



ACT 381 BROWNFIELD PLAN

**BOGAN DEVELOPMENTS
315 FRANK STREET
KALAMAZOO, MI 49007**

**FOR:
CITY OF KALAMAZOO BROWNFIELD REDEVELOPMENT AUTHORITY**

May 16, 2022

Approved by the Brownfield Redevelopment Authority on: May 19, 2022

Approved by the governing body of the local jurisdiction on:

June 21, 2022

Prepared by:

**ENVIROLOGIC TECHNOLOGIES, INC.
2960 INTERSTATE PARKWAY
KALAMAZOO, MI 49048
(269) 342-1100**

TABLE OF CONTENTS

1.0 INTRODUCTION	1
1.1 PROPOSED REDEVELOPMENT AND FUTURE USE FOR EACH ELIGIBLE PROPERTY	1
1.2 ELIGIBLE PROPERTY INFORMATION	1
2.0 INFORMATION REQUIRED BY SECTION 13(2) OF THE STATUTE	2
2.1 DESCRIPTION OF COSTS TO BE PAID FOR WITH TAX INCREMENT REVENUES	2
2.2 SUMMARY OF ELIGIBLE ACTIVITIES	4
2.3 ESTIMATE OF CAPTURED TAXABLE VALUE AND TAX INCREMENT REVENUES	5
2.4 METHOD OF FINANCING AND DESCRIPTION OF ADVANCES MADE BY THE MUNICIPALITY	5
2.5 MAXIMUM AMOUNT OF NOTE OR BONDED INDEBTEDNESS	5
2.6 DURATION OF BROWNFIELD PLAN	6
2.7 ESTIMATED IMPACT OF TAX INCREMENT FINANCING ON REVENUES OF TAXING JURISDICTIONS	6
2.8 LEGAL DESCRIPTION, PROPERTY MAP, STATEMENT OF QUALIFYING CHARACTERISTICS AND PERSONAL PROPERTY	6
2.9 ESTIMATES OF RESIDENTS AND DISPLACEMENT OF INDIVIDUALS/FAMILIES	6
2.10 PLAN FOR RELOCATION OF DISPLACED PERSONS	7
2.11 PROVISIONS FOR RELOCATION COSTS	7
2.12 STRATEGY FOR COMPLIANCE WITH MICHIGAN’S RELOCATION ASSISTANCE LAW	7
2.13 OTHER MATERIAL THAT THE AUTHORITY OR GOVERNING BODY CONSIDERS PERTINENT	7

EXHIBITS

FIGURES

- FIGURE 1: *Location Map of the Eligible Property*
- FIGURE 2: *Site Plan*
- FIGURE 3: *Site Plan with “Facility” Contaminants*

TABLE

- TABLE 1: *Summary of Eligible Costs*
- TABLE 2A: *Total Captured Incremental Taxes Estimates: EGLE Grant Approved*
- TABLE 3A: *Estimated Reimbursement Schedule: EGLE Grant Approved*
- TABLE 2B: *Total Captured Incremental Taxes Estimates: EGLE Grant Not Approved*
- TABLE 3B: *Estimated Reimbursement Schedule: EGLE Grant Not Approved*

ATTACHMENTS

- ATTACHMENT A: *Brownfield Plan Resolution(s)*
- ATTACHMENT B: *Development/Reimbursement Agreement*
- ATTACHMENT C: *Notice to Taxing Jurisdictions*
- ATTACHMENT D: *Notice of Public Hearing*



ACT 381 BROWNFIELD PLAN

1.0 INTRODUCTION

1.1 Proposed Redevelopment and Future Use for Each Eligible Property

The purpose of this Brownfield Plan is to facilitate the development of a 1.432-acre vacant piece of land and the public right-of-ways adjoining the property located at 315 E. Frank Street within the City of Kalamazoo that has been sitting idle due to historical contamination (Figure 1). The new development involves the construction of the southern portion of the property consisting of one apartment building with 12 lease units totaling 7,300 square feet of lease space. This development also includes a 2,500-square-foot community center consisting of a 500-square-foot live/work apartment unit and a 2,000-square-foot childcare center. Frontage on both Frank Street and Pitcher Street will be improved with sidewalks, drives, and landscaping, along with the widening and re-pavement of Pitcher Street to Myrtle Street.

Redevelopment challenges exist from the historical manufacturing operations resulting in assessment and mitigation efforts needed to address vapor intrusion concerns and direct contact exposures. 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. Some portions of the redevelopment are also seeking State support through a Michigan Department of Environment, Great Lakes, and Energy (EGLE) brownfield grant to clean up the property and make it safe for future use, a total of \$630,000 benefit. The portion of the project supported through grant funding will not seek tax increment reimbursement.

This project will result in approximately two full-time jobs, with an average wage of \$20 an hour, and three part-time jobs, with an average wage of \$15 an hour. The new jobs will include daycare professionals. The total capital investment for the project is expected to be \$3,765,000. The project is intended to start construction in October of 2022 and be completed by April 2023. The Bogan Redevelopments project is a Live-Work model and will increase housing and work opportunities in the Northside Neighborhood.

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, improving public infrastructure, and creating mixed-income housing. Contamination on the subject property in soil and groundwater above generic residential cleanup criteria indicates that the site meets the definition of a “facility” as defined by Part 201 of the NREPA (1994 PA 451). As such, the property is an “eligible property” under Act 381 (Figure 3).

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 being a “facility.”

Parcel ID 06-15-250-150
315 E Frank Street, Kalamazoo, Michigan, 49007
Approximately 1.432 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 Bogan Developments and the City of Kalamazoo. Tax increment revenues will be captured for reimbursement from local tax increment revenues. School taxes will be captured to cover statutorily approved activities and Michigan Strategic Fund (MSF) activities contingent on the approval of an Act 381 Work Plan.

The total cost of eligible activities, inclusive of contingencies, is anticipated to be \$1,029,946. Authority administrative costs are anticipated to be as much as \$67,831. Capture of tax increment revenue for the Local Brownfield Revolving Fund (LBRF) is estimated to be as much as \$178,512. 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 (i.e., Phase I Environmental Site Assessments, Phase II Environmental Site Assessments, Baseline Environmental Assessments). The total pre-approved activities cost is \$15,854. This includes \$12,616 for Phase I and II Environmental Site Assessments, \$3,200 borne by the developer and \$9,416 borne by the Kalamazoo County Brownfield Redevelopment Authority. A Baseline Environmental Assessment has also been conducted at a cost of \$3,238, borne by the Kalamazoo County Brownfield Redevelopment Authority. Pre-Approved Activities are statutorily eligible for reimbursement with both school and non-school tax increment revenues.

2.1.2 Lead and Asbestos Abatement

As a vacant piece of land, lead and asbestos abatement costs are not anticipated in this Brownfield Plan.

2.1.3 Due Care Activities

Due Care activities will be required as part of this project. Due care related to investigation and assessment is estimated at a total of \$30,521, and the development of documentation to demonstrate compliance with the Due Care obligations of Part 201 of NREPA is estimated at a total of \$12,500. The transport and disposal of contaminated soil in association with due care and the installation of the vapor mitigation system is estimated at \$186,916. Engineering controls related to vapor mitigation are expected to cost \$195,000 inclusive of the design, installation, and performance of a sub-slab-depressurization system. All the due care costs are anticipated to be paid for with the EGLE grant and would not be

requested for reimbursement should the grant become available. The total cost of these activities is anticipated to be \$424,937.

2.1.4 Response Activities

Other response activities, at an estimated cost of \$104,300, are to address the potential for unacceptable health exposures through direct contact. Eighteen (18) inches of clean fill and topsoil will be placed in areas on site that will not be covered by buildings and parking lots. All response activity costs are anticipated to be paid for with the EGLE grant and would not be requested for reimbursement should the grant become available.

2.1.5 Public Infrastructure Improvements

Infrastructure improvements that directly benefit eligible property will include the widening and re-pavement of Pitcher Street to Myrtle Street (\$72,600), sidewalks along the street (\$11,550), and curbs and gutters (\$8,316). Other public infrastructure improvements include lighting (\$22,000), signage (\$550), storm sewers (\$28,463), water mains (\$24,750), and landscaping in the right-of-way (\$1,100). The other main public infrastructure cost includes the urban stormwater management system, estimated to cost \$50,017. The soft costs associated with public infrastructure improvements are estimated to total \$13,160. The total cost of these activities is anticipated to be \$232,506.

2.1.6 Site Demolition

Site demolition is anticipated on the eligible property. This demolition will include the removal of the existing road from Pitcher Street to Myrtle Street (estimated to cost \$1,100), the removal of existing curbs and gutters (\$4,125), and other site demolition inclusive of sawcut and removal of existing concrete (estimated at \$1,222). The soft costs associated with site demolition are estimated to cost \$387. The total cost of these activities is anticipated to be \$6,834.

2.1.7 Site Preparation

Site preparation activities are anticipated on the subject project area and include compaction and sub-base preparation (\$12,264), cut and fill (\$7,130), and grading (\$1,584). These costs are inclusive of work done in the right-of-way and site areas not included in the EGLE grant. Other costs include relocation of active utilities (\$22,000), surveying and staking (\$2,200), geotechnical surveying and engineering (\$8,910), temporary construction access/roads (\$11,000), temporary soil erosion control (\$5,500), temporary facility (\$4,400), temporary site control (\$11,000), and temporary traffic control (\$11,000). The soft costs associated with site preparation are estimated to be \$5,819. The total cost of these activities is anticipated to be \$102,807.

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 \$7,000 and will be incurred by the developer. \$1,000 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 \$12,000.

2.1.9 Contingency

A 15% contingency on future costs is included to cover unexpected cost overruns encountered during construction on the future costs. The total contingency cost is anticipated at \$130,708. Of this, \$79,386 is anticipated to be covered by the EGLE grant if needed to cover unexpected costs related to environmental work and would not be requested for reimbursement if covered by the grant.

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 \$67,831.

2.1.11 Local Brownfield Revolving Fund

The Authority intends to capture tax increments for deposit 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 \$178,512.

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 costs are anticipated to be covered by the EGLE grant, including due care and department-specific activities, such as transport/disposal of contaminated soils, a sub-slab-depressurization system, and an 18-inch soil cap.

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 site demolition, site preparation, development of the Brownfield Plan and Act 381 Work Plan, and public infrastructure improvements. These costs are anticipated to be reimbursed with school and local tax capture, contingent on the approval of the Act 381 Work Plan.

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 total as much as \$67,831.

Contingencies

A 15% contingency on future costs is included to cover unexpected cost overruns encountered during construction on the future costs. The total contingency cost is anticipated at \$130,708. Of this, \$79,386 is anticipated to be covered by the EGLE grant if needed to cover unexpected costs related to environmental work and would not be requested for reimbursement if covered by the grant.

2.3 Estimate of Captured Taxable Value and Tax Increment Revenues

The initial taxable value will be the 2022 taxable value, \$0. An estimate of the captured taxable value for this redevelopment by year is depicted in Table 2A and 2B. This plan captures all available tax increment revenues, including real and personal property tax increment revenues.

Project activities will be initiated in 2022 with construction occurring throughout 2022. It is anticipated that the new construction will be completed in 2023. Tax increment revenues collection will start within five years of the adoption of this plan and is anticipated to begin as early as 2024.

After the completion of the project, the projected taxable value is estimated at \$650,000. 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 2A and 2B). Once eligible expenses are reimbursed, the Authority may capture up to five full years of the tax increment and deposit the revenues into a Local Brownfield Revolving Fund (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 3A and 3B.

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, the Kalamazoo County Brownfield Redevelopment Authority, and the City of Kalamazoo Brownfield Redevelopment Authority, as outlined in this plan and the accompanying development agreement. An EGLE brownfield grant is being sought to conduct some of the environmental activities. 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 capture of tax increment in 2024. This plan will then remain in place 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) is complete or tax capture reaches 30 years by statute, whichever occurs sooner. An analysis showing the reimbursement schedule is attached in Table 3A and 3B.

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 2A and 2B.

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 1.432 acres in size and is located at 315 E. Frank Street in the City of Kalamazoo, Michigan. The parcel ID for the subject property is 06-15-250-150. A map showing eligible property dimensions is attached in Figure 1.

The legal description for the parcel is as follows:

Parcel ID # 06-15-250-150:

T C SHELDON'S ADDITION Part of Lot R Commencing on the west line of Pitcher Street & 28ft North of the south line of Lot R; thence West to the east right-of-way line of the Penn Railroad; thence Northerly on said right-of-way to a point 132ft South of the south line of Parsons Street; thence East to a point 80ft West of the west line of Pitcher Street; thence South to a point 146ft North of the south line of Lot R; thence East 80ft; thence South 118ft to beginning. Also the East 80ft of the North 47.6ft of the South 283.6ft of Lot R. Also South 28ft of Lot R. Also that part of Lot Q lying East of the east right-of-way line of the Penn Railroad. Also, Part of Lot R, beginning in the west line of Pitcher Street 410ft North of the north line East Frank Street; thence North 90ft along the west line of Pitcher Street; thence West 80ft; thence South 90ft parallel with Pitcher Street; thence East to beginning.

The property is located in the City of Kalamazoo (the "City"), a qualified local governmental unit pursuant to Act 381. Contamination on the subject property in soil and groundwater above generic residential cleanup criteria indicates that the site meets the definition of a "facility" as defined by Part 201 of the NREPA (1994 PA 451). As such, the property is an "eligible property" under Act 381 (Figure 3). 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

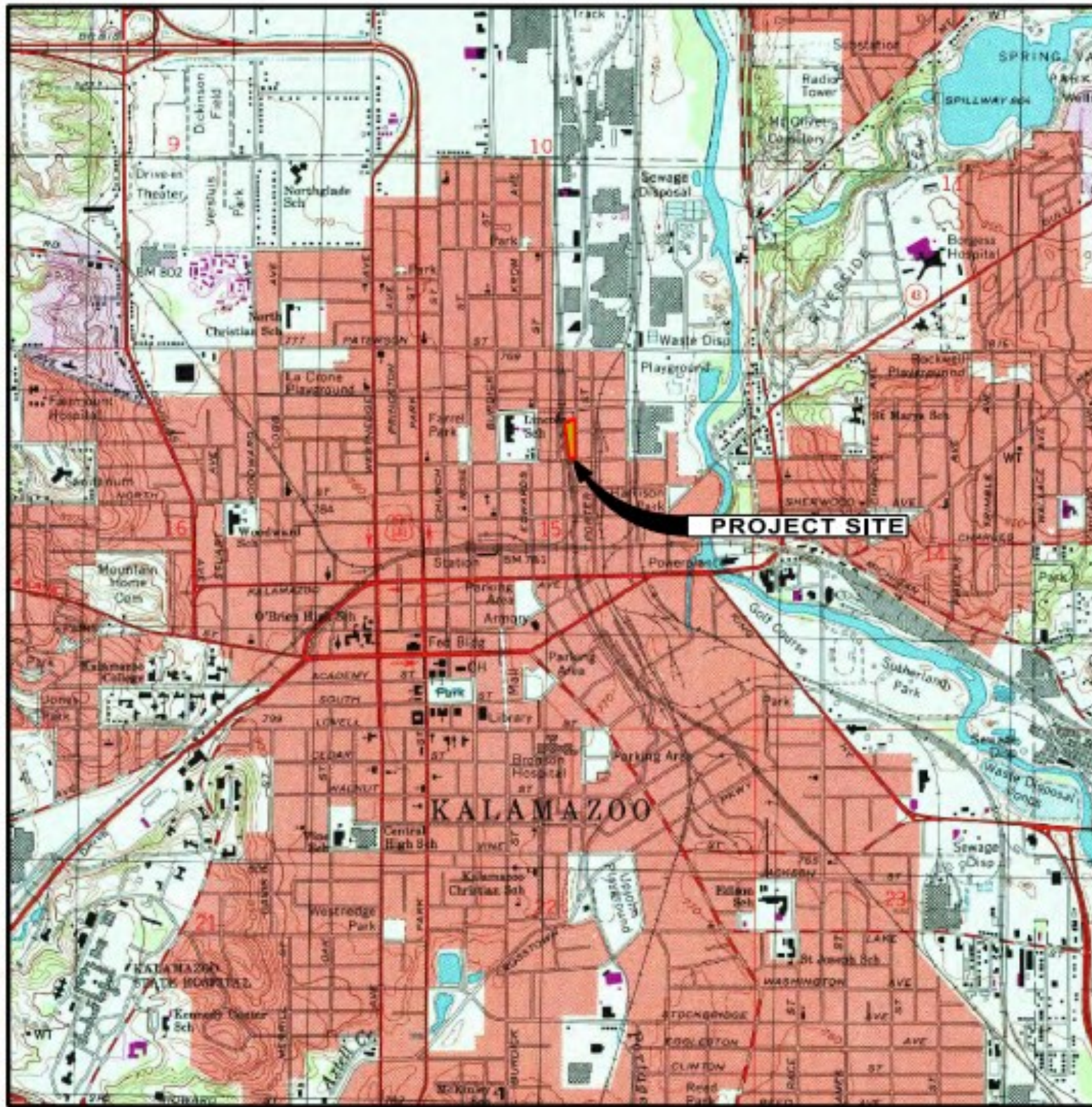
It is anticipated that these parcels would continue to remain vacant for many years without the collaboration of the City and Bogan Developments. This plan helps to offset the cost gap associated with the redevelopment of the subject property and adjoining right-of-way through the reimbursement of eligible activities with the new tax increment generated by the mixed-use construction. The resulting project will increase housing and work opportunities in the Northside Neighborhood and increase the tax base of the city.



FIGURE 1

LOCATION MAP





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

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



SCALE 1" = 2000'

envirollogic
environmental consulting + services
2000 INTERSTATE PARKWAY
KALAMAZOO, MICHIGAN 49048
PH: (269) 342-1100 FAX: (269) 342-0948

BOGAN DEVELOPMENTS
315 E. FRANK ST.
KALAMAZOO, MI 49007
LOCATION MAP

PROJECT NO.
200123

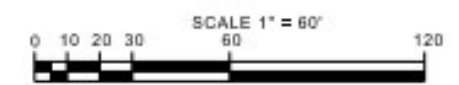
REVISION NO.

1

FIGURE 2

SITE PLAN





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.

BOGAN DEVELOPMENTS

315 E. FRANK ST.
KALAMAZOO, MI 49007

SITE PLAN



envirollogic
environmental consulting + services
2980 INTERSTATE PARKWAY
KALAMAZOO, MICHIGAN 49048
PH: (269) 342-1100 FAX: (269) 342-4945

PROJECT NO.	20123
FIGURE NO.	2

000000 AAAAAA TBI: Mod&E

FIGURE 3

SITE PLAN WITH FACILITY CONTAMINANTS





GSB-9 @ 3 ft.

Benzene	240 ug/Kg
Fluoranthene	22,000 ug/Kg
Phenanthrene	15,000 ug/Kg
Arsenic	37,000 ug/Kg
Cadmium	6,500 ug/Kg
Lead	2,300,000 ug/Kg
Mercury	370 ug/Kg
Selenium	1,300 ug/Kg
Silver	1,700 ug/Kg

GSB-8 @ 2.5 ft.

Naphthalene	3,700 ug/Kg
Fluoranthene	28,000 ug/Kg
Phenanthrene	24,000 ug/Kg
Arsenic	26,000 ug/Kg
Lead	1,300,000 ug/Kg
Mercury	1,200 ug/Kg
Selenium	1,900 ug/Kg

GSB-10 @ 2 ft.

Arsenic	6,400 ug/Kg
Mercury	370 ug/Kg
Selenium	430 ug/Kg

GSB-10 @ 9-14 ft.

Selenium	7.0 ug/L
----------	----------

GSB-6 @ 2 ft.

Arsenic	15,000 ug/Kg
---------	--------------

GSB-6 @ 10-15 ft.

Selenium	6.2 ug/L
----------	----------

GSB-4 @ 1 ft.

Benzene	240 ug/Kg
Ethylbenzene	460 ug/Kg
2-methylnaphthalene	5,600 ug/Kg
Naphthalene	4,300 ug/Kg
1,2,4-Trimethylbenzene	1,900 ug/Kg
Xylenes	5,900 ug/Kg
Arsenic	28,000 ug/Kg
Mercury	140 ug/Kg
Selenium	2,300 ug/Kg

GSB-3 @ 3 ft.

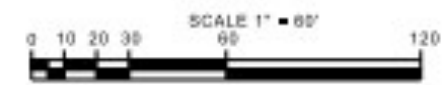
Fluoranthene	13,000 ug/Kg
Phenanthrene	6,900 ug/Kg
Arsenic	12,000 ug/Kg
Mercury	250 ug/Kg
Selenium	530 ug/Kg

GSB-2 @ 1 ft.

Arsenic	11,000 ug/Kg
Selenium	560 ug/Kg

LEGEND

● GEOPROBE SOIL BORING LOCATION



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.

BOGAN DEVELOPMENTS

315 E. FRANK ST.
KALAMAZOO, MI 49007

SITE PLAN w/ BORING LOCATIONS & ANALYTICAL DATA



2990 INTERSTATE PARKWAY
KALAMAZOO, MICHIGAN 49008
PH (268) 342-1190 FAX (268) 342-4948

PROJECT NO.
200177

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	\$15,854	
<i>Phase I & II Environmental Site Assessment</i>	\$12,616	2022
<i>Baseline Environmental Assessment</i>	\$3,238	2021
Due Care	\$424,937	2022-2023
<i>Investigation and Assessment</i>	\$30,521	
<i>Development of a Plan/Due Care Documentation</i>	\$12,500	
<i>Excavation, Transport, Disposal of Contaminated Soil</i>	\$186,916	
<i>Engineering Controls</i>	\$195,000	
Response Activities	\$104,300	2022-2023
<i>Soil Cap</i>	\$104,300	
EGLE Eligible Activities Subtotal	\$545,091	
Contingency (15%)	\$79,386	
Interest (0%)	\$0	
EGLE Eligible Activities Total Costs	\$624,477	



MSF Eligible Activities Costs and Schedule		
MSF Eligible Activities	Cost	Completion Season/Year
Public Infrastructure Improvements	\$232,506	2022–2023
<i>Roads</i>	\$72,600	
<i>Sidewalks</i>	\$11,550	
<i>Lighting</i>	\$22,000	
<i>Signage</i>	\$550	
<i>Storm Sewers</i>	\$28,463	
<i>Water Mains</i>	\$24,750	
<i>Curb and Gutter</i>	\$8,316	
<i>Landscaping</i>	\$1,100	
<i>Urban Stormwater Management System</i>	\$50,017	
<i>Soft Costs</i>	\$13,160	
Site Demolition	\$6,834	2022–2023
<i>Roads</i>	\$1,100	
<i>Curbs and Gutters</i>	\$4,125	
<i>Other Site Demolition</i>	\$1,222	
<i>Soft Costs</i>	\$387	
Site Preparation	\$102,807	2022–2023
<i>Compaction & Sub-base Preparation</i>	\$12,264	
<i>Cut & Fill Operations</i>	\$7,130	
<i>Geotechnical Engineering</i>	\$8,910	
<i>Grading</i>	\$1,584	
<i>Relocation of Active Utilities</i>	\$22,000	
<i>Staking</i>	\$2,200	
<i>Temporary Construction Access and/or Roads</i>	\$11,000	
<i>Temporary Erosion Control</i>	\$5,500	
<i>Temporary Facility</i>	\$4,400	
<i>Temporary Site Control</i>	\$11,000	
<i>Temporary Traffic Control</i>	\$11,000	
<i>Soft Costs</i>	\$5,819	
Brownfield Plan/Act 381 Work Plan	\$12,000	
<i>Brownfield Plan Preparation</i>	\$4,000	2022
<i>Work Plan Preparation</i>	\$7,000	2022
<i>Brownfield Plan and/or Work Plan Implementation</i>	\$1,000	2022–2023
MSF Eligible Activities Subtotal	\$354,147	
Contingency (15%)	\$51,322	
Interest (0%)	\$0	
MSF Eligible Activities Total Costs	\$405,469	

Local Only Eligible Activities Costs and Schedule		
Local Only Eligible Activities	Cost	Completion Season/Year
Authority Administration Fee (10%)	\$67,831	
Local Only Eligible Activities Subtotal	\$67,831	
Contingency (0%)	\$0	
Interest (0%)	\$0	
Local Only Eligible Activities Total Costs	\$67,831	



TABLE 2A
TOTAL CAPTURED INCREMENTAL TAXES ESTIMATES
EGL E GRANT APPROVED



Tax Increment Revenue Capture Estimates Table 2A

**EGLE Grant Approved
Bogan Developments
315 E. Frank Street
Kalamazoo, Michigan
May 2022**

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	TOTAL	
Calendar Year	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040		
*Base Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Estimated New TV	\$ 650,000	\$ 656,500	\$ 663,065	\$ 669,696	\$ 676,393	\$ 683,157	\$ 689,988	\$ 696,888	\$ 703,857	\$ 710,895	\$ 718,004	\$ 725,184	\$ 732,436	\$ 739,761	\$ 747,158	\$ 754,630	\$ 762,176	\$ -	
Incremental Difference (New TV - Base TV)	\$ 650,000	\$ 656,500	\$ 663,065	\$ 669,696	\$ 676,393	\$ 683,157	\$ 689,988	\$ 696,888	\$ 703,857	\$ 710,895	\$ 718,004	\$ 725,184	\$ 732,436	\$ 739,761	\$ 747,158	\$ 754,630	\$ 762,176	\$ -	
School Capture																			
Millage Rate																			
State Education Tax (SET)	6.0000	\$ 3,900	\$ 3,939	\$ 3,978	\$ 4,018	\$ 4,058	\$ 4,099	\$ 4,140	\$ 4,181	\$ 4,223	\$ 4,265	\$ 4,308	\$ 4,351	\$ 4,395	\$ -	\$ -	\$ -	\$ -	\$ 53,856
School Operating Tax	17.6757	\$ 11,489	\$ 11,604	\$ 11,720	\$ 11,837	\$ 11,956	\$ 12,075	\$ 12,196	\$ 12,318	\$ 12,441	\$ 12,566	\$ 12,691	\$ 12,818	\$ 12,946	\$ -	\$ -	\$ -	\$ -	\$ 158,658
School Total	23.6757	\$ 15,389	\$ 15,543	\$ 15,699	\$ 15,856	\$ 16,014	\$ 16,174	\$ 16,336	\$ 16,499	\$ 16,664	\$ 16,831	\$ 16,999	\$ 17,169	\$ 17,341	\$ -	\$ -	\$ -	\$ -	\$ 212,515
Local Capture																			
Millage Rate																			
CITY OPERATING	12.0000	\$ 7,800	\$ 7,878	\$ 7,957	\$ 8,036	\$ 8,117	\$ 8,198	\$ 8,280	\$ 8,363	\$ 8,446	\$ 8,531	\$ 8,616	\$ 8,702	\$ 8,789	\$ 8,877	\$ 8,966	\$ 9,056	\$ 9,146	\$ 143,757
SOLID WASTE	1.8000	\$ 1,170	\$ 1,182	\$ 1,194	\$ 1,205	\$ 1,218	\$ 1,230	\$ 1,242	\$ 1,254	\$ 1,267	\$ 1,280	\$ 1,292	\$ 1,305	\$ 1,318	\$ 1,332	\$ 1,345	\$ 1,358	\$ 1,372	\$ 21,564
CCTA	0.7500	\$ 488	\$ 492	\$ 497	\$ 502	\$ 507	\$ 512	\$ 517	\$ 523	\$ 528	\$ 533	\$ 539	\$ 544	\$ 549	\$ 555	\$ 560	\$ 566	\$ 572	\$ 8,985
KCTA	0.3124	\$ 203	\$ 205	\$ 207	\$ 209	\$ 211	\$ 213	\$ 216	\$ 218	\$ 220	\$ 222	\$ 224	\$ 227	\$ 229	\$ 231	\$ 233	\$ 236	\$ 238	\$ 3,742
KVCC	2.7918	\$ 1,815	\$ 1,833	\$ 1,851	\$ 1,870	\$ 1,888	\$ 1,907	\$ 1,926	\$ 1,946	\$ 1,965	\$ 1,985	\$ 2,005	\$ 2,025	\$ 2,045	\$ 2,065	\$ 2,086	\$ 2,107	\$ 2,128	\$ 33,445
COUNTY OPERATING - Summer	4.6514	\$ 3,023	\$ 3,054	\$ 3,084	\$ 3,115	\$ 3,146	\$ 3,178	\$ 3,209	\$ 3,242	\$ 3,274	\$ 3,307	\$ 3,340	\$ 3,373	\$ 3,407	\$ 3,441	\$ 3,475	\$ 3,510	\$ 3,545	\$ 55,723
COUNTY OPERATING - Winter - Public Safe	1.4380	\$ 935	\$ 944	\$ 953	\$ 963	\$ 973	\$ 982	\$ 992	\$ 1,002	\$ 1,012	\$ 1,022	\$ 1,032	\$ 1,043	\$ 1,053	\$ 1,064	\$ 1,074	\$ 1,085	\$ 1,096	\$ 17,227
COUNTY 911	0.6487	\$ 422	\$ 426	\$ 430	\$ 434	\$ 439	\$ 443	\$ 448	\$ 452	\$ 457	\$ 461	\$ 466	\$ 470	\$ 475	\$ 480	\$ 485	\$ 490	\$ 494	\$ 7,771
COUNTY HOUSING	0.7485	\$ 487	\$ 491	\$ 496	\$ 501	\$ 506	\$ 511	\$ 516	\$ 522	\$ 527	\$ 532	\$ 537	\$ 543	\$ 548	\$ 554	\$ 559	\$ 565	\$ 570	\$ 8,967
COUNTY SENIOR	0.3477	\$ 226	\$ 228	\$ 231	\$ 233	\$ 235	\$ 238	\$ 240	\$ 242	\$ 245	\$ 247	\$ 250	\$ 252	\$ 255	\$ 257	\$ 260	\$ 262	\$ 265	\$ 4,165
KRESA CTE	0.9942	\$ 646	\$ 653	\$ 659	\$ 666	\$ 672	\$ 679	\$ 686	\$ 693	\$ 700	\$ 707	\$ 714	\$ 721	\$ 728	\$ 735	\$ 743	\$ 750	\$ 758	\$ 11,910
KRESA OPERATING & ALLOCATED	3.0210	\$ 1,964	\$ 1,983	\$ 2,003	\$ 2,023	\$ 2,043	\$ 2,064	\$ 2,084	\$ 2,105	\$ 2,126	\$ 2,148	\$ 2,169	\$ 2,191	\$ 2,213	\$ 2,235	\$ 2,257	\$ 2,280	\$ 2,303	\$ 36,191
KRESA ENHANCEMENT	1.4977	\$ 974	\$ 983	\$ 993	\$ 1,003	\$ 1,013	\$ 1,023	\$ 1,033	\$ 1,044	\$ 1,054	\$ 1,065	\$ 1,075	\$ 1,086	\$ 1,097	\$ 1,108	\$ 1,119	\$ 1,130	\$ 1,142	\$ 17,942
KRESA SPECIAL ED	1.5000	\$ 975	\$ 985	\$ 995	\$ 1,005	\$ 1,015	\$ 1,025	\$ 1,035	\$ 1,045	\$ 1,056	\$ 1,066	\$ 1,077	\$ 1,088	\$ 1,099	\$ 1,110	\$ 1,121	\$ 1,132	\$ 1,143	\$ 17,970
KALAMAZOO LIBRARY	3.9117	\$ 2,543	\$ 2,568	\$ 2,594	\$ 2,620	\$ 2,646	\$ 2,672	\$ 2,699	\$ 2,726	\$ 2,753	\$ 2,781	\$ 2,809	\$ 2,837	\$ 2,865	\$ 2,894	\$ 2,923	\$ 2,952	\$ 2,981	\$ 46,861
Local Total	36.4131	\$ 23,669	\$ 23,905	\$ 24,144	\$ 24,386	\$ 24,630	\$ 24,876	\$ 25,125	\$ 25,376	\$ 25,630	\$ 25,886	\$ 26,145	\$ 26,406	\$ 26,670	\$ 26,937	\$ 27,206	\$ 27,478	\$ 27,753	\$ 436,221
Non-Capturable Millages																			
Millage Rate																			
COUNTY DEBT	0.1685	\$ 110	\$ 111	\$ 112	\$ 113	\$ 114	\$ 115	\$ 116	\$ 117	\$ 119	\$ 120	\$ 121	\$ 122	\$ 123	\$ 125	\$ 126	\$ 127	\$ 128	\$ 2,019
SCHOOL DEBT	8.2000	\$ 5,330	\$ 5,383	\$ 5,437	\$ 5,492	\$ 5,546	\$ 5,602	\$ 5,658	\$ 5,714	\$ 5,772	\$ 5,829	\$ 5,888	\$ 5,947	\$ 6,006	\$ 6,066	\$ 6,127	\$ 6,188	\$ 6,250	\$ 98,234
Total Non-Capturable Taxes	8.3685	\$ 5,440	\$ 5,494	\$ 5,549	\$ 5,604	\$ 5,660	\$ 5,717	\$ 5,774	\$ 5,832	\$ 5,890	\$ 5,949	\$ 6,009	\$ 6,069	\$ 6,129	\$ 6,191	\$ 6,253	\$ 6,315	\$ 6,378	\$ 100,253
With a 381 Work Plan																			
Total Tax Increment Revenue (TIR) Available for Capture		\$ 39,058	\$ 39,448	\$ 39,843	\$ 40,241	\$ 40,644	\$ 41,050	\$ 41,461	\$ 41,875	\$ 42,294	\$ 42,717	\$ 43,144	\$ 43,575	\$ 44,011	\$ 44,448	\$ 44,888	\$ 45,330	\$ 45,775	\$ 46,222
INCLUDES School Operating & Full SET		\$ 39,058	\$ 39,448	\$ 39,843	\$ 40,241	\$ 40,644	\$ 41,050	\$ 41,461	\$ 41,875	\$ 42,294	\$ 42,717	\$ 43,144	\$ 43,575	\$ 44,011	\$ 44,448	\$ 44,888	\$ 45,330	\$ 45,775	\$ 46,222

Footnotes:
Personal Property tax capture, if any will be captured under this plan, but is not reflected in this table.
Table uses 2021 summer and winter millage rates

TABLE 3A
ESTIMATED REIMBURSEMENT SCHEDULE
EGLE GRANT APPROVED



Tax Increment Revenue Reimbursement Allocation Table 3A

**EGLE Grant Approved
Bogan Developments
315 E. Frank Street
Kalamazoo, Michigan
May 2022**

Developer Maximum Reimbursement	Proportionality	School Taxes	Local-Only Taxes	Total
State	39.4%	\$ 166,006	\$ -	\$ 166,006
Local	60.6%	\$ 255,317	\$ -	\$ 255,317
TOTAL				
EGLE	3.8%	\$ 15,854	\$ -	\$ 15,854
MSF	96.2%	\$ 150,152	\$ 255,317	\$ 405,469

Estimated Total Years of Plan:	17
--------------------------------	----

Estimated Capture	
Administrative Fees	\$ 43,622
State Brownfield Redevelopment Fund	\$ 26,928
Local Brownfield Revolving Fund	\$ 153,137

YEARS	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	TOTAL
	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	
Total State Incremental Revenue	\$ 15,389	\$ 15,543	\$ 15,699	\$ 15,856	\$ 16,014	\$ 16,174	\$ 16,336	\$ 16,499	\$ 16,664	\$ 16,831	\$ 16,999	\$ 17,169	\$ 17,341	\$ -	\$ -	\$ -	\$ -	\$ 212,515
State Brownfield Redevelopment Fund (50% of SET)	\$ 1,950	\$ 1,970	\$ 1,989	\$ 2,009	\$ 2,029	\$ 2,049	\$ 2,070	\$ 2,091	\$ 2,112	\$ 2,133	\$ 2,154	\$ 2,176	\$ 2,197	\$ -	\$ -	\$ -	\$ -	\$ 26,928
State TIR Available for Reimbursement	\$ 13,439	\$ 13,574	\$ 13,709	\$ 13,846	\$ 13,985	\$ 14,125	\$ 14,266	\$ 14,409	\$ 14,553	\$ 14,698	\$ 14,845	\$ 14,994	\$ 15,144	\$ -	\$ -	\$ -	\$ -	\$ 185,586
Total Local Incremental Revenue	\$ 23,669	\$ 23,905	\$ 24,144	\$ 24,386	\$ 24,630	\$ 24,876	\$ 25,125	\$ 25,376	\$ 25,630	\$ 25,886	\$ 26,145	\$ 26,406	\$ 26,670	\$ 26,937	\$ 27,206	\$ 27,478	\$ 27,753	\$ 436,221
BRA Administrative Fee (10%)	\$ 2,367	\$ 2,391	\$ 2,414	\$ 2,439	\$ 2,463	\$ 2,488	\$ 2,512	\$ 2,538	\$ 2,563	\$ 2,589	\$ 2,614	\$ 2,641	\$ 2,667	\$ 2,694	\$ 2,721	\$ 2,748	\$ 2,775	\$ 43,622
Local TIR Available for Reimbursement	\$ 21,302	\$ 21,515	\$ 21,730	\$ 21,947	\$ 22,167	\$ 22,388	\$ 22,612	\$ 22,838	\$ 23,067	\$ 23,297	\$ 23,530	\$ 23,766	\$ 24,003	\$ 24,243	\$ 24,486	\$ 24,731	\$ 24,978	\$ 392,599
Total State & Local TIR Available	\$ 34,741	\$ 35,088	\$ 35,439	\$ 35,794	\$ 36,151	\$ 36,513	\$ 36,878	\$ 37,247	\$ 37,619	\$ 37,996	\$ 38,376	\$ 38,759	\$ 39,147	\$ 24,243	\$ 24,486	\$ 24,731	\$ 24,978	\$ 578,185
DEVELOPER and AUTHORITY	Beginning Balance																	
Reimbursement Balance	\$ 421,323	\$ 421,323	\$ 386,582	\$ 351,494	\$ 316,055	\$ 280,261	\$ 244,110	\$ 207,597	\$ 170,719	\$ 133,472	\$ 95,852	\$ 57,857	\$ 19,481	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
MSF Non-Environmental Costs	\$ 405,469	\$ 405,469	\$ 384,167	\$ 351,494	\$ 316,055	\$ 280,261	\$ 244,110	\$ 207,597	\$ 170,719	\$ 133,472	\$ 95,852	\$ 57,857	\$ 19,481	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
State Tax Reimbursement	\$ 150,152	\$ -	\$ 11,159	\$ 13,709	\$ 13,846	\$ 13,985	\$ 14,125	\$ 14,266	\$ 14,409	\$ 14,553	\$ 14,698	\$ 14,845	\$ 10,557	\$ -	\$ -	\$ -	\$ -	\$ 150,152
Local Tax Reimbursement	\$ 255,317	\$ 21,302	\$ 21,515	\$ 21,730	\$ 21,947	\$ 22,167	\$ 22,388	\$ 22,612	\$ 22,838	\$ 23,067	\$ 23,297	\$ 23,530	\$ 8,924	\$ -	\$ -	\$ -	\$ -	\$ 255,317
Total MSF Reimbursement Balance	\$ 384,167	\$ 351,494	\$ 316,055	\$ 280,261	\$ 244,110	\$ 207,597	\$ 170,719	\$ 133,472	\$ 95,852	\$ 57,857	\$ 19,481	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 405,469
EGLE Environmental Costs*	\$ 15,854	\$ 15,854	\$ 2,415	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Reimbursement	\$ 13,439	\$ 2,415	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,854
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total EGLE Reimbursement Balance	\$ 2,415	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,854
Total Annual Developer Reimbursement	\$ 34,741	\$ 35,088	\$ 35,439	\$ 35,794	\$ 36,151	\$ 36,513	\$ 36,878	\$ 37,247	\$ 37,619	\$ 37,996	\$ 38,376	\$ 38,759	\$ 39,147	\$ -	\$ -	\$ -	\$ -	\$ 421,323
LOCAL BROWNFIELD REVOLVING FUN																		
LBRF Deposits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Capture	\$ 15,854	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,436	\$ 11,418	\$ -	\$ -	\$ 15,854
Local Tax Capture	\$ 405,469	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,842	\$ 24,003	\$ 24,243	\$ 24,486	\$ 137,283
Total LBRF Capture														\$ 19,278	\$ 35,421	\$ 24,486	\$ 24,731	\$ 153,137

Footnotes:
 *EGLE Grant Covered Costs not included (\$608,623). Pre-approved EGLE costs (not grant related) are expected to cost \$15,854.
 Up to five years of capture for LBRF Deposits after eligible activities are reimbursed. May be taken from EGLE & Local TIR only.
 Proportionality assumes workplan use of 2021 millages
 Costs include contingencies

TABLE 2B

**TOTAL CAPTURED INCREMENTAL TAXES ESTIMATES
EGLE GRANT NOT APPROVED**



TABLE 3B

**ESTIMATED REIMBURSEMENT SCHEDULE
EGLE GRANT NOT APPROVED**



Tax Increment Revenue Reimbursement Allocation Table 3B
EGLE Grant Not Approved
Bogan Developments
315 E. Frank Street
Kalamazoo, Michigan
May 2022

Developer Maximum Reimbursement	Proportionality	School and Local Taxes	Local-Only Taxes	Total
State	39.4%	\$ 405,811	\$ -	\$ 405,811
Local	60.6%	\$ 624,135	\$ -	\$ 624,135
TOTAL				
EGLE	60.6%	\$ 243,134	\$ 381,342	\$ 624,477
MSF	39.4%	\$ 157,866	\$ 247,603	\$ 405,469

Estimated Total
Years of Plan: 30

Estimated Capture	
Administrative Fees	\$ 82,331
State Brownfield Redevelopment Fund	\$ 67,831
Local Brownfield Revolving Fund	\$ 178,512

YEARS	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	TOTAL
Total State Incremental Revenue	\$ 15,389	\$ 15,543	\$ 15,699	\$ 15,856	\$ 16,014	\$ 16,174	\$ 16,336	\$ 16,499	\$ 16,664	\$ 16,831	\$ 16,999	\$ 17,169	\$ 17,341	\$ 17,514	\$ 17,689	\$ 17,866	\$ 18,045	\$ 18,226	\$ 18,408	\$ 18,592	\$ 18,778	\$ 18,966	\$ 19,155	\$ 19,347	\$ 19,540	\$ 19,736	\$ 19,933	\$ 20,132	\$ 20,334	\$ 20,537	\$ 535,312
State Brownfield Redevelopment Fund (50% of SET)	\$ 1,950	\$ 1,970	\$ 1,989	\$ 2,009	\$ 2,029	\$ 2,049	\$ 2,070	\$ 2,091	\$ 2,112	\$ 2,133	\$ 2,154	\$ 2,176	\$ 2,197	\$ 2,219	\$ 2,241	\$ 2,264	\$ 2,287	\$ 2,309	\$ 2,332	\$ 2,356	\$ 2,379	\$ 2,403	\$ 2,427	\$ 2,451	\$ 2,476	\$ 2,501	\$ 2,526	\$ 2,551	\$ 2,577	\$ 2,603	\$ 67,831
State TIR Available for Reimbursement	\$ 13,439	\$ 13,574	\$ 13,709	\$ 13,846	\$ 13,985	\$ 14,125	\$ 14,266	\$ 14,409	\$ 14,553	\$ 14,698	\$ 14,845	\$ 14,994	\$ 15,144	\$ 15,295	\$ 15,448	\$ 15,602	\$ 15,759	\$ 15,916	\$ 16,075	\$ 16,236	\$ 16,398	\$ 16,562	\$ 16,728	\$ 16,895	\$ 17,064	\$ 17,235	\$ 17,407	\$ 17,581	\$ 17,757	\$ 17,935	\$ 467,481
Total Local Incremental Revenue	\$ 23,669	\$ 23,905	\$ 24,144	\$ 24,386	\$ 24,630	\$ 24,876	\$ 25,125	\$ 25,376	\$ 25,630	\$ 25,886	\$ 26,145	\$ 26,406	\$ 26,670	\$ 26,937	\$ 27,206	\$ 27,478	\$ 27,753	\$ 28,031	\$ 28,311	\$ 28,594	\$ 28,880	\$ 29,169	\$ 29,461	\$ 29,755	\$ 30,053	\$ 30,353	\$ 30,657	\$ 30,963	\$ 31,273	\$ 31,586	\$ 823,307
BRA Administrative Fee (10%)	\$ 2,367	\$ 2,391	\$ 2,414	\$ 2,439	\$ 2,463	\$ 2,488	\$ 2,512	\$ 2,538	\$ 2,563	\$ 2,589	\$ 2,614	\$ 2,641	\$ 2,667	\$ 2,694	\$ 2,721	\$ 2,748	\$ 2,775	\$ 2,803	\$ 2,831	\$ 2,859	\$ 2,888	\$ 2,917	\$ 2,946	\$ 2,976	\$ 3,005	\$ 3,035	\$ 3,066	\$ 3,096	\$ 3,127	\$ 3,159	\$ 82,331
Local TIR Available for Reimbursement	\$ 21,302	\$ 21,515	\$ 21,730	\$ 21,947	\$ 22,167	\$ 22,388	\$ 22,612	\$ 22,838	\$ 23,067	\$ 23,297	\$ 23,530	\$ 23,766	\$ 24,003	\$ 24,243	\$ 24,486	\$ 24,731	\$ 24,978	\$ 25,228	\$ 25,480	\$ 25,735	\$ 25,992	\$ 26,252	\$ 26,515	\$ 26,780	\$ 27,047	\$ 27,318	\$ 27,591	\$ 27,867	\$ 28,146	\$ 28,427	\$ 740,976
Total State & Local TIR Available	\$ 34,741	\$ 35,088	\$ 35,439	\$ 35,794	\$ 36,151	\$ 36,513	\$ 36,878	\$ 37,247	\$ 37,619	\$ 37,996	\$ 38,376	\$ 38,759	\$ 39,147	\$ 39,538	\$ 39,934	\$ 40,333	\$ 40,736	\$ 41,144	\$ 41,555	\$ 41,971	\$ 42,390	\$ 42,814	\$ 43,243	\$ 43,675	\$ 44,112	\$ 44,553	\$ 44,998	\$ 45,448	\$ 45,903	\$ 46,362	\$ 1,208,457
DEVELOPER and AUTHORITY																															
Reimbursement Balance	\$ 1,029,946	\$ 1,029,946	\$ 995,205	\$ 960,117	\$ 924,678	\$ 888,884	\$ 852,733	\$ 816,220	\$ 779,342	\$ 742,095	\$ 704,475	\$ 666,480	\$ 628,104	\$ 589,345	\$ 550,198	\$ 510,660	\$ 470,726	\$ 430,393	\$ 389,656	\$ 348,513	\$ 306,957	\$ 264,987	\$ 222,596	\$ 179,782	\$ 136,539	\$ 92,864	\$ 48,753	\$ 4,199	\$ -	\$ -	\$ -
MSF Non-Environmental Costs	\$ 405,469	\$ 405,469	\$ 391,792	\$ 377,979	\$ 364,027	\$ 349,936	\$ 335,704	\$ 321,329	\$ 306,811	\$ 292,148	\$ 277,338	\$ 262,380	\$ 247,272	\$ 232,013	\$ 216,602	\$ 201,036	\$ 185,315	\$ 169,437	\$ 153,400	\$ 137,202	\$ 120,843	\$ 104,320	\$ 87,632	\$ 70,776	\$ 53,753	\$ 36,559	\$ 19,193	\$ 1,653	\$ 0	\$ 0	\$ 0
State Tax Reimbursement	\$ 159,760	\$ 5,291	\$ 5,344	\$ 5,397	\$ 5,451	\$ 5,506	\$ 5,561	\$ 5,616	\$ 5,672	\$ 5,729	\$ 5,786	\$ 5,844	\$ 5,903	\$ 5,962	\$ 6,021	\$ 6,082	\$ 6,142	\$ 6,204	\$ 6,266	\$ 6,329	\$ 6,392	\$ 6,456	\$ 6,520	\$ 6,585	\$ 6,651	\$ 6,718	\$ 6,785	\$ 1,653	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ 245,709	\$ 8,386	\$ 8,470	\$ 8,555	\$ 8,640	\$ 8,727	\$ 8,814	\$ 8,902	\$ 8,991	\$ 9,081	\$ 9,172	\$ 9,263	\$ 9,356	\$ 9,450	\$ 9,544	\$ 9,640	\$ 9,736	\$ 9,833	\$ 9,932	\$ 10,031	\$ 10,131	\$ 10,233	\$ 10,335	\$ 10,438	\$ 10,543	\$ 10,648	\$ 10,755	\$ -	\$ -	\$ -	\$ -
Total MSF Reimbursement Balance	\$ 391,792	\$ 377,979	\$ 364,027	\$ 349,936	\$ 335,704	\$ 321,329	\$ 306,811	\$ 292,148	\$ 277,338	\$ 262,380	\$ 247,272	\$ 232,013	\$ 216,602	\$ 201,036	\$ 185,315	\$ 169,437	\$ 153,400	\$ 137,202	\$ 120,843	\$ 104,320	\$ 87,632	\$ 70,776	\$ 53,753	\$ 36,559	\$ 19,193	\$ 1,653	\$ 0	\$ 0	\$ 0	\$ 0	
EGLE Environmental Costs**	\$ 624,477	\$ 624,477	\$ 603,413	\$ 582,138	\$ 560,651	\$ 538,948	\$ 517,029	\$ 494,890	\$ 472,530	\$ 449,947	\$ 427,138	\$ 404,100	\$ 380,832	\$ 357,332	\$ 333,596	\$ 309,623	\$ 285,411	\$ 260,956	\$ 236,257	\$ 211,310	\$ 186,114	\$ 160,667	\$ 134,965	\$ 109,005	\$ 82,787	\$ 56,306	\$ 29,560	\$ 2,546	\$ 0	\$ 0	\$ 0
State Tax Reimbursement	\$ 246,051	\$ 8,148	\$ 8,230	\$ 8,312	\$ 8,395	\$ 8,479	\$ 8,564	\$ 8,650	\$ 8,736	\$ 8,824	\$ 8,912	\$ 9,001	\$ 9,091	\$ 9,182	\$ 9,274	\$ 9,366	\$ 9,460	\$ 9,555	\$ 9,650	\$ 9,747	\$ 9,844	\$ 9,943	\$ 10,042	\$ 10,143	\$ 10,244	\$ 10,346	\$ 10,450	\$ 2,546	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ 378,426	\$ 12,916	\$ 13,045	\$ 13,175	\$ 13,307	\$ 13,440	\$ 13,574	\$ 13,710	\$ 13,847	\$ 13,986	\$ 14,126	\$ 14,267	\$ 14,410	\$ 14,554	\$ 14,699	\$ 14,846	\$ 14,995	\$ 15,145	\$ 15,296	\$ 15,449	\$ 15,603	\$ 15,760	\$ 15,917	\$ 16,076	\$ 16,237	\$ 16,399	\$ 16,563	\$ -	\$ -	\$ -	\$ -
Total EGLE Reimbursement Balance	\$ 603,413	\$ 582,138	\$ 560,651	\$ 538,948	\$ 517,029	\$ 494,890	\$ 472,530	\$ 449,947	\$ 427,138	\$ 404,100	\$ 380,832	\$ 357,332	\$ 333,596	\$ 309,623	\$ 285,411	\$ 260,956	\$ 236,257	\$ 211,310	\$ 186,114	\$ 160,667	\$ 134,965	\$ 109,005	\$ 82,787	\$ 56,306	\$ 29,560	\$ 2,546	\$ 0	\$ 0	\$ 0	\$ 0	
Total Annual Developer Reimbursement	\$ 34,741	\$ 35,088	\$ 35,439	\$ 35,794	\$ 36,151	\$ 36,513	\$ 36,878	\$ 37,247	\$ 37,619	\$ 37,996	\$ 38,376	\$ 38,759	\$ 39,147	\$ 39,538	\$ 39,934	\$ 40,333	\$ 40,736	\$ 41,144	\$ 41,555	\$ 41,971	\$ 42,390	\$ 42,814	\$ 43,243	\$ 43,675	\$ 44,112	\$ 44,553	\$ 44,998	\$ 45,448	\$ 45,903	\$ 46,362	\$ 1,208,457
LOCAL BROWNFIELD REVOLVING FUN																															
LBRF Deposits *	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Capture	\$ 405,811	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Capture	\$ 624,135	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
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:
****EGLE Grant Costs included, amounting to \$608,623. Pre-approved EGLE costs (not included in the grant) are expected to cost \$15,854. Schedule assumes an MSF Act 381 Work Plan and a EGLE Act 381 Work Plan will be approved. Proportionality assumes workplan use of 2021 millages**

ATTACHMENT A
BROWNFIELD PLAN RESOLUTION(S)



**CITY OF KALAMAZOO
BROWNFIELD REDEVELOPMENT AUTHORITY**

**A RESOLUTION APPROVING THE IMPLEMENTATION OF
AN ACT 381 BROWNFIELD PLAN FOR
315 E FRANK STREET AND
RECOMMENDING ADOPTION BY THE
CITY COMMISSION**

Minutes of a regular meeting of the City of Kalamazoo Brownfield Redevelopment Authority (“BRA”) held on May 19, 2022 at 7:30 a.m., local time at 245 N. Rose Street, Ste. 100 in Kalamazoo, Michigan.

PRESENT: Lucas Middleton, James Escamilla, Nathan Bolton, Jason Novotny,
Kyle Gulau, Rachel Bair

ABSENT: Kevan Hess, Fritz Brown, Qianna Decker

The following resolution was offered by Member Lucas Middleton and seconded by Member Kyle Gulau.

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 for 315 E. Frank Street.

C. A public hearing was held by the Authority on May 19, 2022, on the Brownfield Plan for 315 E. Frank Street, Kalamazoo; 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.

D. Following the public hearing on the 315 E. Frank 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 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 315 E. Frank Street 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 315 E. Frank Street 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 315 E. Frank Street in Kalamazoo and recommends the City Commission adopt a resolution approving this Brownfield Plan.

AYES: Lucas Middleton, James Escamilla, Nathan Bolton, Kyle Gulau, & Rachel Bair

ABSTENTION: Jason Novotny due to employer's involvement with the project.

NAYS: Zero (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 May 19, 2022. 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.


Elizabeth Cheeseman
Recording Secretary

CITY OF KALAMAZOO, MICHIGAN

RESOLUTION NO. 22-32

**A RESOLUTION ADOPTING AND APPROVING THE BROWNFIELD PLAN
FOR 315 E FRANK STREET**

Minutes of a regular meeting of the City Commission of the City held on June 21, 2022 at 7:00 p.m., local time, at 241 W. South Street, Kalamazoo, Michigan.

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

ABSENT, Commissioners: None

The following resolution was offered by Commissioner Decker 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 Brownfield Plan for the redevelopment project at 315 E Frank 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 Brownfield Plan for 315 E Frank Street.
- E. On May 19, 2022 the Authority held a public hearing as required under Act 381 and approved the implementation of the Brownfield Plan for 315 E Frank Street.
- F. Following the public hearing, the Authority adopted a resolution recommending that the City Commission approve the Brownfield Plan for 315 E Frank Street.

- G. The City Commission has reviewed Authority's resolution and the Brownfield Plan for 315 E Frank 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 Brownfield Plan for 315 E Frank 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 Brownfield Plan for 315 E Frank Street is feasible, and the Authority has the authority to arrange the necessary financing;
 - d. The costs of the eligible activities proposed by the Brownfield Plan for 315 E Frank 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 Brownfield Plan for 315 E Frank Street is reasonable.

THEREFORE, IT IS RESOLVED: the Brownfield Plan for 315 E Frank Street, as implemented by the City of Kalamazoo Brownfield Redevelopment Authority, is adopted and approved.

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


NAYS, Commissioners: None

ABSTAIN, Commissioners: Praedel

RESOLUTION DECLARED ADOPTED.

CERTIFICATE

The foregoing is a true and complete copy of a resolution adopted by at a regular meeting held on June 21, 2022. 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.



Shelby Moss, Deputy City Clerk

ATTACHMENT B

DEVELOPMENT AND/OR REIMBURSEMENT AGREEMENT



EXHIBIT C
Ex-Offender Purchasing

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

PURPOSE:

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

SCOPE:

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

POLICY:

1. For the purposes of determining a responsible bidder, including any subcontractor of the bidder, in the award of a purchase or contract of over \$25,000, such bidder shall certify that it has eliminated any question or inquiry about prior arrests or convictions from initial job applications and that it does not preclude an individual with a criminal conviction from being considered for employment, except for reasons that are a) job—related and consistent with business necessity or b) to comply with federal or state law.
2. A bidder subject to this policy shall, at the time of response to an invitation for bids or a request for proposals, submit a copy of its current application for employment form and certify in writing that it satisfies one or more of the following conditions:
 - That pursuant to federal or state law bidder is precluded from hiring persons with certain criminal records from holding particular positions or engaging in certain occupations by providing a cite to the applicable statute or regulation;
 - That bidder conducts criminal history background checks only as necessary, and only after making a conditional offer of employment; that any withdrawal of an offer of employment to an individual because of a past criminal history is job-related and consistent with business necessity after the individual has been provided an individualized assessment opportunity to review and challenge or supplement the history of past criminal conduct being relied upon by the bidder;

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

- That the use by bidder of criminal history background checks complies with the U.S. Equal Employment Opportunity Commission's Enforcement Guidance on the Consideration of Arrest and Conviction Records in Employment Decisions and there has not been a finding of unlawful employment discrimination by a state or federal agency or court of competent jurisdiction regarding the use of arrest or conviction records by the bidder for the past 7 years.
3. The failure to submit the documentation required by this policy shall render the bid or proposal submitted as being deemed non-responsive.

EFFECTIVE DATE: June 1, 2016**SEE ALSO:**City Commission Policy 70.5 entitled *Purchasing Policy***HISTORY:**

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

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

EXHIBIT D
Michigan State Housing Development Authority Income and Rent Limit Report

04/18/2022 INCOME AND RENT LIMITS

County: 39 Kalamazoo

Effective Date: 4/18/2022

Income	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	12,140	13,860	15,600	17,320	18,720	20,100	21,480	22,880
25%	15,175	17,325	19,500	21,650	23,400	25,125	26,850	28,600
30%	18,210	20,790	23,400	25,980	28,080	30,150	32,220	34,320
35%	21,245	24,255	27,300	30,310	32,760	35,175	37,590	40,040
40%	24,280	27,720	31,200	34,640	37,440	40,200	42,960	45,760
45%	27,315	31,185	35,100	38,970	42,120	45,225	48,330	51,480
50%	30,350	34,650	39,000	43,300	46,800	50,250	53,700	57,200
55%	33,385	38,115	42,900	47,630	51,480	55,275	59,070	62,920
60%	36,420	41,580	46,800	51,960	56,160	60,300	64,440	68,640
70%	42,490	48,510	54,600	60,620	65,520	70,350	75,180	80,080
80%	48,560	55,440	62,400	69,280	74,880	80,400	85,920	91,520
100%	60,700	69,300	78,000	86,600	93,600	100,500	107,400	114,400
120%	72,840	83,160	93,600	103,920	112,320	120,600	128,880	137,280
125%	75,875	86,625	97,500	108,250	117,000	125,625	134,250	143,000
140%	84,980	97,020	109,200	121,240	131,040	140,700	150,360	160,160
150%	91,050	103,950	117,000	129,900	140,400	150,750	161,100	171,600

Rent By Person	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	303	346	390	433	468	502	537	572
25%	379	433	487	541	585	628	671	715
30%	455	519	585	649	702	753	805	858
35%	531	606	682	757	819	879	939	1,001
40%	607	693	780	866	936	1,005	1,074	1,144
45%	682	779	877	974	1,053	1,130	1,208	1,287
50%	758	866	975	1,082	1,170	1,256	1,342	1,430
55%	834	952	1,072	1,190	1,287	1,381	1,476	1,573
60%	910	1,039	1,170	1,299	1,404	1,507	1,611	1,716
80%	1,214	1,386	1,560	1,732	1,872	2,010	2,148	2,288
100%	1,517	1,732	1,950	2,165	2,340	2,512	2,685	2,860
120%	1,821	2,079	2,340	2,598	2,808	3,015	3,222	3,432
125%	1,896	2,165	2,437	2,706	2,925	3,140	3,356	3,575
140%	2,124	2,425	2,730	3,031	3,276	3,517	3,759	4,004
150%	2,276	2,598	2,925	3,247	3,510	3,768	4,027	4,290

Rent By Bedroom	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
20%	303	325	390	450	502	554
25%	379	406	487	563	628	693
30%	455	487	585	675	753	831
35%	531	568	682	788	879	970
40%	607	650	780	901	1,005	1,109
45%	682	731	877	1,013	1,130	1,247
50%	758	812	975	1,126	1,256	1,386
55%	834	893	1,072	1,238	1,381	1,524
60%	910	975	1,170	1,351	1,507	1,663
70%	1,062	1,137	1,365	1,576	1,758	1,940
80%	1,214	1,300	1,560	1,802	2,010	2,218
100%	1,517	1,625	1,950	2,252	2,512	2,772
120%	1,821	1,950	2,340	2,703	3,015	3,327
125%	1,896	2,031	2,437	2,815	3,140	3,465
140%	2,124	2,275	2,730	3,153	3,517	3,881
150%	2,276	2,437	2,925	3,378	3,768	4,158

EXHIBIT E
BRA Provided Eligible Activities Reporting Form

**Brownfield Request for Cost Reimbursement
for Eligible Activities
Page 1 of 2**

Site Name: _____

Site Address(es): _____

Date: _____

List below the total eligible cost(s) by category being submitted for reimbursement. Allowable project-specific eligible activity categories are listed in the executed Development Agreement. Eligible activity categories are defined in Michigan’s Brownfield Redevelopment Financing Act (Public Act No. 381 of 1996), as amended.

Eligible Activity Category	Description of Activity	Total Eligible Cost
Total		\$

**Brownfield Request for Cost Reimbursement
for Eligible Activities
Page 2 of 2**

I certify that the information submitted on and with this Request for Cost Reimbursement is accurate and is an eligible cost described in the Brownfield Plan for this project approved by the Kalamazoo City Commission.

Developer: _____

Signature: _____

Notary Public

Title: _____

Address: _____

Each reimbursement cost item must have documentation that is attached to this request form. This documentation shall include proof of payment, detailed invoices, and unconditional lien waivers.

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

May 9, 2022

NOTICE TO ALL TAXING JURISDICTIONS

To Whom it May Concern:

On Thursday, May 19, 2022, at or after 7:30 a.m. the City of Kalamazoo Brownfield Redevelopment Authority will conduct a public hearing for an Act 381 Brownfield Plan. 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 attached Brownfield Plan Summary provides details on the proposed plan. The plan is related to requested Tax Increment Financing for a project located at 315 East Frank Street in Kalamazoo, Michigan.

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 plans shall be afforded an opportunity to be heard regarding the Act 381 Brownfield Plans. The Brownfield Plans, which includes a site map and legal descriptions of all parcels identified as eligible property are 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 Brownfield Plan, please contact Jamie McCarthy, Sustainable Development Coordinator at (269) 337-8789.

Sincerely,

Rebekah Kik, Community Planning & Economic Development Director

Enclosure

c: Jamie McCarthy, Sustainable Development Coordinator



ATTACHMENT D
NOTICE OF PUBLIC HEARING



NOTICE OF PUBLIC HEARING

CITY OF KALAMAZOO BROWNFIELD REDEVELOPMENT AUTHORITY

**REGARDING ADOPTION OF A BROWNFIELD PLAN
OF
BOGAN DEVELOPMENTS, CITY OF KALAMAZOO
KALAMAZOO COUNTY, MICHIGAN**

TO ALL INTERESTED PERSONS IN THE CITY OF KALAMAZOO

PLEASE TAKE NOTICE that the Kalamazoo City Council, Kalamazoo County, Michigan, will hold a Public Hearing on Thursday, the 19th day of May 2022, at approximately 7:30 a.m., Eastern Daylight time in CPED Office, 245 N. Rose, Ste. 100, Kalamazoo, MI 49007, to receive public comment on a Brownfield Redevelopment Plan to include therein the property located at 315 E. Frank Street, Kalamazoo, Michigan. The following legal parcels are included in the “eligible property”:

- Parcel ID 06-15-250-150

The property consists of one parcel of property in the City of Kalamazoo’s Northside Neighborhood. The building has been deemed a facility based historical contamination associate with the site including, but not limited to, the presence of Arsenic, Lead, and VOCs about the residential generic cleanup criteria. Thus, the parcel included in this development is “eligible property” as defined in the Brownfield Redevelopment Financing Act (1996 PA 381).

The Brownfield Plan, which includes a site map and legal description of the parcel, is available for public inspection at CPED Office, 245 N. Rose, Ste 100, Kalamazoo, MI 49007. All aspects of the plan are open for discussion at the public hearing.

FURTHER INFORMATION may be obtained from Ms. Jamie McCarthy at 269.337.8789 or mccarthyja@kalamazoocity.org.

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