



**KALAMAZOO COUNTY  
BROWNFIELD REDEVELOPMENT AUTHORITY**

**BROWNFIELD PLAN AMENDMENT #1**

**FOR**

**STADIUM PARK WAY REDEVELOPMENT  
STADIUM PARK WAY  
OSHTEMO, MICHIGAN**

**Recommended for approval by the Brownfield Redevelopment Authority on 12/20/18**

**Approved by the Oshtemo Township Board on \_\_\_\_\_**

**Approved by the County Board of Commissioners on \_\_\_\_\_**

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**KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY  
BROWNFIELD PLAN AMENDMENT #1  
STADIUM PARK WAY REDEVELOPMENT  
KALAMAZOO, MICHIGAN**

**1. INTRODUCTION AND PURPOSE**

Envirologic has prepared this Brownfield Plan Amendment on behalf of the Kalamazoo County Brownfield Redevelopment Authority (KCBRA) for five parcels of land, located along Stadium Park Way and Stadium Drive in Kalamazoo, Michigan, being redeveloped by Oshtemo Township. Entities included in the redevelopment project include: Select Products Limited; HCD Properties, LLC (aka National Flavors); Kalamazoo Storage, LLC; and Harrison Packing LLC (Exhibits, Figure 1). The combined redevelopment will be referred to as the Stadium Park Way Redevelopment.

The proposed redevelopment includes a two-phased growth plan by Select Products Limited. Initial construction of a 50,000-square-foot industrial building will consolidate their current operations while providing room for additional growth. The second phase involves construction of an aluminum anodizing facility within the next five years, resulting in a combined approximately 90,000-square-foot manufacturing plant on the 14-acre northern parcel. In addition to the redevelopment by Select Products Limited, HCD Properties, LLC (National Flavors) is also undertaking redevelopment efforts at 7700 Stadium Drive which is included in this Brownfield Plan. At the time of this amendment, HCD Properties, LLC has constructed a new, 30,000-square-foot manufacturing building on the property that was previously vacant. The new investment on the National Flavors parcel is expected to be \$4,900,000. Kalamazoo Storage, LLC, which recently completed new construction in 2017, will also be constructing three new buildings, totaling 19,200 square feet, in the late fall of 2018/spring of 2019. The private investment from Kalamazoo Storage is expected to be \$1,998,400. Two additional contiguous and adjacent parcels (Harrison Packing LLC and the Oshtemo strip parcel) are also included as part of this Plan. The five parcels combined encompass approximately 43 acres.

The proposed project included in this Brownfield Plan Amendment will benefit the local community by creating new jobs, increasing tax revenue, and making productive use of a contaminated piece of property that has been underutilized for several years.

Four parcels have been identified as a “facility” under Part 201 due to soil and groundwater impacts above the Generic Residential Cleanup Criteria (GRCC). Historical operations at the

property located on the north end of Stadium Park Way (05-34-130-050), while operated by Midwest Aluminum Corporation, included the use of wastewater lagoons, industrial processes, and potentially for storage. Some dredging and remediation of soils from the former lagoons was performed; however, select areas of contamination above GRCC remain. Previous investigations have identified that soil has been impacted with chromium, aluminum, barium, mercury, copper, zinc, bis2-ethylhexyl, arsenic, and mercury. Levels of trichloroethylene and lead in water were also identified above GRCC. The Harrison Packing parcel (05-34-155-030: land; 05-99-034-155: real property) was also part of the former Midwest Aluminum property. A Baseline Environmental Assessment (BEA) was filed on behalf of Harrison Packing, indicating that facility levels of contamination remain at the site. Contamination from these former uses has impacted the property and represents an additional cost to the development.

Another parcel included in this Brownfield Plan (05-34-155-050) has also been identified as a “facility” under Part 201. Historic use of the property located at 7700 Stadium Drive, Oshtemo Township, Kalamazoo County, Michigan, includes the southwest portion of the property initially developed as a residence as early as 1890 until approximately 1960. The remaining portion of the property has historical die casting operations and a foundry. The east portion of the property was historically identified as 7696 Stadium Drive and was developed by Midwest Aluminum in approximately 1954; Midwest Aluminum operated on this portion of the property until approximately 1990. The west and central portions of the property, historically identified as 7700 Stadium Drive, were developed in approximately 1962 by Kalamazoo Die Cast. Viking Die Cast operated from approximately 1980 until 1987. The Michigan DEQ removed contaminated soil in 1995 and 1997 and demolished the on-site buildings in 2000. The parcel located at 7700 Stadium Drive, and portions historically identified as 7696 Stadium Drive, has been identified as a “facility” under Part 201 due to soil impacts of zinc and arsenic and groundwater impacts of 1,1-dichloroethane; 1,1-dichloroethene; trichloroethene; and lead in at concentrations above the GRCC. Historic operations have resulted in contamination that has impacted the property and represents an additional cost to the development.

The Kalamazoo Storage parcel (05-34-180-025), located at 7694 Stadium Drive, has also been identified as a “facility” under Part 201 due to soil and groundwater contamination above GRCC. A BEA was filed on behalf of Kalamazoo Storage, LLC identifying the remaining contamination requiring vapor controls. The remaining parcel known as the “Oshtemo Strip Parcel” (05-34-155-040) is adjacent and contiguous to the parcels identified as a “facility” and—based on its

relationship with the overall historical industrial use of the area and the area’s groundwater contamination—is presumed to be a “facility.”

Potential environmental-related costs include BEA activities conducted at the expense of the KCBRA, National Flavors, Harrison Packing, and Kalamazoo Storage. Due Care activities related to vapor extraction will be completed by Kalamazoo Storage. Select Products Limited will be conducting additional response activities, including soil management through the use of specialized foundations, which was determined to be significantly less than the cost to remove, transport, and dispose of contaminated soil. Depending on site conditions observed during construction of both phases of development, it may also be necessary to appropriately manage some contaminated soil, including proper disposal, backfill, and associated activities. These “environmental” costs are eligible for reimbursement through the Brownfield Plan.

This Brownfield Plan identifies the eligible environmental activities that have been completed or will be conducted by the KCBRA or the developer(s), which will be reimbursed through the capture of local tax increment revenues. BEA activities and preparation of the Due Care documentation are statutorily eligible to be reimbursed using both school and local tax increment revenues. An Act 381 Work Plan has also been prepared at the expense of Kalamazoo Storage to allow the capture of school tax increment revenues for costs associated with the vapor extraction system, and future Act 381 Work Plans and/or amendments may be necessary on other portions of the overall development in the future.

The purpose of this plan, to be implemented by the Authority, is to satisfy the requirements for a Brownfield Plan as specified in Act 381 of the Public Acts of the State of Michigan of 1996, as amended, MCL 125.2651 et. seq., which is known as the “Brownfield Redevelopment Financing Act.” Terms used in this document are as defined in Act 381.

## **2. ELIGIBLE PROPERTY INFORMATION**

The property subject to this plan consists of five parcels of land with six parcel IDs associated with the property (Parcel IDs: 05-34-130-050, 05-34-155-030 [land], 05-99-034-155 [real property], 05-34-155-040, 05-34-155-050, and 05-34-180-025) located along Stadium Drive and Stadium Park Way in Oshtemo Charter Township, Kalamazoo County, Michigan (Property). The Property has been identified as a “facility” under Part 201 Standards of which the individual parcels are also adjacent and contiguous.



No.	Parcel ID Number	Address	Current Owner	Acreage
1	05-34-130-050	North End of Stadium Park Way	Oshtemo Township (intended to be purchased by Select Products)	17.52
2	05-34-155-030 (land) 05-99-034-155 (real property)	3420 Stadium Park Way	Harrison Packing LLC	5.55
3	05-34-155-040	Stadium Park Way	Oshtemo Township (strip parcel)	0.92
4	05-34-155-050	7700 Stadium Drive	HCD Properties LLC (National Flavors)	10.89
5	05-34-180-025	7694 Stadium Drive	Kalamazoo Storage LLC	7.96

This Brownfield Plan Amendment will encompass the entire property, inclusive of any new parcel identification numbers or new addresses.

Existing structures on the property include an industrial building owned by Harrison Packing, LLC located on the 5.55-acre parcel at 3420 Stadium Park Way. A newly constructed commercial building used for storage rental units is owned by Kalamazoo Storage, LLC and is located at 7694 Stadium Drive. HCD Properties LLC (National Flavors) has completed construction on the 30,000-square-foot manufacturing building. The vacant parcel owned by Oshtemo Township and described as the “strip parcel” will remain vacant land. No other structures currently exist on the combined five parcels. However, new construction is planned on the Select Products and Kalamazoo Storage parcels.

A location map and site plan including legal descriptions can be found in Exhibit A.

### 3. PROPOSED REDEVELOPMENT

This Brownfield Plan Amendment has been prepared to support the redevelopment efforts of the subject property. The primary redevelopment of the property will be focused on the consolidation and new construction by Select Products Limited. Select Products Limited, also known as Select Hinges, has leased property in Portage, Michigan, since 1999. Select is a manufacturer of commercial continuous geared aluminum door hinges for the architectural

hardware industry. Current operations include light machining and assembly with the potential of adding anodizing operations in the future. They expanded in a nearby location in 2013 and are now in need of consolidating their operations and providing room for additional growth. This growth plan is two phased, which involves initially consolidating their current operations and 30 employees (42,000 to 50,000 square feet) and a second phase involving construction of an aluminum anodizing facility within the next five years resulting in a combined approximately 90,000-square-foot manufacturing plant. The anticipated investment for Phase I of the development is approximately \$3,000,000, with \$2,500,000 in new construction costs. The proposed timeline for the project is to be in their new facility in spring 2019. Phase II will require an additional \$2,500,000 in new construction costs in the next five years.

New construction has occurred on the HCD Properties, LLC (National Flavors) parcel after approval of the adopted Brownfield Plan and prior to this Amendment. National Flavors is a local custom flavoring company that began in Kalamazoo, Michigan, as National Products in 1941. They offer a variety of ingredients for the candy, bakery, and dairy industries. In 2008, the company was renamed National Flavors. In 2015, National Flavors purchased the parcel located at 7700 Stadium Drive and has since constructed a 30,000-square-foot manufacturing building. This larger facility will accommodate growing customer-based production needs and space for anticipated growth within the company. New construction was completed by year-end 2017. Private investment for this portion of the redevelopment is estimated to be \$4,900,000.

New construction of self-storage units also occurred in 2017 on the parcel located at 7694 Stadium Drive and owned by Kalamazoo Storage, LLC. Three additional buildings, with estimated construction costs of \$600,000, are expected to be completed by spring 2019. This new construction will include two 7,200-square-foot buildings and one 4,800 square-foot building utilized for self-storage. This new construction will cause an increase in taxable value on the Kalamazoo Storage property, anticipated in year 2 of the Plan. Private investment for this parcel is based mostly on new construction costs and is estimated to be \$1,998,400.

#### **4. BROWNFIELD CONDITIONS**

Portions of the property were once known as the Midwest Aluminum site (Midwest). Additionally, several other industrial sites were located on or in the vicinity of this property (Viking Die Cast, Kalamazoo Die Cast, GE Carboloy Sites). Midwest conducted extrusion, fabrication, and anodizing of aluminum products since 1954. Various chemicals were used in the process, resulting in processing waste that was discharged to a series of wastewater lagoons



located at the site. Viking Die Cast and Kalamazoo Die were historic die casting operations, and a foundry also existed on the property during these historic operations. Previous owners and the MDEQ have conducted several investigations and cleanups at the site since the 1980s. While some dredging and remediation of soils from the former lagoons was performed, the current level of contamination remaining at the site is unknown.

Previous investigations have identified that soil has been impacted with chromium, aluminum, barium, mercury, copper, zinc, bis(2-ethylhexyl)arsenic, and mercury. Levels of 1,1-dichloroethane; 1,1-dichloroethene; trichloroethylene; and lead in water were also identified above GRCC. The exceedance above GRCC of these contaminants identifies parcels 05-34-155-050, 05-34-180-025, 05-34-130-050, 05-34-155-030 (land), and 05-99-034-155 (real property) as a “facility” under Part 201. The remaining parcel (05-34-155-040) is adjacent and contiguous to the parcels identified as a “facility” and—based on its relationship with the overall historical industrial use of the area and the area’s groundwater contamination—is presumed to be a “facility.”

## **5. BROWNFIELD PLAN ELEMENTS (as specified in Section 13[2] of Act 381)**

### **A. Description of Costs to be Paid for with Tax Increment Revenues**

The approved Brownfield Plan and this Brownfield Plan Amendment have been developed to reimburse existing and anticipated costs to be incurred by the KCBRA, HCD Properties LLC (d.b.a. National Flavors), Select Products Limited, Harrison Packing LLC, and Kalamazoo Storage LLC. Tax increment revenues will be captured for reimbursement from local taxes, except for BEA activities and preparation of Due Care documentation, which are statutorily eligible for reimbursement with both local and school tax increment revenues. An Act 381 Work Plan has also been prepared to allow the capture of school tax increment revenues for reimbursement of Due Care costs associated with vapor extraction on the Kalamazoo Storage parcel, and future Act 381 Work Plans and/or amendments may be necessary on other portions of the overall development in the future. Specific costs to be paid for with tax increment revenues are detailed in Table 1 and described below.

Eligible costs for reimbursement include BEA activities. An updated Phase I Environmental Site Assessment (ESA) was performed on the Select Products parcel for cost of \$3,500. A Phase II ESA, required to further characterize the contamination remaining on the

property, was completed for \$15,000. A BEA and Documentation of Due Care Compliance (DDCC) of the property was prepared, at combined cost of \$3,000, on behalf of Select Products Limited to offer liability protection and outline due care obligations. Previous due diligence costs have also been incurred and are included for reimbursement as part of the Plan for HCD Properties LLC (National Flavors) at a cost of \$8,000, Harrison Packing at a cost of \$15,204.78, and Kalamazoo Storage at a cost of \$25,172.50. These costs are eligible for reimbursement and are incorporated into this Brownfield Plan Amendment.

Due Care costs that are eligible for reimbursement will be incurred by Kalamazoo Storage LLC relating to a sub-slab vapor system. The sub-slab vapor extraction system will include a barrier to prevent exposure to contaminated soil and/or exacerbation, and the installation of a vapor control system. The active sub-slab depressurization system (ASSD) will create a negative pressure gradient across the bottom of the floor slab in those three buildings to maintain a continuous preferential pathway for vapor collection and venting to the atmosphere. This pressure-induced preferential pathway will prevent migration of vapors into the affected buildings. Prior to installing the vapor barrier, approximately 6 inches of gas-permeable gravel (e.g., 6AA stone) will be placed over compacted soil to provide a vapor collection and venting layer. The extraction system and associated pipe work will be installed within the venting layer, followed by re-grading the site, forming the building pad, and installing the vapor barrier. As an active system, fan assembly and pressure monitoring gauges will be installed. Finally, the wire and rebar will need to be installed with extreme care not to puncture the barrier, and then concrete can be poured. \$25,000 is included in this Plan Amendment for additional Due Care requirements associated with the vapor system, such as Due Care documentation and installation inspection. The vapor system and all associated costs are estimated to be \$167,000. A 15% contingency for Due Care activities is also eligible. An Act 381 Work Plan has also been prepared to allow the capture of school tax increment to reimburse a portion of these Due Care costs incurred by Kalamazoo Storage.

Additional response activities totaling \$780,000 (combined phases) will be performed on the Select Products parcel. It was determined that the remediation plan designed by engineering firm, Wightman & Associates, Inc.—inclusive of removal of the required 64,000 cubic yards of contaminated soil and associated transport, disposal, and necessary backfill and compaction—would cost an estimated \$6,751,360. As this is a significant cost, it has been determined that the use of specialized foundations will be a substantial cost

savings and the most appropriate method to employ to redevelop this contaminated property. The specialized foundation activities will include soil borings, engineering support, surveying and design of the geopiers, site preparation, and installation of the estimated 725 geopiers. The total cost for all specialized foundation activities for Phase I of redevelopment is anticipated to be \$455,500. Depending on site conditions observed during construction, it may also be necessary to appropriately manage some of the contaminated soil. This may include soil disposal, clean backfill, and other associated costs including soft costs, at an estimated cost of \$30,000. Phase II of the redevelopment will require similar subgrade improvement and appropriate soil management estimated at \$294,500. Additional response activities required for both phases of redevelopment are anticipated at an estimated total cost of \$780,000. A 15% contingency for additional response activities is also eligible. Financing costs of 3% of these Additional Response activities are also included in this Brownfield Plan. Future Act 381 Work Plans and/or amendments may be necessary on other portions of the overall development.

The development of this Brownfield Plan Amendment and the Act 381 Work Plan are also eligible activities. The development of the Brownfield Plan, inclusive of this brownfield amendment, is estimated at a proposed cost of \$15,000. The preparation of the Act 381 Work Plan is estimated at \$8,000.

In addition, the Plan also includes administrative costs of the KCBRA estimated at \$5,000 annually for the life of the Plan. These total administrative costs of the Authority are estimated at \$90,000.

Interest expenses are also eligible and included as part of this Brownfield Plan. Financing costs (pertaining to Additional Response activities) of 3% will be accrued each year on unreimbursed principal costs. Simple interest will be paid after all principal costs are reimbursed.

The total potential brownfield eligible reimbursement costs are estimated at \$1,514,287.44 and are described in Table 1. Total capture is estimated at \$2,380,198.45, inclusive of funds captured and disbursed to the State Brownfield Redevelopment Fund and additional capture for the Local Brownfield Revolving Fund (LBRF).



## **B. Summary of Eligible Activities**

Eligible costs for reimbursement include BEA activities. An updated Phase I ESA was performed on the Select Products parcel. A Phase II ESA is also required to further characterize the contamination remaining on the property. A BEA and DDCC of the property were prepared on behalf of Select Products Limited to offer liability protection and outline due care obligations. Previous due diligence costs have also been incurred and are included for reimbursement as part of the Plan for HCD Properties LLC (National Flavors), Harrison Packing, and Kalamazoo Storage.

Due Care costs that are eligible for reimbursement will be incurred by Kalamazoo Storage LLC relating to a sub-slab vapor system. The sub-slab vapor extraction system will include a barrier to prevent exposure to contaminated soil and/or exacerbation, and installation of a vapor control system. Prior to installing the vapor barrier, approximately 6 inches of gas permeable gravel (e.g. 6AA stone) will be placed over compacted soil to provide a vapor collection and venting layer. The extraction system and associated pipe work will be installed within the venting layer, followed by re-grading the site, forming the building pad, and installing the vapor barrier. As an active system, fan assembly and pressure monitoring gauges will be installed. Finally, the wire and rebar will need to be installed with extreme care not to puncture the barrier and then concrete can be poured. Additional Due Care requirements associated with the vapor system, such as Due Care documentation and installation inspection, are also included in this Plan Amendment.

Additional Response Activities on the Select Products parcel include the installation of approximately 725 geopiers and associated soil boring, surveying and design of the specialized foundation, as the lower cost option of redevelopment with respect to the contaminated soil on site. Specialized foundation work will also be required during Phase II of construction. Depending on site conditions observed during construction, it may also be necessary to appropriately manage some of the contaminated soil. This may include soil disposal, clean backfill and other associated costs including soft costs. Specialized foundation work and appropriate soil management activities will be needed during both phases of redevelopment.

The development of this Brownfield Plan Amendment and the Act 381 Work Plan are also eligible activities as well as contingencies and interest. Future Act 381 Work Plans and/or amendments may be necessary on other portions of the overall development.

### C. Estimate of Captured Taxable Value and Tax Increment Revenues

Two of the five parcels (05-34-130-050 and 05-34-155-050) will be seeking an Industrial Facilities Tax abatement, which will essentially reduce the millage rate on those parcels by half for 12 years. The IFT abatement on both parcels is anticipated to begin in year 1 of the Plan (2018). The National Flavors parcel (05-34-155-050) is subject to an IFT abatement for years one through 12 of the Plan. Phase II of Select Products will initiate a second IFT abatement, pertaining to parcel 05-34-130-050, starting in year 6 of the Plan and continuing for 12 years (through 2034). This Brownfield Plan will be implemented during this abatement period.

For the purposes of this plan amendment, the initial taxable value is the value of the eligible property in 2017, the year the Brownfield Plan was adopted. The project began in 2017. Select Products Limited is expecting completion of Phase I construction in Spring of 2019. A second phase is anticipated for Select Products in year 5 with an increase in taxable value realized in year 6 of the Plan. HCD Properties LLC (National Flavors) has completed construction of the 30,000-square-foot manufacturing building. New construction also occurred in 2017 on the Kalamazoo Storage LLC parcel. Three additional buildings, totaling 19,200 square feet, will be constructed by Kalamazoo Storage in the late fall of 2018/spring of 2019. This Plan anticipates that increment will first be available for capture, based on the project as a whole, with the 2018 summer and winter taxes. The increase in taxable value for all properties will primarily come from the planned new construction activities.

National Flavors private investment is estimated to be \$4,900,000. New construction of the Phase I 50,000-square-foot industrial building on the Select Products parcel is estimated to be a \$3,000,000 investment. As a result, an increase in the taxable value of the five combined parcels of approximately \$4,569,200 is expected after this initial phase. Also, an additional \$600,000 investment will be made by Kalamazoo Storage LLC. The increased taxable value on the Kalamazoo Storage parcel related to this new construction is expected to be realized in 2019. Private investment for the Phase II portion of the Select Products redevelopment is estimated to be \$2,500,000. All five parcels combined will see an increase in taxable value after the Phase II construction, estimated to be \$6,119,200.

The estimated captured taxable value for this redevelopment by year and in aggregate for each taxing jurisdiction is depicted in tabular form (Tables 2, 2B, 2C, 3, 3B, 3C, 4, 4B, 4C).

A summary of the estimated reimbursement schedule and the amount of capture into the Local Brownfield Revolving Fund (LBRF) by year and in aggregate is presented as Table 5 (showing combined parcels). Once eligible expenses are reimbursed, the Authority may capture up to five full years of the tax increment and deposit the revenues into a LBRF.

**D. Method of Financing and Description of Advances by the Municipality**

A majority of the costs for eligible activities are financed by Select Products Limited. HCD Properties LLC (National Flavors), Harrison Packing LLC, and Kalamazoo Storage LLC did incur some costs associated with due diligence activities. The KCBRA has paid for BEA activities, preparation of the Brownfield Plan, and this Brownfield Plan Amendment. Kalamazoo Storage LLC will also have Due Care expenses and the preparation of the Act 381 Work Plan. Eligible activities include interest expense (financing costs) for Select Product’s eligible expenses only. Financing costs are calculated as 3% interest accrued on unreimbursed principal costs at the end of each year. Simple interest will be paid after all principal costs are reimbursed. The expenses incurred prior to the Brownfield Plan are the costs related to BEA activities incurred by the Authority, National Flavors, Harrison Packing, and Kalamazoo Storage, as well as development of the Plan. The BEA activity costs are statutorily approved for reimbursement with both local and school tax increment revenues.

No advances by the municipality have been made or are anticipated.

**E. Maximum Amount of Note or Bonded Indebtedness**

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

**F. Duration of Brownfield Plan**

The Authority intends to begin capture of tax increment in 2018. 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 is complete or 30 years, whichever occurs sooner.



### **G. Estimated Impact of Tax Increment Financing on Revenues of Taxing Jurisdictions**

The estimated amount of tax increment revenues to be captured for this redevelopment from each taxing jurisdiction by year and in aggregate are presented as Table 4, Table 4B, and Table 4C.

### **H. Legal Description, Property Map, Statement of Qualifying Characteristics and Personal Property**

The property subject to this Brownfield Plan Amendment includes five parcels with a combined total of 42.84 acres and located within Oshtemo Township, Kalamazoo County, Michigan. There are five parcels of land, with six parcel IDs, included as part of this Plan Amendment. Any new parcel IDs or site addresses associated with the property subject to this Brownfield Plan Amendment are eligible for tax capture. A map showing the eligible property is provided in the attached Exhibits.

The legal description of the subject property is as follows:

(05-34-130-050)

SEC 34-2-12 COM AT NW COR TH N89DEG14'37"E ALG N SEC LI 714.28' TO POB; TH CONT N89DEG14'37"E 865.26' TH S00DEG34'58"E 863.03' TH S 89DEG14'37"W 965.25' TH N00DEG34'58"W 751' TO BEG

(05-34-155-030): land

SEC 34-2-12 COMM AT NW COR TH N89DEG14'37"E ALG N SEC LI 1313.54' TO W LI OF E ½, NW1/4, TH S 00DEG34'58"E ALG SD W LI 863.03' TO POB TH N89DEG14'37"E 200' TH S00DEG34'58"E 400' TH S89DEG14'37"W 604.25' TH N00DEG34'58"W 400' TH N89DEG14'37"E 404.25' TO BEG

(05-99-034-155): real property

INDUSTRIAL FACILITIES EXEMPTION CERTIFICATE # 2005-180 REAL PROPERTY BEGINNING DATE 12/31/2005 ENDING DATE 12/31/2017

(05-34-155-040)

SEC 34-2-12 COMM AT NW COR TH N89DEG14'37"E ALG SEC LI 1313.54' TO W LI OF E1/2, NW ¼, TH S00DEG34'58"E ALG SD W LI 1263.03' TO POB TH N89DEG14'37"E 200' TH

S00DEG34'58"E 66' TH S89DEG14'37"W 604.25' TH N 00DEG34'58"W 66' TH  
N89DEG14'37"E 404.25' TO BEG

(05-34-155-050)

SEC 34-2-12 COMM AT NW COR TH N89DEG14'34"E ALG N SEC LI 1313.54' TO W LI E ½,  
NW1/4, TH S00DEG34'58"E ALG SD W LI 1329.03' TO POB; TH N89DEG14'37"E 200' TH  
S00DEG34'58"E 73.90' TH SWLY 106.89' ALG A CURVE TO RT S36DEG05'19"W 55' TH SLY  
210.48' ALG A CURVE TO LEFT WI RAD OF 233' AND CH BEARING 210DEG12'32"W 203.40'  
TH S 15DEG40'15"E 79.75' TO NLY ROW OF STADIUM DR TH S74DEG30'07"W ALG SD  
ROW 737.25' TH N19DEG16'38"W 581.05' TH N74DEG30'07"E 390.80' TH TH  
00DEG34'58"W 31.51' TH N89DEG14'37"E 404.25' TO BEG

(05-34-180-025)

SEC 34-2-12 BEG IN N LI 266 FT E OF NW COR E1/2 NW1.4 TH S PAR W LI SD E1/2 1785.11  
FT TO NLY LI W MICH AVE TH NELY THEREON 206.89 FT TH N PAR SD W LI 1732.24 FT TO  
N LI TH W 200 FT TO BEG

The property meets the definition of a "facility" as defined by Part 201 of NREPA based on the presence of contaminants in soil and groundwater at concentrations in excess of MDEQ Generic Residential Cleanup Criteria for parcels 05-34-155-050, 05-34-180-025, 05-34-130-050, 05-34-155-030 (land), and 05-99-034-155 (real property). The remaining parcel (05-34-155-040) is adjacent and contiguous to the parcels identified as a "facility."

The approved Brownfield Plan and this Brownfield Plan Amendment do intend to capture tax increment revenues associated with personal property if relevant and applicable to the properties in the Plan.

Any tax increment realized on any of the five parcels would be captured through this Brownfield Plan Amendment.

**I. Estimates of Residents and Displacement of Families**

All five parcels are zoned for industrial use. Therefore, no residents exist on the subject property. Further, there are no plans for displacement of families.





**J. Plan for Relocation of Displaced Persons**

Not applicable.

**K. Provisions for Relocation Costs**

Not applicable.

**L. Strategy for Compliance with Michigan's Relocation Assistance Law**

Not applicable.

**M. Other Material that the Authority or Governing Body Considers Pertinent**

Not applicable.



## EXHIBITS

FIGURE 1: *Location Map*

FIGURE 2: *Site Plan*

## SCHEDULES/TABLES

TABLE 1: *Summary of Eligible Costs*

TABLE 2: *Estimate of Total Captured Incremental Taxes (Non-IFT Properties)*

TABLE 2B: *Estimate of Total Captured Incremental Taxes (National Flavors)*

TABLE 2C: *Estimate of Total Captured Incremental Taxes (Select Products)*

TABLE 3: *Estimate of Annual Effect on Taxing Jurisdictions (Non-IFT Properties)*

TABLE 3B: *Estimate of Annual Effect on Taxing Jurisdictions during IFT Abatement Period (National Flavors)*

TABLE 3C: *Estimate of Annual Effect of Taxing Jurisdictions during IFT Abatement Period (Select Products)*

TABLE 4: *Captured Taxable Value and Tax Increment Revenue by Year and Aggregate for Each Taxing Jurisdiction (Non-IFT Properties)*

TABLE 4B: *Captured Taxable Value and Tax Increment Revenue by Year and Aggregate for Each Taxing Jurisdiction (National Flavors)*

TABLE 4C: *Captured Taxable Value and Tax Increment Revenue by Year and Aggregate for Each Taxing Jurisdiction (Select Products)*

TABLE 5: *Estimated Reimbursement Schedule (Combined Parcels)*

## ATTACHMENTS

NOTICE OF PUBLIC HEARING

NOTICE TO TAXING JURISDICTIONS

RESOLUTION SUPPORTING A BROWNFIELD PLAN—CHARTER TOWNSHIP OF OSHTEMO

RESOLUTION APPROVING A BROWNFIELD PLAN—KALAMAZOO COUNTY

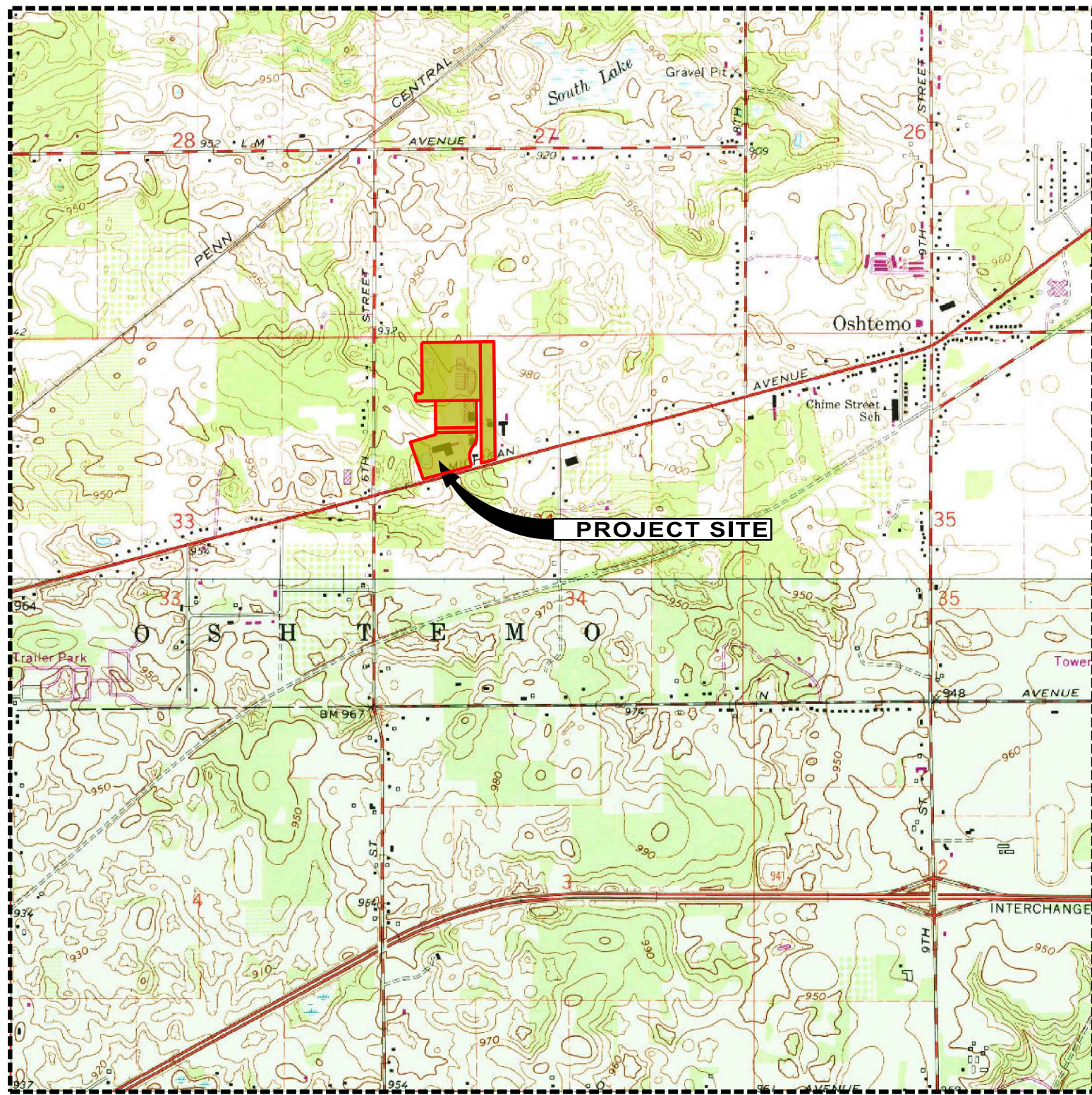


## EXHIBITS

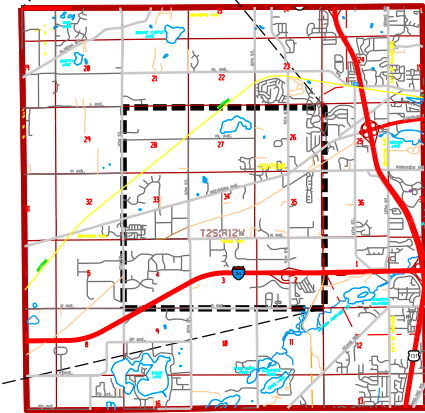
*Figure 1: Location Map*

*Figure 2: Site Plan*



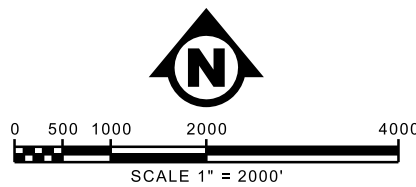


SOURCE: KALAMAZOO SW, MICHIGAN USGS 7.5 MINUTE TOPOGRAPHIC QUADRANGLE MAPS  
 MAPTECH® U.S. TERRAIN SERIES™ ©MAPTECH®, INC. 606-433-8500



T 2 S. R. 12 W.  
 OSHTEMO TOWNSHIP  
 OSHTEMO, MICHIGAN

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



**envirollogic**  
 environmental consulting + services  
 2960 INTERSTATE PARKWAY  
 KALAMAZOO, MICHIGAN 49048  
 PH: (269) 342-1100 FAX: (269) 342-4945

**STADIUM PARK WAY  
 REDEVELOPMENT**  
 STADIUM PARK WAY  
 OSHTEMO, MICHIGAN  
**LOCATION MAP**

PROJECT NO.  
 170027  
 FIGURE No.

**1**



(05-34-130-050)  
 SEC 34-2-12 COM AT NW COR TH N89DEG14'37"E ALG N SEC LI 714.28' TO POB;  
 TH CONT N89DEG14'37"E 865.26' TH S00DEG34'58"E 863.03' TH  
 S 89DEG14'37"W 965.25' TH N00DEG34'58"W 751' TO BEG

(05-34-155-030) LAND / (05-99-034-155) REAL PROPERTY  
 SEC 34-2-12 COMM AT NW COR TH N89DEG14'37"E ALG N SEC LI 1313.54' TO  
 W LI OF E 1/4, NW 1/4, TH S 00DEG34'58"E ALG SD W LI 863.03' TO POB TH  
 N89DEG14'37"E 200' TH S00DEG34'58"E 400' TH S89DEG14'37"W 604.25' TH  
 N00DEG34'58"W 400' TH N89DEG14'37"E 404.25' TO BEG

(05-34-155-040)  
 SEC 34-2-12 COMM AT NW COR TH N89DEG14'37"E ALG SEC LI 1313.54' TO  
 W LI OF E 1/2, NW 1/4, TH S00DEG34'58"E ALG SD W LI 1263.03' TO POB TH  
 N89DEG14'37"E 200' TH S00DEG34'58"E 66' TH S89DEG14'37"W 604.25' TH  
 N 00DEG34'58"W 66' TH N89DEG14'37"E 404.25' TO BEG

(05-34-155-050)  
 SEC 34-2-12 COMM AT NW COR TH N89DEG14'34"E ALG N SEC LI 1313.54' TO  
 W LI E 1/4, NW 1/4, TH S00DEG34'58"E ALG SD W LI 1329.03' TO POB; TH  
 N89DEG14'37"E 200' TH S00DEG34'58"E 73.90' TH SWLY 106.89' ALG A CURVE  
 TO RT S36DEG05'19"W 55' TH SLY 210.48' ALG A CURVE TO LEFT WI RAD  
 OF 233' AND CH BEARING 210DEG12'32"W 203.40' TH S 15DEG40'15"E 79.75'  
 TO NLY ROW OF STADIUM DR TH S74DEG30'07"W ALG SD ROW 737.25' TH  
 N19DEG16'38"W 581.05' TH N74DEG30'07"E 390.80' TH TH 00DEG34'58"W 31.51'  
 TH N89DEG14'37"E 404.25' TO BEG

(05-34-180-025)  
 SEC 34-2-12 BEG IN N LI 266 FT E OF NW COR E 1/2 NW 1.4 TH S PAR W LI  
 SD E 1/2 1785.11 FT TO NLY LI W MICH AVE TH NELY THEREON 206.89 FT TH  
 N PAR SD W LI 1732.24 FT TO N LI TH W 200 FT TO BEG



SCALE 1" = 300'  
 0 50 100 200 300 600

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.

# STADIUM PARK WAY REDEVELOPMENT

STADIUM PARK WAY  
 OSHTEMO, MICHIGAN

## SITE PLAN

**envirollogic**  
 environmental consulting + services  
 2960 INTERSTATE PARKWAY  
 KALAMAZOO, MICHIGAN 49048  
 PH: (269) 342-1100 FAX: (269) 342-4945

PROJECT NO.  
 170027

FIGURE No.  
**2**

## SCHEDULES/TABLES

**Table 1: Summary of Eligible Costs**

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**Table 4C: Captured Taxable Value and Tax Increment Revenue by Year and Aggregate for Each Taxing Jurisdiction (Select Products)**

**Table 5: Estimated Reimbursement Schedule (Combined Parcels)**



Summary of Eligible Costs  
Brownfield Plan Amendment #1  
Stadium Park Way Redevelopment (5 Parcels)  
Oshtemo Township, Michigan

Eligible Activities	Estimated Cost	State and Local	Local Only Costs	State Only Costs
<u>BEA Activities</u>	\$ 69,877.28			
Phase I ESA (Select Products-Authority expense)		\$ 3,500.00		
Phase II ESA (Select Products -Authority expense)		\$ 15,000.00		
BEA/Due Care (Select Products-Authority expense)		\$ 3,000.00		
Due Diligence (National Flavors)		\$ 8,000.00		
Due Diligence (Harrison Packing)		\$ 15,204.78		
Due Diligence (Kalamazoo Storage)		\$ 25,172.50		
<u>Due Care (Kalamazoo Storage)**</u>	\$ 167,000.00			
Sub-slab Vapor System		\$ 142,000.00		
Due Care related to Vapor System		\$ 25,000.00		
<u>Additional Response Activities (Select Products)</u>	\$ 780,000.00			
Specialized foundation and potential contaminated soil management activities including disposal, backfill and associated activities (Phase I and II of redevelopment)			\$ 780,000.00	
<b>TOTAL COSTS OF ELIGIBLE ACTIVITIES</b>	<b>\$ 1,016,877.28</b>	<b>\$ 236,877.28</b>	<b>\$ 780,000.00</b>	
Financing Costs (3%)*	\$ 242,360.16		\$ 242,360.16	
Contingencies (15%)	\$ 142,050.00	\$ 25,050.00	\$ 117,000.00	
Administrative Costs of the Authority (estimated)	\$ 90,000.00		\$ 90,000.00	
Brownfield Plan	\$ 15,000.00	\$ 15,000.00		
Act 381 Work Plan (Kalamazoo Storage)	\$ 8,000.00	\$ 8,000.00		
<b>TOTAL REIMBURSEMENTS</b>	<b>\$ 1,514,287.44</b>	<b>\$ 284,927.28</b>	<b>\$ 1,229,360.16</b>	
Captured and Disbursed to State Brownfield Redevelopment Fund	\$ 37,688.40			\$ 37,688.40
Additional Capture for LBRF	\$ 828,222.61		\$ 714,232.66	\$ 113,989.95
<b>TOTAL CAPTURE</b>	<b>\$ 2,380,198.45</b>	<b>\$ 284,927.28</b>	<b>\$ 1,943,592.82</b>	<b>\$ 151,678.35</b>

\*Simple interest paid after all principal is paid  
Interest paid on unreimbursed principal costs

\*\*These Due Care costs are state and local eligible as an Act 381 Work Plan has been prepared

Table 2

Estimate of Total Captured Incremental Taxes  
 Brownfield Plan Amendment #1  
 Stadium Park Way Redevelopment (5 Parcels)  
 Oshtemo Township, MI

Non-IFT Properties (05-34-155-030, 05-99-034-155, 05-34-155-040, & 05-34-180-025)

Year	Annual Total Millage†	Initial Taxable Value	Tax Revenues from Initial Taxable Value	Estimated Future Taxable Value	Estimated Future Tax Revenues	Incremental Tax Revenues	State Brownfield Redevelopment Fund	Available for Authority Disbursements
2018	44.4261	\$ 336,206.00	\$ 14,936.32	\$ 1,035,406.00	\$ 45,999.05	\$ 31,062.73	\$ 2,097.60	\$ 28,965.13
2019	44.4261	\$ 336,206.00	\$ 14,936.32	\$ 1,335,406.00	\$ 59,326.88	\$ 44,390.56	\$ 2,997.60	\$ 41,392.96
2020	44.4261	\$ 336,206.00	\$ 14,936.32	\$ 1,335,406.00	\$ 59,326.88	\$ 44,390.56	\$ 2,997.60	\$ 41,392.96
2021	44.4261	\$ 336,206.00	\$ 14,936.32	\$ 1,335,406.00	\$ 59,326.88	\$ 44,390.56	\$ 2,997.60	\$ 41,392.96
2022	44.4261	\$ 336,206.00	\$ 14,936.32	\$ 1,335,406.00	\$ 59,326.88	\$ 44,390.56	\$ 2,997.60	\$ 41,392.96
2023	44.4261	\$ 336,206.00	\$ 14,936.32	\$ 1,335,406.00	\$ 59,326.88	\$ 44,390.56	\$ 2,997.60	\$ 41,392.96
2024	44.4261	\$ 336,206.00	\$ 14,936.32	\$ 1,335,406.00	\$ 59,326.88	\$ 44,390.56	\$ 2,997.60	\$ 41,392.96
2025	44.4261	\$ 336,206.00	\$ 14,936.32	\$ 1,335,406.00	\$ 59,326.88	\$ 44,390.56	\$ 2,997.60	\$ 41,392.96
2026	44.4261	\$ 336,206.00	\$ 14,936.32	\$ 1,335,406.00	\$ 59,326.88	\$ 44,390.56		\$ 44,390.56
2027	44.4261	\$ 336,206.00	\$ 14,936.32	\$ 1,335,406.00	\$ 59,326.88	\$ 44,390.56		\$ 44,390.56
2028	44.4261	\$ 336,206.00	\$ 14,936.32	\$ 1,335,406.00	\$ 59,326.88	\$ 44,390.56		\$ 44,390.56
2029	44.4261	\$ 336,206.00	\$ 14,936.32	\$ 1,335,406.00	\$ 59,326.88	\$ 44,390.56		\$ 44,390.56
2030	44.4261	\$ 336,206.00	\$ 14,936.32	\$ 1,335,406.00	\$ 59,326.88	\$ 44,390.56		\$ 44,390.56
2031	44.4261	\$ 336,206.00	\$ 14,936.32	\$ 1,335,406.00	\$ 59,326.88	\$ 44,390.56		\$ 44,390.56
2032	44.4261	\$ 336,206.00	\$ 14,936.32	\$ 1,335,406.00	\$ 59,326.88	\$ 44,390.56		\$ 44,390.56
2033	44.4261	\$ 336,206.00	\$ 14,936.32	\$ 1,335,406.00	\$ 59,326.88	\$ 44,390.56		\$ 44,390.56
2034	44.4261	\$ 336,206.00	\$ 14,936.32	\$ 1,335,406.00	\$ 59,326.88	\$ 44,390.56		\$ 44,390.56
2035	44.4261	\$ 336,206.00	\$ 14,936.32	\$ 1,335,406.00	\$ 59,326.88	\$ 44,390.56		\$ 44,390.56
2036	44.4261	\$ 336,206.00	\$ 14,936.32	\$ 1,335,406.00	\$ 59,326.88	\$ 44,390.56		\$ 44,390.56
2037	44.4261	\$ 336,206.00	\$ 14,936.32	\$ 1,335,406.00	\$ 59,326.88	\$ 44,390.56		\$ 44,390.56
2038	44.4261	\$ 336,206.00	\$ 14,936.32	\$ 1,335,406.00	\$ 59,326.88	\$ 44,390.56		\$ 44,390.56
2039	44.4261	\$ 336,206.00	\$ 14,936.32	\$ 1,335,406.00	\$ 59,326.88	\$ 44,390.56		\$ 44,390.56
2040	44.4261	\$ 336,206.00	\$ 14,936.32	\$ 1,335,406.00	\$ 59,326.88	\$ 44,390.56		\$ 44,390.56
<b>TOTAL</b>						<b>\$ 1,007,655.03</b>	<b>\$ 23,080.80</b>	<b>\$ 984,574.23</b>

† - Does not include debt millages or special assessments  
 \* - Total includes five year future capture to Local Brownfield Revolving Fund



Estimate of Total Captured Incremental Taxes  
Brownfield Plan Amendment #1  
Stadium Park Way Redevelopment (5 Parcels)  
Oshtemo Township, MI

05-34-155-050 (National Flavors) -subject to IFT years 1-12

Year	Annual Total Millage†	Initial Taxable Value	Tax Revenues from Initial Taxable Value	Estimated Future Taxable Value	Estimated Future Tax Revenues	Incremental Tax Revenues	State Brownfield Redevelopment Fund	Available for Authority Disbursements
2018	25.2131	\$ 50,601.00	\$ 1,275.81	\$ 2,500,601.00	\$ 63,047.78	\$ 61,771.97	\$ 7,350.00	\$ 54,421.97
2019	25.2131	\$ 50,601.00	\$ 1,275.81	\$ 2,500,601.00	\$ 63,047.78	\$ 61,771.97		\$ 61,771.97
2020	25.2131	\$ 50,601.00	\$ 1,275.81	\$ 2,500,601.00	\$ 63,047.78	\$ 61,771.97		\$ 61,771.97
2021	25.2131	\$ 50,601.00	\$ 1,275.81	\$ 2,500,601.00	\$ 63,047.78	\$ 61,771.97		\$ 61,771.97
2022	25.2131	\$ 50,601.00	\$ 1,275.81	\$ 2,500,601.00	\$ 63,047.78	\$ 61,771.97		\$ 61,771.97
2023	25.2131	\$ 50,601.00	\$ 1,275.81	\$ 2,500,601.00	\$ 63,047.78	\$ 61,771.97		\$ 61,771.97
2024	25.2131	\$ 50,601.00	\$ 1,275.81	\$ 2,500,601.00	\$ 63,047.78	\$ 61,771.97		\$ 61,771.97
2025	25.2131	\$ 50,601.00	\$ 1,275.81	\$ 2,500,601.00	\$ 63,047.78	\$ 61,771.97		\$ 61,771.97
2026	25.2131	\$ 50,601.00	\$ 1,275.81	\$ 2,500,601.00	\$ 63,047.78	\$ 61,771.97		\$ 61,771.97
2027	25.2131	\$ 50,601.00	\$ 1,275.81	\$ 2,500,601.00	\$ 63,047.78	\$ 61,771.97		\$ 61,771.97
2028	25.2131	\$ 50,601.00	\$ 1,275.81	\$ 2,500,601.00	\$ 63,047.78	\$ 61,771.97		\$ 61,771.97
2029	25.2131	\$ 50,601.00	\$ 1,275.81	\$ 2,500,601.00	\$ 63,047.78	\$ 61,771.97		\$ 61,771.97
2030	44.4261	\$ 50,601.00	\$ 2,248.01	\$ 2,500,601.00	\$ 111,091.95	\$ 108,843.95		\$ 108,843.95
2031	44.4261	\$ 50,601.00	\$ 2,248.01	\$ 2,500,601.00	\$ 111,091.95	\$ 108,843.95		\$ 108,843.95
2032	44.4261	\$ 50,601.00	\$ 2,248.01	\$ 2,500,601.00	\$ 111,091.95	\$ 108,843.95		\$ 108,843.95
2033	44.4261	\$ 50,601.00	\$ 2,248.01	\$ 2,500,601.00	\$ 111,091.95	\$ 108,843.95		\$ 108,843.95
2034	44.4261	\$ 50,601.00	\$ 2,248.01	\$ 2,500,601.00	\$ 111,091.95	\$ 108,843.95		\$ 108,843.95
2035	44.4261	\$ 50,601.00	\$ 2,248.01	\$ 2,500,601.00	\$ 111,091.95	\$ 108,843.95		\$ 108,843.95
2036	44.4261	\$ 50,601.00	\$ 2,248.01	\$ 2,500,601.00	\$ 111,091.95	\$ 108,843.95		\$ 108,843.95
2037	44.4261	\$ 50,601.00	\$ 2,248.01	\$ 2,500,601.00	\$ 111,091.95	\$ 108,843.95		\$ 108,843.95
2038	44.4261	\$ 50,601.00	\$ 2,248.01	\$ 2,500,601.00	\$ 111,091.95	\$ 108,843.95		\$ 108,843.95
2039	44.4261	\$ 50,602.00	\$ 2,248.05	\$ 2,500,602.00	\$ 111,091.99	\$ 108,843.95		\$ 108,843.95
2040	44.4261	\$ 50,603.00	\$ 2,248.09	\$ 2,500,603.00	\$ 111,092.04	\$ 108,843.95		\$ 108,843.95
<b>TOTAL</b>						<b>\$ 1,938,547.07</b>	<b>\$ 7,350.00</b>	<b>\$ 1,931,197.07</b>

† - Does not include debt millages or special assessments

\* - Total includes five year future capture to Local Brownfield Revolving Fund

Term of Industrial Facilities Tax Abatement



Table 3

Estimate of Annual Effect on Taxing Jurisdictions  
Brownfield Plan Amendment #1  
Stadium Park Way Redevelopment (5 Parcels)

Non-IFT Properties (05-34-155-030, 05-99-034-155, 05-34-155-040, & 05-34-180-025)

SUMMER TAXES <sup>1</sup>				
Taxing Jurisdiction		County Operating	State Ed <sup>3</sup>	Total
Millage		4.6871	6	10.6871
Initial Taxable Value	\$ 336,206.00	\$ 1,575.83	\$ 2,017.24	\$ 3,593.07
Future Taxable Value (2019 & on)	\$ 1,335,406.00	\$ 6,259.18	\$ 8,012.44	\$ 14,271.62
Captured Taxable Value	\$ 999,200.00	\$ 4,683.35	\$ 5,995.20	\$ 10,678.55

ITV	\$ 336,206.00
FTV (2018 only)**	\$ 1,035,406.00
Captured TV	\$ 699,200.00

WINTER TAXES										
Taxing Jurisdiction		School Oper <sup>5</sup>	KRESA	Kalamazoo Library	KVCC	Oshtemo Township	County Transit	Housing	Kalamazoo County Public Safety	Total
Millage		18	6.0416	3.9583	2.8135	0.9765	0.4	0.1	1.4491	33.739
Initial Taxable Value	\$ 336,206.00	\$ 6,051.71	\$ 2,031.22	\$ 1,330.80	\$ 945.92	\$ 328.31	\$ 134.48	\$ 33.62	\$ 487.20	\$ 11,343.25
Future Taxable Value (2019 & on)	\$ 1,335,406.00	\$ 24,037.31	\$ 8,067.99	\$ 5,285.94	\$ 3,757.16	\$ 1,304.02	\$ 534.16	\$ 133.54	\$ 1,935.14	\$ 45,055.26
Captured Taxable Value	\$ 999,200.00	\$ 17,985.60	\$ 6,036.77	\$ 3,955.13	\$ 2,811.25	\$ 975.72	\$ 399.68	\$ 99.92	\$ 1,447.94	\$ 33,712.01

1. Based on millages from 2016 taxes
  2. Millages not captured: school debt, JUV, Lights, Police 2004, Fire (12.4739)
  3. Half of captured SET conveyed to State Brownfield Redevelopment Fund
  4. KRESA shown as millage available for capture (minus the 0.3650)
  5. Standard school operating millage is 18 mills, rollbacks may occur on annual basis, i.e. 2017 is 17.8704 School/Local 42.18%/57.82%
- \*Total millage including millages not captured = 56.9  
\*\*2018 reflects the initial jump in FTV, 2019 and on will reflect new construction (Kalamazoo Storage)

	2019 on	2018 only
Total Available Millage*	44.4261	44.4261
Total Annual Future Tax Liability	\$ 59,326.88	\$ 45,999.05
Total Capturable Local Millages	20.4261	20.4261
Total Annual Capturable Local Tax Increment	\$ 20,409.76	\$ 14,281.93
Total Capturable School Millages	24.0000	24.0000
Total Annual Capturable School Tax Increment	\$ 23,980.80	\$ 16,780.80
Total School and Local Tax Increment Revenue/Yr	\$ 44,390.56	\$ 31,062.73

Estimate of Annual Effect on Taxing Jurisdictions  
During IFT Abatement Period  
Brownfield Plan Amendment #1  
Stadium Park Way Redevelopment (5 Parcels)

05-34-155-050 (National Flavors) -subject to IFT years 1-12

SUMMER TAXES <sup>1</sup>				
Taxing Jurisdiction		County Operating	State Ed <sup>3</sup>	Total
Millage		2.3436	6.0000	8.3436
Initial Taxable Value	\$ 50,601.00	\$ 118.59	\$ 303.61	\$ 422.19
Future Taxable Value (yr 1-5)	\$ 2,500,601.00	\$ 5,860.28	\$ 15,003.61	\$ 20,863.89
Captured Taxable Value (yr 1-5)	\$ 2,450,000.00	\$ 5,741.70	\$ 14,700.00	\$ 20,441.70
Future Taxable Value (yr 6-12)	\$ 2,500,601.00	\$ 5,860.28	\$ 15,003.61	\$ 20,863.89
Captured Taxable Value (yr 6-12)	\$ 2,450,000.00	\$ 5,741.70	\$ 14,700.00	\$ 20,441.70

WINTER TAXES										
Taxing Jurisdiction		School Oper <sup>5</sup>	KRESA <sup>4</sup>	Kalamazoo Library	KVCC	Oshtemo Township	County Transit	Housing	Kalamazoo County Public Safety	Total
Millage		9.0000	3.0208	1.9792	1.4068	0.4883	0.2000	0.0500	0.7246	16.8695
Initial Taxable Value	\$ 50,601.00	\$ 455.41	\$ 152.86	\$ 100.15	\$ 71.18	\$ 24.71	\$ 10.12	\$ 2.53	\$ 36.66	\$ 853.61
Future Taxable Value (yr 1-5)	\$ 2,500,601.00	\$ 22,505.41	\$ 7,553.82	\$ 4,949.06	\$ 3,517.72	\$ 1,220.92	\$ 500.12	\$ 125.03	\$ 1,811.81	\$ 42,183.89
Captured Taxable Value (yr 1-5)	\$ 2,450,000.00	\$ 22,050.00	\$ 7,400.96	\$ 4,848.92	\$ 3,446.54	\$ 1,196.21	\$ 490.00	\$ 122.50	\$ 1,775.15	\$ 41,330.28
Future Taxable Value (yr 6-12)	\$ 2,500,601.00	\$ 22,505.41	\$ 7,553.82	\$ 4,949.06	\$ 3,517.72	\$ 1,220.92	\$ 500.12	\$ 125.03	\$ 1,811.81	\$ 42,183.89
Captured Taxable Value (yr 6-12)	\$ 2,450,000.00	\$ 22,050.00	\$ 7,400.96	\$ 4,848.92	\$ 3,446.54	\$ 1,196.21	\$ 490.00	\$ 122.50	\$ 1,775.15	\$ 41,330.28

1. Based on millages from 2016 taxes (reduced by 50% for 12 yr IFT, SET full millage)
  2. Millages not captured: school debt, JUV, Lights, Police 2004, Fire (12.4739/2=6.237)
  3. Half of captured SET conveyed to State Brownfield Redevelopment Fund
  4. KRESA shown as millage available for capture (minus the 0.3650)
  5. Standard school op. is 18 mils, rollbacks may occur on annual basis, i.e. 2017 is 17.8704 School/Local 42.18%/57.82%
- \*Total millage (not reduced) including millages not captured = 56.9  
Land values not affected by IFT which may cause a slight increase in available TIR

**Years 1-5**

Total Available Millage	31.4501
Total Capturable Millage	25.2131
Total Annual Future Tax Liability	\$ 63,047.78
Total Capturable Local Millages	10.2131
Total Annual Capturable Local Tax Increment	\$ 25,021.97
Total Capturable School Millages	15.0000
Total Annual Capturable School Tax Increment	\$ 36,750.00
Total School and Local Tax Increment Revenue/Yr	\$ 61,771.97

**Years 6-12**

Total Available Millage	31.4501
Total Capturable Millage	25.2131
Total Annual Future Tax Liability	\$ 63,047.78
Total Capturable Local Millages	10.2131
Total Annual Capturable Local Tax Increment	\$ 25,021.97
Total Capturable School Millages	15.0000
Total Annual Capturable School Tax Increment	\$ 36,750.00
Total School and Local Tax Increment Revenue/Yr	\$ 61,771.97

**Years 13 & on : Post-Abatement**

Total Available Millage	56.9000
Total Capturable Millage	44.4261
Total Annual Future Tax Liability	\$ 111,091.95
Total Capturable Local Millages	20.4261
Total Annual Capturable Local Tax Increment	\$ 50,043.95
Total Capturable School Millages	24.00
Total Annual Capturable School Tax Increment	\$ 58,800.00
Total School and Local Tax Increment Revenue/Yr	\$ 108,843.95

Estimate of Annual Effect on Taxing Jurisdictions  
During IFT Abatement Period  
Brownfield Plan Amendment #1  
Stadium Park Way Redevelopment (5 Parcels)

05-34-130-050 (Select Products) - subject to IFT abatement years 1-17 (2 certificates)

SUMMER TAXES <sup>1</sup>				
Taxing Jurisdiction		County Operating	State Ed <sup>3</sup>	Total
IFT Millage		2.3436	6.0000	8.3436
Non IFT Millage		4.6871	6.0000	10.6871
Initial Taxable Value	\$ -	\$ -	\$ -	\$ -
Future Taxable Value (yr 1-5)	\$ 1,420,000.00	\$ 3,327.84	\$ 8,520.00	\$ 11,847.84
Captured Taxable Value (yr 1-5)	\$ 1,420,000.00	\$ 3,327.84	\$ 8,520.00	\$ 11,847.84
Future Taxable Value (yr 6-12)	\$ 2,670,000.00	\$ 6,257.28	\$ 16,020.00	\$ 22,277.28
Captured Taxable Value (yr 6-12)	\$ 2,670,000.00	\$ 6,257.28	\$ 16,020.00	\$ 22,277.28
Future Taxable Value (yr 13-17)	\$ 1,420,000.00	\$ 6,655.68	\$ 8,520.00	\$ 15,175.68
Captured Taxable Value (yr 13-17)	\$ 1,420,000.00	\$ 6,655.68	\$ 8,520.00	\$ 15,175.68
Future Taxable Value (yr 13-17) P2 IFT	\$ 1,250,000.00	\$ 2,929.44	\$ 7,500.00	\$ 10,429.44
Captured Taxable Value (yr 13-17) P2 IFT	\$ 1,250,000.00	\$ 2,929.44	\$ 7,500.00	\$ 10,429.44

WINTER TAXES										
Taxing Jurisdiction		School Oper <sup>5</sup>	KRESA <sup>4</sup>	Kalamazoo Library	KVCC	Oshtemo Township	County Transit	Housing	Kalamazoo County Public Safety	Total
IFT Millage		9.0000	3.0208	1.9792	1.4068	0.4883	0.2000	0.0500	0.7246	16.8695
Non IFT Millage		18.0000	6.0416	3.9583	2.8135	0.9765	0.4000	0.1000	1.4491	33.7390
Initial Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Future Taxable Value (yr 1-5)	\$ 1,420,000.00	\$ 12,780.00	\$ 4,289.54	\$ 2,810.39	\$ 1,997.59	\$ 693.32	\$ 284.00	\$ 71.00	\$ 1,028.86	\$ 23,954.69
Captured Taxable Value (yr 1-5)	\$ 1,420,000.00	\$ 12,780.00	\$ 4,289.54	\$ 2,810.39	\$ 1,997.59	\$ 693.32	\$ 284.00	\$ 71.00	\$ 1,028.86	\$ 23,954.69
Future Taxable Value (yr 6-12)	\$ 2,670,000.00	\$ 24,030.00	\$ 8,065.54	\$ 5,284.33	\$ 3,756.02	\$ 1,303.63	\$ 534.00	\$ 133.50	\$ 1,934.55	\$ 45,041.57
Captured Taxable Value (yr 6-12)	\$ 2,670,000.00	\$ 24,030.00	\$ 8,065.54	\$ 5,284.33	\$ 3,756.02	\$ 1,303.63	\$ 534.00	\$ 133.50	\$ 1,934.55	\$ 45,041.57
Future Taxable Value (yr 13-17)	\$ 1,420,000.00	\$ 25,560.00	\$ 8,579.07	\$ 5,620.79	\$ 3,995.17	\$ 1,386.63	\$ 568.00	\$ 142.00	\$ 2,057.72	\$ 47,909.38
Captured Taxable Value (yr 13-17)	\$ 1,420,000.00	\$ 25,560.00	\$ 8,579.07	\$ 5,620.79	\$ 3,995.17	\$ 1,386.63	\$ 568.00	\$ 142.00	\$ 2,057.72	\$ 47,909.38
Future Taxable Value (yr 13-17) P2 IFT	\$ 1,250,000.00	\$ 11,250.00	\$ 3,776.00	\$ 2,473.94	\$ 1,758.44	\$ 610.31	\$ 250.00	\$ 62.50	\$ 905.69	\$ 21,086.88
Captured Taxable Value (yr 13-17) P2 IFT	\$ 1,250,000.00	\$ 11,250.00	\$ 3,776.00	\$ 2,473.94	\$ 1,758.44	\$ 610.31	\$ 250.00	\$ 62.50	\$ 905.69	\$ 21,086.88

- Based on millages from 2016 taxes (reduced by 50% for initial 12 yr IFT [Phase 1], second IFT [Phase 2] will begin in year 6 through year 17, SET full millage)
  - Millages not captured: school debt, JUV, Lights, Police 2004, fire (12.4739)
  - Half of captured SET conveyed to State Brownfield Redevelopment Fund
  - KRESA shown as millage available for capture (minus the 0.3650)
  - Standard school op. is 18 mils, rollbacks may occur on annual basis, i.e. 2017 is 17.8704 School/Local 42.18%/57.82%
- \*Total millage (not reduced) including millages not captured = 56.9  
Land values not affected by IFT which may cause a slight increase in available TIR

	Years 1-5	Years 6-12 (P1&P2 IFT certificate)	Years 13-17 (P1 Non-IFT)	Years 13-17 (P2 IFT certificate only)
Total Available Millage	37.6870	56.9000	56.9000	37.6870
Total Capturable Millage	25.2131	25.2131	44.4261	25.2131
Total Annual Future Tax Liability	\$ 35,802.53	\$ 67,318.84	\$ 63,085.06	\$ 31,516.31
Total Capturable Local Millages	10.2131	10.2131	20.4261	10.2131
Total Annual Capturable Local Tax Increment	\$ 14,502.53	\$ 27,268.84	\$ 29,005.06	\$ 12,766.31
Total Capturable School Millages	15.0000	15.00	24.0000	15.00
Total Annual Capturable School Tax Increment	\$ 21,300.00	\$ 40,050.00	\$ 34,080.00	\$ 18,750.00
Total School and Local Tax Increment Revenue/Yr	\$ 35,802.53	\$ 67,318.84	\$ 63,085.06	\$ 31,516.31

Table 4

**Captured Taxable Value and Tax Increment Revenue by Year and Aggregate for Each Taxing Jurisdiction  
Brownfield Plan Amendment #1  
Stadium Park Way Redevelopment (5 Parcels)  
Oshtemo Township, MI**

Non-IFT Properties (05-34-155-030, 05-99-034-155, 05-34-155-040, & 05-34-180-025)

Year	Captured Taxable Value	County Operating	State Ed <sup>3</sup>	School Oper	KRESA <sup>4</sup>	Kalamazoo Library	KVCC	Oshtemo Township	County Transit	Housing	Kalamazoo County Public Safety	Total
		4.6871	6	18	6.0416	3.9583	2.8135	0.9765	0.4	0.1	1.4491	44.4261
2018	\$ 699,200.00	\$ 3,277.22	\$ 4,195.20	\$ 12,585.60	\$ 4,224.29	\$ 2,767.64	\$ 1,967.20	\$ 682.77	\$ 279.68	\$ 69.92	\$ 1,013.21	\$ 31,062.73
2019	\$ 999,200.00	\$ 4,683.35	\$ 5,995.20	\$ 17,985.60	\$ 6,036.77	\$ 3,955.13	\$ 2,811.25	\$ 975.72	\$ 399.68	\$ 99.92	\$ 1,447.94	\$ 44,390.56
2020	\$ 999,200.00	\$ 4,683.35	\$ 5,995.20	\$ 17,985.60	\$ 6,036.77	\$ 3,955.13	\$ 2,811.25	\$ 975.72	\$ 399.68	\$ 99.92	\$ 1,447.94	\$ 44,390.56
2021	\$ 999,200.00	\$ 4,683.35	\$ 5,995.20	\$ 17,985.60	\$ 6,036.77	\$ 3,955.13	\$ 2,811.25	\$ 975.72	\$ 399.68	\$ 99.92	\$ 1,447.94	\$ 44,390.56
2022	\$ 999,200.00	\$ 4,683.35	\$ 5,995.20	\$ 17,985.60	\$ 6,036.77	\$ 3,955.13	\$ 2,811.25	\$ 975.72	\$ 399.68	\$ 99.92	\$ 1,447.94	\$ 44,390.56
2023	\$ 999,200.00	\$ 4,683.35	\$ 5,995.20	\$ 17,985.60	\$ 6,036.77	\$ 3,955.13	\$ 2,811.25	\$ 975.72	\$ 399.68	\$ 99.92	\$ 1,447.94	\$ 44,390.56
2024	\$ 999,200.00	\$ 4,683.35	\$ 5,995.20	\$ 17,985.60	\$ 6,036.77	\$ 3,955.13	\$ 2,811.25	\$ 975.72	\$ 399.68	\$ 99.92	\$ 1,447.94	\$ 44,390.56
2025	\$ 999,200.00	\$ 4,683.35	\$ 5,995.20	\$ 17,985.60	\$ 6,036.77	\$ 3,955.13	\$ 2,811.25	\$ 975.72	\$ 399.68	\$ 99.92	\$ 1,447.94	\$ 44,390.56
2026	\$ 999,200.00	\$ 4,683.35	\$ 5,995.20	\$ 17,985.60	\$ 6,036.77	\$ 3,955.13	\$ 2,811.25	\$ 975.72	\$ 399.68	\$ 99.92	\$ 1,447.94	\$ 44,390.56
2027	\$ 999,200.00	\$ 4,683.35			\$ 6,036.77	\$ 3,955.13	\$ 2,811.25	\$ 975.72	\$ 399.68	\$ 99.92	\$ 1,447.94	\$ 20,409.76
2028	\$ 999,200.00	\$ 4,683.35			\$ 6,036.77	\$ 3,955.13	\$ 2,811.25	\$ 975.72	\$ 399.68	\$ 99.92	\$ 1,447.94	\$ 20,409.76
2029	\$ 999,200.00	\$ 4,683.35			\$ 6,036.77	\$ 3,955.13	\$ 2,811.25	\$ 975.72	\$ 399.68	\$ 99.92	\$ 1,447.94	\$ 20,409.76
2030	\$ 999,200.00	\$ 4,683.35			\$ 6,036.77	\$ 3,955.13	\$ 2,811.25	\$ 975.72	\$ 399.68	\$ 99.92	\$ 1,447.94	\$ 20,409.76
2031	\$ 999,200.00	\$ 4,683.35			\$ 6,036.77	\$ 3,955.13	\$ 2,811.25	\$ 975.72	\$ 399.68	\$ 99.92	\$ 1,447.94	\$ 20,409.76
2032	\$ 999,200.00	\$ 4,683.35			\$ 6,036.77	\$ 3,955.13	\$ 2,811.25	\$ 975.72	\$ 399.68	\$ 99.92	\$ 1,447.94	\$ 20,409.76
2033	\$ 999,200.00	\$ 4,683.35			\$ 6,036.77	\$ 3,955.13	\$ 2,811.25	\$ 975.72	\$ 399.68	\$ 99.92	\$ 1,447.94	\$ 20,409.76
2034	\$ 999,200.00	\$ 4,683.35			\$ 6,036.77	\$ 3,955.13	\$ 2,811.25	\$ 975.72	\$ 399.68	\$ 99.92	\$ 1,447.94	\$ 20,409.76
2035	\$ 999,200.00	\$ 4,683.35			\$ 6,036.77	\$ 3,955.13	\$ 2,811.25	\$ 975.72	\$ 399.68	\$ 99.92	\$ 1,447.94	\$ 20,409.76
2036	\$ 999,200.00	\$ 4,683.35			\$ 6,036.77	\$ 3,955.13	\$ 2,811.25	\$ 975.72	\$ 399.68	\$ 99.92	\$ 1,447.94	\$ 20,409.76
2037	\$ 999,200.00	\$ 4,683.35			\$ 6,036.77	\$ 3,955.13	\$ 2,811.25	\$ 975.72	\$ 399.68	\$ 99.92	\$ 1,447.94	\$ 20,409.76
2038	\$ 999,200.00	\$ 4,683.35			\$ 6,036.77	\$ 3,955.13	\$ 2,811.25	\$ 975.72	\$ 399.68	\$ 99.92	\$ 1,447.94	\$ 20,409.76
2039	\$ 999,200.00	\$ 4,683.35			\$ 6,036.77	\$ 3,955.13	\$ 2,811.25	\$ 975.72	\$ 399.68	\$ 99.92	\$ 1,447.94	\$ 20,409.76
2040	\$ 999,200.00	\$ 4,683.35			\$ 6,036.77	\$ 3,955.13	\$ 2,811.25	\$ 975.72	\$ 399.68	\$ 99.92	\$ 1,447.94	\$ 20,409.76
<b>TOTAL CAPTURED TAXES</b>	\$ 106,310.93	\$ 52,156.80	\$ 156,470.40	\$ 137,033.15	\$ 89,780.58	\$ 63,814.68	\$ 22,148.58	\$ 9,072.64	\$ 2,268.16	\$ 32,867.91	\$ 671,923.83	

- 1. Based on millages from 2016 taxes (reduced by 50% for 12 yr IFT, SET full millage)
- 2. Millages not captured: school debt, JUV, Lights, Police 2004, Fire (12.4739/2=6.237)
- 3. Half of captured SET conveyed to State Brownfield Redevelopment Fund
- 4. KRESA shown as millage available for capture (minus the 0.3650)

School/Local 42.18%/57.82%

\*Total millage (not reduced) including millages not captured = 56.9

Land values not affected by IFT which may cause a slight increase in available TIR

Table 4B

Captured Taxable Value and Tax Increment Revenue by Year and Aggregate for Each Taxing Jurisdiction  
Brownfield Plan Amendment #1  
Stadium Park Way Redevelopment (5 Parcels)  
Oshtemo Township, MI

05-34-155-050 (National Flavors) -subject to IFT years 1-12

Year	Captured Taxable Value	County Operating	State Ed <sup>3</sup>	School Oper	KRESA <sup>4</sup>	Kalamazoo Library	KVCC	Oshtemo Township	County Transit	Housing	Kalamazoo County Public Safety	Total
		2.34355	6	9	3.0208	1.97915	1.40675	0.48825	0.2	0.05	0.72455	25.21305
2018	\$ 2,450,000.00	\$ 5,741.70	\$ 14,700.00	\$ 22,050.00	\$ 7,400.96	\$ 4,848.92	\$ 3,446.54	\$ 1,196.21	\$ 490.00	\$ 122.50	\$ 1,775.15	\$ 61,771.97
2019	\$ 2,450,000.00	\$ 5,741.70			\$ 7,400.96	\$ 4,848.92	\$ 3,446.54	\$ 1,196.21	\$ 490.00	\$ 122.50	\$ 1,775.15	\$ 25,021.97
2020	\$ 2,450,000.00	\$ 5,741.70			\$ 7,400.96	\$ 4,848.92	\$ 3,446.54	\$ 1,196.21	\$ 490.00	\$ 122.50	\$ 1,775.15	\$ 25,021.97
2021	\$ 2,450,000.00	\$ 5,741.70			\$ 7,400.96	\$ 4,848.92	\$ 3,446.54	\$ 1,196.21	\$ 490.00	\$ 122.50	\$ 1,775.15	\$ 25,021.97
2022	\$ 2,450,000.00	\$ 5,741.70			\$ 7,400.96	\$ 4,848.92	\$ 3,446.54	\$ 1,196.21	\$ 490.00	\$ 122.50	\$ 1,775.15	\$ 25,021.97
2023	\$ 2,450,000.00	\$ 5,741.70			\$ 7,400.96	\$ 4,848.92	\$ 3,446.54	\$ 1,196.21	\$ 490.00	\$ 122.50	\$ 1,775.15	\$ 25,021.97
2024	\$ 2,450,000.00	\$ 5,741.70			\$ 7,400.96	\$ 4,848.92	\$ 3,446.54	\$ 1,196.21	\$ 490.00	\$ 122.50	\$ 1,775.15	\$ 25,021.97
2025	\$ 2,450,000.00	\$ 5,741.70			\$ 7,400.96	\$ 4,848.92	\$ 3,446.54	\$ 1,196.21	\$ 490.00	\$ 122.50	\$ 1,775.15	\$ 25,021.97
2026	\$ 2,450,000.00	\$ 5,741.70			\$ 7,400.96	\$ 4,848.92	\$ 3,446.54	\$ 1,196.21	\$ 490.00	\$ 122.50	\$ 1,775.15	\$ 25,021.97
2027	\$ 2,450,000.00	\$ 5,741.70			\$ 7,400.96	\$ 4,848.92	\$ 3,446.54	\$ 1,196.21	\$ 490.00	\$ 122.50	\$ 1,775.15	\$ 25,021.97
2028	\$ 2,450,000.00	\$ 5,741.70			\$ 7,400.96	\$ 4,848.92	\$ 3,446.54	\$ 1,196.21	\$ 490.00	\$ 122.50	\$ 1,775.15	\$ 25,021.97
2029	\$ 2,450,000.00	\$ 5,741.70			\$ 7,400.96	\$ 4,848.92	\$ 3,446.54	\$ 1,196.21	\$ 490.00	\$ 122.50	\$ 1,775.15	\$ 25,021.97
		4.6871	6	18	6.0416	3.9583	2.8135	0.9765	0.4	0.1	1.4491	44.4261
2030	\$ 2,450,000.00	\$ 11,483.40			\$ 14,801.92	\$ 9,697.84	\$ 6,893.08	\$ 2,392.43	\$ 980.00	\$ 245.00	\$ 3,550.30	\$ 50,043.95
2031	\$ 2,450,000.00	\$ 11,483.40			\$ 14,801.92	\$ 9,697.84	\$ 6,893.08	\$ 2,392.43	\$ 980.00	\$ 245.00	\$ 3,550.30	\$ 50,043.95
2032	\$ 2,450,000.00	\$ 11,483.40			\$ 14,801.92	\$ 9,697.84	\$ 6,893.08	\$ 2,392.43	\$ 980.00	\$ 245.00	\$ 3,550.30	\$ 50,043.95
2033	\$ 2,450,000.00	\$ 11,483.40			\$ 14,801.92	\$ 9,697.84	\$ 6,893.08	\$ 2,392.43	\$ 980.00	\$ 245.00	\$ 3,550.30	\$ 50,043.95
2034	\$ 2,450,000.00	\$ 11,483.40			\$ 14,801.92	\$ 9,697.84	\$ 6,893.08	\$ 2,392.43	\$ 980.00	\$ 245.00	\$ 3,550.30	\$ 50,043.95
2035	\$ 2,450,000.00	\$ 11,483.40			\$ 14,801.92	\$ 9,697.84	\$ 6,893.08	\$ 2,392.43	\$ 980.00	\$ 245.00	\$ 3,550.30	\$ 50,043.95
2036	\$ 2,450,000.00	\$ 11,483.40			\$ 14,801.92	\$ 9,697.84	\$ 6,893.08	\$ 2,392.43	\$ 980.00	\$ 245.00	\$ 3,550.30	\$ 50,043.95
2037	\$ 2,450,000.00	\$ 11,483.40			\$ 14,801.92	\$ 9,697.84	\$ 6,893.08	\$ 2,392.43	\$ 980.00	\$ 245.00	\$ 3,550.30	\$ 50,043.95
2038	\$ 2,450,000.00	\$ 11,483.40			\$ 14,801.92	\$ 9,697.84	\$ 6,893.08	\$ 2,392.43	\$ 980.00	\$ 245.00	\$ 3,550.30	\$ 50,043.95
2039	\$ 2,450,000.00	\$ 11,483.40			\$ 14,801.92	\$ 9,697.84	\$ 6,893.08	\$ 2,392.43	\$ 980.00	\$ 245.00	\$ 3,550.30	\$ 50,043.95
2040	\$ 2,450,000.00	\$ 11,483.40			\$ 14,801.92	\$ 9,697.84	\$ 6,893.08	\$ 2,392.43	\$ 980.00	\$ 245.00	\$ 3,550.30	\$ 50,043.95
<b>TOTAL CAPTURED TAXES</b>	<b>\$ 195,217.72</b>	<b>\$ 14,700.00</b>	<b>\$ 22,050.00</b>	<b>\$ 251,632.64</b>	<b>\$ 164,863.20</b>	<b>\$ 117,182.28</b>	<b>\$ 40,671.23</b>	<b>\$ 16,660.00</b>	<b>\$ 4,165.00</b>	<b>\$ 60,355.02</b>	<b>\$ 887,497.07</b>	

1. Based on millages from 2016 taxes (reduced by 50% for 12 yr IFT, SET full millage)  
 2. Millages not captured: school debt, JUV, Lights, Police 2004, Fire (12.4739/2=6.237)  
 3. Half of captured SET conveyed to State Brownfield Redevelopment Fund  
 4. KRESA shown as millage available for capture (minus the 0.3650)

School/Local 42.18%/57.82%

\*Total millage (not reduced) including millages not captured = 56.9

**Term of Industrial Facilities Abatement**

Table 4C

Captured Taxable Value and Tax Increment Revenue by Year and Aggregate for Each Taxing Jurisdiction  
Brownfield Plan Amendment #1  
Stadium Park Way Redevelopment (5 Parcels)  
Oshtemo Township, MI

05-34-130-050 (Select Products) - subject to IFT abatement years 1-17 (2 certificates)

Year	Captured Taxable Value	County Operating	State Ed <sup>3</sup>	School Oper	KRESA <sup>4</sup>	Kalamazoo Library	KVCC	Oshtemo Township	County Transit	Housing	Kalamazoo County Public Safety	Total
		2.34355	6	9	3.0208	1.97915	1.40675	0.48825	0.2	0.05	0.72455	25.21305
2018	\$ 1,420,000.00	\$ 3,327.84	\$ 8,520.00	\$ 12,780.00	\$ 4,289.54	\$ 2,810.39	\$ 1,997.59	\$ 693.32	\$ 284.00	\$ 71.00	\$ 1,028.86	\$ 35,802.53
2019	\$ 1,420,000.00	\$ 3,327.84			\$ 4,289.54	\$ 2,810.39	\$ 1,997.59	\$ 693.32	\$ 284.00	\$ 71.00	\$ 1,028.86	\$ 14,502.53
2020	\$ 1,420,000.00	\$ 3,327.84			\$ 4,289.54	\$ 2,810.39	\$ 1,997.59	\$ 693.32	\$ 284.00	\$ 71.00	\$ 1,028.86	\$ 14,502.53
2021	\$ 1,420,000.00	\$ 3,327.84			\$ 4,289.54	\$ 2,810.39	\$ 1,997.59	\$ 693.32	\$ 284.00	\$ 71.00	\$ 1,028.86	\$ 14,502.53
2022	\$ 1,420,000.00	\$ 3,327.84			\$ 4,289.54	\$ 2,810.39	\$ 1,997.59	\$ 693.32	\$ 284.00	\$ 71.00	\$ 1,028.86	\$ 14,502.53
2023	\$ 2,670,000.00	\$ 6,257.28			\$ 8,065.54	\$ 5,284.33	\$ 3,756.02	\$ 1,303.63	\$ 534.00	\$ 133.50	\$ 1,934.55	\$ 27,268.84
2024	\$ 2,670,000.00	\$ 6,257.28			\$ 8,065.54	\$ 5,284.33	\$ 3,756.02	\$ 1,303.63	\$ 534.00	\$ 133.50	\$ 1,934.55	\$ 27,268.84
2025	\$ 2,670,000.00	\$ 6,257.28			\$ 8,065.54	\$ 5,284.33	\$ 3,756.02	\$ 1,303.63	\$ 534.00	\$ 133.50	\$ 1,934.55	\$ 27,268.84
2026	\$ 2,670,000.00	\$ 6,257.28			\$ 8,065.54	\$ 5,284.33	\$ 3,756.02	\$ 1,303.63	\$ 534.00	\$ 133.50	\$ 1,934.55	\$ 27,268.84
2027	\$ 2,670,000.00	\$ 6,257.28			\$ 8,065.54	\$ 5,284.33	\$ 3,756.02	\$ 1,303.63	\$ 534.00	\$ 133.50	\$ 1,934.55	\$ 27,268.84
2028	\$ 2,670,000.00	\$ 6,257.28			\$ 8,065.54	\$ 5,284.33	\$ 3,756.02	\$ 1,303.63	\$ 534.00	\$ 133.50	\$ 1,934.55	\$ 27,268.84
2029	\$ 2,670,000.00	\$ 6,257.28			\$ 8,065.54	\$ 5,284.33	\$ 3,756.02	\$ 1,303.63	\$ 534.00	\$ 133.50	\$ 1,934.55	\$ 27,268.84
2030	\$ 1,420,000.00	\$ 6,655.68			\$ 8,579.07	\$ 5,620.79	\$ 3,995.17	\$ 1,386.63	\$ 568.00	\$ 142.00	\$ 2,057.72	\$ 29,005.06
2030	\$ 1,250,000.00	\$ 2,929.44			\$ 3,776.00	\$ 2,473.94	\$ 1,758.44	\$ 610.31	\$ 250.00	\$ 62.50	\$ 905.69	\$ 12,766.31
2031	\$ 1,420,000.00	\$ 6,655.68			\$ 8,579.07	\$ 5,620.79	\$ 3,995.17	\$ 1,386.63	\$ 568.00	\$ 142.00	\$ 2,057.72	\$ 29,005.06
2031	\$ 1,250,000.00	\$ 2,929.44			\$ 3,776.00	\$ 2,473.94	\$ 1,758.44	\$ 610.31	\$ 250.00	\$ 62.50	\$ 905.69	\$ 12,766.31
2032	\$ 1,420,000.00	\$ 6,655.68			\$ 8,579.07	\$ 5,620.79	\$ 3,995.17	\$ 1,386.63	\$ 568.00	\$ 142.00	\$ 2,057.72	\$ 29,005.06
2032	\$ 1,250,000.00	\$ 2,929.44			\$ 3,776.00	\$ 2,473.94	\$ 1,758.44	\$ 610.31	\$ 250.00	\$ 62.50	\$ 905.69	\$ 12,766.31
2033	\$ 1,420,000.00	\$ 6,655.68			\$ 8,579.07	\$ 5,620.79	\$ 3,995.17	\$ 1,386.63	\$ 568.00	\$ 142.00	\$ 2,057.72	\$ 29,005.06
2033	\$ 1,250,000.00	\$ 2,929.44			\$ 3,776.00	\$ 2,473.94	\$ 1,758.44	\$ 610.31	\$ 250.00	\$ 62.50	\$ 905.69	\$ 12,766.31
2034	\$ 1,420,000.00	\$ 6,655.68			\$ 8,579.07	\$ 5,620.79	\$ 3,995.17	\$ 1,386.63	\$ 568.00	\$ 142.00	\$ 2,057.72	\$ 29,005.06
2034	\$ 1,250,000.00	\$ 2,929.44			\$ 3,776.00	\$ 2,473.94	\$ 1,758.44	\$ 610.31	\$ 250.00	\$ 62.50	\$ 905.69	\$ 12,766.31
		4.6871	6	18	6.0416	3.9583	2.8135	0.9765	0.4	0.1	1.4491	44.4261
2035	\$ 2,670,000.00	\$ 12,514.56			\$ 16,131.07	\$ 10,568.66	\$ 7,512.05	\$ 2,607.26	\$ 1,068.00	\$ 267.00	\$ 3,869.10	\$ 54,537.69
2036	\$ 2,670,000.00	\$ 12,514.56			\$ 16,131.07	\$ 10,568.66	\$ 7,512.05	\$ 2,607.26	\$ 1,068.00	\$ 267.00	\$ 3,869.10	\$ 54,537.69
2037	\$ 2,670,000.00	\$ 12,514.56			\$ 16,131.07	\$ 10,568.66	\$ 7,512.05	\$ 2,607.26	\$ 1,068.00	\$ 267.00	\$ 3,869.10	\$ 54,537.69
2038	\$ 2,670,000.00	\$ 12,514.56			\$ 16,131.07	\$ 10,568.66	\$ 7,512.05	\$ 2,607.26	\$ 1,068.00	\$ 267.00	\$ 3,869.10	\$ 54,537.69
2039	\$ 2,670,000.00	\$ 12,514.56			\$ 16,131.07	\$ 10,568.66	\$ 7,512.05	\$ 2,607.26	\$ 1,068.00	\$ 267.00	\$ 3,869.10	\$ 54,537.69
2040	\$ 2,670,000.00	\$ 12,514.56			\$ 16,131.07	\$ 10,568.66	\$ 7,512.05	\$ 2,607.26	\$ 1,068.00	\$ 267.00	\$ 3,869.10	\$ 54,537.69
<b>TOTAL CAPTURED TAXES</b>	\$ 183,453.09	\$ 183,453.09	\$ 8,520.00	\$ 12,780.00	\$ 236,468.22	\$ 154,927.86	\$ 110,120.39	\$ 38,220.21	\$ 15,656.00	\$ 3,914.00	\$ 56,717.77	\$ 820,777.55

1. Based on millages from 2016 taxes (reduced by 50% for 12 yr IFT, SET full millage)
  2. Millages not captured: school debt, JUV, Lights, Police 2004, Fire (12.4739/2=6.237)
  3. Half of captured SET conveyed to State Brownfield Redevelopment Fund
  4. KRESA shown as millage available for capture (minus the 0.3650)
- School/Local 42.18%/57.82%

\*Total millage (not reduced) including millages not captured = 56.9

Term of Industrial Facilities Abatement (Phase 1 and Phase 2)

Term of Industrial Facilities Abatement (Phase I non-IFT and Phase 2 IFT)



Table 5  
 Estimated Reimbursement Schedule  
 Brownfield Plan Amendment #1  
 Stadium Park Way Redevelopment (5 parcels)

All 5 Parcels Combined

Year	Incremental Taxes Capturable	Funds Disbursed										Interest Calculation			
		Authority (School)	Authority (Local)	National Flavors (Local)	Harrison Packing (Local)	Kalamazoo Storage (School)	Kalamazoo Storage (Local)	Select Products (Local)	State Brownfield Redevelopment Fund	Administrative Fees**	Local Brownfield Revolving Fund (School)	Local Brownfield Revolving Fund (Local)	Principal Due (Select Products)	Principal Remaining (Year End) (Select Products)	Interest Accrued
2018	\$ 128,637.23	\$ 20,000.00	\$ 16,500.00	\$ 8,000	\$ 15,204.78	\$ 41,123.20		\$ 9,101.65	\$ 13,707.60	\$ 5,000.00			\$ 897,000.00	\$ 887,898.35	\$ 26,636.95
2019	\$ 83,915.06					\$ 20,983.20	\$ 20,409.76	\$ 34,524.50	\$ 2,997.60	\$ 5,000.00			\$ 887,898.35	\$ 853,373.84	\$ 25,601.22
2020	\$ 83,915.06					\$ 20,983.20	\$ 20,409.76	\$ 34,524.50	\$ 2,997.60	\$ 5,000.00			\$ 853,373.84	\$ 818,849.34	\$ 24,565.48
2021	\$ 83,915.06					\$ 11,909.25	\$ 20,409.76	\$ 34,524.50	\$ 2,997.60	\$ 5,000.00	\$ 9,073.95		\$ 818,849.34	\$ 784,324.84	\$ 23,529.75
2022	\$ 83,915.06						\$ 20,409.76	\$ 34,524.50	\$ 2,997.60	\$ 5,000.00	\$ 20,983.20		\$ 784,324.84	\$ 749,800.33	\$ 22,494.01
2023	\$ 96,681.38						\$ 20,409.76	\$ 47,290.82	\$ 2,997.60	\$ 5,000.00	\$ 20,983.20		\$ 749,800.33	\$ 702,509.52	\$ 21,075.29
2024	\$ 96,681.38						\$ 20,409.76	\$ 47,290.82	\$ 2,997.60	\$ 5,000.00	\$ 20,983.20		\$ 702,509.52	\$ 655,218.70	\$ 19,656.56
2025	\$ 96,681.38						\$ 7,765.09	\$ 59,935.48	\$ 2,997.60	\$ 5,000.00	\$ 20,983.20		\$ 655,218.70	\$ 595,283.22	\$ 17,858.50
2026	\$ 96,681.38							\$ 67,700.58	\$ 2,997.60	\$ 5,000.00	\$ 20,983.20		\$ 595,283.22	\$ 527,582.65	\$ 15,827.48
2027	\$ 72,700.58							\$ 67,700.58	\$ 5,000.00				\$ 527,582.65	\$ 459,882.07	\$ 13,796.46
2028	\$ 72,700.58							\$ 67,700.58	\$ 5,000.00				\$ 459,882.07	\$ 392,181.50	\$ 11,765.44
2029	\$ 72,700.58							\$ 67,700.58	\$ 5,000.00				\$ 392,181.50	\$ 324,480.92	\$ 9,734.43
2030	\$ 112,225.08							\$ 107,225.08	\$ 5,000.00				\$ 324,480.92	\$ 217,255.84	\$ 6,517.68
2031	\$ 112,225.08							\$ 107,225.08	\$ 5,000.00				\$ 217,255.84	\$ 110,030.76	\$ 3,300.92
2032	\$ 112,225.08							\$ 107,225.08	\$ 5,000.00				\$ 110,030.76	\$ -	\$ -
2033	\$ 112,225.08							\$ 107,225.08	\$ 5,000.00						
2034	\$ 112,225.08							\$ 107,225.08	\$ 5,000.00						
2035	\$ 124,991.39							\$ 30,715.68	\$ 5,000.00			\$ 89,275.71			
2036	\$ 124,991.39														\$ 124,991.39
2037	\$ 124,991.39														\$ 124,991.39
2038	\$ 124,991.39														\$ 124,991.39
2039	\$ 124,991.39														\$ 124,991.39
2040	\$ 124,991.39														\$ 124,991.39
Totals	\$ 2,380,198.45	\$ 20,000.00	\$ 16,500.00	\$ 8,000.00	\$ 15,204.78	\$ 94,998.85	\$ 130,223.65	\$ 1,139,360.16	\$ 37,688.40	\$ 90,000.00	\$ 113,989.95	\$ 714,232.66			\$ 242,360.16

Term of Industrial Facilities Abatement (Phase 1 and Phase 2)

Term of Industrial Facilities Abatement (Phase 1 non-IFT and Phase 2 IFT)

\*Simple interest paid after all principal is paid, 2033 is final reimbursement and commencement of interest payment

\*\*KCBRA Administrative Fees are estimated and may change depending on actual costs as allowed by Act 381, as amended.

Land values not affected by IFT which may cause a slight increase in available TIR

\$ 1,514,287.44 total reimbursements (not including LBRF and State Brownfield fund)

\$ 12,644.66 Kzoo Storage Local increment remainder to Select in 2025

Authority	\$ 36,500.00	BEA activities, BF Plan		\$120,182	max school capture^
National Flavors	\$ 8,000	due diligence			
Harrison Packing	\$ 15,204.78	due diligence	School %	Local %	
Select Products	\$ 897,000.00	(includes contingency)	42.18	57.82	
Select Products	\$ 242,360.16	interest			
Kalamazoo Storage	\$ 33,172.50	due diligence, work plan		\$ 1,139,360.16	Total Select Products
Kalamazoo Storage	\$ 192,050.00	vapor/du care (includes contingency)		\$ 225,222.50	Total Kalamazoo Storage
Total	\$ 1,424,287.44	(not including KCBRA admin)			

Authority, Harrison, National Flavors paid off in year 1 and the due diligence and work plan costs to Kalamazoo Storage

Year 2 - Select and Kalamazoo Storage paid from own parcel increment and National Flavors increment to Select

Starting in year 8, Kzoo Storage will be paid off and full local TIF available to Select

No expected increment from Oshemo strip parcel or Harrison Packing

^max school capture was calculated by taking 42.18% \* (school eligible activities + contingency + BF Plan + Work Plan) but couldn't exceed what is school eligible which is \$284,927.28

## **ATTACHMENTS**

**Notice of Public Hearing**

**Notice to Taxing Jurisdictions**

**Resolution Supporting a Brownfield Plan—Charter township of Oshtemo**

**Resolution Approving a Brownfield Plan—Kalamazoo County**

