

**Second Amendment to the Revised ACT 381
BROWNFIELD PLAN
Amended May 2021**

Scattered Site Infill Housing

**2349 Shelter Pointe
110 & 124 Burr Oak Street
1015 Albert Street
1100 S. Rose Street**

**515 Egelston
1114 Egleston
538 W. Paterson
114 Burr Oak
738 Harrison
1010 N. Rose
1014 N. Rose
707 Staples**

**Kalamazoo County, City of Kalamazoo
City of Kalamazoo Brownfield Redevelopment Authority**

05/20/2021

Approved by the Brownfield Redevelopment Authority on _____

Approved by the Kalamazoo City Commission on _____

Prepared by (7/20/2020):

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Southwest Michigan First
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First Amendment (12/4/2020):

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City of Kalamazoo
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Kalamazoo, MI 49007

Second Amendment (05/20/2021):

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Kalamazoo, MI 49048

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ACT 381 BROWNFIELD PLAN

1.0 INTRODUCTION

1.1 Proposed Redevelopment and Future Use for Each Eligible Property

The purpose of this brownfield plan is to facilitate the construction of new single family and multifamily homes within the City of Kalamazoo. All parcels included in this plan contain site specific redevelopment challenges where the cost of construction is expected to exceed the value of the home upon completion. But-for the assistance of the public sector, it is anticipated that these parcels would continue to remain vacant for many years. This plan helps to offset the cost gap associated with infill housing on these sites through the reimbursement of eligible activities with the new tax increment generated by newly constructed homes. The resulting projects will increase the number of residents and increase the tax base of the city.

The developers have incurred and will incur "eligible activity" expenses in connection with the Property, as defined in the Brownfield Redevelopment Financing Act of 1996 ("Act 381"), lead and asbestos abatement, demolition, site preparation and infrastructure improvements. Contingencies, calculated at 15% of these eligible costs is also allowed as an eligible expense. The cost of preparing the Brownfield Plan including any fees is also an eligible expense.

The purpose of this Plan is to provide for reimbursement of the eligible activity expenses incurred and to be incurred by the developers on the Property and improvements that will directly benefit the Property. The proposed project includes the preparation of each lot for new residential construction which may include single family, duplex, triplex and multiplex homes (the "Project").

The combined total capital investment on the projects will be greater than \$2 million.

1.2 Eligible Property Information

Basis of Eligibility

The Properties are located in the City of Kalamazoo (the "City"), a qualified local governmental unit pursuant to Act 381. Each property qualifies separately as "eligible property" under Act 381 on the basis of being a "facility," "blighted" or "functionally obsolete" and/or adjacent and contiguous to one of the foregoing. A table listing each parcel in the plan, and its qualifying status, is included as Attachment C.

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

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

Only local tax increment revenues will be used to reimburse the developers and City of Kalamazoo Brownfield Redevelopment Authority (KBRA) for the cost of eligible activities as authorized by the Brownfield Redevelopment Financing Act (Act 381).

The total cost of eligible activities are anticipated to be \$330,326. Authority administrative costs are anticipated to be \$51,252. Capture of TIR for the Local Brownfield Revolving Fund (LBRF) is estimated to be \$166,299. The estimated cost of all eligible activities under this plan are summarized in Table 1.

Non-Environmental Activities

Because the City of Kalamazoo is a Qualified Local Governmental Unit ("QLGU"), additional non-environmental costs ("Michigan Strategic Fund ("MSF") Eligible Activities") can be reimbursed through a brownfield plan. This plan will provide for reimbursement of eligible demolition; lead, asbestos & mold abatement; site preparation; and infrastructure improvements.

Authority Expenses

Actual eligible costs incurred by the City of Kalamazoo Brownfield Redevelopment Authority ("KBRA") are included in this plan as an eligible expense. These expenses will be reimbursed with local tax increment revenues only.

2.2 Summary of Eligible Activities

2.2..1 Lead and Asbestos Abatement

Developers may incur costs associated with initial surveys of Eligible Property and proper abatement and disposal of lead and asbestos prior to demolition activities. The cost of these activities are estimated to be \$3,900.

2.2..2 Demolition

Site demolition is anticipated on each eligible property. This demolition will include the removal of subsurface demolition debris, former building foundations, sidewalks, curb & gutters and utility connections. Additionally, three of the parcels in the plan contain existing structures which will be demolished as part of the project. The cost of these activities will vary by site and are anticipated to be \$42,900 for all parcels in the plan.

2.2..3 Infrastructure Improvements

Infrastructure improvements that directly benefit eligible property will include utility, road, sidewalks & approaches and other eligible infrastructure improvements. The cost of these activities is estimated to be \$14,400 for all parcels in the plan.

2.2..4 Site Preparation

Site preparation activities are anticipated on all parcels and may include: surveying & staking, geotechnical surveying and engineering, temporary soil erosion control, clearing and grubbing, cut & fill,

compaction and subbase preparation, grading, excavation for unstable material, fill, and foundation work to address special soil concerns. The cost of these activities is estimated to be \$216,040 for all parcels in this plan.

2.2..5 Contingency

A 15% contingency on future costs is included to cover unexpected cost overruns encountered during construction on the future costs. The contingency is \$41,586

2.2..6 Brownfield Plan Preparation

The cost to prepare the Brownfield Plan including any fees is anticipated to be \$11,500.

2.2..7 Local Brownfield Revolving Fund

The Authority intends to capture local only (non-school) tax increments for deposit in the local brownfield revolving fund for a full five years. This capture is estimated to be \$166,299.

2.3 Estimate of Captured Taxable Value and Tax Increment Revenues

An estimate of the captured taxable value for this redevelopment by year is depicted in Table 2. This plan captures all available TIR, including real and personal property TIR.

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

The eligible activities contemplated under this plan will be financed by the developer and reimbursed as outlined in this plan and accompanying development agreement. No advances from the City are anticipated at this time.

2.5 Maximum Amount of Note or Bonded Indebtedness

No note or bonded indebtedness for this project is anticipated at this time. Therefore, this section is not applicable.

2.6 Duration of Brownfield Plan

The duration of this plan is estimated to be 15 years, however, capture may continue until all eligible activities are reimbursed, subject to any development agreements between the KBRA and the developer. In no event shall capture extend beyond 30 years as required by Act 381. It is estimated that the redevelopment of the eligible property will be completed in 2022 and that it could take approximately 10 years to recapture eligible costs and eligible administrative costs of the authority through TIR. Capture of TIR is expected to begin in 2022, however could be delayed for up to 5 years after the approval of this plan as permitted by Act 381. An analysis showing the reimbursement schedule is attached as Table 3.

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

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

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

A map showing eligible property dimensions, is attached as Figure 1. A legal description and statement of qualifying characteristics for each parcel is included as Attachment C.

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

2.9 Estimates of Residents and Displacement of Individuals/Families

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

2.10 Plan for Relocation of Displaced Persons

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

2.11 Provisions for Relocation Costs

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

2.12 Strategy for Compliance with Michigan's Relocation Assistance Law

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





2.13 Other Material that the Authority or Governing Body Considers Pertinent

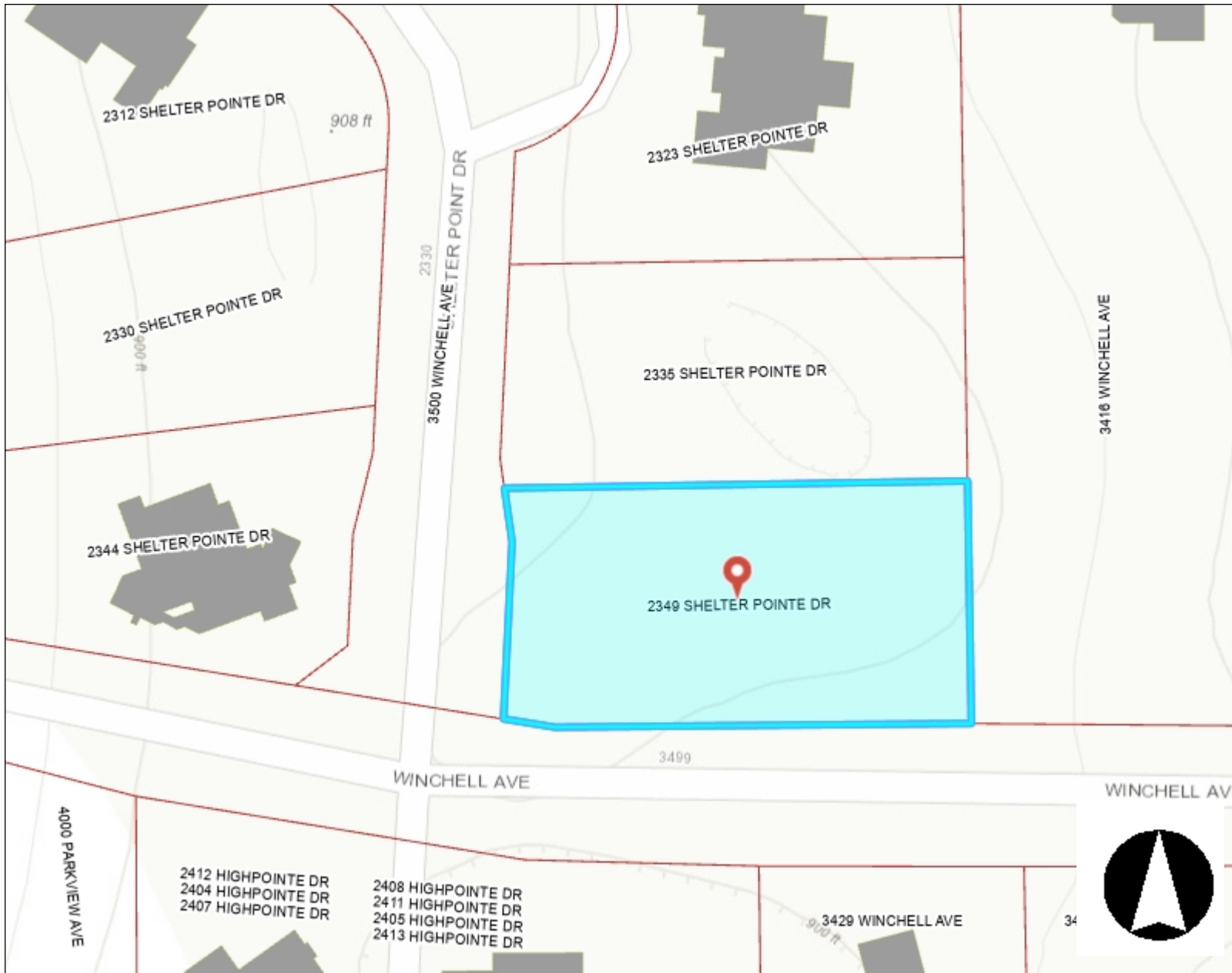
But for the assistance of the public sector, it is anticipated that these parcels would continue to remain vacant for many years. This plan helps to offset the cost gap associated with infill housing on these sites through the reimbursement of eligible activities with the new tax increment generated by newly constructed homes. The resulting projects will increase the number of residents and increase the tax base of the city.

Figure 1
Eligible Property Map

City of Kalamazoo GIS

Legend

-  City Boundary
-  Parcels
-  Parcel Addresses
-  Polygons



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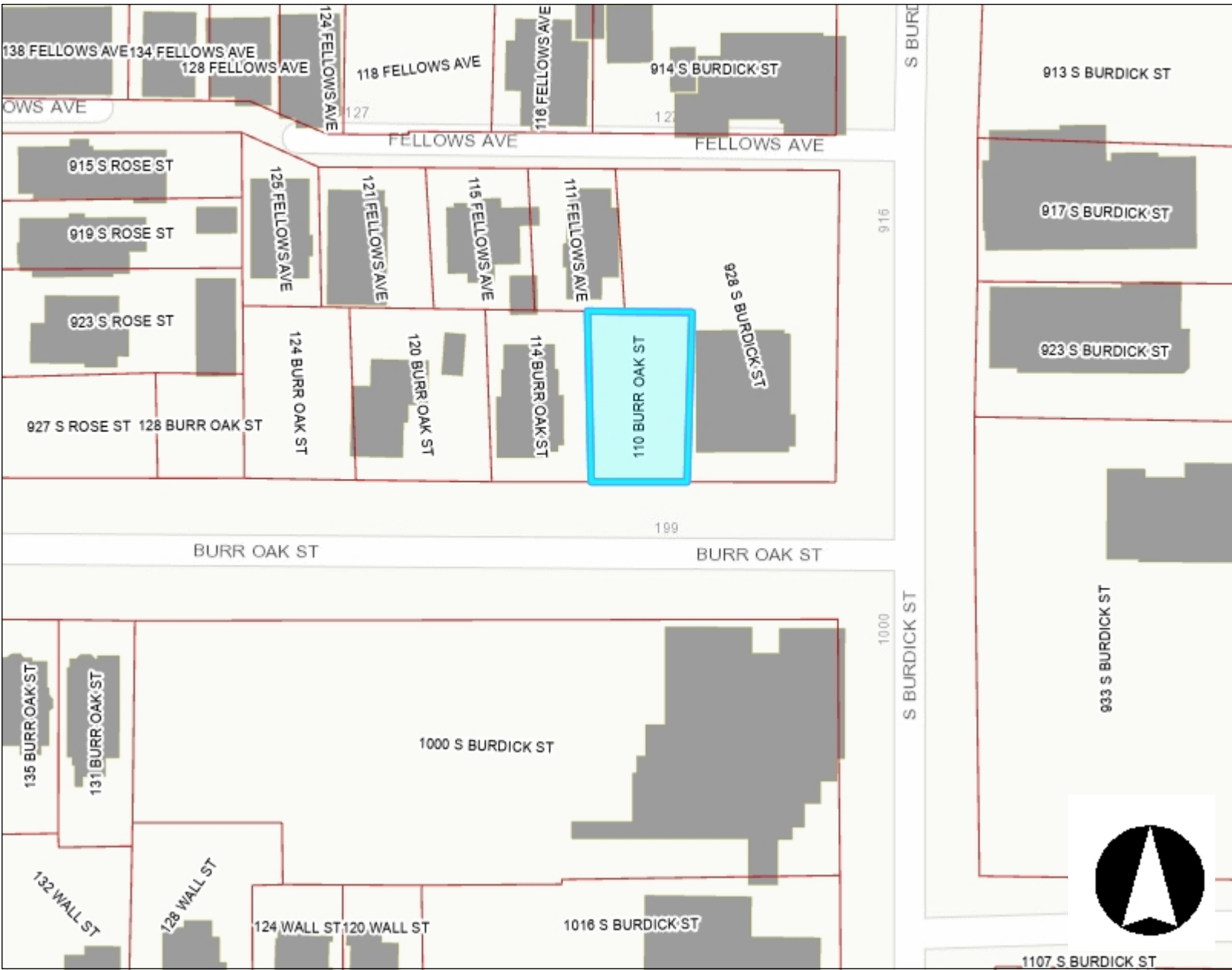
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City of Kalamazoo GIS



Legend

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- Parcels
- Parcel Addresses
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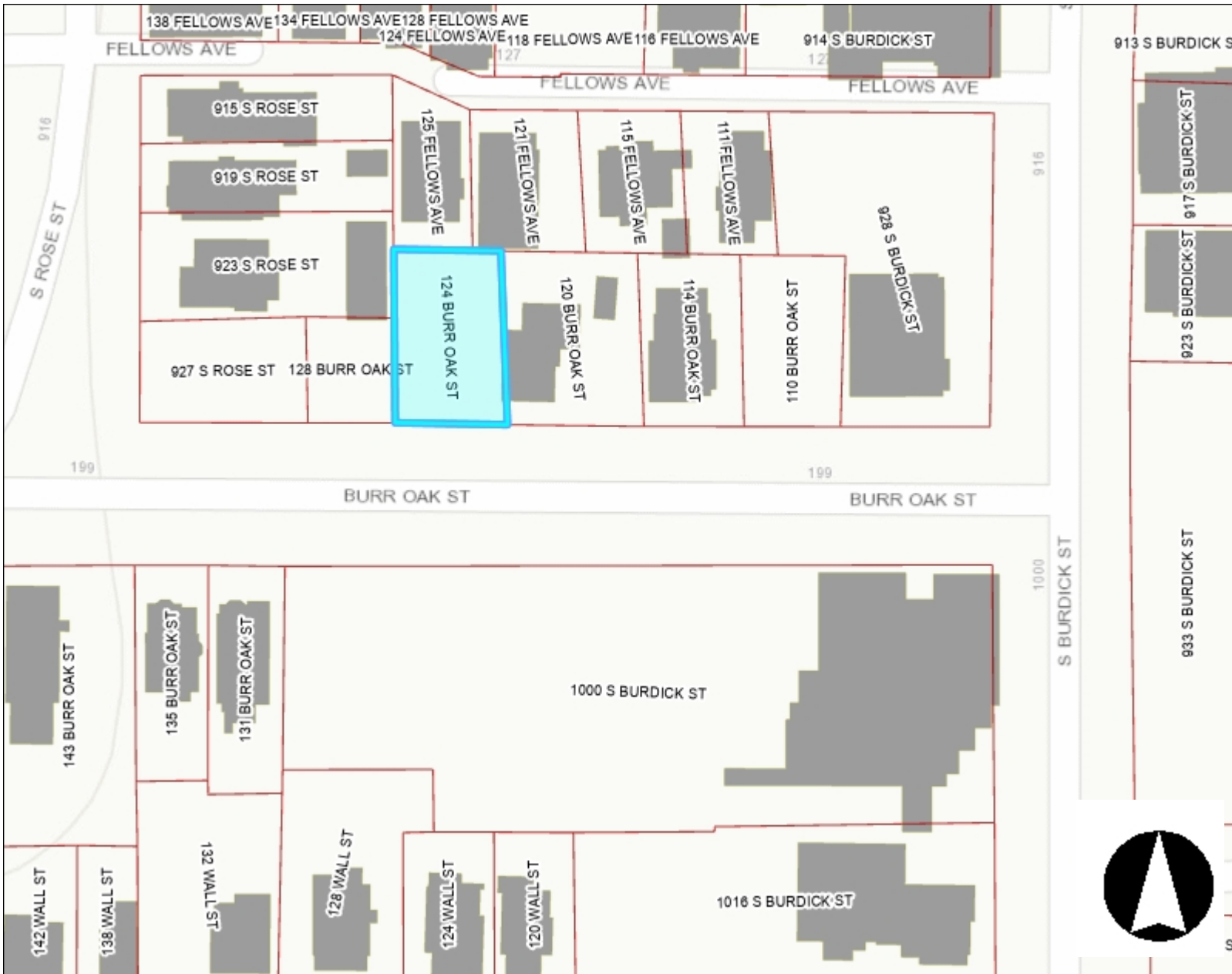
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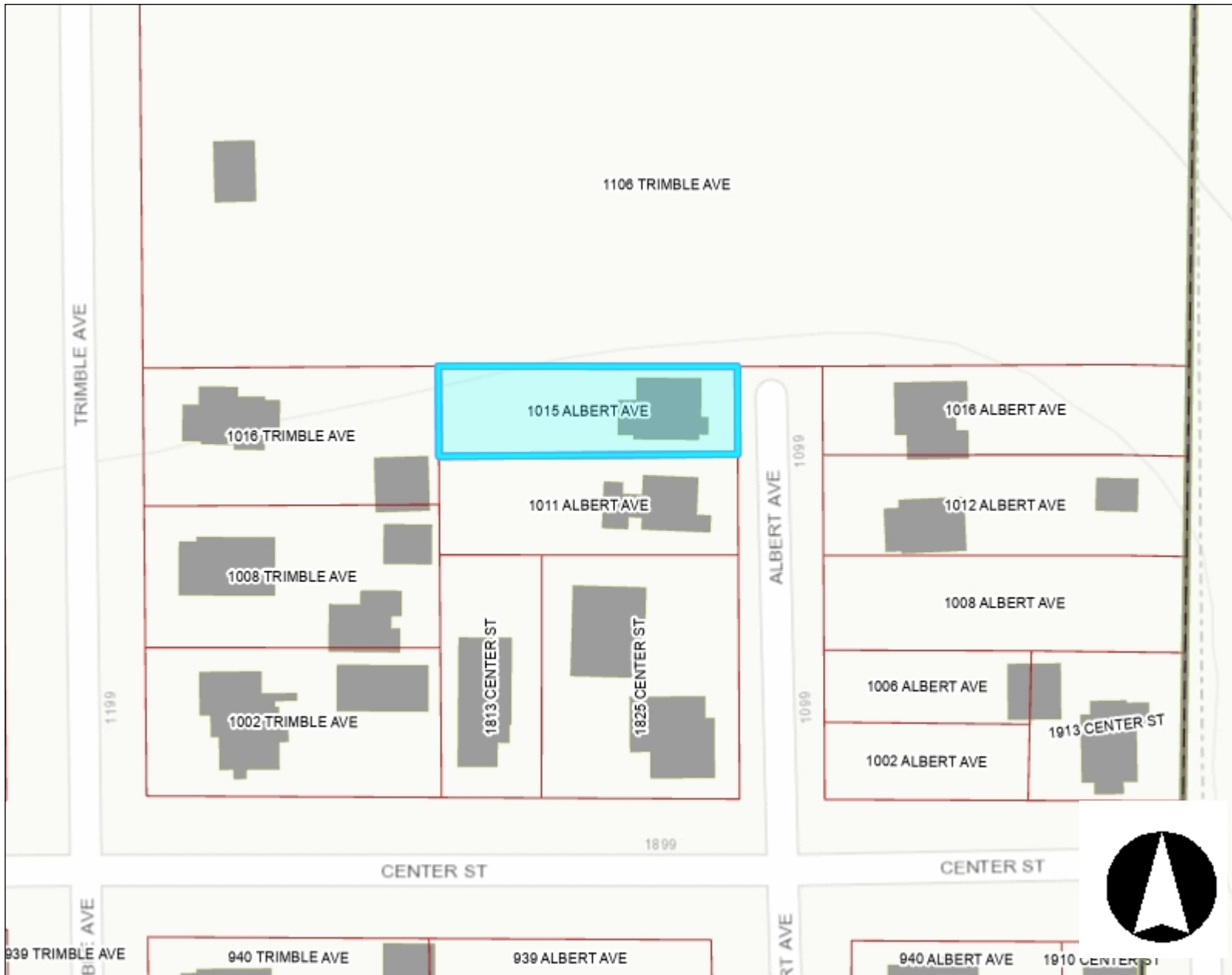
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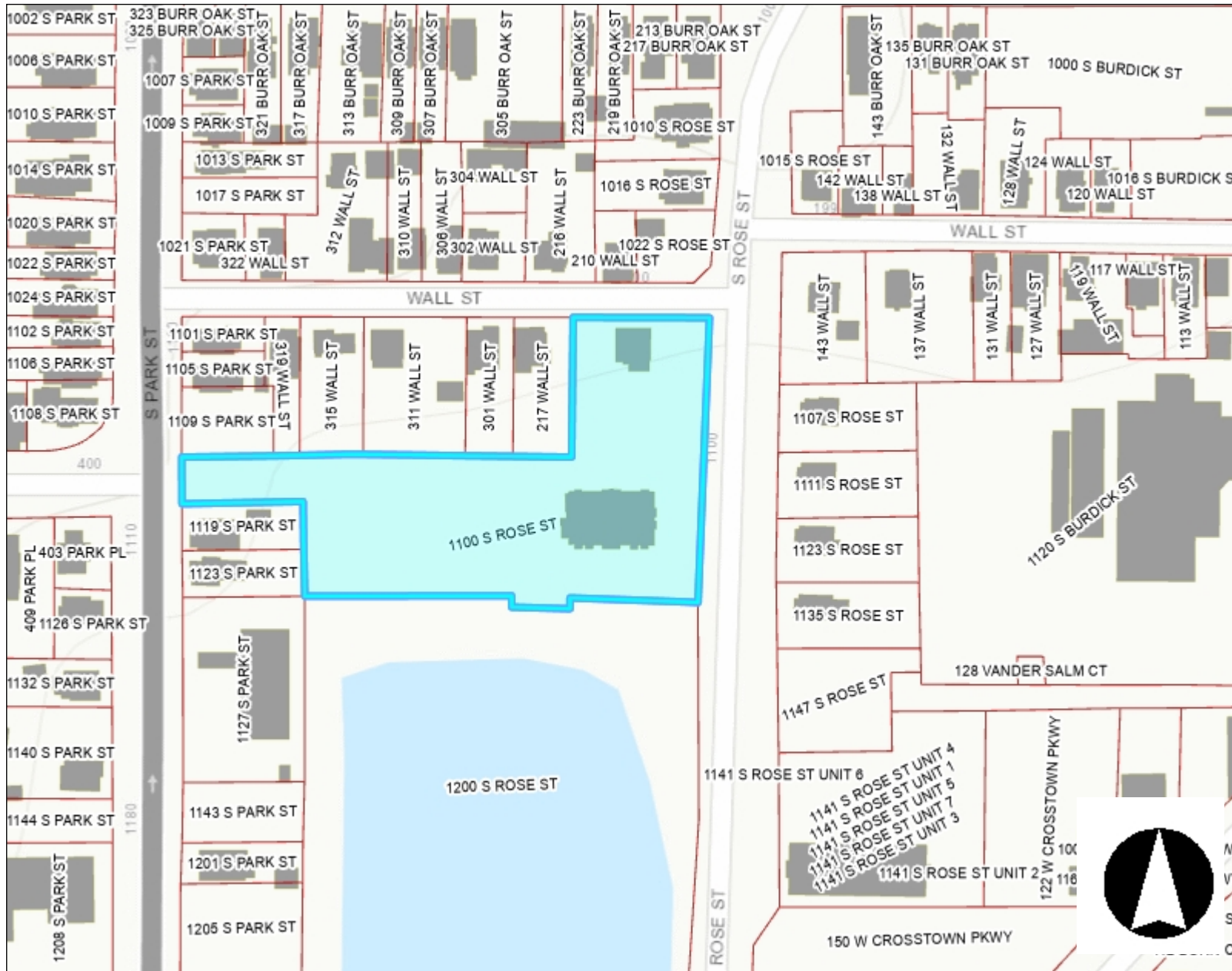
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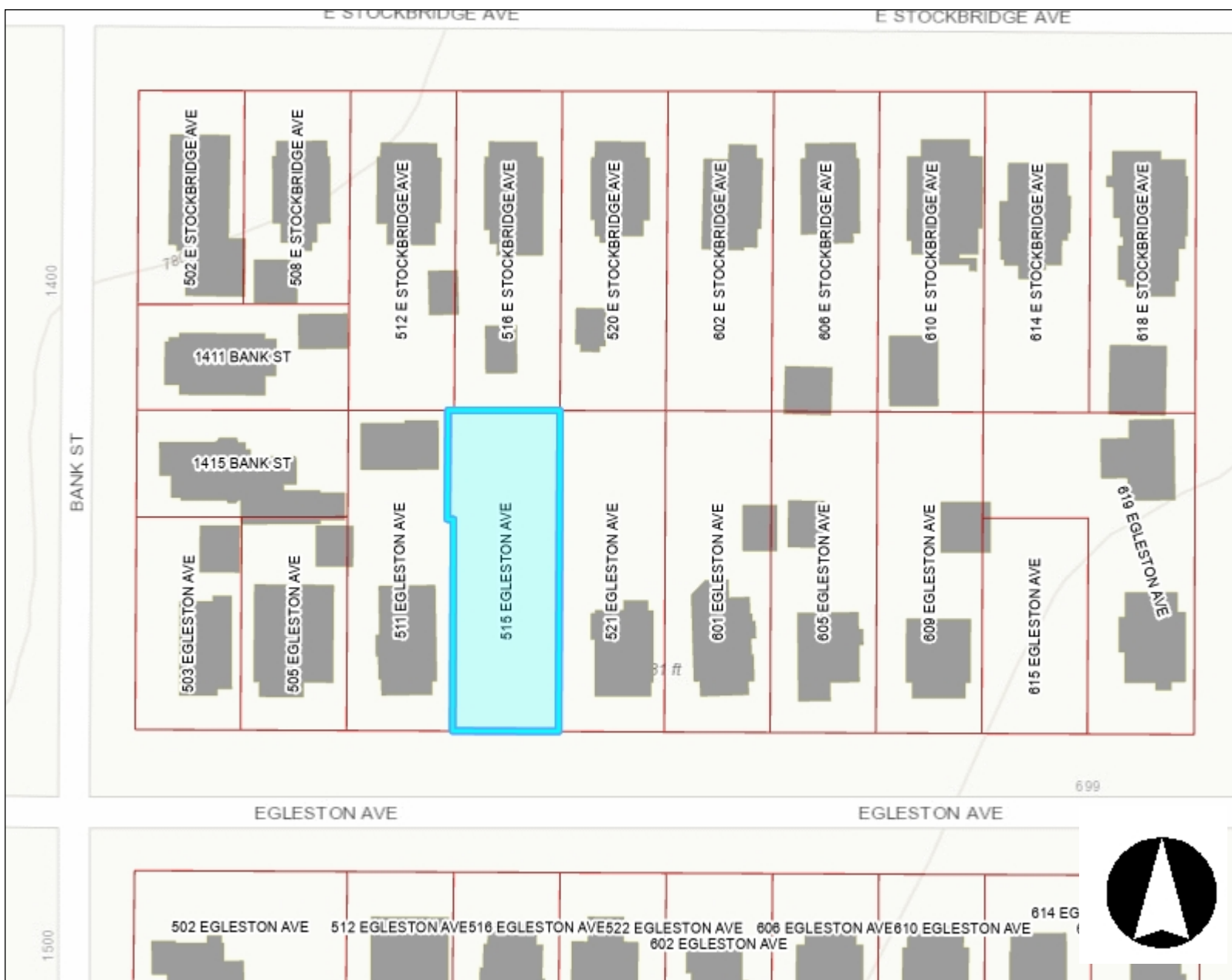
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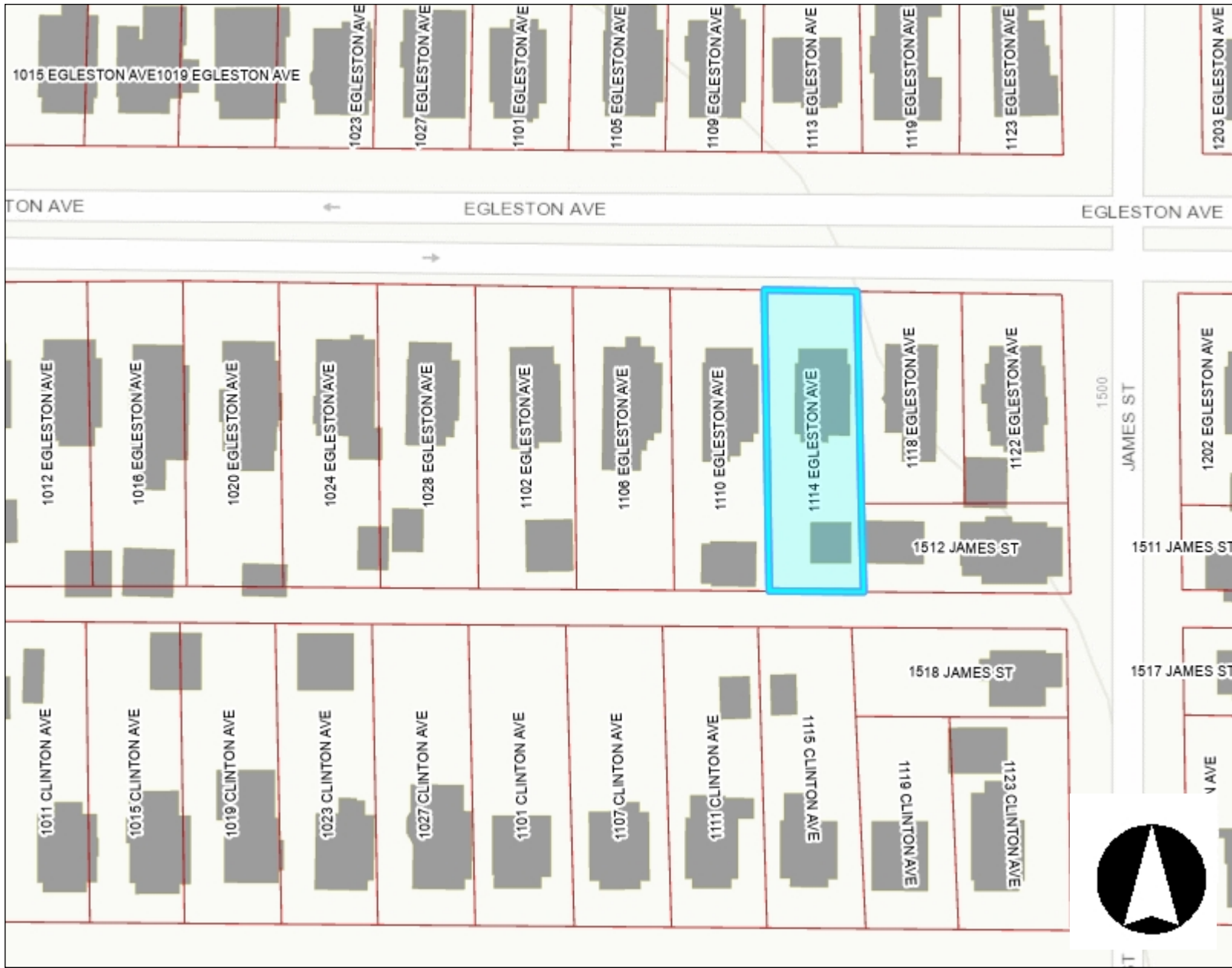
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THE CITY OF



City of Kalamazoo GIS



Legend

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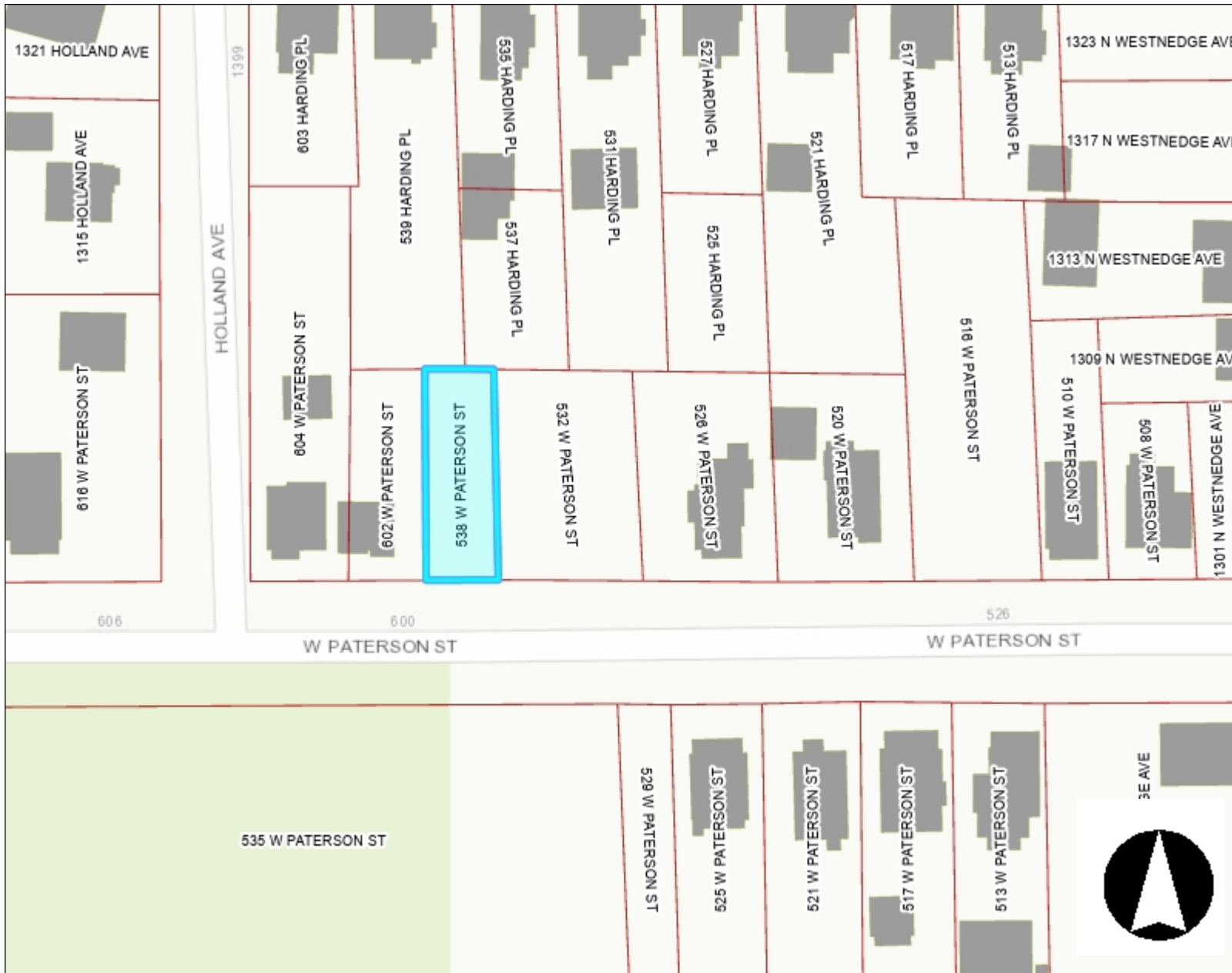
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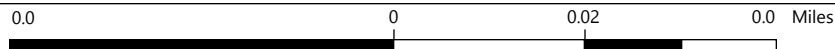
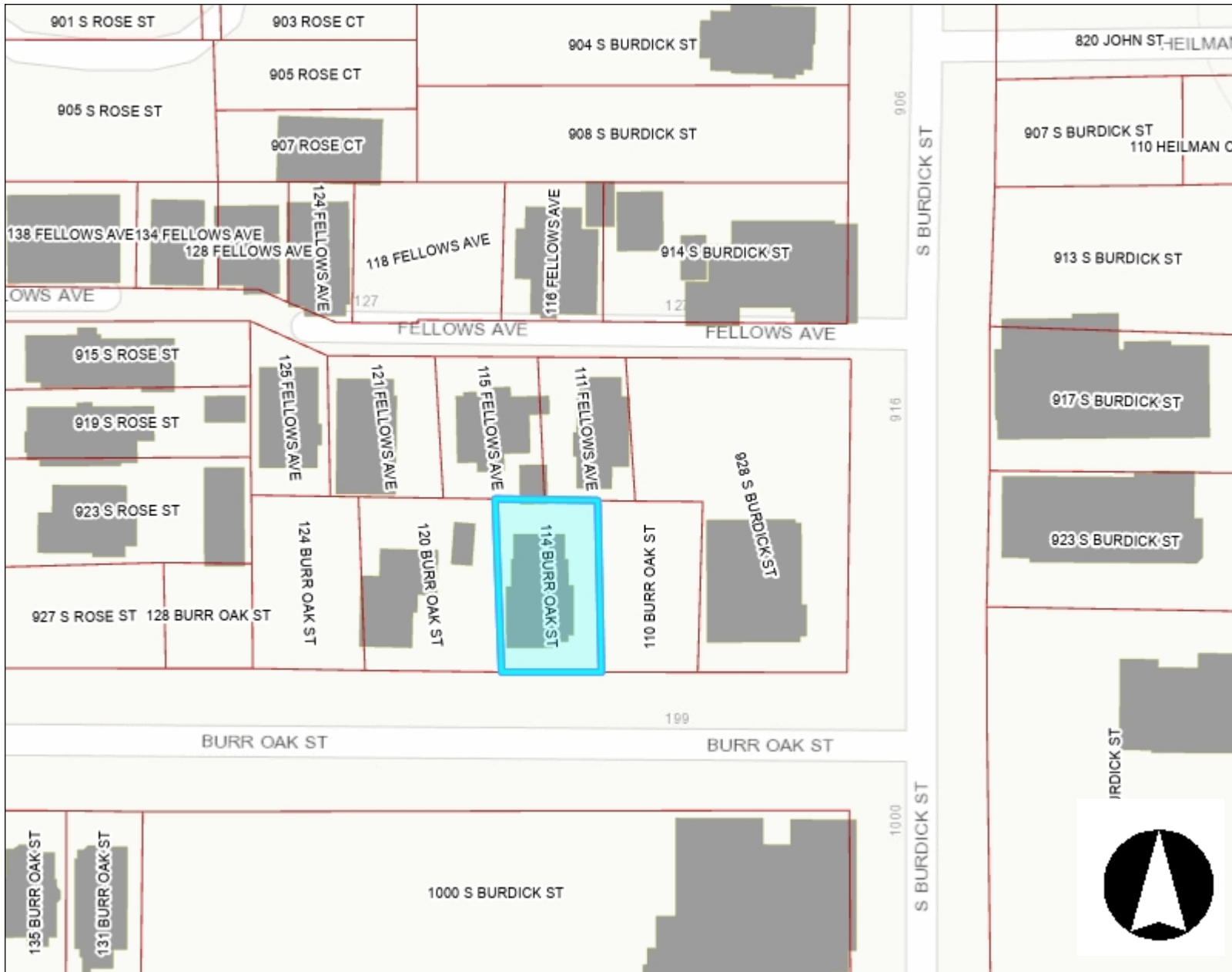
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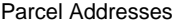

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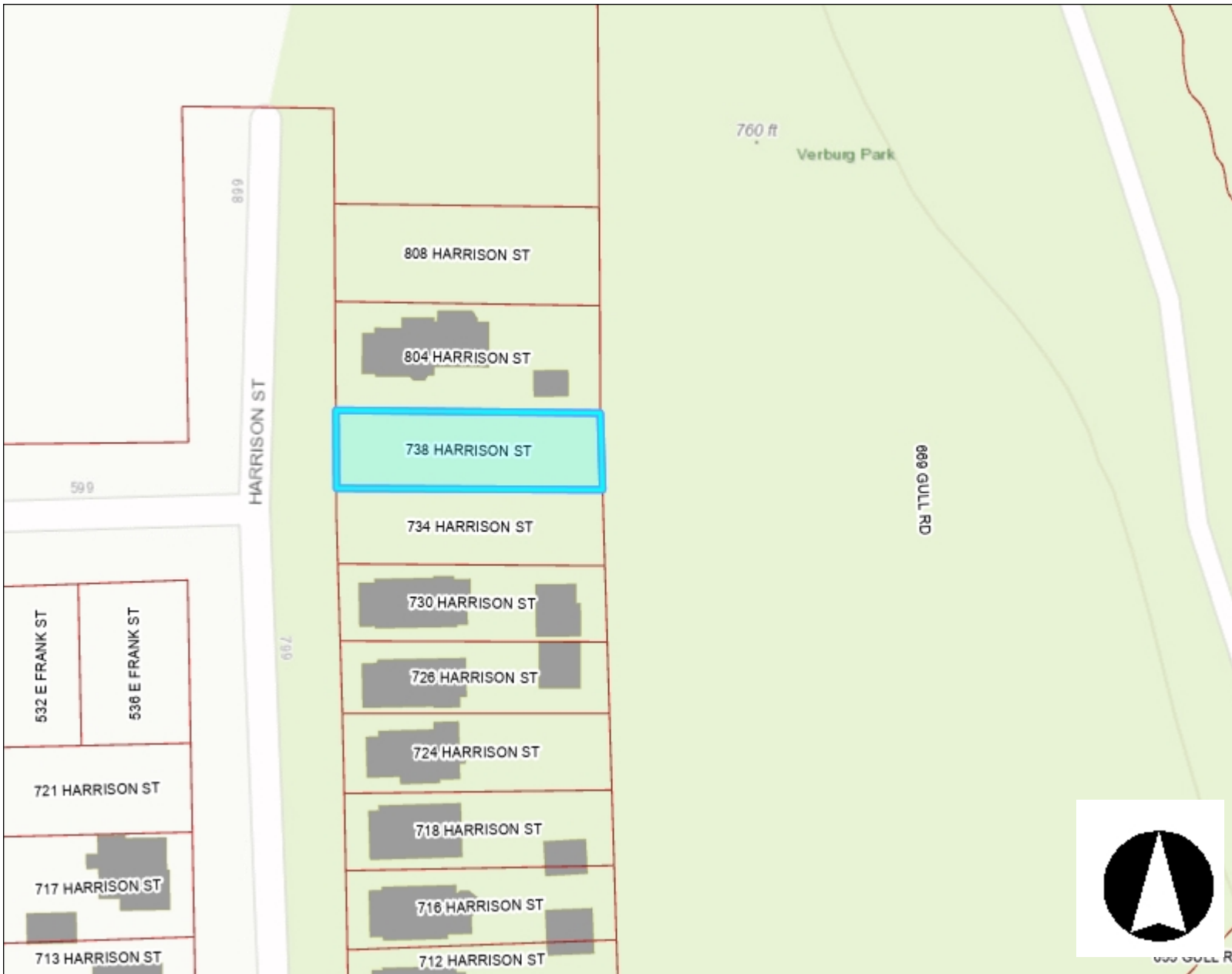
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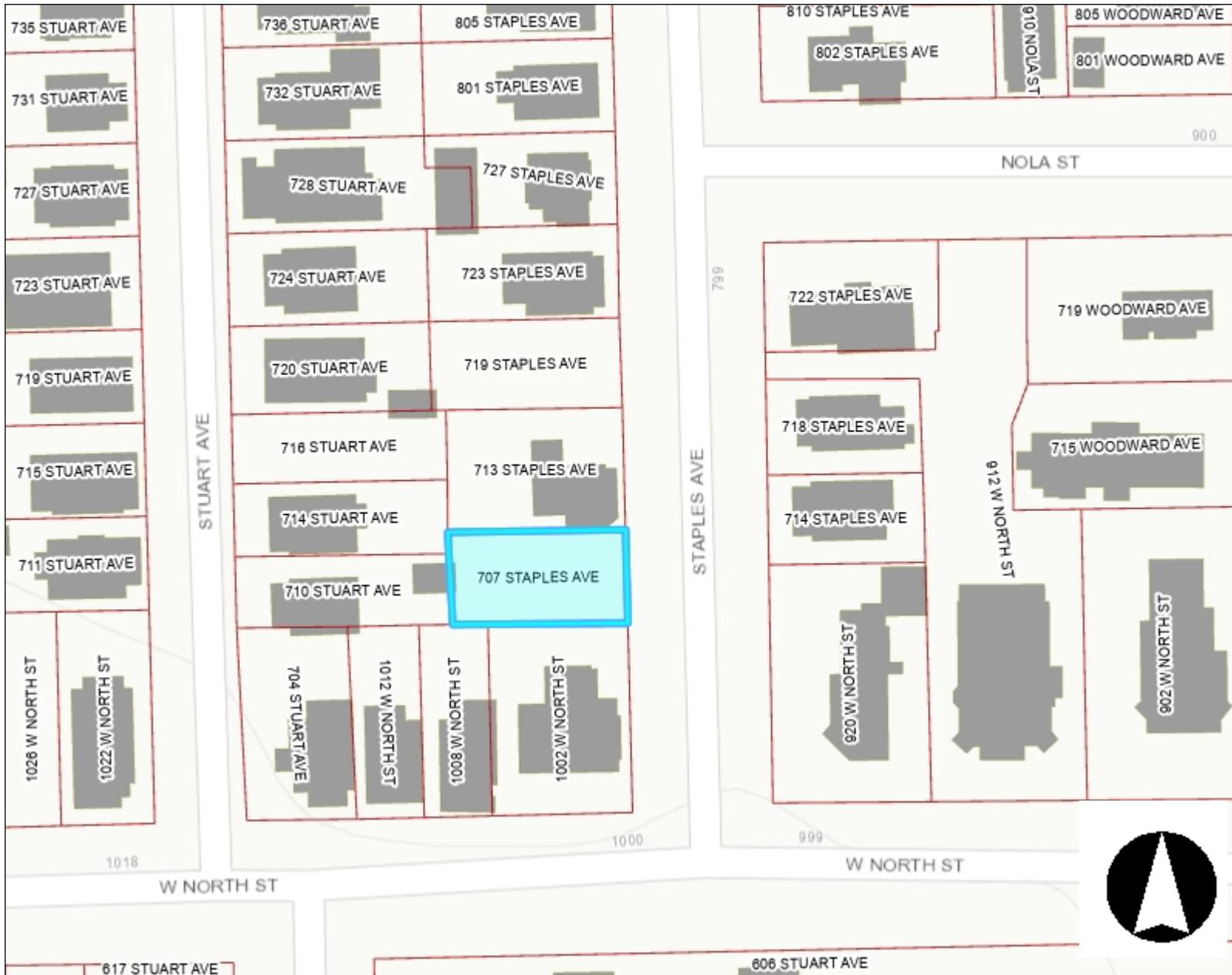
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Table 1

Eligible Activity Costs

TABLE 1

Local Only Eligible Activities Costs and Schedule	
Local Only Eligible Activities	Cost
<u>Demolition</u>	
<i>2349 Shelter Pointe - Subsurface demolition debris removal</i>	\$ 4,500
<i>124 Burr Oak - Subsurface demolition debris removal</i>	\$ 16,500
<i>1100 S. Rose - Building & site demolition</i>	\$ 21,900
Subtotal - Demolition	\$ 42,900
<u>Lead and Asbestos Abatement</u>	
<i>1100 S. Rose - Lead and Asbestos Survey</i>	\$ 3,900
Subtotal - Lead and Asbestos Abatement	\$ 3,900
<u>Infrastructure Improvements</u>	
<i>110 Burr Oak - Sidewalks and approaches in Right of Way</i>	\$ 1,300
<i>1015 Albert - Sidewalks and approaches in Right of Way</i>	\$ 1,300
<i>124 Burr Oak - Sidewalks and approaches in Right of Way</i>	\$ 1,300
<i>1100 S. Rose - Sidewalks and approaches in Right of Way</i>	\$ 2,500
<i>515 Egleston - Sidewalks and approaches in Right of Way</i>	\$ 1,000
<i>1114 Egleston - Sidewalks and approaches in Right of Way</i>	\$ 1,000
<i>538 W Patterson - Sidewalks and approaches in Right of Way</i>	\$ 1,000
<i>114 Burr Oak - Sidewalks and approaches in Right of Way</i>	\$ 1,000
<i>738 Harrison - Sidewalks and approaches in Right of Way</i>	\$ 1,000
<i>1010 N Rose - Sidewalks and approaches in Right of Way</i>	\$ 1,000
<i>1014 N Rose - Sidewalks and approaches in Right of Way</i>	\$ 1,000
<i>707 Staples - Sidewalks and approaches in Right of Way</i>	\$ 1,000
Subtotal - Infrastructure	\$ 14,400
<u>Site Preparation</u>	
<i>2349 Shelter Pointe - geotechnical investigation, excavation to address special soil concerns, geopiers</i>	\$ 82,500
<i>110 Burr Oak - Survey & staking, soil excavation</i>	\$ 5,500
<i>1015 Albert - Survey & staking, soil excavation</i>	\$ 5,500
<i>124 Burr Oak - Survey & staking, soil excavation</i>	\$ 5,500
<i>1100 S. Rose - Survey & staking, soil excavation</i>	\$ 18,600
<i>515 Egleston - Survey & staking, soil excavation</i>	\$ 8,000
<i>1114 Egleston - Survey & staking, soil excavation</i>	\$ 8,000
<i>538 W Patterson - Survey & staking, soil excavation</i>	\$ 16,610
<i>114 Burr Oak - Survey & staking, soil excavation</i>	\$ 8,000
<i>738 Harrison - Survey & staking, soil excavation</i>	\$ 16,610
<i>1010 N Rose - Survey & staking, soil excavation</i>	\$ 16,610
<i>1014 N Rose - Survey & staking, soil excavation</i>	\$ 8,000
<i>707 Staples - Survey & staking, soil excavation</i>	\$ 16,610

TABLE 1

Sub-Total – Site Prep	\$ 216,040
Local Only Eligible Activities Sub-Total	\$ 277,240
Contingency (15%)	\$ 41,586
Brownfield Plan Preparation	\$ 11,500
Local Only Eligible Activities Total Costs	\$ 330,326

Table 2

Tax Capture Schedule

Estimated Total
Years of Plan: 15

Estimated Capture	\$ 512,519
Administrative Fees	\$ 51,252
State Brownfield Redevelopment Fund	\$ -
Local Brownfield Revolving Fund	\$ 166,299

CAPTURE

Estimated Taxable Value (TV) Increase Rate: 1%

Plan Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	TOTAL
Calendar Year	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	
*Base Taxable Value	\$ 96,689	\$ 96,689	\$ 96,689	\$ 96,689	\$ 96,689	\$ 96,689	\$ 96,689	\$ 96,689	\$ 96,689	\$ 96,689	\$ 96,689	\$ 96,689	\$ 96,689	\$ 96,689	\$ 96,689	\$ -
Estimated New TV	\$ 1,002,000	\$ 1,012,020	\$ 1,022,140	\$ 1,032,362	\$ 1,042,685	\$ 1,053,112	\$ 1,063,643	\$ 1,074,280	\$ 1,085,022	\$ 1,095,873	\$ 1,106,831	\$ 1,117,900	\$ 1,129,079	\$ 1,140,369	\$ 1,151,773	\$ -
Incremental Difference (New TV - Base TV)	\$ 905,311	\$ 915,331	\$ 925,451	\$ 935,673	\$ 945,996	\$ 956,423	\$ 966,954	\$ 977,591	\$ 988,333	\$ 999,184	\$ 1,010,142	\$ 1,021,211	\$ 1,032,390	\$ 1,043,680	\$ 1,055,084	\$ -

School Capture	Millage Rate																
State Education Tax (SET)	6.0000																\$ -
School Operating Tax*	17.8704																\$ -
School Total	23.8704	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Tax Reverted Property Specific Tax	Millage Rate																
Tax Reverted Property Specific Tax	25.2146	\$ 8,059	\$ 8,142	\$ 7,197	\$ 7,269	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,666

Local Capture	Millage Rate																
CITY OPERATING	12.0000	\$ 7,028	\$ 7,109	\$ 7,680	\$ 7,769	\$ 11,352	\$ 11,477	\$ 11,603	\$ 11,731	\$ 11,860	\$ 11,990	\$ 12,122	\$ 12,255	\$ 12,389	\$ 12,524	\$ 12,661	\$ 161,550
CCTA	0.7470	\$ 438	\$ 443	\$ 478	\$ 484	\$ 707	\$ 714	\$ 722	\$ 730	\$ 738	\$ 746	\$ 755	\$ 763	\$ 771	\$ 780	\$ 788	\$ 10,057
SOLID WASTE	1.8000	\$ 1,054	\$ 1,066	\$ 1,152	\$ 1,165	\$ 1,703	\$ 1,722	\$ 1,741	\$ 1,760	\$ 1,779	\$ 1,799	\$ 1,818	\$ 1,838	\$ 1,858	\$ 1,879	\$ 1,899	\$ 24,233
KCTA	0.3131	\$ 183	\$ 185	\$ 200	\$ 203	\$ 296	\$ 299	\$ 303	\$ 306	\$ 309	\$ 313	\$ 316	\$ 320	\$ 323	\$ 327	\$ 330	\$ 4,215
KVCC	2.7970	\$ 1,638	\$ 1,657	\$ 1,790	\$ 1,811	\$ 2,646	\$ 2,675	\$ 2,705	\$ 2,734	\$ 2,764	\$ 2,795	\$ 2,825	\$ 2,856	\$ 2,888	\$ 2,919	\$ 2,951	\$ 37,655
COUNTY OPERATING - Summer	4.6608	\$ 2,730	\$ 2,761	\$ 2,983	\$ 3,017	\$ 4,409	\$ 4,458	\$ 4,507	\$ 4,556	\$ 4,606	\$ 4,657	\$ 4,708	\$ 4,760	\$ 4,812	\$ 4,864	\$ 4,918	\$ 62,746
COUNTY OPERATING - Winter - Public Sa	1.4409	\$ 844	\$ 854	\$ 922	\$ 933	\$ 1,363	\$ 1,378	\$ 1,393	\$ 1,409	\$ 1,424	\$ 1,440	\$ 1,456	\$ 1,471	\$ 1,488	\$ 1,504	\$ 1,520	\$ 19,398
COUNTY 911	0.6500	\$ 381	\$ 385	\$ 416	\$ 421	\$ 615	\$ 622	\$ 629	\$ 635	\$ 642	\$ 649	\$ 657	\$ 664	\$ 671	\$ 678	\$ 686	\$ 8,751
COUNTY HOUSING	0.0993	\$ 58	\$ 59	\$ 64	\$ 64	\$ 94	\$ 95	\$ 96	\$ 97	\$ 98	\$ 99	\$ 100	\$ 101	\$ 103	\$ 104	\$ 105	\$ 1,337
COUNTY SENIOR	0.3484	\$ 204	\$ 206	\$ 223	\$ 226	\$ 330	\$ 333	\$ 337	\$ 341	\$ 344	\$ 348	\$ 352	\$ 356	\$ 360	\$ 364	\$ 368	\$ 4,690
KRESA OPERATING	3.0260	\$ 1,772	\$ 1,793	\$ 1,937	\$ 1,959	\$ 2,863	\$ 2,894	\$ 2,926	\$ 2,958	\$ 2,991	\$ 3,024	\$ 3,057	\$ 3,090	\$ 3,124	\$ 3,158	\$ 3,193	\$ 40,738
KRESA SPECIAL ED	1.4925	\$ 874	\$ 884	\$ 955	\$ 966	\$ 1,412	\$ 1,427	\$ 1,443	\$ 1,459	\$ 1,475	\$ 1,491	\$ 1,508	\$ 1,524	\$ 1,541	\$ 1,558	\$ 1,575	\$ 20,093
KRESA ENHANCEMENT	1.5000	\$ 879	\$ 889	\$ 960	\$ 971	\$ 1,419	\$ 1,435	\$ 1,450	\$ 1,466	\$ 1,483	\$ 1,499	\$ 1,515	\$ 1,532	\$ 1,549	\$ 1,566	\$ 1,583	\$ 20,194
KRESA CTE	0.9958	\$ 583	\$ 590	\$ 637	\$ 645	\$ 942	\$ 952	\$ 963	\$ 973	\$ 984	\$ 995	\$ 1,006	\$ 1,017	\$ 1,028	\$ 1,039	\$ 1,051	\$ 13,406
KALAMAZOO LIBRARY	3.9213	\$ 2,297	\$ 2,323	\$ 2,510	\$ 2,539	\$ 3,710	\$ 3,750	\$ 3,792	\$ 3,833	\$ 3,876	\$ 3,918	\$ 3,961	\$ 4,004	\$ 4,048	\$ 4,093	\$ 4,137	\$ 52,791
Local Total	35.7921	\$ 20,963	\$ 21,204	\$ 22,908	\$ 23,172	\$ 33,859	\$ 34,232	\$ 34,609	\$ 34,990	\$ 35,375	\$ 35,763	\$ 36,155	\$ 36,551	\$ 36,951	\$ 37,356	\$ 37,764	\$ 481,852

Non-Capturable Millages	Millage Rate																
COUNTY JUV. HOME DEBT	0.1620	\$ 140	\$ 142	\$ 143	\$ 145	\$ 146	\$ 148	\$ 150	\$ 151	\$ 153	\$ 155	\$ 156	\$ 158	\$ 160	\$ 162	\$ 163	\$ 2,272
SCHOOL DEBT	8.2000	\$ 7,097	\$ 7,175	\$ 7,254	\$ 7,334	\$ 7,414	\$ 7,495	\$ 7,577	\$ 7,660	\$ 7,744	\$ 7,828	\$ 7,914	\$ 8,000	\$ 8,087	\$ 8,175	\$ 8,264	\$ 115,019
KRESA DEBT	0.2750	\$ 238	\$ 241	\$ 243	\$ 246	\$ 249	\$ 251	\$ 254	\$ 257	\$ 260	\$ 263	\$ 265	\$ 268	\$ 271	\$ 274	\$ 277	\$ 3,857
Total Non-Capturable Taxes	8.6370	\$ 7,475	\$ 7,558	\$ 7,641	\$ 7,724	\$ 7,809	\$ 7,895	\$ 7,981	\$ 8,068	\$ 8,157	\$ 8,246	\$ 8,336	\$ 8,426	\$ 8,518	\$ 8,611	\$ 8,704	\$ 121,149

Total Tax Increment Revenue (TIR) Available for Capture \$ 20,963 \$ 21,204 \$ 22,908 \$ 23,172 \$ 33,859 \$ 34,232 \$ 34,609 \$ 34,990 \$ 35,375 \$ 35,763 \$ 36,155 \$ 36,551 \$ 36,951 \$ 37,356 \$ 37,764 \$ 481,852

Table 3

Reimbursement Schedule

REIMBURSEMENT

Plan Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	TOTAL
Calendar Year	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	
Total Local Incremental Revenue	\$ 29,022	\$ 29,346	\$ 30,105	\$ 30,440	\$ 33,859	\$ 34,232	\$ 34,609	\$ 34,990	\$ 35,375	\$ 35,763	\$ 36,155	\$ 36,551	\$ 36,951	\$ 37,356	\$ 37,764	\$ 512,519
BRA Administrative Fee 10%	\$ 2,902	\$ 2,935	\$ 3,010	\$ 3,044	\$ 3,386	\$ 3,423	\$ 3,461	\$ 3,499	\$ 3,537	\$ 3,576	\$ 3,616	\$ 3,655	\$ 3,695	\$ 3,736	\$ 3,776	\$ 51,252
Local TIR Available for Reimbursement	\$ 26,120	\$ 26,411	\$ 27,094	\$ 27,396	\$ 30,473	\$ 30,809	\$ 31,148	\$ 31,491	\$ 31,837	\$ 32,187	\$ 32,540	\$ 32,896	\$ 33,256	\$ 33,620	\$ 33,987	\$ 461,267
Total State & Local TIR Available	\$ 26,120	\$ 26,411	\$ 27,094	\$ 27,396	\$ 30,473	\$ 30,809	\$ 31,148	\$ 31,491	\$ 31,837	\$ 32,187	\$ 32,540	\$ 32,896	\$ 33,256	\$ 33,620	\$ 33,987	\$ 461,267
DEVELOPER	Beginning Balance															
Local Only Costs	\$ 330,326	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
KNHS Reimbursement	\$ 238,826	\$ 18,602	\$ 18,813	\$ 19,414	\$ 19,634	\$ 22,628	\$ 22,880	\$ 23,135	\$ 23,392	\$ 23,652	\$ 23,914	\$ -	\$ -	\$ -	\$ -	\$ 216,063
Shelter Point Reimbursement	\$ 85,000	\$ 6,766	\$ 6,839	\$ 6,912	\$ 6,986	\$ 7,061	\$ 7,136	\$ 7,212	\$ 7,289	\$ 7,367	\$ 8,273	\$ -	\$ -	\$ -	\$ -	\$ 71,841
BRA BF Plan Cost Reimbursement	\$ 6,500	\$ 752	\$ 760	\$ 768	\$ 776	\$ 785	\$ 793	\$ 801	\$ 810	\$ 255	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,500
Total Local Only Reimbursement Balance	\$ 304,206	\$ 277,794	\$ 250,700	\$ 223,304	\$ 192,831	\$ 162,021	\$ 130,873	\$ 99,382	\$ 68,108	\$ 35,922	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Annual Developer & BRA Reimbursement	\$ 19,354	\$ 19,573	\$ 20,182	\$ 20,410	\$ 23,413	\$ 23,673	\$ 23,936	\$ 24,202	\$ 23,907	\$ 23,914	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
LOCAL BROWNFIELD REVOLVIN																
LBRF Deposits *	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 32,540	\$ 32,896	\$ 33,256	\$ 33,620	\$ 33,987	\$ 166,299
Total LBRF Capture																

Footnotes:

Attachment A

Brownfield Plan Resolution(s)

Attachment B

Development and/or Reimbursement Agreement

Attachment C

Parcel Listing and Eligible Property Qualification Status

Sites 1-5 are already in the brownfield plan; sites 6-13 are proposed for addition in May, 2021.

Site No.	Address	Eligible Property Qualification	Parcel ID	Parcel Size (acres)	Legal Description
1	2349 Shelter Pte	"Blighted"; property has substantial buried subsurface demolition debris present so that the property is unfit for its intended use. [MCL 125.2652(c)vii]	06-30-295-001	0.563	Kalamazoo County Condominium Subdivision Plan No. 197 Shelter Pointe Condominiums according to the master deed recorded 2006- 016782, First Amendment recorded 2009-007420 Unit 1.
2	110 Burr Oak	"Blighted." The property was declared a public nuisance by the City. {MCL 125.2652(c)i	06-22-196-002	0.091	14484 BLEYKERS ADDITION W 48.42 FT OF E 118.92 FT OF LOT 124 EXC N 1 R.
3	1015 Albert	"Blighted." The property was declared a public nuisance by the City. {MCL 125.2652(c)i	06-14-209-097	0.133	23548 HAZARDS SUBDIVISION OF SECTION 14; The North 44 feet of Lot 97.
4	124 Burr Oak	"Blighted." The property was declared a public nuisance by the City. {MCL 125.2652(c)i	06-22-195-003	0.094	14502 BLEYKERS ADDITION E 3R OF S 5R OF LOT 127.
5	1100 S Rose	"Blighted." The property was declared a public nuisance by the City. {MCL 125.2652(c)i	06-22-308-003	1.693	NEWELLS ADDITION The North 16 Rods of Lot 12, excluding the North 132ft. The East 1 Rods of the South 8 Rods of the North 16 Rods of Lot 13. The North 16 Rods of Lot 9, excluding the North 132ft. The North 16 Rods of the East 1/2 of Lot 10, excluding the North 132ft. The West 1/2 of the North 16.5 Rods of Lot 10, excluding the North 132ft. The North 16 Rods of Lot 11, excluding the North 132ft. Excluding that part of foregoing described land which lies Easterly of the following described line: Commencing at the northeast corner thereof; thence West parallel to the south line of Wall Street 14ft more-or-less for the point of beginning of this excluding; thence Southerly parallel to the relocated center line of South Rose Street to a point 19ft more-or-less West of the southeast corner of the foregoing

					described land for the place of ending. Also NEWELLS ADDITION The South 44ft of the North 176ft of the West 7 Rods of the East 8 Rods of Lot 13. Also NEWELLS ADDITION The North 8 Rods of Lot 9, excluding that portion lying easterly of the West right-of-way line of South Rose Street as relocated. The East 1/2 of the North 8 Rods of Lot 10.
6	515 Egleston	"Blighted." The property is owned by a land bank fast track authority. {MCL 125.2652(c)vi	06-22-480-101	0.176	SOUTH SIDE IMPROVEMENT COMPANY'S ADDITION, Liber 5 of Plats Page 39; Lot 101. Also the East 3ft of the North 50ft of Lot 102.
7	1114 Egleston	"Blighted." The property is owned by a land bank fast track authority. {MCL 125.2652(c)vi	06-23-364-412	0.143	22400 REVISED PLAT OF HAYS PARK LOT 412.
8	538 W Paterson	"Blighted." The property is owned by a land bank fast track authority. {MCL 125.2652(c)vi	06-09-498-002	0.075	18908 DUDGEON & COBBS SUB-DIVISION OR ADD ON SEC 10 & 9 E 2 R OF S 6 R OF LOT 7.
9	114 Burr Oak	Adjacent and contiguous to 110 Burr Oak St	06-22-196-001	0.086	14486 BLEYKERS ADDITION W 48.42 FT OF LOT 124 EXC N 1 R
10	738 Harrison	{MCL 125.2652(c)v. Municipally owned Tax Foreclosed property in 1994.	06-15-275-008	0.099	3914 Commencing on the East line of Harrison Street 22.75 Rods North of the north line of East North Street; thence East 7 Rods; thence North 2.25 Rods; thence West 7 Rods; thence South 2.25 Rods to beginning.
11	1010 N Rose	"Blighted." The property is owned by a land bank fast track authority. {MCL 125.2652(c)vi	06-15-140-021	0.268	18510 DUDGEON & COBBS REVISED PLAT LOT 21
12	1014 N Rose	"Blighted." The property is owned by a land bank fast track authority. {MCL 125.2652(c)vi	06-15-135-020	0.134	18508 DUDGEON & COBBS REVISED PLAT S 1/2 OF LOT 20
13	707 Staples	"Blighted." The property is owned by a land bank fast track authority. {MCL 125.2652(c)vi	06-16-261-004	0.081	4328 COM ON W LI STAPLES AVE 89 FT N OF N LI NORTH ST W PAR WITH SD N LI 4 R N 1 FT W 1 R N PAR WITH STAPLES AVE 42 FT TH E PAR WITH NORTH ST 5 R TO W LI STAPLES AVE S ALG SD W LI 43 FT TO BEG

Attachment D

Eligible Property Verification



Community Planning & Development
Code Administration
415 Stockbridge Avenue
Kalamazoo, MI 49001
Phone: 269-337-8026/Fax: 269-337-8513
www.kalamazoocity.org

NOTICE OF CONDEMNATION - HOUSING

05/11/2015

**TURNER, RODNEY
724 BETH
KALAMAZOO, MI 49004**

This notice is given under the Code of Ordinances of Kalamazoo, Michigan. Your rights, including any right of appeal, are set out in the Code of Ordinances herein referenced:

**CASE NUMBER: EN15-1762
PROPERTY ADDRESS: 110 BURR OAK ST CCN#: 06-22-196-002**

The above dwelling is **CONDEMNED** and shall be **VACATED**. It is the owner(s)/local agent responsibility to correct the conditions and schedule an inspection with the inspector(s) within 24 hours or commence legal action to vacate the premises and to provide our office with proof of the notice and court date. Failure to comply with this notice shall result in further legal action.

VIOLATIONS ARE ATTACHED

AS AUTHORIZED BY CHAPTER 17 OF THE KALAMAZOO CODE OF ORDINANCES,

Sec. 17-2: The above property is found to be UNFIT, A NUISANCE, AND IS HEREBY CONDEMNED due to serious violations of the Kalamazoo Housing Code.

Sec. 17-4: The premises SHALL NOT BE OCCUPIED until it is confirmed by inspection to be in compliance with all applicable provisions of this Chapter.

Sec. 17-9: No rent shall be recoverable during this condemnation and no action or special proceedings shall be maintained for possession of these premises for NON-PAYMENT OF RENT during the condemnation period.

NOTE: PERMITS WILL BE REQUIRED FOR ALL STRUCTURAL, ELECTRICAL, MECHANICAL, PLUMBING AND/OR HISTORICAL WORK.

A building remaining vacant and boarded longer than six months is deemed a "dangerous building" and may be subject to Dangerous Building Board proceedings. A building remaining vacant longer than one year becomes subject to zoning restrictions then in force which may affect its possible future uses. The property has been posted CONDEMNED. Do not remove the condemnation sign. If reposting becomes necessary, a \$27 reposting charge will be recovered. Failure to pay any of the charges will result in a tax lien against the property.

Nancy Hess, Inspector
HessN@kalamazoocity.org

C: DOUGLAS, LAURENCE
34270 SHARON AVE
PAW PAW, MI 49079

Housing Inspection Supervisor
Project Coordinator

CASE NUMBER: EN15-1762

110 BURR OAK ST

<PENDING>

PROPERTY ADDRESS: 110 BURR OAK ST
CCN: 06-22-196-002

Principal Violations Include: **Property unfit for occupancy.**

INSPECTOR COMMENTS: Property suffered a major fire.

Application Views

Owner of Record: BUSFIELD, JOHN R
 Transactions: \$1,170.00 Due: \$0.00
 User Fields
 AB INITIAL, Violation(s) 11/1/2011
 Attachments
 CONDEMN
 ARS FEE ADVISORY
 ARS REGISTRATION
 113
 113 - Mechanical
 ADEQUATE ELE SERVICE
 DAMAGING VEGETATION
 EXT SURFACE FINISH
 EXT. GOOD REPAIR
 FENCES
 FOUNDATION/FLOORS
 GOOD REPAIR/SOUND
 OTCE
 BOARDING REQMTS.
 BOARDING/PAINTED
 PLUMBING MAINTAINED
 ROOF MATERIALS
 ROOF STRUC SOUND
 TRASH/DEBRIS NUISANCE
 AB REINSPECTION, Violation(s) 2/7/2012
 Attachments
 ADV
 AB REINSPECTION, Complied 6/6/2013
 EN12-0907 DANGEROUS BLDGS
 EN12-1821 WEED CANCELED
 EN17-0329 PRIVATE PROPERTY ABATED
 Certificates
 Certificates of Occupancy
 Inspection Groups

Quick Search

Property Address F6
 Property Name F7
 Parcel Number F8

Property Summary

View import names...

Amount Due: €0.00

Property Information

Address: 124 BURR OAK ST, KALAMAZOO Parcel Number: 06-22-195-003
 Owner: KALAMAZOO NEIGHBORHOOD HOUSING Other owner properties...

Violation Information

Filed As: CONDEMN
 Type: HOUSING Date Found: 11/01/2011
 Corrected Date Corrected: 06/06/2013
 Building: Unit:
 Area: ATTENTION
 Area Description: Quick Entry

Violation: 17-8A PT 1: The city has authority to condemn any dwelling that is unfit for human habitation/constitutes a nuisance. A notice of condemnation shall be posted on property and written notice shall be mailed to property owner.

INSPECTOR COMMENTS:
 1) Significant structural failure of west foundation and wall, significantly impacting entire structure: roof has separation at the ridge, ridge failure: saddle-back sag, rafter failure at mid-point on west side; uneven setting, pressure on both east and west walls causing significant deflection.
 2) Significant roof deterioration, deteriorated asphalt shingles.
 3) Broken windows.
 4) Hazardous site conditions: debris scattered in rear yard: yards unmaintained; overgrown vegetation.
 5) Dangerous structure.

Viewing Existing Property

Discard Changes



Community Planning & Development
Code Administration
415 Stockbridge Avenue
Kalamazoo, MI 49001
Phone: 269-337-8026/Fax: 269-337-8513
www.kalamazoocity.org

NOTICE OF CONDEMNATION - HOUSING

05/19/2017

**ROEKLE, DWAIN & DELORIS
5513 FAIRVIEW RD
INDIAN TRAIL, NC 28079**

This notice is given under the Code of Ordinances of Kalamazoo, Michigan. Your rights, including any right of appeal, are set out in the Code of Ordinances herein referenced:

CASE NUMBER: EN17-1650

PROPERTY ADDRESS: 1015 ALBERT AVE CCN#: 06-14-209-097

The above dwelling is **CONDEMNED** and shall be **VACATED**. It is the owner(s)/local agent responsibility to correct the conditions and schedule an inspection with the inspector(s) within 24 hours or commence legal action to vacate the premises and to provide our office with proof of the notice and court date. Failure to comply with this notice shall result in further legal action.

VIOLATIONS ARE ATTACHED

AS AUTHORIZED BY CHAPTER 17 OF THE KALAMAZOO CODE OF ORDINANCES,

Sec. 17-2: The above property is found to be UNFIT, A NUISANCE, AND IS HEREBY CONDEMNED due to serious violations of the Kalamazoo Housing Code.

Sec. 17-4: The premises SHALL NOT BE OCCUPIED until it is confirmed by inspection to be in compliance with all applicable provisions of this Chapter.

Sec. 17-9: No rent shall be recoverable during this condemnation and no action or special proceedings shall be maintained for possession of these premises for NON-PAYMENT OF RENT during the condemnation period.

NOTE: PERMITS WILL BE REQUIRED FOR ALL STRUCTURAL, ELECTRICAL, MECHANICAL, PLUMBING AND/OR HISTORICAL WORK.

A building remaining vacant and boarded longer than six months is deemed a "dangerous building" and may be subject to Dangerous Building Board proceedings. A building remaining vacant longer than one year becomes subject to zoning restrictions then in force which may affect its possible future uses. This Notice of Condemnation has generated a \$138 fee that will be invoiced separately. The property has been posted CONDEMNED. Do not remove the condemnation sign. If reposting becomes necessary, a \$28 reposting charge will be invoiced. Failure to pay any of the charges will result in a tax lien against the property.

Marvella Vincent, Inspector VincentM@kalamazoocity.org

C:

ROEKLE, DWAIN & DELORIS
5513 FAIRVIEW RD
INDIAN TRAIL, NC 28079

Housing Inspection Supervisor
Project Coordinator

1015 ALBERT AVE

EN17-1650

CASE NUMBER: EN17-1650
PROPERTY ADDRESS: 1015 ALBERT AVE
CCN: 06-14-209-097

Principal Violations Include: 604.3: Electrical systems that are dangerous to the occupants or the structure due to inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration or damage, or similar reasons, shall be corrected to eliminate the hazard. [See IPMC for repair/replacement standards]

INSPECTOR COMMENTS: Per Consumer's Energy, no electric.



**Community Planning and Development
Code Administration**

245 N. Rose ST.
Kalamazoo, MI 49001
Telephone: (269) 337-8026
FAX (269) 337-8513
www.kalamazoocity.org

08/26/2020

REGARDING: Blight Condition of 1100 S. Rose [Parcel number 06-22-308-003]

The abandoned residential structure on the north side of the property facing Wall Street has been vacant and boarded for more than 30 days, the site has unexposed foundations along Wall St. that cause devaluation of the subject property or other properties in the area.

Chapter 21-2 Conditions. Blight

The City of Kalamazoo has determined that this property meets the definition of blighted property, this determination is based on the property located at 1100 S. Rose St. AKA 207 Wall St. being in violation of Chapter 9 — Building Regulations and/or Chapter 17 — Housing Code or Chapter 21 Nuisances of the City of Kalamazoo Code of Ordinances: are otherwise dangerous to human life or the public welfare; or that involve illegal or improper occupancy or inadequate maintenance; shall be deemed an unsafe condition. Unsafe structures shall be taken down and removed or made safe, as the building official deems necessary. A vacant structure that is not secured against casual entry shall be deemed unsafe.

Based on its current condition, it has been determined that this property is eligible to qualify for demolition /site clearance assistance and meets the definition of "blight" and such demolition prepares the site for future redevelopment in this area.

Property Status: Vacant Occupied Single Family Residential Multi-Family Residential
(4 units or Less)

Blight Criteria:

Public Nuisance according to Local Code Ordinance Yes No

Public Nuisance because of age, physical condition or use Yes No

Utilities/Plumbing/Heating/Sewage Ineffective Yes No **Ronick510**

Roger Iveson
Building Official
City of Kalamazoo