

Agenda

Brownfield Redevelopment Authority

Board of Directors



City of Kalamazoo

Thursday, March 19, 2026

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 the meeting minutes from February 19, 2026.

D. PUBLIC COMMENTS

E. DIRECTOR COMMENTS

F. PUBLIC HEARING

1. Public hearing for an Act 381 Brownfield Plan for B on Burdick located at 802 S Burdick Street, Kalamazoo, Michigan.

- Opening of the Public Hearing
- Project 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 Act 381 Brownfield Plan for the B on Burdick Project and Recommending the City Commission Adopt the Plan.

2. Approval of a Reimbursement Request for 266 E Michigan Avenue for \$274,492.85, and authorization for staff to issue annual payments per the Development and Reimbursement Agreement.
3. Approval of a Grant Agreement between the Brownfield Redevelopment Authority and EGLE for the Kalamazoo Recovering Housing Brownfield Redevelopment Grant in the amount of \$1,000,000, contingent upon award by EGLE, and authorization for the Chair to execute the agreement.

H. UNFINISHED BUSINESS

I. COMMUNICATIONS AND ANNOUNCEMENTS

J. STAFF REPORTS AND UPDATES

1. Presentation of the Interim Year-End Budget Reports for Fund 242 and 243.

K. ADJOURNMENT

**CITY OF KALAMAZOO
BROWNFIELD REDEVELOPMENT AUTHORITY BOARD MEETING
Thursday, February 19, 2026
Community Planning and Economic Development
245 N. Rose Street, Kalamazoo, MI 49007**

MEMBERS PRESENT: Sharon Ferraro; Rachel Bair; Kyle Gulau; T.J. Ward; Lucas Middleton; Drew Duncan

MEMBERS ABSENT: Andrew Schipper; Michael Gurnee; Scott Petersen; Jason Novotny; Eddie Warr

CITY COMMISSIONERS/CITY STAFF PRESENT: Jamie McCarthy (Development Manager); Beth Cheeseman (Executive Administrative Assistant); Bobby Boyd (Economic Development Supervisor); *Jessica Wood (Attorney, Dickinson-Wright)

*Jessica Wood attended the meeting virtually.

Meeting was called to order at 7:57 AM by Chair Gulau.

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

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

APPROVAL OF MINUTES: Director Middleton moved the approval of the minutes from December 18, 2025 and January 15, 2026; seconded by Director Ward.

PUBLIC COMMENTS

Ms. Gwendolyn Hooker shared her disappointment in the recommendation coming forward on the sale price of 707 N. Westnedge Avenue. She said it was inequitable to charge that price for the property.

Ms. Mattie Jordan-Woods stated she had left a letter at a previous meeting and asked for a written response to her questions. She reported that she has not yet gotten a response. Ms. Jordan-Woods requested again to receive a written response to the questions in the letter.

DIRECTOR'S COMMENTS

Director Duncan asked if they had a record of those questions. Ms. Jordan-Woods and Ms. Hooker indicated the letter was given to Community Planning and Economic Development (CPED) Director, Mr. Antonio Mitchell, at the November meeting.

PUBLIC HEARING

None.

NEW BUSINESS

1. Adoption of a Resolution Approving and Authorizing the Board Chair to Execute a Purchase and Sale Agreement with The Tradewind Co, LLC for 1003 Ampersee Ave, subject approval as to substance by the Board Chair and as to form by Legal Counsel.

Mr. Jared Chambers said that when this was brought before the Executive Committee, there were questions about plans for future development along the riverfront. He reported there are no plans for development at that location. Mr. Chambers let them know that another property, 1029 Ampersee Avenue, is also owned by this applicant. Their first plan would be to put cabins on 1003 Ampersee. However, if the Natural Features Protection Overlay (NFP-O) prohibits that, their second plan would be to put a bee farm on the property. An alternative plan would be to keep the property natural and clean.

Director Bair asked how the purchase price was determined. Mr. Chambers stated the Assessor determined fair market value. Chair Gulau confirmed there were no discounts given for the purchase price.

Director Ferraro confirmed with Mr. Chambers that this property was a heavily contaminated site. Chair Gulau asked if this property was a part of plans the City is making to activate the river front. Mr. Chambers stated that there are no plans for that at this time.

Director Middleton moved to adopt a resolution approving and authorizing the Board Chair to execute a purchase and sale agreement with The Tradewind Co, LLC for 1003 Ampersee Ave, subject approval as to substance by the Board Chair and as to form by Legal Counsel; seconded by Director Ward.

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

Director Ferraro and Chair Gulau clarified that 1029 Ampersee was the property already owned by the applicant.

2. Approval of a Letter of Intent and Access Agreement with The Trailhead Outdoors, LLC to Purchase Property at 910 Oneil Street and authorize Department Director to Sign.

Mr. Jared Chambers shared that the applicant is an emerging developer and seems well prepared. They have preliminary drawings and sketches done. The developer is asking for a Letter of Intent (LOI) so they can start environmental testing and find other sources of funding. Mr. Chambers stated that the developer would also like to include 350 Blaine Street (owned by Land Bank) in this project. If the Board approves the LOI, it will be sent to the Land Bank. The project would be for outdoor equipment retail and community event rental (for example: kayaks, e-bikes). Mr. Chambers stated that 910 Oneil Street would be an outdoor picnic and event area; 350 Blaine Street would have a building, a pavilion, and a dock to the river.

Chair Gulau asked if they wanted to do a Phase I as part of access. He also wondered if they intended to enter the property into a Brownfield plan. Mr. Chambers stated that they were planning to do a Phase I on the property. It depended on final funding whether they would consider a Brownfield Plan. Ms. McCarthy said she thought they might request a Brownfield incentive since there would be environmental costs. The developer took the route of an LOI so he can do his due diligence and decide if this is the right site for him.

Director Bair moved approval of a Letter of Intent and Access Agreement with The Trailhead Outdoors, LLC to Purchase Property at 910 Oneil Street and authorize Department Director to Sign; seconded by Director Middleton.

A roll call vote was taken and passed unanimously.

3. Authorize the Board Chair to Sign Kalrecovery EGLE Brownfield Grant Application upon Invitation by Michigan Department of Environmental, Great Lakes, and Energy in an Amount Not-to-Exceed \$1,000,000.

Ms. McCarthy stated that the latest draft of this proposal had budget changes and was currently \$905,000. This request has gone in front of EGLE staff, and it will go before a committee to get more formal vetting. She said there could be slight changes in activities based on feedback from staff. They used \$1,000,000, which is the cap in this category.

Mr. Matt Hollander, developer, stated the project was for 48 units of deeply affordable permanent supportive housing with wraparound services on site. He indicated they had gone through the process and gotten a Response Activity Plan approved through EGLE. Mr. Hollander said this was a highly contaminated site which has been subject to numerous remediations over several years. He personally didn't expect the budget number to increase over \$905,000.

Ms. McCarthy added that this grant funding doesn't require any match.

Mr. Boyd asked what was meant by deeply affordable. Mr. Hollander said that 46 of the 48 rental units are for people recovering from substance abuse disorders. The remaining two units are staff units. He shared that 23 of the units are at or below 50% AMI and the other 23 units are at 30% AMI. All 46 of the units will have MSHDA Project Based Housing Choice vouchers. If a person qualifies under those income limits, they will pay no more than 30% of income toward housing units - including utilities.

Mr. Doug Koop, EGLE, explained that once a project is vetted, developers are invited to submit an application. He said this project was going to be vetted later that morning. If everything goes smoothly with the vetting, the request can go quickly to the next step. Mr. Koop said that some funding sources must be expended this year. One thing they will discuss is the vapor mitigation issue.

Director Bair moved to authorize the Board Chair to Sign Kalrecovery EGLE Brownfield Grant Application upon Invitation by Michigan Department of Environmental, Great Lakes, and Energy in an Amount Not-to-Exceed \$1,000,000; seconded by Director Middleton.

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

4. Authorize Staff, in Coordination with the Board Chair and Legal Counsel, to Negotiate and Finalize an Agreement Establishing Site Control for the Property at 1900 Belford, including but not Limited to a Lease, Lease with Option to Purchase, or Modified Disposition Structure, with Terms Aligned as Closely as Practicable to the Previously Approved Purchase Option, and Authorize the Board Chair to Sign the Final Agreement following Review as to Form by Legal Counsel.

Ms. McCarthy noted that this project has funding and needs to get in the ground. She shared that there are restricted covenants on the site that complicate the purchase option that was agreed to several years back.

Attorney Wood shared that the restricted covenants prohibit an outright transfer of deed for a small portion of the property. They are working with the applicant to explore a long-term lease or possible other options. Attorney Wood asked for authorization to work these out with the applicant in the most efficient way possible.

Director Middleton moved to authorize Staff, in Coordination with the Board Chair and Legal Counsel, to Negotiate and Finalize an Agreement Establishing Site Control for the Property at 1900 Belford, including but not Limited to a Lease, Lease with Option to Purchase, or Modified Disposition Structure, with Terms Aligned as Closely as Practicable to the Previously Approved Purchase Option, and Authorize the Board

Chair to Sign the Final Agreement following Review as to Form by Legal Counsel; seconded by Director Ward.

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

UNFINISHED BUSINESS

1. Adoption of a Resolution Approving the Sale of 707 N. Westnedge Avenue and Authorizing the Board Chair to Execute a Purchasing and Sale Agreement, Subject to Approval as to Substance in Alignment with Term Sheet by Board Chair and Approval as to Form by Legal Counsel.

Chair Gulau summarized the history of the case before the Board.

Ms. Gwendolyn Hooker thought her case was similar to others. She said they have asked for the same consideration in keeping their current purchase agreement in alignment of what they had previously. Ms. Hooker noted that going from a purchase price of \$100 to \$14,000 is very significant. She also stated that time is of the essence for most developers, and they are currently looking at losing money because they don't have possession of the property.

Ms. Mattie Jordan-Woods agreed with Ms. Hooker. She was disappointed this Board didn't choose to look at alternatives to help this project happen. Ms. Jordan-Woods mentioned that it was brought before the NCBDA. She mentioned that because of everything that has happened with 707 N. Westnedge, she reached out to EGLE to ask if they could assist her with her project at 118 Ransom. Ms. Jordan-Woods hoped the BRA Board will be supportive of her grant request to EGLE.

Chair Gulau summarized that the BRA Board has discussed the project at the subcommittee level and the full Board has discussed this project in the last couple months. The developer compared the projects at Belmont and Westnedge. He addressed the comment that the Board did not look at alternatives. Chair Gulau pointed out that they do have a modified term sheet from the previous month's sheet. He acknowledged that the developer's concern is price.

Ms. McCarthy clarified that the Board was trying to give Ms. Hooker more time for fundraising and they wanted to offer up the idea of financing a loan for the purchase amount. Chair Gulau added that they changed things so she could have one year to close on the property. They also extended the period of time to raise funding. Chair Gulau stated that they don't typically extend those deadlines.

Ms. Hooker indicated that extending the deadlines and offering a loan weren't helpful. She felt that it would be more helpful to lower the purchase price from \$14,000. Ms. Hooker said it seemed like they were not willing to make concessions for this property.

Chair Gulau stated that the original purchase agreement expired after a couple of years. The Housing policy that determines this price was adopted in February 2021 and has not been modified since that date. He indicated that her purchase price of \$100 was grandfathered in for two additional years. The City was unaware of her plans for the project. Ms. Hooker responded that the narrative being crafted now is not factual. She asked them to keep the project in the context of Covid. Ms. Hooker said she hasn't seen the policy that changed. She said it was new information to her that her purchase agreement was grandfathered in. Ms. Hooker stated that it was an inequitable process happening for her right then. The things they proposed were not beneficial for the project. It is important to her to deliver what she said she would do and create six tiny houses. She feels the Board has the ability to make concessions when they choose to make concessions. Ms. Hooker reminded the Board that Rebekah Kik (former City Planner and current Deputy City Manager) was on their original steering committee, and she helped birth the project. The City was aware of this project and their plans since the project started in 2019.

Director Middleton commented that the developer raised concern with respect to the action taken on Belford. He confirmed with Ms. McCarthy that the selling price utilized the same policy used on 707 N. Westnedge and nothing was grandfathered in. Ms. McCarthy said the Belford purchase option used the fair market value and a 75% discount.

Chair Gulau stated that the same policy was used for 1003 Ampersee. The Assessor placed a value on the property, there were no plans for affordable housing, so it was to sell at the assessed price.

Director Bair moved to adopt a Resolution Approving the Sale of 707 N. Westnedge Avenue and Authorizing the Board Chair to Execute a Purchasing and Sale Agreement, Subject to Approval as to Substance in Alignment with Term Sheet by Board Chair and Approval as to Form by Legal Counsel; seconded by Director Ward.

Director Duncan asked if there was any option to table the decision. Chair Gulau stated that they have tabled this for three months. They understand the developer has an urgency to have control of the property to continue with fundraising. He said this was the Board's best effort to move forward with business even though they understood that the developer didn't like the selling price. The agreement would allow the developer to continue with fundraising at the county and prove they have control of the property.

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

COMMUNICATIONS AND ANNOUNCEMENTS

None.

STAFF REPORTS AND UPDATES

None.

ADJOURNMENT: The meeting was adjourned at 8:41 A.M. by Chair Gulau.

Beth Cheeseman
Recording Clerk

Chair Signature

Printed Name/Chair

B on Burdick Project Fact Sheet

Project Overview: The proposed project will facilitate the redevelopment of one parcel totaling 2.053 acres in the City of Kalamazoo to make way for 85 residential rental units. The development is anticipated to include three ground-floor commercial suites totaling approximately 13,500 square feet that is expected to include a gym, bodega, and YMCA.

The residential units offered are expected to be a mix of 18 studio apartments, 48 one-bedroom apartments, and 19 two-bedroom apartments available for rent. The project intends to income qualify 17 studio apartments, approximately 20% of the development, for a duration of 20 years. Construction on the project is planned to begin in the summer of 2026 and will be completed by spring of 2027.

Parcels included are to be combined prior to Brownfield Plan adoption.

Address	Parcel ID	Acres
802 S Burdick	06-22-181-002	0.254
814 S Burdick	06-22-186-139	0.3
822 S Burdick	06-22-186-138	0.198
824 S Burdick	06-22-186-001	0.162
107 W Vine St	06-22-181-001	0.204
115 W Vine St	06-22-180-003	0.144
119 W Vine St	06-22-185-008	0.456
819 Rose Ct	06-22-185-002	0.067
823 Rose Ct	06-22-185-003	0.067
825 Rose Ct	06-22-185-009	0.067
829 Rose Ct	06-22-185-010	0.067
831 Rose Ct	06-22-185-007	0.067
TOTAL:		2.053

Eligible Costs

School and Local

- **Pre-Approved Activities** (i.e., Phase I Environmental Site Assessments, Phase II Environmental Site Assessments, Baseline Environmental Assessments, Asbestos, Lead, and Mold Surveys, and Pre-Demolition Survey) \$66,100
- **Lead, Asbestos, and Mold Abatement:** \$25,000
- **Building Demolition:** \$216,972
- **Infrastructure Improvements:** Including sidewalks, green roofs, curbs and gutters, parking areas, street repairs, bike racks, landscaping, utility connections, sanitary mains, water mains, stormwater, fire protection, site lighting, EV charging, site and building security, and applicable soft costs. The total cost of these activities is anticipated to be \$1,953,685.
- **Site Preparation:** Including soil erosion control measures, relocation of active utilities, site clearing, stripping and digging, piers to address unstable soils, cut and fill, retaining walls, excavation and backfill, grading, temporary construction drives, temporary construction fencing and security, and soft costs. The total cost of site preparation is anticipated to be \$569,337.
- **Housing Financing Gap:** Qualify 17 Studio units (4 studios at \$957 or ~60% AMI and 13 studios at \$1,300 or ~80% AMI) for 20 years, totaling \$1,867,440.
- **Brownfield Plan/Work Plan Preparation:** The total cost of these activities is anticipated to be \$30,000.
- **Brownfield Plan/Work Plan Implementation:** The total cost of these activities is anticipated to be \$50,000.
- **10% Contingency** The total contingency cost is anticipated at \$276,499.

Total: \$5,055,033

Estimated Outcomes:

- **85** Units Upon Completion
- **17 Units** will be income qualified
- **\$41.3M** Total Investment

- **\$448,549** Initial Taxable Value
- **\$4,350,000** Future Taxable Value

- **30** Years of Brownfield Plan Capture (25 Years for Developer, 5 Years for LBRF)
- **\$471,546** Authority Administration Fees (10% Local-Only Estimation)
- **\$5,055,033** Maximum Amount of Developer Eligible Activities
- **\$1,234,930** Amount to be Deposited in Local Brownfield Revolving Fund (LBRF)



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, Staff Liaison

DATE: March 19, 2026

SUBJECT: Adoption of a Resolution Approving the Implementation of the Act 381
Brownfield Plan for the B on Burdick Project and Recommending the City
Commission Adopt the Plan.

RECOMMENDATION:

It is recommended the Brownfield Redevelopment Authority adopt a Resolution approving the implementation of the Act 381 Brownfield Plan for the B on Burdick project and recommend the City Commission atop the brownfield plan.

BACKGROUND:

The proposed project at 802 S Burdick involves the redevelopment of a key site with a mixed use development that includes 85 units of residential and ground floor commercial space. The project is intended to activate underutilized property and support continued investment along the South Burdick corridor.

The residential component includes a mix of primarily workforce or attainable housing units, contributing to the City's broader housing goals by increasing the supply of rental housing at a range of price points. The ground floor commercial space is designed to accommodate retail and daily needs, supporting street level activity and corridor vitality.

The project is expected to provide broader community and economic development benefits, including increased housing supply, private investment, job creation, and long-term tax base growth. The residential units offered are expected to be a mix of 18 studio apartments, 48 one-bedroom apartments, and 19 two-bedroom apartments available for rent. The project intends to income qualify 17 studio apartments, approximately 20% of the development, for a duration of 20 years. Construction on the project is planned to begin in the summer of 2026 and will be completed in 2027.

As part of the Brownfield Plan, the applicant is seeking reimbursement of eligible activities consistent with Act 381, for a total of \$5,055,033 in developer reimbursement estimated over 25

years. The tax increment financing (TIF) support includes approximately \$1.8 million in gap financing and \$3.2 million in hard and soft costs. Eligible activities may include pre-approved activities, lead/asbestos/mold abatement, site preparation, demolition, infrastructure, preparation and implementation of the brownfield plan, and other brownfield eligible activities to support redevelopment of the property. The plan includes approximately \$471,546 in reimbursement to the BRA for administrative costs and \$1,234,930 deposited into the Local Brownfield Revolving Fund.

An independent third party financial review of the project was completed, including a but-for analysis which determined the project would not be financially feasible without public participation. The review also included underwriting of the project's financing structure to evaluate its ability to support debt service and operate sustainably.

FISCAL IMPACT:

The project will increase the initial value of the existing land from \$448,549 to a projected \$4.35 million upon project construction completion.

**CITY OF KALAMAZOO
BROWNFIELD REDEVELOPMENT AUTHORITY**

**A RESOLUTION APPROVING THE IMPLEMENTATION OF
AN ACT 381 BROWNFIELD PLAN FOR
B ON BURDICK AT 802 S BURDICK STREET IN KALAMAZOO, MICHIGAN
AND
RECOMMENDING ADOPTION BY THE CITY COMMISSION**

Minutes of a regular meeting of the City of Kalamazoo Brownfield Redevelopment Authority held on March 19, 2026 at 7:45 a.m., local time, at the Community Planning & Economic Development Department, 245 North Rose Street, Kalamazoo, Michigan.

PRESENT:

ABSENT:

The following resolution was offered by Member _____ and seconded by Member _____.

RECITALS:

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

B. Under Resolution No. 08-16, the City Commission delegated the public hearing process to the Authority regarding any future proposed Act 381 Brownfield Plan, including proposed Act 381 Brownfield Plan Amendment for B on Burdick at 802 S Burdick Street ("B on Burdick Street Brownfield Plan").

C. A public hearing was held by the Authority on March 19, 2026, on B on Burdick Brownfield Plan; notice of the public hearing was given to all taxing authorities levying ad valorem or specific taxes against any parcels within B on Burdick Brownfield Plan, and was also given by publication, as required by Act 381.

D. Following the public hearing on the B on Burdick Brownfield Plan, the Authority, in consideration of any comments heard at the public hearing or written communications received at or prior to the public hearing, determines that the B on Burdick Brownfield Plan constitutes a public purpose and that:

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

- b. The proposed method of financing the costs of eligible activities of the B on Burdick Brownfield Plan is feasible, and the Authority has the authority to arrange the necessary financing.
- c. The description of eligible activities and their estimated costs are reasonable and necessary to carry out the purposes of Act 381, and
- d. The amount of captured taxable value estimated to result from B on Burdick Brownfield Plan is reasonable.

THEREFORE, IT IS RESOLVED THAT:

The City of Kalamazoo Brownfield Redevelopment Authority approves the implementation of the Act 381 Brownfield Plan for B on Burdick Brownfield Plan and recommends that the City Commission adopt a resolution approving this Brownfield Plan.

AYES:

NAYS:

ABSTAIN:

RESOLUTION DECLARED.

CERTIFICATE

The foregoing is a true and complete copy of a resolution adopted by the City of Kalamazoo Brownfield Redevelopment Authority at a regular meeting held on March 19, 2026. Public notice was given and the meeting was conducted in full compliance with the Michigan Open Meetings Act (PA 267, 1976). Minutes of the meeting will be available as required by Act 381.

Date

Andrew Schipper
Secretary

ACT 381 BROWNFIELD PLAN

**B on Burdick
South Burdick Street
Kalamazoo County, City of Kalamazoo
City of Kalamazoo Brownfield Redevelopment Authority**

March 4, 2026



Prepared by
Michigan Growth Advisors
100 W Michigan Avenue
Suite #200
Kalamazoo, MI 49007

Approved by the City of Kalamazoo Brownfield Redevelopment Authority on _____

Approved by the City of Kalamazoo Commission on _____

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ACT 381 BROWNFIELD PLAN

1.0 INTRODUCTION

1.1 Proposed Redevelopment and Future Use for Each Eligible Property

The proposed redevelopment consists of one parcel totaling approximately 2.053 acres in the City of Kalamazoo. The project will involve preparing the site for redevelopment to make way for 85 residential rental units in a mixed-use development approximately 1-mile from downtown Kalamazoo. The development is anticipated to include three ground-floor commercial suites totaling approximately 13,500-square feet that is expected to include a gym, bodega, and YMCA. The residential units offered are expected to be a mix of 18 studio apartments, 48 one-bedroom apartments, and 19 two-bedroom apartments available for rent. The project intends to income restrict approximately 20% of the development for a duration of 20 years. The income restricted units are expected to include 17 studio apartments.

The total capital investment on the project is expected to be approximately \$41.3 million. Construction on the project is planned to begin in the summer of 2026 and will be completed by spring of 2027.

1.2 Identification of Housing Need

1.2.1 Specific Housing Need

The Kalamazoo County Housing Plan prepared by the W.E. Upjohn Institute and the Southcentral Michigan Planning Council was updated in April 2025. This Housing Plan identified that 8,000 new units are needed to appropriately house the new households forming or looking to locate in the county over the next six years. Of this demand, the study indicates that an estimated 1,200 units are needed in low- and mid-rise apartments and 1,225 units are needed in mid-sized multi-family housing. Additionally, this report indicates that 600 units are needed in the urban core and 1,150 units are needed in the urban center. The completion of this project will deliver 85 units near downtown Kalamazoo and proximate to large employers.

1.2.2 Job Growth Data

Additionally, Southwest Michigan First, the regional economic development agency, has announced 4,666 jobs between 2021-2023 throughout the 7-county region of Southwest Michigan. This includes large projects in Kalamazoo County, such as the \$870M Pfizer project that announced 550 jobs in the County. Landscape Forms, a major employer in the Kalamazoo, has also recently announced a \$70M investment that will create 125 jobs over the next three years in the community. As a result of robust job growth, the acute demand for the location this project is located in, and the demand for low to mid-rise apartment units, it is assumed that the new units in this

project will be absorbed by the market quickly.

This Project is located adjacent to one of Kalamazoo County's largest employers, Bronson Hospital. In recognition of the housing shortage and need for new housing to attract and retain talent, Bronson Hospital provided a land donation to the developer for the completion of this housing project. The completion of this project will allow proximate employers such as Bronson Hospital to attract and retain talent to continue their growth in the region.

1.3 Eligible Property Information

Basis of Eligibility

Section 2(y)(i) of Public Act 381 of 1996 ("Act 381"), as amended, defines "Housing Property" as "A property on which 1 or more units of residential housing are proposed to be constructed, rehabilitated, or otherwise designated to be used as a dwelling." The development proposes 85 housing units on the parcel; thus, the property is eligible.

Location and Legal Description

South Burdick Street
Kalamazoo, MI 49001

Parcel ID: 06-22-181-080

2.053 Acres

Legal Description:

LAND SITUATED IN THE STATE OF MICHIGAN, COUNTY OF KALAMAZOO, CITY OF KALAMAZOO.

COMMENCING AT A POINT ON THE WEST LINE OF SOUTH BURDICK STREET 42.9 FEET SOUTH OF THE NORTHEAST CORNER OF LOT 138 OF DEN BLEYKER'S ADDITION TO THE VILLAGE (NOW CITY) OF KALAMAZOO, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 1 OF PLATS, ON PAGE 49, KALAMAZOO COUNTY RECORDS; THENCE SOUTH ON THE WEST LINE OF SOUTH BURDICK STREET, 35.25 FEET; THENCE WEST 202.06 FEET; THENCE NORTH 35.25 FEET; THENCE EAST 202.06 FEET TO THE PLACE OF BEGINNING. ALSO DESCRIBED FOR TAX PURPOSE AS: THE NORTH 12 FEET OF LOT 135 AND THE SOUTH 23.1 FEET OF LOT 138, DEN BLEYKER'S ADDITION.

ALSO

THE NORTH 42.9 FEET OF LOT 138 OF THE RECORDED PLAT OF BLEYKER'S ADDITION ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 1, PAGE 49, KALAMAZOO COUNTY RECORDS. MORE COMMONLY KNOWN AS: 822 S. BURDICK STREET, KALAMAZOO, MICHIGAN. TAX PARCEL NUMBER: 06-22-186-138

ALSO

LOT 139 OF BLEYKER'S ADDITION TO THE VILLAGE (NOW CITY) OF KALAMAZOO; ALSO THE SOUTH 4 RODS OF LOT 142, EXCEPT THE WEST 35 FEET THEREOF, OF SAID BLEYKER'S ADDITION TO THE VILLAGE (NOW CITY) OF KALAMAZOO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 1 OF PLATS, PAGE 49, KALAMAZOO COUNTY RECORDS.

ALSO

THE EAST 1/2 OF LOTS 140 AND 141, BLEYKERS ADDITION TO THE VILLAGE (NOW CITY) OF KALAMAZOO, ACCORDING TO THE RECORDED PLAT THEREOF AS RECORDED IN LIBER 1 OF PLATS ON PAGE 49.

ALSO

THE EAST 4 RODS OF THE WEST 1/2 OF LOTS 140 AND 141, BLEYKERS ADDITION TO THE VILLAGE (NOW CITY) OF KALAMAZOO, ACCORDING TO THE RECORDED PLAT THEREOF AS RECORDED IN LIBER 1 OF PLATS ON PAGE 49.

ALSO

THE WEST 1 ROD OF LOTS 140 & 141, BLEYKER'S ADDITION TO THE VILLAGE (NOW CITY) OF KALAMAZOO, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 1 OF PLATS, PAGE 49, KALAMAZOO COUNTY RECORDS. ALSO, LOT 142, BLEYKER'S ADDITION TO THE VILLAGE (NOW CITY) OF KALAMAZOO ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 1 OF PLAT, PAGE 49, KALAMAZOO COUNTY RECORDS, EXCEPTING THEREFROM THE WEST 35 FEET AND ALSO EXCEPTING THE SOUTH 4 RODS THEREOF.

ALSO

THE WEST 35 FEET OF LOT 142, THE EAST 70 FEET OF LOT 143, THE EAST 70 FEET OF LOT 144, AND THE EAST 56 FEET OF LOT 145, PLAT OF BLEYKERS ADDITION TO THE VILLAGE (NOW CITY) OF KALAMAZOO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 1 OF PLATS, PAGE 49.

ALSO

THE NORTH 1/2 OF THE EAST 1/2 OF LOT 137, BLEYKER'S ADDITION TO THE VILLAGE (NOW CITY) OF KALAMAZOO, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 1 OF PLATS, PAGE 49, KALAMAZOO COUNTY RECORDS.

ALSO

THE SOUTH 1/2 OF THE EAST 1/2 OF LOT 137, BLEYKER'S ADDITION TO THE VILLAGE (NOW CITY) OF KALAMAZOO, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 1 OF PLATS, PAGE 49, KALAMAZOO COUNTY RECORDS.

ALSO

THE NORTH 1/2 OF THE EAST 1/2 OF LOT 136 OF DEN BLEYKER'S ADDITION TO THE VILLAGE OF KALAMAZOO, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 1 OF PLATS, PAGE 49, KALAMAZOO COUNTY RECORDS.

ALSO

THE SOUTH 1/2 OF THE EAST 1/2 OF LOT 136 OF DEN BLEYKER'S ADDITION TO THE CITY OF KALAMAZOO, MICHIGAN, ACCORDING TO THE RECORDED PLAT THEREOF.

ALSO

THE NORTHEAST 1/4 OF LOT 133 BLEYKER'S ADDITION TO THE VILLAGE (NOW CITY) OF KALAMAZOO, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 1 OF PLATS, PAGE 49, KALAMAZOO COUNTY RECORDS.

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

2.1 Description of Costs to Be Paid for With Tax Increment Revenues

Tax increment revenues will be used to reimburse Bogan Asset Management LLC ("Developer") for the cost of eligible activities as authorized by Act 381. Michigan State Housing Development Authority ("MSHDA") approved non-environmental eligible activities and statutorily approved EGLE environmental eligible activities will be reimbursed with local and school tax increment revenues ("TIR").

The total cost of eligible activities including contingency are anticipated to be \$5,055,033. Funding to the State Brownfield Redevelopment Fund is anticipated to be \$289,698. Capture to the Local Brownfield Revolving Fund is anticipated to be \$1,234,930. The estimated cost of all eligible activities under this plan are summarized in Table 1.

Environmental Activities

Department specific activities considered under this plan include a Phase I and Phase II Environmental Site Assessment (“ESA”), Baseline Environmental Assessments (BEAs), and hazardous materials survey. These costs are statutorily approved for reimbursement with school taxes.

Non-Environmental Activities

Because the basis of property eligibility is “Housing Property” under Public Act 381, additional non-environmental costs can be reimbursed through a brownfield plan. This plan provides for reimbursement of eligible “housing development activities” including reimbursement provided to the developer to fill a financing gap associated with the development of housing units priced for income qualified households, and site preparation, abatement, demolition, and infrastructure activities that are necessary for new housing development for income qualified households on eligible property.

2.2 Summary of Eligible Activities

2.2..1 Phase I & Phase II ESA, BEA and Due Care Plan

A Phase I ESA, Phase II ESA, BEA, and hazardous materials survey will be required for this project. The costs associated with these activities is anticipated to be \$66,100. These costs are statutorily approved for reimbursement with school taxes.

2.2..2 Lead, Asbestos, and Mold Abatement

Lead, asbestos, and mold abatement is expected to be required for the project. The total cost of abatement activities is anticipated to be \$25,000.

2.2..3 Demolition

Demolition activities will include site demolition and building demolition. Engineering and design of these activities are also included as eligible activities. The total cost of these demolition activities is anticipated to be \$216,972.

2.2..4 Infrastructure

Infrastructure activities will include sidewalks, green roofs, curbs and gutters, parking areas, street repairs, bike racks, landscaping, utility connections, sanitary mains, water mains, stormwater, fire protection, site lighting, EV charging, and site and building security. Engineering

and design of these activities are also included as eligible activities. The total cost of these infrastructure improvements is anticipated to be \$1,953,685.

2.2..5 Site Preparation

Site preparation activities will include soil erosion control measures, relocation of active utilities, site clearing, stripping and digging, piers to address unstable soils, cut and fill, retaining walls, excavation and backfill, grading, temporary construction drives, and temporary construction fencing and security. Engineering and design of these activities are also included as eligible activities. The total cost of these site preparation activities is anticipated to be \$569,337.

2.2..6 Contingency

A 10% contingency is included as an eligible activity on demolition, infrastructure, and site preparation activities. The contingency is estimated to be \$276,499.

2.2..7 Financing Gap

Housing development activities, related to reimbursement provided to the developer to fill a financing gap associated with the development of housing units priced for income qualified households' units, are included as eligible activities. The control rent is set as prescribed by the City of Kalamazoo and the financing gap is anticipated to be \$93,372 per year in the Plan. The City of Kalamazoo control rent for a studio, as well as the project rent, potential rent loss, and number of qualified units is delineated in the table below. There are anticipated to be 17 income qualified studio units as a part of this development. The income qualified units will be income restricted for a 20-year period. The total loss delineated below is representative of the 20-year period.

Type	City of Kalamazoo Control Rent	Project Rent	Potential Rent Loss	Income Qualified Units	Annual Loss	Total Loss
Studio	\$1,677	\$957	\$8,640	4	\$34,560	\$691,200
Studio	\$1,677	\$1,300	\$4,524	13	\$58,812	\$1,176,240
Total				17	\$93,372	\$1,867,440

2.2..8 Brownfield Plan and Act 381 Work Preparation

The cost to prepare the Brownfield Plan and Act 381 Work Plan is anticipated to be \$30,000.

2.2..9 Brownfield Plan Implementation

The cost of implementing the Brownfield Plan is anticipated to be \$50,000.

2.2..10 Local Brownfield Revolving Fund

Capture to the Local Brownfield Revolving Fund is estimated to be \$1,234,930.

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 will be financed by the developer and reimbursed as outlined in this plan and accompanying development agreement. No advances from the City or County 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 30 years, inclusive of 5 years of capture to the Local Brownfield Revolving Fund ("LBRF"). It is estimated that the redevelopment of the property will be completed in 2027, and that full recapture of eligible costs and eligible administrative costs of the authority will continue until 2057. Capture of TIR is expected to begin in 2028, however could be delayed for up to 5 years after the approval of this plan as permitted by Act 381. In no event shall capture extend beyond 30 years as required 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

The property consists of one parcel which totals approximately 2.503 acres in size and is located at South Burdick Street in the City of Kalamazoo, Kalamazoo County (Parcel Identification Numbers: 06-22-181-080). A legal description of the properties along with a scaled map showing eligible property dimensions, is attached as Figure 1.

The parcel is considered "eligible property" due to the development of residential

housing units on the property, as defined within the definition of "Housing Property" in Section 2(y) of Public Act 381 of 1996, as amended.

Taxable personal property, if any, is included in this plan.

2.9 Estimates of Residents and Displacement of Individuals/Families

No persons reside at the property therefore this section is not applicable.

2.10 Plan for Relocation of Displaced Persons

No persons reside at the property thus none will be displaced. Therefore, this section is not applicable.

2.11 Provisions for Relocation Costs

No persons reside at the property thus none will be displaced. Therefore, this section is not applicable.

2.12 Strategy for Compliance with Michigan's Relocation Assistance Law

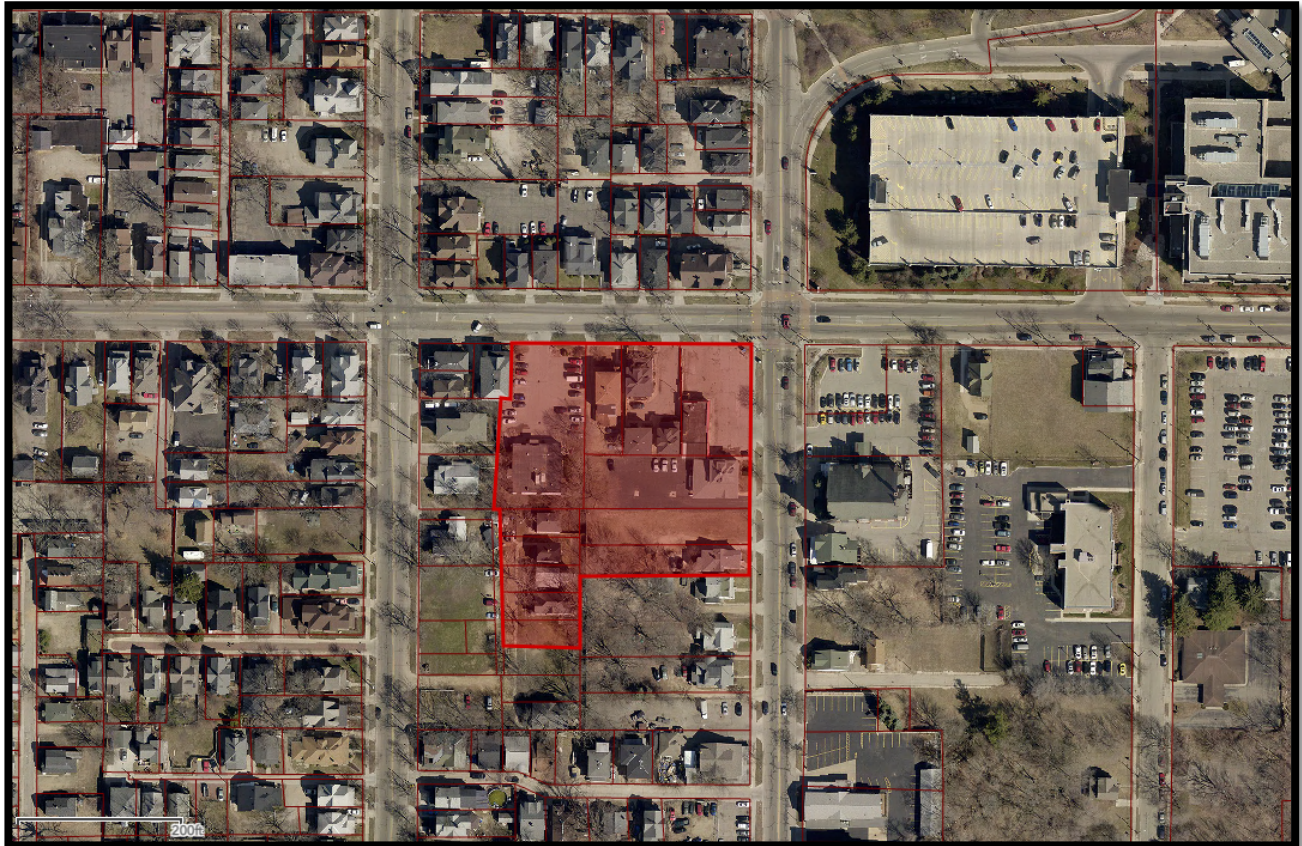
No persons reside at the property thus none will be displaced. Therefore, this section is not applicable.

2.13 Other Material that the Authority or Governing Body Considers Pertinent

This project is expected to include a Neighborhood Enterprise Zone ("NEZ") Tax Abatement, which will also include affordability commitments.

Figure 1

Legal Description and Eligible Property Map



South Burdick Street
Kalamazoo, MI 49001

Parcel ID: 06-22-181-080

2.053 Acres

Legal Description:

LAND SITUATED IN THE STATE OF MICHIGAN, COUNTY OF KALAMAZOO, CITY OF KALAMAZOO.

COMMENCING AT A POINT ON THE WEST LINE OF SOUTH BURDICK STREET 42.9 FEET SOUTH OF THE NORTHEAST CORNER OF LOT 138 OF DEN BLEYKER'S ADDITION TO THE VILLAGE (NOW CITY) OF KALAMAZOO, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 1 OF PLATS, ON PAGE 49, KALAMAZOO COUNTY RECORDS; THENCE SOUTH ON THE WEST LINE OF SOUTH BURDICK STREET, 35.25 FEET; THENCE WEST 202.06 FEET; THENCE NORTH 35.25 FEET; THENCE EAST 202.06 FEET TO THE PLACE OF BEGINNING. ALSO DESCRIBED FOR TAX PURPOSE AS: THE NORTH 12 FEET OF LOT 135 AND THE SOUTH 23.1 FEET OF LOT 138, DEN BLEYKER'S ADDITION.

ALSO

THE NORTH 42.9 FEET OF LOT 138 OF THE RECORDED PLAT OF BLEYKER'S ADDITION ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 1, PAGE 49, KALAMAZOO COUNTY RECORDS. MORE COMMONLY KNOWN AS: 822 S. BURDICK STREET, KALAMAZOO, MICHIGAN. TAX PARCEL NUMBER: 06-22-186-138

ALSO

LOT 139 OF BLEYKER'S ADDITION TO THE VILLAGE (NOW CITY) OF KALAMAZOO; ALSO THE SOUTH 4 RODS OF LOT 142, EXCEPT THE WEST 35 FEET THEREOF, OF SAID BLEYKER'S ADDITION TO THE VILLAGE (NOW CITY) OF KALAMAZOO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 1 OF PLATS, PAGE 49, KALAMAZOO COUNTY RECORDS.

ALSO

THE EAST 1/2 OF LOTS 140 AND 141, BLEYKERS ADDITION TO THE VILLAGE (NOW CITY) OF KALAMAZOO, ACCORDING TO THE RECORDED PLAT THEREOF AS RECORDED IN LIBER 1 OF PLATS ON PAGE 49.

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THE EAST 4 RODS OF THE WEST 1/2 OF LOTS 140 AND 141, BLEYKERS ADDITION TO THE VILLAGE (NOW CITY) OF KALAMAZOO, ACCORDING TO THE RECORDED PLAT THEREOF AS RECORDED IN LIBER 1 OF PLATS ON PAGE 49.

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THE WEST 1 ROD OF LOTS 140 & 141, BLEYKER'S ADDITION TO THE VILLAGE (NOW CITY) OF KALAMAZOO, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 1 OF PLATS, PAGE 49, KALAMAZOO COUNTY RECORDS. ALSO, LOT 142, BLEYKER'S ADDITION TO THE VILLAGE (NOW CITY) OF KALAMAZOO ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 1 OF PLAT, PAGE 49, KALAMAZOO COUNTY RECORDS, EXCEPTING THEREFROM THE WEST 35 FEET AND ALSO EXCEPTING THE SOUTH 4 RODS THEREOF.

ALSO

THE WEST 35 FEET OF LOT 142, THE EAST 70 FEET OF LOT 143, THE EAST 70 FEET OF LOT 144, AND THE EAST 56 FEET OF LOT 145, PLAT OF BLEYKERS ADDITION TO THE VILLAGE (NOW CITY) OF KALAMAZOO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 1 OF PLATS, PAGE 49.

ALSO

THE NORTH 1/2 OF THE EAST 1/2 OF LOT 137, BLEYKER'S ADDITION TO THE VILLAGE (NOW CITY) OF KALAMAZOO, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 1 OF PLATS, PAGE 49, KALAMAZOO COUNTY RECORDS.

ALSO

THE SOUTH 1/2 OF THE EAST 1/2 OF LOT 137, BLEYKER'S ADDITION TO THE VILLAGE (NOW CITY) OF KALAMAZOO, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 1 OF PLATS, PAGE 49, KALAMAZOO COUNTY RECORDS.

ALSO

THE NORTH 1/2 OF THE EAST 1/2 OF LOT 136 OF DEN BLEYKER'S ADDITION TO THE VILLAGE OF KALAMAZOO, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 1 OF PLATS, PAGE 49, KALAMAZOO COUNTY RECORDS.

ALSO

THE SOUTH 1/2 OF THE EAST 1/2 OF LOT 136 OF DEN BLEYKER'S ADDITION TO THE CITY OF KALAMAZOO, MICHIGAN, ACCORDING TO THE RECORDED PLAT THEREOF.

ALSO

THE NORTHEAST 1/4 OF LOT 133 BLEYKER'S ADDITION TO THE VILLAGE (NOW CITY) OF KALAMAZOO, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 1 OF PLATS, PAGE 49, KALAMAZOO COUNTY RECORDS.

Table 1

Eligible Activity Costs



Eligible Activities Table
B on Burdick
 Kalamazoo, Michigan
 March 2026

EGLE Eligible Activities Costs and Schedule		
EGLE Eligible Activities	Cost	Completion Season/Year
Department Specific Activities Sub-Total	\$ 66,100	Spring 2025
<i>Phase I & Phase II ESA, BEA, and Hazardous Materials Survey</i>	\$ 66,100	
EGLE Eligible Activities Sub-Total	\$ 66,100	
MSHDA Eligible Activities Costs and Schedule		
MSHDA Eligible Activities	Cost	Completion Season/Year
Demolition Sub-Total	\$ 216,972	Fall 2026
<i>Building Demolition</i>	\$ 206,640	
<i>Engineering, Design and General Conditions of Above</i>	\$ 10,332	
Lead, Asbestos, and Mold Abatement	\$ 25,000	Fall 2026
Site Preparation Sub-Total	\$ 569,337	Fall 2027
<i>Soil Erosion Control Measures</i>	\$ 4,900	
<i>Sitework</i>	\$ 99,383	
<i>Relocation of Active Utilities</i>	\$ 19,500	
<i>Site Clearing</i>	\$ 5,000	
<i>Stripping and Digging</i>	\$ 31,484	
<i>Piers to Address Unstable Soils</i>	\$ 132,500	
<i>Retaining Walls</i>	\$ 20,701	
<i>Cut and Fill</i>	\$ 123,192	
<i>Excavation and Backfill</i>	\$ 48,960	
<i>Grading</i>	\$ 13,406	
<i>Temporary Construction Drive</i>	\$ 3,000	
<i>Temporary Construction Fencing and Security</i>	\$ 40,200	
<i>Engineering, Design and General Conditions of Above</i>	\$ 27,111	
Infrastructure Sub-Total	\$ 1,953,685	Fall 2027
<i>Sidewalks</i>	\$ 90,123	
<i>Green Roof</i>	\$ 33,416	
<i>Curbs and Gutters</i>	\$ 89,397	
<i>Parking Paving and Street Repairs</i>	\$ 194,930	
<i>Bike Racks</i>	\$ 14,800	
<i>Landscaping</i>	\$ 207,182	
<i>Utility Connections</i>	\$ 60,000	
<i>Sanitary Main</i>	\$ 21,000	
<i>Water Main</i>	\$ 14,375	
<i>Stormwater</i>	\$ 199,745	
<i>Site Lighting</i>	\$ 89,500	
<i>EV Charging</i>	\$ 16,840	
<i>Fire Protection</i>	\$ 633,234	
<i>Site and Building Security</i>	\$ 196,110	
<i>Engineering, Design and General Conditions of Above</i>	\$ 93,033	
Affordable Housing Financing Gap	\$ 1,867,440	
Brownfield Plan/Act 381 Work Plan Preparation	\$ 30,000	Winter 2026
Brownfield Plan Implementation	\$ 50,000	
MSHDA Eligible Activities Sub-Total	\$ 4,712,434	
Contingency (10%)	\$ 276,499	
Total Brownfield Eligible Activities	\$ 5,055,033	

Table 2

Tax Capture Schedule



Tax Increment Financing Capture
 Land Capture
B on Burdick
 Kalamazoo, Michigan
 March 2026

Estimated Taxable Value (TV) Increase Rate:

Plan Year Calendar Year	2%											
	1	2	3	4	5	6	7	8	9	10	11	12
*Base Taxable Value	\$ 448,549	\$ 448,549	\$ 448,549	\$ 448,549	\$ 448,549	\$ 448,549	\$ 448,549	\$ 448,549	\$ 448,549	\$ 448,549	\$ 448,549	\$ 448,549
Estimated New TV	\$ 457,520	\$ 466,670	\$ 476,004	\$ 485,524	\$ 495,234	\$ 505,139	\$ 515,242	\$ 525,547	\$ 536,058	\$ 546,779	\$ 557,714	\$ 568,869
Incremental Difference (New TV - Base TV)	\$ 8,971	\$ 18,121	\$ 27,455	\$ 36,975	\$ 46,685	\$ 56,590	\$ 66,693	\$ 76,998	\$ 87,509	\$ 98,230	\$ 109,165	\$ 120,320

School Capture	Millage Rate
State Education Tax (SET)	6.0000
School Operating Tax	17.6597
School Total	23.6597

\$ 54	\$ 109	\$ 165	\$ 222	\$ 280	\$ 340	\$ 400	\$ 462	\$ 525	\$ 589	\$ 655	\$ 722
\$ 158	\$ 320	\$ 485	\$ 653	\$ 824	\$ 999	\$ 1,178	\$ 1,360	\$ 1,545	\$ 1,735	\$ 1,928	\$ 2,125
\$ 212	\$ 429	\$ 650	\$ 875	\$ 1,105	\$ 1,339	\$ 1,578	\$ 1,822	\$ 2,070	\$ 2,324	\$ 2,583	\$ 2,847

Local Capture	Millage Rate
County Public Safety	1.4296
County 911	0.6420
County Housing	0.7409
County Seniors	0.3450
County Veterans	0.0993
KRESA CTE	0.9851
KRESA Operating	2.9931
KRESA Enhancement	1.4921
KRESA Special Ed	1.4862
Kal Public Library	3.8713
City Operating	12.0000
City Solid Waste	1.8000
Cen Cnty Transit	0.8905
County Operating	4.6049
County Transit	0.3091
KVCC	2.7645
Local Total	36.45360

\$ 13	\$ 26	\$ 39	\$ 53	\$ 67	\$ 81	\$ 95	\$ 110	\$ 125	\$ 140	\$ 156	\$ 172
\$ 6	\$ 12	\$ 18	\$ 24	\$ 30	\$ 36	\$ 43	\$ 49	\$ 56	\$ 63	\$ 70	\$ 77
\$ 7	\$ 13	\$ 20	\$ 27	\$ 35	\$ 42	\$ 49	\$ 57	\$ 65	\$ 73	\$ 81	\$ 89
\$ 3	\$ 6	\$ 9	\$ 13	\$ 16	\$ 20	\$ 23	\$ 27	\$ 30	\$ 34	\$ 38	\$ 42
\$ 1	\$ 2	\$ 3	\$ 4	\$ 5	\$ 6	\$ 7	\$ 8	\$ 9	\$ 10	\$ 11	\$ 12
\$ 9	\$ 18	\$ 27	\$ 36	\$ 46	\$ 56	\$ 66	\$ 76	\$ 86	\$ 97	\$ 108	\$ 119
\$ 27	\$ 54	\$ 82	\$ 111	\$ 140	\$ 169	\$ 200	\$ 230	\$ 262	\$ 294	\$ 327	\$ 360
\$ 13	\$ 27	\$ 41	\$ 55	\$ 70	\$ 84	\$ 100	\$ 115	\$ 131	\$ 147	\$ 163	\$ 180
\$ 13	\$ 27	\$ 41	\$ 55	\$ 69	\$ 84	\$ 99	\$ 114	\$ 130	\$ 146	\$ 162	\$ 179
\$ 35	\$ 70	\$ 106	\$ 143	\$ 181	\$ 219	\$ 258	\$ 298	\$ 339	\$ 380	\$ 423	\$ 466
\$ 108	\$ 217	\$ 329	\$ 444	\$ 560	\$ 679	\$ 800	\$ 924	\$ 1,050	\$ 1,179	\$ 1,310	\$ 1,444
\$ 16	\$ 33	\$ 49	\$ 67	\$ 84	\$ 102	\$ 120	\$ 139	\$ 158	\$ 177	\$ 196	\$ 217
\$ 8	\$ 16	\$ 24	\$ 33	\$ 42	\$ 50	\$ 59	\$ 69	\$ 78	\$ 87	\$ 97	\$ 107
\$ 41	\$ 83	\$ 126	\$ 170	\$ 215	\$ 261	\$ 307	\$ 355	\$ 403	\$ 452	\$ 503	\$ 554
\$ 3	\$ 6	\$ 8	\$ 11	\$ 14	\$ 17	\$ 21	\$ 24	\$ 27	\$ 30	\$ 34	\$ 37
\$ 25	\$ 50	\$ 76	\$ 102	\$ 129	\$ 156	\$ 184	\$ 213	\$ 242	\$ 272	\$ 302	\$ 333
\$ 327	\$ 661	\$ 1,001	\$ 1,348	\$ 1,702	\$ 2,063	\$ 2,431	\$ 2,807	\$ 3,190	\$ 3,581	\$ 3,979	\$ 4,386

Non-Capturable Millages	Millage Rate
School Debt	8.2000
County Juvenile	0.1350
Total Non-Capturable Taxes	8.3350
	68.4483
	68.4483

\$ 74	\$ 149	\$ 225	\$ 303	\$ 383	\$ 464	\$ 547	\$ 631	\$ 718	\$ 805	\$ 895	\$ 987
\$ 1	\$ 2	\$ 4	\$ 5	\$ 6	\$ 8	\$ 9	\$ 10	\$ 12	\$ 13	\$ 15	\$ 16
\$ 75	\$ 151	\$ 229	\$ 308	\$ 389	\$ 472	\$ 556	\$ 642	\$ 729	\$ 819	\$ 910	\$ 1,003

Total Tax Increment Revenue (TIR) Available for Capture \$ 539 \$ 1,089 \$ 1,650 \$ 2,223 \$ 2,806 \$ 3,402 \$ 4,009 \$ 4,629 \$ 5,260 \$ 5,905 \$ 6,562 \$ 7,233

Footnotes:
 Land Capture not subject to NEZ



Tax Increment Financing Capture
Land Capture
B on Burdick
Kalamazoo, Michigan
March 2026

13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	TOTAL
2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	
\$ 448,549	\$ 448,549	\$ 448,549	\$ 448,549	\$ 448,549	\$ 448,549	\$ 448,549	\$ 448,549	\$ 448,549	\$ 448,549	\$ 448,549	\$ 448,549	\$ 448,549	\$ 448,549	\$ 448,549	\$ 448,549	\$ 448,549	\$ 448,549	\$ -
\$ 580,246	\$ 591,851	\$ 603,688	\$ 615,762	\$ 628,077	\$ 640,638	\$ 653,451	\$ 666,520	\$ 679,851	\$ 693,448	\$ 707,317	\$ 721,463	\$ 735,892	\$ 750,610	\$ 765,622	\$ 780,935	\$ 796,553	\$ 812,484	\$ -
\$ 131,697	\$ 143,302	\$ 155,139	\$ 167,213	\$ 179,528	\$ 192,089	\$ 204,902	\$ 217,971	\$ 231,302	\$ 244,899	\$ 258,768	\$ 272,914	\$ 287,343	\$ 302,061	\$ 317,073	\$ 332,386	\$ 348,004	\$ 363,935	\$ -
\$ 790	\$ 860	\$ 931	\$ 1,003	\$ 1,077	\$ 1,153	\$ 1,229	\$ 1,308	\$ 1,388	\$ 1,469	\$ 1,553	\$ 1,637	\$ 1,724	\$ 1,812					\$ 22,457
\$ 2,326	\$ 2,531	\$ 2,740	\$ 2,953	\$ 3,170	\$ 3,392	\$ 3,619	\$ 3,849	\$ 4,085	\$ 4,325	\$ 4,570	\$ 4,820	\$ 5,074	\$ 5,334					\$ 66,097
\$ 3,116	\$ 3,390	\$ 3,671	\$ 3,956	\$ 4,248	\$ 4,545	\$ 4,848	\$ 5,157	\$ 5,473	\$ 5,794	\$ 6,122	\$ 6,457	\$ 6,798	\$ 7,147	\$ -	\$ -	\$ -	\$ -	\$ 88,554
\$ 188	\$ 205	\$ 222	\$ 239	\$ 257	\$ 275	\$ 293	\$ 312	\$ 331	\$ 350	\$ 370	\$ 390	\$ 411	\$ 432	\$ 453	\$ 475	\$ 498	\$ 520	\$ 7,297
\$ 85	\$ 92	\$ 100	\$ 107	\$ 115	\$ 123	\$ 132	\$ 140	\$ 148	\$ 157	\$ 166	\$ 175	\$ 184	\$ 194	\$ 204	\$ 213	\$ 223	\$ 234	\$ 3,277
\$ 98	\$ 106	\$ 115	\$ 124	\$ 133	\$ 142	\$ 152	\$ 161	\$ 171	\$ 181	\$ 192	\$ 202	\$ 213	\$ 224	\$ 235	\$ 246	\$ 258	\$ 270	\$ 3,782
\$ 45	\$ 49	\$ 54	\$ 58	\$ 62	\$ 66	\$ 71	\$ 75	\$ 80	\$ 84	\$ 89	\$ 94	\$ 99	\$ 104	\$ 109	\$ 115	\$ 120	\$ 126	\$ 1,761
\$ 13	\$ 14	\$ 15	\$ 17	\$ 18	\$ 19	\$ 20	\$ 22	\$ 23	\$ 24	\$ 26	\$ 27	\$ 29	\$ 30	\$ 31	\$ 33	\$ 35	\$ 36	\$ 507
\$ 130	\$ 141	\$ 153	\$ 165	\$ 177	\$ 189	\$ 202	\$ 215	\$ 228	\$ 241	\$ 255	\$ 269	\$ 283	\$ 298	\$ 312	\$ 327	\$ 343	\$ 359	\$ 5,028
\$ 394	\$ 429	\$ 464	\$ 500	\$ 537	\$ 575	\$ 613	\$ 652	\$ 692	\$ 733	\$ 775	\$ 817	\$ 860	\$ 904	\$ 949	\$ 995	\$ 1,042	\$ 1,089	\$ 15,277
\$ 197	\$ 214	\$ 231	\$ 249	\$ 268	\$ 287	\$ 306	\$ 325	\$ 345	\$ 365	\$ 386	\$ 407	\$ 429	\$ 451	\$ 473	\$ 496	\$ 519	\$ 543	\$ 7,616
\$ 196	\$ 213	\$ 231	\$ 249	\$ 267	\$ 285	\$ 305	\$ 324	\$ 344	\$ 364	\$ 385	\$ 406	\$ 427	\$ 449	\$ 471	\$ 494	\$ 517	\$ 541	\$ 7,586
\$ 510	\$ 555	\$ 601	\$ 647	\$ 695	\$ 744	\$ 793	\$ 844	\$ 895	\$ 948	\$ 1,002	\$ 1,057	\$ 1,112	\$ 1,169	\$ 1,227	\$ 1,287	\$ 1,347	\$ 1,409	\$ 19,760
\$ 1,580	\$ 1,720	\$ 1,862	\$ 2,007	\$ 2,154	\$ 2,305	\$ 2,459	\$ 2,616	\$ 2,776	\$ 2,939	\$ 3,105	\$ 3,275	\$ 3,448	\$ 3,625	\$ 3,805	\$ 3,989	\$ 4,176	\$ 4,367	\$ 61,251
\$ 237	\$ 258	\$ 279	\$ 301	\$ 323	\$ 346	\$ 369	\$ 392	\$ 416	\$ 441	\$ 466	\$ 491	\$ 517	\$ 544	\$ 571	\$ 598	\$ 626	\$ 655	\$ 9,188
\$ 117	\$ 128	\$ 138	\$ 149	\$ 160	\$ 171	\$ 182	\$ 194	\$ 206	\$ 218	\$ 230	\$ 243	\$ 256	\$ 269	\$ 282	\$ 296	\$ 310	\$ 324	\$ 4,545
\$ 606	\$ 660	\$ 714	\$ 770	\$ 827	\$ 885	\$ 944	\$ 1,004	\$ 1,065	\$ 1,128	\$ 1,192	\$ 1,257	\$ 1,323	\$ 1,391	\$ 1,460	\$ 1,531	\$ 1,603	\$ 1,676	\$ 23,504
\$ 41	\$ 44	\$ 48	\$ 52	\$ 55	\$ 59	\$ 63	\$ 67	\$ 71	\$ 76	\$ 80	\$ 84	\$ 89	\$ 93	\$ 98	\$ 103	\$ 108	\$ 112	\$ 1,578
\$ 364	\$ 396	\$ 429	\$ 462	\$ 496	\$ 531	\$ 566	\$ 603	\$ 639	\$ 677	\$ 715	\$ 754	\$ 794	\$ 835	\$ 877	\$ 919	\$ 962	\$ 1,006	\$ 14,111
\$ 4,801	\$ 5,224	\$ 5,655	\$ 6,096	\$ 6,544	\$ 7,002	\$ 7,469	\$ 7,946	\$ 8,432	\$ 8,927	\$ 9,433	\$ 9,949	\$ 10,475	\$ 11,011	\$ 11,558	\$ 12,117	\$ 12,686	\$ 13,267	\$ 186,068
\$ 1,080	\$ 1,175	\$ 1,272	\$ 1,371	\$ 1,472	\$ 1,575	\$ 1,680	\$ 1,787	\$ 1,897	\$ 2,008	\$ 2,122	\$ 2,238	\$ 2,356	\$ 2,477	\$ 2,600	\$ 2,726	\$ 2,854	\$ 2,984	\$ 41,855
\$ 18	\$ 19	\$ 21	\$ 23	\$ 24	\$ 26	\$ 28	\$ 29	\$ 31	\$ 33	\$ 35	\$ 37	\$ 39	\$ 41	\$ 43	\$ 45	\$ 47	\$ 49	\$ 689
\$ 1,098	\$ 1,194	\$ 1,293	\$ 1,394	\$ 1,496	\$ 1,601	\$ 1,708	\$ 1,817	\$ 1,928	\$ 2,041	\$ 2,157	\$ 2,275	\$ 2,395	\$ 2,518	\$ 2,643	\$ 2,770	\$ 2,901	\$ 3,033	\$ 42,544
\$ 7,917	\$ 8,614	\$ 9,326	\$ 10,052	\$ 10,792	\$ 11,547	\$ 12,317	\$ 13,103	\$ 13,904	\$ 14,722	\$ 15,555	\$ 16,406	\$ 17,273	\$ 18,158	\$ 11,558	\$ 12,117	\$ 12,686	\$ 13,267	\$ 274,622



Tax Increment Financing Capture
Residential Capture
B on Burdick
Kalamazoo, Michigan
March 2026

Estimated Taxable Value (TV) Increase Rate:

Plan Year	2%
Calendar Year	2028
*Base Taxable Value	\$ -
Estimated New TV	\$ 3,892,480
Incremental Difference (New TV - Base TV)	\$ 3,892,480

2%	NEZ Period											
	1	2	3	4	5	6	7	8	9	10	11	12
	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
*Base Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Estimated New TV	\$ 3,892,480	\$ 3,970,330	\$ 4,049,736	\$ 4,130,731	\$ 4,213,346	\$ 4,297,612	\$ 4,383,565	\$ 4,471,236	\$ 4,560,661	\$ 4,651,874	\$ 4,744,911	\$ 4,839,810
Incremental Difference (New TV - Base TV)	\$ 3,892,480	\$ 3,970,330	\$ 4,049,736	\$ 4,130,731	\$ 4,213,346	\$ 4,297,612	\$ 4,383,565	\$ 4,471,236	\$ 4,560,661	\$ 4,651,874	\$ 4,744,911	\$ 4,839,810

School Capture	Millage Rate	NEZ Rate
State Education Tax (SET)	6.0000	2.3738
School Operating Tax	17.6597	6.9867
School Total	23.6597	9.3604

\$ 9,240	\$ 9,425	\$ 9,613	\$ 9,805	\$ 10,001	\$ 10,202	\$ 10,406	\$ 10,614	\$ 10,826	\$ 11,042	\$ 11,263	\$ 11,489
\$ 27,195	\$ 27,739	\$ 28,294	\$ 28,860	\$ 29,437	\$ 30,026	\$ 30,626	\$ 31,239	\$ 31,864	\$ 32,501	\$ 33,151	\$ 33,814
\$ 36,435	\$ 37,164	\$ 37,907	\$ 38,665	\$ 39,439	\$ 40,227	\$ 41,032	\$ 41,853	\$ 42,690	\$ 43,543	\$ 44,414	\$ 45,303

Local Capture	Millage Rate	NEZ Rate
County Public Safety	1.4296	0.5656
County 911	0.6420	0.2540
County Housing	0.7409	0.2931
County Seniors	0.3450	0.1365
County Veterans	0.0993	0.0393
KRESA CTE	0.9897	0.3897
KRESA Operating	2.9931	1.1842
KRESA Enhancement	1.4921	0.5903
KRESA Special Ed	1.4862	0.5880
Kal Public Library	3.8713	1.5316
City Operating	12.0000	4.7475
City Solid Waste	1.8000	0.7121
Cen Cnty Transit	0.8905	0.3523
County Operating	4.6049	1.8218
County Transit	0.3091	0.1223
KVCC	2.7645	1.0937
Local Total	36.45360	14.42203

\$ 2,202	\$ 2,246	\$ 2,290	\$ 2,336	\$ 2,383	\$ 2,431	\$ 2,479	\$ 2,529	\$ 2,579	\$ 2,631	\$ 2,684	\$ 2,737
\$ 989	\$ 1,008	\$ 1,029	\$ 1,049	\$ 1,070	\$ 1,092	\$ 1,113	\$ 1,136	\$ 1,158	\$ 1,182	\$ 1,205	\$ 1,229
\$ 1,141	\$ 1,164	\$ 1,187	\$ 1,211	\$ 1,235	\$ 1,260	\$ 1,285	\$ 1,311	\$ 1,337	\$ 1,364	\$ 1,391	\$ 1,419
\$ 531	\$ 542	\$ 553	\$ 564	\$ 575	\$ 587	\$ 598	\$ 610	\$ 622	\$ 635	\$ 648	\$ 661
\$ 153	\$ 156	\$ 159	\$ 162	\$ 166	\$ 169	\$ 172	\$ 176	\$ 179	\$ 183	\$ 186	\$ 190
\$ 1,517	\$ 1,547	\$ 1,578	\$ 1,610	\$ 1,642	\$ 1,675	\$ 1,708	\$ 1,743	\$ 1,777	\$ 1,813	\$ 1,849	\$ 1,886
\$ 4,609	\$ 4,701	\$ 4,796	\$ 4,891	\$ 4,989	\$ 5,089	\$ 5,191	\$ 5,295	\$ 5,401	\$ 5,509	\$ 5,619	\$ 5,731
\$ 2,298	\$ 2,344	\$ 2,391	\$ 2,438	\$ 2,487	\$ 2,537	\$ 2,588	\$ 2,639	\$ 2,692	\$ 2,746	\$ 2,801	\$ 2,857
\$ 2,289	\$ 2,334	\$ 2,381	\$ 2,429	\$ 2,477	\$ 2,527	\$ 2,577	\$ 2,629	\$ 2,682	\$ 2,735	\$ 2,790	\$ 2,846
\$ 5,962	\$ 6,081	\$ 6,203	\$ 6,327	\$ 6,453	\$ 6,582	\$ 6,714	\$ 6,848	\$ 6,985	\$ 7,125	\$ 7,267	\$ 7,413
\$ 18,480	\$ 18,849	\$ 19,226	\$ 19,611	\$ 20,003	\$ 20,403	\$ 20,811	\$ 21,227	\$ 21,652	\$ 22,085	\$ 22,527	\$ 22,977
\$ 2,772	\$ 2,827	\$ 2,884	\$ 2,942	\$ 3,000	\$ 3,060	\$ 3,122	\$ 3,184	\$ 3,248	\$ 3,313	\$ 3,379	\$ 3,447
\$ 1,371	\$ 1,399	\$ 1,427	\$ 1,455	\$ 1,484	\$ 1,514	\$ 1,544	\$ 1,575	\$ 1,607	\$ 1,639	\$ 1,672	\$ 1,705
\$ 7,091	\$ 7,233	\$ 7,378	\$ 7,525	\$ 7,676	\$ 7,829	\$ 7,986	\$ 8,146	\$ 8,309	\$ 8,475	\$ 8,644	\$ 8,817
\$ 476	\$ 486	\$ 495	\$ 505	\$ 515	\$ 526	\$ 536	\$ 547	\$ 558	\$ 569	\$ 580	\$ 592
\$ 4,257	\$ 4,342	\$ 4,429	\$ 4,518	\$ 4,608	\$ 4,700	\$ 4,794	\$ 4,890	\$ 4,988	\$ 5,088	\$ 5,190	\$ 5,293
\$ 56,137	\$ 57,260	\$ 58,405	\$ 59,574	\$ 60,765	\$ 61,980	\$ 63,220	\$ 64,484	\$ 65,774	\$ 67,089	\$ 68,431	\$ 69,800

Non-Capturable Millages	Millage Rate	NEZ Rate
School Debt	8.2000	3.2441
County Juvenile	0.1350	0.0534
Total Non-Capturable Taxes	8.3350	3.2976
	68.4483	27.0800

\$ 12,628	\$ 12,880	\$ 13,138	\$ 13,401	\$ 13,669	\$ 13,942	\$ 14,221	\$ 14,505	\$ 14,795	\$ 15,094	\$ 15,398	\$ 15,708
\$ 208	\$ 212	\$ 216	\$ 221	\$ 225	\$ 230	\$ 234	\$ 239	\$ 244	\$ 249	\$ 254	\$ 259
\$ 12,836	\$ 13,092	\$ 13,354	\$ 13,621	\$ 13,894	\$ 14,172	\$ 14,455	\$ 14,744	\$ 15,039	\$ 15,339	\$ 15,642	\$ 15,949

Total Tax Increment Revenue (TIR) Available for Capture

\$ 92,573	\$ 94,424	\$ 96,313	\$ 98,239	\$ 100,204	\$ 102,208	\$ 104,252	\$ 106,337	\$ 108,464	\$ 110,633	\$ 112,846	\$ 115,103
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Footnotes:		
Residential Capture subject to NEZ Millage		
Total Units	85	
NEZ Rate (2025)	27.08	39.56%



Tax Increment Financing Capture
 Residential Capture
B on Burdick
 Kalamazoo, Michigan
 March 2026

13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	TOTAL
2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 4,936,606	\$ 5,035,338	\$ 5,136,045	\$ 5,238,766	\$ 5,343,541	\$ 5,450,412	\$ 5,559,420	\$ 5,670,608	\$ 5,784,021	\$ 5,899,701	\$ 6,017,695	\$ 6,138,049	\$ 6,260,810	\$ 6,386,026	\$ 6,513,747	\$ 6,644,022	\$ 6,776,902	\$ 6,912,440	\$ -
\$ 4,936,606	\$ 5,035,338	\$ 5,136,045	\$ 5,238,766	\$ 5,343,541	\$ 5,450,412	\$ 5,559,420	\$ 5,670,608	\$ 5,784,021	\$ 5,899,701	\$ 6,017,695	\$ 6,138,049	\$ 6,260,810	\$ 6,386,026	\$ 6,513,747	\$ 6,644,022	\$ 6,776,902	\$ 6,912,440	\$ -
\$ 29,620	\$ 30,212	\$ 30,816	\$ 31,433	\$ 32,061	\$ 32,702	\$ 33,357	\$ 34,024	\$ 34,704	\$ 35,398	\$ 36,106	\$ 36,828	\$ 37,565	\$ 38,316					\$ 597,068
\$ 87,179	\$ 88,923	\$ 90,701	\$ 92,515	\$ 94,365	\$ 96,253	\$ 98,178	\$ 100,141	\$ 102,144	\$ 104,187	\$ 106,271	\$ 108,396	\$ 110,564	\$ 112,775					\$ 1,757,339
\$ 116,799	\$ 119,135	\$ 121,517	\$ 123,948	\$ 126,427	\$ 128,955	\$ 131,534	\$ 134,165	\$ 136,848	\$ 139,585	\$ 142,377	\$ 145,224	\$ 148,129	\$ 151,091	\$ -	\$ -	\$ -	\$ -	\$ 2,354,407
63%	75%	88%																
\$ 4,411	\$ 5,399	\$ 6,425	\$ 7,489	\$ 7,639	\$ 7,792	\$ 7,948	\$ 8,107	\$ 8,269	\$ 8,434	\$ 8,603	\$ 8,775	\$ 8,950	\$ 9,129	\$ 9,312	\$ 9,498	\$ 9,688	\$ 9,882	\$ 175,278
\$ 1,981	\$ 2,425	\$ 2,885	\$ 3,363	\$ 3,431	\$ 3,499	\$ 3,569	\$ 3,641	\$ 3,713	\$ 3,788	\$ 3,863	\$ 3,941	\$ 4,019	\$ 4,100	\$ 4,182	\$ 4,265	\$ 4,351	\$ 4,438	\$ 78,713
\$ 3,658	\$ 3,731	\$ 3,805	\$ 3,881	\$ 3,959	\$ 4,038	\$ 4,119	\$ 4,201	\$ 4,285	\$ 4,371	\$ 4,459	\$ 4,548	\$ 4,639	\$ 4,731	\$ 4,826	\$ 4,923	\$ 5,021	\$ 5,121	\$ 93,619
\$ 1,703	\$ 1,737	\$ 1,772	\$ 1,807	\$ 1,844	\$ 1,880	\$ 1,918	\$ 1,956	\$ 1,995	\$ 2,035	\$ 2,076	\$ 2,118	\$ 2,160	\$ 2,203	\$ 2,247	\$ 2,292	\$ 2,338	\$ 2,385	\$ 43,594
\$ 490	\$ 500	\$ 510	\$ 520	\$ 531	\$ 541	\$ 552	\$ 563	\$ 574	\$ 586	\$ 598	\$ 610	\$ 622	\$ 634	\$ 647	\$ 660	\$ 673	\$ 686	\$ 12,547
\$ 4,863	\$ 4,960	\$ 5,060	\$ 5,161	\$ 5,264	\$ 5,369	\$ 5,477	\$ 5,586	\$ 5,698	\$ 5,812	\$ 5,928	\$ 6,047	\$ 6,168	\$ 6,291	\$ 6,417	\$ 6,545	\$ 6,676	\$ 6,809	\$ 124,476
\$ 14,776	\$ 15,071	\$ 15,373	\$ 15,680	\$ 15,994	\$ 16,314	\$ 16,640	\$ 16,973	\$ 17,312	\$ 17,658	\$ 18,012	\$ 18,372	\$ 18,739	\$ 19,114	\$ 19,496	\$ 19,886	\$ 20,284	\$ 20,690	\$ 378,203
\$ 7,366	\$ 7,513	\$ 7,663	\$ 7,817	\$ 7,973	\$ 8,133	\$ 8,295	\$ 8,461	\$ 8,630	\$ 8,803	\$ 8,979	\$ 9,159	\$ 9,342	\$ 9,529	\$ 9,719	\$ 9,914	\$ 10,112	\$ 10,314	\$ 188,539
\$ 7,337	\$ 7,484	\$ 7,633	\$ 7,786	\$ 7,942	\$ 8,100	\$ 8,262	\$ 8,428	\$ 8,596	\$ 8,768	\$ 8,943	\$ 9,122	\$ 9,305	\$ 9,491	\$ 9,681	\$ 9,874	\$ 10,072	\$ 10,273	\$ 187,794
\$ 19,111	\$ 19,493	\$ 19,883	\$ 20,281	\$ 20,686	\$ 21,100	\$ 21,522	\$ 21,953	\$ 22,392	\$ 22,840	\$ 23,296	\$ 23,762	\$ 24,237	\$ 24,722	\$ 25,217	\$ 25,721	\$ 26,235	\$ 26,760	\$ 489,171
\$ 37,025	\$ 45,318	\$ 53,928	\$ 62,865	\$ 64,122	\$ 65,405	\$ 66,713	\$ 68,047	\$ 69,408	\$ 70,796	\$ 72,212	\$ 73,657	\$ 75,130	\$ 76,632	\$ 78,165	\$ 79,728	\$ 81,323	\$ 82,949	\$ 1,471,276
\$ 5,554	\$ 6,798	\$ 8,089	\$ 9,430	\$ 9,618	\$ 9,811	\$ 10,007	\$ 10,207	\$ 10,411	\$ 10,619	\$ 10,832	\$ 11,048	\$ 11,269	\$ 11,495	\$ 11,725	\$ 11,959	\$ 12,198	\$ 12,442	\$ 220,691
\$ 4,396	\$ 4,484	\$ 4,574	\$ 4,665	\$ 4,758	\$ 4,854	\$ 4,951	\$ 5,050	\$ 5,151	\$ 5,254	\$ 5,359	\$ 5,466	\$ 5,575	\$ 5,687	\$ 5,800	\$ 5,917	\$ 6,035	\$ 6,156	\$ 112,522
\$ 14,208	\$ 17,390	\$ 20,695	\$ 24,124	\$ 24,606	\$ 25,099	\$ 25,601	\$ 26,113	\$ 26,635	\$ 27,168	\$ 27,711	\$ 28,265	\$ 28,830	\$ 29,407	\$ 29,995	\$ 30,595	\$ 31,207	\$ 31,831	\$ 564,590
\$ 1,526	\$ 1,556	\$ 1,588	\$ 1,619	\$ 1,652	\$ 1,685	\$ 1,718	\$ 1,753	\$ 1,788	\$ 1,824	\$ 1,860	\$ 1,897	\$ 1,935	\$ 1,974	\$ 2,013	\$ 2,054	\$ 2,095	\$ 2,137	\$ 39,057
\$ 13,647	\$ 13,920	\$ 14,199	\$ 14,483	\$ 14,772	\$ 15,068	\$ 15,369	\$ 15,676	\$ 15,990	\$ 16,310	\$ 16,636	\$ 16,969	\$ 17,308	\$ 17,654	\$ 18,007	\$ 18,367	\$ 18,735	\$ 19,109	\$ 349,318
\$ 142,050	\$ 157,780	\$ 174,081	\$ 190,972	\$ 194,791	\$ 198,687	\$ 202,661	\$ 206,714	\$ 210,848	\$ 215,065	\$ 219,367	\$ 223,754	\$ 228,229	\$ 232,794	\$ 237,450	\$ 242,199	\$ 247,042	\$ 251,983	\$ 4,529,388
\$ 40,480	\$ 41,290	\$ 42,116	\$ 42,958	\$ 43,817	\$ 44,693	\$ 45,587	\$ 46,499	\$ 47,429	\$ 48,378	\$ 49,345	\$ 50,332	\$ 51,339	\$ 52,365	\$ 53,413	\$ 54,481	\$ 55,571	\$ 56,682	\$ 1,106,693
\$ 666	\$ 680	\$ 693	\$ 707	\$ 721	\$ 736	\$ 751	\$ 766	\$ 781	\$ 796	\$ 812	\$ 829	\$ 845	\$ 862	\$ 879	\$ 897	\$ 915	\$ 933	\$ 18,220
\$ 41,147	\$ 41,970	\$ 42,809	\$ 43,665	\$ 44,538	\$ 45,429	\$ 46,338	\$ 47,265	\$ 48,210	\$ 49,174	\$ 50,157	\$ 51,161	\$ 52,184	\$ 53,228	\$ 54,292	\$ 55,378	\$ 56,485	\$ 57,615	\$ 1,124,913
\$ 258,849	\$ 276,914	\$ 295,599	\$ 314,919	\$ 321,218	\$ 327,642	\$ 334,195	\$ 340,879	\$ 347,697	\$ 354,650	\$ 361,744	\$ 368,978	\$ 376,358	\$ 383,885	\$ 237,450	\$ 242,199	\$ 247,042	\$ 251,983	\$ 6,883,795



Tax Increment Financing Capture
 Summary Capture
B on Burdick
 Kalamazoo, Michigan
 March 2026

Estimated Taxable Value (TV) Increase Rate:

Plan Year Calendar Year	2%												
	1	2	3	4	5	6	7	8	9	10	11	12	
2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039		
*Base Taxable Value	\$ 448,549	\$ 448,549	\$ 448,549	\$ 448,549	\$ 448,549	\$ 448,549	\$ 448,549	\$ 448,549	\$ 448,549	\$ 448,549	\$ 448,549	\$ 448,549	\$ 448,549
Estimated New TV	\$ 4,350,000	\$ 4,437,000	\$ 4,525,740	\$ 4,616,255	\$ 4,708,580	\$ 4,802,751	\$ 4,898,807	\$ 4,996,783	\$ 5,096,718	\$ 5,198,653	\$ 5,302,626	\$ 5,408,678	\$ 5,408,678
Incremental Difference (New TV - Base TV)	\$ 3,901,451	\$ 3,988,451	\$ 4,077,191	\$ 4,167,706	\$ 4,260,031	\$ 4,354,202	\$ 4,450,258	\$ 4,548,234	\$ 4,648,169	\$ 4,750,104	\$ 4,854,077	\$ 4,960,129	\$ 4,960,129

School Capture	Millage Rate
State Education Tax (SET)	6.0000
School Operating Tax	17.6597
School Total	23.6597

\$ 9,294	\$ 9,533	\$ 9,778	\$ 10,027	\$ 10,282	\$ 10,541	\$ 10,806	\$ 11,076	\$ 11,351	\$ 11,632	\$ 11,918	\$ 12,210	\$ 12,210
\$ 27,354	\$ 28,059	\$ 28,779	\$ 29,513	\$ 30,262	\$ 31,025	\$ 31,804	\$ 32,599	\$ 33,409	\$ 34,236	\$ 35,079	\$ 35,939	\$ 35,939
\$ 36,647	\$ 37,593	\$ 38,557	\$ 39,540	\$ 40,543	\$ 41,566	\$ 42,610	\$ 43,674	\$ 44,760	\$ 45,868	\$ 46,997	\$ 48,149	\$ 48,149

Local Capture	Millage Rate
County Public Safety	1.4296
County 911	0.6420
County Housing	0.7409
County Seniors	0.3450
County Veterans	0.0993
KRESA CTE	0.9851
KRESA Operating	2.9931
KRESA Enhancement	1.4921
KRESA Special Ed	1.4862
Kal Public Library	3.8713
City Operating	12.0000
City Solid Waste	1.8000
Cen Cnty Transit	0.8905
County Operating	4.6049
County Transit	0.3091
KVCC	2.7645
Local Total	36.45360

\$ 2,214	\$ 2,271	\$ 2,330	\$ 2,389	\$ 2,450	\$ 2,512	\$ 2,575	\$ 2,639	\$ 2,705	\$ 2,771	\$ 2,840	\$ 2,909	\$ 2,909
\$ 994	\$ 1,020	\$ 1,046	\$ 1,073	\$ 1,100	\$ 1,128	\$ 1,156	\$ 1,185	\$ 1,215	\$ 1,245	\$ 1,275	\$ 1,307	\$ 1,307
\$ 1,148	\$ 1,177	\$ 1,207	\$ 1,238	\$ 1,270	\$ 1,302	\$ 1,334	\$ 1,368	\$ 1,402	\$ 1,436	\$ 1,472	\$ 1,508	\$ 1,508
\$ 534	\$ 548	\$ 562	\$ 577	\$ 591	\$ 606	\$ 621	\$ 637	\$ 653	\$ 669	\$ 685	\$ 702	\$ 702
\$ 154	\$ 158	\$ 162	\$ 166	\$ 170	\$ 174	\$ 179	\$ 183	\$ 188	\$ 193	\$ 197	\$ 202	\$ 202
\$ 1,526	\$ 1,565	\$ 1,605	\$ 1,646	\$ 1,688	\$ 1,731	\$ 1,774	\$ 1,818	\$ 1,864	\$ 1,910	\$ 1,957	\$ 2,005	\$ 2,005
\$ 4,636	\$ 4,756	\$ 4,878	\$ 5,002	\$ 5,129	\$ 5,258	\$ 5,390	\$ 5,525	\$ 5,662	\$ 5,803	\$ 5,945	\$ 6,091	\$ 6,091
\$ 2,311	\$ 2,371	\$ 2,432	\$ 2,494	\$ 2,557	\$ 2,621	\$ 2,687	\$ 2,754	\$ 2,823	\$ 2,893	\$ 2,964	\$ 3,037	\$ 3,037
\$ 2,302	\$ 2,361	\$ 2,422	\$ 2,484	\$ 2,547	\$ 2,611	\$ 2,677	\$ 2,743	\$ 2,812	\$ 2,881	\$ 2,952	\$ 3,025	\$ 3,025
\$ 5,996	\$ 6,151	\$ 6,309	\$ 6,470	\$ 6,634	\$ 6,801	\$ 6,972	\$ 7,146	\$ 7,324	\$ 7,505	\$ 7,690	\$ 7,878	\$ 7,878
\$ 18,587	\$ 19,067	\$ 19,556	\$ 20,054	\$ 20,563	\$ 21,082	\$ 21,611	\$ 22,151	\$ 22,702	\$ 23,264	\$ 23,837	\$ 24,421	\$ 24,421
\$ 2,788	\$ 2,860	\$ 2,933	\$ 3,008	\$ 3,084	\$ 3,162	\$ 3,242	\$ 3,323	\$ 3,405	\$ 3,490	\$ 3,575	\$ 3,663	\$ 3,663
\$ 1,379	\$ 1,415	\$ 1,451	\$ 1,488	\$ 1,526	\$ 1,564	\$ 1,604	\$ 1,644	\$ 1,685	\$ 1,726	\$ 1,769	\$ 1,812	\$ 1,812
\$ 7,133	\$ 7,317	\$ 7,504	\$ 7,696	\$ 7,891	\$ 8,090	\$ 8,293	\$ 8,500	\$ 8,712	\$ 8,927	\$ 9,147	\$ 9,371	\$ 9,371
\$ 479	\$ 491	\$ 504	\$ 517	\$ 530	\$ 543	\$ 557	\$ 571	\$ 585	\$ 599	\$ 614	\$ 629	\$ 629
\$ 4,282	\$ 4,392	\$ 4,505	\$ 4,620	\$ 4,737	\$ 4,857	\$ 4,979	\$ 5,103	\$ 5,230	\$ 5,359	\$ 5,491	\$ 5,626	\$ 5,626
\$ 56,464	\$ 57,921	\$ 59,406	\$ 60,921	\$ 62,467	\$ 64,043	\$ 65,651	\$ 67,291	\$ 68,964	\$ 70,670	\$ 72,411	\$ 74,186	\$ 74,186

Non-Capturable Millages	Millage Rate
School Debt	8.2000
County Juvenile	0.1350
Total Non-Capturable Taxes	8.3350
	68.4483

\$ 12,701	\$ 13,029	\$ 13,363	\$ 13,704	\$ 14,052	\$ 14,406	\$ 14,768	\$ 15,137	\$ 15,513	\$ 15,895	\$ 16,277	\$ 16,663	\$ 16,663
\$ 209	\$ 215	\$ 220	\$ 226	\$ 231	\$ 237	\$ 243	\$ 249	\$ 255	\$ 261	\$ 267	\$ 273	\$ 273
\$ 12,910	\$ 13,243	\$ 13,583	\$ 13,929	\$ 14,283	\$ 14,643	\$ 15,011	\$ 15,386	\$ 15,768	\$ 16,152	\$ 16,541	\$ 16,933	\$ 16,933

Total Tax Increment Revenue (TIR) Available for Capture \$ 93,112 \$ 95,513 \$ 97,963 \$ 100,462 \$ 103,010 \$ 105,610 \$ 108,261 \$ 110,966 \$ 113,724 \$ 116,538 \$ 119,408 \$ 122,335

Footnotes:
 Summary of Land and Residential Capture



Tax Increment Financing Capture
Summary Capture
B on Burdick
Kalamazoo, Michigan
March 2026

13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	TOTAL
2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	
\$ 448,549	\$ 448,549	\$ 448,549	\$ 448,549	\$ 448,549	\$ 448,549	\$ 448,549	\$ 448,549	\$ 448,549	\$ 448,549	\$ 448,549	\$ 448,549	\$ 448,549	\$ 448,549	\$ 448,549	\$ 448,549	\$ 448,549	\$ 448,549	\$ -
\$ 5,516,852	\$ 5,627,189	\$ 5,739,733	\$ 5,854,527	\$ 5,971,618	\$ 6,091,050	\$ 6,212,871	\$ 6,337,129	\$ 6,463,871	\$ 6,593,149	\$ 6,725,012	\$ 6,859,512	\$ 6,996,702	\$ 7,136,636	\$ 7,279,369	\$ 7,424,956	\$ 7,573,455	\$ 7,724,924	\$ -
\$ 5,068,303	\$ 5,178,640	\$ 5,291,184	\$ 5,405,978	\$ 5,523,069	\$ 5,642,501	\$ 5,764,322	\$ 5,888,580	\$ 6,015,322	\$ 6,144,600	\$ 6,276,463	\$ 6,410,963	\$ 6,548,153	\$ 6,688,087	\$ 6,830,820	\$ 6,976,407	\$ 7,124,906	\$ 7,276,375	\$ -
\$ 30,410	\$ 31,072	\$ 31,747	\$ 32,436	\$ 33,138	\$ 33,855	\$ 34,586	\$ 35,331	\$ 36,092	\$ 36,868	\$ 37,659	\$ 38,466	\$ 39,289	\$ 40,129	\$ -	\$ -	\$ -	\$ -	\$ 619,525
\$ 89,505	\$ 91,453	\$ 93,441	\$ 95,468	\$ 97,536	\$ 99,645	\$ 101,796	\$ 103,991	\$ 106,229	\$ 108,512	\$ 110,840	\$ 113,216	\$ 115,638	\$ 118,110	\$ -	\$ -	\$ -	\$ -	\$ 1,823,436
\$ 119,915	\$ 122,525	\$ 125,188	\$ 127,904	\$ 130,674	\$ 133,500	\$ 136,382	\$ 139,322	\$ 142,321	\$ 145,379	\$ 148,499	\$ 151,681	\$ 154,927	\$ 158,238	\$ -	\$ -	\$ -	\$ -	\$ 2,442,961
\$ 4,599	\$ 5,604	\$ 6,646	\$ 7,728	\$ 7,896	\$ 8,067	\$ 8,241	\$ 8,418	\$ 8,600	\$ 8,784	\$ 8,973	\$ 9,165	\$ 9,361	\$ 9,561	\$ 9,765	\$ 9,973	\$ 10,186	\$ 10,402	\$ 182,575
\$ 2,065	\$ 2,517	\$ 2,985	\$ 3,471	\$ 3,546	\$ 3,622	\$ 3,701	\$ 3,780	\$ 3,862	\$ 3,945	\$ 4,029	\$ 4,116	\$ 4,204	\$ 4,294	\$ 4,385	\$ 4,479	\$ 4,574	\$ 4,671	\$ 81,990
\$ 3,755	\$ 3,837	\$ 3,920	\$ 4,005	\$ 4,092	\$ 4,181	\$ 4,271	\$ 4,363	\$ 4,457	\$ 4,553	\$ 4,650	\$ 4,750	\$ 4,852	\$ 4,955	\$ 5,061	\$ 5,169	\$ 5,279	\$ 5,391	\$ 97,401
\$ 1,749	\$ 1,787	\$ 1,825	\$ 1,865	\$ 1,905	\$ 1,947	\$ 1,989	\$ 2,032	\$ 2,075	\$ 2,120	\$ 2,165	\$ 2,212	\$ 2,259	\$ 2,307	\$ 2,357	\$ 2,407	\$ 2,458	\$ 2,510	\$ 45,355
\$ 503	\$ 514	\$ 525	\$ 537	\$ 548	\$ 560	\$ 572	\$ 585	\$ 597	\$ 610	\$ 623	\$ 637	\$ 650	\$ 664	\$ 678	\$ 693	\$ 708	\$ 723	\$ 13,054
\$ 4,993	\$ 5,101	\$ 5,212	\$ 5,325	\$ 5,441	\$ 5,558	\$ 5,678	\$ 5,801	\$ 5,926	\$ 6,053	\$ 6,183	\$ 6,315	\$ 6,451	\$ 6,588	\$ 6,729	\$ 6,872	\$ 7,019	\$ 7,168	\$ 129,504
\$ 15,170	\$ 15,500	\$ 15,837	\$ 16,181	\$ 16,531	\$ 16,889	\$ 17,253	\$ 17,625	\$ 18,004	\$ 18,391	\$ 18,786	\$ 19,189	\$ 19,599	\$ 20,018	\$ 20,445	\$ 20,881	\$ 21,326	\$ 21,779	\$ 393,481
\$ 7,562	\$ 7,727	\$ 7,895	\$ 8,066	\$ 8,241	\$ 8,419	\$ 8,601	\$ 8,786	\$ 8,975	\$ 9,168	\$ 9,365	\$ 9,566	\$ 9,770	\$ 9,979	\$ 10,192	\$ 10,409	\$ 10,631	\$ 10,857	\$ 196,155
\$ 7,533	\$ 7,696	\$ 7,864	\$ 8,034	\$ 8,208	\$ 8,386	\$ 8,567	\$ 8,752	\$ 8,940	\$ 9,132	\$ 9,328	\$ 9,528	\$ 9,732	\$ 9,940	\$ 10,152	\$ 10,368	\$ 10,589	\$ 10,814	\$ 195,380
\$ 19,621	\$ 20,048	\$ 20,484	\$ 20,928	\$ 21,381	\$ 21,844	\$ 22,315	\$ 22,796	\$ 23,287	\$ 23,788	\$ 24,298	\$ 24,819	\$ 25,350	\$ 25,892	\$ 26,444	\$ 27,008	\$ 27,583	\$ 28,169	\$ 508,931
\$ 38,605	\$ 47,038	\$ 55,790	\$ 64,872	\$ 66,277	\$ 67,710	\$ 69,172	\$ 70,663	\$ 72,184	\$ 73,735	\$ 75,318	\$ 76,932	\$ 78,578	\$ 80,257	\$ 81,970	\$ 83,717	\$ 85,499	\$ 87,317	\$ 1,532,526
\$ 5,791	\$ 7,056	\$ 8,369	\$ 9,731	\$ 9,942	\$ 10,157	\$ 10,376	\$ 10,599	\$ 10,828	\$ 11,060	\$ 11,298	\$ 11,540	\$ 11,787	\$ 12,039	\$ 12,295	\$ 12,558	\$ 12,825	\$ 13,097	\$ 229,879
\$ 4,513	\$ 4,612	\$ 4,712	\$ 4,814	\$ 4,918	\$ 5,025	\$ 5,133	\$ 5,244	\$ 5,357	\$ 5,472	\$ 5,589	\$ 5,709	\$ 5,831	\$ 5,956	\$ 6,083	\$ 6,212	\$ 6,345	\$ 6,480	\$ 117,067
\$ 14,814	\$ 18,050	\$ 21,409	\$ 24,894	\$ 25,433	\$ 25,983	\$ 26,544	\$ 27,116	\$ 27,700	\$ 28,295	\$ 28,902	\$ 29,522	\$ 30,154	\$ 30,798	\$ 31,455	\$ 32,126	\$ 32,809	\$ 33,507	\$ 588,094
\$ 1,567	\$ 1,601	\$ 1,636	\$ 1,671	\$ 1,707	\$ 1,744	\$ 1,782	\$ 1,820	\$ 1,859	\$ 1,899	\$ 1,940	\$ 1,982	\$ 2,024	\$ 2,067	\$ 2,111	\$ 2,156	\$ 2,202	\$ 2,249	\$ 40,635
\$ 14,011	\$ 14,316	\$ 14,627	\$ 14,945	\$ 15,269	\$ 15,599	\$ 15,935	\$ 16,279	\$ 16,629	\$ 16,987	\$ 17,351	\$ 17,723	\$ 18,102	\$ 18,489	\$ 18,884	\$ 19,286	\$ 19,697	\$ 20,116	\$ 363,428
\$ 146,851	\$ 163,004	\$ 179,737	\$ 197,067	\$ 201,336	\$ 205,689	\$ 210,130	\$ 214,660	\$ 219,280	\$ 223,993	\$ 228,800	\$ 233,703	\$ 238,704	\$ 243,805	\$ 249,008	\$ 254,315	\$ 259,728	\$ 265,250	\$ 4,715,456
\$ 41,560	\$ 42,465	\$ 43,388	\$ 44,329	\$ 45,289	\$ 46,269	\$ 47,267	\$ 48,286	\$ 49,326	\$ 50,386	\$ 51,467	\$ 52,570	\$ 53,695	\$ 54,842	\$ 56,013	\$ 57,207	\$ 58,424	\$ 59,666	\$ 1,148,548
\$ 684	\$ 699	\$ 714	\$ 730	\$ 746	\$ 762	\$ 778	\$ 795	\$ 812	\$ 830	\$ 847	\$ 865	\$ 884	\$ 903	\$ 922	\$ 942	\$ 962	\$ 982	\$ 18,909
\$ 42,244	\$ 43,164	\$ 44,102	\$ 45,059	\$ 46,035	\$ 47,030	\$ 48,046	\$ 49,081	\$ 50,138	\$ 51,215	\$ 52,314	\$ 53,435	\$ 54,579	\$ 55,745	\$ 56,935	\$ 58,148	\$ 59,386	\$ 60,649	\$ 1,167,457
\$ 266,766	\$ 285,529	\$ 304,924	\$ 324,971	\$ 332,010	\$ 339,189	\$ 346,512	\$ 353,982	\$ 361,601	\$ 369,372	\$ 377,299	\$ 385,384	\$ 393,631	\$ 402,043	\$ 249,008	\$ 254,315	\$ 259,728	\$ 265,250	\$ 7,158,417

Table 3

Reimbursement Schedule



Tax Incremental Revenue Reimbursement Schedule
B on Burdick
 Kalamazoo, Michigan
 March 2026

Developer Reimbursement	Maximum Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	33.7%	\$ 2,153,263	\$ -	\$ 2,153,263
Local	66.3%	\$ 4,243,910	\$ -	\$ 4,243,910
TOTAL				
MSHDA	98.7%	\$ 4,988,933	\$ -	\$ 4,988,933
EGLE	1.3%	\$ 66,100	\$ -	\$ 66,100

Estimated Total Years of Plan:	30
-----------------------------------	----

Estimated Capture	\$ 7,158,417
Administrative Fees	\$ 471,546
State Brownfield Redevelopment Fund	\$ 289,698
Local Brownfield Revolving Fund	\$ 1,234,930

	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Total State Incremental Revenue	\$ 36,647	\$ 37,593	\$ 38,557	\$ 39,540	\$ 40,543	\$ 41,566	\$ 42,610	\$ 43,674	\$ 44,760	\$ 45,868	\$ 46,997	\$ 48,149	\$ 119,915	\$ 122,525
State Brownfield Redevelopment Fund (50% of SET)	\$ 4,647	\$ 4,767	\$ 4,889	\$ 5,014	\$ 5,141	\$ 5,271	\$ 5,403	\$ 5,538	\$ 5,675	\$ 5,816	\$ 5,959	\$ 6,105	\$ 15,205	\$ 15,536
State TIR Available for Reimbursement	\$ 32,001	\$ 32,826	\$ 33,668	\$ 34,527	\$ 35,402	\$ 36,296	\$ 37,207	\$ 38,137	\$ 39,085	\$ 40,052	\$ 41,038	\$ 42,044	\$ 104,710	\$ 106,989
Total Local Incremental Revenue	\$ 56,464	\$ 57,921	\$ 59,406	\$ 60,921	\$ 62,467	\$ 64,043	\$ 65,651	\$ 67,291	\$ 68,964	\$ 70,670	\$ 72,411	\$ 74,186	\$ 146,851	\$ 163,004
BRA Administrative Fee (10%)	\$ 5,646	\$ 5,792	\$ 5,941	\$ 6,092	\$ 6,247	\$ 6,404	\$ 6,565	\$ 6,729	\$ 6,896	\$ 7,067	\$ 7,241	\$ 7,419	\$ 14,685	\$ 16,300
Local TIR Available for Reimbursement	\$ 50,818	\$ 52,129	\$ 53,466	\$ 54,829	\$ 56,220	\$ 57,639	\$ 59,086	\$ 60,562	\$ 62,068	\$ 63,603	\$ 65,170	\$ 66,767	\$ 132,166	\$ 146,703
Total State & Local TIR Available	\$ 82,819	\$ 84,955	\$ 87,133	\$ 89,356	\$ 91,623	\$ 93,935	\$ 96,293	\$ 98,699	\$ 101,152	\$ 103,655	\$ 106,208	\$ 108,811	\$ 236,876	\$ 253,692

DEVELOPER	Beginning Balance	1	2	3	4	5	6	7	8	9	10	11	12	13	14
DEVELOPER Reimbursement Balance	\$ 3,187,593	\$ 3,198,146	\$ 3,206,563	\$ 3,212,802	\$ 3,216,818	\$ 3,218,568	\$ 3,218,005	\$ 3,215,084	\$ 3,209,757	\$ 3,201,977	\$ 3,191,694	\$ 3,178,858	\$ 3,163,419	\$ 3,019,915	\$ 2,859,595

MSHDA Gap Calc Costs	1	2	3	4	5	6	7	8	9	10	11	12	13	14
MSHDA Gap Calc Costs	\$ 1,867,440	\$ 93,372	\$ 93,372	\$ 93,372	\$ 93,372	\$ 93,372	\$ 93,372	\$ 93,372	\$ 93,372	\$ 93,372	\$ 93,372	\$ 93,372	\$ 93,372	\$ 93,372
State Tax Reimbursement	\$ 32,001	\$ 32,826	\$ 33,668	\$ 34,527	\$ 35,402	\$ 36,296	\$ 37,207	\$ 38,137	\$ 39,085	\$ 40,052	\$ 41,038	\$ 42,044	\$ 104,710	\$ 106,989
Local Tax Reimbursement	\$ 50,818	\$ 52,129	\$ 53,466	\$ 54,829	\$ 56,220	\$ 57,639	\$ 59,086	\$ 60,562	\$ 62,068	\$ 63,603	\$ 65,170	\$ 66,767	\$ 132,166	\$ 146,703
Total Gap Calc Reimbursement Balance	\$ 10,553	\$ 18,971	\$ 25,209	\$ 29,225	\$ 30,975	\$ 30,412	\$ 27,491	\$ 22,164	\$ 14,384	\$ 4,101	\$ -	\$ -	\$ -	\$ -

MSHDA Housing Development Costs	1	2	3	4	5	6	7	8	9	10	11	12	13	14
MSHDA Housing Development Costs	\$ 3,121,493													
State Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,305	\$ 5,842	\$ 62,120
Local Tax Reimbursement	97.9%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,248	\$ 9,277	\$ 78,408
Total MSHDA Reimbursement Balance	\$ 3,121,493	\$ 3,121,493	\$ 3,121,493	\$ 3,121,493	\$ 3,121,493	\$ 3,121,493	\$ 3,121,493	\$ 3,121,493	\$ 3,121,493	\$ 3,121,493	\$ 3,112,939	\$ 3,097,820	\$ 2,957,292	\$ 2,800,296

EGLE Environmental Costs	1	2	3	4	5	6	7	8	9	10	11	12	13	14
EGLE Environmental Costs	\$ 66,100													
State Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 70	\$ 124	\$ 1,315
Local Tax Reimbursement	2.1%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 111	\$ 196	\$ 1,660
Total EGLE Reimbursement Balance	\$ 66,100	\$ 66,100	\$ 66,100	\$ 66,100	\$ 66,100	\$ 66,100	\$ 66,100	\$ 66,100	\$ 66,100	\$ 66,100	\$ 65,919	\$ 65,599	\$ 62,623	\$ 59,298
Total Annual Developer Reimbursement	\$ 82,819	\$ 84,955	\$ 87,133	\$ 89,356	\$ 91,623	\$ 93,935	\$ 96,293	\$ 98,699	\$ 101,152	\$ 103,655	\$ 106,208	\$ 108,811	\$ 236,876	\$ 253,692

LOCAL BROWNFIELD REVOLVING FUND	1	2	3	4	5	6	7	8	9	10	11	12	13	14
LBRF Deposits *														
State Tax Capture														
Local Tax Capture														
Total LBRF Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

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

Footnotes:



Tax Incremental Revenue Reimbursement Schedule
B on Burdick
 Kalamazoo, Michigan
 March 2026

15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	TOTAL
2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	
\$ 125,188	\$ 127,904	\$ 130,674	\$ 133,500	\$ 136,382	\$ 139,322	\$ 142,321	\$ 145,379	\$ 148,499	\$ 151,681	\$ 154,927	\$ 158,238					\$ 2,442,961
\$ 15,874	\$ 16,218	\$ 16,569	\$ 16,928	\$ 17,293	\$ 17,666	\$ 18,046	\$ 18,434	\$ 18,829	\$ 19,233	\$ 19,644						\$ 289,698
\$ 109,314	\$ 111,686	\$ 114,105	\$ 116,572	\$ 119,089	\$ 121,656	\$ 124,275	\$ 126,946	\$ 129,670	\$ 132,449	\$ 135,283	\$ 158,238	\$ -	\$ -	\$ -	\$ -	\$ 2,153,263
\$ 179,737	\$ 197,067	\$ 201,336	\$ 205,689	\$ 210,130	\$ 214,660	\$ 219,280	\$ 223,993	\$ 228,800	\$ 233,703	\$ 238,704	\$ 243,805	\$ 249,008	\$ 254,315	\$ 259,728	\$ 265,250	\$ 4,715,456
\$ 17,974	\$ 19,707	\$ 20,134	\$ 20,569	\$ 21,013	\$ 21,466	\$ 21,928	\$ 22,399	\$ 22,880	\$ 23,370	\$ 23,870	\$ 24,380	\$ 24,901	\$ 25,432	\$ 25,973	\$ 26,525	\$ 471,546
\$ 161,763	\$ 177,361	\$ 181,202	\$ 185,121	\$ 189,117	\$ 193,194	\$ 197,352	\$ 201,593	\$ 205,920	\$ 210,332	\$ 214,833	\$ 219,424	\$ 224,107	\$ 228,884	\$ 233,756	\$ 238,725	\$ 4,243,910
\$ 271,077	\$ 289,047	\$ 295,307	\$ 301,693	\$ 308,206	\$ 314,850	\$ 321,627	\$ 328,539	\$ 335,590	\$ 342,781	\$ 350,116	\$ 377,662	\$ 224,107	\$ 228,884	\$ 233,756	\$ 238,725	\$ 6,397,173
\$ 2,681,890	\$ 2,486,215	\$ 2,284,280	\$ 2,075,959	\$ 1,861,125	\$ 1,639,646	\$ 1,318,019	\$ 989,480	\$ 653,891	\$ 311,110	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)
\$ 93,372	\$ 93,372	\$ 93,372	\$ 93,372	\$ 93,372	\$ 93,372	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,867,440
\$ 37,653	\$ 36,078	\$ 36,078	\$ 36,078	\$ 36,078	\$ 36,078	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 731,638
\$ 55,719	\$ 57,294	\$ 57,294	\$ 57,294	\$ 57,294	\$ 57,294	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,135,802
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,867,440
\$ 70,175	\$ 74,040	\$ 76,409	\$ 78,825	\$ 81,289	\$ 83,803	\$ 121,698	\$ 124,313	\$ 126,981	\$ 129,702	\$ 117,718						\$ 3,121,493
\$ 103,845	\$ 117,577	\$ 121,339	\$ 125,176	\$ 129,090	\$ 133,082	\$ 193,260	\$ 197,413	\$ 201,650	\$ 205,971	\$ 186,940						\$ 1,222,429
\$ 2,626,276	\$ 2,434,659	\$ 2,236,912	\$ 2,032,911	\$ 1,822,531	\$ 1,605,646	\$ 1,290,688	\$ 968,962	\$ 640,331	\$ 304,659	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,899,064
\$ 1,486	\$ 1,568	\$ 1,618	\$ 1,669	\$ 1,721	\$ 1,775	\$ 2,577	\$ 2,632	\$ 2,689	\$ 2,747	\$ 2,493						\$ 66,100
\$ 2,199	\$ 2,490	\$ 2,569	\$ 2,651	\$ 2,734	\$ 2,818	\$ 4,092	\$ 4,180	\$ 4,270	\$ 4,362	\$ 3,959						\$ 25,886
\$ 55,613	\$ 51,556	\$ 47,368	\$ 43,048	\$ 38,593	\$ 34,001	\$ 27,331	\$ 20,519	\$ 13,560	\$ 6,451	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,214
\$ 271,077	\$ 289,047	\$ 295,307	\$ 301,693	\$ 308,206	\$ 314,850	\$ 321,627	\$ 328,539	\$ 335,590	\$ 342,781	\$ 311,110	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 66,100
										\$ 15,072	\$ 51,028					\$ -
										\$ 23,935	\$ 219,424	\$ 224,107	\$ 228,884	\$ 233,756	\$ 238,725	\$ 66,100
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 39,006	\$ 270,453	\$ 224,107	\$ 228,884	\$ 233,756	\$ 238,725	\$ 1,168,830
																\$ 1,234,930

Attachment A

Brownfield Plan Resolutions

Attachment B

Reimbursement Agreement

Attachment C

Site Plan

GENERAL NOTES

- ALL DIMENSIONS SHOWN ARE TO THE EDGE OF METAL.
- PROVIDE CURB CUTS/RAMPS AT ALL BARRIER FREE ACCESS POINTS.
- PAVEMENT MARKINGS AND SIGNAGE SHALL CONFORM TO THE CURRENT MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND MICHIGAN BARRIER FREE CODE.
- SEE LANDSCAPE PLANS FOR HARDSCAPE, DETAILED GRADING IN LANDSCAPED AREAS AND SIGNAGE.
- SEE ARCHITECTURAL PLANS FOR MORE DETAILS ON TRUCK DOCK WALLS, STAIRS, AND RAMPS.
- MATCH EXISTING CURB & GUTTER SECTIONS WHEN CONNECTING TO THEM. CONDITIONS VARY THROUGHOUT PROJECT.
- EXCEPT WHERE OTHERWISE INDICATED ON THESE PLANS, ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, AND CITY OF KALAMAZOO STANDARDS SPECIFICATIONS.
- ALL WORK SHALL CONFORM TO ALL LOCAL, STATE AND FEDERAL LAWS, RULES AND REGULATIONS IN FORCE AT THE TIME OF CONSTRUCTION.
- ALL EXTERIOR CONCRETE SHALL BE MDOT GRADE P1 (3500PSI), AIR ENTRAINED, LIMESTONE AGGREGATE, BROOM FINISHED, CURING SEAL.
- THE CONTRACTOR SHALL LOCATE ALL ACTIVE UNDERGROUND UTILITIES PRIOR TO STARTING WORK AND SHALL CONDUCT HIS OPERATIONS IN A MANNER AS TO ENSURE THAT THOSE UTILITIES NOT REQUIRING RELOCATION WILL NOT BE DISTURBED.
- ALL REQUIRED FILL FOR THIS PROJECT SHALL BE SELECTED EXCAVATED MATERIAL FROM THE SITE APPROVED BY THE ENGINEER OR CLASS II GRANULAR MATERIAL FROM BORROW AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
- FOR PROTECTION OF UNDERGROUND UTILITIES, THE CONTRACTOR SHALL CALL 1-800-482-7171 A MINIMUM OF THREE FULL WORKING DAYS EXCLUDING SATURDAYS, SUNDAYS AND HOLIDAYS PRIOR TO BEGINNING EACH EXCAVATION IN AREAS WHERE PUBLIC UTILITIES HAVE NOT BEEN PREVIOUSLY LOCATED. MEMBERS WILL THUS BE ROUTINELY NOTIFIED. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING OWNERS WHO MAY NOT BE A PART OF THE "MISS DIG" ALERT SYSTEM.
- ANY BITUMINOUS OR CONCRETE PAVEMENT, SANITARY SEWER, SANITARY SEWER SERVICE LEADS, OR STORM SEWER, WHICH IS DAMAGED BY THE CONTRACTOR DURING HIS OPERATIONS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AND AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL INSTALL PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVERNIGHT AS REQUIRED.
- ALL UNSUITABLE SUBBASE MATERIAL MUST BE REMOVED TO A MINIMUM DEPTH OF 24" BELOW THE TOP OF THE SUBGRADE OR AS DETERMINED BY THE COUNTY ENGINEER.
- IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS BECOME APPARENT, THESE SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION OF ANYTHING AFFECTED SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.

SITE LEGEND

- (HMA) HMA PAVEMENT
- (C4) C4 CURB AND GUTTER
- (IC) INTEGRAL CURB
- (CW) CONCRETE WALK
- (CS) CONCRETE SURFACE
- (PS) PARKING STRIPING (9'x18')

LEGEND

- STANDARD-DUTY BITUMINOUS PAVEMENT
- CITY OF KALAMAZOO HMA PAVEMENT (SEE DETAIL)
- HEAVY-DUTY BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT AND SIDEWALK
- HEAVY-DUTY CONCRETE PAVEMENT
- PROPOSED BUILDING
- PARKING STRIPING (BLUE)
- PARKING STRIPING (WHITE)
- PARKING STRIPING (YELLOW)
- CURB AND GUTTER

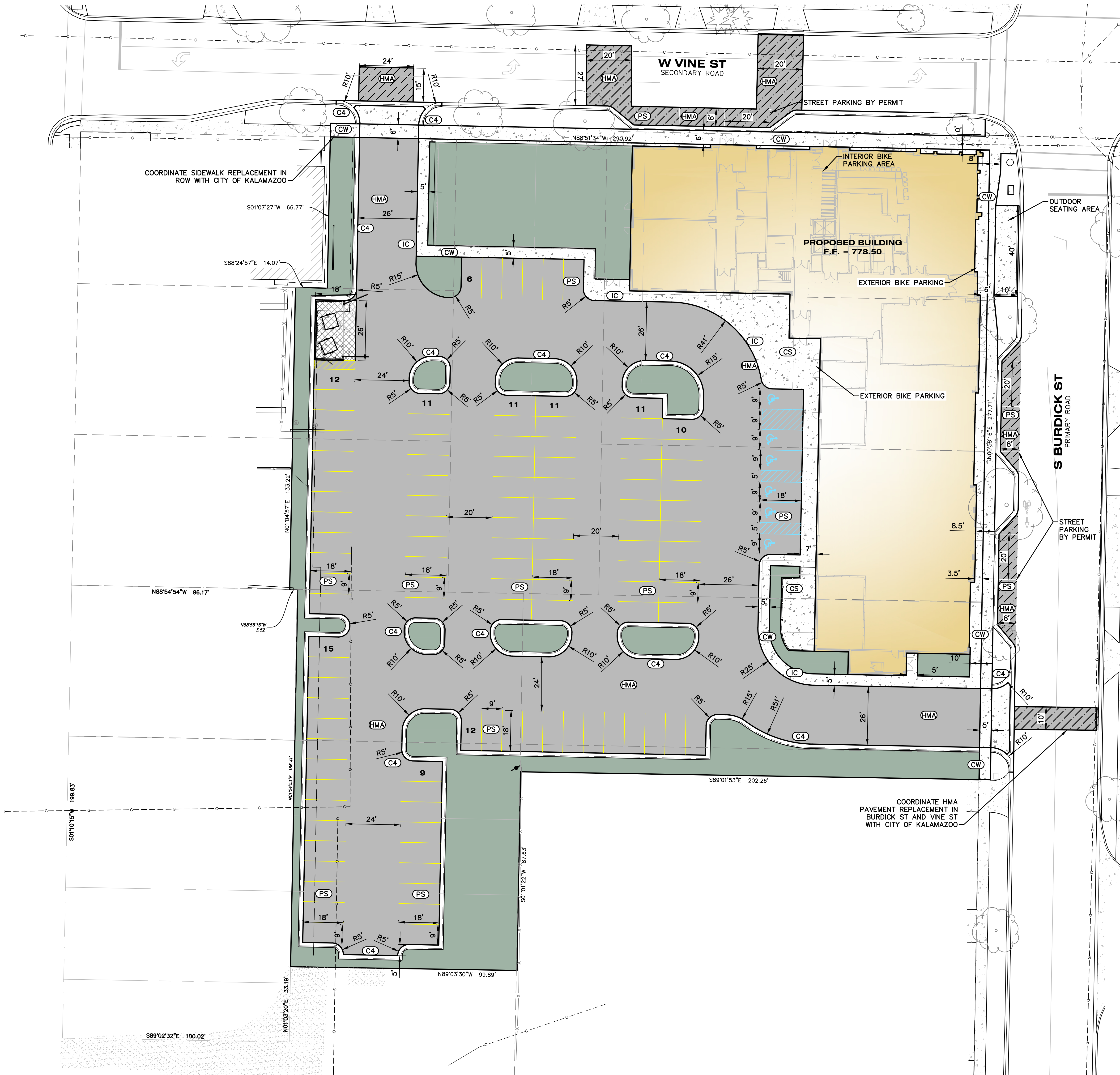
ZONING REQUIREMENTS

ZONING
THE SITE IS ZONED D3 (DOWNTOWN 3)

PROPOSED USE
FACILITY USE
CONSTRUCTION TYPE MIXED-USE

PARKING
TOTAL PARKING PROVIDED = 121 SPACES
108 PARKING LOT + 6 BARRIER FREE + 7 STREET
BARRIER FREE SPACES REQUIRED = 5
BARRIER FREE SPACES = 6 PROVIDED
ALL BARRIER FREE SPACES DESIGNED PER ADA REQUIREMENTS
TYPICAL PARKING SPACE DIMENSION = 9'x18'

LANDSCAPING
TOTAL PARKING LOT AREA = 43,516 SFT
REQUIRED PARKING LOT LANDSCAPING AREA = 2,176 SFT
PROPOSED PARKING LOT LANDSCAPING AREA = 2,671 SFT



ALLOWABLE PARKING

Program	Parking Ratio	Details	Factor	Max Parking	Parking User Goal	Parking	Min. Bikes
Residential - Apartment Unit	1 per Dwelling Unit	84	-	84	100%	84	16.80
Commercial - General Retail - Grocery	1/330 SF	944	2.9	100%	3	0.00	
Commercial - General Retail - Fitness	1/330 SF	6953	21.1	100%	21	1.40	
Commercial - Eating and Drinking Establishments	1 per 4 persons at maximum occupancy; 1 per 2 employees at largest shift	Dining Area: 1490 GSF, Service 970 GSF, Max Staff: 12 / Occupancy: 55	55/4 + 12/2	20	100%	20	1.33
Commercial - DayCare	1 per employee on largest shift, in addition commercial facilities: 1 per 4 children	Occupant Ratio: 1 Student per 50SF of classroom space and 100SF of outdoor space. Employees: 4 Students: 40	4/1 + 40/4	14	100%	14	0.93
Institutional - School	2 per 3 employees at largest shift, plus 1 per 10 students enrolled in grades 10 to 12						
10% Street Parking						142	20.5
						-14	128

Table 4.1.1A

Street Typology	Overall Widths			Sidewalk Width		Amenity Zone Width	
	Target	Min. "A" (parking)	Min. "B" (no park.)	Target	Minimum	Target	Minimum
Urban Center (UC)	22'-0"	18'	19'	10'-12"	8'	12'+	10'
Event/Festival (E/F)	16'-0"	12'	19'	10'-12"	8'	8'-12'	4'
Downtown Main (MS)	14'-0"	12'	19'	6'-10"	6'	8'+	6'
Neighborhood Business (NB)	14'-0"	12'	19'	6'-10"	6'	8'-10"	6'
Community Business (CB)	16'-0"	12'	19'	8'-10"	6'	8'-12'	4'
City Connector (CC)	16'-0"	12'	19'	8'-10"	6'	8'-12'	4'
Neighborhood Network (NN)	14'-0"	12'	19'	6'-10"	6'	8'-12'	6'
Enhanced Neighborhood (EN)	12'-0"	9'	12'	6'-8"	5'	6'-12'	4'
Local Neighborhood (LN)	12'-0"	9'	12'	6'-8"	5'	6'-12'	4'

STREET DESIGN MANUAL COMPLIANCE

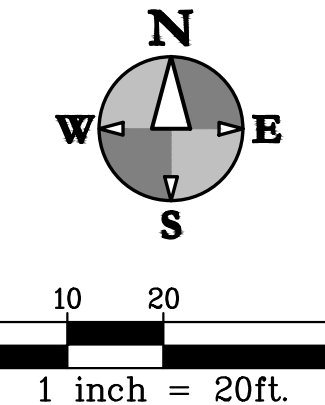
ELEMENT	TARGET	MIN	MAX	EXISTING	PROPOSED
W VINE ST - ENHANCED NEIGHBORHOOD					
SIDEWALK	6-8'	6'	-	5'	6'
AMENITY ZONE	6'-12'	4'	-	9'	8'
OVERALL WIDTH	12'+	9'	-	14'	14'
PARK SP WIDTH	-	7'	8'	-	8'
PARK SP LENGTH	20'	18'	-	-	20'
S BURDICK ST - NEIGHBORHOOD BUSINESS					
SIDEWALK	6'-10'	6'	-	5'	8.5' (3.5' PRIVATE)
AMENITY ZONE	8'-10'	6'	-	8'	8'
OVERALL WIDTH	14'+	12'	-	13'	16.5'
PARK SP WIDTH	-	7'	8'	-	8'
PARK SP LENGTH	20'	18'	-	-	20'

BENCHMARKS

ELEVATIONS OF THIS SURVEY ARE BASED ON NAVD 88 AS DERIVED FROM GPS

BM 13 EL = 779.47'
CUT X ON BURY BOLT OF HYDRANT ON THE SOUTHWEST CORNER OF FELLOWS AVE AND S BURDICK ST.

BM 14 EL = 776.36'
FOUND COTTON SPINDLE IN NORTH FACE OF UTILITY POLE ON THE SOUTHEAST CORNER OF E VINE ST AND S BURDICK ST.



PRELIMINARY
NOT FOR CONSTRUCTION

ISSUED FOR _____ DATE _____

PROJECT TITLE
THE B ON BURDICK

OWNER
BOGAN DEVELOPMENTS

SHEET TITLE
SITE LAYOUT PLAN

S BURDICK ST & W VINE ST
KALAMAZOO, MI

DATE
JUNE 11, 2025

SHEET NUMBER
C 100
BOGAN

Attachment D

Housing Study

The Introduction of the 2025 Kalamazoo County Housing Plan prepared by the W.E. Upjohn Institute is included as an attachment to this Plan. The full report can be accessed here: <https://www.kalcounty.gov/1357/2025-Housing-Plan>.



Kalamazoo County Housing Plan Updates

April 2025

Report prepared by the Regional and Community Development Team at
W.E Upjohn Institute for the Kalamazoo County Board of Commissioners

Emily Petz, Lee Adams, Val Klomprens, Gerrit Anderson, Brian Pittelko

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Introduction

Introduction

Creating This Plan

The Upjohn Institute was asked by the Kalamazoo County Board of Commissioners to complete an update to the 2022 housing plan for Kalamazoo County. This update includes a housing assessment and market demands with the most recent data. We hope this update continues to support effective and efficient housing policy.

Executive Summary

A healthy housing continuum provides homes for those in a range of incomes or in different life situations. Kalamazoo County has a shortage of housing units at multiple price points. Low rates of construction, high construction costs, pent-up demand, and housing costs that are increasing faster than wages have contributed to the shortage and affordability issues.

The housing concerns in Kalamazoo County are not small. Rising costs have put most moderate- and low-income earners into situations where they are paying more in rent or ownership costs than what is financially sustainable. This increases the chances for displacement, especially for those with fixed incomes, such as seniors, individuals with disabilities, or people trying to rebuild their lives after homelessness. There are more than 17,500 overburdened renting households in Kalamazoo County. This is 2,500 more than were counted the 2019 estimates from the first release of the Kalamazoo County Housing Plan. These households are concentrated on the lower end of the income spectrum, most below \$35,000 per year. These households would need rental units below \$875 per month in order to not be burdened by housing expenses.

Housing situations exist on a continuum from homelessness to securely affording a market-rate home. An example of this housing continuum is shown below. A healthy housing market has options for any stage. People can move throughout the continuum as needs change in their lives. Kalamazoo County needs additional housing construction in all types and price points, combined with rental protections and investment to create stable and affordable housing for those making low incomes. These three approaches will allow occupants to achieve financial stability and potentially move to a more secure or preferred form of housing.

Affordability is defined by a household paying 30% or less of their total gross annual income on housing. This is an inclusive definition is used for market-rate or subsidized housing. Conversely, income-qualified units are intended only for low- and moderate-income households.

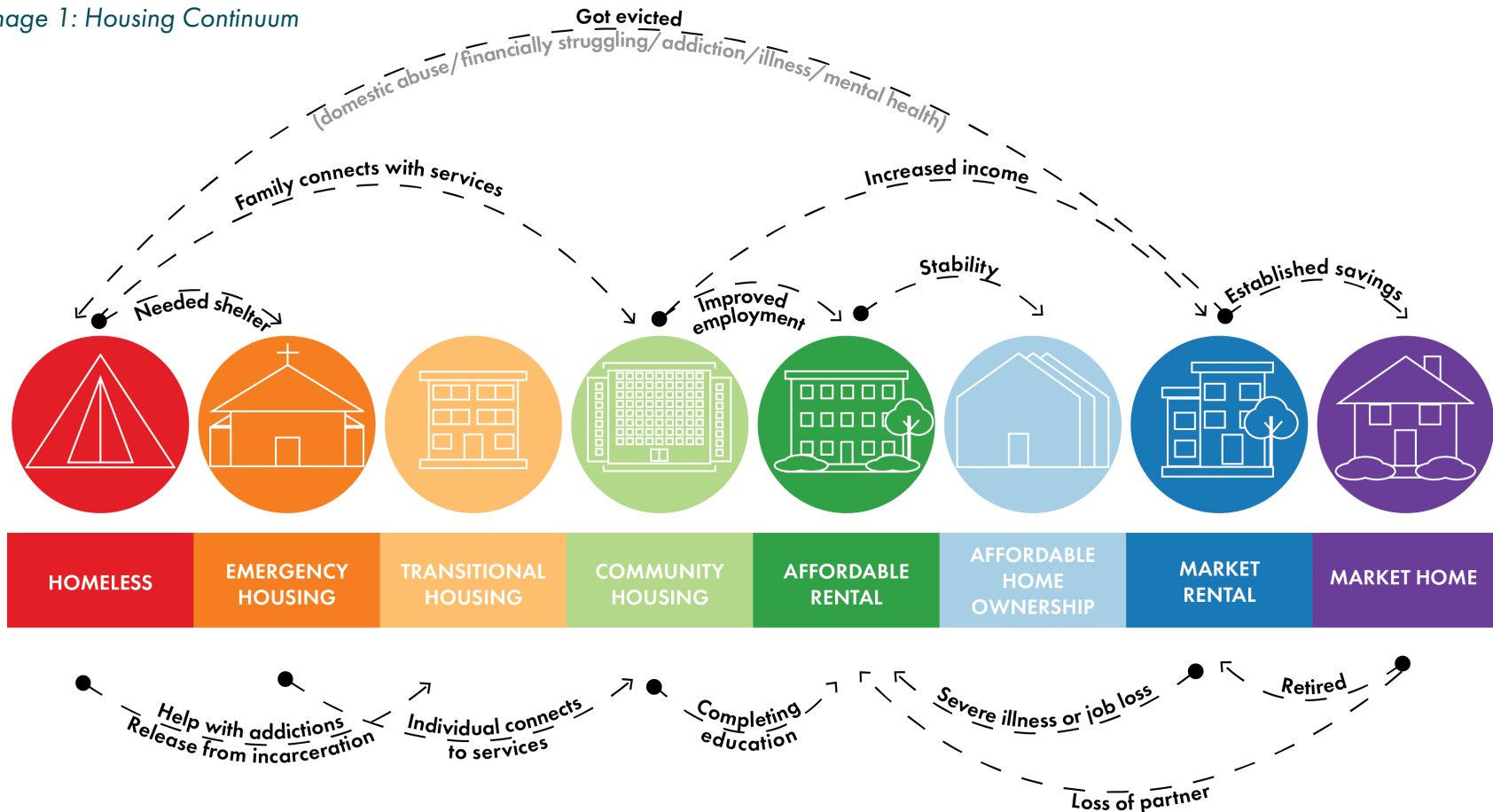
Introduction

Housing Continuum

The housing continuum demonstrates the range of housing types in which individuals may live during their lifetimes. A healthy housing market has options for any stage. Individuals can move in any direction at any point in their lives. A healthy community has

options along this continuum in order to allow residents to not only stay in their community through each stage, but, more importantly, to thrive through economic stability.

Image 1: Housing Continuum



These are a few examples of how people might move within the housing continuum.

Source: Housing Continuum Image Courtesy of United Way of Halifax (Canada)

Introduction

Housing Assessment

This plan uses a number of indicators to assess the condition of the housing continuum. The indicators examined include demographics, cost of housing, homeownership, and renter rates and changes. Population indicators are needed to understand the current and future demand for housing in the county. An examination of the existing housing stock is needed in order to grasp what problems currently exist and which housing types and policies are needed going forward. Assessing the changes in demand helps guide decision-making around how resources are utilized to provide the greatest benefit to county residents.

The population of Kalamazoo County has not significantly changed over the five-year period from 2018 to 2023. The rate of growth in the county was slightly lower than that of the state. Even without significant increases in population, the number of housing units produced did not keep pace with the demand. This has caused housing shortages and price increases, which in turn have caused more households to pay more than 30 percent of their income toward housing expenses. This phenomenon was not experienced equally across all parts of the county: certain urban and rural areas (Edison and Arcadia Neighborhoods, Richland and Oshtemo Townships) saw higher than average levels of overburdened renters.

Many homes in Kalamazoo County have issues that require repairs. This is exacerbated by the fact that much of the housing stock is older than 50 years. There are also multiple historic districts requiring specific standards for updates, adding cost or complication for owners, many of whom have low-to-moderate incomes. Addressing both the immediate and long-term issues with

existing homes may, in some cases, cost more than the value of the house; this often leads to delays in addressing these concerns and impacts the quality of housing throughout the county.

Supply and Demand

Over 27,000 households are renting or owning homes that do not meet their budget, while others are in types of housing they do not prefer. Housing construction has not been able to catch up to pent-up demand. The large number of units needed by 2030 to meet projected demand has increased because of changing demographics and because of the Ford BlueOval Battery Park in Marshall. The total number of units needed in 2030 is up to 8,000, up from 7,750. While just over 2,500 units have been permitted since the first iteration of this plan in 2022, that is below the pace of 1,000 per year. The county still needs to build around 5,500 units by 2030 to meet this demand. The type of units needed has also changed; the number of single-family units has decreased, and the number of two-to-four attached units has increased. The movement from single-family to smaller units is due to a change in preferences from consumers, a greater need for more affordable units, and a willingness to loosen zoning ordinances from municipalities.

Introduction

Vision

To create an equitable, sustainable, and inclusive community that offers high quality, healthy, safe, decent, and affordable homes for all.

Mission

To improve residents' quality of life and sense of belonging, invigorate neighborhoods, and improve the economic future of our residents. Housing and other service providers will collaborate to leverage resources and build healthy residential communities throughout the county while promoting an atmosphere of pride, sustainability, and responsibility.

The Charge

To provide high quality, affordable, accessible, and sustainable housing. To transform the lives of those who face affordable housing challenges by providing support through education and opportunity.

Introduction

Core Values

Professionalism: (Excellence, Financial Integrity, Accountability) To ensure financial integrity and be good stewards of our community's investment. To achieve excellence in programs, services, and products.

Transparency: To be transparent throughout all steps of the millage implementation.

Equity: To dismantle systemic racism and commit to working toward an equitable and inclusive future for all residents.

Respect: To communicate in ways that promote open dialogue and respect. To respond to people with integrity, dignity, compassion, and fairness.

Collaboration: To build strong partnerships and demonstrate a collaborative spirit. To enhance our community by advocating for creative and equitable solutions to housing issues across all systems and services.

Innovation: To foster innovative and creative solutions that develop diverse countywide housing solutions

Goals

1. Increase Rental Opportunities
2. Ensure Housing Supply Is Built to Meet Demand
3. Remove Barriers to Acquiring and Keeping Homes
4. Rehab Existing Housing Stock
5. Embrace Housing as a Workforce Development Strategy
6. Increase and Coordinate Supportive Services
7. Advocate for Housing for All

Memo

TO: City of Kalamazoo Brownfield Redevelopment Authority (BRA)
FROM: Logan Mulholland, Brownfield Project Analyst
DATE: March 11, 2026 **PROJECT NO.:** 2500784
RE: Review of Reimbursement Request #1, 266 E Michigan Avenue (Coney Island)

Fishbeck was requested to review the Reimbursement Request #1 pertaining to the project located at 266 E Michigan Avenue, also known as Coney Island, as included in the 266 E. Michigan Avenue Brownfield Plan adopted by the City of Kalamazoo on December 7, 2020, and first amended on February 5, 2024. Additionally, a Michigan Economic Development Corporation (MEDC) Work Plan was approved for the project on April 20, 2021.

The 266 E. Michigan Avenue Brownfield Plan anticipated available tax increment revenues as early as the 2025 taxes. The Brownfield Plan, Development and Reimbursement Agreement, and Work Plan allows for the capture of up to \$303,875. The Developer has submitted a reimbursement request of \$274,492.85. This amount is within the limits of the Brownfield Plan, MEDC Work Plan, and the Development and Reimbursement Agreement.

It is also of note that the City of Kalamazoo BRA approved a Local Brownfield Revolving Fund Grant in the amount of \$31,725 on September 20, 2025, for infrastructure to support housing. Because this activity is not included in the Brownfield Plan, it is not reflected in the reimbursement request totals, and it has no impact on Fishbeck's review or recommendation for Reimbursement Request #1.

Fishbeck finds that the requested reimbursement is for eligible interior demolition and abatement costs, including applicable soft costs, included in the Brownfield Plan and Work Plan. All costs were incurred after the adoption of the Brownfield Plan, with the exception of pre-approved environmental assessment activities. Fishbeck finds that the documentation of the reimbursement request includes invoices with dates, descriptions of the eligible activities completed, and proof of payment such as a lien waiver or email confirmation from the contractor.

Based on our review, Fishbeck finds a total of \$274,492.85 to be eligible for reimbursement. We 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 269.544.6966 or lmulholland@fishbeck.com.

By email
Attachments

Appendix 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, Staff Liaison

DATE: March 19, 2026

SUBJECT: Approval of a Grant Agreement between the Brownfield Redevelopment Authority and EGLE for the Kalamazoo Recovering Housing Brownfield Redevelopment Grant in the amount of \$1,000,000, contingent upon award by EGLE, and authorization for the Chair to execute the agreement.

RECOMMENDATION:

It is recommended the Brownfield Redevelopment Authority approve of a Grant Agreement between the Brownfield Redevelopment Authority and EGLE for the Kalamazoo Recovering Housing Brownfield Redevelopment Grant in the amount of \$1,000,000, contingent upon award by EGLE, and authorize the Chair to execute the agreement.

BACKGROUND:

At its prior meeting, the Brownfield Redevelopment Authority authorized staff to submit a Brownfield Redevelopment Grant application to EGLE for the Kalamazoo Recovering Housing project.

Following EGLE staff review, the project was invited to submit a full application. The application was subsequently submitted and is currently under consideration by EGLE's administrative Board.

If awarded, the grant is anticipated to be in the amount of up to \$1,000,000. The attached draft Grant Agreement outlines the terms and conditions of the award. Execution of the agreement would be required to accept the funding.

Consistent with City requirements, acceptance of the grant will also require authorization by the City Commission. Staff is prepared to bring this item forward for City Commission consideration at its April 6, 2026 meeting.

The requested action would authorize the Brownfield Redevelopment Authority Chair to execute

the Grant Agreement with EGLE, contingent upon award and City Commission approval, to allow for timely acceptance of funds.

FISCAL IMPACT:

This item requires the approval of the City Commission to accept grant award funding.



BROWNFIELD GRANT AGREEMENT

BETWEEN THE

MICHIGAN DEPARTMENT OF ENVIRONMENT, GREAT LAKES, AND ENERGY
AND THE CITY OF KALAMAZOO BROWNFIELD REDEVELOPMENT AUTHORITY

This Grant Agreement ("Agreement") is made between the Michigan Department of Environment, Great Lakes, and Energy (EGLE), Remediation and Redevelopment Division ("State"), and the City of Kalamazoo Brownfield Redevelopment Authority ("Grantee").

The purpose of this Agreement is to provide funding in exchange for work to be performed for the project named below. The State is authorized to provide grant assistance pursuant to Clean Michigan Initiative Implementation, Public Act 196, of Act 451 of 1994 as amended. This Agreement is subject to the terms and conditions specified herein.

PROJECT INFORMATION:

Project Name: Kalamazoo Recovery Housing Location Code: 6001
Amount of grant: \$1,000,000 Tracking Code: 2026-2586
Start Date: **Date executed by the State** End Date: **Three Years after Start Date**

GRANTEE CONTACT INFORMATION:

Name/Title: Jamie McCarthy, Development Manager
Organization: City of Kalamazoo Brownfield Redevelopment Authority
Address: 241 West South Street
City, State, ZIP: Kalamazoo, MI 49007
Phone Number: 269-337-8789
E-Mail Address: mccarthyja@kalamazoocity.org
SIGMA Vendor ID Number: CV0047780

STATE'S CONTACT INFORMATION:

Name/Title: Douglas Koop, Brownfield Coordinator
Division/Bureau/Office: Remediation and Redevelopment Division
Address: 525 West Allegan Street
City, State, ZIP: Lansing, Michigan 48933
Phone Number: 517-245-5054
E-Mail Address: KoopD@Michigan.gov

The individuals signing below certify by their signatures that they are authorized to sign this Agreement on behalf of their agencies and that the parties will fulfill the terms of this Agreement, including any attached appendices, as set forth herein.

FOR THE GRANTEE:

Signature _____ Name/Title Kyle Gulau, Chair Date _____

FOR THE STATE:

Signature _____ Name/Title Mike Neller, Director Date _____

I. PROJECT SCOPE

This Agreement and its appendices constitute the entire Agreement between the State and the Grantee and may be modified only by written agreement between the State and the Grantee.

(A) The scope of this project is limited to the activities specified in Appendix A and such activities as are authorized by the State under this Agreement. Any change in project scope requires prior written approval in accordance with Section III, Changes, in this Agreement.

(B) By acceptance of this Agreement, the Grantee commits to complete the project identified in Appendix A within the time period allowed for in this Agreement and in accordance with the terms and conditions of this Agreement.

II. AGREEMENT PERIOD

Upon signature by the State, the Agreement shall be effective from the Start Date until the End Date on page 1. The State shall have no responsibility to provide funding to the Grantee for project work performed except between the Start Date and the End Date specified on page 1. Expenditures made by the Grantee prior to the Start Date or after the End Date of this Agreement are not eligible for payment under this Agreement.

III. CHANGES

Any changes to this Agreement other than budget line item revisions 20 percent or less of the total Agreement amount shall be requested by the Grantee or the State in writing and implemented only upon approval in writing by the State. The State reserves the right to deny requests for changes to the Agreement or to the appendices. No changes can be implemented without approval by the State.

IV. GRANTEE DELIVERABLES AND REPORTING REQUIREMENTS

The Grantee shall submit deliverables and follow reporting requirements specified in Appendix A of this Agreement.

(A) The Grantee must complete and submit quarterly progress reports according to a form and format prescribed by the State and must include supporting documentation of eligible project expenses. These reports shall be due according to the following:

Reporting Period	Due Date
January 1 – March 31	April 30
April 1 – June 30	July 31
July 1 – September 30	Before October 15*
October 1 – December 31	January 31

*Due to the State's year-end closing procedures, there will be an accelerated due date for the report covering July 1 – September 30. Advance notification regarding the due date for the quarter ending

September 30 will be sent to the Grantee. If the Grantee is unable to submit a report in early October for the quarter ending September 30, an estimate of expenditures through September 30 must be submitted to allow the State to complete its accounting for that fiscal year.

The forms provided by the State shall be submitted to the State's contact at the address on page 1. All required supporting documentation for expenses must be included with the report as outlined in Appendix A.

(B) The Grantee shall provide a final project report in a format prescribed by the State. The Grantee shall submit the final status report, including all supporting documentation for expenses, along with the final project report and any other outstanding products within 30 days from the End Date of the Agreement.

(C) The Grantee must provide electronic copies of all products and deliverables in accordance with Appendix A.

(D) All products shall acknowledge that the project was supported in whole or in part by EGLE, per the guidelines provided by the program.

(E) If 15 percent (15%) or more of the grant amount is expended in a single quarter, payment requests may be submitted once monthly during that quarter.

V. GRANTEE RESPONSIBILITIES

(A) The Grantee agrees to abide by all applicable local, state, and federal laws, rules, ordinances, and regulations in the performance of this grant.

(B) All local, state, and federal permits, if required, are the responsibility of the Grantee. Award of this grant is not a guarantee of permit approval by the State.

(C) The Grantee shall be solely responsible to pay all applicable taxes and fees, if any, that arise from the Grantee's receipt or execution of this grant.

(D) The Grantee is responsible for the professional quality, technical accuracy, timely completion, and coordination of all designs, drawings, specifications, reports, and other services submitted to the State under this Agreement. The Grantee shall, without additional compensation, correct or revise any errors, omissions, or other deficiencies in drawings, designs, specifications, reports, or other services.

(E) The State's approval of drawings, designs, specifications, reports, and incidental work or materials furnished hereunder shall not in any way relieve the Grantee of responsibility for the technical adequacy of the work. The State's review, approval, acceptance, or payment for any of the services shall not be construed as a waiver of any rights under this Agreement or of any cause of action arising out of the performance of this Agreement.

(F) The Grantee acknowledges that it is a crime to knowingly and willingly file false information with the State for the purpose of obtaining this Agreement or any payment under the Agreement, and that any such filing may subject the Grantee, its agents, and/or employees to criminal and civil prosecution and/or termination of the grant.

VI. USE OF MATERIAL

Unless otherwise specified in this Agreement, the Grantee may release information or material developed under this Agreement, provided it is acknowledged that the State funded all or a portion of its development.

The State, and federal awarding agency, if applicable, retains a royalty-free, nonexclusive and irrevocable right to reproduce, publish, and use in whole or in part, and authorize others to do so, any copyrightable material or research data submitted under this grant whether or not the material is copyrighted by the Grantee or another person. The Grantee will only submit materials that the State can use in accordance with this paragraph.

VII. ASSIGNABILITY

The Grantee shall not assign this Agreement or assign or delegate any of its duties or obligations under this Agreement to any other party without the prior written consent of the State. The State does not assume responsibility regarding the contractual relationships between the Grantee and any subcontractor.

VIII. SUBCONTRACTS

The State reserves the right to deny the use of any consultant, contractor, associate, or other personnel to perform any portion of the project. The Grantee is solely responsible for all contractual activities performed under this Agreement. Further, the State will consider the Grantee to be the sole point of contact with regard to contractual matters, including payment of any and all charges resulting from the anticipated Grant. All subcontractors used by the Grantee in performing the project shall be subject to the provisions of this Agreement and shall be qualified to perform the duties required.

IX. NON-DISCRIMINATION

The Grantee shall comply with the Elliott Larsen Civil Rights Act, 1976 PA 453, as amended, MCL 37.2101 *et seq.*, the Persons with Disabilities Civil Rights Act, 1976 PA 220, as amended, MCL 37.1101 *et seq.*, and all other federal, state, and local fair employment practices and equal opportunity laws and covenants that it shall not discriminate against any employee or applicant for employment, to be employed in the performance of this Agreement, with respect to his or her hire, tenure, terms, conditions, or privileges of employment, or any matter directly or indirectly related to employment, because of his or her race, religion, color, national origin, age, sex, height, weight, marital status, or physical or mental disability that is unrelated to the individual's ability to perform the duties of a particular job or position. The Grantee agrees to include in every subcontract entered into for the performance of this Agreement this covenant not to discriminate in employment. A breach of this covenant is a material breach of this Agreement.

X. UNFAIR LABOR PRACTICES

The Grantee shall comply with the Employers Engaging in Unfair Labor Practices Act, 1980 PA 278, as amended, MCL 423.321 *et seq.*

XI. LIABILITY

(A) The Grantee, not the State, is responsible for all liabilities as a result of claims, judgments, or costs arising out of activities to be carried out by the Grantee under this Agreement, if the liability is caused by the Grantee, or any employee or agent of the Grantee acting within the scope of their employment or agency.

(B) Nothing in this Agreement should be construed as a waiver of any governmental immunity by the Grantee, the State, its agencies, or their employees as provided by statute or court decisions.

XII. CONFLICT OF INTEREST

No government employee, or member of the legislative, judicial, or executive branches, or member of the Grantee's Board of Directors, its employees, partner agencies, or their families shall benefit financially from any part of this Agreement.

XIII. ANTI-LOBBYING

If all or a portion of this Agreement is funded with federal funds, then in accordance with 2 CFR 200, as appropriate, the Grantee shall comply with the Anti-Lobbying Act, which prohibits the use of all project funds regardless of source, to engage in lobbying the state or federal government or in litigation against the State. Further, the Grantee shall require that the language of this assurance be included in the award documents of all subawards at all tiers.

If all or a portion of this Agreement is funded with state funds, then the Grantee shall not use any of the grant funds awarded in this Agreement for the purpose of lobbying as defined in the State of Michigan's lobbying statute, MCL 4.415(2). "Lobbying" means communicating directly with an official of the executive branch of state government or an official in the legislative branch of state government for the purpose of influencing legislative or administrative action." The Grantee shall not use any of the grant funds awarded in this Agreement for the purpose of litigation against the State. Further, the Grantee shall require that language of this assurance be included in the award documents of all subawards at all tiers.

XIV. DEBARMENT AND SUSPENSION

By signing this Agreement, the Grantee certifies that it has checked the federal debarment/suspension list at www.SAM.gov to verify that its agents, and its subcontractors:

- (1) Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any federal department or the state.
- (2) Have not within a three-year period preceding this Agreement been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (federal, state, or local) transaction or contract under a public transaction, as defined in 45 CFR 1185; violation of federal or state antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property.

- (3) Are not presently indicted or otherwise criminally or civilly charged by a government entity (federal, state, or local) with commission of any of the offenses enumerated in subsection (2).
- (4) Have not within a three-year period preceding this Agreement had one or more public transactions (federal, state, or local) terminated for cause or default.
- (5) Will comply with all applicable requirements of all other state or federal laws, executive orders, regulations, and policies governing this program.

XV. AUDIT AND ACCESS TO RECORDS

The State reserves the right to conduct a programmatic and financial audit of the project, and the State may withhold payment until the audit is satisfactorily completed. The Grantee will be required to maintain all pertinent records and evidence pertaining to this Agreement, including grant and any required matching funds, in accordance with generally accepted accounting principles and other procedures specified by the State. The State or any of its duly authorized representatives must have access, upon reasonable notice, to such books, records, documents, and other evidence for the purpose of inspection, audit, and copying. The Grantee will provide proper facilities for such access and inspection. All records must be maintained for a minimum of five years after the final payment has been issued to the Grantee by the State.

XVI. INSURANCE

(A) The Grantee must maintain insurance or self-insurance that will protect it from claims that may arise from the Grantee's actions under this Agreement.

(B) The Grantee must comply with applicable workers' compensation laws while engaging in activities authorized under this Agreement.

XVII. OTHER SOURCES OF FUNDING

The Grantee guarantees that any claims for reimbursement made to the State under this Agreement must not be financed by any source other than the State under the terms of this Agreement. If funding is received through any other source, the Grantee agrees to delete from Grantee's billings, or to immediately refund to the State, the total amount representing such duplication of funding.

XVIII. COMPENSATION

(A) A breakdown of costs allowed under this Agreement is identified in Appendix A. The State will pay the Grantee a total amount not to exceed the amount on page 1 of this Agreement, in accordance with Appendix A, and only for expenses incurred and paid. All other costs necessary to complete the project are the sole responsibility of the Grantee.

(B) Expenses incurred by the Grantee prior to the Start Date or after the End Date of this Agreement are not allowed under the Agreement, unless otherwise specified in Appendix A.

(C) The State will approve payment requests after approval of reports and related documentation as required under this Agreement.

(D) The State reserves the right to request additional information necessary to substantiate payment requests.

(E) Payments under this Agreement may be processed by Electronic Funds Transfer (EFT). The Grantee may register to receive payments by EFT at the SIGMA Vendor Self Service web site (<https://sigma.michigan.gov/webapp/PRDVSS2X1/AltSelfService>).

(F) An amount equal to ten percent (10%) of the grant award will be withheld by the State until the project is completed in accordance with Section XIX, Closeout, and Appendix A.

XIX. CLOSEOUT

(A) A determination of project completion, which may include a site inspection and an audit, shall be made by the State after the Grantee has met any match obligations, satisfactorily completed the activities, and provided products and deliverables described in Appendix A.

(B) Upon issuance of final payment from the State, the Grantee releases the State of all claims against the State arising under this Agreement. Unless otherwise provided in this Agreement or by State law, final payment under this Agreement shall not constitute a waiver of the State's claims against the Grantee.

(C) The Grantee shall immediately refund to the State any payments in excess of the costs allowed by this Agreement.

XX. CANCELLATION

This Agreement may be canceled by the State, upon 30 days written notice, due to Executive Order, budgetary reduction, other lack of funding, upon request by the Grantee, or upon mutual agreement by the State and Grantee. The State may honor requests for just and equitable compensation to the Grantee for all satisfactory and eligible work completed under this Agreement up until 30 days after written notice, upon which time all outstanding reports and documents are due to the State and the State will no longer be liable to pay the grantee for any further charges to the grant.

XXI. TERMINATION

(A) This Agreement may be terminated by the State as follows.

(1) Upon 30 days written notice to the Grantee:

- a. If the Grantee fails to comply with the terms and conditions of the Agreement, or with the requirements of the authorizing legislation cited on page 1, or the rules promulgated thereunder, or other applicable law or rules.
- b. If the Grantee knowingly and willingly presents false information to the State for the purpose of obtaining this Agreement or any payment under this Agreement.

- c. If the State finds that the Grantee, or any of the Grantee's agents or representatives, offered or gave gratuities, favors, or gifts of monetary value to any official, employee, or agent of the State in an attempt to secure a subcontract or favorable treatment in awarding, amending, or making any determinations related to the performance of this Agreement.
- d. If the Grantee or any subcontractor, manufacturer, or supplier of the Grantee appears in the register of persons engaging in unfair labor practices that is compiled by the Michigan Department of Licensing and Regulatory Affairs or its successor.
- e. During the 30-day written notice period, the State shall withhold payment for any findings under subparagraphs a through d above, and the Grantee will immediately cease charging to the grant and stop earning match for the project (if applicable).

(2) Immediately and without further liability to the State if the Grantee, or any agent of the Grantee, or any agent of any subcontract is:

- a. Convicted of a criminal offense incident to the application for or performance of a State, public, or private contract or subcontract;
- b. Convicted of a criminal offense, including but not limited to any of the following: embezzlement, theft, forgery, bribery, falsification or destruction of records, receiving stolen property, or attempting to influence a public employee to breach the ethical conduct standards for State of Michigan employees;
- c. Convicted under State or federal antitrust statutes; or
- d. Convicted of any other criminal offense that, in the sole discretion of the State, reflects on the Grantee's business integrity.
- e. Added to the federal or state Suspension and Debarment list.

(B) If a grant is terminated, the State reserves the right to require the Grantee to repay all or a portion of funds received under this Agreement.

XXII. IRAN SANCTIONS ACT

By signing this Agreement, the Grantee is certifying that it is not an Iran linked business, and that its contractors are not Iran linked businesses, as defined in MCL 129.312.

XXIII. ACCESS AGREEMENTS

A voluntary access agreement or court-ordered access must be secured by the Grantee prior to performance of the scope of work described in Appendix A for any portion of the project area or property where grant activities will be undertaken and that is not owned by the Grantee. Evidence of access must be provided to the State at its request.

XXIV. GRANT ADMINISTRATION

Grant Administration costs are eligible for reimbursement in accordance with Appendix A. Grant administration costs will be limited to three percent (3%) of the total award amount.

XXV. INELIGIBLE EXPENSES

Although the following costs may be related to the scope of work described in Appendix A, the following are ineligible for reimbursement under the grant:

Office equipment; software; insurance; taxes, except sales taxes; replacement or purchase of equipment; drinking water supply replacement, defined as but is not limited to, providing bottled water, constructing a new well, and extending or constructing a water supply system; operation and maintenance of long term response and due care activities; restoration of property or infrastructure, unless included in Appendix A; fees for attorneys or legal advice except for administrative or management costs directly related to implementing the grant; grant recipient staff time for application submittal; costs for eligible activities reimbursed under the Brownfield Redevelopment Financing Act, 1996 Public Act 381, as amended (Act 381); costs incurred for activities outside a State-approved work plan; labor overtime rates; and training.

Travel costs for either vehicle use or vehicle mileage will be reimbursed, but not both. Vehicle mileage will be reimbursed at a maximum of the federal rate allowed by the Internal Revenue Service at the time the costs are incurred.

Fees, such as those incurred for state or local permits; underground storage tank registration; late fees; or other fees may be eligible at the State's discretion. Other expenses may be determined ineligible in the course of invoice reviews.

XXVI. BIDS, CONTRACTORS

(A) For contracts for work performed under this agreement that totals \$20,000 or more, the Grantee shall provide, or cause to be provided, the qualifications of the selected contractor(s) to the State. The State reserves the right to object to the selected contractor(s) or their qualifications. If the State has objections, it will inform the Grantee in writing within 30 days of receipt of the selected contractor's qualifications.

(B) For any contract for work performed under this agreement that totals \$20,000 or more, except professional services, the Grantee shall solicit, or cause to be solicited, bids from at least three qualified contractors. The way in which bids or requests for quotes (RFQs) are solicited must be done in a manner acceptable to the Grantee. The Grantee shall provide the State copies of the bid specifications, proof of bid solicitation to at least three qualified contractors, copies of all bids received, a bid tabulation, and a written contractor recommendation. If the contractor that submitted the lowest bid is not the contractor selected, the Grantee must submit written justification for the selection.

(C) Any contractor(s) retained for corrective action on regulated underground storage tanks shall be a qualified underground storage tank consultant that meets the requirements of Section 21325 of Part 213, Leaking Underground Storage Tanks of the NREPA.

(D) Any contractor(s) and professionals retained with state funds must possess appropriate qualifications, experience, licensing, and insurance for the work including but not limited to, surveying; engineering; asbestos, lead, mold, and hazardous material abatement; and transport, storage, and disposal of hazardous and non-hazardous waste.

(E) Subsurface work on contaminated properties that involves penetrating or disturbing the existing surfaces; working with subsurface infrastructure, monitoring wells, or sewers; handling of existing soil, sediments, or groundwater; or other site activities with the reasonable potential for unacceptable human exposure must be conducted by personnel in accordance with OSHA and MIOSHA requirements, including under HAZWOPER, MIOSHA-STD-1216 and 29 CFR 1910.120, as applicable.

(F) Contractor markup on subcontractors and equipment is limited to a maximum of ten percent (10%) of the original cost, and subject to approval by the State.

XXVII. WORK PLANS AND PROJECT IMPLEMENTATION

(A) Prior to conducting any activities under the Agreement, the Grantee or its contractor shall submit a detailed work plan to the State for its approval. Work plans must include a description of the proposed activities, a budget, and a schedule for conducting the activities under Appendix A. A supplementary work plan, budget, and schedule are required for each subsequent phase of work. The Grantee and its contractor shall not proceed with grant-funded activities until the State approves the work plan, budget, and schedule in writing. The State may approve, modify and approve, or require amendments to the work plan.

(B) The Grantee or its contractor shall implement the work plan upon the State's written approval and according to the schedules contained therein. Changes or additions to the work plan may be submitted in writing and are subject to approval by the State. Changes to work plans without prior approval from the State, or performance of activities that are not part of an approved work plan or an amendment to a work plan, may result in the Grantee being responsible for payment of unapproved activities.

XXVIII. ECONOMIC DEVELOPMENT

(A) The Grant Recipient acknowledges by its signature of this Agreement that there have been no material changes in the economic development proposal, property ownership, or other conditions of the property or project since the date the grant funds were awarded.

(B) In the event the proposed development changes or is not implemented, the Grantee shall immediately notify the State in writing and shall try to secure a new development project for the property. The Grantee shall then notify the State in writing of the proposed development. The alternate development project is also subject to approval by the State.

XXIX. OTHER TERMS AND CONDITIONS

(A) The State may withhold the grant until the State determines that the Grantee is able to proceed with the project scope described in Appendix A, pursuant to Part 196, Section 19612(3), of the NREPA.

(B) Following completion of the project, the State may conduct compliance inspections to determine whether the project is being maintained for the use specified in this Agreement.

(C) The Grantee acknowledges, by signature of this Agreement, that the State is not obligated to

provide additional funding beyond the Agreement amount should additional environmental costs be necessary to complete the project.

(D) If necessary to allow for completion of the project, the Grantee and State may mutually agree to extend the term of the Agreement. Agreement extensions should be requested by the Grantee or the State in writing, prior to the Agreement end date. This Agreement may only be extended by a signed agreement between both parties.

If you need this information in an alternate format, contact EGLE-Accessibility@Michigan.gov or call 800-662-9278.

EGLE does not discriminate on the basis of race, sex, religion, age, national origin, color, marital status, disability, political beliefs, height, weight, genetic information, or sexual orientation in the administration of any of its programs or activities, and prohibits intimidation and retaliation, as required by applicable laws and regulations. Questions or concerns should be directed to the Nondiscrimination Compliance Coordinator at EGLE-NondiscriminationCC@Michigan.gov or 517-249-0906.

This form and its contents are subject to the Freedom of Information Act and may be released to the public.

APPENDIX A

DRAFT

APPENDIX A

for BROWNFIELD REDEVELOPMENT GRANT / LOAN AGREEMENT

Project Details			
Project Name and Address	Kalamazoo Recovery Housing (KalRecovery) 1900 Belford St Kalamazoo, Michigan 49001	Grantee / Borrower	City of Kalamazoo Brownfield Redevelopment Authority
Tracking Code	2026-2586	Location Code	6001
Capital Investment	\$19,000,000	Jobs Created	6 full-time equivalent
Total Grant Funding	\$1,000,000	Total Loan Funding	NA

PROJECT DESCRIPTION:

The brownfield grant will be used to support the redevelopment of this 6-acre parcel located on the south side of Kalamazoo, near both County and State health services facilities. The development will consist of three buildings with a total of 48 apartment units to provide deeply affordable housing for individuals and families recovering from substance abuse disorders.

Historic papermill operations, including a former coal fired power plant have resulted in soil and groundwater contamination including metals, petroleum and chlorinated volatile organic compounds that present a risk across multiple pathways. Grant funding will be used for environmental assessments, to manage contaminated soils during construction, and install engineered barriers to address risks and ensure the site can be safely reused.

ANTICIPATED SCOPE OF WORK / BUDGET: The scope of work will take place within the project boundaries identified in Figure 1 and includes the following activities to facilitate the safe reuse of the property:

1. Assessment and investigation including but not limited to additional sampling and Baseline Environmental Assessment activities.
2. Due care including but not limited to preparation of a documentation of due care compliance; design, installation and commissioning of a vapor mitigation system; installation of HDPE liners beneath the stormwater detention basins; removal, transport, and disposal of contaminated soil; and installation of a direct contact exposure barriers.
3. To request closeout of the grant, the Grantee must provide a comprehensive grant closeout report in the format provided by the Department of Environment, Great Lakes, and Energy (EGLE). The report will provide a comprehensive summary of all activities completed and expenses incurred under the grant.

4. During the time of the grant funded activities, the Grantee is required to install a full color, 48” by 96” grommated vinyl sign, or equivalent, on the property displaying the EGLE logo. An image file with the sign design will be provided to the Grantee by the brownfield coordinator.
5. Grant administration including but not limited to grant management, tracking, and reporting activities by Grantee.
6. Contingency for unanticipated conditions that may be encountered during the performance of eligible activities. Contingency will not be utilized without authorization from EGLE.

PROJECT BUDGET	
Task	Grant
1. Assessment and Investigation	\$43,000
2. Due Care	\$806,000
3. EGLE Grant Closeout Report	\$5,000
4. EGLE Sign	\$500
5. Grant Administration	\$21,500
6. Contingency	\$124,000
Total	\$1,000,000

In addition to the broad budget items above, the grant may be used for work plan and budget development, bid solicitation, technical specifications, oversight, project management, reporting and other task related activities approved by the EGLE brownfield coordinator. Operation and maintenance plans must be prepared for any engineering controls implemented with the grant funding. All grant-eligible work, including tasks not listed above, must be approved in advance. Work completed without an approved work plan may not be eligible for grant reimbursement.

The grant administration, EGLE sign, and closeout report budgets, as well as reasonable costs to attend the kickoff meeting are approved upon signature of this agreement.

A budget for work plan development of up to \$3,000 per work plan is pre-approved. If development of a work plan is expected to cost more than the pre-approved budget, the anticipated cost to develop the work plan must be approved by the brownfield coordinator in advance, or the excess cost will not be eligible for reimbursement. Work plan development will be paid for under the appropriate budget items listed above. Refer to EGLE’s Brownfield Eligible Activity Resource document when preparing the work plan. Prior to the start of any other grant-eligible work, a work plan must be submitted to EGLE for review and approval.

Progress reports must be submitted quarterly and include invoices for expenses incurred during the quarter. Submission of a progress report is required even if no expenses were incurred.

Project deliverables for activities paid for by the grant must be provided to EGLE throughout the course of the grant. Deliverables may include, but are not limited to, bid documentation as required by the agreement, invoices and appropriate backup documentation for reimbursement, technical reports, and summaries of activities completed under the grant (including dates, quantities, transport and/or disposal documentation, monitoring summaries, photos, logs, figures/as built drawings/site plans, data/analytical results, or other relevant documentation.) A copy of EGLE’s Brownfield Grant and Loan Deliverable Resource will be provided during the kick-off meeting or can be requested at any time.

Ten percent of the grant award or amount spent will be retained by EGLE until the grant funded activities are complete, including receipt of all deliverables, closeout reporting, and documentation that any engineering controls funded by the grant are fully commissioned and operating as designed.

SCHEDULE: The grant administration task will be conducted during the entire length of the agreement. Work under the contingency task will be completed as necessary. Following the start of the agreement, the remaining tasks are anticipated to be conducted in the timeframes described below.

Task #	Task	Schedule (Months following signed agreement)
1	Assessment and Investigation	Months 1-22
2	Due Care	Months 2-22
5	EGLE Grant Closeout Report	Month 22-24

A more detailed schedule for the above tasks shall be provided by the Grantee within the project work plans.

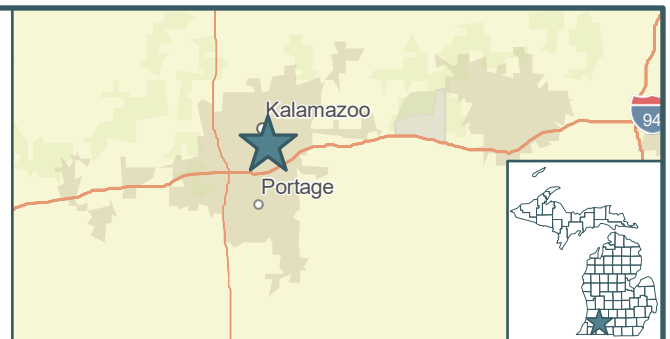
Kalamazoo Recovery Housing



MICHIGAN
BROWNFIELD
REDEVELOPMENT
PROGRAM

1900 Belford St
Kalamazoo, Michigan 49001

 Project Boundary





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, Staff Liaison

DATE: March 19, 2026

SUBJECT: Presentation of the Interim Year-End Budget Reports for Fund 242 and 243.

RECOMMENDATION:

Review budget reports.

BACKGROUND:

Introduction

Staff is providing preliminary year end budget reports for Fund 242 (Local Brownfield Revolving Fund) and Fund 243 (Brownfield Operations) for 2025. These reports are intended to give the Board an initial view of year end activity and fund performance.

These reports are considered interim, as final year end figures will be presented following completion of the City's annual audit, which is anticipated in the May or June timeframe. As a result, some figures included in these reports remain subject to change.

For Fund 242, staff is working with Finance to incorporate a fund balance summary, which will be included in future reports to support Board decision making.

For Fund 243, it is important to note that winter 2025 tax collections were received in February and March 2026 and are typically distributed approximately 30 days after collection. As a result, some revenues associated with the 2025 tax year may not yet be fully reflected in the current report.

In addition, the Professional and Contractual Services line item for Fund 243 may appear lower than expected. Several consultant and legal invoices received in January and February 2026 have been applied to 2025 purchase orders and will be reflected in the final year end reporting.

Reporting Schedule

As a reminder, staff is coordinating with Finance and Management Services to implement a regular budget reporting schedule beginning in 2026. The proposed schedule includes quarterly budget reports to the Executive Committee and Board in March, June, September, and December.

In addition, staff will work with Management Services to provide a fund balance summary with each quarterly report and a final year end report following completion of the annual audit. The fourth quarter report will remain preliminary until the audit is finalized.

Staff also anticipates coordinating an opportunity for the City’s Chief Financial Officer to present to the Board to provide additional context on City financial management practices, including interest bearing accounts.

FISCAL IMPACT:

No fiscal impact

2024 Budget Status Report
Local Brownfield Revolving Fund (LBRF)
242-735

Account	Revenue	2025 Budget	Oct 1- Dec 31, 2025 Revenues	Year to Date Revenues	Year End Balance	Notes
242-735-00.000-665.001	Local Tax Capture	\$240,000.00	\$0.00	\$223,810.00	\$16,190.00	
242-735-00.000-665.001	Interest on Investments	\$121,758.00	\$0.00	\$87,978.00	\$33,780.00	
	Total Revenue	\$361,758.00	\$0.00	\$311,788.00	\$49,970.00	

Account	Expense	2025 Budget	Oct 1- Dec 31, 2025 Expenses	Year to Date Expenses	Year End Balance	Notes
242-735-00.000-801.000	Professional and Contractual Services	\$165,000.00	\$1,710.00	\$2,070.00	\$162,930.00	
242-735-00.000-967.005	Reimbursements - Developers	\$500,000.00	\$31,725.00	\$31,725.00	\$468,275.00	
242-735-00.000-967.006	Reimbursement - Infrastructure	\$850,000.00	\$0.00	\$0.00	\$850,000.00	
	Total Expense	\$1,515,000.00	\$33,435.00	\$33,795.00	\$1,481,205.00	

**Brownfield Redevelopment Authority (BRA) - Operating Fund
243-735**

Revenue	2025 Budget	Oct 1- Dec 31, 2025 Revenues	Year to Date Revenues	Year End Balance
Local Tax Capture	\$3,194,500.00	\$0.00	\$1,636,220.00	\$1,558,280.00
Application Fee/Other Revenue	\$50,000.00	\$15,000.00	\$29,765.00	\$20,235.00
Sale of Property Held for Resale	\$368,000.00	\$0.00	\$1,400.00	\$366,600.00
Interest on Investments	\$25,000.00	\$0.00	\$54,761.00	-\$29,761.00
Interest - Loans	\$2,000.00	\$0.00	\$2,496.00	-\$496.00
Loan Principal Payments	\$32,800.00	\$0.00	\$33,173.00	-\$373.00
Total Revenue	\$3,672,300.00	\$15,000.00	\$1,757,815.00	\$1,914,485.00

Expense	2025 Budget	Oct 1- Dec 31, 2025 Expenses	Year to Date Expenses	Year End Balance
Salary & Benefits	\$149,911.00	\$32,444.00	\$110,654.00	\$39,257.00
Office Supplies				-\$40.00
Operating Supplies	\$2,500.00	\$0.00	\$40.00	\$2,434.00
Professional and Contractual Services	\$256,400.00	\$36,876.00	\$49,068.00	\$207,332.00
Legal Services	\$120,000.00	\$5,520.00	\$37,080.00	\$82,920.00
Legal Notices	\$1,500.00	\$468.00	\$844.00	\$656.00
Other Operational	\$20,000.00	-\$6,897.00	\$1,384.00	\$18,616.00
Memberships and Subscriptions	\$3,000.00	\$0.00	\$0.00	\$3,000.00
Professional Development	\$0.00	\$8,278.00	\$8,278.00	-\$8,278.00
Administrative Fees	\$39,388.00	\$9,846.00	\$39,384.00	\$4.00
Promotional and Advertising	\$12,500.00	\$0.00	\$0.00	\$12,500.00
Grounds Maintenance	\$35,600.00	\$12,499.00	\$35,947.00	-\$347.00
Rental/Lease Vehicular Equipment	\$0.00	\$702.00	\$2,815.00	-\$2,815.00
Building Authority Debt	\$119,300.00	\$34,595.00	\$94,212.00	\$25,087.00
TIF Reimbursement - Developers	\$2,650,000.00	\$107,924.00	\$2,453,556.00	\$196,444.00
Vehicular Equipment	\$4,954.00	\$0.00	\$0.00	\$4,954.00
Principal Payments - Notes Payable	\$14,781.00	\$0.00	\$14,781.00	\$0.00
Interest Expenses - Notes Payable	\$1,624.00	\$0.00	\$1,624.00	\$0.00
Total Expense	\$3,431,458.00	\$242,255.00	\$2,849,667.00	\$581,724.00