC	KALAMAZOO COUNTY TREASURER	KALAMAZOO COUNTY LAND BANK	13-GOVERNMENT	2012-046667	
04/02/2012	\$0.00	OTH	HALE, MARY ANGELA	KALAMAZOO COUNTY TREASURER	13-GOVERNMENT	2012-018308	
04/29/1998	\$0.00	QC	HALE, MARY A & EVAN	HALE, MARY ANGELA	21-NOT USED/OTHER	2045/1336	
04/29/1998	\$20,653.00	WD	ARBAN, HOLLIS V	MARY ANGELA HALE	16-LC PAYOFF	2045/1334	L/C OF 6-1-97

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729 CLINTON AVE KALAMAZOO, MI 49001 (Property Address)

Parcel Number: 06-22-488-018 Customer ID: 00010505



Item 1 of 4 4 Images / 0 Sketches

Property Owner: KALAMAZOO COUNTY LAND BANK

Summary Information

- > Assessed Value: \$0 | Taxable Value: \$0
- > 27 Building Department records found
- > Property Tax information found
- > 18 Invoices Found, Amount Due: 0.00

Parcel is Vacant

Owner and Taxpayer Information

Owner	KALAMAZOO COUNTY LAND BANK AUTHORITY 1523 RIVERVIEW DR, STE A KALAMAZOO, MI 49004	Taxpayer	KALAMAZOO COUNTY LAND BANK AUTHORITY 1523 RIVERVIEW DR, STE A KALAMAZOO, MI 49004
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General Information for Tax Year 2023

Property Class	402 RESIDENTIAL-VACANT	Unit	00 City of Kalamazoo
School District	KALAMAZOO CITY SCHOOL DIST	Assessed Value	\$0
Old Parcel #	0273040	Taxable Value	\$0
District	0	State Equalized Value	\$0
ASR PRE Changes	No Data to Display	Date of Last Name Change	11/06/2019
R-Fclose;P-Use	No Data to Display	Notes	Not Available
Historical District	No	Census Block Group	No Data to Display
Vet or Pov Ex	No Data to Display	Exemption	No Data to Display

Principal Residence Exemption Information

Homestead Date No Data to Display

Principal Residence Exemption	June 1st	Final
2023	0.0000 %	0.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2022	\$0	\$0	\$0
2021	\$0	\$0	\$0
2020	\$0	\$0	\$0
2019	\$0	\$0	\$0
2018	\$0	\$0	\$0

Land Information

Zoning Code	RD-19	Total Acres	0.172
Land Value	\$0	Land Improvements	\$0
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	Area 34	Mortgage Code	No Data to Display
Lot Dimensions/Comments	No Data to Display	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
Lot 1	50.00 ft	150.00 ft
Total Frontage: 50.00 ft		Average Depth: 150.00 ft

Legal Description

42004 SOUTH SIDE IMPROVEMENT COMPANYS ADDITION LOT 18

Land Division Act Information

Date of Last Split/Combine	<i>No Data to Display</i>	Number of Splits Left	<i>Not Available</i>
Date Form Filed	<i>No Data to Display</i>	Unallocated Div.s of Parent	<i>Not Available</i>
Date Created	01/01/0001	Unallocated Div.s Transferred	<i>Not Available</i>
Acreage of Parent	0.00	Rights Were Transferred	Yes
Split Number	0	Courtesy Split	No
Parent Parcel	<i>No Data to Display</i>		

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page	Comments
12/10/2012	\$1.00	QC	KALAMAZOO COUNTY TREASURER	KALAMAZOO COUNTY LAND BANK	13-GOVERNMENT	2012-047184	
04/02/2012	\$0.00	OTH	ALEXANDER, VICKI	KALAMAZOO COUNTY TREASURER	13-GOVERNMENT	2012-018223	
09/01/2005	\$0.00	QC	STUHLBREHER, MARK D/CITY FINANCE	CITY OF KALAMAZOO	21-NOT USED/OTHER	2005-042414	51 PARCELS - NO CHANGES ON NCC
03/11/2000	\$7,000.00	QC	SCOTT, ROGER W & LETITIA A	ALEXANDER, VICKI	21-NOT USED/OTHER	2005-005492	

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1024 CLINTON AVE KALAMAZOO, MI 49001 (Property Address)

Parcel Number: 06-23-368-539 Customer ID: 00000905



Item 1 of 2

[2 Images / 0 Sketches](#)**Property Owner: KALAMAZOO COUNTY LAND BANK****Summary Information**

- > Assessed Value: \$0 | Taxable Value: \$0
- > 29 Building Department records found
- > Property Tax information found
- > 35 Invoices Found, Amount Due: 0.00

Parcel is Vacant**Owner and Taxpayer Information**

Owner	KALAMAZOO COUNTY LAND BANK AUTHORITY 1523 RIVERVIEW DR, STE A KALAMAZOO, MI 49004	Taxpayer	KALAMAZOO COUNTY LAND BANK AUTHORITY 1523 RIVERVIEW DR, STE A KALAMAZOO, MI 49004
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General Information for Tax Year 2023

Property Class	402 RESIDENTIAL-VACANT	Unit	00 City of Kalamazoo
School District	KALAMAZOO CITY SCHOOL DIST	Assessed Value	\$0
Old Parcel #	0166360	Taxable Value	\$0
District	0	State Equalized Value	\$0
ASR PRE Changes	No Data to Display	Date of Last Name Change	11/06/2019
R-Fclose;P-Use	No Data to Display	Notes	Not Available
Historical District	No	Census Block Group	No Data to Display
Vet or Pov Ex	No Data to Display	Exemption	No Data to Display

Principal Residence Exemption Information**Homestead Date** 03/09/2000

Principal Residence Exemption	June 1st	Final
2023	0.0000 %	0.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2022	\$0	\$0	\$0
2021	\$0	\$0	\$0
2020	\$0	\$0	\$0
2019	\$0	\$0	\$0
2018	\$0	\$0	\$0

Land Information

Zoning Code	RD-19	Total Acres	0.098
Land Value	\$0	Land Improvements	\$0
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	Area 34	Mortgage Code	No Data to Display
Lot Dimensions/Comments	No Data to Display	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
Lot 1	44.00 ft	96.60 ft
Total Frontage: 44.00 ft		Average Depth: 96.60 ft

Legal Description

22648 REVISED PLAT OF HAYS PARK, Liber 7 of Plats Page 15; Lot 539

Land Division Act Information

Date of Last Split/Combine	<i>No Data to Display</i>	Number of Splits Left	<i>Not Available</i>
Date Form Filed	<i>No Data to Display</i>	Unallocated Div.s of Parent	<i>Not Available</i>
Date Created	01/01/0001	Unallocated Div.s Transferred	<i>Not Available</i>
Acreage of Parent	0.00	Rights Were Transferred	Yes
Split Number	0	Courtesy Split	No
Parent Parcel	<i>No Data to Display</i>		

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page	Comments
05/23/2017	\$6,149.00	QC	KALAMAZOO COUNTY TREASURER	KALAMAZOO COUNTY LAND BANK	13-GOVERNMENT	2017-018036	18 PARCELS \$110,355.44
02/06/2017	\$0.00	OTH	WR ASSET TRUST	KALAMAZOO COUNTY TREASURER	13-GOVERNMENT	2017-016482	
09/17/2014	\$10.00	WD	AZCAN RPG, LLC	CAMELBACK IX, LLC	21-NOT USED/OTHER	2014-032664	
09/05/2014	\$10.00	QC	CAMELBACK IX, LLC	WR ASSET TRUST	05-CORRECTING TITLE	2015-004144	
01/23/2013	\$16,249.00	QC	BAT HOLDINGS ONE LLC	AZCAN RPG, LLC	21-NOT USED/OTHER	2013-035841	
04/04/2012	\$7,150.00	WD	SECRETARY OF HUD	BAT HOLDINGS ONE LLC	21-NOT USED/OTHER	2012-015738	
08/03/2011	\$0.00	WD	US BANK, NA	SECRETARY OF HUD	21-NOT USED/OTHER	2011-037772	
05/09/2011	\$0.00	OTH	BURLINGTON, HEATHER K	US BANK NA	10-FORECLOSURE	2011-016990	AFFIDAVIT OF ABANDONMENT
04/07/2011	\$58,104.00	SD	KALAMAZOO COUNTY SHERIFF'S DEPT	US BANK, NA	10-FORECLOSURE	2011-013842	
02/11/2000	\$51,500.00	WD	CARLSON, LARRY	HEATHER K BURLINGHAM	03-ARM'S LENGTH	00/024060	
05/25/1999	\$33,500.00	WD	FULTON, SHAWNETTE D	LARRY CARLSON	21-NOT USED/OTHER	99/026976	see '98 and '96 sales, & notes
05/17/1999	\$0.00	QC	CARLSON, LARRY & CAROLYN	ROBERT & MARILYN MORRIS	21-NOT USED/OTHER	00/025186	
04/14/1999	\$0.00	QC	STANDARD FEDERAL BANK	FEDERAL HOM LOAN MORTGAGE CORP	21-NOT USED/OTHER	99/017770	
02/24/1999	\$0.00	QC	STANDARD FEDERAL BANK	FEDERAL HOME LOAN MORG CORP	21-NOT USED/OTHER	99/013057	
05/14/1998	\$51,999.00	SD	STANDARD FEDERAL BANK	STANDARD FEDERAL BANK	10-FORECLOSURE	2031/1426	EXEMPTION #4
01/09/1996	\$38,000.00	WD	COLLINS, MARGARET A	RUSSELL, JAMES E	03-ARM'S LENGTH	1831/780	
01/09/1996	\$52,000.00	WD	RUSSELL, JAMES E	FULTON, SHAWNETTE D	03-ARM'S LENGTH	1831/780	
05/01/1981	\$22,300.00	WD			03-ARM'S LENGTH	1119/1346	
07/01/1973	\$10,000.00	WD			03-ARM'S LENGTH		

1107 CLINTON AVE KALAMAZOO, MI 49001 (Property Address)

Parcel Number: 06-23-363-457 Account Number: CDE00110710 Customer ID: 00014241



Item 1 of 2

[2 Images / 0 Sketches](#)**Property Owner: KALAMAZOO COUNTY LAND BANK****Summary Information**

- > Assessed Value: \$0 | Taxable Value: \$0
- > 19 Building Department records found
- > 41 Invoices Found, Amount Due: 0.00
- > Property Tax information found
- > Utility Billing information found

Parcel is Vacant**Owner and Taxpayer Information**

Owner	KALAMAZOO COUNTY LAND BANK AUTHORITY 1523 RIVERVIEW DR, STE A KALAMAZOO, MI 49004	Taxpayer	KALAMAZOO COUNTY LAND BANK AUTHORITY 1523 RIVERVIEW DR, STE A KALAMAZOO, MI 49004
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General Information for Tax Year 2023

Property Class	402 RESIDENTIAL-VACANT	Unit	00 City of Kalamazoo
School District	KALAMAZOO CITY SCHOOL DIST	Assessed Value	\$0
Old Parcel #	0164720	Taxable Value	\$0
District	0	State Equalized Value	\$0
ASR PRE Changes	No Data to Display	Date of Last Name Change	11/06/2019
R-Fclose;P-Use	No Data to Display	Notes	Not Available
Historical District	No	Census Block Group	No Data to Display
Vet or Pov Ex	No Data to Display	Exemption	No Data to Display

Principal Residence Exemption Information**Homestead Date** 11/30/2001

Principal Residence Exemption	June 1st	Final
2023	0.0000 %	0.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2022	\$0	\$0	\$0
2021	\$0	\$0	\$0
2020	\$0	\$0	\$0
2019	\$0	\$0	\$0
2018	\$0	\$0	\$0

Land Information

Zoning Code	RD-19	Total Acres	0.143
Land Value	\$0	Land Improvements	\$0
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	Area 34	Mortgage Code	No Data to Display
Lot Dimensions/Comments	No Data to Display	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
Lot 1	44.00 ft	141.50 ft
Total Frontage: 44.00 ft		Average Depth: 141.50 ft

Legal Description

22482 REVISED PLAT OF HAYS PARK LOT 457

Land Division Act Information

Date of Last Split/Combine	<i>No Data to Display</i>	Number of Splits Left	<i>Not Available</i>
Date Form Filed	<i>No Data to Display</i>	Unallocated Div.s of Parent	<i>Not Available</i>
Date Created	01/01/0001	Unallocated Div.s Transferred	<i>Not Available</i>
Acreage of Parent	0.00	Rights Were Transferred	Yes
Split Number	0	Courtesy Split	No
Parent Parcel	<i>No Data to Display</i>		

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page	Comments
12/10/2012	\$1.00	QC	KALAMAZOO COUNTY TREASURER	KALAMAZOO COUNTY LAND BANK	13-GOVERNMENT	2012-047192	
04/02/2012	\$0.00	OTH	GATES, JEROME	KALAMAZOO COUNTY TREASURER	13-GOVERNMENT	2012-018253	
09/24/2001	\$14,100.00	WD	SECRETARY OF HUD	JEROME GATES	21-NOT USED/OTHER	01/044314	
07/03/2001	\$0.00	WD	WELLS FARGO HOME MORTGAGE INC.	THE SECRETARY OF HUD	03-ARM'S LENGTH	01/031533	
08/03/2000	\$0.00	SD	KALAMAZOO COUNTY SHERIFF'S DEPT	WELLS FARGO HOME MORTGAGE	10-FORECLOSURE	00/028782	
09/02/1994	\$29,800.00	WD	DEMOORE,JOHN R & ERNESTINE	RUSSELL, JAMES M	03-ARM'S LENGTH	1762/1394	
04/01/1989	\$17,000.00	WD			03-ARM'S LENGTH	1408/777	
03/01/1984	\$13,000.00	WD			03-ARM'S LENGTH	1194/783	
07/01/1983	\$26,000.00	WD			03-ARM'S LENGTH	1173/1220	
01/01/1980	\$12,500.00	WD			03-ARM'S LENGTH	1087/1179	

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407 PHELPS AVE KALAMAZOO, MI 49048 (Property Address)

Parcel Number: 06-14-405-002 Customer ID: 00039598



Item 1 of 13 13 Images / 0 Sketches

Property Owner: KALAMAZOO COUNTY LAND BANK**Summary Information**

- > Assessed Value: \$0 | Taxable Value: \$0
- > 11 Building Department records found
- > Property Tax information found
- > 18 Invoices Found, Amount Due: 0.00

Parcel is Vacant**Owner and Taxpayer Information**

Owner	KALAMAZOO COUNTY LAND BANK AUTHORITY 1523 RIVERVIEW DR, STE A KALAMAZOO, MI 49004	Taxpayer	KALAMAZOO COUNTY LAND BANK AUTHORITY 1523 RIVERVIEW DR, STE A KALAMAZOO, MI 49004
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General Information for Tax Year 2023

Property Class	402 RESIDENTIAL-VACANT	Unit	00 City of Kalamazoo
School District	KALAMAZOO CITY SCHOOL DIST	Assessed Value	\$0
Old Parcel #	0217780	Taxable Value	\$0
District	0	State Equalized Value	\$0
ASR PRE Changes	No Data to Display	Date of Last Name Change	11/06/2019
R-Fclose;P-Use	No Data to Display	Notes	Not Available
Historical District	No	Census Block Group	No Data to Display
Vet or Pov Ex	No Data to Display	Exemption	No Data to Display

Principal Residence Exemption Information**Homestead Date** No Data to Display

Principal Residence Exemption	June 1st	Final
2023	0.0000 %	0.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2022	\$0	\$0	\$0
2021	\$0	\$0	\$0
2020	\$0	\$0	\$0
2019	\$0	\$0	\$0
2018	\$0	\$0	\$0

Land Information

Zoning Code	RD-19	Total Acres	0.169
Land Value	\$0	Land Improvements	\$0
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	Area 32	Mortgage Code	No Data to Display
Lot Dimensions/Comments	No Data to Display	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
Lot 1	49.50 ft	148.50 ft
Total Frontage: 49.50 ft		Average Depth: 148.50 ft

Legal Description

32882 PHELPS ADDITION S 3R OF E 9R OF LOT 4.

Land Division Act Information

Date of Last Split/Combine	<i>No Data to Display</i>	Number of Splits Left	<i>Not Available</i>
Date Form Filed	<i>No Data to Display</i>	Unallocated Div.s of Parent	<i>Not Available</i>
Date Created	01/01/0001	Unallocated Div.s Transferred	<i>Not Available</i>
Acreage of Parent	0.00	Rights Were Transferred	Yes
Split Number	0	Courtesy Split	No
Parent Parcel	<i>No Data to Display</i>		

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page	Comments
12/06/2012	\$1.00	QC	KALAMAZOO COUNTY TREASURER	KALAMAZOO COUNTY LAND BANK	13-GOVERNMENT	2012-046539	
04/02/2012	\$0.00	OTH	MCKAY, DAVID & ARLENE	KALAMAZOO COUNTY TREASURER	13-GOVERNMENT	2012-018120	
05/18/1989	\$13,500.00	WD	HAMILTON, WESLEY & MARY LOU	MCKAY, DAVID & ARLENE	03-ARM'S LENGTH		
04/15/1983	\$7,900.00	WD	FOX, GOULD, TRUSTEE OF ESTATE	HAMILTON, WESLEY W & LARY LOU	03-ARM'S LENGTH		

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1403 KROM AVE KALAMAZOO, MI 49007 (Property Address)

Parcel Number: 06-10-382-001 Customer ID: 00015285



Item 1 of 2 2 Images / 0 Sketches

Property Owner: KALAMAZOO COUNTY LAND BANK**Summary Information**

- > Assessed Value: \$0 | Taxable Value: \$0
- > 10 Building Department records found
- > Property Tax information found
- > 3 Invoices Found, Amount Due: 0.00

Parcel is Vacant**Owner and Taxpayer Information**

Owner	KALAMAZOO COUNTY LAND BANK AUTHORITY 1523 RIVERVIEW DR, STE A KALAMAZOO, MI 49004	Taxpayer	KALAMAZOO COUNTY LAND BANK AUTHORITY 1523 RIVERVIEW DR, STE A KALAMAZOO, MI 49004
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General Information for Tax Year 2023

Property Class	402 RESIDENTIAL-VACANT	Unit	00 City of Kalamazoo
School District	KALAMAZOO CITY SCHOOL DIST	Assessed Value	\$0
Old Parcel #	0127680	Taxable Value	\$0
District	0	State Equalized Value	\$0
ASR PRE Changes	No Data to Display	Date of Last Name Change	11/06/2019
R-Fclose;P-Use	No Data to Display	Notes	Not Available
Historical District	No	Census Block Group	No Data to Display
Vet or Pov Ex	No Data to Display	Exemption	No Data to Display

Principal Residence Exemption Information**Homestead Date** No Data to Display

Principal Residence Exemption	June 1st	Final
2023	0.0000 %	0.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2022	\$0	\$0	\$0
2021	\$0	\$0	\$0
2020	\$0	\$0	\$0
2019	\$0	\$0	\$0
2018	\$0	\$0	\$0

Land Information

Zoning Code	RS-5	Total Acres	0.200
Land Value	\$0	Land Improvements	\$0
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	Area 32	Mortgage Code	No Data to Display
Lot Dimensions/Comments	No Data to Display	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
Lot 1	66.00 ft	132.00 ft
Total Frontage: 66.00 ft		Average Depth: 132.00 ft

Legal Description

17782 ADDITION OF DEWING & PARKER; Lot 1 in Block B.

Land Division Act Information

Date of Last Split/Combine	<i>No Data to Display</i>	Number of Splits Left	<i>Not Available</i>
Date Form Filed	<i>No Data to Display</i>	Unallocated Div.s of Parent	<i>Not Available</i>
Date Created	01/01/0001	Unallocated Div.s Transferred	<i>Not Available</i>
Acreage of Parent	0.00	Rights Were Transferred	Yes
Split Number	0	Courtesy Split	No
Parent Parcel	<i>No Data to Display</i>		

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page	Comments
08/09/2012	\$0.00	QC	KALAMAZOO COUNTY TREASURER	KALAMAZOO COUNTY LAND BANK	13-GOVERNMENT	2012-030119	
02/14/2011	\$0.00	OTH	DEUTSCHE BANK NATL TRUST CO	KALAMAZOO COUNTY TREASURER	13-GOVERNMENT	2011-018819	
05/29/2007	\$4,000.00	QC	DESTINY VENTURES, LLC	COX HOLDING, LLC	21-NOT USED/OTHER	2008-013305	
03/08/2007	\$0.00	QC	DEUTSCHE BANK NATL TRUST CO	DESTINY VENTURES, LLC	21-NOT USED/OTHER	2007-009437	
10/16/2006	\$0.00	QC	BLACKAMORE, EZELL	DEUTSCHE BANK NATIONAL TRUST CO	21-NOT USED/OTHER	2006-048043	deed in lieu of foreclosure
09/21/2006	\$81,745.00	SD	KALAMAZOO COUNTY SHERIFF'S DEPT	DEUTSCHE BANK NATIONAL TRUST CO	10-FORECLOSURE	2006-043898	6 MOS REDEMPTION DATE 03/21/07

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1708 N ROSE ST KALAMAZOO, MI 49007 (Property Address)

Parcel Number: 06-10-340-001 Customer ID: 00002141



Item 1 of 1

[1 Image / 0 Sketches](#)**Property Owner: KALAMAZOO COUNTY LAND BANK****Summary Information**

- > Assessed Value: \$0 | Taxable Value: \$0
- > 12 Building Department records found
- > Property Tax information found
- > 12 Invoices Found, Amount Due: 0.00

Parcel is Vacant**Owner and Taxpayer Information**

Owner	KALAMAZOO COUNTY LAND BANK AUTHORITY 1523 RIVERVIEW DR, STE A KALAMAZOO, MI 49004	Taxpayer	KALAMAZOO COUNTY LAND BANK AUTHORITY 1523 RIVERVIEW DR, STE A KALAMAZOO, MI 49004
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General Information for Tax Year 2023

Property Class	402 RESIDENTIAL-VACANT	Unit	00 City of Kalamazoo
School District	KALAMAZOO CITY SCHOOL DIST	Assessed Value	\$0
Old Parcel #	0304450	Taxable Value	\$0
District	0	State Equalized Value	\$0
ASR PRE Changes	No Data to Display	Date of Last Name Change	11/06/2019
R-Fclose;P-Use	No Data to Display	Notes	Not Available
Historical District	No	Census Block Group	No Data to Display
Vet or Pov Ex	No Data to Display	Exemption	No Data to Display

Principal Residence Exemption Information**Homestead Date** 01/15/2004

Principal Residence Exemption	June 1st	Final
2023	0.0000 %	0.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2022	\$0	\$0	\$0
2021	\$0	\$0	\$0
2020	\$0	\$0	\$0
2019	\$0	\$0	\$0
2018	\$0	\$0	\$0

Land Information

Zoning Code	RS-5	Total Acres	0.194
Land Value	\$0	Land Improvements	\$2,174
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	Area 32	Mortgage Code	No Data to Display
Lot Dimensions/Comments	No Data to Display	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
Lot 1	85.30 ft	99.00 ft
Total Frontage: 85.30 ft		Average Depth: 99.00 ft

Legal Description

UPJOHN LAND COMPANY'S ADDITION LOTS 24 & 25, BLK 6.

Land Division Act Information

Date of Last Split/Combine	<i>No Data to Display</i>	Number of Splits Left	<i>Not Available</i>
Date Form Filed	<i>No Data to Display</i>	Unallocated Div.s of Parent	<i>Not Available</i>
Date Created	01/01/0001	Unallocated Div.s Transferred	<i>Not Available</i>
Acreage of Parent	0.00	Rights Were Transferred	Yes
Split Number	0	Courtesy Split	No
Parent Parcel	<i>No Data to Display</i>		

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page	Comments
05/23/2017	\$4,527.00	QC	KALAMAZOO COUNTY TREASURER	KALAMAZOO COUNTY LAND BANK	13-GOVERNMENT	2017-018036	18 PARCELS \$110,355.44
02/06/2017	\$0.00	OTH	FRIESON, SARA LYNN & JOHNNY	KALAMAZOO COUNTY TREASURER	13-GOVERNMENT	2017-016543	
02/28/2005	\$0.00	OTH	JONES, SARA & FRIESON, JOHNNY	FRIESON, SARA LYNN & JOHNNY	21-NOT USED/OTHER		name change only
01/07/2004	\$17,000.00	OTH	PLEDGED PROPERTY II, LLC	SARA JONES & JOHNNY FRIESON	28-RELOCATION	2004-002919	
08/20/2003	\$0.00	QC	CREDIT BASED ASSET SERVICING & SECU	PLEDGED PROPERTY II LLC C/O LITTON	21-NOT USED/OTHER	2003-065273	
01/23/2003	\$28,275.00	SD	KALAMAZOO COUNTY SHERIFF'S DEPT	CREDIT BASED ASSET SERVICING & SECU	10-FORECLOSURE	2003-007843	
07/14/1995	\$9,000.00	WD	PLAIR,JAMES L & CARNICE	MATTHEWS,MALCOLM	03-ARM'S LENGTH	1796/254	

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1804 N ROSE ST KALAMAZOO, MI 49007 (Property Address)

Parcel Number: 06-10-335-014 Customer ID: 00010232



Property Owner: KALAMAZOO COUNTY LAND BANK

Summary Information

- > Assessed Value: \$0 | Taxable Value: \$0
- > 8 Building Department records found
- > Property Tax information found
- > 7 Invoices Found, Amount Due: 0.00

Item 1 of 1

1 Image / 0 Sketches

Parcel is Vacant

Owner and Taxpayer Information

Owner	KALAMAZOO COUNTY LAND BANK AUTHORITY 1523 RIVERVIEW DR, STE A KALAMAZOO, MI 49004	Taxpayer	KALAMAZOO COUNTY LAND BANK AUTHORITY 1523 RIVERVIEW DR, STE A KALAMAZOO, MI 49004
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General Information for Tax Year 2023

Property Class	402 RESIDENTIAL-VACANT	Unit	00 City of Kalamazoo
School District	KALAMAZOO CITY SCHOOL DIST	Assessed Value	\$0
Old Parcel #	0301600	Taxable Value	\$0
District	0	State Equalized Value	\$0
ASR PRE Changes	No Data to Display	Date of Last Name Change	11/06/2019
R-Fclose;P-Use	No Data to Display	Notes	Not Available
Historical District	No	Census Block Group	No Data to Display
Vet or Pov Ex	No Data to Display	Exemption	No Data to Display

Principal Residence Exemption Information

Homestead Date No Data to Display

Principal Residence Exemption	June 1st	Final
2023	0.0000 %	0.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2022	\$0	\$0	\$0
2021	\$0	\$0	\$0
2020	\$0	\$0	\$0
2019	\$0	\$0	\$0
2018	\$0	\$0	\$0

Land Information

Zoning Code	RS-5	Total Acres	0.100
Land Value	\$0	Land Improvements	\$0
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	Area 32	Mortgage Code	No Data to Display
Lot Dimensions/Comments	No Data to Display	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
Lot 1	44.00 ft	99.00 ft
Total Frontage: 44.00 ft		Average Depth: 99.00 ft

Legal Description

47726 UPJOHN LAND COMPANY'S ADDITION; Lot 14 in Block 1

Land Division Act Information

Date of Last Split/Combine	<i>No Data to Display</i>	Number of Splits Left	<i>Not Available</i>
Date Form Filed	<i>No Data to Display</i>	Unallocated Div.s of Parent	<i>Not Available</i>
Date Created	01/01/0001	Unallocated Div.s Transferred	<i>Not Available</i>
Acreage of Parent	0.00	Rights Were Transferred	Yes
Split Number	0	Courtesy Split	No
Parent Parcel	<i>No Data to Display</i>		

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page	Comments
04/18/2012	\$1.00	QC	MICHIGAN LAND BANK FAST TRACK AUTH	KALAMAZOO COUNTY LAND BANK	13-GOVERNMENT	2012-021117	13 PARCELS INVOLVED
12/30/2009	\$0.00	OTH	STATE OF MICHIGAN	MICHIGAN LAND BANK FAST TRACK AUTH	13-GOVERNMENT	2010-001634	Transfer to Fast Track Bank
03/31/2009	\$0.00	OTH	KALAMAZOO NORTHSIDE NON-PROFIT HOUS	STATE OF MICHIGAN	13-GOVERNMENT	2009-023625	
12/18/2000	\$0.00	OTH	STATE OF MI KAL COUNTY CC	KALAMAZOO NORTHSIE NON-PROFIT	06-COURT JUDGEMENT	00/047360	
08/10/2000	\$0.00	QC	IRA NATHANIEL & JOAN STRICKLIN	KALAMAZOO NORTHSIDE NON-PROFIT	21-NOT USED/OTHER	00/047359	
09/08/1998	\$0.00	QC	CITY OF KALAMAZOO	KALAMAZOO NORTHSIDE NON-PROFIT	21-NOT USED/OTHER	2069/198	
06/16/1997	\$115.00	WD	STATE OF MICHIGAN	CITY OF KALAMAZOO	13-GOVERNMENT	2072/336	

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1205 SUMMIT AVE KALAMAZOO, MI 49006 (Property Address)

Parcel Number: 06-16-182-001 Customer ID: 00019662



Item 1 of 4 4 Images / 0 Sketches

Property Owner: KALAMAZOO COUNTY LAND BANK**Summary Information**

- > Assessed Value: \$0 | Taxable Value: \$0
- > 10 Building Department records found
- > Property Tax information found
- > 16 Invoices Found, Amount Due: 0.00

Parcel is Vacant**Owner and Taxpayer Information**

Owner	KALAMAZOO COUNTY LAND BANK AUTHORITY 1523 RIVERVIEW DR, STE A KALAMAZOO, MI 49004	Taxpayer	KALAMAZOO COUNTY LAND BANK AUTHORITY 1523 RIVERVIEW DR, STE A KALAMAZOO, MI 49004
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General Information for Tax Year 2023

Property Class	402 RESIDENTIAL-VACANT	Unit	00 City of Kalamazoo
School District	KALAMAZOO CITY SCHOOL DIST	Assessed Value	\$0
Old Parcel #	0094800	Taxable Value	\$0
District	0	State Equalized Value	\$0
ASR PRE Changes	No Data to Display	Date of Last Name Change	11/06/2019
R-Fclose;P-Use	No Data to Display	Notes	Not Available
Historical District	No	Census Block Group	No Data to Display
Vet or Pov Ex	No Data to Display	Exemption	No Data to Display

Principal Residence Exemption Information**Homestead Date** 03/19/1996

Principal Residence Exemption	June 1st	Final
2023	0.0000 %	0.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2022	\$0	\$0	\$0
2021	\$0	\$0	\$0
2020	\$0	\$0	\$0
2019	\$0	\$0	\$0
2018	\$0	\$0	\$0

Land Information

Zoning Code	RM-15	Total Acres	0.200
Land Value	\$0	Land Improvements	\$0
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	Area 30	Mortgage Code	No Data to Display
Lot Dimensions/Comments	No Data to Display	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
Lot 1	66.00 ft	132.00 ft
Total Frontage: 66.00 ft		Average Depth: 132.00 ft

Legal Description

13239 ASSESSORS B PLAT W 66 FT OF THE N 132 FT LOT 117

Land Division Act Information

Date of Last Split/Combine	<i>No Data to Display</i>	Number of Splits Left	<i>Not Available</i>
Date Form Filed	<i>No Data to Display</i>	Unallocated Div.s of Parent	<i>Not Available</i>
Date Created	01/01/0001	Unallocated Div.s Transferred	<i>Not Available</i>
Acreage of Parent	0.00	Rights Were Transferred	Yes
Split Number	0	Courtesy Split	No
Parent Parcel	<i>No Data to Display</i>		

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page	Comments
12/06/2010	\$0.00	QC	CITY OF KALAMAZOO	KALAMAZOO COUNTY LAND BANK	13-GOVERNMENT	2010-039290	78 Parcels in sale
07/07/2009	\$138,087.00	QC	STATE OF MICHIGAN	CITY OF KALAMAZOO	13-GOVERNMENT	2009-027568	SEE EXTENDED COMMENTS
03/31/2009	\$0.00	OTH	HALL, LISA	STATE OF MICHIGAN	13-GOVERNMENT	2009-023670	
03/19/1996	\$29,000.00	WD	GARDNER, LARRY C		03-ARM'S LENGTH		
05/01/1989	\$7,500.00	WD			03-ARM'S LENGTH	1410/1483	
08/01/1984	\$11,000.00	WD			03-ARM'S LENGTH	1209/1367	

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**CITY OF KALAMAZOO BROWNFIELD
REDEVELOPMENT AUTHORITY**

**RESOLUTION APPROVING AND AUTHORIZING REIMBURSEMENT OF
ELIGIBLE ACTIVITIES WITH AVAILABLE TAX INCREMENT REVENUES
PURSUANT TO DEVELOPMENT AND REIMBURSEMENT AGREEMENT**

Boardmember _____, supported by Boardmember _____,
moved the adoption of the following resolution:

WHEREAS:

1. The Authority and Kalamazoo Neighborhood Housing Services (the “Developer”) entered into a binding agreement dated December 18, 2020 (the “Agreement”) concerning the procedure and requirements for the reimbursement of available tax increment revenues for certain eligible activities related to the redevelopment of qualifying eligible properties located at 207 Wall Street, 114, 116, and 120 Burr Oak Street, 1333 Summit Avenue, 3407 Hoover Street, and 738 Harrison Street, all pursuant to an Act 381 Brownfield Plan; and
2. On December 21, 2023, as required by the Agreement, the Developer submitted a request for reimbursement of eligible costs, along with a written statement, detailed invoices, and other documentation establishing that it has incurred costs eligible for reimbursement.
3. The Authority, with the assistance of its staff and brownfield consultant, and following a review procedure as set forth in the Agreement, have reviewed the Developer’s request and supporting documentation and has determined that costs in an amount not exceeding \$96,957.16 are eligible for reimbursement.

RESOLVED:

1. That the Executive Director of the Authority or his or her designee is hereby authorized and directed to reimburse eligible costs with available tax increment revenues generated from 207 Wall Street, 114, 116, and 120 Burr Oak Street, 1333 Summit Avenue, 3407 Hoover Street, and 738 Harrison Street in an amount not to exceed \$485,253, all pursuant to the terms and conditions of the Agreement, and
2. That all resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same are hereby rescinded.

YEAS: Boardmembers _____

NAYS: Boardmembers _____

ABSTAIN: Boardmembers _____

ABSENT: Boardmembers _____

RESOLUTION DECLARED ADOPTED.

Dated: June 20, 2024

Kyle Gulau, Secretary

CERTIFICATION

I, the undersigned duly qualified and acting Secretary of the City of Kalamazoo Brownfield Redevelopment Authority, do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Board of Directors of the Brownfield Redevelopment Authority at a meeting held on January 18, 2024, and that public notice of said meeting was given pursuant to, and in accordance with, Act 267 of the Public Acts of Michigan of 1976, as amended.

Dated: June 20, 2024

Kyle Gulau, Secretary

Memo

TO: City of Kalamazoo Brownfield Redevelopment Authority

FROM: Logan Mulholland

DATE: June 6, 2024 **PROJECT NO.:** 231677

RE: Review of Reimbursement Request #3, Kalamazoo Neighborhood Housing Services

Fishbeck was requested to review Reimbursement Request #3 pertaining to the Kalamazoo Neighborhood Housing Services (KNHS) development of the properties at 207 Wall Street, 114, 116, and 120 Burr Oak Street, 1333 Summit Avenue, 3407 Hoover Street, and 738 Harrison Street, included in the Scattered Site Infill Housing Brownfield Plan, Amendment #4.

The Scattered Site Infill Housing Brownfield Plan, as amended, anticipated available tax increment revenues as early as the 2022 taxes and allows for the capture of up to \$485,253, a large portion of which is allocated to eligible activities incurred by KNHS. The Developer requested reimbursement of \$129,300.60 in eligible costs. This amount is within the limits of the Brownfield Plan. All costs were incurred after the adoption of the Brownfield Plan.

Fishbeck finds that all the requested reimbursements are for eligible costs included in the Brownfield Plan and are within estimates identified in the Plan, with the following exceptions and alterations:

207 Wall Street

- Invoice #2282, Kalamazoo Excavation, included a \$2,000 line item for the "Basement Dig". Excavation for the basement is ineligible under the Act 381 Statute Guidance unless the excavation was directly related to unsuitable or contaminated soils. After discussions with KHNS, this cost has been removed from the request as the excavation at this location did not contain any unsuitable or contaminated soils.
- After reviewing the submitted documentation it has been determined that the temporary facility cost, \$600, is an eligible site preparation cost that was previously missed in the submission request. This cost has been added to the request.

114 Burr Oak Street

- Invoice #2427, Kalamazoo Excavation, included a \$1,750 line item for the "Sewer Connect". Act 381 Statute Guidance defines infrastructure as costs related to the public right-of-way. After discussions with KHNS, this cost has been determined to be related to a private sewer connection and has been removed from the request.
- Invoice #2427, Kalamazoo Excavation, included a \$149.06 line item for the "Sewer Permit". Permit fees are ineligible costs under the Act 381 Statute Guidance, therefore, this cost has been removed from the request.
- Invoice #1395, Mae & June Landscaping, included \$2,550 for site landscaping. The Act 381 Statute Guidance considers landscaping in the public right-of-way eligible for reimbursement. After discussions

with KHNS, it has been determined that approximately 5% of the landscaping conducted was within the public right-of-way and the requested amount has been decreased proportionately to \$127.50.

- After reviewing the submitted documentation it has been determined that the temporary facility cost, \$630.40, is an eligible site preparation cost that was previously missed in the submission request. This cost has been added to the request.

116 Burr Oak Street

- Invoice #2316, Kalamazoo Excavation, included a \$1,750 line item for the “Sewer Connect”. Act 381 Statute Guidance defines infrastructure as costs related to the public right-of-way. After discussions with KHNS, this cost has been determined to be related to a private sewer connection and has been removed from the request.
- Invoice #2316, Kalamazoo Excavation, included a \$149.06 line item for the “Sewer Permit”. Permit fees are ineligible costs under the Act 381 Statute Guidance, therefore, this cost has been removed from the request.
- Invoice #1398, Mae & June Landscaping, included \$2,685 for site landscaping. The Act 381 Statute Guidance considers landscaping in the public right-of-way eligible for reimbursement. After discussions with KHNS, it has been determined that approximately 5% of the landscaping conducted was within the public right-of-way and the requested amount has been decreased proportionately to \$134.25.

120 Burr Oak Street

- Invoice #1396, Mae & June Landscaping, included \$2,750 for site landscaping. The Act 381 Statute Guidance considers landscaping in the public right-of-way eligible for reimbursement. After discussions with KHNS, it has been determined that approximately 5% of the landscaping conducted was within the public right-of-way and the requested amount has been decreased proportionately to \$137.50.
- After reviewing the submitted documentation it has been determined that the temporary facility cost, \$600, is an eligible site preparation cost that was previously missed in the submission request. This cost has been added to the request.

1333 Summit

- A City of Kalamazoo receipt included \$6,000 for Water Service. Act 381 Statute Guidance defines infrastructure as costs related to the public right-of-way. After discussions with KHNS, this cost has been determined to be related to a private water connection and has been removed from the request.

3408 Hoover Street

- Invoice #16144, Lounsbury Excavating, included a \$3,000 line item for the “Sewer Connect” and \$9,844 for the excavation and backfill directly related to the sewer connection. Act 381 Statute Guidance defines infrastructure as costs related to the public right-of-way. After discussions with KHNS, this invoice (\$12,844) has been determined to be related to a private sewer connection and has been removed from the request.
- Invoice #83743, Mulder’s Nursery, included \$1,945.97 for site landscaping. The Act 381 Statute Guidance considers landscaping in the public right-of-way eligible for reimbursement. After discussions with KHNS, it has been determined that no line items were attributable to the right-of-way, and the cost has been removed from the request.

738 Harrison Street

- The reimbursement request for 738 Harrison is acceptable as presented, no changes are recommended.

Fishbeck finds that documentation of the reimbursement request included invoices with dates and descriptions of the eligible activity and lien waivers or other forms of proof of payment. While lien waivers are favored, the other forms of demonstrating payments included a Sworn Statement from the Contractor, Client Receipt Register, and Receipts and Disbursements Ledger.

Based on our review, Fishbeck finds a total of \$96,957.16 to be eligible for reimbursement. We believe the absence of lien waivers from certain contractors is adequately compensated by other documentation and recommend that BRA Staff advise the BRA Board that the reimbursement request is approvable with the exceptions and alterations mentioned above.

A spreadsheet titled “KNHS Final Reimbursement Request” detailing the reimbursement request, inclusive of the changes and additions mentioned above is included as Appendix 1. The reimbursement request with the updated backup documentation has been provided to the BRA Staff as well. If you have any questions or require additional information, please contact me at 269.544.6966 or lmulholland@fishbeck.com.

By email

Appendix 1

PROJECT TITLE: Scattered Site Infill Housing
110 and 124 Burr Oak, 1015 Albert, 1100 S Rose, 515 and
1114 Egleston, 1010 N Rose, 1014 N Rose, 114, 116, and 120
Burr Oak St, 1333 Summit Ave, 3408 Hoover St, 207 Wall St,
738 Harrison St.
DATE OF BROWNFIELD PLAN: 7/27/2020, amended 12/4/2020, 5/20/2021, 6/21/2022,
5/4/2023
PREPARED BY: LLM
DATE PREPARED: 2/13/2023, 2/13/2024
CONTINGENCY: 15% (not to exceed 15%)



Brownfield Plan/Act 381 Work Plan Approved Estimated Costs

Category Total	Total	Comments
1.00 Baseline Environmental Assessment (BEA) - Statutorily Approved		
1.01 Phase I and II Environmental Site Assessments	\$0	\$0
1.02 Baseline Environmental Assessment	\$0	\$0
1.03 Asbestos, Lead and Mold Surveys	\$3,900	\$3,900 100 S Rose
1.04 Pre-Demolition Survey	\$0	\$0
Sub-Total	\$3,900	\$3,900
Contingency (15%)	\$585	\$585
	\$4,485	\$4,485
5.00 Public Infrastructure Improvements		
5.01 Streets, roads	\$0	\$0
5.02 Sidewalks	\$1,300	\$1,300 110 Burr Oak Sidewalks and approaches in ROW
5.02 Sidewalks	\$1,300	\$1,300 124 Burr Oak Sidewalks and approaches in ROW
5.02 Sidewalks	\$1,300	\$1,300 1015 Albert Sidewalks and approaches in ROW
5.02 Sidewalks	\$2,500	\$2,500 1100 S Rose Sidewalks and approaches in ROW
5.02 Sidewalks	\$1,000	\$1,000 515 Egleston Sidewalks and approaches in ROW
5.02 Sidewalks	\$1,000	\$1,000 1114 Egleston Sidewalks and approaches in ROW
5.02 Sidewalks	\$1,000	\$1,000 1010 N Rose Sidewalks and approaches in ROW
5.02 Sidewalks	\$1,000	\$1,000 1014 N Rose Sidewalks and approaches in ROW
5.02 Sidewalks	\$1,000	\$1,000 114 Burr Oak Sidewalks and Approaches in ROW
5.02 Sidewalks	\$1,000	\$1,000 116 Burr Oak Sidewalks and Approaches in ROW
5.02 Sidewalks	\$1,000	\$1,000 120 Burr Oak Sidewalks and Approaches in ROW
5.02 Sidewalks	\$1,000	\$1,000 1333 Summit Sidewalks and Approaches in ROW
5.02 Sidewalks	\$1,000	\$1,000 3408 Hoover Sidewalks and Approaches in ROW
5.02 Sidewalks	\$1,000	\$1,000 207 Wall Sidewalks and Approaches in ROW
5.02 Sidewalks	\$1,000	\$1,000 738 Harrison Sidewalks and Approaches in ROW
5.03 Bike paths	\$0	\$0
5.04 Bridges	\$0	\$0
5.05 Lighting	\$0	\$0
5.06 Signage	\$0	\$0
5.07 Storm sewers	\$0	\$0
5.08 Water mains	\$17,482	\$17,482 1106 S Rose Watermain
5.09 Curb and gutter	\$0	\$0
5.10 Sanitary sewer mains	\$0	\$0
5.11 Landscaping	\$0	\$0
5.12 Marinas	\$0	\$0
5.13 Boardwalks	\$0	\$0
5.14 Park/Seating areas	\$0	\$0
5.15 Public rail lines	\$0	\$0
5.16 Vertical, Underground or Integrated Parking Structure	\$0	\$0
5.17 Urban Storm Water Management Systems (Traditional)	\$0	\$0
5.18 Urban Storm Water Management Systems (Low Impact Design)	\$0	\$0
5.19 Publicly Owned Utilities	\$0	\$0
5.20 Transit-Oriented Development or Property	\$0	\$0
5.21 Soft Costs (Engineering, Design, Survey, Legal, other Professional)	\$0	\$0
Sub-Total	\$34,982	\$34,982
Contingency (15%)	\$5,247	\$5,247
	\$40,114	\$40,114
7.00 Building Demolition		
7.01 Pre-Demolition Audit or Survey	\$0	\$0
7.02 Building Demolition/Deconstruction	\$21,900	\$21,900 1100 S Rose Building and Site Demo
7.03 Foundation and basement removals	\$0	\$0
7.04 Dewatering during foundation and basement removals	\$0	\$0
7.05 Sheeting/Shoring	\$0	\$0
7.06 Backfill	\$0	\$0
7.07 Compaction	\$0	\$0
7.08 Rough grading	\$0	\$0
Sub-Total	\$21,900	\$21,900
Contingency (15%)	\$3,285	\$3,285
	\$25,185	\$25,185

Actual Costs Incurred

Brownfield Plan \$	BF Category	Date of Request	Invoice Date	Invoice Amt	Invoice #	Contractor	Note:	Local Only	Proof of Payment	Reimbursement Approved
Add actual costs by line item here										
\$3,900	1.03									
\$4,485				\$ -						
5.00 Public Infrastructure Improvements										
Add actual costs by line item here										
\$1,300	5.02	Jan-22		\$ 1,200.00	No. 13	Osborne Construction	110 Burr Oak Approches in ROW	X	Full Lien Waiver	X
\$1,300	5.02	Jan-22		\$ 850.00	Job 314	D & M Concrete	124 Sidewalks and Approaches in ROW	X	Full Lien Waiver	X
\$1,300	5.02	Jan-22		\$ 1,200.00	No. 13	Osborne Construction	1015 Albert Approches in ROW	X	Full Lien Waiver	X
\$2,500	5.02	Feb-23		\$ 550.00	Sworn Statement	Jeffrey Michael Contracting	211 Wall St (1100 S Rose) Sidewalks/ROW	X	Sworn Statement	X
\$1,000	5.02	Feb-23		\$ 1,000.00	Sworn Statement	LCH/Gonzales Concrete	515 Egleston, Sidewalks/ROW	X	Lien Waiver	X
\$1,000	5.02	Feb-23		\$ 1,000.00	Sworn Statement	LCH/Gonzales Concrete	1114 Egleston, Sidewalks/ROW	X	Sworn Statement	X
\$1,000	5.02	Feb-23		\$ 480.00	Sworn Statement	Valley Vision Construction & Developer	1010 N Rose City Walk Replc/Remov/Cut	X	Sworn Statement	X
	5.02	Feb-23		\$ 1,592.00	Sworn Statement	Valley Vision Construction & Developer	1010 N Rose Curb Cut, Approach w Removal	X	Sworn Statement	X
\$1,000	5.02	Feb-23		\$ 1,000.00	Sworn Statement	Hunt for Home Construction, LLC/Gon	1014 N Rose City Walks	X	Sworn Statement	X
\$1,000	5.02	Jan-24	3/26/2023	\$ 1,220.00	2880	Johnson Poured Walls, Inc.	207 Wall, City Sidewalks	X	Sworn Statement	
\$1,000	5.02	Jan-24	9/18/2023	\$ 1,235.00	2023-270	Advance Poured Walls Inc	1333 Summit, City Sidewalks	X	Sworn Statement	
\$1,000	5.02	Jan-24	6/20/2023	\$ 864.00	NA	D&M Concrete	114 Burr Oak, City Walk remove and repa	X	Sworn Statement	
\$1,000	5.02	Jan-24	7/19/2023	\$ 2,300.00	NA	D&M Concrete	116 Burr Oak, Curb Replacement	X	Receipts and Disbursements Ledger	
\$1,000	5.02	Jan-24	6/20/2023	\$ 1,274.00	NA	D&M Concrete	116 Burr Oak, Sidewalk and Approach rer	X	Receipts and Disbursements Ledger	
\$1,000	5.02	Jan-24	5/23/2023	\$ 453.75	#831947	Diamond Concrete Sawing	120 Burr Oak, Curb Cuts	X	Receipts and Disbursements Ledger	
\$1,000	5.02	Jan-24								
\$17,482	5.08	Feb-23		\$ 17,481.15		Osborne Construction	1106 S Rose, 203 Wall St (1100 S Rose) Watermain	X	Lien Waiver	X
\$ -	5.10	Jan-24	3/30/2023	\$ 7,935.00	16145	Lounsbury Excavating, Inc.	207 Wall, Sewer Main	X	Sworn Statement	
\$ -	5.10	Jan-24	3/30/2023	\$ 15,377.00	16146	Lounsbury Excavating, Inc.	120 Burr Oak, Traffic Control for Sewer	X	Lien Waiver	
\$ -	5.11	Jan-24	7/21/2023	\$ 127.50	1395	Mae & June Landscaping	114 Burr Oak, Landscaping in ROW	X	ePayment Receipt	
	5.11	Jan-24	8/20/2023	\$ 134.25	1398	Mae & June Landscaping	116 Burr Oak, Landscaping in ROW	X	ePayment Receipt	
	5.11	Jan-24	7/21/2023	\$ 137.50	1396	Mae & June Landscaping	120 Burr Oak, Landscaping in ROW	X	ePayment Receipt	
\$40,114				\$ 57,411.15						
7.00 Building Demolition										
Add actual costs by line item here										
\$21,900	7.02									
\$25,185				\$ -						

**CITY OF KALAMAZOO BROWNFIELD
REDEVELOPMENT AUTHORITY**

**RESOLUTION APPROVING AND AUTHORIZING REIMBURSEMENT OF
ELIGIBLE ACTIVITIES WITH AVAILABLE TAX INCREMENT REVENUES
PURSUANT TO DEVELOPMENT AND REIMBURSEMENT AGREEMENT**

Boardmember _____, supported by Boardmember _____,
moved the adoption of the following resolution:

WHEREAS:

1. The Authority and 215 EM Partners, LLC (the “Developer”) entered into a binding agreement dated June 15, 2023 (the “Agreement”) concerning the procedure and requirements for the reimbursement of available tax increment revenues for certain eligible activities related to the redevelopment of qualifying eligible property located at 215 E Michigan Avenue, Kalamazoo, Michigan, all pursuant to an Act 381 Brownfield Plan; and
2. On March 8, 2024, as required by the Agreement, the Developer submitted a request for reimbursement of eligible costs, along with a written statement, detailed invoices, and other documentation establishing that it has incurred costs eligible for reimbursement.
3. The Authority, with the assistance of its staff and brownfield consultant, and following a review procedure as set forth in the Agreement, have reviewed the Developer’s request and supporting documentation and has determined that costs in an amount not exceeding \$180,198.50 are eligible for reimbursement.

RESOLVED:

1. That the Executive Director of the Authority or his or her designee is hereby authorized and directed to reimburse eligible costs with available tax increment revenues generated from 215 E Michigan Avenue in an amount not to exceed \$263,923, all pursuant to the terms and conditions of the Agreement, and
2. That all resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same are hereby rescinded.

YEAS: Boardmembers _____

NAYS: Boardmembers _____

ABSTAIN: Boardmembers _____

ABSENT: Boardmembers _____

RESOLUTION DECLARED ADOPTED.

Dated: June 20, 2024

Kyle Gulau, Secretary

CERTIFICATION

I, the undersigned duly qualified and acting Secretary of the City of Kalamazoo Brownfield Redevelopment Authority, do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Board of Directors of the Brownfield Redevelopment Authority at a meeting held on January 18, 2024, and that public notice of said meeting was given pursuant to, and in accordance with, Act 267 of the Public Acts of Michigan of 1976, as amended.

Dated: June 20, 2024

Kyle Gulau, Secretary

Memo

TO: City of Kalamazoo Brownfield Redevelopment Authority

FROM: Logan Mulholland, Brownfield Project Analyst

DATE: June 17, 2024 **PROJECT NO.:** 241037

RE: Review of Reimbursement Request #1, 215 E Michigan Avenue (Barrio Taco)

Fishbeck was requested to review the Reimbursement Request pertaining to the project located at 215 E Michigan Avenue, also known as Barrio Taco, included in the 215 E. Michigan Avenue Brownfield Plan adopted by the City of Kalamazoo on July 5, 2023.

The 215 E. Michigan Avenue Brownfield Plan anticipated available tax increment revenues as early as the 2024 taxes. The Brownfield Plan and Development and Reimbursement Agreement allows for the capture of up to \$263,923. The Developer requested reimbursement of \$196,792 in eligible costs. This amount is within the limits of the Brownfield Plan and within the limits of the Development and Reimbursement Agreement (the "Agreement").

In January – May of 2022 the Developer funded the completion of environmental investigation activities, which are pre-approved for State and Local Capture. In February – June of 2023 the Developer funded the completion of asbestos abatement and demolition activities (\$107,012), which are also pre-approved for State and Local Capture. All other costs were incurred after the adoption of the Brownfield Plan.

Fishbeck finds that all the requested reimbursements are for eligible costs included in the Brownfield Plan and are within estimates of eligible costs identified in the Plan, with the following exceptions:

- An Earley and Associates, Inc. Application and Certificate for Payment was provided which includes a line item for Site Concrete. The Michigan State Economic Development Corporation (MEDC) Act 381 Guidance document indicates that Infrastructure Improvements must be within the public right-of-way. Fishbeck has requested further detail on this line item and the Developer is looking into the cost further. For this current request, the \$16,867.50 Site Concrete line item has been removed. It is the intention of the Developer to submit a secondary request once this information can be provided.
- The total Michigan Growth Advisors Brownfield Plan and Work Plan preparation cost requested was \$13,401. Upon review of the invoices, it has been determined that the correct invoice total eligible for reimbursement is \$13,675. This has been confirmed with the Developer and Michigan Growth Advisors.

Fishbeck finds that documentation of the reimbursement request included invoices with dates and descriptions of the eligible activity and lien waivers or other forms of proof of payment. While lien waivers are favored, the other forms of demonstrating payments include a vendor email confirmation of payment, partial lien waivers, and invoices marked paid.

Based on our review, Fishbeck finds a total of \$180,198.50 to be eligible for reimbursement. We believe the absence of lien waivers from certain contractors is adequately compensated by other documentation and recommend that BRA Staff advise the BRA Board that the reimbursement request is approvable.

A spreadsheet detailing the reimbursement request is included in Appendix 1. If you have any questions or require additional information, please contact me at 269.544.6977 or.

By email

Appendix 1

PROJECT TITLE:	215 E. Michigan (Barrio Taco)
PROJECT ADDRESS:	215 E. Michigan
DATE OF BROWNFIELD PLAN:	7/5/2023
PREPARED BY:	LLM
DATE PREPARED:	6/12/2024
CONTINGENCY:	15% (not to exceed 15%)



Brownfield Plan Approved Estimated Costs

Category Total						Total	
1.00	Baseline Environmental Assessment (BEA) - Statutorily Approved						
	1.01	Phase I and II Environmental Site Assessments				\$15,000.00	\$15,000.00
	1.02	Baseline Environmental Assessment				\$0.00	\$0.00
	1.03	Asbestos, Lead and Mold Surveys				\$6,100.00	\$6,100.00
	1.04	Pre-Demolition Survey				\$0.00	\$0.00
		Sub-Total				\$21,100.00	\$21,100.00
						\$21,100.00	\$21,100.00
Category Total						Total	
5.00	Public Infrastructure Improvements						
	5.01	Streets, roads				\$0.00	\$0.00
	5.02	Sidewalks				\$0.00	\$0.00
	5.03	Bike paths				\$0.00	\$0.00
	5.04	Bridges				\$0.00	\$0.00
	5.05	Lighting				\$0.00	\$0.00
	5.06	Signage				\$0.00	\$0.00
	5.07	Storm sewers				\$0.00	\$0.00
	5.08	Water mains				\$0.00	\$0.00
	5.09	Curb and gutter				\$5,000.00	\$5,000.00
	5.10	Sanitary sewer mains				\$0.00	\$0.00
	5.11	Landscaping				\$0.00	\$0.00
	5.12	Marinas				\$0.00	\$0.00
	5.13	Boardwalks				\$0.00	\$0.00
	5.14	Park/Seating areas				\$0.00	\$0.00
	5.15	Public rail lines				\$0.00	\$0.00
	5.16	Vertical, Underground or Integrated Parking Structure				\$0.00	\$0.00
	5.20	Transit-Oriented Development or Property				\$0.00	\$0.00
	5.21	Soft Costs (Engineering, Design, Survey, Legal, other Professional)				\$0.00	\$0.00
		Sub-Total				\$5,000.00	\$5,000.00
						\$5,000.00	\$5,000.00
Category Total						Total	
6.00	Lead and Asbestos Abatement						
	6.01	Pre-Demolition Survey				\$0.00	\$0.00
	6.02	Abatement including disposal and air monitoring				\$78,000.00	\$78,000.00
		Sub-Total				\$78,000.00	\$78,000.00
						\$78,000.00	\$78,000.00
Category Total Total						Total	
7.00	Building Demolition						
	7.01	Pre-Demolition Audit or Survey				\$12,000.00	\$12,000.00
	7.02	Building Demolition/Deconstruction				\$40,000.00	\$40,000.00
	7.03	Foundation and basement removals				\$0.00	\$13,320.00
	7.04	Dewatering during foundation and basement removals				\$0.00	\$25,050.00
	7.05	Sheeting/Shoring				\$0.00	\$10,987.50
	7.06	Backfill				\$0.00	\$0.00
	7.07	Compaction				\$0.00	\$0.00
	7.08	Rough Grading				\$0.00	\$0.00
		Sub-Total				\$52,000.00	\$52,000.00
						\$52,000.00	\$52,000.00
Category Total						Total	

Actual Costs Incurred

[illegible]



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: June 20, 2024

SUBJECT: Adoption of a Resolution Approving the Purchase and Sale Agreement with Zone 32 Phase II, LLC, and Authorizing the Chair to Sign.

RECOMMENDATION:

It is recommended the BRA adopt a Resolution approving the Purchase and Sale Agreement with Zone 32 Phase II, LLC, and authorize the Chair to sign.

BACKGROUND:

Mr. Bogan gave a presentation to the Projects & Finance Committee in June on the second phase of Zone 32. The project will include 49 units with a mix of rental rates from as low as 30% AMI up to work force rates at 80-120% AMI. The conceptual site plan revealed internal parking plans, a garden managed by the YMCA, housing units in two separate buildings, and a office and amenity space. The TIF advance from the first phase will assist with pre-development costs. The Kalamazoo County Housing for All millage recently committed \$2 million in grant funding toward the project. The plan is to break ground in fall 2025. The project will be seeking low income housing tax credits from MSHDA, as well as missing middle financing and grant options. The project may come forward before this board for additional financing assistance through the use of housing TIF or other brownfield incentives at a future date.

FISCAL IMPACT:

The purchase price is estimated at fair market value to be \$46,500. The development project is subject to the BRA's property discount policy up to 75% discount based on percentage of 60% AMI rental units offered for rent.

**CITY OF KALAMAZOO BROWNFIELD
REDEVELOPMENT AUTHORITY**

**RESOLUTION APPROVING AND AUTHORIZING EXECUTION OF A
PURCHASE AND SALE AGREEMENT WITH ZONE 32 PHASE II LLC**

Boardmember _____, supported by Boardmember _____,
moved the adoption of the following resolution:

WHEREAS:

1. BRA is the owner of a parcel of real property located in the City of Kalamazoo, Kalamazoo County, Michigan, purchased from the State of Michigan under the delinquent tax foreclosure process. Parcels include 901 Porter Street (06-15-216-200), 825 Porter Street (06-15-221-060), 810 N. Pitcher Street (06-15-250-031), 314 Parsons Street (06-15-215-076), and 915 N. Pitcher Street (06-15-215-004 (the "Property"); and
2. Purchaser and BRA desire to enter into this Purchase Agreement ("Agreement") for the mutual benefit of both parties.

RESOLVED:

1. That the Purchase and Sale Agreement between the BRA and the Purchaser is approved; and
2. That the Chairperson of the Board of Directors of the Authority is authorized and directed to execute the approved Agreement for and on behalf of the Authority; and
3. That all resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same are hereby rescinded.

YEAS: Boardmembers _____

NAYS: Boardmembers _____

ABSTAIN: Boardmembers _____

ABSENT: Boardmembers _____

RESOLUTION DECLARED ADOPTED.

Dated: June 20, 2024

_____, Secretary

CERTIFICATION

I, the undersigned duly qualified and acting Secretary of the City of Kalamazoo

Brownfield Redevelopment Authority, do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Board of Directors of the Brownfield Redevelopment Authority at a meeting held on June 20, 2024, and that public notice of said meeting was given pursuant to, and in accordance with, Act 267 of the Public Acts of Michigan of 1976, as amended.

Dated: June 20, 2024

_____, Secretary

PURCHASE AND SALE AGREEMENT

THIS PURCHASE AND SALE AGREEMENT (this “Agreement”) is made and entered into effective as of June _____, 2024 (the “Effective Date”), by and between **ZONE 32 PHASE II LLC**, a Michigan limited liability company, with an address of 801 N. Pitcher Street, Kalamazoo, MI 49007 (“Purchaser”), and the **CITY OF KALAMAZOO BROWNFIELD REDEVELOPMENT AUTHORITY** (“Seller”), with an address of 241 W. South Street, Kalamazoo Michigan 49007.

Background

A. Seller is the owner of five (5) parcels of real property located in the City of Kalamazoo, Michigan, with common addresses of 901 Porter Street (06-15-216-200), 825 Porter Street (06-15-221-060), 810 N. Pitcher Street (06-15-250-031), 314 Parsons Street (06-15-215-076), and 915 N. Pitcher Street (06-15-215-004 (the “Property”).

B. Purchaser desires to purchase from Seller, and Seller desires to convey to Purchaser, all of Seller’s right, title and interest in and to the Property, all subject to the terms and conditions set forth below.

Agreement

Now, therefore, in consideration of the mutual promises and obligations acknowledged herein, the parties agree as follows:

1. Property. Purchaser shall purchase from Seller and Seller shall sell to Purchaser the Property. The Property shall include all of the Seller’s right, title and interest in and to: (i) the land described on Exhibit A (the “Land”); (ii) the building, structures, improvements and fixtures located on the Land, if any (collectively, the “Improvements”); and (iii) all easements, rights, privileges, appurtenances, all available land divisions, and any other rights that benefit the Land or Improvements.

2. Purchase Price. The Property’s estimated fair market value of Forty-Six Thousand Five Hundred and 00/100 Dollars (\$46,500.00) shall be the “Purchase Price”, subject to discount at the Closing as follows. The Purchase Price shall be discounted by five percent (5.00%) for each five percent (5.00%) of units in the finished Property reserved for rental to households with incomes at or below 60% of Area Median Income (“AMI”, as determined from time to time by the U.S. Department of Housing and Urban Development for the applicable demographic area, using the determination in effect at time of Closing), total discount not to exceed 75%. As of the Effective Date Purchaser has offered to reserve 20% percent of rental units in the Property to qualify for the discount standard, thus the parties anticipate that the Purchase Price at Closing could be discounted by twenty percent (20.00%). The reduction of the Purchase Price is subject to and pursuant to Seller’s incentive policy, which Seller may revise or update from time to time. The Purchase Price, less the Deposit (as defined herein), and adjusted by other charges and credits as set forth herein, shall be delivered to Title Company in immediate funds, one day in advance of Closing.

3. Deposit. Purchaser shall deliver to Sun Title Company LLC (the "Title Company") earnest money deposit of Four Thousand Six Hundred and Fifty Dollars (\$4,650.00) (the "Deposit") by wire transfer or certified, cashier's or corporate check, within ten (10) business days after the Effective Date. The Deposit shall be fully-earned by Seller and nonrefundable to Purchaser, and applied to the Purchase Price if the Closing occurs. If the Closing does not occur, the Deposit will be disbursed as provided in this Agreement.

4. Investigation Period.

a. Property Investigations. The "Investigation Period" shall commence on the Effective Date of this Agreement and shall expire sixteen (16) months thereafter, at 5:00 p.m. Eastern Daylight Time. During the Investigation Period, Purchaser and/or its agents and representatives, shall have the right to enter the Property and have the Property and improvements located thereon inspected, surveyed, evaluated, analyzed, tested, appraised and/or assessed for any matter whatsoever that Purchaser reasonably considers as a significant detriment to the proposed project as detailed in Section; Seller's title to the Property; market value; soil conditions, including without limitation the surface and subsoil composure and load bearing capacity; location of flood plains; presence of wetlands and necessary mitigation, if any; storm water drainage systems; presence of environmental contamination, including without limitation a Phase I and Phase II environmental assessment; health and safety conditions; access to utilities; access to public roads; signage; zoning; compliance with laws; codes and ordinances, and any other matter desired by Purchaser, *provided, however*, that Purchaser *shall not* conduct or permit any soil borings or excavations below the surface of the Property without prior advance written authorization from Seller in each instance. During the Investigation Period, Purchaser shall be entitled to investigate and commence proceedings to obtain any and all permits, approvals, variances, vacations, easements, releases, wetlands, and other discretionary authorizations or entitlements necessary or appropriate for Purchaser's intended use (collectively, the "Rights and Approvals"). Seller agrees to reasonably cooperate (at Purchaser's sole cost and expense) with Purchaser in all such proceedings to secure the Rights and Approvals, in such manner as Purchaser may reasonably request, including the filing of an application to rezone the Property and any other applications therefor.

b. Property Materials. Not later than ten (10) days following the Effective Date, Seller shall deliver to Purchaser all of the following materials to the extent in Seller's possession or control: (i) all surveys, drawings, site plans, topography plans and any other drawings or plans related to the Property; (ii) copies of all engineering reports, soil studies, drainage studies, environmental assessments or reports, and wetland and floodplain studies; and (iii) copies of all development, site plan and zoning approvals.

c. Title and Survey. Promptly following the Effective Date, Purchaser shall obtain an ALTA standard title insurance commitment, issued by the Title Company, showing the condition of Seller's title to the Property and any easements benefiting or burdening the Property, together with complete and legible copies of all recorded documents listed as Schedule B-1 matters or as special Schedule B-2 exceptions (collectively, the "Title Commitment"). Further, Purchaser may, at Purchaser's expense, obtain a current ALTA or other survey of the Property which locates the boundaries of the Property, all improvements on the Property, any easements, or rights of way affecting or benefiting the Property and any encroachments across

the boundaries of the Property that is in form and substance acceptable to Purchaser or Purchaser's lender, if any (the "Survey"). Following Purchaser's receipt of both the Title Commitment and Survey, and prior to the expiration of the Investigation Period, Purchaser shall provide true and correct copies of each to Seller, and shall notify Seller of any physical or other defects disclosed that Purchaser deems unacceptable. Seller may elect to make commercially reasonable efforts to cure or remove any such unacceptable defects not later than twenty (20) days following Purchaser's notice with the Closing being extended if necessary. If Seller does not cure or remove such defects within that 20-day period, Purchaser may either (i) cancel and terminate this Agreement, or (ii) waive such defects and continue the transactions contemplated by this Agreement. Any matters not objected to by Purchaser that are identified on the Title Commitment and Survey shall be deemed "Permitted Exceptions."

d. Before Purchaser or its agents, employees or contractors enter onto the Property, Purchaser shall obtain (or cause its contractors to obtain), at Purchaser's sole cost and expense, a policy of commercial general liability insurance covering any and all of Purchaser's inspection activities on the Property. Such policy of insurance shall be an occurrence policy and shall have liability limits of not less than One Million Dollars (\$1,000,000.00) combined single limit per occurrence for bodily injury, personal injury and property damage liability. The policy shall name Seller and the City of Kalamazoo as additional insureds, and shall be in form and substance and issued by an insurance company reasonably satisfactory to Seller. While Purchaser and its employees, agents, contractors, or invitees are on the Property, (a) they shall not unreasonably interfere with any use of the Property by Seller; (b) Seller shall not be liable for any damage, loss, or injury caused by them; and (c) Purchaser shall indemnify and hold Seller harmless from any damage, loss, or injury, including, without limitation, costs and expenses of investigating, defending, and settling or litigating any claim, including reasonable attorney fees, arising out of Purchaser's presence on the Property before the date of Closing. On completion of all such inspections and evaluations, Purchaser shall return the Property substantially to its prior condition.

e. At any time during the Investigation Period, Purchaser may elect to terminate the Investigation Period and proceed to Closing by providing written notice to Seller waving any of Purchaser's remaining contingencies, providing proof of financing as required herein and requesting a Closing date that is at least 30 days but not more than 60 days from the notice date.

f. Purchaser shall also have until the end of the Investigation Period to secure any financing related to purchase the Property or to complete the project being contemplated by Purchaser. If Purchaser is unable to secure any necessary financing prior to the expiration of the Investigation Period, then Purchaser may terminate this Agreement by written notice to Seller in which case the Deposit shall be refunded to Purchaser.

5. Right to Terminate. At any time prior to Closing, if Purchaser is dissatisfied with the Property or any conditions thereon or matters related to the Property, including without limitation any matters or conditions contemplated in Section 4, or if Purchaser is otherwise dissatisfied with the Property for any other reason or for no reason, all in Purchaser's sole and absolute discretion, then Purchaser shall be permitted to terminate this Agreement by delivery of written notice of termination to Seller. If Purchaser terminates this Agreement on or before the

expiration of the Investigation Period, then the Deposit shall be immediately released to Seller and neither party shall have any further obligations under this Agreement.

6. Proof of Financing. At least thirty (30) days prior to closing Purchaser must provide Seller with proof of financing in the form of a proforma that shows how Purchaser will to fund the project and purchase the Property.

7. Closing. The purchase and sale of the Property as contemplated by this Agreement shall be consummated (the "Closing") at the offices of the Title Company, or at such other location mutually agreed in writing between the parties, on the date which is thirty (30) days following the expiration of the Investigation Period (the "Closing Date"). However, either party shall have the right to extend the Closing Date (by giving written notice thereof in advance) without penalty or default for an additional thirty (30) days to complete unexpected matters discovered during the Investigation Period, or to satisfy any contingency for Closing, provided, however, that in any circumstance Closing shall occur no later than eighteen (18) months following the Effective Date. At Closing, Seller shall make the Seller Deliveries described in Section 8 and Purchaser shall make the Purchaser Deliveries described in Section 9.

8. Seller's Closing Deliveries. At the Closing, Seller shall deliver to Title Company for delivery to Purchaser, the following items, which shall be in a form and substance satisfactory to Purchaser (collectively, the "Seller Deliveries"): (a) Covenant Deed in a form acceptable to Purchaser conveying to Purchaser all of Seller's right, title and interest in and to the Property, subject only to the Permitted Exceptions, executed and acknowledged by Seller in recordable form (the "Deed"); (b) an affidavit of ownership (if required by the Title Company in order to induce the Title Company to omit the standard exceptions from the title insurance policy); (c) a certificate in customary form certifying as to the non-foreign status of a transferor; and (d) such other documents, including a signed Closing Statement prepared by the Title Company, as are customary, necessary or appropriate for the consummation of this transaction by Seller.

9. Purchaser's Closing Deliveries. One business day prior to Closing, Purchaser shall deliver to the Title Company for disbursement to Seller (collectively, the "Purchaser Deliveries"): (a) sufficient funds to pay the Purchase Price, adjusted by the credits and debits as set forth on the Closing Statement to be prepared by Title Company; (b) such documents as may be required by the Title Company or Seller to evidence status and capacity of Purchaser and authority of the person or persons who will execute Closing documents on behalf of the Purchaser; and (c) such other documents, including a signed Closing Statement, as are customary, necessary or appropriate for the consummation of this transaction by Purchaser.

10. Taxes. Seller is not subject to ad-valorem property tax, and as of the Effective Date the Property is not subject to property taxes. From and after the Closing, Purchaser shall be responsible for 100% of property taxes assessed against the Property.

11. Closing Costs and Pro-rations. At Closing, Purchaser shall pay all transaction fees and costs associated with the following: (i) all state and county transfer taxes, tax stamps or other taxes or fees associated with the transactions described herein; (ii) all recording costs for recordation of the Deed; (iii) all costs and expenses associated with the Purchaser's inspections

conducted pursuant to this Agreement and Purchaser's professionals and consultants; (iv) the cost of any endorsements issued with the title insurance policy; (v) the premium for a title insurance policy for Purchaser; and (vi) the Title Company's closing fee.

12. Use of the Property. During the term of this Agreement, Seller covenants that it shall not, without Purchaser's written consent, (i) grant, convey or enter, any easement, lease, license or other legal or beneficial interest in or to the Property, or (ii) enter into any contract, service contract, option agreement to transfer, convey or encumber the Property or any portion thereof. After the Effective Date and until the earlier of the termination of this Agreement or the Closing, Seller shall suspend all activities utilized by Seller to market the Property for sale other than in connection with the transaction contemplated by this Agreement and shall not enter into any agreement with any other person or entity for the sale or lease of the Property.

14. Condemnation/Casualty. Seller shall promptly notify Purchaser of any impending or actual condemnation proceedings against the whole or any part of the Property of which Seller has actual notice or any fire or other casualty to the Property. If any portion of the Property is threatened to be taken or is taken as a result of condemnation proceedings or is damaged as a result of fire or other casualty prior to the closing, Purchaser shall have the right:

a. To terminate this Agreement by a written notice to Seller within ten (10) days after receipt of notice of such proceedings or damage, in which case the Deposit shall be promptly returned to Purchaser and neither Seller nor Purchaser shall have any further liability to the other under this Agreement; or

b. To proceed to closing as provided in this Agreement, agreeing to take the Property in its then-current condition, in which case Purchaser will be entitled to receive all of the condemnation or insurance proceeds payable as a result of such condemnation or such damage, which Seller will assign to Purchaser at Closing pursuant to an assignment that is reasonably acceptable to Purchaser.

15. Broker Commissions. Seller and Purchaser each represent and warrant to the other that it has dealt with no broker, finder or other person regarding the sale or purchase of the Property. Therefore, no broker, finder or other person is entitled to any commission or a finder's fee. If a broker makes a claim for remuneration in connection with the transaction contemplated by this Agreement, Seller and Purchaser each shall indemnify and hold harmless the other from any amount that the other may be required to pay to a broker that the other did not retain, including, without limitation, reasonable attorney fees expended to defend against such claim, provided however that nothing herein shall be deemed to be a waiver of Seller's immunity to private suit pursuant to MCL 691.1401 *et seq* or other similar provisions of State or local law.

16. Representations and Warranties. Seller hereby represents and warrants to Purchaser that as of the Effective Date, and again on the date of Closing: (i) Seller is a public authority duly organized and validly existing under the laws of the State of Michigan; and (ii) Seller has all requisite power and authority to execute and deliver this Agreement and perform the obligations of Seller hereunder. Purchaser hereby represents and warrants to Seller that as of the Effective Date and again as of the Date of Closing: (i) Purchaser is a duly organized and validly existing limited liability company in good standing under the laws of the State of

Michigan; and (ii) Purchaser has all requisite limited liability company power and authority to execute and deliver this Agreement and perform Purchaser's obligations hereunder.

17. Default and Remedies.

Purchaser's Default: Seller's Remedy. If the Purchaser fails to close on the purchase of the Property, due to Purchaser's material default under the Agreement - provided Seller is not otherwise in material default of this Agreement - then Seller shall be entitled to the full amount of the Deposit as liquidated damages, as Seller's sole and exclusive remedy, and upon payment to Seller of such amount, this Agreement and all rights and obligations of the parties shall terminate. The parties agree that it would be impracticable and extremely difficult to ascertain the actual damages suffered by Seller as a result of Purchaser's failure to complete the purchase of the Property and that under the circumstances existing as of the date of this Agreement, the liquidated damages provided for in this Section represents a reasonable estimate of the damages which Seller will incur as a result of such failure.

Seller's Default: Purchaser's Remedies. If Seller fails to timely perform any material act, or provide any material document or information required to be provided by Seller, or if any representation or warranty made by Seller pursuant to this Agreement is untrue when made, then Purchaser shall have the option to either: (i) terminate this Agreement and receive from the Title Company the full amount of the Deposit, or (ii) seek specific performance of this Agreement. Purchaser hereby acknowledges that Seller, as an agency of government engaged in the exercise or discharge of a governmental function, is immune from tort liability arising from this Agreement or from Seller's ownership of the Property.

18. Attorneys' Fees. The prevailing party in any legal proceeding brought under or with relation to this Agreement or transaction shall not be entitled to recover court costs, reasonable attorneys' fees or any other litigation expenses from the non-prevailing party.

19. Authority. The approval by the BRA board for the City of Kalamazoo is required before this Agreement is effective and binding. If such approval is not made within 90 days after Seller has signed this Agreement, it shall be deemed null and void and of no force and effect.

20. Sale and Assignment of Agreement. Purchaser may not assign its rights and obligations under this Agreement without the express written consent of Seller, which consent shall not be unreasonably denied, withheld or conditioned. However, Purchaser may assign all of its right, title and interest in this Agreement to an existing entity, or an entity subsequently formed provided that such entity is controlled by, controls, or is under common control with Purchaser. Further, Purchaser shall remain responsible to carry out the obligations of that entity unless released from all liability in writing by Seller.

21. Reversion. If after Closing, Purchaser fails to build and complete the contemplated project on the Property within 3 years after the date of Closing, then the Seller shall have the right to elect to have the Property revert back to Seller; provided, however, Seller shall reimburse Purchaser the original Purchase Price paid by Purchaser plus: (a) the actual costs spent by Purchaser for the construction of any improvements, the installation of any fixtures and personal property on the Property or (b) the market value of the improvements, fixtures and

personal property located on the Property, whichever is greater. It will be the Seller's sole decision whether to exercise its right of reversion, which shall be memorialized by Purchaser and Seller in a separate agreement between the parties.

22. Property AS-IS. Purchaser acknowledges that: (a) Seller has made no representations or warranties whatever with respect to the Property; (b) Seller specifically disclaims any and all express and implied representations and warranties with respect to the Property, including without limitation, any representations with respect to the physical or environmental condition of the Property and improvements located thereon, the fitness of the Premises for a particular purpose, or whether the Property complies with any laws; and (c) the inspection and investigation rights and the Investigation Period set forth herein are sufficient to enable Purchaser to inspect the Property to determine that it is satisfactory to Purchaser. Accordingly, Purchaser is acquiring the Property in its "as is" "where is" condition, with all faults.

23. Miscellaneous.

a. TIME IS OF THE ESSENCE OF THIS AGREEMENT.

b. This Agreement is governed by Michigan law. The parties further acknowledge that since each has had the opportunity for legal counsel to review the terms of this Agreement, no provisions shall be construed against one party under any rule of construction regarding the drafter or party responsible for the challenged provision.

c. This Agreement may be executed in several counterparts, each of which shall be deemed an original and all of which counterparts together shall constitute one and the same instrument. This Agreement may be executed electronically in pdf form and/or in counterparts, and all counterparts together shall constitute one integrated agreement and be deemed an original document.

d. This Agreement and the exhibits to this Agreement contain all of the representations and statements by Seller and Purchaser to one another and express the entire understanding between them regarding this transaction. All prior and contemporaneous communications concerning this transaction are merged into and replaced by this Agreement. This Agreement may not be modified or amended unless such amendment is set forth in writing and signed by both Seller and Purchaser.

e. Any notice required or permitted to be given under this Agreement shall be in writing and shall be deemed to have been given (a) on the same date as the date on which such notice is delivered personally, (b) on the date that is three (3) business days after the date on which such notice is deposited in the United States mail, registered or certified mail, postage prepaid, return receipt requested, or (c) on the date that is one (1) business day after the date on which such notice is sent by nationally-recognized overnight courier services (such as Federal Express or any other similar courier service), and, in each case, addressed as follows:

If to Purchaser: Bogan Developments LLC
439 Dillingham Lane
Kalamazoo, Michigan 49009

With a copy to:

If to Seller: City of Kalamazoo
Community Planning & Economic Development
241 W. South Street
Kalamazoo, Michigan 49008

With a copy to: Dickinson Wright PLLC
Attn: Jessica Wood
200 Ottawa Ave NW Suite 900
Grand Rapids, MI 49503

f. This Agreement shall inure to the benefit of and bind the parties to this Agreement and their respective heirs, legal representatives, successors and permitted assigns.

g. If any date of performance falls on a Saturday, Sunday or legal holiday, such date of performance shall be deferred to the next day which is not a Saturday, Sunday or legal holiday.

h. In case a court of competent jurisdiction determines that one or more of the provisions contained in this Agreement is invalid, illegal or not enforceable, such invalidity, illegality or unenforceability shall not affect any other provisions. As a result, this Agreement shall be construed as if such invalid, illegal or unenforceable provision is severed and deleted from this Agreement.

i. No failure of either party to complain of any act or omission on the part of the other party, regardless how long that failure continued, is considered as a waiver by that party to assert any of its rights under this Agreement. And 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.

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

[signatures on the following page]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement under seal as of the date first above written.

SELLER:

**City of Kalamazoo Brownfield Redevelopment
Authority**

BY: _____

ITS: Chair

PURCHASER:

Bogan Developments, LLC

BY: _____

ITS: _____

EXHIBIT “A”

[legal descriptions to be confirmed by title company]

901 Porter Street (06-15-216-200)

825 Porter Street (06-15-221-060)

810 N Pitcher Street (06-15-250-031)

314 Parsons Street (06-15-215-076)

915 N Pitcher Street (06-15-215-004)



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: June 20, 2024

SUBJECT: Adoption of a Resolution Approving the Third Amendment to the Brownfield Plan Development Agreement with Bogan Developments, LLC and Authorizing the Chair to Sign.

RECOMMENDATION:

It is recommended the BRA adopt a Resolution approving the Third Amendment to the Brownfield Plan Development Agreement with Bogan Developments, LLC and authorize the Chair to sign.

BACKGROUND:

The following is a summary of the project and basic terms for which the applicant has request a TIF advance loan from the LBRF from the City of Kalamazoo BRA. These terms were built into the Third Amendment to the Development Agreement and presented to the BRA for approval.

TERMS

- Parcel(s): 315 E Frank St (PIN 06-15-250-150)

(Prior Project from which TIF was generated)

- Total Capital Investment: \$4 million
- Eligible Activities: Public Infrastructure Improvements, Site Demolition and Preparation for Street Improvements
- Funding Source: Local Brownfield Revolving Fund
- Loan Amount: \$278,000
- Repayment Term: TIF projection estimates repayment could require up to 18 years of capture
- Interest Rate: 0 (principal only)

- Repayment Schedule: Recommendation is on an annual basis, after all other obligations are paid from Tax Increment Revenues (e.g., BRA administration fees, State
- Brownfield Revolving Fund, any other third party):
- Reimburse BRA 50% toward TIF advance repayment
- Reimburse Bogan Developments 50% toward remaining eligible activity repayment and/or to cover new debt service from any separate loan(s)

FISCAL IMPACT:

The TIF Advance will use \$278,000 of LBRF funds from 2024 budget that are estimated to be recaptured back to the fund in approximately 18 years.

**CITY OF KALAMAZOO BROWNFIELD
REDEVELOPMENT AUTHORITY**

**RESOLUTION APPROVING AND AUTHORIZING EXECUTION OF A
THIRD AMENDMENT TO BROWNFIELD PLAN DEVELOPMENT
AGREEMENT WITH BOGAN DEVELOPMENTS LLC**

Boardmember _____, supported by Boardmember _____,
moved the adoption of the following resolution:

WHEREAS:

1. The Authority and Bogan Developments LLC (the “Developer”) entered into a binding agreement dated May 19, 2022 (the “Agreement”) concerning the procedure and requirements for the reimbursement of tax increment revenues for certain eligible expenses related to the redevelopment of qualifying eligible property located at 315 E. Frank Street, all pursuant to an Act 381 Brownfield Plan for 315 E. Frank Street; and
2. The Agreement limited reimbursement of actual expenses incurred under the Brownfield Plan to \$1,097.777.00, less any approved grants or loans; and
3. On May 29, 2024 the Parties entered into a Second Amendment to the Brownfield Plan Development Agreement, which expanded the scope of qualifying eligible activities to \$90,867.80.
4. Pursuant to a Term Sheet executed by the Parties on June 5, 2024, the Parties now wish to enter into this Third Amendment in order to effectuate a requested advance in Tax Increment Financing through a loan pursuant to the Authority’s Brownfield Revolving Fund Loan Program for the purposes of a development project located on North Pitcher Street in the Northside Neighborhood.

RESOLVED:

1. That the Third Amendment to Brownfield Plan Development Agreement between the Authority and the Developer is approved; and
2. That the Chairperson of the Board of Directors of the Authority is authorized and directed to execute the approved Agreement for and on behalf of the Authority; and
3. That all resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same are hereby rescinded.

YEAS: Boardmembers _____

NAYS: Boardmembers _____

ABSTAIN: Boardmembers _____

ABSENT: Boardmembers _____

RESOLUTION DECLARED ADOPTED.

Dated: June 20, 2024

Kyle Gulau, Secretary

CERTIFICATION

I, the undersigned duly qualified and acting Secretary of the City of Kalamazoo Brownfield Redevelopment Authority, do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Board of Directors of the Brownfield Redevelopment Authority at a meeting held on June 20, 2024, and that public notice of said meeting was given pursuant to, and in accordance with, Act 267 of the Public Acts of Michigan of 1976, as amended.

Dated: June 20, 2024

Kyle Gulau, Secretary

THIRD AMENDMENT TO BROWNFIELD PLAN DEVELOPMENT AGREEMENT

THIS THIRD AMENDMENT TO BROWNFIELD PLAN DEVELOPMENT AGREEMENT (the “Third Amendment”) is entered into on _____ by and 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.*, whose address is 245 N. Rose Street, Suite 100, Kalamazoo, MI 49007 (the “Authority”), and **BOGAN DEVELOPMENTS LLC**, a Michigan limited liability company whose address is 801 N. Pitcher, Kalamazoo, Michigan 49007 (“Developer”) (collectively, the “Parties”).

RECITALS

A. The Authority and Developer entered into a binding agreement dated May 19, 2022 (the “Agreement”) concerning the procedure and requirements for the reimbursement of tax increment revenues for certain eligible expenses related to the redevelopment of qualifying eligible property located at 315 E. Frank Street, all pursuant to an Act 381 Brownfield Plan 315 East Frank Street and as further described in the Agreement and incorporated herein by reference.

B. On May 23, 2022, the Parties entered into a First Amendment to Brownfield Plan Development Agreement, which directed reimbursement payments for certain eligible activities be made directly to a third-party fiduciary.

C. On May 29, 2024 the Parties entered into a Second Amendment to Brownfield Plan Development Agreement, which expanded the scope of eligible activities for reimbursement by an additional \$90,867.80.

D. Developer has since completed the improvements at 315 East Frank Street thereby generating the anticipated tax increment revenues for capture, and requested a loan pursuant to the Authority’s Brownfield Revolving Fund Loan Program for purposes of a development project located on North Pitcher Street in the Northside Neighborhood and identified as Zone 32, Phase II.

E. Pursuant to a Term Sheet executed by the Parties on June 5, 2024, the Parties now wish to enter into this Third Amendment in order to effectuate the requested advance.

NOW, THEREFORE, in consideration of the terms and conditions contained in the Agreement and this Third Amendment, including its recitals, and the benefits to be derived therefrom, receipt of which is severally acknowledged, the Authority and Developer hereby agree as follows:

Section 1. Amendment to Section 7. Reimbursement Process of Agreement. Section 7 shall be amended to add Paragraph 7.5, which shall read as follows:

7.5 TIF Advance. The Authority shall, subject to the terms and conditions set forth in the Term Sheet attached hereto as Exhibit A, and executed by the Parties, advance \$278,000 to Developer in TIF (50% of the project TIF) generated by the 315 East Frank Street Project in order to support pre-development activities for the Zone 32 Phase II

Project, and if and when requested, shall consider supporting a collateral assignment for the remaining 50% of TIF also from the 315 East Frank Street Project if Developer seeks financing through a separate lender.

Section 2. Definitions. All capitalized terms used in this Third Amendment and not defined shall have such definitions as defined in the Agreement.

Section 3. Ratification. The Agreement, as amended, is in all other respects hereby ratified and confirmed.

[Signatures on Following Page]

[Signature Page to Third Amendment to Brownfield Plan Development Reimbursement Agreement for 315 E. Frank Street]

The signatories below warrant that they are empowered to enter into this Third Amendment.

Dated: _____

**CITY OF KALAMAZOO BROWNFIELD
REDEVELOPMENT AUTHORITY**

By: _____

Its: Chair

Dated: _____

BOGAN DEVELOPMENTS LLC

By: _____

Name:

Its:

4863-1852-6919 v1 [105916-1]



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: June 20, 2024

SUBJECT: Approval of the Fourth Amendment to the Purchase and Sale Agreement with 116 WEST CEDAR, LLC and BURDICK@CEDAR, LLC, extending the Investigation Period to September 28, 2024 and to authorize the Chair to sign the Fourth Amendment to the Purchase and Sale Agreement with such other provisions not materially adverse to the BRA approved as to form by legal counsel and as to content by the Department Director serving as Attorney-in-Fact.

RECOMMENDATION:

It is recommended the BRA approve a Fourth Amendment to the Purchase and Sale Agreement with 116 WEST CEDAR, LLC and BURDICK@CEDAR, LLC, extending the Investigation Period to September 28, 2024 and to authorize the Chair to sign the Fourth Amendment to the Purchase and Sale Agreement with such other provisions not materially adverse to the BRA approved as to form by legal counsel and as to content by the Department Director serving as Attorney-in-Fact.

BACKGROUND:

On March 21, 2024 the BRA and purchaser signed the Third Amendment to the Purchase and Sale Agreement ("Agreement") to extend the investigation period by 90 days. This period is set to expire on June 28, 2024. The purchaser has made progress towards its redevelopment plans and continues to meet regularly with City staff. Both parties wish to request an extension to provide additional time for property and project investigations. The staff and BRA legal counsel will work with developer on a fourth amendment to the Agreement to extend the investigation period to September 28, 2024. Prior to the expiration of the investigation period, the developer plans to present a financial plan and conceptual site plan to the BRA for review.

FISCAL IMPACT:

No fiscal impact is anticipated at this 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: June 20, 2024

SUBJECT: Adoption of a Resolution Committing up to \$100,000 in Local Brownfield Revolving Funds as Grant Match for an EGLE Environmental Justice Impact Grant.

RECOMMENDATION:

It is recommended the BRA adopt a Resolution Committing up to \$100,000 in Local Brownfield Revolving Funds as grant match for an EGLE Environmental Justice Impact Grant.

BACKGROUND:

Project Overview

The City of Kalamazoo is seeking funding through the EGLE Environmental Justice Impact Grant for the demolition and environmental abatement at 116 W Cedar Street, a former public safety building. Constructed in 1957, this building has been vacant since 2008, contributing to blight and stagnation in the area. The grant will help offset the substantial costs associated with the necessary demolition and environmental remediation, facilitating future development at the site.

Environmental Justice Context

The project is situated in the Vine Neighborhood, which is adjacent to the Central Business District and the Edison neighborhood. The specific location falls within Census Tract 26077000201, which has an Environmental Justice (EJ) score percentile of 84. This area is adjacent to Census Tract 26077000900 with an EJ score percentile of 91 and Census Tract 26077000600 with an EJ score percentile of 70. These scores highlight the environmental and socioeconomic challenges faced by the residents. The controlled environmental abatement of this property will mitigate further risk from extreme weather events exacerbated by climate change that could exposure nearby residents to uncontrolled release of lead and asbestos.

Need for Funding

The primary obstacle to redevelopment is the significant cost associated with the demolition of the existing structure and the environmental abatement required to make the site safe for future

use. The EGLE EJ Grant funding will be crucial in offsetting these costs, allowing the project to move forward. The successful completion of this project will not only remove a longstanding blight but also pave the way for new development that can provide economic and social benefits to the community.

FISCAL IMPACT:

The BRA would use 2025 budget funds up to \$100,000 to match grant dollars if the City of Kalamazoo is successful in their grant application. If a brownfield plan were adopted for the site, it may be possible to recapture demolition and abatement costs as brownfield eligible activities. There is no brownfield plan adopted for the property at this time.

**CITY OF KALAMAZOO BROWNFIELD
REDEVELOPMENT AUTHORITY**

**RESOLUTION COMMITTING LOCAL BROWNFIELD REVOLVING FUNDS
AS GRANT MATCH FOR AN EGLE ENVIRONMENTAL JUSTICE
IMPACT GRANT**

Boardmember _____, supported by Boardmember _____,
moved the adoption of the following resolution:

WHEREAS:

1. The City of Kalamazoo ("Applicant") seeking funding through the EGLE Environmental Justice Impact Grant ("Grant") for the demolition and environmental abatement at 116 W Cedar Street; and
2. The Brownfield Redevelopment Authority ("BRA") owns a parcel of real estate at 116 W Cedar Street, City of Kalamazoo, Michigan, which is contributing to blight and stagnation in the area; and
3. The Grant will help offset the substantial cost of asbestos abatement and demolition associated with the building and other remediation considerations at the site, leading to the eventual redevelopment and improved environmental outcomes for residents in the Vine Neighborhood.
4. The project is located in Census Tract 26077000201, which has an Environmental Justice (EJ) score percentile of 84, and immediately adjacent to Census Tract 26077000900 with EJ score 91. These score highlights environmental and socioeconomic challenges faced by residents. The controlled environmental abatement of this property will mitigate further risk from extreme weather events exacerbated by climate change that could exposure nearby residents to uncontrolled release of contaminants such as asbestos.

RESOLVED:

1. That in support of the Applicant's funding request to EGLE, the BRA will commit up to \$100,000 in Local Brownfield Revolving Funds in the 2025 Budget for Fund 242 as grant match for this EGLE Environmental Justice Impact Grant Application; and
2. That City staff is authorized and directed to advance Grant application materials with the understanding the BRA will commitment of funds in budget year 2025; and
3. That the Chairperson of the Board of Directors of the Authority is authorized and directed to sign any letter of support on behalf of the Authority related to the Grant application.

YEAS: Boardmembers _____

NAYS: Boardmembers _____

ABSTAIN: Boardmembers _____

ABSENT: Boardmembers _____

RESOLUTION DECLARED ADOPTED.

Dated: June 20, 2024

_____, Secretary

CERTIFICATION

I, the undersigned duly qualified and acting Secretary of the City of Kalamazoo Brownfield Redevelopment Authority, do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Board of Directors of the Brownfield Redevelopment Authority at a meeting held on June 20, 2024, and that public notice of said meeting was given pursuant to, and in accordance with, Act 267 of the Public Acts of Michigan of 1976, as amended.

Dated: June 20, 2024

_____, Secretary



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: June 20, 2024

SUBJECT: Adoption of a Resolution Approving the Purchase and Sale Agreement for the Property at 708 Ampersee and Authorizing the Chair to Sign.

RECOMMENDATION:

It is recommended the BRA adopt of a Resolution approving the Purchase and Sale Agreement for the property at 708 Ampersee and authorize the BRA Chair to sign.

BACKGROUND:

The BRA acquired the parcel at 708 Ampersee from the State of Michigan under the delinquent tax foreclosure process in 2003. During a recent property inventory and evaluation process, a committee identified the parcel as surplus property available for sale. The buyer is the owner of the adjacent business, Quality Castings, located at 903 Hotop Avenue. The business has operated in the City of Kalamazoo in good standing for a number of years. The Projects & Finance Committee and the City's PRC staff committee is recommending the sale of property at true cash value (\$4,200) to the adjacent business to help with future growth, if desired.

FISCAL IMPACT:

The purchase price for the property is \$4,200. According to the Agreement, closing costs and any due diligence is the responsibility of the purchaser. The BRA will be responsible for applicable taxes, fees, and other costs on behalf of the buyer.

**CITY OF KALAMAZOO BROWNFIELD
REDEVELOPMENT AUTHORITY**

**RESOLUTION APPROVING AND AUTHORIZING EXECUTION OF A
PURCHASE AND SALE AGREEMENT WITH JAMES A. WENDEL**

Boardmember _____, supported by Boardmember _____,
moved the adoption of the following resolution:

WHEREAS:

1. BRA is the owner of a parcel of real property located in the City of Kalamazoo, Kalamazoo County, Michigan, purchased from the State of Michigan under the delinquent tax foreclosure process. This parcel is located at or near 708 Ampersee Ave., City of Kalamazoo, Michigan with Parcel No. of 06-14-155-008 (the "Property"); and
2. Purchaser owns a parcel of real estate at or near 903 Hotop Avenue, City of Kalamazoo, Michigan, which is directly adjacent to the BRA Parcel ("Purchaser Parcel"); and
3. Purchaser and BRA desire to enter into this Purchase Agreement ("Agreement") for the mutual benefit of both parties.

RESOLVED:

1. That the Purchase and Sale Agreement between the Authority and the Purchaser is approved; and
2. That the Chairperson of the Board of Directors of the Authority is authorized and directed to execute the approved Agreement for and on behalf of the Authority; and
3. That all resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same are hereby rescinded.

YEAS: Boardmembers _____

NAYS: Boardmembers _____

ABSTAIN: Boardmembers _____

ABSENT: Boardmembers _____

RESOLUTION DECLARED ADOPTED.

Dated: June 20, 2024

_____, Secretary

CERTIFICATION

I, the undersigned duly qualified and acting Secretary of the City of Kalamazoo Brownfield Redevelopment Authority, do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Board of Directors of the Brownfield Redevelopment Authority at a meeting held on June 20, 2024, and that public notice of said meeting was given pursuant to, and in accordance with, Act 267 of the Public Acts of Michigan of 1976, as amended.

Dated: June 20, 2024

_____, Secretary

PURCHASE AGREEMENT

This Agreement dated May ___, 2024 is between James A. Wendel, an individual, whose address is 10625 Greer Drive, Richland, Michigan 49083 ("Purchaser"), and the City of Kalamazoo Brownfield Redevelopment Authority, a Michigan public body corporate, whose address is 245 N. Rose Street, Suite 100, Kalamazoo, Michigan 49007 ("BRA").

Recitals:

A. BRA is the owner of a parcel of real property located in the City of Kalamazoo, Kalamazoo County, Michigan, purchased from the State of Michigan under the delinquent tax foreclosure process. This parcel is located at or near 708 Ampersee Ave., City of Kalamazoo, Michigan with Parcel No. of 06-14-155-008 (the "Property").

B. Purchaser owns a parcel of real estate at or near 903 Hotop Avenue, City of Kalamazoo, Michigan, which is directly adjacent to the BRA Parcel ("Purchaser Parcel").

C. Purchaser and BRA desire to enter into this Purchase Agreement ("Agreement") for the mutual benefit of both parties, subject to the following terms and conditions.

Agreement:

NOW, THEREFORE, the parties agree as follows:

1. **DESCRIPTION OF THE PROPERTY.** The Property, as described above, is more particularly described in attached **Exhibit A.**

2. **CONSIDERATION.** Purchaser agrees to purchase the Property from BRA for the sum of Four Thousand Four Hundred Dollars (\$4,400.00) ("Purchase Price"), and other good and valuable consideration as set forth in this Agreement. BRA agrees to convey the Property by a covenant deed, in which BRA covenants to Purchaser that it has not done or suffered anything that would have encumbered the Property during its ownership, simultaneously upon receipt of the Purchase Price in immediately available funds. The conveyance is subject to all easements, covenants, conditions, and restrictions of record.

3. **TITLE INSURANCE.** At the sole option and expense of Purchaser, Purchaser may obtain a commitment to issue an owner's title insurance policy insuring Purchaser ("Title Commitment"). To the extent that any such documents are in BRA's possession, and at Purchaser's sole cost and expense in each instance, BRA shall provide copies of any surveys, affidavits or certificates reasonably requested by the title insurance company in connection with the Title Commitment. Purchaser is responsible for paying any and all search fees associated with preparation of the Title Commitment, any additional fees for document copies or preparation to be charged by the title company, and the premiums for the title policy.

BRA agrees not to take any action between the time of execution of this Agreement and the closing that will cause any lien or encumbrance to the Property.

4. **INSPECTION.** Purchaser waives any inspections of the Property.

J. W.

5. BRA'S REPRESENTATIONS AND WARRANTIES. Other than representations of title as expressed in the covenant deed, BRA MAKES NO WARRANTIES WHATSOEVER with respect to the Property. Purchaser has been provided sufficient opportunity to inspect all aspects of the Property to his satisfaction prior to closing, and Purchaser is accepting the Property AS-IS, WHERE-IS, WITH ALL FAULTS. Purchaser acknowledges that BRA is not guaranteeing suitable use of the Property for Purchaser's intended use.

6. CONTINGENCIES. The obligation of Purchaser to close the purchase of the Property is contingent upon:

A. All representations and warranties of BRA set forth in this Agreement being true as of the closing date;

B. BRA having timely performed its obligations by the date of closing.

If any contingency is not satisfied by the date of closing, then Purchaser may terminate this Agreement by written notice to BRA.

7. CLOSING. The closing shall occur within 60 days from the Effective Date of this Agreement under Paragraph 11. At or before the closing, Purchaser shall be responsible for the payment of the state and county transfer taxes, the costs of any recording fees to record the covenant deed, and any other documents to transfer title.

8. POSSESSION. Purchaser shall be entitled to sole and exclusive possession upon payment of the Purchase Price and receipt of the covenant deed to the Property.

9. TAXES. The Property is currently exempt from the payment of taxes. Beginning December 31 of the year in which Purchaser acquires the Property, Purchaser shall be responsible for the taxes, if any, levied against the Property and the personal property located within the Property.

10. TERMINATION – CONDITION OF PROPERTY. Within 40 days from the Effective Date of this Agreement under Paragraph 11, Purchaser may provide BRA written notice of any unacceptable conditions or matters ("Defects") relating to the Property ("Defect Notice"). Thereafter, BRA shall have 10 days to notify Purchaser in writing if it will cure any such Defects contained in the Defect Notice. Purchaser shall then have 10 days to elect to waive the Defects and proceed to closing or terminate the Agreement.

If a Defect Notice is not timely given to BRA, Purchaser is considered to have accepted the Property AS IS, WHERE-IS, WITH ALL FAULTS and to have waived the right to terminate this Agreement under this Paragraph 10. If Purchaser notifies BRA of his intent to terminate this Agreement under this Paragraph 10, neither party shall have any further rights or obligations under this Agreement.

11. BRA BOARD APPROVAL. The approval by the BRA Board of Directors is required before this Agreement is effective and binding. This Agreement shall be effective upon the date of its approval by the BRA Board of Directors ("Effective Date").

J.W.

12. Default. In the event of any default by BRA that continues without cure for 10 days after delivery by Purchaser of notice to BRA, and as Purchaser's sole remedy (Purchaser specifically waiving any right to bring an action for monetary damages, including, without limitation, consequential, speculative or punitive damages), Purchaser shall have the right (but not the obligation) to terminate this Agreement by notice to BRA within 15 days after the end of the cure period or to bring an action against BRA to seek specific performance of BRA's obligations hereunder. In the event of any default by Purchaser that continues without cure for 10 days after delivery by BRA of notice to Purchaser, BRA shall have the right (but not the obligation) to terminate this Agreement by notice to Purchaser within 15 days after the end of the cure period, and BRA shall have any and all rights and remedies available to Purchaser in law and at equity arising out of the default, including, without limitation, specific performance.

13. TIME IS OF THE ESSENCE. The parties agree that in all matters relating to this Agreement, time is of the essence.

14. NOTICES. Any notice or other communication under this Agreement by one party to the other shall be in writing, signed by an authorized representative and delivered in person or by certified mail, postage prepaid with return receipt requested to the following:

Purchaser:

James A. Wendel
10625 Greer Drive
Richland, MI 49083

City:

City of Kalamazoo
Brownfield Redevelopment Authority
ATTN: Executive Director
245 N. Rose Street
Suite 100
Kalamazoo, MI 49007

w/ copies to the BRA Attorney at
Dickinson Wright
Attn: Jessica Wood
200 Ottawa Ave NW
Suite 900
Grand Rapids, MI 49503

Each party shall notify the other of any changes in the address for the receipt of notices.

15. Real Estate Brokers. Neither party has retained the services of a real estate broker regarding this transaction. If a broker makes a claim for remuneration in connection with the Purchase, the party against whom the claim is made is responsible for paying any commission or other compensation for which the broker is entitled to receive.

J. W.

16. Miscellaneous.

A. This Agreement shall bind and benefit BRA, Purchaser, and their respective successors or assigns.

B. This Agreement may not be amended, altered or modified unless done in writing and signed by representatives of the parties who are so authorized.

C. This Agreement shall be applied, construed, and enforced in accordance with the laws of the State of Michigan, without giving effect to conflicts of law principles. Venue for any disputes under this Agreement shall lie in Kalamazoo County, Michigan.

D. If any term, covenant, or condition of this Agreement or its application is, to any extent, held to be invalid or unenforceable, the remainder of this Agreement or the application of the term, covenant, or condition to persons or circumstances other than those to which it is held invalid or unenforceable, shall remain effective, and each term, covenant, or condition of this Agreement shall be valid and enforced to the fullest extent permitted by law.

E. This Agreement may be signed electronically, and/or in counterparts, which together shall comprise a single agreement and be deemed an original document.

F. Each party agrees to execute any additional documents reasonably requested by the other party to carry out the intent of this Agreement.

G. No waiver of the provisions of this Agreement shall be deemed or constitute a waiver of any other provision, whether or not similar, nor shall any waiver be a continuing waiver. No waiver shall be binding unless executed in writing by the party giving the waiver.

H. In the event of litigation involving this Agreement, the non-prevailing party shall pay the reasonable attorney fees of the prevailing party. Otherwise, each party shall pay its own attorney and consultant fees and expenses. Each party acknowledges that it has consulted with and been represented by independent counsel, or declined to do so after having been advised to obtain independent counsel.

I. This Agreement and the exhibits to this Agreement contain all the representations and statements by BRA and Purchaser to one another and express the entire understanding between them. All prior and contemporaneous communications concerning the Purchaser are merged in and replaced by this Agreement.

[signatures on following page]

J.W.

Whereas, intending to be legally bound, the parties have executed this Agreement effective as of the Effective Date set forth in Paragraph 11.

SELLER

Dated: _____, 2024

City of Kalamazoo
Brownfield Redevelopment Authority

By: _____

Name: _____

Its: Chair

Dated: 5-15-24, 2024

PURCHASER

James A. Wendel
James A. Wendel

EXHIBIT A

Legal Description:

M. Amperses Plat Union Addition
M AMPERSES PLAT UNION ADD S1/2 LOT 20 EXC E 2 R
06-14-155-008