

Act 381 Brownfield Plan

Arcadia Lofts
203 N Rose St.
Kalamazoo, MI 49007

City of Kalamazoo Brownfield
Redevelopment Authority

Project No. E220108
January 10, 2023

Amendment #1
September 1, 2023

Act 381 Brownfield Plan

**Arcadia Lofts
203 N Rose St.
Kalamazoo, MI 49007**

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

**January 10, 2023
Project No. E220108**

**Amendment #1
September 1, 2023**

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

**Amendment #1
Recommended for Approval by the Brownfield Redevelopment Authority: September 21, 2023
Adopted by the governing body of the local jurisdiction on: October 2, 2023**

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1.0 Introduction

1.1 Proposed Redevelopment and Future Use for Each Eligible Property

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

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

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

1.2 Eligible Property Information

Basis of Eligibility

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

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

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

2.1 Description of Costs to be Paid for with Tax Increment Revenues

This Brownfield Plan has been developed to reimburse existing and anticipated costs to be incurred by 19 Props, LLC, and the City of Kalamazoo. Tax increment revenues will be captured for reimbursement from local tax increment revenues. School taxes will only be captured to cover statutorily pre-approved activities and costs approved in a subsequent Act 381 Work Plan.

The total cost of eligible activities, inclusive of contingencies, is anticipated to be \$944,911. Authority administrative costs are anticipated to be as much as \$113,661. The capture of tax increment revenue for the Local Brownfield Revolving Fund (LBRF) is estimated to be as much as \$524,530. The estimated cost of all eligible activities under this plan is summarized in Table 1.

2.1.1 Site Assessment and Baseline Environmental Assessment Activities

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

2.1.2 Environmental Insurance

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

2.1.3 Lead and Asbestos Abatement

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

2.1.4 Building Demolition

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

2.1.5 Public Infrastructure

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

2.1.6 Site Demolition

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

2.1.7 Site Preparation

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

2.1.8 Brownfield Plan/Work Plan Preparation

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

2.1.9 Contingency

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

2.1.10 Authority Administration Cost

Actual eligible costs incurred by the City of Kalamazoo Brownfield Redevelopment Authority are included in this plan as an eligible expense at a flat fee of 10% of local tax capture. These expenses will be reimbursed with local tax increment revenues only and are estimated to total as much as \$113,661.

2.1.11 Local Brownfield Revolving Fund

The Authority intends to capture tax increments for deposits in the Local Brownfield Revolving Fund (LBRF) for a full five years, or as allowed by the statute. This capture is estimated to be as much as \$524,530.

2.2 Summary of Eligible Activities

Environmental Activities

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

Non-Environmental Activities

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

Authority Expenses

Actual eligible costs incurred by the City of Kalamazoo Brownfield Redevelopment Authority are included in this plan as an eligible expense, at a flat fee of 10% of local tax capture. These expenses will be reimbursed with local tax increment revenues only and are estimated to be as much as \$113,661.

Contingencies

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

2.3 Estimate of Captured Taxable Value and Tax Increment Revenues

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

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

After the completion of the project, the projected taxable value is estimated at \$3,150,000. Reimbursements will be made on the actual tax increment that is realized. The estimated captured taxable value for this redevelopment by year and in aggregate for each taxing jurisdiction is depicted in tabular form (Table 2). Once eligible expenses are reimbursed, the Authority may capture up to five full years of the tax increment and deposit

the revenues into an LBRF or an amount not to exceed the total cost of eligible activities. The plan also includes a flat fee of 10% of the local tax increment for administrative and operating expenses of the City of Kalamazoo Brownfield Redevelopment Authority. A summary of the estimated reimbursement schedule and the amount of capture into the LBRF by year and in aggregate is presented in Table 3.

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

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

2.5 Maximum Amount of Note or Bonded Indebtedness

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

2.6 Duration of Brownfield Plan

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

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

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

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

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

The legal description for the parcel is as follows:

Parcel ID #06-15-324-010:

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

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

“historic resource” (Attachment E). This Brownfield Plan does intend to capture tax increment revenues associated with personal property tax, if available.

2.9 Estimates of Residents and Displacement of Individuals/Families

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

2.10 Plan for Relocation of Displaced Persons

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

2.11 Provisions for Relocation Costs

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

2.12 Strategy for Compliance with Michigan’s Relocation Assistance Law

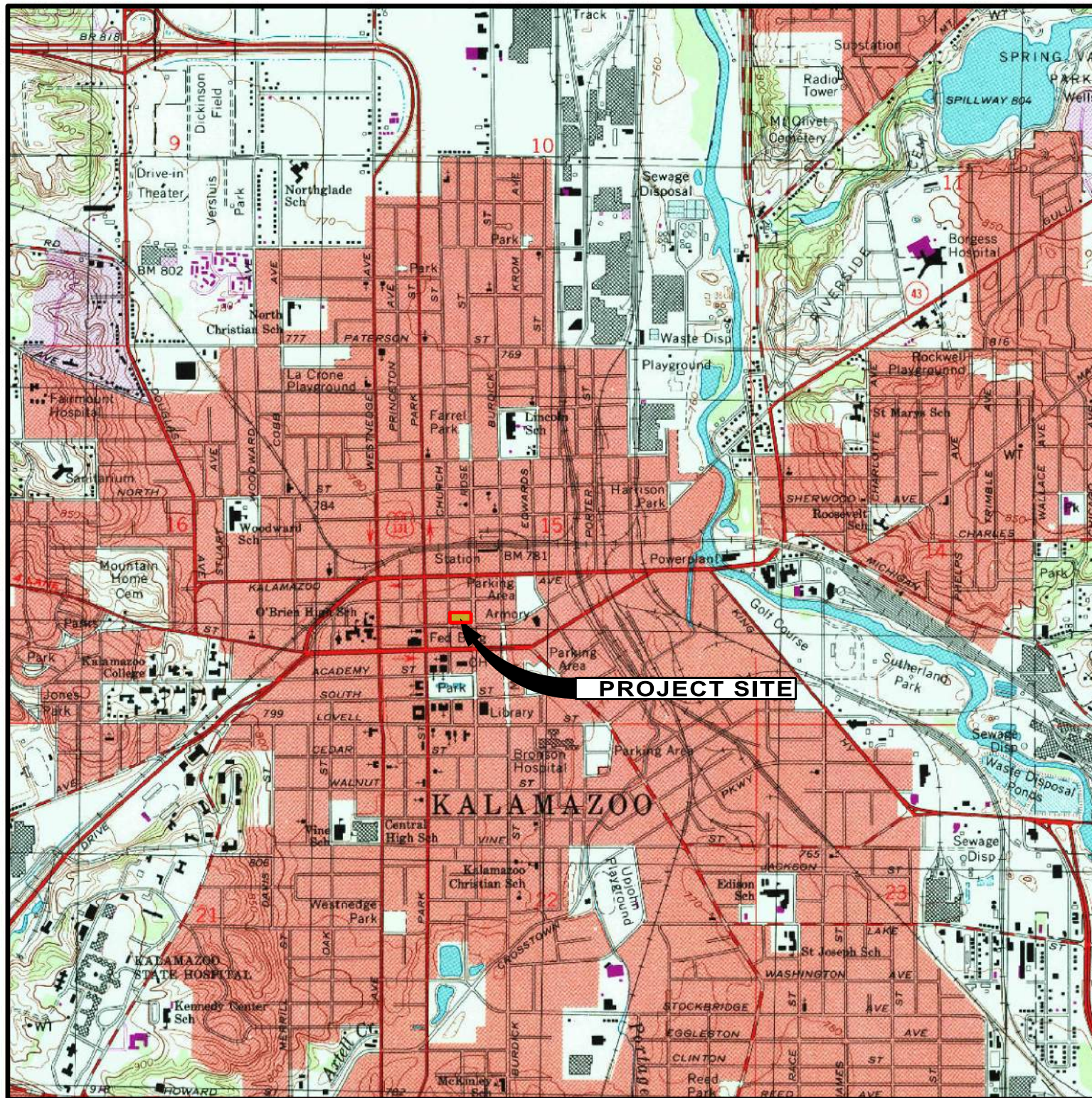
No persons reside on the eligible property. Therefore, this section is not applicable.

2.13 Other Material that the Authority or Governing Body Considers Pertinent

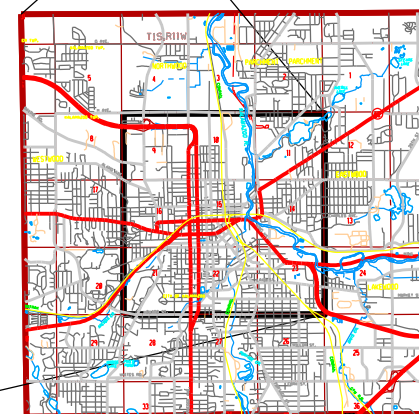
This plan helps to offset the cost gap associated with the redevelopment of the subject property and adjoining right-of-way through the reimbursement of eligible activities with the new tax increment generated by the mixed-use construction. The project will improve public infrastructure through the repaving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

Figure 1

Location Map

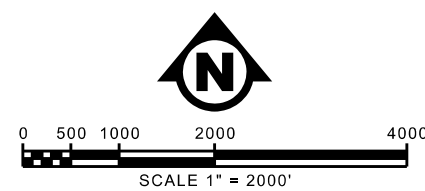


SOURCE: KALAMAZOO, MICHIGAN USGS 7.5 MINUTE TOPOGRAPHIC QUADRANGLE MAPS
 MAPTECH® U.S. TERRAIN SERIES™ ©MAPTECH®, INC. 606-433-8500



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

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



**ARCADIA LOFTS
 BROWNFIELD PLAN**
 203 N ROSE ST
 KALAMAZOO, MI 49007
LOCATION MAP

PROJECT NO.
 220108
 FIGURE NO.
1

Figure 2

Site Plan



PARCEL #06-15-324-010
203 N ROSE ST

APPROXIMATE PROPERTY BOUNDARY

APPROXIMATE PROPERTY BOUNDARY

APPROXIMATE PROPERTY BOUNDARY

APPROXIMATE PROPERTY BOUNDARY



SCALE 1" = 40'
0 10 20 40 80

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

ARCADIA LOFTS BROWNFIELD PLAN

203 N ROSE ST
KALAMAZOO, MI 49007

SITE PLAN



PROJECT NO.
220108

FIGURE No.

2

Table 1

Summary of Eligible Activities

EGLE Eligible Activities Costs and Schedule

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

Local Only Eligible Activities Costs and Schedule

Local Only Eligible Activities	Cost	Completion Season/Year
Environmental Insurance	\$2,000	2023–2024
Authority Administration Fee (10%)	\$113,661	
Local Only Eligible Activities Subtotal	\$115,661	
Contingency (15%)	\$300	
Interest (0%)	\$0	
Local Only Eligible Activities Total Costs	\$115,961	

Table 2

Total Captured Incremental Taxes Estimates

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

Estimated Taxable Value (TV) Increase Rate: 1%

Plan Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	TOTAL	
Calendar Year	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044		
*Base Taxable Value	\$ 218,750	\$ 218,750	\$ 218,750	\$ 218,750	\$ 218,750	\$ 218,750	\$ 218,750	\$ 218,750	\$ 218,750	\$ 218,750	\$ 218,750	\$ 218,750	\$ 218,750	\$ 218,750	\$ 218,750	\$ 218,750	\$ 218,750	\$ 218,750	\$ 218,750	\$ 218,750	\$ 218,750	\$ -
Estimated New TV	\$ 315,000	\$ 318,150	\$ 321,332	\$ 324,545	\$ 327,790	\$ 331,068	\$ 334,379	\$ 337,723	\$ 341,100	\$ 344,511	\$ 347,956	\$ 351,436	\$ 354,950	\$ 358,499	\$ 362,084	\$ 365,705	\$ 369,362	\$ 373,056	\$ 376,786	\$ 380,554	\$ 384,367	\$ -
Incremental Difference (New TV - Base TV)	\$ 96,250	\$ 99,400	\$ 102,582	\$ 105,795	\$ 109,040	\$ 112,318	\$ 115,629	\$ 118,973	\$ 122,350	\$ 125,761	\$ 129,206	\$ 132,686	\$ 136,200	\$ 139,749	\$ 143,334	\$ 146,955	\$ 150,612	\$ 154,306	\$ 158,036	\$ 161,804	\$ 165,617	\$ -
School Capture																						
	Millage Rate																					
State Education Tax (SET)	6.0000																					
School Operating Tax	17.8704																					
School Total	\$ 2,298	\$ 2,373	\$ 2,449	\$ 2,525	\$ 2,603	\$ 2,681	\$ 2,760	\$ 2,840	\$ 2,921	\$ 3,002	\$ 3,084	\$ 3,167	\$ 3,251	\$ 3,336	\$ 3,421	\$ 3,508	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,617
Local Capture																						
	Millage Rate																					
County Public Safety	1.4380																					
County 911	0.6459																					
County Housing	0.7453																					
County Seniors	0.3462																					
KRESA CTE	0.9903																					
KRESA Operating	3.0091																					
KRESA Enhancement	1.4918																					
KRESA Special Ed	1.4941																					
Kal Public Library	3.8999																					
City Operating	12.0000																					
City Solid Waste	1.8000																					
Gen Cnty Transit	0.8935																					
County Operating	4.6318																					
County Transit	0.3110																					
KVCC	2.7802																					
Kalamazoo DDA	1.9638																					
Local Total	\$ 3,700	\$ 3,821	\$ 3,943	\$ 4,067	\$ 4,192	\$ 4,318	\$ 4,445	\$ 4,573	\$ 4,703	\$ 4,834	\$ 4,967	\$ 5,101	\$ 5,236	\$ 5,372	\$ 5,510	\$ 5,649	\$ 5,790	\$ 5,932	\$ 6,075	\$ 6,220	\$ 98,447	
Non-Capturable Millages																						
	Millage Rate																					
County Debt	0.1613																					
School Debt	8.2000																					
Total Non-Capturable Taxes	\$ 805	\$ 831	\$ 858	\$ 885	\$ 912	\$ 939	\$ 967	\$ 995	\$ 1,023	\$ 1,052	\$ 1,080	\$ 1,109	\$ 1,139	\$ 1,168	\$ 1,198	\$ 1,229	\$ 1,259	\$ 1,290	\$ 1,321	\$ 1,353	\$ 21,413	
Total	\$ 5,997	\$ 6,194	\$ 6,392	\$ 6,592	\$ 6,794	\$ 6,999	\$ 7,205	\$ 7,413	\$ 7,624	\$ 7,836	\$ 8,051	\$ 8,268	\$ 8,487	\$ 8,708	\$ 8,931	\$ 9,157	\$ 9,386	\$ 9,616	\$ 9,849	\$ 10,085	\$ 10,324	\$ 144,665

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

Residential Rehabilitation Tax Increment Revenue Capture Estimates

Arcadia Lofts
203 N Rose St.
Kalamazoo, Michigan 49007
September 2023

Estimated Taxable Value (TV) Increase Rate:

1%

NEZ Phase In

Plan Year	NEZ Phase In																				TOTAL	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
Calendar Year	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044		
*Base Taxable Value	\$ 656,250	\$ 656,250	\$ 656,250	\$ 656,250	\$ 656,250	\$ 656,250	\$ 656,250	\$ 656,250	\$ 656,250	\$ 656,250	\$ 656,250	\$ 656,250	\$ 656,250	\$ 656,250	\$ 656,250	\$ 656,250	\$ 656,250	\$ 656,250	\$ 656,250	\$ 656,250	\$ -	
Estimated New TV	\$ 1,260,000	\$ 1,272,600	\$ 1,285,326	\$ 1,298,179	\$ 1,311,161	\$ 1,324,273	\$ 1,337,515	\$ 1,350,891	\$ 1,364,399	\$ 1,378,043	\$ 1,391,824	\$ 1,405,742	\$ 1,419,800	\$ 1,433,998	\$ 1,448,338	\$ 1,462,821	\$ 1,477,449	\$ 1,492,224	\$ 1,507,146	\$ 1,522,217	\$ -	
NEZ TV	\$ 656,250	\$ 656,250	\$ 656,250	\$ 656,250	\$ 656,250	\$ 656,250	\$ 656,250	\$ 656,250	\$ 656,250	\$ 656,250	\$ 656,250	\$ 656,250	\$ 656,250	\$ 656,250	\$ 656,250	\$ 656,250	\$ 656,250	\$ 656,250	\$ 656,250	\$ 656,250	\$ -	
Incremental Difference (New TV - Base TV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 806,571	\$ 821,199	\$ 835,974	\$ 850,896	\$ 865,967	\$ -	
School Capture																						
Millage Rate	6.0000	6.0000	6.0000	6.0000	6.0000	6.0000	6.0000	6.0000	6.0000	6.0000	6.0000	6.0000	6.0000	6.0000	6.0000	6.0000	6.0000	6.0000	6.0000	6.0000	6.0000	
NEZ Rate	1.9881	1.9881	1.9881	1.9881	1.9881	1.9881	1.9881	1.9881	1.9881	1.9881	1.9881	1.9881	1.9881	1.9881	1.9881	1.9881	1.9881	1.9881	1.9881	1.9881	1.9881	
State Education Tax (SET)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,581	\$ 4,666	\$ 4,753	\$ 4,839	\$ -	\$ -	\$ 18,840
School Operating Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,645	\$ 13,899	\$ 14,155	\$ 14,414	\$ -	\$ -	\$ 56,112
School Total	23.8704	23.8704	23.8704	23.8704	23.8704	23.8704	23.8704	23.8704	23.8704	23.8704	23.8704	23.8704	23.8704	23.8704	23.8704	18,226	18,565	18,907	19,253	-	-	74,952
Local Capture																						
Millage Rate	1.4380	1.4380	1.4380	1.4380	1.4380	1.4380	1.4380	1.4380	1.4380	1.4380	1.4380	1.4380	1.4380	1.4380	1.4380	1.4380	1.4380	1.4380	1.4380	1.4380	1.4380	
NEZ Rate	0.4764	0.4764	0.4764	0.4764	0.4764	0.4764	0.4764	0.4764	0.4764	0.4764	0.4764	0.4764	0.4764	0.4764	0.4764	0.4764	0.4764	0.4764	0.4764	0.4764	0.4764	
County Public Safety	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,098	\$ 1,118	\$ 1,139	\$ 1,160	\$ 1,181	\$ 1,202	\$ 9,367
County 911	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 493	\$ 502	\$ 512	\$ 521	\$ 530	\$ 540	\$ 4,207
County Housing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 569	\$ 580	\$ 590	\$ 601	\$ 612	\$ 623	\$ 4,855
County Seniors	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 264	\$ 269	\$ 274	\$ 279	\$ 284	\$ 289	\$ 2,255
KRESA CTE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 756	\$ 770	\$ 784	\$ 799	\$ 813	\$ 828	\$ 6,451
KRESA Operating	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,298	\$ 2,340	\$ 2,383	\$ 2,427	\$ 2,471	\$ 2,516	\$ 19,601
KRESA Enhancement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,139	\$ 1,160	\$ 1,182	\$ 1,203	\$ 1,225	\$ 1,247	\$ 9,718
KRESA Special Ed	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,141	\$ 1,162	\$ 1,183	\$ 1,205	\$ 1,227	\$ 1,249	\$ 9,733
Kal Public Library	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,978	\$ 3,033	\$ 3,089	\$ 3,146	\$ 3,203	\$ 3,260	\$ 25,404
City Operating	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,727	\$ 7,000	\$ 8,317	\$ 9,679	\$ 9,854	\$ 10,032	\$ 71,211
City Solid Waste	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,374	\$ 1,400	\$ 1,426	\$ 1,452	\$ 1,478	\$ 1,505	\$ 11,725
Cen Cnty Transit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 682	\$ 695	\$ 708	\$ 721	\$ 734	\$ 747	\$ 5,820
County Operating	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,210	\$ 2,702	\$ 3,210	\$ 3,736	\$ 3,804	\$ 3,872	\$ 27,486
County Transit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 237	\$ 242	\$ 246	\$ 251	\$ 255	\$ 260	\$ 2,026
KVCC	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,123	\$ 2,162	\$ 2,202	\$ 2,242	\$ 2,283	\$ 2,324	\$ 18,110
Kalamazoo DDA	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,499	\$ 1,527	\$ 1,556	\$ 1,584	\$ 1,613	\$ 1,642	\$ 12,792
Local Total	38.4409	38.4409	38.4409	38.4409	38.4409	38.4409	38.4409	38.4409	38.4409	38.4409	38.4409	38.4409	38.4409	38.4409	38.4409	24,589	26,663	28,802	31,005	31,568	32,136	240,761
Non-Capturable Millages																						
Millage Rate	0.1613	0.1613	0.1613	0.1613	0.1613	0.1613	0.1613	0.1613	0.1613	0.1613	0.1613	0.1613	0.1613	0.1613	0.1613	0.1613	0.1613	0.1613	0.1613	0.1613	0.1613	
NEZ Rate	0.0534	0.0534	0.0534	0.0534	0.0534	0.0534	0.0534	0.0534	0.0534	0.0534	0.0534	0.0534	0.0534	0.0534	0.0534	0.0534	0.0534	0.0534	0.0534	0.0534	0.0534	
County Debt	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 77	\$ 94	\$ 112	\$ 130	\$ 132	\$ 135	\$ 957
School Debt	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,261	\$ 6,378	\$ 6,495	\$ 6,614	\$ 6,734	\$ 6,855	\$ 53,415
Total Non-Capturable Taxes	8.3613	8.3613	8.3613	8.3613	8.3613	8.3613	8.3613	8.3613	8.3613	8.3613	8.3613	8.3613	8.3613	8.3613	8.3613	6,338	6,472	6,607	6,744	6,866	6,990	54,372
Total Tax Increment Revenue (TIR) Available for Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1	42,816	45,229	47,709	50,258	31,568	315,714

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

New Residential Tax Increment Revenue Capture Estimates

Arcadia Lofts
203 N Rose St.
Kalamazoo, Michigan 49007
September 2023

Estimated Taxable Value (TV) Increase Rate:

Plan Year	1%												NEZ Phase In			16	17	18	19	20	TOTAL
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15						
Calendar Year	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	
*Base Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Estimated New TV	\$ 1,575,000	\$ 1,590,750	\$ 1,606,658	\$ 1,622,724	\$ 1,638,951	\$ 1,655,341	\$ 1,671,894	\$ 1,688,613	\$ 1,705,499	\$ 1,722,554	\$ 1,739,780	\$ 1,757,178	\$ 1,774,749	\$ 1,792,497	\$ 1,810,422	\$ 1,828,526	\$ 1,846,811	\$ 1,865,279	\$ 1,883,932	\$ 1,902,772	\$ -
Incremental Difference (New TV - Base TV)	\$ 1,575,000	\$ 1,590,750	\$ 1,606,658	\$ 1,622,724	\$ 1,638,951	\$ 1,655,341	\$ 1,671,894	\$ 1,688,613	\$ 1,705,499	\$ 1,722,554	\$ 1,739,780	\$ 1,757,178	\$ 1,774,749	\$ 1,792,497	\$ 1,810,422	\$ 1,828,526	\$ 1,846,811	\$ 1,865,279	\$ 1,883,932	\$ 1,902,772	\$ -

School Capture	Millage Rate	NEZ Rate																					TOTAL
State Education Tax (SET)	6.0000	1.9881	\$ 3,131	\$ 3,163	\$ 3,194	\$ 3,226	\$ 3,258	\$ 3,291	\$ 3,324	\$ 3,357	\$ 3,391	\$ 3,425	\$ 3,459	\$ 3,493	\$ 10,648	\$ 10,755	\$ 10,863	\$ 10,971	\$ -	\$ -	\$ -	\$ -	\$ 82,950
School Operating Tax	17.8704	9.4000	\$ 14,805	\$ 14,953	\$ 15,103	\$ 15,254	\$ 15,406	\$ 15,560	\$ 15,716	\$ 15,873	\$ 16,032	\$ 16,192	\$ 16,354	\$ 16,517	\$ 31,715	\$ 32,033	\$ 32,353	\$ 32,676	\$ -	\$ -	\$ -	\$ -	\$ 316,542
School Total	23.8704	11.3881	\$ 17,936	\$ 18,116	\$ 18,297	\$ 18,480	\$ 18,665	\$ 18,851	\$ 19,040	\$ 19,230	\$ 19,422	\$ 19,617	\$ 19,813	\$ 20,011	\$ 42,364	\$ 42,788	\$ 43,215	\$ 43,648	\$ -	\$ -	\$ -	\$ -	\$ 399,492

Local Capture	Millage Rate	NEZ Rate																					TOTAL
County Public Safety	1.4380	0.4764	\$ 750	\$ 758	\$ 765	\$ 773	\$ 781	\$ 789	\$ 797	\$ 804	\$ 813	\$ 821	\$ 829	\$ 837	\$ 2,552	\$ 2,578	\$ 2,603	\$ 2,629	\$ 2,656	\$ 2,682	\$ 2,709	\$ 2,736	\$ 30,662
County 911	0.6459	0.2140	\$ 337	\$ 340	\$ 344	\$ 347	\$ 351	\$ 354	\$ 358	\$ 361	\$ 365	\$ 369	\$ 372	\$ 376	\$ 1,146	\$ 1,158	\$ 1,169	\$ 1,181	\$ 1,193	\$ 1,205	\$ 1,217	\$ 1,229	\$ 13,772
County Housing	0.7453	0.2469	\$ 389	\$ 393	\$ 397	\$ 401	\$ 405	\$ 409	\$ 413	\$ 417	\$ 421	\$ 425	\$ 430	\$ 434	\$ 1,323	\$ 1,336	\$ 1,349	\$ 1,363	\$ 1,376	\$ 1,390	\$ 1,404	\$ 1,418	\$ 15,892
County Seniors	0.3462	0.1147	\$ 181	\$ 182	\$ 184	\$ 186	\$ 188	\$ 190	\$ 192	\$ 194	\$ 196	\$ 198	\$ 200	\$ 202	\$ 614	\$ 621	\$ 627	\$ 633	\$ 639	\$ 646	\$ 652	\$ 659	\$ 7,382
KRESA CTE	0.9903	0.3281	\$ 517	\$ 522	\$ 527	\$ 532	\$ 538	\$ 543	\$ 549	\$ 554	\$ 560	\$ 565	\$ 571	\$ 577	\$ 1,758	\$ 1,775	\$ 1,793	\$ 1,811	\$ 1,829	\$ 1,847	\$ 1,866	\$ 1,884	\$ 21,116
KRESA Operating	3.0091	0.9969	\$ 1,570	\$ 1,586	\$ 1,602	\$ 1,618	\$ 1,634	\$ 1,650	\$ 1,667	\$ 1,683	\$ 1,700	\$ 1,717	\$ 1,734	\$ 1,752	\$ 5,340	\$ 5,394	\$ 5,448	\$ 5,502	\$ 5,557	\$ 5,613	\$ 5,669	\$ 5,726	\$ 64,162
KRESA Enhancement	1.4918	0.4942	\$ 778	\$ 786	\$ 794	\$ 802	\$ 810	\$ 818	\$ 826	\$ 835	\$ 843	\$ 851	\$ 860	\$ 868	\$ 2,648	\$ 2,674	\$ 2,701	\$ 2,728	\$ 2,755	\$ 2,783	\$ 2,810	\$ 2,839	\$ 31,809
KRESA Special Ed	1.4941	0.4950	\$ 780	\$ 787	\$ 795	\$ 803	\$ 811	\$ 819	\$ 828	\$ 836	\$ 844	\$ 853	\$ 861	\$ 870	\$ 2,652	\$ 2,678	\$ 2,705	\$ 2,732	\$ 2,759	\$ 2,787	\$ 2,815	\$ 2,843	\$ 31,858
Kal Public Library	3.8999	1.2921	\$ 2,035	\$ 2,055	\$ 2,076	\$ 2,097	\$ 2,118	\$ 2,139	\$ 2,160	\$ 2,182	\$ 2,204	\$ 2,226	\$ 2,248	\$ 2,270	\$ 6,921	\$ 6,991	\$ 7,060	\$ 7,131	\$ 7,202	\$ 7,274	\$ 7,347	\$ 7,421	\$ 83,157
City Operating	12.0000	3.9762	\$ 6,263	\$ 6,325	\$ 6,388	\$ 6,452	\$ 6,517	\$ 6,582	\$ 6,648	\$ 6,714	\$ 6,781	\$ 6,849	\$ 6,918	\$ 6,987	\$ 13,311	\$ 16,132	\$ 19,009	\$ 21,942	\$ 22,162	\$ 22,383	\$ 22,607	\$ 22,833	\$ 239,805
City Solid Waste	1.8000	0.5964	\$ 939	\$ 949	\$ 958	\$ 968	\$ 978	\$ 987	\$ 997	\$ 1,007	\$ 1,017	\$ 1,027	\$ 1,038	\$ 1,048	\$ 3,195	\$ 3,226	\$ 3,259	\$ 3,291	\$ 3,324	\$ 3,358	\$ 3,391	\$ 3,425	\$ 38,383
Cen Cnty Transit	0.8935	0.2961	\$ 466	\$ 471	\$ 476	\$ 480	\$ 485	\$ 490	\$ 495	\$ 500	\$ 505	\$ 510	\$ 515	\$ 520	\$ 1,586	\$ 1,602	\$ 1,618	\$ 1,634	\$ 1,650	\$ 1,667	\$ 1,683	\$ 1,700	\$ 19,053
County Operating	4.6318	1.5348	\$ 2,417	\$ 2,441	\$ 2,466	\$ 2,490	\$ 2,515	\$ 2,541	\$ 2,566	\$ 2,592	\$ 2,618	\$ 2,644	\$ 2,670	\$ 2,697	\$ 5,138	\$ 6,227	\$ 7,337	\$ 8,469	\$ 8,554	\$ 8,640	\$ 8,726	\$ 8,813	\$ 92,561
County Transit	0.3110	0.1031	\$ 162	\$ 164	\$ 166	\$ 167	\$ 169	\$ 171	\$ 172	\$ 174	\$ 176	\$ 178	\$ 179	\$ 181	\$ 552	\$ 557	\$ 563	\$ 569	\$ 574	\$ 580	\$ 586	\$ 592	\$ 6,632
KVCC	2.7802	0.9212	\$ 1,451	\$ 1,465	\$ 1,480	\$ 1,495	\$ 1,510	\$ 1,525	\$ 1,540	\$ 1,556	\$ 1,571	\$ 1,587	\$ 1,603	\$ 1,619	\$ 4,934	\$ 4,983	\$ 5,033	\$ 5,084	\$ 5,135	\$ 5,186	\$ 5,238	\$ 5,290	\$ 59,284
Kalamazoo DDA	1.9638	0.6507	\$ 1,025	\$ 1,035	\$ 1,045	\$ 1,056	\$ 1,066	\$ 1,077	\$ 1,088	\$ 1,099	\$ 1,110	\$ 1,121	\$ 1,132	\$ 1,143	\$ 3,485	\$ 3,520	\$ 3,555	\$ 3,591	\$ 3,627	\$ 3,663	\$ 3,700	\$ 3,737	\$ 41,876
Local Total	38.4409	12.73676	\$ 20,060	\$ 20,261	\$ 20,464	\$ 20,668	\$ 20,875	\$ 21,084	\$ 21,295	\$ 21,507	\$ 21,723	\$ 21,940	\$ 22,159	\$ 22,381	\$ 57,154	\$ 61,452	\$ 65,830	\$ 70,290	\$ 70,993	\$ 71,703	\$ 72,420	\$ 73,144	\$ 797,403

Non-Capturable Millages	Millage Rate	NEZ Rate																					TOTAL
County Debt	0.1613	0.0534	\$ 254	\$ 257	\$ 259	\$ 262	\$ 264	\$ 267	\$ 270	\$ 272	\$ 275	\$ 278	\$ 281	\$ 283	\$ 286	\$ 289	\$ 292	\$ 295	\$ 298	\$ 301	\$ 304	\$ 307	\$ 5,594
School Debt	8.2000	2.7167	\$ 4,279	\$ 4,322	\$ 4,365	\$ 4,408	\$ 4,453	\$ 4,497	\$ 4,542	\$ 4,587	\$ 4,633	\$ 4,680	\$ 4,726	\$ 4,774	\$ 14,553	\$ 14,698	\$ 14,845	\$ 14,994	\$ 15,144	\$ 15,295	\$ 15,448	\$ 15,603	\$ 174,847
Total Non-Capturable Taxes	8.3613	2.7701	\$ 4,533	\$ 4,578	\$ 4,624	\$ 4,670	\$ 4,717	\$ 4,764	\$ 4,812	\$ 4,860	\$ 4,908	\$ 4,957	\$ 5,007	\$ 5,057	\$ 14,839	\$ 14,988	\$ 15,137	\$ 15,289	\$ 15,442	\$ 15,596	\$ 15,752	\$ 15,910	\$ 180,441

Total Tax Increment Revenue (TIR) Available for Capture	\$	37,997	\$	38,377	\$	38,760	\$	39,148	\$	39,539	\$	39,935	\$	40,334	\$	40,738	\$	41,145	\$	41,556	\$	41,972	\$	42,392	\$	99,518	\$	104,240	\$	109,046	\$	113,938	\$	70,993	\$	71,703	\$	72,420	\$	73,144	\$	1,196,895
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Footnotes:
Table uses Summer 2023 millages and estimated Witner 2023 millages.
NEZ Rate 26.895
Reduction proportion 0.3806
** NEZ Phase in only applies to County and City Millages

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

Estimated Taxable Value (TV) Increase Rate:

Plan Year	NEZ Phase In																				TOTAL
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	
Calendar Year	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	
*Base Taxable Value	\$ 875,000	\$ 875,000	\$ 875,000	\$ 875,000	\$ 875,000	\$ 875,000	\$ 875,000	\$ 875,000	\$ 875,000	\$ 875,000	\$ 875,000	\$ 875,000	\$ 875,000	\$ 875,000	\$ 875,000	\$ 875,000	\$ 875,000	\$ 875,000	\$ 875,000	\$ 875,000	
Estimated New TV	\$ 3,150,000	\$ 3,181,500	\$ 3,213,315	\$ 3,245,448	\$ 3,277,903	\$ 3,310,682	\$ 3,343,788	\$ 3,377,226	\$ 3,410,999	\$ 3,445,109	\$ 3,479,560	\$ 3,514,355	\$ 3,549,499	\$ 3,584,994	\$ 3,620,844	\$ 3,657,052	\$ 3,693,623	\$ 3,730,559	\$ 3,767,865	\$ 3,805,543	
Incremental Difference (New TV - Base TV)	\$ 2,275,000	\$ 2,306,500	\$ 2,338,315	\$ 2,370,448	\$ 2,402,903	\$ 2,435,682	\$ 2,468,788	\$ 2,502,226	\$ 2,535,999	\$ 2,570,109	\$ 2,604,560	\$ 2,639,355	\$ 2,674,499	\$ 2,709,994	\$ 2,745,844	\$ 2,782,052	\$ 2,818,623	\$ 2,855,559	\$ 2,892,865	\$ 2,930,543	
School Capture																					
	Millage Rate	NEZ Rate																			
State Education Tax (SET)	6.0000	1.9881	\$ 3,709	\$ 3,759	\$ 3,810	\$ 3,861	\$ 3,913	\$ 3,965	\$ 4,018	\$ 4,071	\$ 4,125	\$ 4,179	\$ 4,234	\$ 4,290	\$ 16,047	\$ 16,260	\$ 16,475	\$ 16,692	\$ -	\$ -	
School Operating Tax	17.8704	9.4000	\$ 16,525	\$ 16,729	\$ 16,936	\$ 17,144	\$ 17,355	\$ 17,567	\$ 17,782	\$ 17,999	\$ 18,218	\$ 18,439	\$ 18,663	\$ 18,889	\$ 47,794	\$ 48,429	\$ 49,069	\$ 49,716	\$ -	\$ -	
School Total	23.8704	11.3881	\$ 20,234	\$ 20,488	\$ 20,745	\$ 21,005	\$ 21,267	\$ 21,532	\$ 21,800	\$ 22,070	\$ 22,343	\$ 22,619	\$ 22,897	\$ 23,178	\$ 63,841	\$ 64,689	\$ 65,544	\$ 66,409	\$ -	\$ -	
Local Capture																					
	Millage Rate	NEZ Rate																			
County Public Safety	1.4380	0.4764	\$ 889	\$ 901	\$ 913	\$ 925	\$ 938	\$ 950	\$ 963	\$ 976	\$ 988	\$ 1,001	\$ 1,015	\$ 1,028	\$ 3,846	\$ 3,897	\$ 3,949	\$ 4,001	\$ 4,053	\$ 4,106	
County 911	0.6459	0.2140	\$ 399	\$ 405	\$ 410	\$ 416	\$ 421	\$ 427	\$ 432	\$ 438	\$ 444	\$ 450	\$ 456	\$ 462	\$ 1,727	\$ 1,750	\$ 1,774	\$ 1,797	\$ 1,821	\$ 1,844	
County Housing	0.7453	0.2469	\$ 461	\$ 467	\$ 473	\$ 480	\$ 486	\$ 492	\$ 499	\$ 506	\$ 512	\$ 519	\$ 526	\$ 533	\$ 1,993	\$ 2,020	\$ 2,046	\$ 2,073	\$ 2,101	\$ 2,128	
County Seniors	0.3462	0.1147	\$ 214	\$ 217	\$ 220	\$ 223	\$ 226	\$ 229	\$ 232	\$ 235	\$ 238	\$ 241	\$ 244	\$ 247	\$ 926	\$ 938	\$ 951	\$ 963	\$ 976	\$ 989	
KRESA CTE	0.9903	0.3281	\$ 612	\$ 620	\$ 629	\$ 637	\$ 646	\$ 654	\$ 663	\$ 672	\$ 681	\$ 690	\$ 699	\$ 708	\$ 2,649	\$ 2,684	\$ 2,719	\$ 2,755	\$ 2,791	\$ 2,828	
KRESA Operating	3.0091	0.9969	\$ 1,860	\$ 1,885	\$ 1,910	\$ 1,936	\$ 1,962	\$ 1,988	\$ 2,015	\$ 2,041	\$ 2,068	\$ 2,096	\$ 2,123	\$ 2,151	\$ 8,048	\$ 8,155	\$ 8,263	\$ 8,371	\$ 8,482	\$ 8,593	
KRESA Enhancement	1.4918	0.4942	\$ 922	\$ 934	\$ 947	\$ 960	\$ 973	\$ 986	\$ 999	\$ 1,012	\$ 1,025	\$ 1,039	\$ 1,053	\$ 1,066	\$ 3,990	\$ 4,043	\$ 4,096	\$ 4,150	\$ 4,205	\$ 4,260	
KRESA Special Ed	1.4941	0.4950	\$ 923	\$ 936	\$ 949	\$ 961	\$ 974	\$ 987	\$ 1,000	\$ 1,014	\$ 1,027	\$ 1,041	\$ 1,054	\$ 1,068	\$ 3,996	\$ 4,049	\$ 4,103	\$ 4,157	\$ 4,211	\$ 4,266	
Kal Public Library	3.8999	1.2921	\$ 2,410	\$ 2,443	\$ 2,476	\$ 2,509	\$ 2,543	\$ 2,577	\$ 2,611	\$ 2,646	\$ 2,681	\$ 2,716	\$ 2,752	\$ 2,788	\$ 10,430	\$ 10,569	\$ 10,709	\$ 10,850	\$ 10,992	\$ 11,136	
City Operating	12.0000	3.9762	\$ 7,418	\$ 7,518	\$ 7,619	\$ 7,722	\$ 7,825	\$ 7,930	\$ 8,035	\$ 8,142	\$ 8,250	\$ 8,358	\$ 8,468	\$ 8,579	\$ 20,672	\$ 24,809	\$ 29,046	\$ 33,385	\$ 33,823	\$ 34,267	
City Solid Waste	1.8000	0.5964	\$ 1,113	\$ 1,128	\$ 1,143	\$ 1,158	\$ 1,174	\$ 1,189	\$ 1,205	\$ 1,221	\$ 1,237	\$ 1,254	\$ 1,270	\$ 1,287	\$ 4,814	\$ 4,878	\$ 4,943	\$ 5,008	\$ 5,074	\$ 5,140	
Cen Cnty Transit	0.8935	0.2961	\$ 552	\$ 560	\$ 567	\$ 575	\$ 583	\$ 590	\$ 598	\$ 606	\$ 614	\$ 622	\$ 631	\$ 639	\$ 2,390	\$ 2,421	\$ 2,453	\$ 2,486	\$ 2,518	\$ 2,551	
County Operating	4.6318	1.5348	\$ 2,863	\$ 2,902	\$ 2,941	\$ 2,980	\$ 3,020	\$ 3,061	\$ 3,102	\$ 3,143	\$ 3,184	\$ 3,226	\$ 3,269	\$ 3,311	\$ 7,979	\$ 9,576	\$ 11,211	\$ 12,886	\$ 13,055	\$ 13,226	
County Transit	0.3110	0.1031	\$ 192	\$ 195	\$ 197	\$ 200	\$ 203	\$ 206	\$ 208	\$ 211	\$ 214	\$ 217	\$ 219	\$ 222	\$ 832	\$ 843	\$ 854	\$ 865	\$ 877	\$ 888	
KVCC	2.7802	0.9212	\$ 1,719	\$ 1,742	\$ 1,765	\$ 1,789	\$ 1,813	\$ 1,837	\$ 1,862	\$ 1,886	\$ 1,911	\$ 1,936	\$ 1,962	\$ 1,988	\$ 7,436	\$ 7,534	\$ 7,634	\$ 7,735	\$ 7,836	\$ 7,939	
Kalamazoo DDA	1.9638	0.6507	\$ 1,214	\$ 1,230	\$ 1,247	\$ 1,264	\$ 1,281	\$ 1,298	\$ 1,315	\$ 1,332	\$ 1,350	\$ 1,368	\$ 1,386	\$ 1,404	\$ 5,252	\$ 5,322	\$ 5,392	\$ 5,463	\$ 5,535	\$ 5,608	
Local Total	38.4409	12.73676	\$ 23,760	\$ 24,082	\$ 24,407	\$ 24,735	\$ 25,067	\$ 25,401	\$ 25,739	\$ 26,081	\$ 26,426	\$ 26,774	\$ 27,126	\$ 27,481	\$ 86,979	\$ 93,488	\$ 100,142	\$ 106,945	\$ 108,350	\$ 109,770	
Non-Capturable Millages																					
	Millage Rate	NEZ Rate																			
County Debt	0.1613	0.0534	\$ 270	\$ 273	\$ 276	\$ 279	\$ 282	\$ 285	\$ 288	\$ 292	\$ 295	\$ 298	\$ 301	\$ 305	\$ 385	\$ 406	\$ 427	\$ 449	\$ 455	\$ 461	
School Debt	8.2000	2.7167	\$ 5,068	\$ 5,137	\$ 5,206	\$ 5,276	\$ 5,347	\$ 5,418	\$ 5,490	\$ 5,563	\$ 5,637	\$ 5,711	\$ 5,786	\$ 5,862	\$ 21,931	\$ 22,222	\$ 22,516	\$ 22,813	\$ 23,113	\$ 23,416	
Total Non-Capturable Taxes	8.3613	2.7701	\$ 5,338	\$ 5,409	\$ 5,482	\$ 5,555	\$ 5,629	\$ 5,703	\$ 5,779	\$ 5,855	\$ 5,931	\$ 6,009	\$ 6,087	\$ 6,167	\$ 22,316	\$ 22,628	\$ 22,943	\$ 23,262	\$ 23,567	\$ 23,876	
Total Tax Increment Revenue (TIR) Available for Capture			\$ 43,994	\$ 44,570	\$ 45,152	\$ 45,740	\$ 46,334	\$ 46,934	\$ 47,539	\$ 48,151	\$ 48,769	\$ 49,393	\$ 50,023	\$ 50,659	\$ 150,820	\$ 158,176	\$ 165,687	\$ 173,353	\$ 108,350	\$ 109,770	

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

Table 3

Estimated Reimbursement Schedule

Estimated Reimbursement Schedule

Arcadia Lofts
203 N Rose St.
Kalamazoo, Michigan 49007
September 2023

Developer Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	38.3%	\$ 415,991	\$ -	\$ 415,991
Local	61.7%	\$ 526,620	\$ 2,300	\$ 528,920
TOTAL				
EGLE	3.5%	\$ 30,500	\$ 2,300	\$ 32,800
MSF	96.5%	\$ 912,111	\$ -	\$ 912,111

Estimated Total Years of Plan:	20
-----------------------------------	----

Estimated Capture	\$ 1,657,273
Administrative Fees	\$ 113,661
State Brownfield Redevelopment Fund	\$ 56,703
Local Brownfield Revolving Fund	\$ 524,530

Year of Plan	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	TOTAL	
	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044		
Total State Incremental Revenue	\$ 20,234	\$ 20,488	\$ 20,745	\$ 21,005	\$ 21,267	\$ 21,532	\$ 21,800	\$ 22,070	\$ 22,343	\$ 22,619	\$ 22,897	\$ 23,178	\$ 63,841	\$ 64,689	\$ 65,544	\$ 66,409	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 520,662
State Brownfield Redevelopment Fund (50% of SET)	\$ (1,854)	\$ (1,879)	\$ (1,905)	\$ (1,930)	\$ (1,956)	\$ (1,982)	\$ (2,009)	\$ (2,035)	\$ (2,062)	\$ (2,090)	\$ (2,117)	\$ (2,145)	\$ (8,023)	\$ (8,130)	\$ (8,238)	\$ (8,346)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 56,703
State TIR Available for Reimbursement	\$ 18,379	\$ 18,609	\$ 18,841	\$ 19,075	\$ 19,311	\$ 19,550	\$ 19,791	\$ 20,035	\$ 20,281	\$ 20,529	\$ 20,780	\$ 21,033	\$ 55,818	\$ 56,559	\$ 57,307	\$ 58,063	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 463,959
Total Local Incremental Revenue	\$ 23,760	\$ 24,082	\$ 24,407	\$ 24,735	\$ 25,067	\$ 25,401	\$ 25,739	\$ 26,081	\$ 26,426	\$ 26,774	\$ 27,126	\$ 27,481	\$ 86,979	\$ 93,488	\$ 100,142	\$ 106,945	\$ 108,350	\$ 109,770	\$ 111,204	\$ 112,653	\$ 1,136,611	
BRA Administrative Fee (10%)	\$ (2,376)	\$ (2,408)	\$ (2,441)	\$ (2,474)	\$ (2,507)	\$ (2,540)	\$ (2,574)	\$ (2,608)	\$ (2,643)	\$ (2,677)	\$ (2,713)	\$ (2,748)	\$ (8,698)	\$ (9,349)	\$ (10,014)	\$ (10,694)	\$ (10,835)	\$ (10,977)	\$ (11,120)	\$ (11,265)	\$ 113,661	
Local TIR Available for Reimbursement	\$ 21,384	\$ 21,674	\$ 21,966	\$ 22,262	\$ 22,560	\$ 22,861	\$ 23,165	\$ 23,473	\$ 23,783	\$ 24,097	\$ 24,413	\$ 24,733	\$ 78,281	\$ 84,139	\$ 90,128	\$ 96,250	\$ 97,515	\$ 98,793	\$ 100,084	\$ 101,387	\$ 1,022,950	
Total State & Local TIR Available	\$ 39,764	\$ 40,283	\$ 40,807	\$ 41,336	\$ 41,871	\$ 42,411	\$ 42,956	\$ 43,507	\$ 44,064	\$ 44,626	\$ 45,193	\$ 45,767	\$ 134,099	\$ 140,698	\$ 147,435	\$ 154,313	\$ 97,515	\$ 98,793	\$ 100,084	\$ 101,387	\$ 1,486,908	
DEVELOPER																						
DEVELOPER Reimbursement Balance	\$ 944,911	\$ 905,147	\$ 864,865	\$ 824,058	\$ 782,722	\$ 740,851	\$ 698,440	\$ 655,483	\$ 611,976	\$ 567,912	\$ 523,286	\$ 478,093	\$ 432,326	\$ 298,228	\$ 157,530	\$ 10,095	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
MSF Non-Environmental Costs	\$ 912,111	\$ 912,111	\$ 873,728	\$ 834,843	\$ 795,453	\$ 755,551	\$ 715,134	\$ 674,195	\$ 632,730	\$ 590,733	\$ 548,199	\$ 505,122	\$ 461,497	\$ 417,319	\$ 287,875	\$ 152,062	\$ 10,095	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Reimbursement	\$ 349,414	\$ 17,741	\$ 17,963	\$ 18,187	\$ 18,413	\$ 18,641	\$ 18,871	\$ 19,104	\$ 19,339	\$ 19,577	\$ 19,816	\$ 20,059	\$ 20,303	\$ 53,880	\$ 54,595	\$ 55,318	\$ 10,095	\$ -	\$ -	\$ -	\$ -	\$ 401,902
Local Tax Reimbursement	\$ 562,697	\$ 20,642	\$ 20,921	\$ 21,204	\$ 21,489	\$ 21,777	\$ 22,068	\$ 22,361	\$ 22,658	\$ 22,958	\$ 23,260	\$ 23,566	\$ 23,875	\$ 75,564	\$ 81,218	\$ 86,649	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 510,209
Total MSF Reimbursement Balance	\$ 873,728	\$ 834,843	\$ 795,453	\$ 755,551	\$ 715,134	\$ 674,195	\$ 632,730	\$ 590,733	\$ 548,199	\$ 505,122	\$ 461,497	\$ 417,319	\$ 287,875	\$ 152,062	\$ 10,095	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 912,111
EGLE Environmental Costs	\$ 30,500	\$ 30,500	\$ 29,204	\$ 27,891	\$ 26,561	\$ 25,214	\$ 23,849	\$ 22,467	\$ 21,067	\$ 19,650	\$ 18,214	\$ 16,760	\$ 15,287	\$ 13,796	\$ 9,449	\$ 4,897	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Reimbursement	\$ 11,684	\$ 638	\$ 646	\$ 654	\$ 662	\$ 670	\$ 679	\$ 687	\$ 695	\$ 704	\$ 713	\$ 721	\$ 730	\$ 1,938	\$ 1,963	\$ 1,989	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,090
Local Tax Reimbursement	\$ 18,816	\$ 658	\$ 667	\$ 676	\$ 685	\$ 694	\$ 703	\$ 713	\$ 722	\$ 732	\$ 742	\$ 751	\$ 761	\$ 2,409	\$ 2,589	\$ 2,908	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,410
Total EGLE Reimbursement Balance	\$ 29,204	\$ 27,891	\$ 26,561	\$ 25,214	\$ 23,849	\$ 22,467	\$ 21,067	\$ 19,650	\$ 18,214	\$ 16,760	\$ 15,287	\$ 13,796	\$ 9,449	\$ 4,897	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,500
Local Only Costs	\$ 2,300	\$ 2,300	\$ 2,216	\$ 2,130	\$ 2,044	\$ 1,956	\$ 1,867	\$ 1,777	\$ 1,686	\$ 1,593	\$ 1,500	\$ 1,405	\$ 1,309	\$ 1,211	\$ 903	\$ 571	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ 2,300	\$ 84	\$ 85	\$ 87	\$ 88	\$ 89	\$ 90	\$ 91	\$ 92	\$ 94	\$ 95	\$ 96	\$ 97	\$ 308	\$ 331	\$ 571	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,300
Total Local Only Reimbursement Balance	\$ 2,216	\$ 2,130	\$ 2,044	\$ 1,956	\$ 1,867	\$ 1,777	\$ 1,686	\$ 1,593	\$ 1,500	\$ 1,405	\$ 1,309	\$ 1,211	\$ 903	\$ 571	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,300
Total Annual Developer Reimbursement	\$ 39,764	\$ 40,283	\$ 40,807	\$ 41,336	\$ 41,871	\$ 42,411	\$ 42,956	\$ 43,507	\$ 44,064	\$ 44,626	\$ 45,193	\$ 45,767	\$ 134,099	\$ 140,698	\$ 147,435	\$ 10,095	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 944,911
LOCAL BROWNFIELD REVOLVING FUN																						
LBRF Deposits *	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 126,750	\$ 97,515	\$ 98,793	\$ 100,084	\$ 524,530	
State Tax Capture	\$ 30,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,500	\$ -	\$ -	\$ -	\$ -	\$ 30,500	
Local Tax Capture	\$ 914,411	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 96,250	\$ 97,515	\$ 98,793	\$ 100,084	\$ 101,387	\$ 494,030	
Total LBRF Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 126,750	\$ 97,515	\$ 98,793	\$ 100,084	\$ 101,387	\$ 524,530	

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

Attachment A

Brownfield Plan Resolution(s)

**CITY OF KALAMAZOO
BROWNFIELD REDEVELOPMENT AUTHORITY**

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

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

PRESENT: Bair, Bolton, Ferraro, Greeley, Gulau,
Hess, Middleton, Novotny, Schipper

ABSENT: Decker, Gurnee

The following resolution was offered by Member Gulau and seconded by Member Bair.

RECITALS:

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

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

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

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

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

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

- b. The proposed method of financing the costs of eligible activities of the 203 N. Rose Street First Amendment to the Brownfield Plan is feasible, and the Authority has the authority to arrange the necessary financing.
- c. The description of eligible activities and their estimated costs are reasonable and necessary to carry out the purposes of Act 381, and
- d. The amount of captured taxable value estimated to result from the 203 N. Rose Street First Amendment to the Brownfield Plan is reasonable.

THEREFORE, IT IS RESOLVED THAT:

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


AYES: 9 _____

NAYS: 0 _____

RESOLUTION DECLARED.

CERTIFICATE

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



Heidi Gartley
Recording Secretary

CITY OF KALAMAZOO, MICHIGAN

RESOLUTION NO. 23-53

A RESOLUTION APPROVING THE FIRST AMENDMENT TO THE ACT 381
BROWNFIELD PLAN FOR 203 N ROSE STREET

Minutes of a regular meeting of the City Commission of the City held on October 2, 2023 at 7:00 p.m., local time, at 241 W. South Street, Kalamazoo, Michigan.

PRESENT, Commissioners: Hess, Hoffman, Juarez, Praedel, Vice Mayor Cooney,
Mayor Anderson

ABSENT, Commissioners: Decker

The following resolution was offered by Commissioner Hoffman and seconded by Vice Mayor Cooney.

RECITALS

- A. On May 5, 1997 the City of Kalamazoo ("City") created the City of Kalamazoo Brownfield Redevelopment Authority ("Authority"), under the provisions of Act 381, Public Acts of Michigan, 1996, as amended ("Act 381").
- B. Following the establishment of the Authority, the City has implemented Brownfield Plans, as required under Act 381, for the purposes of identifying real estate parcels for revitalization, redevelopment and reuse.
- C. The Authority has implemented the First Amendment to the Brownfield Plan for the redevelopment project at 203 N. Rose Street under Act 381.
- D. Under Resolution No. 08-16, the City Commission delegated to the Authority the public hearing process regarding any future proposed Act 381 Brownfield Plan, including the First Amendment to the Brownfield Plan for 203 N. Rose Street.
- E. On October 21, 2023 the Authority held a public hearing as required under Act 381 and approved the implementation of the First Amendment to the Brownfield Plan for 203 N. Rose Street.

- F. Following the public hearing, the Authority adopted a resolution recommending that the City Commission approve the First Amendment to the Brownfield Plan for 203 N. Rose Street.
- G. The City Commission has reviewed Authority's resolution and the First Amendment to the Brownfield Plan for 203 N. Rose Street, and finds that this Plan constitutes a public purpose in that:
- a. Notice of the public hearing was given to all taxing authorities levying ad valorem or specific taxes against any property affected by the First Amendment to the Brownfield Plan for 203 N. Rose Street.
 - b. It meets all requirements of Section 13 of Act 381.
 - c. The proposed method of financing the costs of eligible activities of the First Amendment to the Brownfield Plan for 203 N. Rose Street is feasible, and the Authority has the authority to arrange the necessary financing.
 - d. The costs of the eligible activities proposed by the First Amendment to the Brownfield Plan for 203 N. Rose Street are reasonable and necessary to carry out the purposes of Act 381 and,
 - e. The amount of captured taxable value estimated to result from the First Amendment to the Brownfield Plan for 203 N. Rose Street is reasonable.

THEREFORE, IT IS RESOLVED:

The First Amendment to the Brownfield Plan for 203 N. Rose Street, as implemented by the City of Kalamazoo Brownfield Redevelopment Authority, is adopted and approved.

AYES, Commissioners: Hess, Hoffman, Juarez, Praedel, Vice Mayor Cooney, Mayor Anderson

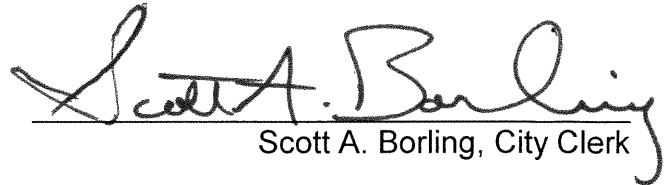
NAYS, Commissioners: None

ABSTAIN, Commissioners: None

RESOLUTION DECLARED ADOPTED.

CERTIFICATE

The foregoing is a true and complete copy of a resolution adopted by at a regular meeting held on October 2, 2023. Public notice was given and the meeting was conducted in full compliance with the Michigan Open Meetings Act (PA 267, 1976). Minutes of the meeting will be available as required by Act 381.


Scott A. Borling, City Clerk

Attachment B

Development and/or Reimbursement Agreement

Attachment C

Notice to Taxing Jurisdictions



Economic Development Department
241 W. South Street
Kalamazoo, MI 49007
Phone 269.337.8082 | Fax 269.337.8182
COKeconomicdevelopment@kalamazoo.org
www.kzoobiz.org

September 11, 2023

Assistant Superintendent
KRESA
1819 East Milham Road
Portage, MI 49002

To Whom it May Concern:

On Thursday, September 21, 2023, at or after 7:45 a.m. the City of Kalamazoo Brownfield Redevelopment Authority will conduct a public hearing for the Act 381 Brownfield Plan for 203 N. Rose Street in Kalamazoo. The public hearing will take place during a regular Authority meeting held at the City's Community Planning and Economic Development Office, 245 N. Rose, Suite 100, Kalamazoo, Michigan. The public hearing is being held pursuant to PA 381 of 1996, as amended.

The plan is related to a request for Tax Increment Financing for a rehabilitation project called the Ironworks, located at 203 N. Rose Street, Kalamazoo, Michigan 49007 (PIN: 06-15-324-010).

At the public hearing, all citizens, taxpayers and representatives or officials from any taxing jurisdiction whose millage may be subject to capture under the proposed plan shall be afforded an opportunity to be heard regarding the brownfield plan. The plan, which includes a site map and legal descriptions of all parcels identified as eligible property, is available for public inspection by requesting a copy at development@kalamazoo.org or (269) 377-8000.

If you wish to express your views and recommendations prior to the hearing, or if you have any questions regarding the fiscal, economic, or general implications of the proposed Act 381 Brownfield Plan, please contact Jamie McCarthy, Sustainable Development Coordinator at (269) 337-8789.

Sincerely,

Antonio Mitchell, Community Planning & Economic Development Director

Enclosure

c: Jamie McCarthy, Sustainable Development Coordinator



Attachment D

Notice of Public Hearing

NOTICE TO ALL TAXING JURISDICTIONS

OF A PUBLIC HEARING

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

The City of Kalamazoo has established a Brownfield Redevelopment Authority (the “Authority”) in accordance with the Brownfield Redevelopment Act, Act No. 381 of the Michigan Public Acts of 1996, as amended (the “Act”). The Act was enacted to provide a means for local units of government to facilitate the revitalization of environmentally impacted, functionally obsolete, or blighted properties. The Act permits the use of tax increment financing in order to provide the Authority with the means of financing the redevelopment project included in a Brownfield Plan.

The Authority Board received a request for a Brownfield Plan Amendment related to the development of one parcel of property located at 203 N Rose Street, City of Kalamazoo, Michigan (PIN: 06-15-324-010). The property is one commercially developed parcel, approximately 0.964 acres, that will be redeveloped as a mixed-use building with first-floor commercial and 82 residential units above. The project is estimated to be approximately a \$25M investment and will create up to 25 jobs.

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

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

The plan will be considered by the Authority at a public hearing held the September 21, 2023 at City of Kalamazoo Community Planning and Economic Development Office located at 245 N. Rose Street, Kalamazoo, Michigan 49007. Upon recommendation by the Authority, the plan will be considered for adoption by City Commission at their next available meeting on October 2, 2023 or later. City Commission meets in Commission Chambers at City Hall, 241 W South Street, Kalamazoo, Michigan 49007. If you have any questions or comments concerning the Brownfield Redevelopment Authority or the adoption of the Plan you may attend the meeting and express those concerns during the Public Hearing. You may also direct inquiries to Jamie McCarthy, mccarthyja@kalamazoocity.org, or at (269) 337-8789.

Dated: September 11, 2023

Attachment E

Historic Designation

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only

received

date entered

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building still dominates Kalamazoo's downtown skyline.

Significance:

Period: 1900-

Areas of Significance: architecture, commerce

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

Bibliography:

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

Geographical Data:

Acreage: Less than one acre

Quadrangle Name: Kalamazoo

Quadrangle Scale: 1:24000

UTM Reference: 16 616865 4682890

Verbal Boundary Description and Justification:

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

Historic Name: Lawrence & Chapin Building (photo 88)

Common Name: Vermeulen's Furniture

Location: 201 N. Rose Street

Date of Construction: 1870-72

Architect: Lemuel Dwight Grosvenor

Builder: Bush and Patterson

Classification:

Category: building

Ownership: Vermeulen Furniture Co.

205 N. Rose St.

Kalamazoo, MI 49006

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

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

Description:

Condition: fair
Altered
Original site

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

Significance:

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

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

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

Bibliography:

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

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

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

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

Geographical Data:

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

Verbal Boundary Description and Justification:

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

Historic Name: Old Fire House No. 4 (photo 89)

Common Name: Same

Location: 526 N. Burdick Street

Date of Construction: 1887

Architect: Martin W. Roberts

Builder: Alexander Robbins

Classification:

Category: building

Ownership: Johnson-Howard Co.

500 N. Edwards St.

Kalamazoo, MI 49006

Public Acquisition: N/A

Status: occupied

Accessible: no

Present Use: warehouse

Description:

Condition: fair

Altered

Original site

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

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

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received
date entered

Continuation sheet

Item number

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Multiple Resource Area
Thematic Group

Name Kalamazoo Multiple Resource Area
State Michigan

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

United States Department of the Interior
National Park Service

Lawrence and Chapin Building (Kalamazoo
MRA)
Kalamazoo County
MICHIGAN

Working No. 4/13/83
Fed. Reg. Date: 2-7-84
Date Due: 5/19/83 - 5/24/83
Action: ACCEPT 5/27/83
 RETURN
Entered in the National Register REJECT
Federal Agency: _____

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

Substantive Review: sample request appeal NR decision

Reviewer's comments:

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

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

1. Name

2. Location

3. Classification

Category Ownership Status Present Use
Public Acquisition Accessible

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? yes no

7. Description

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

Describe the present and original (if known) physical appearance

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

8. Significance

Period _____ Areas of Significance—Check and justify below

Specific dates _____ Builder/Architect _____

Statement of Significance (in one paragraph)

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

9. Major Bibliographical References

10. Geographical Data

Average of estimated property _____

Geographic name _____

USIT References _____

Verbal boundary description and justification _____

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is

_____ national _____ state _____ local

State Historic Preservation Officer signature _____

Site _____ date _____

13. Other

- Maps
- Photographs
- Other

Questions concerning this nomination may be directed to _____

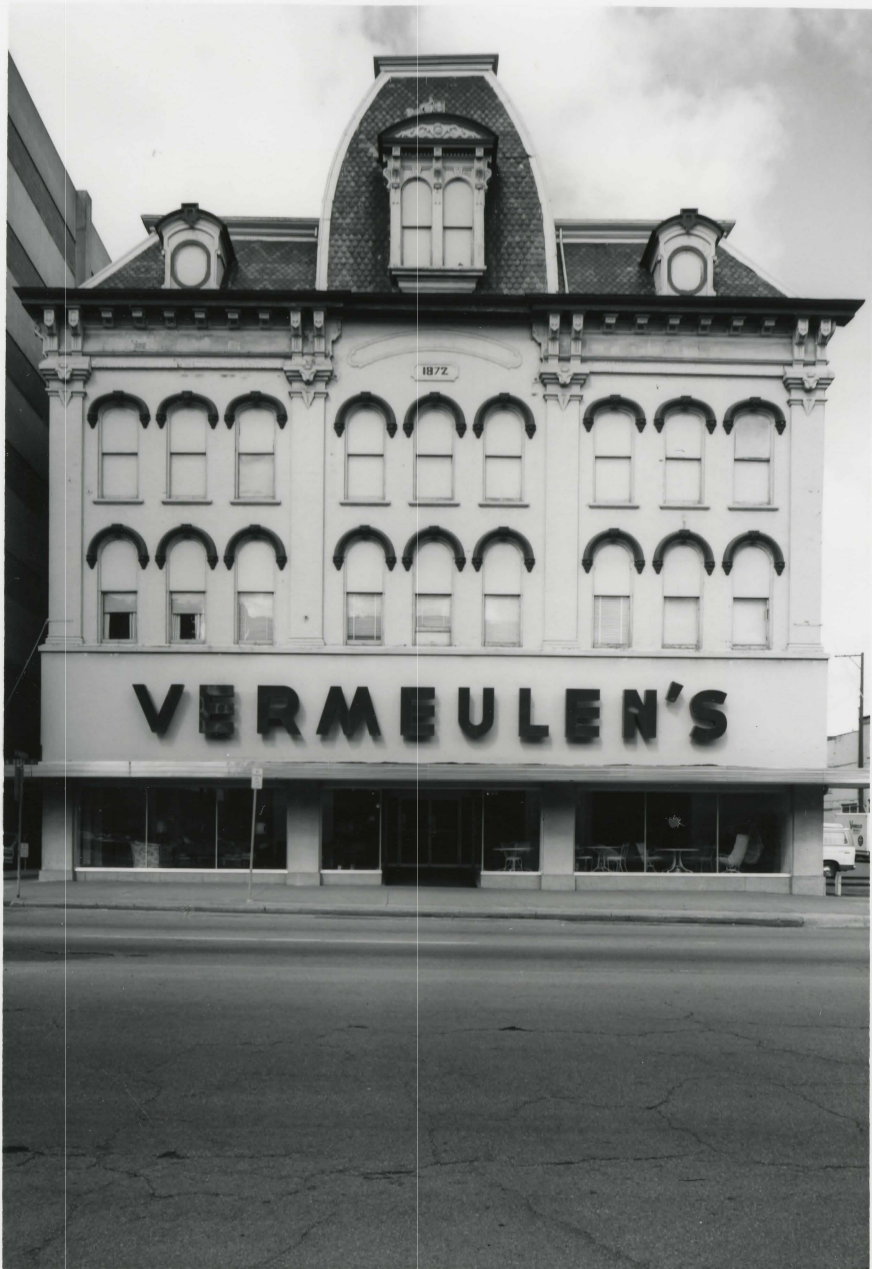
Signed _____ Date _____ Phone: 202 272-3500

Comments for any item may be continued on an attached sheet

PHOTO: LAWRENCE + CHAPIN BUILDING

88

83000862



#61

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

Gary Cialdella April 1981
Neg.: Kalamazoo Historical Commission

Exterior from the east
Photo no. 88 of 105

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88

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

Multiple Property Cover Sheet Reference Number: 64000327

2-23-82 ✓

FEB 18 1982

MICHIGAN HISTORY DIVISION

VERMEULEN

FURNITURE COMPANY

205 NORTH ROSE STREET • KALAMAZOO, MICHIGAN, 49006

February 17, 1982

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

Dear Ms. Bigelow:

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

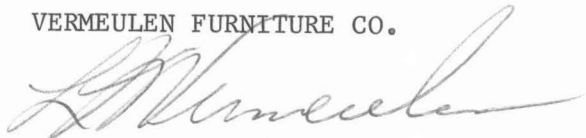
We would be very happy to have the building listed in the Michigan Historic Registry, under the name of: VERMEULEN FURNITURE COMPANY, Harold J. Vermeulen and Leslie N. Vermeulen.

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

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

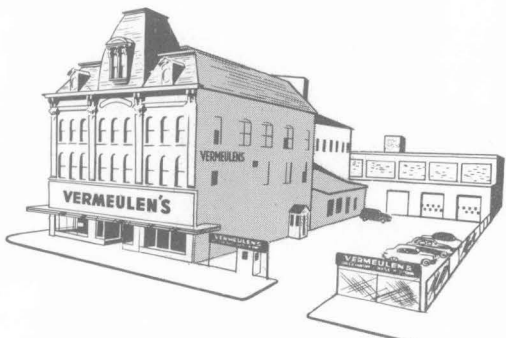
Very truly yours,

VERMEULEN FURNITURE CO.



L. N. Vermeulen

LNv/cr



Our free parking lot saves you time