OSHTEMO CHARTER TOWNSHIP BOARD

7275 West Main Street Kalamazoo, MI 49009

August 11, 2026

Refer to page 4 for Virtual Meeting Information

REGULAR MEETING
5:30 P.M.
AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Remote Location Identification (for remote attendance when permitted by statute)
4. Township Mission/Vision/Core Values:

   Core Value: Allow residents to interact directly with the township staff and officials.

5. Approval of the Agenda
6. Public Officials and Community Partner Updates
7. Work Session:
   a. Presentation – Industrial Development Districts, Riley Lukomski, Senior Director, Southwest Michigan First
   b. Presentation – Act 381 Tax Increment Financing: Brownfield Housing TIF, Macy R. Walters, Brownfield Redevelopment Administrator, Kalamazoo County Brownfield Redevelopment Authority (Pg 7)
8. Public Comment on Consent Agenda or Non-Regular Session Items
9. Consent Agenda
   a. Meeting Minutes [Minutes of Regular Meeting (Date here)]
   b. Receipts and Disbursements
   c. 911 Kalamazoo County Dispatch – July 2026 Calls for Service Report (Pg 27)
   d. Kalamazoo County Sherrif's Office – July 2026 Calls for Service Report (Pg 31)
10. First Reading re Wastewater Service Ordinance No. 208 – Section 232.000 (Pg 35)
11. Second Reading re Moratorium Ordinance for Solar Energy Development (Pg 39)
12. Topics for Board Discussion
    a. Public Act 233
    b. Discussion 2027 Budget Progress, AGV's
13. Presentation, Discussion and Consideration – Resolution to create Industrial Development District, Clark Logic Group LIV, LLC (Pg 43)
14. Presentation, Discussion and Consideration – Resolution for West Main 1, LLC Brownfield Plan (Pg 70)
15. Public Comment

16. Board Member Comments & Committee Updates
17. Adjournment

Policy for Public Comment
Township Board Regular Meetings, Planning Commission & ZBA Meetings

All public comment shall be received during one of the following portions of the Agenda of an open meeting:

a. Citizen Comment on Non-Agenda Items or Public Comment – while this is not intended to be a forum for dialogue and/or debate, if a citizen inquiry can be answered succinctly and briefly, it will be addressed or it may be delegated to the appropriate Township Official or staff member to respond at a later date. More complicated questions can be answered during Township business hours through web contact, phone calls, email (oshtemo@oshtemo.org), walk-in visits, or by appointment.

b. After an agenda item is presented by staff and/or an applicant, public comment will be invited. At the close of public comment there will be Board discussion prior to call for a motion. While comments that include questions are important, depending on the nature of the question, whether it can be answered without further research, and the relevance to the agenda item at hand, the questions may not be discussed during the Board deliberation which follows.

   Anyone wishing to make a comment will be asked to come to the podium to facilitate the audio/visual capabilities of the meeting room. Speakers will be invited to provide their name, but it is not required.

   All public comment offered during public hearings shall be directed, and relevant, to the item of business on which the public hearing is being conducted. Comment during the Public Comment Non-Agenda Items may be directed to any issue.

   All public comment shall be limited to four (4) minutes in duration unless special permission has been granted in advance by the Supervisor or Chairperson of the meeting.

   Public comment shall not be repetitive, slanderous, abusive, threatening, boisterous, or contrary to the orderly conduct of business. The Supervisor or Chairperson of the meeting shall terminate any public comment which does not follow these guidelines.

(adopted 5/9/2000)
(revised 5/14/2013)
(revised 1/8/2018)

Questions and concerns are welcome outside of public meetings during Township Office hours through phone calls, stopping in at the front desk, by email, and by appointment. The customer service counter is open from Monday-Thursday, 8 a.m.-1 p.m. and 2-5 p.m., and on Friday, 8 a.m.–1 p.m. Additionally, questions and concerns are accepted at all hours through the website contact form found at www.oshtemo.org, email, postal service, and voicemail. Staff and elected official contact information is provided below. If you do not have a specific person to contact, please direct your inquiry to oshtemo@oshtemo.org and it will be directed to the appropriate person.

Oshtemo Township Board of Trustees

Supervisor		
Cheri Bell	216-5220	cbell@oshtemo.org
Clerk		
Dusty Farmer	216-5224	dfarmer@oshtemo.org
Treasurer		
Clare Buszka	216-5260	cbuszka@oshtemo.org
Trustees		
Neil Sikora	760-6769	nsikora@oshtemo.org
Kristin Cole	375-4260	kcole@oshtemo.org
Zak Ford	271-5513	zford@oshtemo.org
Michael Chapman	375-4260	mchapman@oshtemo.org

Township Department Information

Assessor:		
Kristine Biddle	216-5225	assessor@oshtemo.org
Fire Chief:		
Greg McComb	375-0487	gmccomb@oshtemo.org
Ordinance Enforcement:		
Alan Miller	216-5230	amiller@oshtemo.org
Parks Director:		
Vanessa Street	216-5233	vstreet@oshtemo.org
Rental Info	216-5224	oshtemo@oshtemo.org
Planning Director:		
Jodi Stefforia	375-4260	jstefforia@oshtemo.org
Public Works Director:		
Anna Horner	216-5228	ahorner@oshtemo.org

Zoom Instructions for Participants

Before a videoconference:

1. You will need a computer, tablet, or smartphone with a speaker or headphones. You will have the opportunity to check your audio immediately upon joining a meeting.
2. If you are going to make a public comment, please use a microphone or headphones with a microphone to cut down on feedback, if possible.
3. Details, phone numbers, and links to videoconference or conference call are provided below. The details include a link to "**Join via computer**" as well as phone numbers for a conference call option. It will also include the 11-digit Meeting ID.

To join the videoconference:

1. At the start time of the meeting, click on this link to **join via computer**. You may be instructed to download the Zoom application.
2. You have an opportunity to test your audio at this point by clicking on "Test Computer Audio." Once you are satisfied that your audio works, click on "Join audio by computer."

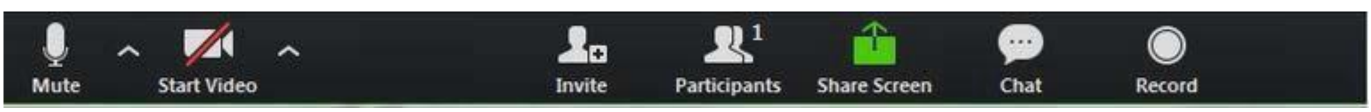
You may also join a meeting without the link by going to **join.zoom.us** on any browser and entering this **Meeting ID: 774 238 7802**

If you are having trouble hearing the meeting or do not have the ability to join using a computer, tablet, or smartphone then you can join via conference call by following instructions below.

To join the conference by phone:

1. On your phone, dial the teleconferencing number: **+1 312 626 6799 US (Chicago)**
2. When prompted using your touchtone (DTMF) keypad, enter the Meeting ID number: **774 238 7802#**

Participant controls in the lower-left corner of the Zoom screen:



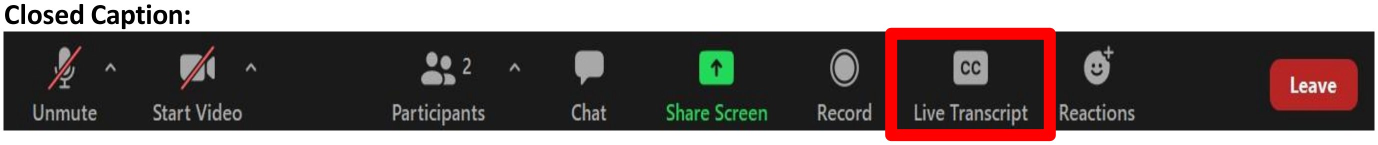
Using the icons at the bottom of the Zoom screen, you can (some features will be locked to participants during the meeting):

- Participants – opens a pop-out screen that includes a "Raise Hand" icon that you may use to raise a virtual hand. **This will be used to indicate that you want to make a public comment.**
- Chat – opens pop-up screen that allows participants to post comments during the meeting.

If you are attending the meeting by phone, to use the "Raise Hand" feature **press *9 on your touchtone keypad**.

Public comments will be handled by the "Raise Hand" method as instructed above within Participant Controls.

Closed Caption:



Turn on Closed Caption:

Using the icons at the bottom of the Zoom screen:

1. Click on the "Live Transcription" button.
2. Then select "Show Subtitle".

Mission:

To advance the quality of life of all residents through a commitment to responsible growth, and value-driven municipal services that promote the relationships among economic vitality, environmental stewardship, and social equity.

Vision:

A sustainable and innovative community built through a legacy of planned, responsible growth and rural preservation.

Core Values:

PUBLIC SERVICE

- Fair treatment to all people.
- Each customer is welcomed, and their input is wanted.
- Difficult questions are not marginalized.
- Allow residents to interact directly with Township staff and officials.
- Decisions are made based on the value to our Township and residents.

SUSTAINABILITY

- Meet the needs of the present without compromising future generations.
  - Consider the environment through practices that reduce impacts.
  - Value-conscious decision-making.
  - Committing to quality fire and police protection.

INNOVATION

- Providing the best value-conscious technology currently available.
- Leverage new technologies and ways of doing business to increase accessibility and improve services.

PROFESSIONALISM

- Hire staff with strong core competencies within their given profession.
- Commitment to continuous improvement to government operations.
- Dedicated to open communication to improve productivity and effectiveness.

INTEGRITY

- Decisions are made logically through the collection of evidence, facts, and public input.
- When promises are made, we follow through.
- We do not obfuscate – we say what we mean and do what we say.
- Transparent governmental practices are of the highest priority.

FISCAL STEWARDSHIP

- Ensure that taxpayer investments are spent wisely, effectively and efficiently.

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Act 381 Tax Increment Financing: Brownfield Housing TIF 101

August 11, 2026

PLANNING & DEVELOPMENT DEPARTMENT

PLANNING & DEVELOPMENT DEPARTMENT
KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

The KCBRA

- Established in 2002 by Act PA 381
- 9 Member Board of Directors
- Facilitates and Supports the Redevelopment of Brownfield Sites throughout the County
- A Resource and Partner for Positive Economic Change in Kalamazoo County.
- KCBRA Board also serves as the Economic Development Corporation of the County of Kalamazoo (EDC) Board of Directors.

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Act 381 & Brownfield Tax Increment Financing

Increase Investment - More Jobs – Raised Property Values – Reducing Sprawl – Recovery of Tax Base
Historical Preservation - Environmental Clean Up – Increase in Housing Stock – Incentivizes Development

What Properties are eligible for Act 381 Tax Increment Financing (TIF)?

- Blighted (Includes previously developed property or tax reverted property owned by state or local gov)
- Historic Resource
- Functionally Obsolete
- Owned or under control of a land bank authority
- Contamination (or perceived to be contaminated)
- Deemed a Facility (Contaminated)
- A property adjacent/contiguous to one of the above eligible properties may be eligible
- **A Housing Property* (One or more units of residential housing, as a dwelling or in a mixed-use project) in a community with a demonstrated housing need**

*new to Act 381 as of 2023

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Brownfield H-TIF Plans

Capture County, State, and Local Tax Dollars

- No Debt or Special Assessment Millages Captured
- All Taxing Jurisdictions Participate (no opt-out)
- School Funding is Reimbursed by Act 381
- Reimburses Eligible Authority, Municipal, & Developer Expenses
- Supports Public and Private Infrastructure
- Funds the Local Brownfield Revolving Fund (LBRF) for future Economic Development Projects

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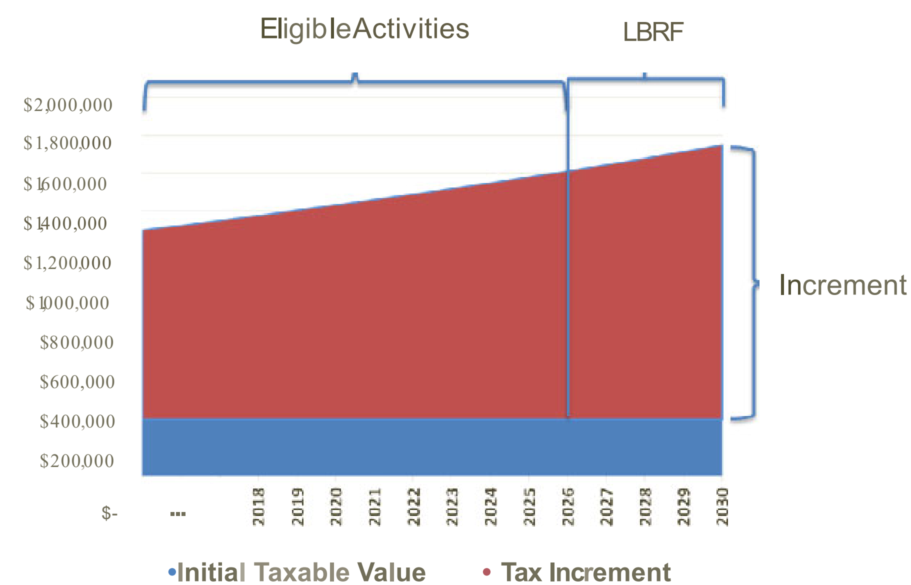
Resources for Brownfield Redevelopment & Housing TIF

- Tax Increment Financing through Brownfield Plans
- Act 381 Work Plan
- Local Brownfield Revolving Fund
- Michigan Economic Development Corporation (MEDC)
- Michigan State Housing Development Authority (MSHDA)
- EGLE Grants and Loans (state)
- EPA Assessment Grants (federal)



Tax increment = new taxable value - initial taxable value (based on new investment)

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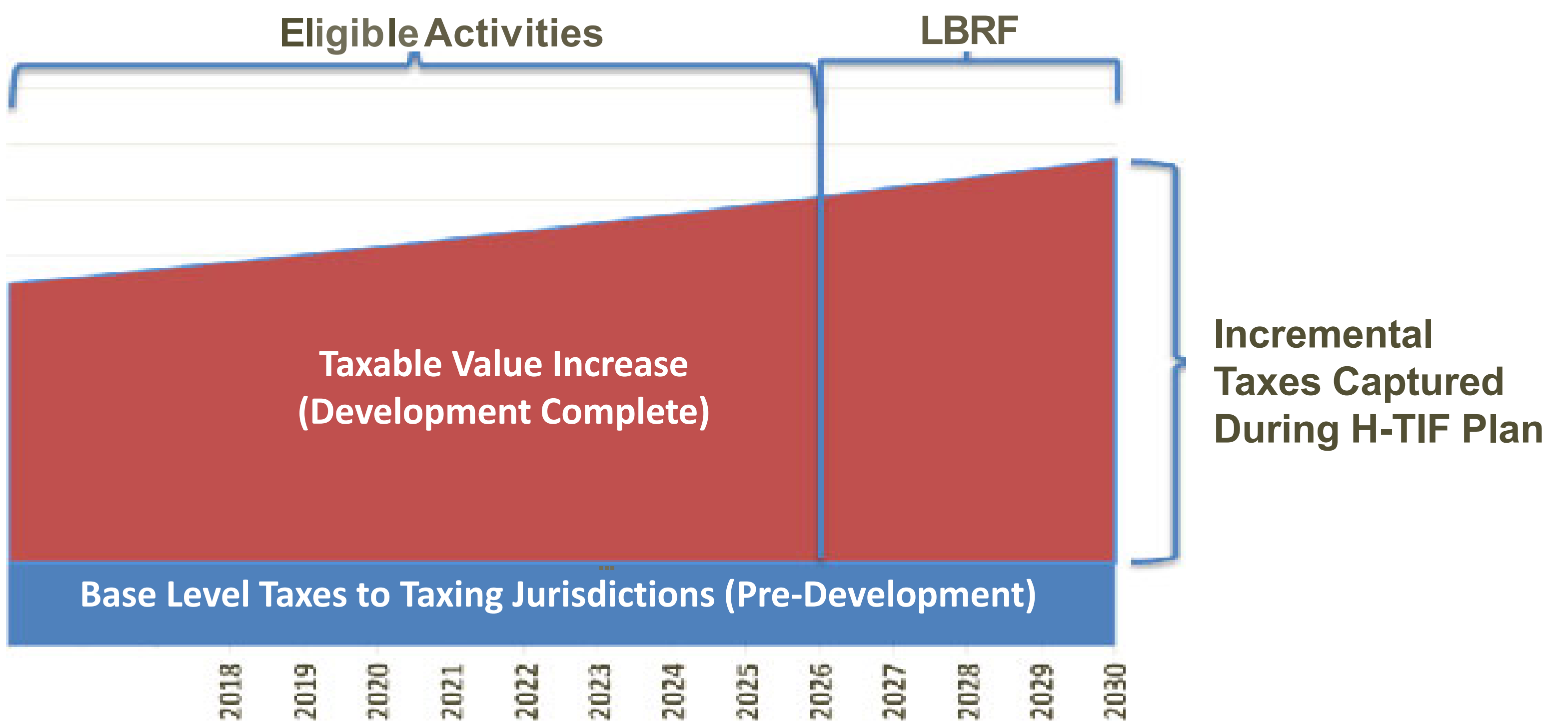

Estimating Tax Increment Financing Capture

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Housing TIF Eligibility: Demonstrating Local Housing Needs

- Is there a regional or local housing plan?
  - The Housing TIF Plan must demonstrate the housing project is in alignment with local housing needs
  - Kalamazoo County has a regional housing plan via W.E. Upjohn Institute for Employment Research
  - Communities should review their own master plans for local priorities & housing goals

- Michigan's Statewide Housing Plan goal of 115,000 new residential units
  - To view the Statewide Housing Plan - Kalamazoo County is in Region J
    - https://www.michigan.gov/mshda/developers/statewide-housing-plan

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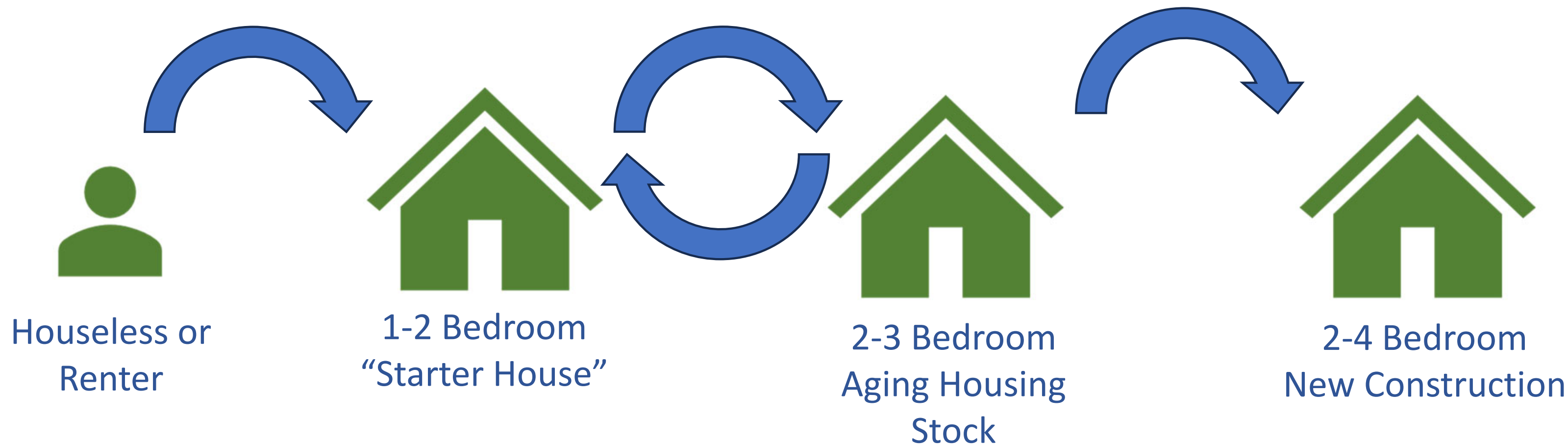
The Housing TIF Ladder Effect:

Housing TIF Builds Work-force Housing & Can Create Attainable Housing



New Construction built at Market Rate available to Income Qualified Households of 80-120% Area Median Income.

Attainable Market Rate and Income Restricted Units allow households to move along the housing ladder.

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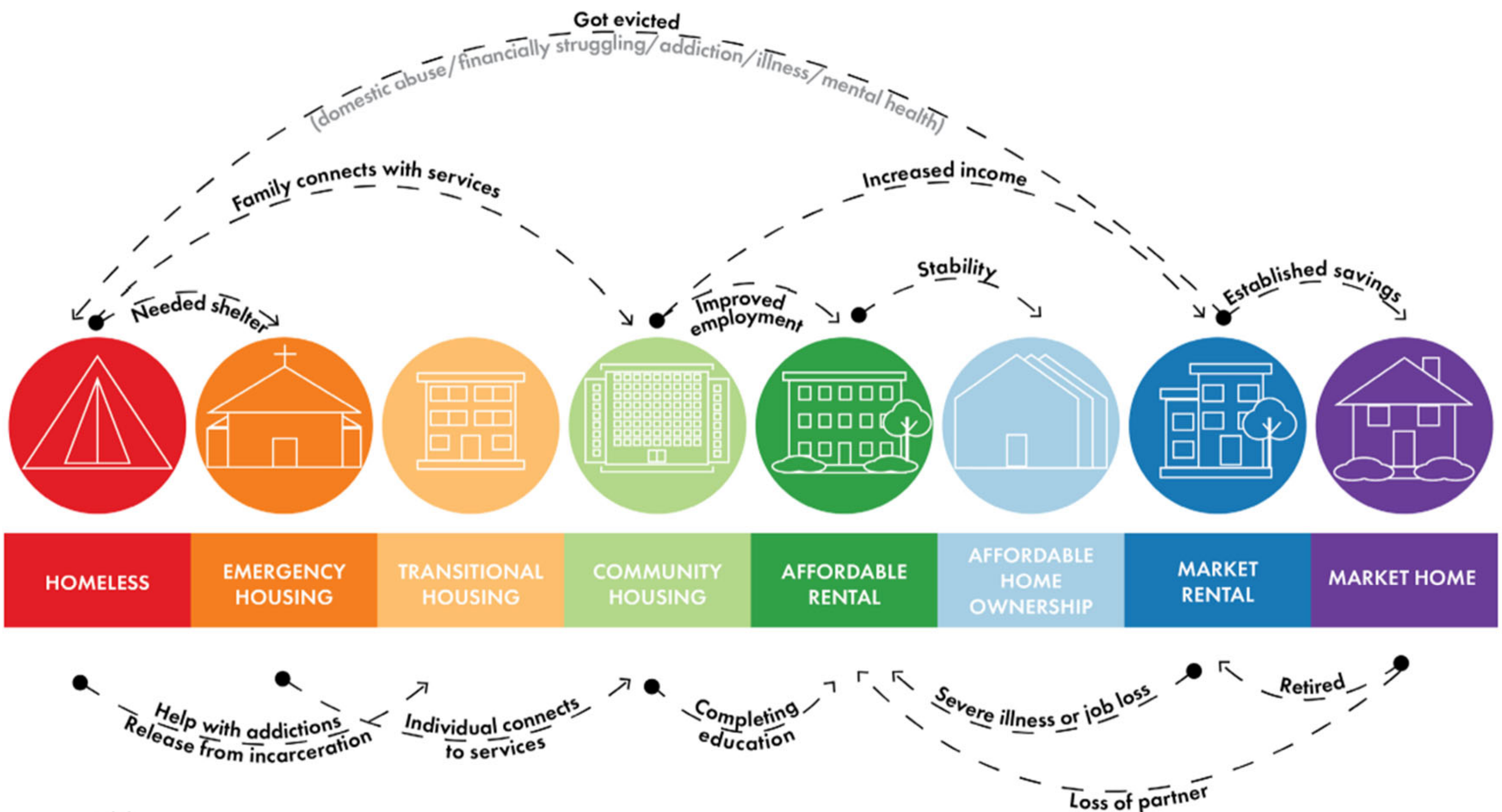
The Housing Continuum



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

W.E. UPJOHN INSTITUTE FOR EMPLOYMENT RESEARCH

LISC KALAMAZOO

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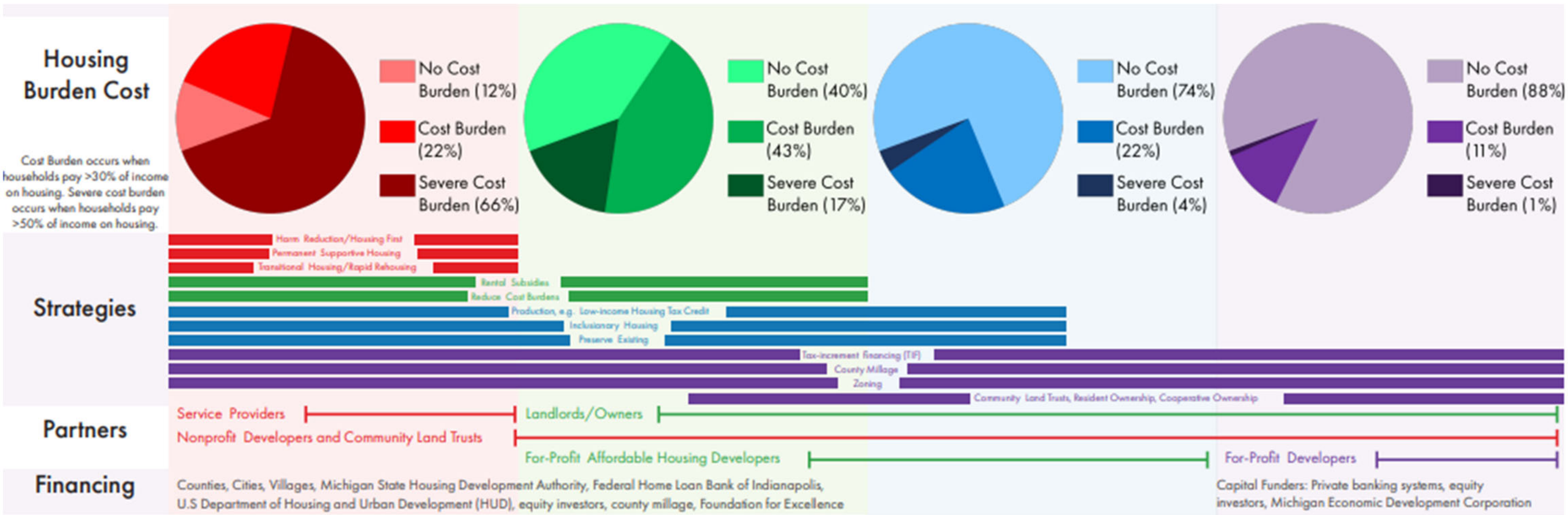
Tax Increment Financing (TIF) as a Strategy



Source: Population and cost burden data for renter and households in Kalamazoo County. 2019 American Community Survey 5-Year Estimates. Census Bureau.

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The Housing TIF Economic Development Tool: Evaluating the Local Community Benefit

Planning Goals

- Housing Goals
- Future Land Use

Housing Stock

- Age of Stock
- Census Data
- Absorption

Infrastructure

- Improvements
- What Services the Development?

Density

- New Rooftops
- Infill Housing
- Vacant Land

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Incentivizing Housing Developments

- Considerations for incentivizing housing TIF in your community
  - Are residents home burdened? (paying 30%-50% of their income toward housing)
  - Age of local housing stock: aging housing stock that is pre 1970s has likely not been replaced or updated
  - Can the area median income afford purchasing or leasing brand new homes at market rate?
  - Does your community have a housing goal within their master plan?

- Why is Housing TIF beneficial for development?
  - Incentivizes developers to construct new housing units (and sell or lease at a reduced rate) while still increasing local housing stock and building the units at cost (market rate)
  - It is more profitable to build larger homes (creates a housing ladder effect in communities)
  - Reduces the burden of both public and private infrastructure costs

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Putting Housing Incentives on the Map

- Previous incentives that support community revitalization and housing:
  - Commercial Rehabilitation Act
  - Neighborhood Enterprise Zones
  - Obsolete Property Rehabilitation Act
  - Charitable Nonprofit Housing Exemption

- Incentives that reframe housing as workforce development:
  - Brownfield Tax Increment Financing Plans
  - Residential Housing Exemptions
  - Attainable Housing Exemptions

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Housing Activities Eligible for Brownfield Tax Increment Financing

- Environmental clean up costs & site assessments
- Infrastructure improvements & site preparation
- Demolition
- Rental rehabilitation for income qualified households
- Temporary household relocation for income qualified households
- Acquiring blighted or obsolete rental units to rehab
- Financing gap for income restricted homes (80-120% of AMI)
- Brownfield plan implementation & compliance monitoring (limited amount)

Housing TIF in Action

- What has been working with housing TIF?
  - Developers with enough capital and who can wait to be reimbursed over 25 years
  - For-lease single family homes no less than 80% AMI in developments of 30+ units
  - For-sale single family homes on a grand scale 300+ new units at 100-120% AMI
  - Mixed use developments that include commercial or retail space and various residential unit types
  - Communities that adopt housing TIF policies & Master Plans with housing goals
- What are Housing TIF challenges for Communities?
  - Principal Residency Exemptions on for-sale units = less taxes to capture = higher AMI selling point
  - Brownfield Plan length and duration of time before tax dollars roll back to taxing jurisdictions
  - Negotiating the community benefit with developers
  - Cost of building supplies and infrastructure improvements (risky for developers)
  - MSHDA wants to see 20% of the total development income restricted for state tax capture

How to approve a Housing Project for Brownfield TIF

- Communities must have an established brownfield redevelopment authority to approve the use of brownfield tax increment financing
- The project must have a public benefit or specific community benefit summary within the plan
- There must be a development agreement/reimbursement agreement stipulating a price for income monitoring and duration for subsidized residential units
- Plans reimbursed with only local taxes:
  - Must be recommended by the local brownfield redevelopment authority (BRA), local unit of government (LUG), and local commission.
- Plan to be reimbursed with state and local taxes:
  - Must be approved by the local BRA, LUG, Commission, and the State of Michigan (MSHDA, MEDC, and/or EGLE)
  - Net increase for state taxes of 21 mills towards reimbursement for non-Principal Residence Exempted properties or 3 mills for Principal Residence Exemption(PRE).

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Frequently Asked Questions

- How are the brownfield plans administered?
  - The BRA administers the plan including state reporting and developer reimbursements
  - The Local Unit of Government (LUG) treasurer sends the KCBRA tax increment revenue (TIR) captured annually based on capture estimates submitted by the KCBRA

- How are the annual tax capture amounts estimated?
  - The KCBRA & LUG treasurer compare tax increment revenue estimates twice annually
  - The LUG sends the KCBRA TIR after property taxes are paid
- How are the reimbursements within the plan administered?
  - The developer submits a request for reimbursement to the BRA
  - The BRA/brownfield consultants confirm eligible expenses & income verification
  - The BRA processes annual payments to the developer and state brownfield fund from available TIR
  - If there is a Community Benefits Agreement (CBA) the Developer and LUG must submit documentation that this agreement is in good standing prior to the Developer being reimbursed for eligible expenses

PLANNING & DEVELOPMENT DEPARTMENT
KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

Contact Information

Macy Rose Walters, MPA

Brownfield Redevelopment Administrator

Kalamazoo County Brownfield Redevelopment Authority

Direct line: (269) 384 - 8305

email: macy.walters@kalcounty.gov

Website: https://kalcountybrownfield.com/

Address: 201 W. Kalamazoo Ave. Kalamazoo, MI 49007

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Calls for Service Summary Report
By Call Type and Public Safety Discipline

(Does not include FOIA Requst call type)

OSHTEMO
July 2026

ORI	All	
Create Date.Calendar	July 2026	
Venue	OSHTEMO	
Total Number of Calls for Service:	3085	
Call Type	**Agency Type or Discipline**	**# Calls Per Discipline**
911 Hangup/Misdial	EMS	1
	Police	170
Abandoned Vehicle-Private Proper	Police	41
Alarm	Police	47
Animal Complaint	Police	20
Arrest On Warr (Other Dept)	Police	2
Arson	Police	1
Assault/DV	Police	34
Assist Fire Dept	EMS	1
	Police	12
Assist Other Dept	EMS	1
	Police	22
Assist Person	Police	62
ATL	Police	10
B&E/Illegal Entry	Police	20
B&E/Larceny From Veh	Police	37
Background Investigation	Police	4
BH Petition	Police	3
BOL	Police	63
Brush/Grass Fire - No Exposure	Fire	1
Carbon Monoxide - No Symptoms	Fire	10
Check Welfare	EMS	1
	Police	107
Child Abuse/Neglect	Police	1
Civil Calls	Police	22
Community Policing/Crime Prev	Police	64
Crowd	Police	3
CSC	Police	4
Death Investigation	EMS	1
	Police	3
Directed Patrol	Police	33
Disorderly	Police	1
Disturbance/Fight	Police	21
Drugs/VCSA	Police	8

Embezzlement	Police	1
Felonious Assault	Police	9
Fire Alarm - Commercial	Fire	25
Fire Alarm - Residential	Fire	3
Fire Alarm - Test	Fire	7
Fireworks	Police	9
Follow-Up	Police	80
Fraud	Police	21
Harassing TX/Texts	Police	13
Harrassment/Misc Criminal	Police	9
Health & Safety	Police	2
Hit & Run Accident	Police	13
Homicide	Police	2
Juvenile Mischief	Police	5
Kidnapping	Police	1
Larceny	EMS	1
	Police	31
Lockouts	Police	4
Lost/Found Property	Police	18
MDP	Police	20
Message Delivery	EMS	2
	Police	2
Misd Traffic (DWLS)	Police	16
Missing Person	Police	1
Motorist Assist	Police	28
Natural Gas Leak - Inside	Fire	6
Natural Gas Leak - Outside	Fire	1
Noise Complaint	Police	18
Obs Justice	Police	3
Ordinance Violation	Police	2
OWI/OUID	Police	8
Panhandler/Vagrant/Solicitor	Police	25
Parking Complaint	Police	5
PD Accident	Fire	36
	Police	39
Peace Officer	Police	17
PI - Confirmed Injuries	EMS	13
	Fire	14
	Police	15
Property Check - Commercial	Police	27
Property Check - Residential	Police	1
R&O/Fleeing	Police	2
Radio/Siren/Warning System Test	Fire	1
	Police	1
Recover Stolen Property	Police	3
Recover Stolen Vehicle	Police	6
Repossession	Police	12
Rescue-Medical Incoming	EMS	5
	Police	4
Rescue-Medical P1	EMS	156

Rescue-Medical P1	Fire	153
	Police	2
Rescue-Medical P1-ECHO	EMS	5
	Fire	8
	Police	4
Rescue-Medical P1-NO RESCUE	EMS	3
	Fire	3
Rescue-Medical P2	EMS	80
	Fire	84
Rescue-Medical P2-NO RESCUE	EMS	1
	Fire	1
Rescue-Medical P3	EMS	101
	Fire	102
	Police	1
Retail Fraud	EMS	1
	Police	46
Road Commission/MDOT Notify	Police	34
Robbery	Police	2
Runaway	Police	3
Service For Department	Police	14
Severe Weather Alert	Fire	5
	Police	5
Shooting	Police	2
Shots Fired	Police	8
Special Service	EMS	3
	Fire	52
	Police	2
Structure Fire - Commercial	EMS	8
	Fire	8
Structure Fire - Residential	EMS	2
	Fire	2
Suicide/Attempt	Police	7
Suspicious	Police	149
Tech Rescue - Building Collapse	Fire	1
Test Call Only		1
	EMS	1
Traffic Hazard	Police	30
Traffic Investigation/Complaint	Police	1
Traffic Mishap/Acc Damage	Police	7
Traffic Stop	EMS	1
	Police	329
Trespassing	Police	25
Trouble with Subject	Police	106
Unk Accident	EMS	17
	Fire	16
	Police	5
Unk Accident - Crash Notify	EMS	8
	Fire	7
	Police	5
Vehicle Fire	Fire	3

Vehicle Inspection	Police	7
Vehicle Theft (UDAA)	Fire	1
	Police	21
VRDL/Fix it Tickets	Police	3
Warrant Service	Police	13
Weapons	Police	2
Grand Total		**3085**

Dispatched CFS by Call Source & Venue

Description: This report shows all Law Enforcement events dispatched by the Kalamazoo County Consolidated Dispatch Authority within the specified township(s) for the specified month.

Call Source / Call Type Description	OSHTEMO
Citizen Initiated	**1184**
FOIA Request	125
Suspicious	107
Trouble with Subject	98
Check Welfare	87
911 Hangup/Misdial	60
Assist Person	40
Retail Fraud	38
PD Accident	33
Follow up	33
Assault/DV	31
B&E/Larceny From Veh	29
Alarm	27
Panhandler/Vagrant/Solicitor	22
Trespassing	21
MDP	20
Civil Calls	20
Abandoned Vehicle-Private Property	20
Larceny	20
Burglary/Illegal Entry	18
Vehicle Theft (UDAA)	18
Disturbance/Fight	17
Motorist Assist	16
Assist Other Department	15
Traffic Hazard	14
Known PI Accident	14
Road Commission/MDOT Notify	13
Peace Officer	13
Noise Complaint	12
Fraud	12
Hit & Run Accident	12
Lost/Found Property	11
Harassing TX/Texts	9
Felonious Assault	8
Harrassment/Misc Criminal	7
Fireworks	6
Suicide/Attempt	6
Traffic Mishap/Accidental Damage	6
Shots Fired	6
OWI/OUID	6
Service For Department	5
Warrant Service	5
Priority 2 Medical	5
Juvenile Mischief	5
Lockouts	4
Unk Accident - Crash Notify	4
Drugs/VCSA	4
CSC	4
Vehicle Inspection	4

Priority 1 Medical	4
Community Policing/Crime Prev	4
Recover Stolen Vehicle	4
Assist Fire Dept	3
VRDL/TICKETS	3
Obs Justice	3
Background Investigation	3
Behavioral Health Petition	3
Priority 3 Medical	3
Directed Patrol	2
Animal Complaint	2
Runaway	2
Crowd	2
Ordinance Violation	2
ECHO Priority Medical	2
Special Service	2
Parking Complaint	2
Traffic Stop	2
R&O/Fleeing	2
Vehicle Fire	2
Death Investigation	2
Homicide	2
Robbery	2
Arrest On Warrant (Other Dept)	2
Recover Stolen Property	1
Misd Traffic (DWLS)	1
Structure Fire - Commercial/Multi-Family	1
Health & Safety	1
Child Abuse/Neglect	1
Traffic Investigation/Complaint	1
Weapons	1
Embezzlement	1
Disorderly	1
Kidnapping	1
Arson	1
Accident with Unknown Injuries	1
Shooting	1
BOL	1
Officer Initiated	**587**
Traffic Stop	323
Community Policing/Crime Prev	60
Follow up	34
Directed Patrol	31
Suspicious	28
Property Check - Commercial	27
Misd Traffic (DWLS)	15
Motorist Assist	10
Service For Department	8
Warrant Service	8
Drugs/VCSA	4
Lost/Found Property	4
Check Welfare	4
Fraud	3
PD Accident	3
Assist Person	3
Recover Stolen Property	2

Traffic Hazard	2
Assist Other Department	2
Recover Stolen Vehicle	2
OWI/OUID	2
Retail Fraud	2
Parking Complaint	2
Panhandler/Vagrant/Solicitor	2
Peace Officer	1
Priority 1 Medical	1
Trouble with Subject	1
Property Check - Residential	1
Larceny	1
Assault/DV	1
Other	**91**
Abandoned Vehicle-Private Property	20
Alarm	10
Suspicious	8
Follow up	8
Fraud	6
Noise Complaint	5
Larceny	5
Harassing TX/Texts	4
B&E/Larceny From Veh	3
Vehicle Inspection	3
Assist Person	3
Assist Other Department	2
PD Accident	2
Trespassing	2
Civil Calls	2
Lost/Found Property	2
Harrassment/Misc Criminal	2
Retail Fraud	1
Fireworks	1
Road Commission/MDOT Notify	1
Parking Complaint	1

Top 10 Calls for Service Types

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Memorandum

Date: August 11, 2026

To: Township Board

From: Anna E. Horner, P.E., Public Works Director

Subject: Text Amendments to Wastewater Service Ordinance - Section 232.000

Objective

Update ordinance based on recent experience and feedback from industry partners in advance of numerous upcoming public sanitary sewer connections to ensure safe, consistent, environmentally sound practices.

Motion

I move to accept first reading of the text amendment to Wastewater Service Ordinance - Section 232.000 and set for second reading for August 25th, 2026

Background

As the Township continues implementation of the USDA Neighborhood Sanitary Sewer Expansion projects, Public Works staff has gained firsthand experience with the condition of existing onsite septic systems throughout the service areas. During recent sewer connection projects, staff has observed a wide range of deficient or deteriorated systems, including failed or inoperable pumps, dry wells or block structures without bottoms or proper grouting, utilities installed through septic tanks and piping, trees planted directly over septic infrastructure, missing or unsecured access lids, and systems lacking identifiable access points. Staff has also encountered numerous property owners who are unable to identify the location of their septic system or report that their tank has never been pumped despite decades of use.

As residents prepare to connect to the public sanitary sewer system, a common question received by staff is what constitutes the minimum requirements for abandoning an existing septic system. Feedback from contractors indicates that, when homeowners seek opportunities to reduce project costs, septic abandonment measures are frequently among the first items proposed for removal from the scope of work (approximately $500-$800). While this may reduce immediate construction costs, it can leave long-term public health and safety risks unaddressed.

Improperly abandoned septic systems present hazards that extend beyond the individual property owner. Empty or partially filled tanks that are not properly pumped, collapsed, or filled can become structural hazards capable of collapsing without warning, creating sinkholes or concealed voids that pose serious risks to children, residents, emergency responders, contractors, and future property owners. In addition, remaining sewage and gases within abandoned tanks can present environmental and safety concerns if not properly managed. Fatal accidents involving abandoned or neglected septic systems have occurred in Michigan and throughout the United States, underscoring the importance of requiring appropriate abandonment procedures during sewer conversion projects. Here are two examples:
https://www.uppermichiganssource.com/2023/12/22/mother-wants-charges-filed-against-babysitter-after-daughter-found-unresponsive-septic-tank/
https://www.thealpenanews.com/news/local-news/2013/06/boy-4-dies-in-tragic-accident/

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In developing the proposed ordinance amendments, staff reviewed requirements adopted by other local jurisdictions, referenced guidance published by the Michigan Department of Environment, Great Lakes, and Energy (EGLE), and consulted with the County Health Department. Based on that research, staff recommends requiring, at a minimum, that septic tanks be pumped before abandonment however, we also highly encourage crushing and filling as well. This requirement helps reduce the potential for nonpoint source contamination to groundwater, ensures residual waste is properly managed, and provides a documented record that the abandonment occurred as part of a permitted sewer connection. Establishing this requirement also improves the accuracy of property records for future owners and reduces the likelihood that improperly abandoned septic systems create future public health, environmental, or safety concerns.

Attachments
Redline Version

DRAFT OSHTEMO CHARTER TOWNSHIP ORDINANCE NO. ___

Adopted:

Effective:

Amendment of Oshtemo Charter Township General Ordinance: Wastewater Service Ordinance No. 208 – Section 232.000.

THE CHARTER TOWNSHIP OF OSHTEMO
KALAMAZOO COUNTY, MICHIGAN
ORDAINS:

SECTION I. AMENDMENT TO SECTION 232.007 - CONNECTIONS TO PUBLIC SANITARY SEWER SYSTEM:

B. Permits. Permits for connection with sanitary sewers shall be issued by such person as shall be designated by the Director. Such a permit shall not be issued until all assessments ~~due~~ are established or~~and~~ the charge for sewer connections has been paid in full and until the Director has determined that there is capacity available for the wastewater to be discharged in all downstream sewers, lift stations, force mains, and compatible wastes. Abandonment of the private on-site treatment system including but not limited to septic tank(s), drainfield(s), and/or dry well(s) on premises shall be required as part of the permit process.

D. Abandonment

At a minimum, the septic tank(s) shall have all contents pumped out and removed by a licensed septage hauler at the time of connection to the public sanitary sewer system. Following pump-out, it is recommended that the septic tank(s), and/or dry well be rendered unusable by removing or crushing the structure(s) and appurtenances in place and backfilling the excavation with suitable material to prevent settling. Pumping and filling of discontinued onsite sewage treatment system components serves the public interest by preventing ground collapse.

Care shall be taken to keep the soil dispersal area in place intact, and any saturated or excess material cannot be relocated to another location on the property or to another property unless it is licensed as a solid waste disposal. Removing saturated dispersal media to dry at the ground surface will threaten the public health of nearby residents and the contractors removing the material due to potential exposure to pathogens in the process. If the tanks need to be completely removed, the tanks shall not contain any free liquids and must be properly disposed of in a licensed landfill.

SECTION II. AMENDMENT TO SECTION232.008 - TIMING OF CONNECTIONS:

Any premises abutting a public sewer sanitary main, requiring sewage treatment and/or disposal service, and which is currently served by a septic system which is more than fifteen (15) years old, shall be required to connect~~ed~~ to the abutting sanitary sewer system within twenty-four (24) months following the installation of said public sewer main and publication or mailed ~~of the~~ notice of availability by the Township~~ or within twenty-four (24) months of mailed notification of availability of sewer service by the Township, following installation of public sewer main~~, or at such earlier time as the private on-site sewage treatment and/or disposal system serving the premises requires replacement, a new ~~tile~~ drainfield, new dry we~~a~~ll, or new septic tank.

SECTION III. EFFECTIVE DATE AND REPEAL.

All Ordinances or parts of Ordinances inconsistent with this Ordinance are hereby repealed. This Ordinance shall take effect upon publication after adoption in accordance with State law.

DUSTY FARMER, CLERK
OSHTEMO CHARTER TOWNSHIP

Memorandum

Date: August 11, 2026

To: Township Board

From: James Porter, Legal Counsel & Sierra Lucas, Paralegal Manager

Subject: Second Reading re Moratorium on Solar Energy Development for Principal-Use SES, Principal-Use (Large) SES, and Principal-Use (Small) SES

Objective

MOTION: I make a motion to approve the second reading and adoption of the Moratorium on Solar Energy Development for Principal-Use SES, Principal-Use (Large) SES, and Principal-Use (Small) SES.

Background

Solar energy development has been associated with increased utility costs, the conversion of agricultural and open lands, potential environmental impacts, and other concerns affecting local communities. Therefore, to protect the public health, safety, and welfare, and to ensure that solar energy facilities are developed in a manner consistent with the community's goals and land use policies, it is necessary to impose a moratorium on the development of commercial/industrial solar energy projects until such time as the Township completes its review of solar energy regulations and adopts a comprehensive Energy Systems Ordinance establishing appropriate standards governing the siting, design, construction, operation, maintenance, and decommissioning of such facilities. As part of this review, the Township intends to repeal the existing solar energy provisions of the Zoning Ordinance and replace them with updated regulations within the new Energy Systems Ordinance to ensure a consistent and comprehensive regulatory framework for energy-related uses.

Information Provided

Final Ordinance

Core Value(s)

Public Service, Sustainability, Professionalism, Integrity

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DRAFT OSHTEMO CHARTER TOWNSHIP ORDINANCE NO. 695

Adopted:

Effective:

An Ordinance to impose a Moratorium on Solar Energy Development for Principal-Use SES, Principal-Use (Large) SES, and Principal-Use (Small) SES, until such time as the Township's Ordinances can be revised to develop appropriate Ordinance provisions necessary, to ensure the public health, safety, and welfare, associated with the development of Solar Energy Development.

THE CHARTER TOWNSHIP OF OSHTEMO
KALAMAZOO COUNTY, MICHIGAN
ORDAINS:

SOLAR ENERGY DEVELOPMENT FOR PRINCIPAL-USE SES, PRINCIPAL-USE (LARGE) SES, AND PRINCIPAL-USE (SMALL) SES, GENERAL MORATORIUM ORDINANCE

SECTION I. THE TOWNSHIP MORATORIUM ON SOLAR ENERGY DEVELOPMENT FOR PRINCIPAL-USE SES, PRINCIPAL-USE (LARGE) SES, AND PRINCIPAL-USE (SMALL) SES:

The Township hereby imposes a sixth month Moratorium (until otherwise amended or repealed) on the development of Solar Energy Development for Principal-Use SES, Principal-Use (Large) SES, and Principal-Use (Small) SES, until such time as the Zoning Ordinance and General Ordinances can be reviewed and amended, if necessary, to develop the appropriate ordinance provisions necessary, to ensure the public health, safety, and welfare, associated with the development of Solar Energy Development.

SECTION II. DEFINITIONS:

Principal-Use SES: A commercial, ground-mounted solar energy system that converts sunlight into electricity for the primary purpose of off-site use through the electrical grid or export to the wholesale market.

Principal-Use (Large) SES: A Principal-Use SES generating more than 2 MW DC for the primary purpose of off-site use through the electrical grid or export to the wholesale market and encompassing more than twenty acres.

Principal-Use (Small) SES: A Principal-Use SES generating up to and including 2 MW DC for the primary purpose of off-site use through the electrical grid or export to the wholesale market and encompassing less than twenty acres.

SECTION III. EFFECTIVE DATE:

This Ordinance will take effect upon Publication after Adoption in accordance with state law. Ordinances, or parts Ordinances, in conflict herewith are hereby suspended until the Moratorium provisions of this Ordinance are otherwise amended or repealed or until the Moratorium ends.

DUSTY FARMER, CLERK
OSHTEMO CHARTER TOWNSHIP

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MEMORANDUM

Date: August 11, 2026
To: Township Board
From: James Porter, Legal Counsel
Subject: Industrial Development Districts and Industrial Tax

This memo is regarding industrial development districts and industrial tax in response to concerns raised by several residents.

I believe a memorandum regarding Act 198 of 1974 would be helpful to the Board. Codified at MCL 207.551 et seq., the Act authorizes for the establishment of Industrial Development Districts, within which eligible property owners may, under certain circumstances, apply for an Industrial Facilities Tax exemption.

The first point that should be clarified is that the establishment of an Industrial Development District does not, by itself, create any type of tax exemption. Rather, the creation of an Industrial Development District is a precursor to a developer applying for either an industrial facilities tax exemption or a rehabilitation tax exemption. Even when an Industrial Development District has been established, there is no guarantee that a developer will be granted a tax exemption.

Once an Industrial Development District has been established, a developer may submit an application pursuant to state statute for an Industrial Facilities Exemption Certificate. As the Board is aware, the Township adopted a policy in August 2022 outlining the criteria and process for establishing an Industrial Development District. Section III of the policy governs the establishment of an Industrial Development District, while Section IV sets forth the application and approval process for an Industrial Facilities Exemption Certificate.

I understand the concerns raised by residents. I also recognize that several members of the Board have expressed concerns regarding the granting of Industrial Facilities Tax exemptions and the potential impact such exemptions may have on funding the Township and other governmental entities. That said, it is important to note that the State of Michigan enacted Act 198 in response to competitive pressures from other states that were offering tax incentives to encourage industrial investment and development within their jurisdictions. To remain competitive, most local units of government in Michigan have utilized the provisions of Act 198 as an economic development tool.

I understand the argument that these types of incentives can be viewed as a race to the bottom. However, the Board should follow the adopted policy until it is formally amended. Failing to apply the policy consistently could expose the Township to claims that its decisions are discriminatory.

If an Industrial Development District is established and an Industrial Facilities Tax Exemption Certificate is subsequently granted, the exemption generally results in a tax reduction of approximately 50 percent of what would otherwise be assessed. Some may view this as a

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situation where the glass is half full rather than completely empty, particularly if the alternative is that the company chooses to locate its development elsewhere.

Assuming the proposed development project would have a true cash value of approximately **$63,000,000.00**, the project would still generate approximately **$993,398.00** in additional tax revenue.

I would also like to address the statements made by several members of the public suggesting that the establishment of an Industrial Development District and the subsequent granting of an Industrial Facilities Tax Exemption Certificate would benefit the developer only at the expense of the public. That assertion is not entirely accurate. The Township funds its police and fire services through special assessments (which are not taxes) those assessments would continue to be levied against the proposed development. As a result, the Township would receive an immediate financial benefit from the project through the collection of those assessments.

If the project results in the construction of facilities with a value of **$63,000,000.00**, the Township charter millage would be reduced to **.75mills,** and the road millage would be reduced to **.625 mills**. However, the fire millage would remain at **3.75 mills**, and the police millage would remain at **.67 mills.**

Based on these assumptions, the Township's estimated first-year revenue from the project would be as follows:

Charter Millage	.75 mills	=	$23,625.00
Road Millage	.625 mills	=	$19,687.00
Fire Special Assessment	3.75 mills	=	$118,125.00
Police Special Assessment	.67 mills	=	$21,105.00

As a result, the Township's revenue would be among the least affected of all governmental entities generating $182,542.00 in additional revenue upon completion of the all proposed structures.

Memorandum

Date: August 11, 2026

To: Township Board

From: James Porter, Township Counsel

Subject: Industrial Development District for Clark Logic Group LIV, LLC

Objectives

To approve the Industrial Development District for Clark Logic Group LIV, LLC.

Recommended Motion

I make the motion to adopt the Resolution creating the Industrial Development District for the following two parcels:

Parcel 05-35-430-010

Parcel 05-35-450-007

Background

Clark Logic Group LIV, LLC, is considering the development of a new warehouse facility in the I-1 Industrial District. Creating an Industrial Development District would allow Clark Logic Group LIV, LLC, to come before the Board and request an Industrial Facilities Tax-Exempt Certificate for the proposed development.

Information Provided

Attached is the proposed Resolution creating the Industrial Development District for Clark Logic Group LIV, LLC, and the Townships Industrial Tax Abatement Policy. I recommend that the Board review its adopted policy.

Core Values

Public Service, Innovation, Professionalism

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CHARTER TOWNSHIP OF OSHTEMO

INDUSTRIAL TAX ABATEMENT POLICY

General Purpose:

Oshtemo Charter Township encourages the growth and development of its industrial base and offers industrial firms the opportunity to apply for property tax abatement under Michigan Public Act 198 of 1974, as amended, to encourage the expansion of existing industrial facilities and to attract new facilities to the Township. The Oshtemo Township Board wishes to provide the incentive for industrial development and expansion to encourage job creation for its residents while fulfilling its responsibility to the community to maintain services and uphold the Township's quality of life. The Township Board has established its Industrial Tax Abatement Policy to establish procedures for applications for tax abatement, assist the industrial community, and contribute to the overall welfare of Oshtemo Township.

I. TAX ABATEMENT APPLICATION REVIEW CRITERIA

When reviewing Act 198 applications for tax abatement from an eligible facility, the Township Board will consider such criteria that are intended to further the goals and policies of the Township as a whole, and which are consistent with the general health, safety, and welfare of Oshtemo Township and its residents. The Oshtemo Township Board reserves the right to periodically review its Industrial Tax Abatement Policy, as necessary, to ensure consistency with community needs and objectives. The Board may use the following criteria, which are not intended to be exhaustive, in reviewing and evaluating Act 198 applications:

1. Whether the project will promote diversification of Oshtemo Township's industrial base.

2. Whether the project will result in the impairment of the operation, or the financial soundness, of any effected taxing unit.

3. Whether a public purpose would be served (i.e., expanded tax base as well as the multiplier effects of additional employment, income, and capital investment in the community) by the project.

4. Whether the project will provide diverse employment opportunities for the workforce.

5. Whether the development of the proposed industrial facilities will complement the Township's land use and environmental objectives.

6. Whether the proposed industrial facilities will be compatible with the Township's present and future requirements for Township services (e.g. roads, utilities, and public safety).

7. Whether the applicant (a) meets its current financial obligations to the Township, (b) is in compliance with all applicable state and Township codes and/or ordinances, and (c) has no pending or current litigation against the Township (including appeals to the Michigan Tax Tribunal).

II. TAX ABATEMENT APPLICATION REVIEW PROCEDURES AND STANDARDS

A. **Submission of Tax Abatement Applications for Township Review.** Eligible facilities applying for an Act 198 tax abatement will submit a complete application (State Form 1012) to the Township Clerk. Applications will not be considered "complete" until all required information has been satisfactorily submitted.

B. **Township Review of Complete Applications.** The Township Treasurer, Planning Director, Assessor, and Township Attorney will review each complete tax abatement incentive application received under P.A. 198 and create a report, with the assistance of appropriate personnel, for the Township Board. The report will include: (1) preparation of a preliminary environmental analysis for the proposed facility (examining the availability of utilities to support the proposed land use, and any relevant environmental conditions of land and water resources that may be affected, including impacts on adjacent properties, etc.); and (2) preparation of a property tax analysis (estimating the taxes received by each affected taxing unit with and without the requested tax abatement incentive and the total abatement valuation percentage if approved in the Township).

III. DETERMINATION OF PROPERTY STATUS IN INDUSTRIAL DEVELOPMENT DISTRICT (IDD) OR PLANT REHABILITATION DISTRICT (PRD)

A. **Properties Within an Existing Industrial Development District (IDD) or Plant Rehabilitation District (PRD).** The Township Attorney will determine if the subject property lies within an existing Industrial Development District (IDD) or Plant Rehabilitation District (PRD). If the facility is within an existing IDD or PRD, the applicant may submit an Industrial Facility Tax Exemption Certificate application to the Township (see, Section IV, below).

B. **Properties Not Within an Existing Industrial Development District (IDD).** If the subject property does not lie within an existing IDD, the property may be considered for establishment as an IDD. Industrial Development Districts will not be established for speculative buildings.

1. The Township may establish an IDD upon its own initiative, or upon a written request filed by the owner(s) of seventy-five percent (75%) of the State Equalized Value of the industrial property located within the proposed

IDD. Consideration by the Township for the creation of a new IDD requires the proposed district to meet the criteria of P.A. 198, and the following:

a. An owner requesting the creation of an IDD must submit a request detailing the extent and configuration of the proposed IDD, and the Township Board must approve it.

b. The proposed IDD must be located within the general industrial areas identified in the Township's Land Use Plan Map.

c. Commencement of the proposed industrial facility cannot begin unless and until the IDD has been approved and established.

d. Municipal water and sanitary sewer utilities must be available, or extended, to the industrial facility and the industrial facility will be, upon completion, connected to water and sanitary sewer utilities. (The Board may waive this requirement upon a finding that utilities cannot be economically provided to the proposed industrial facility. If this finding is made, the applicant will be required to enter into an agreement with the Township which specifies that discharges to a private sewer system will be monitored by the applicant and a report submitted to the Township at least annually).

e. The Township Board finds, after an analysis of the project impacts, that the proposed industrial facility will benefit the community (including consideration of environmental impacts and impacts on the affected taxing units).

2. Before adopting a Resolution to establish a new Industrial Development District, the Township Board shall:

a. Give a fourteen (14) day written notice, by certified mail, to all owners of real property within the proposed new IDD of a public hearing to consider the proposed IDD; and

b. Give a fourteen (14) day written notice, by certified mail, to all affected taxing units (with a copy of the application) of the public hearing on the proposed creation of the Industrial Development District.

c. Hold a public hearing on the establishment of the proposed new Industrial Development District as noticed.

3. If the proposed IDD is approved and established, the Board will adopt a resolution to that effect, and the applicant may submit an Industrial Facility Tax Exemption Certificate application to the Township (see, Section IV, below).

C. <u>**Properties Not Within an Existing Plant Rehabilitation District (PRD).**</u> If the subject property does not lie within an existing PRD, the property may be considered for establishment as a PRD.

1. The Township may establish a PRD upon its own initiative, or upon a written request filed by the owner(s) of seventy-five percent (75%) of the State Equalized Value of the industrial property located within the proposed PRD. Consideration by the Township for the creation of a new PRD requires the proposed district to meet the criteria of P.A. 198, and the following:

a. An owner requesting the creation of a PRD must submit a request detailing the extent and configuration of the proposed PRD with documentation that the Plant Rehabilitation District requirements are met, and the Township Board must approve it.

b. The proposed PRD must be located within the general industrial areas identified in the Township's Land Use Plan Map.

c. Commencement of the proposed industrial facility cannot begin unless and until the PRD has been established.

d. Municipal water and sanitary sewer utilities must be available, or extended, to the industrial facility and the industrial facility will be, upon completion, connected to water and sanitary sewer utilities. (The Board may waive this requirement upon a finding that utilities cannot be economically provided to the proposed industrial facility. If this finding is made, the applicant will be required to enter into an agreement with the Township which specifies that discharges to a private sewer system will be monitored by the applicant and a report submitted to the Township at least annually.).

e. The Township Board finds, after an analysis of the project impacts, that the proposed industrial facility will benefit the community (including consideration of environmental impacts and impacts on the taxing units).

f. There has been a change in the use of the property.

g. There has been a change in beneficial ownership of the property.

h. The property, comprising not less than fifty percent (50%) of the State Equalized Value of the industrial property within the district, is obsolete.

i. The proposed project is not attributable to delayed, or deferred, maintenance.

2. Before adopting a Resolution to establish a new Plant Rehabilitation District, the Township Board shall:

   a. Give a fourteen (14) day written notice, by certified mail, to all owners of real property within the proposed new PRD of a public hearing to consider the proposed PRD;

   b. Give a fourteen (14) day written notice, by certified mail, to all affected taxing units (with a copy of the application) of the public hearing on the proposed creation of the Plant Rehabilitation District;

   c. Hold a public hearing on the establishment of the proposed new Plant Rehabilitation District as noticed.

3. If the proposed PRD is approved and established, the Board will adopt a resolution to that effect, and the applicant may submit an Industrial Facility Tax Exemption Certificate application to the Township (see, Section IV, below).

IV. APPLICATION FOR AN INDUSTRIAL FACILITIES EXEMPTION CERTIFICATE

A. Criteria for Industrial Facilities Exemption Certificate. Where an eligible facility has been added to an existing Industrial Development District (IDD) or Plant Rehabilitation District (PRD), or where a new Industrial Development District (IDD) or Plant Rehabilitation District (PRD) has been created and approved, an application for an Industrial Facilities Exemption Certificate may be submitted to the Township Supervisor for consideration by the Township Board. An application for an Industrial Facilities Exemption Certificate may be granted if:

1. Granting of the Industrial Facilities Exemption Certificate will not impede operations or impact the financial soundness of the Township; and

2. The aggregate of the State Equalized Value of property to be exempted does not exceed five percent (5%) of the State Equalized Value of the Township.

B. **<u>Hearing to Consider the Industrial Facilities Exemption Certificate</u>.** Before adopting a Resolution to grant a new Industrial Facilities Exemption Certificate, the Township Clerk shall notify the affected taxing units of the date, place, and time of the Township Board's meeting to hear the request, in accordance with state statue. The Township Board will consider the Industrial Facilities Exemption Certificate application at a public meeting at the date, time, and place noticed and grant or deny the request.

C. **<u>Township Board Decision on the Industrial Facilities Exemption Certificate Application</u>.**

1. If the Township Board approves the Industrial Facilities Exemption Certificate application, the Board will adopt a resolution to that effect. The Township will send the Board's resolution and the application to the Michigan State Tax Commission for processing.

2. If the Township Board denies the Industrial Facilities Exemption Certificate application, the Clerk will return the application to the applicant.

V. <u>REAL AND PERSONAL PROPERTY QUALIFYING FOR ABATEMENT</u>

A. **<u>Real Property Qualifying for Abatement and Term</u>.** Tax abatement may be granted for up to twelve (12) years on real property meeting State and local requirements.

B. **<u>Personal Property Qualifying for Abatement and Term</u>.** Tax abatement may be granted for up to six (6) years on personal property meeting State and local requirements within new or replacement facilities. Office equipment is not eligible for abatement. The Township Assessor will determine which equipment is considered office equipment.

VI. <u>DISSOLUTION OF INDUSTRIAL DEVELOPMENT AND PLANT REHABILITATION DISTRICTS</u>

A. **<u>By Township Board Action</u>.** The Township Board may, upon its own initiative, dissolve an IDD or PRD created by application of an eligible facility if the applicant:

1. Does not file an Industrial Facilities Exemption Certificate application within two (2) years of the date upon which the Township Board created the district.

2. If the facility does not comply with the terms of its agreement to provide, or create, jobs within the Township.

The Township Board shall provide written notice that a public hearing will be held on the dissolution of the IDD or PRD to the owners of the property within the district, the applicant who originally submitted the application, and the affected taxing units by certified mail. The Township Board shall hold a public hearing on the dissolution of the IDD or PRD at the time, date, and location noticed. If the Township Board dissolves the IDD or PRD, it shall do so by resolution and the Township Clerk will send the Board's resolution to the Michigan State Tax Commission for processing.

B. **By State Tax Commission Action.** The State Tax Commission may dissolve an IDD or PRD by revoking the applicable Industrial Facilities Exemption Certificate. The applicant will receive notice of such action by the State Tax Commission, but no public hearing will be held by the Township.

VII. REVOCATION OR TRANSFER OF INDUSTRIAL FACILITIES EXEMPTION CERTIFICATES

A. **Revocation.** The Township Board will consider a resolution requesting that the State Tax Commission revoke Industrial Facilities Exemption Certificate if:

1. The proposed industrial facility has not been completed within two (2) years after the effective date of the Industrial Facilities Exemption Certificate; or

2. The purpose for which the Industrial Facilities Exemption Certificate was issued is not being fulfilled as a result of a failure of the certificate holder to proceed in good faith with the replacement, restoration, construction, or operation of the industrial facility.

Revocation of an Industrial Facilities Exemption Certificate by the State Tax Commission will result in the dissolution of the underlying IDD or PRD.

B. **Transfer.** An Industrial Facilities Exemption Certificate may be transferred and assigned by the certificate holder to a new owner, or lessee, after a public hearing, approval of the Township Board, and approval of the State Tax Commission as provided in the Act.

VIII. EXTENSION OF TWO-YEAR TIME LIMIT TO COMPLETE FACILITY

A. **Request for Extension.** A request for an extension of time to complete the facility must be filed with the Township Supervisor (with all supporting information) no later than six (6) months after the ending date of the Industrial Facilities Exemption Certificate. The request shall be filed in the manner specified by the State Tax Commission.

B. **Consideration of Extension Request.** The Township Board may hear requests for consideration of an extension at a public meeting and may grant one (1) extension of time to complete the industrial facility. If the request for extension is granted, the approval shall take the form of a resolution of the Township Board. The Township Clerk shall forward a copy of the resolution authorizing the extension of time to the State Tax Commission.

IX. MONITORING OF TAX ABATED PROPERTY AND FOLLOW-UP

A. **Submission of Annual Reports.** Where an Act 198 tax abatement is granted (following creation of an IDD or PRD, and approval of an Industrial Facilities Exemption Certificate is granted by the Township Board and the State Tax Commission), the Industrial Facilities Exemption Certificate holder shall submit follow-up reports to the Township Clerk not less frequently than annually. Each annual follow-up report shall contain the following information:

1. The projected jobs to be created and/or retained, in comparison to the actual number of full-time equivalent jobs (2,000 hours worked annually) created and/or retained, in sufficient detail to allow the Township to determine the number of jobs created and/or retained by job classification.

2. If applicable, for certificate holders subject to a contractual agreement with the Township due to the unavailability of municipal sewer utilities, a report on the discharges to the private sewer system in sufficient form and detail to allow the Township to ascertain the environmental effects of such discharges.

B. **Consequences for Failure to Submit Annual Follow-Up Reports.** Failure to supply the required follow-up report annually to the Township Clerk will result in a Township Board resolution requesting that the State Tax Commission revokes the Industrial Facilities Exemption Certificate. Revocation of an Industrial Facilities Exemption Certificate by the State Tax Commission will result in the dissolution of the underlying IDD or PRD.

Motion was made by **Zak Ford** and seconded by **Clare Buszka**, to adopt the foregoing Policy by Board Resolution.

Upon roll call vote the following voted "Aye":

Dusty Farmer, Clare Buszka, Zak Ford, Kizzy Bradford, Kristin Cole, Cheri Bell

The following voted "Nay":

None

The following were Absent:

None

The following Abstained:

Libby Heiny-Cogswell

The Chair declared the motion carried and the Policy Resolution duly adopted.

Dusty Farmer, Clerk
Oshtemo Charter Township

****

CERTIFICATE

STATE OF MICHIGAN)
) ss.
COUNTY OF KALAMAZOO)

I, Dusty Farmer, the duly appointed and acting Clerk of the Township of Oshtemo, certify that the foregoing constitutes a true and complete copy of a Resolution adopted at a regular meeting of the Oshtemo Charter Township Board held on August 9, 2022 , which meeting was preceded by required notices under the Michigan Open Meetings Act, being 1976 PA 267; that a quorum of the Board was present and voted in favor of said Resolution; and that minutes of said meeting were kept and will be or have been made available as required by said Open Meetings Act.

IN WITNESS WHEREOF, I have hereto affixed my official signature on this 10 day of August, 2022.

Dusty Farmer, Clerk
Oshtemo Charter Township

Industrial Tax Abatement Policy_Adopt 08-10-22

Final Audit Report 2022-08-10

Created:	2022-08-10
By:	Emily Westervelt (ewestervelt@oshtemo.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAOUCWRUAmCqOxenxbTmMYyD6kuauKCESD

"Industrial Tax Abatement Policy_Adopt 08-10-22" History

Document created by Emily Westervelt (ewestervelt@oshtemo.org)
2022-08-10 - 1:22:16 PM GMT- IP address: 216.250.151.74

Document emailed to Dusty Farmer (dfarmer@oshtemo.org) for signature
2022-08-10 - 1:23:24 PM GMT

Email viewed by Dusty Farmer (dfarmer@oshtemo.org)
2022-08-10 - 3:43:45 PM GMT- IP address: 66.227.162.123

Document e-signed by Dusty Farmer (dfarmer@oshtemo.org)
Signature Date: 2022-08-10 - 3:44:15 PM GMT - Time Source: server- IP address: 66.227.162.123

Agreement completed.
2022-08-10 - 3:44:15 PM GMT

CHARTER TOWNSHIP OF OSHTEMO
KALAMAZOO COUNTY, MICHIGAN

<u>Excerpt of Minutes of Township Board Meeting</u>
<u>Held August 11, 2026</u>

A regular meeting of the Township Board of the Charter Township of Oshtemo was held at the Oshtemo Township Hall on Tuesday, August 11, 2026, commencing at 5:30 p.m.

Members Present:

Members Absent:

Also present was James W. Porter Township Attorney, residents and property owners of the Township.

****

The next order of business was consideration of the creation of an Industrial Development District in Section 35 of Oshtemo Charter Township, Parcel No. 05-35-430-010 and Parcel No. 05-35-450-007, Kalamazoo, Michigan, 49009. It was reported that notice of the hearing on the request had been published in the *Kalamazoo Gazette* on June 23, 2026, and had been mailed via certified mail to the owner of parcel number 05-35-430-010, President - Jamie Clark, and Clark Logic Group LIV, LLC and to the owner parcel number 05-35-450-007, Registered Agent - Derek Wissner 6110 Technology LLC. The Affidavit of the foregoing was filed as part of the records of the meeting.

Representatives of Clark Logic Group LIV, LLC, were present and described the nature of the contemplated project for the premises.

After further discussion, a motion was made by________________, seconded by _____________to adopt / deny the following Resolution:

<u>RESOLUTION CREATING INDUSTRIAL DEVELOPMENT DISTRICT FOR PARCEL NO. 05-35-430-010 and PARCEL NO. 05-35-450-007</u>

WHEREAS, Clark Logic Group LIV, LLC is the owner of land in Section 35 of the Oshtemo Charter Township, Parcel No. 05-35-430-010, Kalamazoo, Michigan, 49009, which land and premises are more particularly described as:

Located in Section 35, T.2 S., R. 12 W, within Oshtemo Charter Township, Kalamazoo, Michigan, 49009:

Parcel 05-35-430-010
SEC 35-2-12 NE1/4 SE1/4 *

WHEREAS, 6110 Technology LLC is the owner of land in Section 35 of the Oshtemo Charter Township, Parcel No. 05-35-450-007, Kalamazoo, Michigan, 49009, which land and premises are more particularly described as:

Parcel 05-35-450-007
OSHTEMO BUSINESS PARK UNIT #7

WHEREAS, the subject property was acquired by the developer for the purpose of industrial development and the property is currently zoned in “I-R Industrial District Restricted”; and

WHEREAS, Clark Logic Group LIV, LLC, is proposing to develop a portion of said property for business purposes and proposing to install a new enclosed warehouse; and

WHEREAS, Clark Logic Group LIV, LLC, requested the Township to have the afore-described lands and premises established as an Industrial Development District under the provision of 1974 PA 198, as amended; and

WHEREAS, the Township Board has scheduled a hearing for this time, date and place on such request and has given appropriate notice thereof by publication in the *Kalamazoo Gazette* on June 23, 2026, and by mailing, by certified mail, to the aforesaid owners on May 28, 2026, and July 15, 2026, as required by law and statute provided and has conducted a hearing in accordance therewith; and

WHEREAS, no material objections have been received to the establishment of said district; and

NOW, THEREFORE, BE IT HEREBY RESOLVED that the Township Board of the Charter Township of Oshtemo, Kalamazoo County, Michigan, hereby establishes an Industrial Development District comprising the property hereinbefore described under the provisions of 1974 PA 198, as amended.

Upon roll call vote upon the adoption of said Resolution,

The following voted "Yes":

The following voted "No":

The following abstained:

The Supervisor declared the motion carried, and the Resolution adopted.

Dusty Farmer, Clerk
Oshtemo Charter Township

****

CERTIFICATE

I, Dusty Farmer, the duly elected Clerk of the Charter Township of Oshtemo hereby certifies that the above constitutes a true copy of an Excerpt of the Minutes of a regular meeting of the Oshtemo Charter Township Board, Kalamazoo County, Michigan, held on August 11, 2026, at which meeting a quorum was present; that the members of said Board voted upon the aforesaid Resolution as shown; that said Resolution was accordingly duly adopted; and that said meeting was held in accordance with the Open Meetings Act of the State of Michigan.

____

DUSTY FARMER, Township Clerk

Memorandum

Date: **August 11, 2026**

To: **Township Board**

From: **Jodi Stefforia, Planning Director**

Subject: **West Main 1, LLC Brownfield Plan**

Objective

MOTION: Adopt a Resolution approving the West Main 1, LLC Brownfield Plan.

Background

West Main 1, LLC has submitted a brownfield plan for West Main Villages – a mixed use development with 440 dwelling units and approximately 11 acres of commercial along West Main Street. Site work for the development is presently underway. As a housing project, the development is eligible for a brownfield plan under the Brownfield Act whereby the developer is reimbursed for infrastructure and other eligible costs. As 66 of the 366 apartments will be income-restricted to households making up to 80% of area median income (AMI) and the project meets three additional Township Brownfield TIF Policy Investment Criteria, the project is eligible for reimbursement of lost rent for units rented below market rate. A total capital investment of $117M is anticipated encompassing the entire mixed use project.

The developer is proposing that for a period of 12 years, 20% of the 336 apartment homes be available for households making up to 80% of AMI. Of the 66 units to have rent control, half will be one-bedroom and the other half two-bedroom.

Per the Township's Brownfield Redevelopment Incentive Policy, the project satisfies at least 4 investment criteria allowing for up to 25 years of local tax capture. The investment criteria met that are being specifically called out for this brownfield plan approval include providing housing, public infrastructure, activation of a designed Sub Area, and total investment of more than $1,000,000. Reimbursement to the developer in the amount of approximately $40M over 25 years is provided for in the plan.

A Community Reimbursement is included in the Brownfield Plan. The Township is requesting reimbursement for planned non-motorized path work that will fill the gap on 9th Street and establish a facility on Seeco Drive when it is extended. The Township's work will occur in 2027, Reimbursement to the Township in the amount of approximately $439,000 over 5 years beginning in 2027 is included in the Brownfield Plan. Ben Wakey, Township Accountant, has reviewed the documents.

The Brownfield Plan has received approval from the KCBRA. The County Commission considers a Brownfield Plan but not before the Township Board approves it.

Joe Agostinelli of Miller Johnson Growth Advisors and the Developers – Tony and Michael Ferlito – will be present to answer questions at the Township Board meeting. A Resolution approving the Brownfield Plan is attached for your consideration.

Core Values

Sustainability
Fiscal Stewardship

7275 W. Main Street, Kalamazoo, MI 49009, (269) 216-5220, Fax (269) 375-7180, www.oshtemo.org

MEMORANDUM

TO: Oshtemo Township Board of Trustees

FROM: Macy Walters, Brownfield Redevelopment Administrator

DATE: August 11, 2026

SUBJECT: KCBRA Project Description and Brownfield Analysis for a site consisting of one vacant parcel totaling 48.5 acres. Parcel ID: 05-14-405-060 in Kalamazoo, MI 49009, in Oshtemo Township.

APPLICANT: West Main 1, LLC

PROJECT NAME: West Main Villages

1. Project Background

The purpose of this Brownfield Plan is to facilitate the redevelopment of one vacant parcel, totaling 48.5 acres Parcel ID: 05-14-405-060 in Kalamazoo, MI 49009, in Oshtemo Township. The project will involve preparing the site for development to make way for 444 new residential units and approximately 50,000-square feet of commercial space. The residential units are expected to include 108 duplex units available for sale and 336 multi-unit residential units available for rent. The Development is expected to include 66 income restricted units (20% of multi-family development) to rents at 80% of Area Median Income ("AMI") net of utilities, including an estimated 33 one-bedroom units and 33 two-bedroom units for a duration of 12 years. The development is expected to be accessed through a main boulevard entrance from West Main Street. Single-story, tenant-occupied commercial space will be located along West Main Street with supporting surface parking. The multi-family apartments are expected to be three-story structures with 24 to 36 units per building in the center of the property, and duplex lots at the Southern portion of the development. The development will be accessible by public roads throughout the property. Site amenities are expected to include sidewalks along the residential buildings and a Central Park with a clubhouse, pool area, pickleball courts, pet walk areas, and walking pathways with outdoor site furniture.

Parcel Included: 05-14-405-060

Overall, this project is set to serve a public purpose to Kalamazoo County by expanding the tax base and increase local housing stock by delivering 444 new housing units, with 66 income restricted units. This property is located in Oshtemo Township's West Main Street Sub-Area Plan. This Plan proposes a future land use with a commercial corridor along West Main St and transitional residential behind the commercial frontage with local road connectivity to existing adjacent neighborhoods and residential areas. This project aligns with the proposed sub-area plan for this corridor of West Main to the East of 9th St in Oshtemo Township. The creation of multi-family units and duplex units will provide prospective families with diverse housing options of for-lease opportunities, including a planned unit style development with various amenities for residents. The development will increase the property tax base within Kalamazoo County. The affordable for-lease housing is anticipated to be restricted to an average affordable sale price of 80% of Area Median Income (“AMI”) (“Income Restricted Units”) and income restricted to households at an average of 80% of Area Median Income (“AMI”) (“Income Qualified”). The project has an anticipated capital investment of $117 million into the community. Construction is expected to commence in Fall 2026 and is estimated to be completed by Summer 2029.

The total cost of developer eligible activities is anticipated to be limited to $40,085,919.00 or 25 years of capture. Kalamazoo County Brownfield Redevelopment Authority (KCBRA) administrative costs are estimated to be $3,899,794.00. The capture of tax increment revenue for the Local Brownfield Revolving Fund (LBRF) for the last five years following full developer reimbursement of eligible activities, estimated to be $7,559,554.00. The estimated maximum amount of TIR available to capture is $54,103,027.00 of state and local tax increment revenue (TIR) spread over 30 years. The taxable value of the parcel is estimated to increase from $1,390,200.00 in 2026 to $70,145,352.00 by the end of brownfield plan in 2058.

2. The Brownfield Plan Process

The Brownfield Plan will allow the KCBRA to use Tax Increment Financing (TIF) to reimburse a portion of the Developer’s eligible expenses related to site preparation, public infrastructure, and the financing gap associated with building the for-sale housing units. The eligible activities will be financed by the developer and reimbursed as outlined in this plan and accompanying development agreement. In the first five years of the plan, reimbursement to the township and the developer will happen concurrently. The Brownfield Plan will include reimbursement to Oshtemo Township for costs incurred related to anticipated eligible infrastructure improvements. TIR will also be reserved for any department specific activities such as Kalamazoo County Brownfield Redevelopment Authority (KCBRA) administrative fees and up to 5 years of capture into the Local Brownfield Revolving Fund (LBRF).

3. Brownfield Plan Summary Points:

Eligible Property:

> The property is in Oshtemo Township in Kalamazoo County. The property qualifies as "eligible property" under Act 381 based on meeting the definition of a “Housing Property” as “A property on which 1 or more units of residential housing are proposed to be constructed, rehabilitated, or otherwise designated to be used as a dwelling.” The subject property consists of one vacant parcels, totaling 48.5 acres, with the included parcel identification numbers of 05-14-405-060. This Brownfield Plan will encompass the entire geographic area, inclusive of any new parcel identification numbers or new addresses that may occur in the future.

Eligible Costs:

> Statutorily approved Environmental Activities (Phase I ESA), Public Infrastructure Improvements, Site Preparation, the Financing Gap of the income-restricted housing units, Contingency of 15%, 5% simple interest rate on eligible activities up to 20% of the Developer’s total activities.

Brownfield Plan Design and Implementation, the Kalamazoo County Brownfield Redevelopment Authority Administration Fees, and capture into the Local Brownfield Revolving Fund.

Length of Plan:

30 years in total, with the last five years capturing into the LBRF. Tax capture is estimated to begin in 2029. After the adoption of the Brownfield Plan, the capture of tax increment can be delayed for 5 years or begin as soon as eligible costs are submitted and approved.

State Taxes:

State School Taxes will be captured for statutorily allowed activities, and eligible housing development activities pending the approval of an Act 381 Workplan.

The Brownfield Plan must be approved by the KCBRA, the Oshtemo Township, and the Kalamazoo County Board of Commissioners. The adoption process will include a Public Hearing notification and meeting, a notification to all affected taxing jurisdictions, a resolution approving the Plan by the governing body of the local jurisdiction, and a resolution adopting the Plan by the County Board of Commissioners.

After the adoption of the Brownfield Plan, the capture of tax increment can be delayed for five years or begin as soon as eligible costs are submitted and approved. Tax Increment Revenue (TIR) reimbursement for site preparation costs must wait until the homes are leased to income-qualified households. Once the Plan begins capture, the Plan is limited to a total of thirty years, inclusive of five years capture into the Local Brownfield Revolving Fund (LBRF).

Summer and Winter taxes should be collected yearly and distributed as follows: a portion (tentatively 10%) of taxes will be reserved for the Authority administration fees and the remaining tax capture to be reimbursed to the developer and other parties as outlined in the Brownfield Plan and Reimbursement Schedule for approved reimbursable costs.

All taxing jurisdictions will continue to collect taxes on the 2026 Taxable Value of the property. Following the reimbursement of eligible costs, the KCBRA will capture Tax Increment Revenue for an additional five years for the Local Brownfield Revolving Fund to aid in the redevelopment of additional Brownfield eligible projects in Kalamazoo County. Oshtemo Township will see an increase in taxes collected due to the redevelopment of the property.

During the Plan, the KCBRA will be responsible for reviewing and approving submitted reimbursement requests and managing the tax capture and payments. Developer and KCBRA Administrative eligible costs are expected to take thirty years for reimbursement. It is estimated that full capture of eligible costs and eligible administrative expenses of the KCBRA will be completed by 2058.

<u>Tax increment collected by the KCBRA to reimburse eligible costs is as follows:</u>

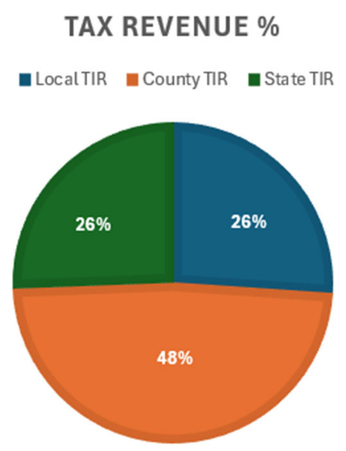
2026 Expected Base Taxable Value: $1,390,200.00

2058 Estimated New Expected Taxable Value: $70,145,352.00

Taxable Value Increment available: $68,755,152.00

Estimated Total taxes collected by the KCBRA per taxing jurisdiction (on $68,755,152 Tax Increment):

KRESA (includes specific)	$ 10,685,557.00
KVCC	$ 4,246,420.00
County Operating	$ 7,050,026.00
County Public Safety	$ 2,195,942.00
County Seniors	$ 529,938.00
County 911	$ 986,146.00
KCTA	$ 474,794.00
County Housing Fund	$ 1,138,062.00
Kalamazoo Public Library	$ 5,946,525.00
Oshtemo Township Operating	$ 2,304,080.00
CCTA	$ 1,367,856.00
State taxes	$ 15,105,083.00
County Veteran Fund	$ 152,531.00
Roads Millage	$ 1,920,067.00
Total	$ 54,103,027.00



Maximum Reimbursement to Developer for Eligible Costs Estimated:	$	39,663,004.00
Estimated Reimbursement to Oshtemo Township for Eligible Costs:	$	439,810.00
Reimbursement KCBRA for Eligible Costs and Administrative Expenses Est.:	$	3,899,794.00
Tax Increment Revenue collected to LBRF for additional Brownfield Projects:	$	7,559,554.00
State Tax Increment Revenue due to the State of Michigan Brownfield Fund:	$	1,820,170.00
Total	$	53,382,332.00

*The above figures are estimates, only actual costs incurred are reimbursed to the developer, any excess of tax increment revenue captured at the end of the plan are returned to the taxing jurisdictions

The development of the vacant parcel is an improvement for the site and the surrounding area in several ways:

1. The Plan allows for an increase in the local housing stock, supporting the needs of the Kalamazoo County Housing Plan, while developing the necessary public infrastructure to support added density.
2. The property will have an increased taxable value.
3. TIF collected will reimburse the Developer and Oshtemo Township for a portion of costs incurred in the completion of Brownfield Eligible Activities.
4. Local Brownfield Revolving Fund (LBRF) collection for 5 years allows the KCBRA to support additional Brownfield Activities in Kalamazoo County.
5. This development fits into local housing plan goals and the Township's local planning goals.
6. The development is the first within Oshtemo Township's Mixed Use District, zoning created to encourage development projects that combine housing, retail and community amenities in a walkable layout.

Tentative Timeline for Brownfield Plan Consideration:

July 23, 2026	3:00 p.m.	Consideration by Kalamazoo County Brownfield Redevelopment Authority
August 11, 2026	5:30 p.m.	Consideration by Oshtemo Township Board of Trustees
August 18, 2026	4:00 p.m.	Kalamazoo County Board of Commissioners (BOC) Committee of the Whole (presentation only)
September 1, 2026	6:30 p.m.	Public Hearing held by Kalamazoo County BOC & Plan Adoption Consideration

Questions:

Please contact Macy by email at Macy.Walters@kalcounty.gov or by phone at (269) 384-8305

Macy Rose Walters (she/her)**, MPA**
Brownfield Redevelopment Administrator
Planning & Development
Kalamazoo County Brownfield
Redevelopment Authority

d. 269-384-8305 o. 269-384-8112
201 W. Kalamazoo Ave., Kalamazoo, MI 49007

www.kalcountybrownfield.com

fishbeck
Engineers | Architects | Scientists | Constructors

750 Trade Centre Way, Suite 200
Kalamazoo, Michigan 49002

269.375.3824 | fishbeck.com

Memo

TO: Macy Walters
Kalamazoo County Brownfield Redevelopment Authority Board

FROM: Logan Mulholland

DATE: July 15, 2026 **PROJECT NO.:** 230454

SUBJECT: Review of Brownfield Plan for West Main 1, LLC

A Brownfield Plan has been proposed for one vacant parcel totaling approximately 48.5 acres in Oshtemo Township, Kalamazoo County. The project will involve preparing the site for development to make way for 444 new residential units and approximately 50,000 square feet of commercial space. The residential units are expected to include 108 duplex units available for-sale and 336 multi-unit residential units available for rent. The development is expected to include 66 income-restricted units (20% of multifamily development) restricted to rents at 80% of Area Median Income ("AMI") net of utilities, including an estimated 33 one-bedroom units and 33 two-bedroom units for a duration of 12 years. The total capital investment on the project is expected to be approximately $117 million. Construction on the project is planned to begin in the fall of 2026 and will be completed by the fall of 2029.

Brownfield Plan

Fishbeck has reviewed the draft Brownfield Plan, dated July 13, 2026. The Brownfield Plan includes all the required elements of a Brownfield Plan as detailed in Act 381 of 1996, the Brownfield Redevelopment Financing Act.

Fishbeck reviewed the draft Brownfield Plan, confirmed the eligibility of the proposed activities, verified the tax capture and reimbursement schedule, reviewed parcel ownership and taxable values, confirmed the calculation of school tax increment revenue capture, and ensured that administrative costs and Local Brownfield Revolving Fund revenues were appropriately included.

Based on our review, we believe the Brownfield Plan is in suitable condition for consideration by the Brownfield Redevelopment Authority Board.

Plante Moran Review

In addition to reviewing the draft Brownfield Plan, Fishbeck subcontracted with Plante Moran Realpoint ("PMR") to provide third-party support for the application by the Ferlito Group/West Main 1, LLC (the "Developer") for tax incremental financing through the Brownfield TIF program totaling $39.6M over a 30-year period.

PMR analyzed conservative and optimistic scenarios against the Developer pro forma to understand impact of variances in project assumptions, made best efforts and used relevant market data to understand key assumptions such as contributed land value, rental rates, etc., and a "but for" methodology was used to determine the need for the requested incentive.

Based on PMR's high-level review of the developer-provided budget and pro forma financials, PMR concluded that, but for the requested tax increment financing, the projected developer returns may not be sufficient to support the proposed redevelopment. *Therefore, the project satisfied the "but for" test.*

It is of note that the following assumptions and exceptions were identified by PMR:

- The Developer's proposal is based on key assumptions tied to securing Tax Increment Financing.
- The Developer has assumed loan proceeds to capitalize the development; however, no term sheet was provided to support loan sizing or terms.
- Loan terms and sizing may change prior to loan closing depending on capital market movements.
- The Developer plans to partner on the development of the multifamily and for-sale components of the project, identifying/closing such partners was not secured at the time of PMR's review.
- Project profitability depends on achieving pro forma rental rates and for-sale proceeds; while rental rates for the multifamily component appear to be in-line with comparable products in the market, the retail pad sale proceeds cannot be substantiated due to limited land sale comps in the market, and the for-sale duplex sale prices are above comparable sales.
- Construction costs and other relevant project details (e.g., association fees/HOA cost sharing) could be further clarified.

In closing, based on statute required elements and financial need evaluations, Fishbeck has determined that the submitted Brownfield Plan is in a suitable condition for consideration by the Brownfield Redevelopment Authority Board. If you have any questions or require additional information, please contact me at 269.544.6966 or lmulholland@fishbeck.com.

By email

fishbeck
Engineers | Architects | Scientists | Constructors

750 Trade Centre Way, Suite 200
Kalamazoo, Michigan 49002

269.375.3824 | fishbeck.com

West Main 1, LLC Project Fact Sheet

Project Overview: A Brownfield Plan has been proposed for one vacant parcel totaling approximately 48.5 acres in Oshtemo Township, Kalamazoo County. The project will involve preparing the site for development to make way for 444 new residential units and approximately 50,000 square feet of commercial space. The residential units are expected to include 108 duplex units available for-sale and 336 multi-unit residential units available for rent. The development is expected to include 66 income-restricted units (20% of multifamily development) restricted to rents at 80% of Area Median Income ("AMI") net of utilities, including an estimated 33 one-bedroom units and 33 two-bedroom units for a duration of 12 years. The total capital investment on the project is expected to be approximately $117 million. Construction on the project is planned to begin in the fall of 2026 and will be completed by the fall of 2029.

Parcel Included: 05-14-405-060

Property Qualifier: Housing Property

Eligible Costs

School and Local

- **Pre-Approved Activities**: A Phase I Environmental Site Assessment and Baseline Environmental Assessment are anticipated to cost $12,600.
- **Infrastructure and Safety Improvements (Developer)**: incurred by Developer will include bike paths and walking trails, curbs and gutters, landscaping, site lighting, parks and seating areas, gas and electric infrastructure, roads, sanitary sewer mains and connections, water mains and connections, storm water systems, sidewalks, and associated soft costs including engineering and design, totaling $12,865,000.
- **Infrastructure and Safety Improvements (Township)**: incurred by Township will include roads and non-motorized infrastructure that benefits the development, totaling $439,810.
- **Site Preparation:** is anticipated to include fill, dust control, clearing and grubbing, compaction and sub-base preparation, cut and fill, dewatering, utility easements, engineered foundations, geotechnical engineering, grading, land balancing, relocation of active utilities, retaining walls, surveying, staking, soil erosion control measures, temporary construction activities, and associated soft costs including engineering and design, totaling $6,026,500.
- **5% Simple Interest:** rate on the developer's eligible activities is included, totaling up to $6,610,501.
- **15% Contingency:** on the Developer's infrastructure and safety improvements and site preparation is included as an eligible activity, totaling $2,833,725.
- **Financing Gap:** The financing gap is calculated utilizing the Potential Rent Loss formula developed by MSHDA for residential rental units. There are anticipated to be 66 income qualified units as a part of this development, including 33 one-bedroom units and 33 two-bedroom units, with rents limited to 80% of AMI, net of utilities. The income qualified units will be income restricted for a 12-year period, totaling $11,234,678.
- **Brownfield Plan and Act 381 Work Plan Preparation:** $30,000.
- **Brownfield Plan and Act 381 Work Plan Implementation:** $50,000.

Total: $40,102,814
Developer: $39,663,004
Township: $439,810

750 Trade Centre Way, Suite 200
Kalamazoo, Michigan 49002

269.375.3824 | fishbeck.com

Estimated Outcomes:

- **444** Residential Units Upon Completion
  - 108 duplex units available for sale
  - 336 multi-unit residential units available for rent
- **66** Income-Qualified Residential Units Upon Completion (20% of multi-family development)
  - 33 one-bedroom units and 33 two-bedroom units income and rent restricted to 80% of AMI in Kalamazoo County for 12 years.

- **$117M** Total Investment
- **$1,390,200** Initial Taxable Value (2026)
- **$35,348,529** Future Taxable Value (2030 - *First full year after redevelopment)*

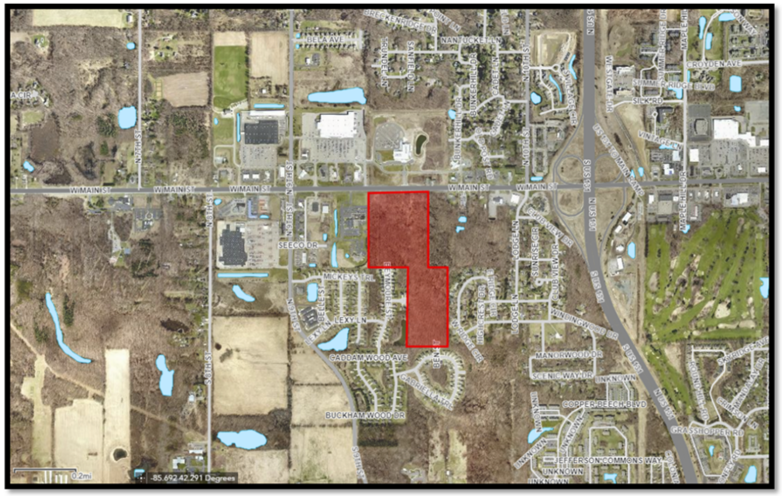
- **30** Years of Brownfield Plan Capture (25 for the Developer and 5 for the LBRF)
- **$3,899,794** Authority Administration Fees (10% Local-Only Estimation)
- **$40,085,919** Maximum Amount of Eligible Activities
  - $39,646,109 Developer maximum (Reimbursement limited to 25 years)
  - $439,810 Township maximum (Reimbursement over first 5 years)
- **$7,559,554** Amount to be Deposited in Local Brownfield Revolving Fund

The Kalamazoo County Brownfield Redevelopment Authority
PLANNING & DEVELOPMENT DEPARTMENT

West Main 1, LLC

Act 381 Brownfield Plan

Vacant Land in Oshtemo Township



Parcel ID: 05-14-405-060 48.5 Acres

Brownfield Plan Prepared by: MICHIGAN GROWTH ADVISORS

3rd Party Review Prepared by: fishbeck plante moran | Realpoint

Overview:

- Redevelopment of one vacant parcel in total 48.5 acres of land modeled after a Planned Unit Development
- Development of 444 new residential units, including 108 duplex units for sale and 336 multi-family units for rent
- A portion of the development will be local only taxes and the portion capturing MSHDA approved state taxes includes 66 income restricted rental units to 80% AMI households (20% of the state & local capturing development and 14% of the total development)
- Amenities to residents include: A Central Park with a clubhouse, pool area, pickleball courts, pet walk areas, and walking pathways with outdoor site furniture
- Plan primarily includes Site Preparation for the development, Infrastructure Costs, and the Financing Gap for income qualified units

The Kalamazoo County Brownfield Redevelopment Authority

PLANNING & DEVELOPMENT DEPARTMENT

Overview Continued:

- Generates approximately $117 million of capital investment in the community
- Construction is expected to begin in Fall 2026 and is estimated to be completed in by Summer 2029
- This Brownfield Plan is eligible under Act 381 as a qualifying Housing Property
- Includes the development of tenant-occupied commercial space (50,000 square feet)
- Reimbursement to Oshtemo Township for public infrastructure improvements (non-motorized walking path)
- Meets Kalamazoo County Board of Commissioners H-TIF Policy, Oshtemo Township's H-TIF Policy, and the Michigan State Housing Development Authority (MSHDA) recommendations for an Act 381 Work Plan.
- Currently does not include Housing Millage dollars or additional voucher assistance by the County as applications for those resources are not being accepted during this project timeline

Description of Costs to be Paid for with Tax Increment Revenue

Total Tax Increment Amount Expected to be Available for Reimbursement: $68,755,152.00

Developer Eligible Activities (with 5% Simple Interest): $39,663,004.00

State Tax: $12,391,514.00 (Phase I ESA, Financing Gap & Site Prep)

Local Tax: $27,271,490.00 (Site Prep, Financing Gap, Contingency 15%, BF Plan Prep. & Implementation)

Oshtemo Township Eligible Activities: $439,810.00

State Tax: $143,211.00 (Eligible activities related to infrastructure improvements for "public right of way" Seeco Drive & 9th Street)

Local Tax: $296,599.00 (Eligible activities related to infrastructure improvements for "public right of way" Seeco Drive & 9th Street)

Brownfield Redevelopment Authority Eligible Activities: $11,459,348.00

State Tax: $12,600.00 (Statutorily allows state eligible expenses match into LBRF)

Local Tax: $11,446,748.00 (10% BRA Administration Fees & LBRF Capture)

State of Michigan Brownfield Redevelopment Fund: $1,820,170.00 *(half of State Education Tax Capture total)*

The Kalamazoo County Brownfield Redevelopment Authority

PLANNING & DEVELOPMENT DEPARTMENT

Estimated Outcomes

- **$117,000,000** of Private Investment in the Community
- **444** New Residential Units (108 duplex units for sale and 336 multi-family units for rent)
- **20%** of the Development is restricted to 80% AMI for 12 years (rental homes)
- **$1,390,200.00** Initial Taxable Value of the Property
- **$70,145,352.00** New Taxable Value after Redevelopment
- **30** Year Plan Length
- **$7,559,554.00** Captured into the Local Brownfield Revolving Fund
- **$3,899,794.00** Brownfield Redevelopment Authority Admin Fees
- **$439,810.00** Reimbursement to Oshtemo Township for Public Infrastructure (Non-motorized Path)
- **$1,820,170.00** into the State of Michigan Brownfield Redevelopment Fund (50% of SET Tax Total)
- **Community benefits include a large planned unit development that fits into local planning goals, the addition of commercial space, and an increase in local housing stock including income-restricted households with a 12-year affordability period**

The Kalamazoo County Brownfield Redevelopment Authority

PLANNING & DEVELOPMENT DEPARTMENT

Proposed Site Plan for West Main Villages:

Recreational Areas:
Pool
Pickel Ball
Central Park

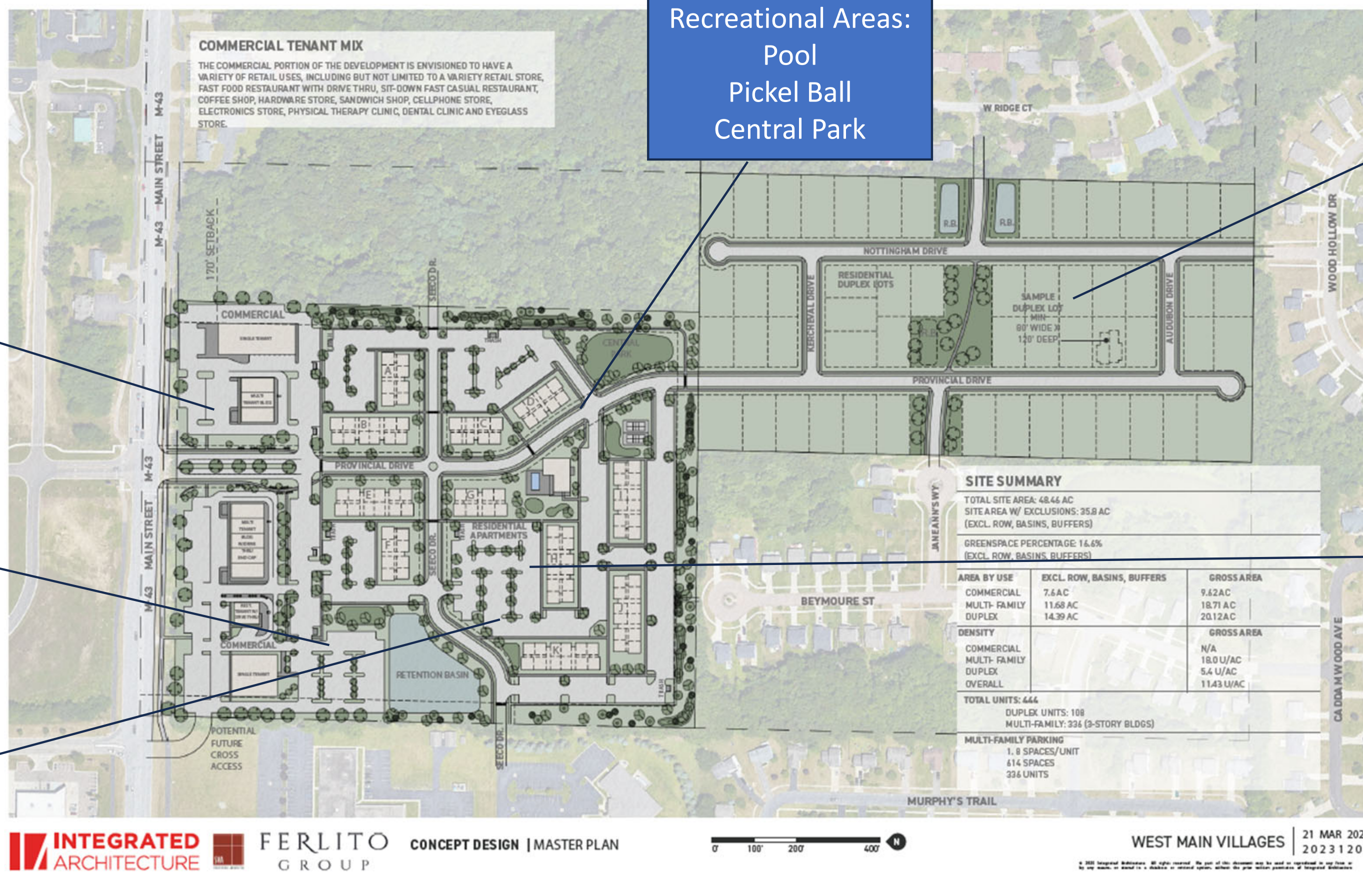
Residential: Duplex Lots

Commercial

Commercial Parking

Residential: Apartments

Residential Parking: 614 Spaces (1.8 Spaces/Unit)



The Kalamazoo County Brownfield Redevelopment Authority

PLANNING & DEVELOPMENT DEPARTMENT

Tentative Timeline for Brownfield Plan Considerations:

- **July 23rd** Kalamazoo County Brownfield Redevelopment Authority Recommended the Plan
- **August 11th** Oshtemo Township Considers Resolution to Support the Plan
- **August 18th** Presentation of the Plan to Kalamazoo County Board of Commissioners Committee of the Whole
- **August 18th** Kalamazoo County Board of Commissioners considers Resolution to Hold a Public Hearing on 9/1/26
- **September 1st** Public Hearing at Kalamazoo County Board of Commissioners Regular Meeting
  & Consideration of a Resolution to adopt the Plan

Contact:

Macy Rose Walters

Brownfield Redevelopment Administrator
Kalamazoo County Planning & Development Department
(269) 384 – 8305
macy.walters@kalcounty.gov

ACT 381 BROWNFIELD PLAN

West Main 1, LLC
V/L West Main Street
Kalamazoo County, Oshtemo Township
Kalamazoo County Brownfield Redevelopment Authority

July 13, 2026

MILLER JOHNSON Growth Advisors

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

Approved by the Kalamazoo County Brownfield Redevelopment Authority on 7/23/2026

Approved by the Oshtemo Township Board on ______________

Approved by the Kalamazoo County Board of Commissioners on ____________

TABLE OF CONTENTS

EXHIBITS

ACT 381 BROWNFIELD PLAN

1.0 INTRODUCTION

1.1 Proposed Redevelopment and Future Use for Each Eligible Property

The proposed redevelopment consists of one vacant parcel totaling approximately 48.5 acres in Oshtemo Township, Kalamazoo County. The project will involve preparing the site for development to make way for 444 new residential units and approximately 50,000-square feet of commercial space. The residential units are expected to include 108 duplex units available for sale and 336 multi-unit residential units available for rent. The Development is expected to include 66 income-restricted units (20% of multi-family development) to rents at 80% of Area Median Income ("AMI") net of utilities, including an estimated 33 one-bedroom units and 33 two-bedroom units for a duration of 12 years.

The development is expected to be accessed through a main boulevard entrance from West Main Street. Single-story, tenant-occupied commercial space will be located along West Main Street with supporting surface parking. The multi-family apartments are expected to be three-story structures with 24 to 36 units per building in the center of the property, and duplex lots at the Southern portion of the development. The development will be accessible by public roads throughout the property. Site amenities are expected to include sidewalks along the residential buildings and a Central Park with a clubhouse, pool area, pickleball courts, pet walk areas, and walking pathways with outdoor site furniture.

This property is located in Oshtemo Township's West Main Street Sub-Area Plan. This Plan proposes a future land use with a commercial corridor along West Main St and transitional residential behind the commercial frontage with local road connectivity to existing adjacent neighborhoods and residential areas. This project aligns seamlessly with the proposed sub-area plan for this corridor of West Main to the East of 9th St in Oshtemo Township.

The total capital investment on the project is expected to be approximately $117 million. Construction on the project is planned to begin in the fall of 2026 and will be completed by fall of 2029.

1.2 Identification of Housing Need

<u>Specific Housing Need</u>

The Kalamazoo County Housing Plan prepared by the W.E. Upjohn Institute and the Southcentral Michigan Planning Council was updated in April 2025. This Housing Plan identified that 8,000 new units are needed to appropriately house the new households forming or looking to locate in the county over the next six years. Of this demand, the study indicates that an estimated 1,375 units are needed in single-family attached residential units and 1,225 units are needed in mid-sized multi-family housing. Additionally, this report indicates that a plurality of the housing demand, 3,175 residential units, are required in suburban areas to meet demand. This project is located in Census Tract 29.09, where 87.3% of renters are cost burdened and 33.1% of homeowners are cost burdened. The completion of this project will deliver 444 new residential units, including 66 income-restricted units affordable to households at or below 80% of Area Median Income.

Oshtemo Township has also conducted a Housing Plan in partnership with the Upjohn Institute dated 2023. This Plan indicates that an estimated 750 new housing units are required in the Township in order to meet demand over the next eight years. Oshtemo Township survey results also indicate that the largest percentage of renters – over 45% - strongly agreed that multifamily housing options were important for new housing stock in the Township. A goal indicated in the Oshtemo Township Housing Plan includes "a township where housing-unit production and preservation result in a supply of ownership and rental options that are safe, healthy, and affordable to people of all income levels and demographics." This project will deliver both rental and ownership opportunities including both income-restricted and market-rate housing options.

<u>Job Growth Data</u>

Southwest Michigan First, the economic development organization serving the 7-county region of Southwest Michigan, has announced 4,666 new jobs to the region between 2021 to 2023. This includes significant investment and job creation in Kalamazoo County, including Pfizer Global Supply's 2022 announcement of a $870M expansion which is expected to create 550 jobs. The region is undergoing significant corporate investment that will require new employees in the region. Based on the specific housing need and job growth data in the area, the absorption of these new residential units is expected to be accelerated.

1.3 Eligible Property Information

<u>Basis of Eligibility</u>

Section 2(y)(i) of Public Act 381 of 1996 ("Act 381"), as amended, defines "Housing Property" as "A property on which 1 or more units of residential housing are proposed to be constructed, rehabilitated, or otherwise designated to be used as a dwelling." The development proposes 444 housing units on Parcel #05-14-405-060, thus this parcel is eligible property under Act 381.

<u>Location and Legal Description</u>

V/L West Main St Kalamazoo, MI 49009	Parcel ID: 05-14-405-060	48.5 Acres

Legal Description:
PART OF THE SOUTHEAST QUARTER OF SECTION 14, TOWN 02 SOUTH, RANGE 12 WEST, TOWNSHIP OF OSHTEMO, COUNTY OF KALAMAZOO, STATE OF MICHIGAN, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 14, TOWN 02 SOUTH, RANGE 12 WEST; THENCE ALONG THE NORTH AND SOUTH QUARTER LINE OF SAID SECTION 14 AND THE WEST LINE OF SKY KING MEADOWS 2, KALAMAZOO COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 257 RECORDED IN INSTRUMENT NUMBER 2013-042608, KALAMAZOO COUNTY RECORDS, AS FOUND MONUMENTED, NORTH 01 DEGREES 17 MINUTES 06 SECONDS EAST 1322.73 FEET TO A FOUND CONCRETE MONUMENT AT THE NORTHWEST CORNER OF SAID SKY KING MEADOWS 2, SAID MONUMENT BEING THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14, AND THE POINT OF BEGINNING; THENCE ALONG THE NORTH AND SOUTH QUARTER LINE OF SAID SECTION 14 AS FOUND MONUMENTED, NORTH 01 DEGREES 16 MINUTES 41 SECONDS EAST 1242.17 FEET TO A POINT LYING 75 FEET SOUTH OF THE SURVEY LINE OF HIGHWAY M-43 AS DESCRIBED IN LIBER 869 PAGE 583 KALAMAZOO COUNTY RECORDS, SAID POINT ALSO BEING 80.46 FEET SOUTH OF THE CENTER OF SAID SECTION 14; THENCE PARALLEL WITH SAID SURVEY LINE, SOUTH 89 DEGREES 32 MINUTES 10 SECONDS EAST 992.05 FEET TO THE EAST LINE OF THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14 AS FOUND MONUMENTED; THENCE ALONG SAID EAST LINE, SOUTH 01 DEGREES 12 MINUTES 03 SECONDS WEST 1244.34 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14; THENCE ALONG SAID SOUTH LINE, SOUTH 89 DEGREES 24 MINUTES 34 SECONDS EAST 331.57 FEET TO A FOUND CONCRETE MONUMENT AT THE NORTHWEST CORNER OF COUNTRY CLUB VILLAGE NO. 3 AS RECORDED IN LIBER 28 OF PLATS, PAGE 35, KALAMAZOO COUNTY RECORDS, SAID MONUMENT BEING THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14; THENCE ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14, AS FOUND MONUMENTED, SOUTH 01 DEGREES 11 MINUTES 27 SECONDS WEST 1322.83 FEET TO A FOUND CAPPED IRON AT THE SOUTHWEST CORNER OF SAID PLAT OF COUNTRY CLUB VILLAGE NO. 3 AND THE SOUTH LINE OF SAID SECTION 14, ALSO BEING THE NORTH LINE OF SKY KING MEADOWS 3, KALAMAZOO COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 270 RECORDED IN INSTRUMENT NUMBER 2017-036143, KALAMAZOO COUNTY RECORDS; THENCE ALONG SAID SOUTH AND NORTH LINE NORTH 89 DEGREES 24 MINUTES 14 SECONDS WEST 663.67 FEET TO A FOUND CONCRETE MONUMENT AT THE NORTHWEST CORNER OF SAID SKY KING MEADOWS 3 AND SOUTHEAST CORNER OF SKY KING MEADOWS 2, SAID MONUMENT BEING THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14; THENCE ALONG THE WEST LINE OF THE EAST HALF OF THE SOUTH WEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14 BEING THE EAST LINE OF SAID SKY KING MEADOWS 2 AS FOUND MONUMENTED, NORTH 01 DEGREES 16 MINUTES 31 SECONDS EAST 1322.79 FEET TO A FOUND CONCRETE MONUMENT AT THE NORTHEAST CORNER OF SAID SKY KING MEADOWS 2, SAID MONUMENT BEING THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14; THENCE ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14, BEING THE NORTH LINE OF SAID SKY KING MEADOWS 2 AS FOUND MONUMENTED NORTH 89 DEGREES 24 MINUTES 34 SECONDS WEST 663.55 (PREVIOUSLY RECORDED AS 662.40)

FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 48.46 +/-ACRES (2,110,762 +/- SQUARE FEET). SUBJECT TO EASEMENTS AND RESTRICTIONS BOTH APPARENT AND OF RECORD.

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

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

Tax increment revenues will be used to reimburse West Main 1, LLC ("Developer") for the cost of eligible activities as authorized by Act 381. Michigan State Housing Development Authority ("MSHDA") approved non-environmental eligible activities and statutorily approved EGLE environmental eligible activities will be reimbursed with local and school tax increment revenues ("TIR").

The total cost of eligible activities including contingency are anticipated to be $33,492,313. Interest on unreimbursed eligible activities is also included as an eligible activity, which is estimated to be $6,610,501. This includes an estimated $439,810 in reimbursement to Oshtemo Township for infrastructure activities and $33,052,503 to the Developer for eligible activities. Funding to the State Brownfield Redevelopment Fund is anticipated to be $1,820,170. The Kalamazoo County Brownfield Redevelopment Authority ("KCBRA") is expected to capture up to 10% of Local Tax Increment Revenues for administration and operation of its Authority. The estimated administrative capture to the KCBRA is expected to be $3,899,794. Capture to the Local Brownfield Revolving Fund ("LBRF") is expected to be $7,559,554. The estimated cost of all eligible activities under this plan are summarized in Table 1.

<u>Environmental Activities</u>

Pre-approved department specific activities considered under this plan include a Phase I Environmental Site Assessment ("ESA") and Baseline Environmental Assessment ("BEA").

<u>Non-Environmental Activities</u>

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

2.2 Summary of Eligible Activities

2.2..1 <u>Phase I & Phase II ESA, BEA and Due Care Plan</u>

A Phase I ESA and BEA will be required for the project and is anticipated to cost $12,600. This is a cost statutorily approved for reimbursement with school taxes.

2.2..2 Infrastructure and Safety Improvements

Infrastructure and safety improvements incurred by Developer will include bike paths and walking trails, curbs and gutters, landscaping, site lighting, parks and seating areas, gas and electric infrastructure, roads, sanitary sewer mains and connections, water mains and connections, storm water systems, and sidewalks. Engineering and design of these activities are also included as eligible activities. The cost of these infrastructure activities incurred by Develop is anticipated to be $12,865,000. Infrastructure activities incurred by Oshtemo Township will include activities such as roads and non-motorized infrastructure that benefits the development. The cost of these infrastructure activities incurred by Oshtemo Township is anticipated to be $439,810. The total cost of infrastructure activities included in this Plan is anticipated to be $13,304,810.

2.2..3 Site Preparation

Site preparation activities will include fill, dust control, clearing and grubbing, compaction and sub-base preparation, cut and fill, dewatering, utility easements, engineered foundations, geotechnical engineering, grading, land balancing, relocation of active utilities, retaining walls, surveying, staking, soil erosion control measures, and temporary construction activities. Engineering and design of these activities are also included as eligible activities. The total cost of these site preparation activities is anticipated to be $6,026,500.

2.2..4 Interest

Financing costs for the project are considered an eligible activity. This plan allows for 5% simple interest rate on the developer's eligible activities, up to 20% of Developer eligible activities. The total interest associated with eligible activities is anticipated to be $6,610,501.

2.2..5 Contingency

A 15% contingency on Developer infrastructure and site preparation is included as an eligible activity. The contingency is estimated to be $2,833,725. The contingency is not calculated on the Potential Rent Loss gap calculation.

2.2..6 Financing Gap

Housing development activities, related to reimbursement provided to the developer to fill a financing gap associated with the development of housing units priced for income qualified households' units, are included as eligible activities. The financing gap is calculated utilizing the Potential Rent Loss formula developed by MSHDA for residential units available for rent. The MSHDA Control Rent for a one-bedroom unit is $2,495 and the MSHDA Control Rent for a two-bedroom unit is $2,905. There are anticipated to be 66 income qualified units as a part of this development, including 33 one-bedroom units and 33 two-bedroom units. The project rent in this project is based on 80% AMI Rents in Kalamazoo County in 2026, net of utilities for Region C. The income qualified units will be income restricted for a 12-year period. The total potential loss delineated below is representative of the 12-year period.

Type	Control Rent	Project Rent	Potential Rent Loss	Income Qualified Units	Annual Loss	Total Loss
1-Bed	$2,495	$1,395	$13,202	33	$435,679	$5,228,150
2-Bed	$2,905	$1,641	$15,168	33	$500,544	$6,006,528
TOTAL				**66**	**$936,223**	**$11,234,678**

2.2..7 Brownfield Plan and Act 381 Work Preparation

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

2.2..8 Brownfield Plan Implementation

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

2.2..9 Local Brownfield Revolving Fund

Capture to the Local Brownfield Revolving Fund is anticipated to be $7,559,554.

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 on the commercial and multi-family portions of the development. Due to the for-sale nature of the duplex units which are anticipated to be subject to homestead exemptions, local-only capture of TIR is expected on the duplex portion of the development.

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

The eligible activities will be financed by the developer and reimbursed as outlined in this plan and accompanying development agreement. Oshtemo Township is expected to incur infrastructure eligible activities that will be reimbursed as outlined in this Plan.

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 25 years, with an additional 5 years of capture to the Local Brownfield Revolving Fund. It is estimated that the redevelopment of the property will be completed in 2029, and that full recapture of eligible costs and eligible administrative costs of the authority will continue until 2058. Capture of TIR is expected to begin in 2029, however could be delayed for up to 5 years after the approval of this plan as permitted by Act 381. In no event shall capture extend beyond 30 years as required by Act 381. An analysis showing the reimbursement schedule is attached as Table 3.

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

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

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

The property consists of one parcel which is approximately 48.5 acres in size and is located at V/L West Main St in Oshtemo Township, Kalamazoo County (Parcel Identification Number 05-14-405-060). A legal description of the properties along with a scaled map showing eligible property dimensions, is attached as Figure 1.

The parcel is considered "eligible property" due to the development of residential housing units on the property, as defined within the definition of "Housing Property" in Section 2(y) of Public Act 381 of 1996, as amended.

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

2.9 Estimates of Residents and Displacement of Individuals/Families

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

2.10 Plan for Relocation of Displaced Persons

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

2.11 Provisions for Relocation Costs

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

2.12 Strategy for Compliance with Michigan's Relocation Assistance Law

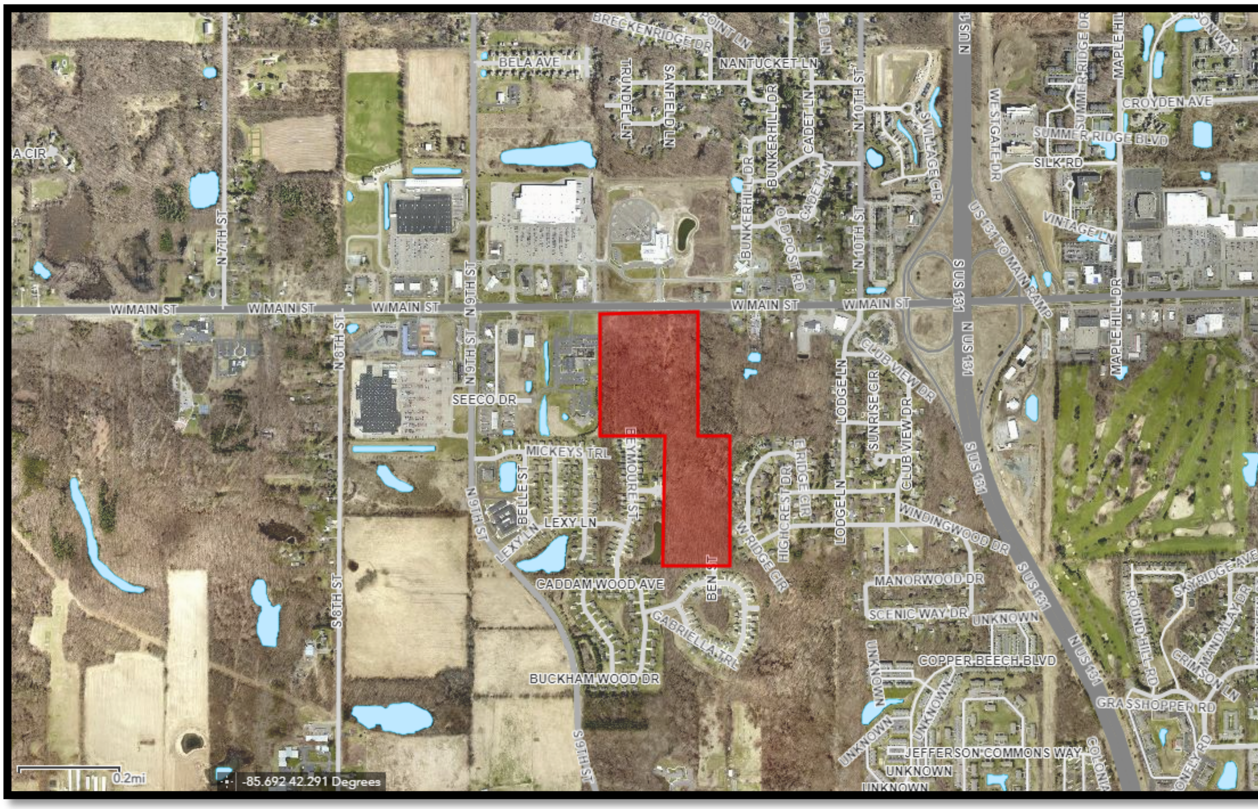
No persons reside at the property thus none will be displaced. Therefore, this section is not applicable.

2.13 Other Material that the Authority or Governing Body Considers Pertinent

None.

Figure 1

Legal Description and Eligible Property Map



V/L West Main St
Kalamazoo, MI 49009

Parcel ID: 05-14-405-060

48.5 Acres

Legal Description:
PART OF THE SOUTHEAST QUARTER OF SECTION 14, TOWN 02 SOUTH, RANGE 12 WEST, TOWNSHIP OF OSHTEMO, COUNTY OF KALAMAZOO, STATE OF MICHIGAN, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS;

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Table 1

Eligible Activity Costs

MILLER JOHNSON Growth Advisors

Eligible Activities Table
West Main 1, LLC
Oshtemo Township, Michigan
July 2026

EGLE Eligible Activities Costs and Schedule			
EGLE Eligible Activities		**Cost**	**Completion Season/Year**
Department Specific Activities Sub-Total	**$**	**12,600**	**Fall 2025**
Environmental Site Assessment	$	5,600	
Baseline Environmental Assessment	$	7,000	
EGLE Eligible Activities Sub-Total	**$**	**12,600**	
MSDHA Housing Development Activities Costs and Schedule			
MSHDA Eligible Activities		**Cost**	**Completion Season/Year**
Developer Infrastructure Sub-Total	**$**	**12,865,000**	**Fall 2030**
Bike paths and walking trails	$	125,000	
Curbs and Gutters	$	520,000	
Landscaping	$	1,225,000	
Lighting	$	2,100,000	
Parks and seating areas	$	425,000	
Natural Gas Mains	$	125,000	
Electric Utilities	$	50,000	
Roads	$	3,920,000	
Sanitary Sewer Mains, Connections and Fees	$	1,100,000	
Sidewalks	$	595,000	
Storm Water Systems	$	640,000	
Water Mains, Connections and Fees	$	1,675,000	
Engineering and Design Associated with the Above	$	365,000	
Township Infrastructure Sub-Total	**$**	**439,810**	**Fall 2027**
Non-Motorized path along North 9th St	$	226,600	
Roads and non-motorized path on Seeco Dr	$	213,210	
Site Preparation Sub-Total	**$**	**6,026,500**	**Fall 2030**
Fill	$	715,000	
Dust Control	$	50,000	
Clearing and grubbing	$	687,000	
Compaction and sub-base preparation	$	680,000	
Cut and Fill	$	325,000	
Dewatering	$	125,000	
Utility Easements	$	50,000	
Engineering foundations	$	325,000	
Geotechnical engineering	$	65,000	
Grading	$	415,000	
Land Balancing	$	280,000	
Relocation of active utilities	$	150,000	
Retaining Walls	$	470,000	
Surveying and Staking	$	110,000	
Temp Construction Access	$	165,000	
Soil Erosion Control	$	47,000	
Temporary Facilities	$	85,000	
Temporary site control	$	27,500	
Temporary Traffic Control	$	35,000	
Engineering and Design Associated with the Above	$	1,220,000	
Affordable Housing Financing Gap	**$**	**11,234,678**	
Brownfield Plan/Act 381 Work Plan	**$**	**30,000**	**Summer 2026**
Brownfield Plan Implementation	**$**	**50,000**	
MSHDA Eligible Activities Sub-Total	**$**	**30,645,988**	
Contingency (15%)	**$**	**2,833,725**	
Interest	**$**	**6,610,501**	
Total Brownfield Eligible Activities	**$**	**40,102,814**	

Table 2

Tax Capture Schedule

MILLER JOHNSON Growth Advisors

Tax Increment Financing Capture Estimates
Commercial Capture
West Main 1, LLC
Oshtemo Township, Michigan
July 2026

Estimated Taxable Value (TV) Increase Rate: 2.00%

	Millage Rate	1	2	3	4	5	6	7	8	9
Plan Year		**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**
Calendar Year		2029	2030	2031	2032	2033	2034	2035	2036	2037
*Base Taxable Value		$ 264,138	$ 264,138	$ 264,138	$ 264,138	$ 264,138	$ 264,138	$ 264,138	$ 264,138	$ 264,138
Estimated New TV		$ 3,467,006	$ 3,536,346	$ 3,607,073	$ 3,679,214	$ 3,752,798	$ 3,827,854	$ 3,904,411	$ 3,982,500	$ 4,062,150
Incremental Difference (New TV - Base TV)		**$ 3,202,868**	**$ 3,272,208**	**$ 3,342,935**	**$ 3,415,076**	**$ 3,488,660**	**$ 3,563,716**	**$ 3,640,273**	**$ 3,718,362**	**$ 3,798,012**
School Capture	Millage Rate									
State Education Tax (SET)	6.0000	$ 19,217	$ 19,633	$ 20,058	$ 20,490	$ 20,932	$ 21,382	$ 21,842	$ 22,310	$ 22,788
School Operating Tax	17.6597	$ 56,562	$ 57,786	$ 59,035	$ 60,309	$ 61,609	$ 62,934	$ 64,286	$ 65,665	$ 67,072
School Total	**23.6597**	**$ 75,779**	**$ 77,419**	**$ 79,093**	**$ 80,800**	**$ 82,541**	**$ 84,316**	**$ 86,128**	**$ 87,975**	**$ 89,860**
Local Capture	Millage Rate									
KRESA	6.9565	$ 22,281	$ 22,763	$ 23,255	$ 23,757	$ 24,269	$ 24,791	$ 25,324	$ 25,867	$ 26,421
KVCC	2.7645	$ 8,854	$ 9,046	$ 9,242	$ 9,441	$ 9,644	$ 9,852	$ 10,064	$ 10,279	$ 10,500
COUNTY OPERATING	4.5897	$ 14,700	$ 15,018	$ 15,343	$ 15,674	$ 16,012	$ 16,356	$ 16,708	$ 17,066	$ 17,432
Library - Kal	3.8713	$ 12,399	$ 12,668	$ 12,942	$ 13,221	$ 13,506	$ 13,796	$ 14,093	$ 14,395	$ 14,703
County Public Safety	1.4296	$ 4,579	$ 4,678	$ 4,779	$ 4,882	$ 4,987	$ 5,095	$ 5,204	$ 5,316	$ 5,430
Housing Fund	0.7409	$ 2,373	$ 2,424	$ 2,477	$ 2,530	$ 2,585	$ 2,640	$ 2,697	$ 2,755	$ 2,814
County Seniors	0.3450	$ 1,105	$ 1,129	$ 1,153	$ 1,178	$ 1,204	$ 1,229	$ 1,256	$ 1,283	$ 1,310
County 911	0.6420	$ 2,056	$ 2,101	$ 2,146	$ 2,192	$ 2,240	$ 2,288	$ 2,337	$ 2,387	$ 2,438
KCTA Transit	0.3091	$ 990	$ 1,011	$ 1,033	$ 1,056	$ 1,078	$ 1,102	$ 1,125	$ 1,149	$ 1,174
CCTA Transit	0.8905	$ 2,852	$ 2,914	$ 2,977	$ 3,041	$ 3,107	$ 3,173	$ 3,242	$ 3,311	$ 3,382
Township	1.5000	$ 4,804	$ 4,908	$ 5,014	$ 5,123	$ 5,233	$ 5,346	$ 5,460	$ 5,578	$ 5,697
County Veterans	0.0993	$ 318	$ 325	$ 332	$ 339	$ 346	$ 354	$ 361	$ 369	$ 377
Roads	1.2500	$ 4,004	$ 4,090	$ 4,179	$ 4,269	$ 4,361	$ 4,455	$ 4,550	$ 4,648	$ 4,748
	25.3884	**$ 81,316**	**$ 83,076**	**$ 84,872**	**$ 86,703**	**$ 88,572**	**$ 90,477**	**$ 92,421**	**$ 94,403**	**$ 96,425**
Non-Capturable Millages	Millage Rate									
School Debt	8.2000	$ 26,264	$ 26,832	$ 27,412	$ 28,004	$ 28,607	$ 29,222	$ 29,850	$ 30,491	$ 31,144
Police 2009	0.6700	$ 2,146	$ 2,192	$ 2,240	$ 2,288	$ 2,337	$ 2,388	$ 2,439	$ 2,491	$ 2,545
Fire District 1	3.7500	$ 12,011	$ 12,271	$ 12,536	$ 12,807	$ 13,082	$ 13,364	$ 13,651	$ 13,944	$ 14,243
Juvenile Home	0.1350	$ 432	$ 442	$ 451	$ 461	$ 471	$ 481	$ 491	$ 502	$ 513
Total Non-Capturable Taxes	**12.7550**	**$ 40,853**	**$ 41,737**	**$ 42,639**	**$ 43,559**	**$ 44,498**	**$ 45,455**	**$ 46,432**	**$ 47,428**	**$ 48,444**
	61.8031									
Total Tax Increment Revenue (TIR) Available for Capture		$ 157,095	$ 160,496	$ 163,965	$ 167,503	$ 171,112	$ 174,794	$ 178,548	$ 182,379	$ 186,285

	10	11	12	13	14	15	16	17	18
Plan Year	**10**	**11**	**12**	**13**	**14**	**15**	**16**	**17**	**18**
Calendar Year	2038	2039	2040	2041	2042	2043	2044	2045	2046
*Base Taxable Value	$ 264,138	$ 264,138	$ 264,138	$ 264,138	$ 264,138	$ 264,138	$ 264,138	$ 264,138	$ 264,138
Estimated New TV	$ 4,143,393	$ 4,226,260	$ 4,310,786	$ 4,397,001	$ 4,484,941	$ 4,574,640	$ 4,666,133	$ 4,759,456	$ 4,854,645
Incremental Difference (New TV - Base TV)	**$ 3,879,255**	**$ 3,962,122**	**$ 4,046,648**	**$ 4,132,863**	**$ 4,220,803**	**$ 4,310,502**	**$ 4,401,995**	**$ 4,495,318**	**$ 4,590,507**
School Capture									
State Education Tax (SET)	$ 23,276	$ 23,773	$ 24,280	$ 24,797	$ 25,325	$ 25,863	$ 26,412	$ 26,972	$ 27,543
School Operating Tax	$ 68,506	$ 69,970	$ 71,463	$ 72,985	$ 74,538	$ 76,122	$ 77,738	$ 79,386	$ 81,067
School Total	**$ 91,782**	**$ 93,743**	**$ 95,742**	**$ 97,782**	**$ 99,863**	**$ 101,985**	**$ 104,150**	**$ 106,358**	**$ 108,610**
Local Capture									
KRESA	$ 26,986	$ 27,563	$ 28,151	$ 28,750	$ 29,362	$ 29,986	$ 30,622	$ 31,272	$ 31,934
KVCC	$ 10,724	$ 10,953	$ 11,187	$ 11,425	$ 11,668	$ 11,916	$ 12,169	$ 12,427	$ 12,690
COUNTY OPERATING	$ 17,805	$ 18,185	$ 18,573	$ 18,969	$ 19,372	$ 19,784	$ 20,204	$ 20,632	$ 21,069
Library - Kal	$ 15,018	$ 15,339	$ 15,666	$ 16,000	$ 16,340	$ 16,687	$ 17,041	$ 17,403	$ 17,771
County Public Safety	$ 5,546	$ 5,664	$ 5,785	$ 5,908	$ 6,034	$ 6,162	$ 6,293	$ 6,427	$ 6,563
Housing Fund	$ 2,874	$ 2,936	$ 2,998	$ 3,062	$ 3,127	$ 3,194	$ 3,261	$ 3,331	$ 3,401
County Seniors	$ 1,338	$ 1,367	$ 1,396	$ 1,426	$ 1,456	$ 1,487	$ 1,519	$ 1,551	$ 1,584
County 911	$ 2,490	$ 2,544	$ 2,598	$ 2,653	$ 2,710	$ 2,767	$ 2,826	$ 2,886	$ 2,947
KCTA Transit	$ 1,199	$ 1,225	$ 1,251	$ 1,277	$ 1,305	$ 1,332	$ 1,361	$ 1,390	$ 1,419
CCTA Transit	$ 3,454	$ 3,528	$ 3,604	$ 3,680	$ 3,759	$ 3,839	$ 3,920	$ 4,003	$ 4,088
Township	$ 5,819	$ 5,943	$ 6,070	$ 6,199	$ 6,331	$ 6,466	$ 6,603	$ 6,743	$ 6,886
County Veterans	$ 385	$ 393	$ 402	$ 410	$ 419	$ 428	$ 437	$ 446	$ 456
Roads	$ 4,849	$ 4,953	$ 5,058	$ 5,166	$ 5,276	$ 5,388	$ 5,502	$ 5,619	$ 5,738
	$ 98,488	**$ 100,592**	**$ 102,738**	**$ 104,927**	**$ 107,159**	**$ 109,437**	**$ 111,760**	**$ 114,129**	**$ 116,546**
Non-Capturable Millages									
School Debt	$ 31,810	$ 32,489	$ 33,183	$ 33,889	$ 34,611	$ 35,346	$ 36,096	$ 36,862	$ 37,642
Police 2009	$ 2,599	$ 2,655	$ 2,711	$ 2,769	$ 2,828	$ 2,888	$ 2,949	$ 3,012	$ 3,076
Fire District 1	$ 14,547	$ 14,858	$ 15,175	$ 15,498	$ 15,828	$ 16,164	$ 16,507	$ 16,857	$ 17,214
Juvenile Home	$ 524	$ 535	$ 546	$ 558	$ 570	$ 582	$ 594	$ 607	$ 620
Total Non-Capturable Taxes	**$ 49,480**	**$ 50,537**	**$ 51,615**	**$ 52,715**	**$ 53,836**	**$ 54,980**	**$ 56,147**	**$ 57,338**	**$ 58,552**
Total Tax Increment Revenue (TIR) Available for Capture	$ 190,270	$ 194,335	$ 198,480	$ 202,709	$ 207,022	$ 211,422	$ 215,909	$ 220,487	$ 225,156

Footnotes:

Estimated Taxable Value/SF	$	69.3
Estimated SF of Commercial		50,000

MILLER JOHNSON Growth Advisors

Tax Increment Financing Capture Estimates
Commercial Capture
West Main 1, LLC
Oshtemo Township, Michigan
July 2026

Estimated Taxable Value (TV) Increase Rate:

		19	20	21	22	23	24	25	26	27	28	29	30	TOTAL
Plan Year		**19**	**20**	**21**	**22**	**23**	**24**	**25**	**26**	**27**	**28**	**29**	**30**	**TOTAL**
Calendar Year		2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	
*Base Taxable Value		$ 264,138	$ 264,138	$ 264,138	$ 264,138	$ 264,138	$ 264,138	$ 264,138	$ 264,138	$ 264,138	$ 264,138	$ 264,138	$ 264,138	$ -
Estimated New TV		$ 4,951,738	$ 5,050,772	$ 5,151,788	$ 5,254,824	$ 5,359,920	$ 5,467,118	$ 5,576,461	$ 5,687,990	$ 5,801,750	$ 5,917,785	$ 6,036,141	$ 6,156,863	$ -
Incremental Difference (New TV - Base TV)		**$ 4,687,600**	**$ 4,786,634**	**$ 4,887,650**	**$ 4,990,686**	**$ 5,095,782**	**$ 5,202,980**	**$ 5,312,323**	**$ 5,423,852**	**$ 5,537,612**	**$ 5,653,647**	**$ 5,772,003**	**$ 5,892,725**	$ -
School Capture	Millage Rate													
State Education Tax (SET)	6.0000	$ 28,126	$ 28,720	$ 29,326	$ 29,944	$ 30,575	$ 31,218	$ 31,874	$ 32,543					$ 659,218
School Operating Tax	17.6597	$ 82,782	$ 84,531	$ 86,314	$ 88,134	$ 89,990	$ 91,883	$ 93,814	$ 95,784					$ 1,940,265
School Total	**23.6597**	**$ 110,907**	**$ 113,250**	**$ 115,640**	**$ 118,078**	**$ 120,565**	**$ 123,101**	**$ 125,688**	**$ 128,327**	**$ -**	**$ -**	**$ -**	**$ -**	$ 2,599,482
Local Capture	Millage Rate													
KRESA	6.9565	$ 32,609	$ 33,298	$ 34,001	$ 34,718	$ 35,449	$ 36,195	$ 36,955	$ 37,731	$ 38,522	$ 39,330	$ 40,153	$ 40,993	$ 923,306
KVCC	2.7645	$ 12,959	$ 13,233	$ 13,512	$ 13,797	$ 14,087	$ 14,384	$ 14,686	$ 14,994	$ 15,309	$ 15,630	$ 15,957	$ 16,290	$ 366,920
COUNTY OPERATING	4.5897	$ 21,515	$ 21,969	$ 22,433	$ 22,906	$ 23,388	$ 23,880	$ 24,382	$ 24,894	$ 25,416	$ 25,949	$ 26,492	$ 27,046	$ 609,171
Library - Kal	3.8713	$ 18,147	$ 18,530	$ 18,922	$ 19,320	$ 19,727	$ 20,142	$ 20,566	$ 20,997	$ 21,438	$ 21,887	$ 22,345	$ 22,813	$ 513,821
County Public Safety	1.4296	$ 6,701	$ 6,843	$ 6,987	$ 7,135	$ 7,285	$ 7,438	$ 7,594	$ 7,754	$ 7,917	$ 8,082	$ 8,252	$ 8,424	$ 189,745
Housing Fund	0.7409	$ 3,473	$ 3,546	$ 3,621	$ 3,698	$ 3,775	$ 3,855	$ 3,936	$ 4,019	$ 4,103	$ 4,189	$ 4,276	$ 4,366	$ 98,336
County Seniors	0.3450	$ 1,617	$ 1,651	$ 1,686	$ 1,722	$ 1,758	$ 1,795	$ 1,833	$ 1,871	$ 1,910	$ 1,951	$ 1,991	$ 2,033	$ 45,790
County 911	0.6420	$ 3,009	$ 3,073	$ 3,138	$ 3,204	$ 3,271	$ 3,340	$ 3,411	$ 3,482	$ 3,555	$ 3,630	$ 3,706	$ 3,783	$ 85,210
KCTA Transit	0.3091	$ 1,449	$ 1,480	$ 1,511	$ 1,543	$ 1,575	$ 1,608	$ 1,642	$ 1,677	$ 1,712	$ 1,748	$ 1,784	$ 1,821	$ 41,025
CCTA Transit	0.8905	$ 4,174	$ 4,262	$ 4,352	$ 4,444	$ 4,538	$ 4,633	$ 4,731	$ 4,830	$ 4,931	$ 5,035	$ 5,140	$ 5,247	$ 118,192
Township	1.5000	$ 7,031	$ 7,180	$ 7,331	$ 7,486	$ 7,644	$ 7,804	$ 7,968	$ 8,136	$ 8,306	$ 8,480	$ 8,658	$ 8,839	$ 199,088
County Veterans	0.0993	$ 465	$ 475	$ 485	$ 496	$ 506	$ 517	$ 528	$ 539	$ 550	$ 561	$ 573	$ 585	$ 13,180
Roads	1.2500	$ 5,859	$ 5,983	$ 6,110	$ 6,238	$ 6,370	$ 6,504	$ 6,640	$ 6,780	$ 6,922	$ 7,067	$ 7,215	$ 7,366	$ 165,907
	25.3884	**$ 119,011**	**$ 121,525**	**$ 124,090**	**$ 126,706**	**$ 129,374**	**$ 132,095**	**$ 134,871**	**$ 137,703**	**$ 140,591**	**$ 143,537**	**$ 146,542**	**$ 149,607**	$ 3,369,691
Non-Capturable Millages	Millage Rate													
School Debt	8.2000	$ 38,438	$ 39,250	$ 40,079	$ 40,924	$ 41,785	$ 42,664	$ 43,561	$ 44,476	$ 45,408	$ 46,360	$ 47,330	$ 48,320	$ 1,088,350
Police 2009	0.6700	$ 3,141	$ 3,207	$ 3,275	$ 3,344	$ 3,414	$ 3,486	$ 3,559	$ 3,634	$ 3,710	$ 3,788	$ 3,867	$ 3,948	$ 88,926
Fire District 1	3.7500	$ 17,578	$ 17,950	$ 18,329	$ 18,715	$ 19,109	$ 19,511	$ 19,921	$ 20,339	$ 20,766	$ 21,201	$ 21,645	$ 22,098	$ 497,721
Juvenile Home	0.1350	$ 633	$ 646	$ 660	$ 674	$ 688	$ 702	$ 717	$ 732	$ 748	$ 763	$ 779	$ 796	$ 17,918
Total Non-Capturable Taxes	**12.7550**	**$ 59,790**	**$ 61,054**	**$ 62,342**	**$ 63,656**	**$ 64,997**	**$ 66,364**	**$ 67,759**	**$ 69,181**	**$ 70,632**	**$ 72,112**	**$ 73,622**	**$ 75,162**	$ 1,692,915
	61.8031													
Total Tax Increment Revenue (TIR) Available for Capture		$ 229,918	$ 234,775	$ 239,730	$ 244,784	$ 249,938	$ 255,196	$ 260,559	$ 266,030	$ 140,591	$ 143,537	$ 146,542	$ 149,607	$ 5,969,173

Footnotes:

Estimated Taxable Value/SF	$ 69.3
Estimated SF of Commercial	50,000

MILLER JOHNSON Growth Advisors

Tax Increment Financing Capture Estimates
Duplex Capture
West Main 1, LLC
Oshtemo Township, Michigan
July 2026

		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Estimated Taxable Value (TV) Increase Rate:		2.00%																	
Plan Year		**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**	**16**	**17**	**18**
Calendar Year		2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
*Base Taxable Value		$ 569,982	$ 569,982	$ 569,982	$ 569,982	$ 569,982	$ 569,982	$ 569,982	$ 569,982	$ 569,982	$ 569,982	$ 569,982	$ 569,982	$ 569,982	$ 569,982	$ 569,982	$ 569,982	$ 569,982	$ 569,982
Estimated New TV		$ 7,769,982	$ 15,125,382	$ 20,467,889	$ 20,877,247	$ 21,294,792	$ 21,720,688	$ 22,155,102	$ 22,598,204	$ 23,050,168	$ 23,511,171	$ 23,981,394	$ 24,461,022	$ 24,950,243	$ 25,449,248	$ 25,958,233	$ 26,477,397	$ 27,006,945	$ 27,547,084
Incremental Difference (New TV - Base TV)		**$ 7,200,000**	**$ 14,555,400**	**$ 19,897,907**	**$ 20,307,265**	**$ 20,724,810**	**$ 21,150,706**	**$ 21,585,120**	**$ 22,028,222**	**$ 22,480,186**	**$ 22,941,189**	**$ 23,411,412**	**$ 23,891,040**	**$ 24,380,261**	**$ 24,879,266**	**$ 25,388,251**	**$ 25,907,415**	**$ 26,436,963**	**$ 26,977,102**
School Capture	Millage Rate																		
State Education Tax (SET)	6.0000																		
School Operating Tax	17.6597	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
School Total	**23.6597**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Local Capture	Millage Rate																		
KRESA	6.9565	$ 50,087	$ 101,255	$ 138,420	$ 141,267	$ 144,172	$ 147,135	$ 150,157	$ 153,239	$ 156,383	$ 159,590	$ 162,861	$ 166,198	$ 169,601	$ 173,073	$ 176,613	$ 180,225	$ 183,909	$ 187,666
KVCC	2.7645	$ 19,904	$ 40,238	$ 55,008	$ 56,139	$ 57,294	$ 58,471	$ 59,672	$ 60,897	$ 62,146	$ 63,421	$ 64,721	$ 66,047	$ 67,399	$ 68,779	$ 70,186	$ 71,621	$ 73,085	$ 74,578
COUNTY OPERATING	4.5897	$ 33,046	$ 66,805	$ 91,325	$ 93,204	$ 95,121	$ 97,075	$ 99,069	$ 101,103	$ 103,177	$ 105,293	$ 107,451	$ 109,653	$ 111,898	$ 114,188	$ 116,524	$ 118,907	$ 121,338	$ 123,817
Library - Kal	3.8713	$ 27,873	$ 56,348	$ 77,031	$ 78,616	$ 80,232	$ 81,881	$ 83,562	$ 85,278	$ 87,028	$ 88,812	$ 90,633	$ 92,489	$ 94,383	$ 96,315	$ 98,286	$ 100,295	$ 102,345	$ 104,436
County Public Safety	1.4296	$ 10,293	$ 20,808	$ 28,446	$ 29,031	$ 29,628	$ 30,237	$ 30,858	$ 31,492	$ 32,138	$ 32,797	$ 33,469	$ 34,155	$ 34,854	$ 35,567	$ 36,295	$ 37,037	$ 37,794	$ 38,566
Housing Fund	0.7409	$ 5,334	$ 10,784	$ 14,742	$ 15,046	$ 15,355	$ 15,671	$ 15,992	$ 16,321	$ 16,656	$ 16,997	$ 17,346	$ 17,701	$ 18,063	$ 18,433	$ 18,810	$ 19,195	$ 19,587	$ 19,987
County Seniors	0.3450	$ 2,484	$ 5,022	$ 6,865	$ 7,006	$ 7,150	$ 7,297	$ 7,447	$ 7,600	$ 7,756	$ 7,915	$ 8,077	$ 8,242	$ 8,411	$ 8,583	$ 8,759	$ 8,938	$ 9,121	$ 9,307
County 911	0.6420	$ 4,622	$ 9,345	$ 12,774	$ 13,037	$ 13,305	$ 13,579	$ 13,858	$ 14,142	$ 14,432	$ 14,728	$ 15,030	$ 15,338	$ 15,652	$ 15,972	$ 16,299	$ 16,633	$ 16,973	$ 17,319
KCTA Transit	0.3091	$ 2,226	$ 4,499	$ 6,150	$ 6,277	$ 6,406	$ 6,538	$ 6,672	$ 6,809	$ 6,949	$ 7,091	$ 7,236	$ 7,385	$ 7,536	$ 7,690	$ 7,848	$ 8,008	$ 8,172	$ 8,339
CCTA Transit	0.8905	$ 6,412	$ 12,962	$ 17,719	$ 18,084	$ 18,455	$ 18,835	$ 19,222	$ 19,616	$ 20,019	$ 20,429	$ 20,848	$ 21,275	$ 21,711	$ 22,155	$ 22,608	$ 23,071	$ 23,542	$ 24,023
Township	1.5000	$ 10,800	$ 21,833	$ 29,847	$ 30,461	$ 31,087	$ 31,726	$ 32,378	$ 33,042	$ 33,720	$ 34,412	$ 35,117	$ 35,837	$ 36,570	$ 37,319	$ 38,082	$ 38,861	$ 39,655	$ 40,466
County Veterans	0.0993	$ 715	$ 1,445	$ 1,976	$ 2,017	$ 2,058	$ 2,100	$ 2,143	$ 2,187	$ 2,232	$ 2,278	$ 2,325	$ 2,372	$ 2,421	$ 2,471	$ 2,521	$ 2,573	$ 2,625	$ 2,679
Roads	1.2500	$ 9,000	$ 18,194	$ 24,872	$ 25,384	$ 25,906	$ 26,438	$ 26,981	$ 27,535	$ 28,100	$ 28,676	$ 29,264	$ 29,864	$ 30,475	$ 31,099	$ 31,735	$ 32,384	$ 33,046	$ 33,721
	25.3884	**$ 182,796**	**$ 369,538**	**$ 505,176**	**$ 515,569**	**$ 526,170**	**$ 536,983**	**$ 548,012**	**$ 559,261**	**$ 570,736**	**$ 582,440**	**$ 594,378**	**$ 606,555**	**$ 618,976**	**$ 631,645**	**$ 644,567**	**$ 657,748**	**$ 671,192**	**$ 684,905**
Non-Capturable Millages	Millage Rate																		
School Debt	8.2000	$ 59,040	$ 119,354	$ 163,163	$ 166,520	$ 169,943	$ 173,436	$ 176,998	$ 180,631	$ 184,338	$ 188,118	$ 191,974	$ 195,907	$ 199,918	$ 204,010	$ 208,184	$ 212,441	$ 216,783	$ 221,212
Police 2009	0.6700	$ 4,824	$ 9,752	$ 13,332	$ 13,606	$ 13,886	$ 14,171	$ 14,462	$ 14,759	$ 15,062	$ 15,371	$ 15,686	$ 16,007	$ 16,335	$ 16,669	$ 17,010	$ 17,358	$ 17,713	$ 18,075
Fire District 1	3.7500	$ 27,000	$ 54,583	$ 74,617	$ 76,152	$ 77,718	$ 79,315	$ 80,944	$ 82,606	$ 84,301	$ 86,029	$ 87,793	$ 89,591	$ 91,426	$ 93,297	$ 95,206	$ 97,153	$ 99,139	$ 101,164
Juvenile Home	0.1350	$ 972	$ 1,965	$ 2,686	$ 2,741	$ 2,798	$ 2,855	$ 2,914	$ 2,974	$ 3,035	$ 3,097	$ 3,161	$ 3,225	$ 3,291	$ 3,359	$ 3,427	$ 3,498	$ 3,569	$ 3,642
Total Non-Capturable Taxes	**12.7550**	**$ 91,836**	**$ 185,654**	**$ 253,798**	**$ 259,019**	**$ 264,345**	**$ 269,777**	**$ 275,318**	**$ 280,970**	**$ 286,735**	**$ 292,615**	**$ 298,613**	**$ 304,730**	**$ 310,970**	**$ 317,335**	**$ 323,827**	**$ 330,449**	**$ 337,203**	**$ 344,093**
	61.8031																		
Total Tax Increment Revenue (TIR) Available for Capture		$ 182,796	$ 369,538	$ 505,176	$ 515,569	$ 526,170	$ 536,983	$ 548,012	$ 559,261	$ 570,736	$ 582,440	$ 594,378	$ 606,555	$ 618,976	$ 631,645	$ 644,567	$ 657,748	$ 671,192	$ 684,905
New Units Constructed		40	40	28							108								

Footnotes:

Average Home taxable Value	$ 180,000
Percentage of Homestead units	100%

MILLER JOHNSON Growth Advisors

Tax Increment Financing Capture Estimates
Duplex Capture
West Main 1, LLC
Oshtemo Township, Michigan
July 2026

Estimated Taxable Value (TV) Increase Rate:

	Millage Rate	19	20	21	22	23	24	25	26	27	28	29	30	TOTAL
Plan Year		**19**	**20**	**21**	**22**	**23**	**24**	**25**	**26**	**27**	**28**	**29**	**30**	**TOTAL**
Calendar Year		2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	
*Base Taxable Value		$ 569,982	$ 569,982	$ 569,982	$ 569,982	$ 569,982	$ 569,982	$ 569,982	$ 569,982	$ 569,982	$ 569,982	$ 569,982	$ 569,982	$ -
Estimated New TV		$ 28,098,026	$ 28,659,986	$ 29,233,186	$ 29,817,850	$ 30,414,207	$ 31,022,491	$ 31,642,941	$ 32,275,800	$ 32,921,316	$ 33,579,742	$ 34,251,337	$ 34,936,363	$ -
Incremental Difference (New TV - Base TV)		**$ 27,528,044**	**$ 28,090,004**	**$ 28,663,204**	**$ 29,247,868**	**$ 29,844,225**	**$ 30,452,509**	**$ 31,072,959**	**$ 31,705,818**	**$ 32,351,334**	**$ 33,009,760**	**$ 33,681,355**	**$ 34,366,381**	$ -
School Capture	Millage Rate													
State Education Tax (SET)	6.0000													$ -
School Operating Tax	17.6597	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
School Total	**23.6597**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	$ -
Local Capture	Millage Rate													
KRESA	6.9565	$ 191,499	$ 195,408	$ 199,396	$ 203,463	$ 207,611	$ 211,843	$ 216,159	$ 220,562	$ 225,052	$ 229,632	$ 234,304	$ 239,070	$ 5,315,851
KVCC	2.7645	$ 76,101	$ 77,655	$ 79,239	$ 80,856	$ 82,504	$ 84,186	$ 85,901	$ 87,651	$ 89,435	$ 91,255	$ 93,112	$ 95,006	$ 2,112,509
COUNTY OPERATING	4.5897	$ 126,345	$ 128,925	$ 131,556	$ 134,239	$ 136,976	$ 139,768	$ 142,616	$ 145,520	$ 148,483	$ 151,505	$ 154,587	$ 157,731	$ 3,507,247
Library - Kal	3.8713	$ 106,569	$ 108,745	$ 110,964	$ 113,227	$ 115,536	$ 117,891	$ 120,293	$ 122,743	$ 125,242	$ 127,791	$ 130,391	$ 133,043	$ 2,958,277
County Public Safety	1.4296	$ 39,354	$ 40,157	$ 40,977	$ 41,813	$ 42,665	$ 43,535	$ 44,422	$ 45,327	$ 46,249	$ 47,191	$ 48,151	$ 49,130	$ 1,092,437
Housing Fund	0.7409	$ 20,396	$ 20,812	$ 21,237	$ 21,670	$ 22,112	$ 22,562	$ 23,022	$ 23,491	$ 23,969	$ 24,457	$ 24,955	$ 25,462	$ 566,163
County Seniors	0.3450	$ 9,497	$ 9,691	$ 9,889	$ 10,091	$ 10,296	$ 10,506	$ 10,720	$ 10,939	$ 11,161	$ 11,388	$ 11,620	$ 11,856	$ 263,634
County 911	0.6420	$ 17,673	$ 18,034	$ 18,402	$ 18,777	$ 19,160	$ 19,551	$ 19,949	$ 20,355	$ 20,770	$ 21,192	$ 21,623	$ 22,063	$ 490,588
KCTA Transit	0.3091	$ 8,509	$ 8,683	$ 8,860	$ 9,041	$ 9,225	$ 9,413	$ 9,605	$ 9,800	$ 10,000	$ 10,203	$ 10,411	$ 10,623	$ 236,201
CCTA Transit	0.8905	$ 24,514	$ 25,014	$ 25,525	$ 26,045	$ 26,576	$ 27,118	$ 27,670	$ 28,234	$ 28,809	$ 29,395	$ 29,993	$ 30,603	$ 680,481
Township	1.5000	$ 41,292	$ 42,135	$ 42,995	$ 43,872	$ 44,766	$ 45,679	$ 46,609	$ 47,559	$ 48,527	$ 49,515	$ 50,522	$ 51,550	$ 1,146,234
County Veterans	0.0993	$ 2,734	$ 2,789	$ 2,846	$ 2,904	$ 2,964	$ 3,024	$ 3,086	$ 3,148	$ 3,212	$ 3,278	$ 3,345	$ 3,413	$ 75,881
Roads	1.2500	$ 34,410	$ 35,113	$ 35,829	$ 36,560	$ 37,305	$ 38,066	$ 38,841	$ 39,632	$ 40,439	$ 41,262	$ 42,102	$ 42,958	$ 955,195
	25.3884	**$ 698,893**	**$ 713,160**	**$ 727,713**	**$ 742,557**	**$ 757,697**	**$ 773,140**	**$ 788,893**	**$ 804,960**	**$ 821,349**	**$ 838,065**	**$ 855,116**	**$ 872,507**	$ 19,400,698
Non-Capturable Millages	Millage Rate													
School Debt	8.2000	$ 225,730	$ 230,338	$ 235,038	$ 239,833	$ 244,723	$ 249,711	$ 254,798	$ 259,988	$ 265,281	$ 270,680	$ 276,187	$ 281,804	$ 6,266,079
Police 2009	0.6700	$ 18,444	$ 18,820	$ 19,204	$ 19,596	$ 19,996	$ 20,403	$ 20,819	$ 21,243	$ 21,675	$ 22,117	$ 22,567	$ 23,025	$ 511,985
Fire District 1	3.7500	$ 103,230	$ 105,338	$ 107,487	$ 109,680	$ 111,916	$ 114,197	$ 116,524	$ 118,897	$ 121,318	$ 123,787	$ 126,305	$ 128,874	$ 2,865,585
Juvenile Home	0.1350	$ 3,716	$ 3,792	$ 3,870	$ 3,948	$ 4,029	$ 4,111	$ 4,195	$ 4,280	$ 4,367	$ 4,456	$ 4,547	$ 4,639	$ 103,161
Total Non-Capturable Taxes	**12.7550**	**$ 351,120**	**$ 358,288**	**$ 365,599**	**$ 373,057**	**$ 380,663**	**$ 388,422**	**$ 396,336**	**$ 404,408**	**$ 412,641**	**$ 421,039**	**$ 429,606**	**$ 438,343**	$ 9,746,809
	61.8031													
Total Tax Increment Revenue (TIR) Available for Capture		$ 698,893	$ 713,160	$ 727,713	$ 742,557	$ 757,697	$ 773,140	$ 788,893	$ 804,960	$ 821,349	$ 838,065	$ 855,116	$ 872,507	$ 19,400,698

Footnotes:

Average Home taxable Value	$ 180,000
Percentage of Homestead units	100%

New Units Constructed

Tax Increment Financing Capture Estimates
Multi-Family Capture
West Main 1, LLC
Oshtemo Township, Michigan
July 2026

Estimated Taxable Value (TV) Increase Rate: 2.00%

Plan Year		1	2	3	4	5	6	7	8	9
Calendar Year		2029	2030	2031	2032	2033	2034	2035	2036	2037
*Base Taxable Value		$ 556,080	$ 556,080	$ 556,080	$ 556,080	$ 556,080	$ 556,080	$ 556,080	$ 556,080	$ 556,080
Estimated New TV		$ 8,536,080	$ 16,686,802	$ 17,020,538	$ 17,360,948	$ 17,708,167	$ 18,062,331	$ 18,423,577	$ 18,792,049	$ 19,167,890
Incremental Difference (New TV - Base TV)		**$ 7,980,000**	**$ 16,130,722**	**$ 16,464,458**	**$ 16,804,868**	**$ 17,152,087**	**$ 17,506,251**	**$ 17,867,497**	**$ 18,235,969**	**$ 18,611,810**
School Capture	Millage Rate									
State Education Tax (SET)	6.0000	$ 47,880	$ 96,784	$ 98,787	$ 100,829	$ 102,913	$ 105,038	$ 107,205	$ 109,416	$ 111,671
School Operating Tax	17.6597	$ 140,924	$ 284,864	$ 290,757	$ 296,769	$ 302,901	$ 309,155	$ 315,535	$ 322,042	$ 328,679
School Total	**23.6597**	**$ 188,804**	**$ 381,648**	**$ 389,544**	**$ 397,598**	**$ 405,813**	**$ 414,193**	**$ 422,740**	**$ 431,458**	**$ 440,350**
Local Capture	Millage Rate									
KRESA	6.9565	$ 55,513	$ 112,213	$ 114,535	$ 116,903	$ 119,318	$ 121,782	$ 124,295	$ 126,859	$ 129,473
KVCC	2.7645	$ 22,061	$ 44,593	$ 45,516	$ 46,457	$ 47,417	$ 48,396	$ 49,395	$ 50,413	$ 51,452
COUNTY OPERATING	4.5897	$ 36,626	$ 74,035	$ 75,567	$ 77,129	$ 78,723	$ 80,348	$ 82,006	$ 83,698	$ 85,423
Library - Kal	3.8713	$ 30,893	$ 62,447	$ 63,739	$ 65,057	$ 66,401	$ 67,772	$ 69,170	$ 70,597	$ 72,052
County Public Safety	1.4296	$ 11,408	$ 23,060	$ 23,538	$ 24,024	$ 24,521	$ 25,027	$ 25,543	$ 26,070	$ 26,607
Housing Fund	0.7409	$ 5,912	$ 11,951	$ 12,199	$ 12,451	$ 12,708	$ 12,970	$ 13,238	$ 13,511	$ 13,789
County Seniors	0.3450	$ 2,753	$ 5,565	$ 5,680	$ 5,798	$ 5,917	$ 6,040	$ 6,164	$ 6,291	$ 6,421
County 911	0.6420	$ 5,123	$ 10,356	$ 10,570	$ 10,789	$ 11,012	$ 11,239	$ 11,471	$ 11,707	$ 11,949
KCTA Transit	0.3091	$ 2,467	$ 4,986	$ 5,089	$ 5,194	$ 5,302	$ 5,411	$ 5,523	$ 5,637	$ 5,753
CCTA Transit	0.8905	$ 7,106	$ 14,364	$ 14,662	$ 14,965	$ 15,274	$ 15,589	$ 15,911	$ 16,239	$ 16,574
Township	1.5000	$ 11,970	$ 24,196	$ 24,697	$ 25,207	$ 25,728	$ 26,259	$ 26,801	$ 27,354	$ 27,918
County Veterans	0.0993	$ 792	$ 1,602	$ 1,635	$ 1,669	$ 1,703	$ 1,738	$ 1,774	$ 1,811	$ 1,848
Roads	1.2500	$ 9,975	$ 20,163	$ 20,581	$ 21,006	$ 21,440	$ 21,883	$ 22,334	$ 22,795	$ 23,265
	25.3884	**$ 202,599**	**$ 409,533**	**$ 418,006**	**$ 426,649**	**$ 435,464**	**$ 444,456**	**$ 453,627**	**$ 462,982**	**$ 472,524**
Non-Capturable Millages	Millage Rate									
School Debt	8.2000	$ 65,436	$ 132,272	$ 135,009	$ 137,800	$ 140,647	$ 143,551	$ 146,513	$ 149,535	$ 152,617
Police 2009	0.6700	$ 5,347	$ 10,808	$ 11,031	$ 11,259	$ 11,492	$ 11,729	$ 11,971	$ 12,218	$ 12,470
Fire District 1	3.7500	$ 29,925	$ 60,490	$ 61,742	$ 63,018	$ 64,320	$ 65,648	$ 67,003	$ 68,385	$ 69,794
Juvenile Home	0.1350	$ 1,077	$ 2,178	$ 2,223	$ 2,269	$ 2,316	$ 2,363	$ 2,412	$ 2,462	$ 2,513
Total Non-Capturable Taxes	**12.7550**	**$ 101,785**	**$ 205,747**	**$ 210,004**	**$ 214,346**	**$ 218,775**	**$ 223,292**	**$ 227,900**	**$ 232,600**	**$ 237,394**
	61.8031									
Total Tax Increment Revenue (TIR) Available for Capture		$ 391,404	$ 791,181	$ 807,550	$ 824,247	$ 841,277	$ 858,648	$ 876,367	$ 894,440	$ 912,874
New Units Constructed		168	168	0						

Plan Year	10	11	12	13	14	15	16	17	18
Calendar Year	2038	2039	2040	2041	2042	2043	2044	2045	2046
*Base Taxable Value	$ 556,080	$ 556,080	$ 556,080	$ 556,080	$ 556,080	$ 556,080	$ 556,080	$ 556,080	$ 556,080
Estimated New TV	$ 19,551,248	$ 19,942,273	$ 20,341,118	$ 20,747,940	$ 21,162,899	$ 21,586,157	$ 22,017,880	$ 22,458,238	$ 22,907,403
Incremental Difference (New TV - Base TV)	**$ 18,995,168**	**$ 19,386,193**	**$ 19,785,038**	**$ 20,191,860**	**$ 20,606,819**	**$ 21,030,077**	**$ 21,461,800**	**$ 21,902,158**	**$ 22,351,323**
School Capture									
State Education Tax (SET)	$ 113,971	$ 116,317	$ 118,710	$ 121,151	$ 123,641	$ 126,180	$ 128,771	$ 131,413	$ 134,108
School Operating Tax	$ 335,449	$ 342,354	$ 349,398	$ 356,582	$ 363,910	$ 371,385	$ 379,009	$ 386,786	$ 394,718
School Total	**$ 449,420**	**$ 458,672**	**$ 468,108**	**$ 477,733**	**$ 487,551**	**$ 497,565**	**$ 507,780**	**$ 518,198**	**$ 528,826**
Local Capture									
KRESA	$ 132,140	$ 134,860	$ 137,635	$ 140,465	$ 143,351	$ 146,296	$ 149,299	$ 152,362	$ 155,487
KVCC	$ 52,512	$ 53,593	$ 54,696	$ 55,820	$ 56,968	$ 58,138	$ 59,331	$ 60,549	$ 61,790
COUNTY OPERATING	$ 87,182	$ 88,977	$ 90,807	$ 92,675	$ 94,579	$ 96,522	$ 98,503	$ 100,524	$ 102,586
Library - Kal	$ 73,536	$ 75,050	$ 76,594	$ 78,169	$ 79,775	$ 81,414	$ 83,085	$ 84,790	$ 86,529
County Public Safety	$ 27,155	$ 27,715	$ 28,285	$ 28,866	$ 29,460	$ 30,065	$ 30,682	$ 31,311	$ 31,953
Housing Fund	$ 14,074	$ 14,363	$ 14,659	$ 14,960	$ 15,268	$ 15,581	$ 15,901	$ 16,227	$ 16,560
County Seniors	$ 6,553	$ 6,688	$ 6,826	$ 6,966	$ 7,109	$ 7,255	$ 7,404	$ 7,556	$ 7,711
County 911	$ 12,195	$ 12,446	$ 12,702	$ 12,963	$ 13,230	$ 13,501	$ 13,778	$ 14,061	$ 14,350
KCTA Transit	$ 5,871	$ 5,992	$ 6,116	$ 6,241	$ 6,370	$ 6,500	$ 6,634	$ 6,770	$ 6,909
CCTA Transit	$ 16,915	$ 17,263	$ 17,619	$ 17,981	$ 18,350	$ 18,727	$ 19,112	$ 19,504	$ 19,904
Township	$ 28,493	$ 29,079	$ 29,678	$ 30,288	$ 30,910	$ 31,545	$ 32,193	$ 32,853	$ 33,527
County Veterans	$ 1,886	$ 1,925	$ 1,965	$ 2,005	$ 2,046	$ 2,088	$ 2,131	$ 2,175	$ 2,219
Roads	$ 23,744	$ 24,233	$ 24,731	$ 25,240	$ 25,759	$ 26,288	$ 26,827	$ 27,378	$ 27,939
	$ 482,257	**$ 492,184**	**$ 502,310**	**$ 512,639**	**$ 523,174**	**$ 533,920**	**$ 544,881**	**$ 556,061**	**$ 567,464**
Non-Capturable Millages									
School Debt	$ 155,760	$ 158,967	$ 162,237	$ 165,573	$ 168,976	$ 172,447	$ 175,987	$ 179,598	$ 183,281
Police 2009	$ 12,727	$ 12,989	$ 13,256	$ 13,529	$ 13,807	$ 14,090	$ 14,379	$ 14,674	$ 14,975
Fire District 1	$ 71,232	$ 72,698	$ 74,194	$ 75,719	$ 77,276	$ 78,863	$ 80,482	$ 82,133	$ 83,817
Juvenile Home	$ 2,564	$ 2,617	$ 2,671	$ 2,726	$ 2,782	$ 2,839	$ 2,897	$ 2,957	$ 3,017
Total Non-Capturable Taxes	**$ 242,283**	**$ 247,271**	**$ 252,358**	**$ 257,547**	**$ 262,840**	**$ 268,239**	**$ 273,745**	**$ 279,362**	**$ 285,091**
Total Tax Increment Revenue (TIR) Available for Capture	$ 931,677	$ 950,856	$ 970,419	$ 990,372	$ 1,010,725	$ 1,031,485	$ 1,052,661	$ 1,074,259	$ 1,096,290
New Units Constructed	336								

Footnotes:

Average TV per Unit, Apartment	$ 47,500
Percentage of Homestead units	0%

MILLER JOHNSON Growth Advisors

Tax Increment Financing Capture Estimates
Multi-Family Capture
West Main 1, LLC
Oshtemo Township, Michigan
July 2026

Estimated Taxable Value (TV) Increase Rate:

		19	20	21	22	23	24	25	26	27	28	29	30	TOTAL
Plan Year		**19**	**20**	**21**	**22**	**23**	**24**	**25**	**26**	**27**	**28**	**29**	**30**	**TOTAL**
Calendar Year		2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	
*Base Taxable Value		$ 556,080	$ 556,080	$ 556,080	$ 556,080	$ 556,080	$ 556,080	$ 556,080	$ 556,080	$ 556,080	$ 556,080	$ 556,080	$ 556,080	$ -
Estimated New TV		$ 23,365,551	$ 23,832,862	$ 24,309,519	$ 24,795,709	$ 25,291,624	$ 25,797,456	$ 26,313,405	$ 26,839,673	$ 27,376,467	$ 27,923,996	$ 28,482,476	$ 29,052,126	$ -
Incremental Difference (New TV - Base TV)		**$ 22,809,471**	**$ 23,276,782**	**$ 23,753,439**	**$ 24,239,629**	**$ 24,735,544**	**$ 25,241,376**	**$ 25,757,325**	**$ 26,283,593**	**$ 26,820,387**	**$ 27,367,916**	**$ 27,926,396**	**$ 28,496,046**	$ -
School Capture	Millage Rate													
State Education Tax (SET)	6.0000	$ 136,857	$ 139,661	$ 142,521	$ 145,438	$ 148,413	$ 151,448	$ 154,544	$ 157,702					$ 3,171,368
School Operating Tax	17.6597	$ 402,808	$ 411,061	$ 419,479	$ 428,065	$ 436,822	$ 445,755	$ 454,867	$ 464,160					$ 9,334,233
School Total	**23.6597**	**$ 539,665**	**$ 550,722**	**$ 561,999**	**$ 573,502**	**$ 585,236**	**$ 597,203**	**$ 609,411**	**$ 621,862**	**$ -**	**$ -**	**$ -**	**$ -**	$ 12,505,601
Local Capture	Millage Rate													
KRESA	6.9565	$ 158,674	$ 161,925	$ 165,241	$ 168,623	$ 172,073	$ 175,592	$ 179,181	$ 182,842	$ 186,576	$ 190,385	$ 194,270	$ 198,233	$ 4,446,400
KVCC	2.7645	$ 63,057	$ 64,349	$ 65,666	$ 67,010	$ 68,381	$ 69,780	$ 71,206	$ 72,661	$ 74,145	$ 75,659	$ 77,203	$ 78,777	$ 1,766,991
COUNTY OPERATING	4.5897	$ 104,689	$ 106,833	$ 109,021	$ 111,253	$ 113,529	$ 115,850	$ 118,218	$ 120,634	$ 123,098	$ 125,611	$ 128,174	$ 130,788	$ 2,933,608
Library - Kal	3.8713	$ 88,302	$ 90,111	$ 91,957	$ 93,839	$ 95,759	$ 97,717	$ 99,714	$ 101,752	$ 103,830	$ 105,949	$ 108,111	$ 110,317	$ 2,474,427
County Public Safety	1.4296	$ 32,608	$ 33,276	$ 33,958	$ 34,653	$ 35,362	$ 36,085	$ 36,823	$ 37,575	$ 38,342	$ 39,125	$ 39,924	$ 40,738	$ 913,760
Housing Fund	0.7409	$ 16,900	$ 17,246	$ 17,599	$ 17,959	$ 18,327	$ 18,701	$ 19,084	$ 19,474	$ 19,871	$ 20,277	$ 20,691	$ 21,113	$ 473,563
County Seniors	0.3450	$ 7,869	$ 8,030	$ 8,195	$ 8,363	$ 8,534	$ 8,708	$ 8,886	$ 9,068	$ 9,253	$ 9,442	$ 9,635	$ 9,831	$ 220,514
County 911	0.6420	$ 14,644	$ 14,944	$ 15,250	$ 15,562	$ 15,880	$ 16,205	$ 16,536	$ 16,874	$ 17,219	$ 17,570	$ 17,929	$ 18,294	$ 410,348
KCTA Transit	0.3091	$ 7,050	$ 7,195	$ 7,342	$ 7,492	$ 7,646	$ 7,802	$ 7,962	$ 8,124	$ 8,290	$ 8,459	$ 8,632	$ 8,808	$ 197,568
CCTA Transit	0.8905	$ 20,312	$ 20,728	$ 21,152	$ 21,585	$ 22,027	$ 22,477	$ 22,937	$ 23,406	$ 23,884	$ 24,371	$ 24,868	$ 25,376	$ 569,183
Township	1.5000	$ 34,214	$ 34,915	$ 35,630	$ 36,359	$ 37,103	$ 37,862	$ 38,636	$ 39,425	$ 40,231	$ 41,052	$ 41,890	$ 42,744	$ 958,758
County Veterans	0.0993	$ 2,265	$ 2,311	$ 2,359	$ 2,407	$ 2,456	$ 2,506	$ 2,558	$ 2,610	$ 2,663	$ 2,718	$ 2,773	$ 2,830	$ 63,470
Roads	1.2500	$ 28,512	$ 29,096	$ 29,692	$ 30,300	$ 30,919	$ 31,552	$ 32,197	$ 32,854	$ 33,525	$ 34,210	$ 34,908	$ 35,620	$ 798,965
	25.3884	**$ 579,096**	**$ 590,960**	**$ 603,062**	**$ 615,405**	**$ 627,996**	**$ 640,838**	**$ 653,937**	**$ 667,298**	**$ 680,927**	**$ 694,828**	**$ 709,007**	**$ 723,469**	$ 16,227,554
Non-Capturable Millages	Millage Rate													
School Debt	8.2000	$ 187,038	$ 190,870	$ 194,778	$ 198,765	$ 202,831	$ 206,979	$ 211,210	$ 215,525	$ 219,927	$ 224,417	$ 228,996	$ 233,668	$ 5,241,210
Police 2009	0.6700	$ 15,282	$ 15,595	$ 15,915	$ 16,241	$ 16,573	$ 16,912	$ 17,257	$ 17,610	$ 17,970	$ 18,337	$ 18,711	$ 19,092	$ 428,245
Fire District 1	3.7500	$ 85,536	$ 87,288	$ 89,075	$ 90,899	$ 92,758	$ 94,655	$ 96,590	$ 98,563	$ 100,576	$ 102,630	$ 104,724	$ 106,860	$ 2,396,895
Juvenile Home	0.1350	$ 3,079	$ 3,142	$ 3,207	$ 3,272	$ 3,339	$ 3,408	$ 3,477	$ 3,548	$ 3,621	$ 3,695	$ 3,770	$ 3,847	$ 86,288
Total Non-Capturable Taxes	**12.7550**	**$ 290,935**	**$ 296,895**	**$ 302,975**	**$ 309,176**	**$ 315,502**	**$ 321,954**	**$ 328,535**	**$ 335,247**	**$ 342,094**	**$ 349,078**	**$ 356,201**	**$ 363,467**	$ 8,152,639
	61.8031													
Total Tax Increment Revenue (TIR) Available for Capture		$ 1,118,761	$ 1,141,682	$ 1,165,061	$ 1,188,908	$ 1,213,231	$ 1,238,042	$ 1,263,348	$ 1,289,160	$ 680,927	$ 694,828	$ 709,007	$ 723,469	$ 28,733,155

Footnotes:

Average TV per Unit, Apartment	$ 47,500
Percentage of Homestead units	0%

New Units Constructed

MILLER JOHNSON Growth Advisors

Tax Increment Financing Capture Estimates
Summary Capture
West Main 1, LLC
Oshtemo Township, Michigan
July 2026

Estimated Taxable Value (TV) Increase Rate: 2.00%

	Millage Rate	1	2	3	4	5	6	7	8	9
Plan Year		**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**
Calendar Year		2029	2030	2031	2032	2033	2034	2035	2036	2037
*Base Taxable Value		$ 1,390,200	$ 1,390,200	$ 1,390,200	$ 1,390,200	$ 1,390,200	$ 1,390,200	$ 1,390,200	$ 1,390,200	$ 1,390,200
Estimated New TV		$19,773,068	$ 35,348,529	$ 41,095,499	$ 41,917,409	$ 42,755,758	$ 43,610,873	$ 44,483,090	$ 45,372,752	$ 46,280,207
Incremental Difference (New TV - Base TV)		**$ 18,382,868**	**$ 33,958,329**	**$ 39,705,299**	**$ 40,527,209**	**$ 41,365,558**	**$ 42,220,673**	**$ 43,092,890**	**$ 43,982,552**	**$ 44,890,007**
School Capture	Millage Rate									
State Education Tax (SET)	6.0000	$ 67,097	$ 116,418	$ 118,844	$ 121,320	$ 123,844	$ 126,420	$ 129,047	$ 131,726	$ 134,459
School Operating Tax	17.6597	$ 197,486	$ 342,650	$ 349,793	$ 357,078	$ 364,509	$ 372,089	$ 379,821	$ 387,707	$ 395,751
School Total	**23.6597**	**$ 264,583**	**$ 459,067**	**$ 468,637**	**$ 478,398**	**$ 488,354**	**$ 498,509**	**$ 508,867**	**$ 519,433**	**$ 530,210**
Local Capture	Millage Rate									
KRESA	6.9565	$ 127,880	$ 236,231	$ 276,210	$ 281,928	$ 287,760	$ 293,708	$ 299,776	$ 305,965	$ 312,277
KVCC	2.7645	$ 50,819	$ 93,878	$ 109,765	$ 112,037	$ 114,355	$ 116,719	$ 119,130	$ 121,590	$ 124,098
COUNTY OPERATING	4.5897	$ 84,372	$ 155,859	$ 182,235	$ 186,008	$ 189,855	$ 193,780	$ 197,783	$ 201,867	$ 206,032
Library - Kal	3.8713	$ 71,166	$ 131,463	$ 153,711	$ 156,893	$ 160,138	$ 163,449	$ 166,826	$ 170,270	$ 173,783
County Public Safety	1.4296	$ 26,280	$ 48,547	$ 56,763	$ 57,938	$ 59,136	$ 60,359	$ 61,606	$ 62,877	$ 64,175
Housing Fund	0.7409	$ 13,620	$ 25,160	$ 29,418	$ 30,027	$ 30,648	$ 31,281	$ 31,928	$ 32,587	$ 33,259
County Seniors	0.3450	$ 6,342	$ 11,716	$ 13,698	$ 13,982	$ 14,271	$ 14,566	$ 14,867	$ 15,174	$ 15,487
County 911	0.6420	$ 11,802	$ 21,801	$ 25,491	$ 26,018	$ 26,557	$ 27,106	$ 27,666	$ 28,237	$ 28,819
KCTA Transit	0.3091	$ 5,682	$ 10,497	$ 12,273	$ 12,527	$ 12,786	$ 13,050	$ 13,320	$ 13,595	$ 13,876
CCTA Transit	0.8905	$ 16,370	$ 30,240	$ 35,358	$ 36,089	$ 36,836	$ 37,598	$ 38,374	$ 39,166	$ 39,975
Township	1.5000	$ 27,574	$ 50,937	$ 59,558	$ 60,791	$ 62,048	$ 63,331	$ 64,639	$ 65,974	$ 67,335
County Veterans	0.0993	$ 1,825	$ 3,372	$ 3,943	$ 4,024	$ 4,108	$ 4,193	$ 4,279	$ 4,367	$ 4,458
Roads	1.2500	$ 22,979	$ 42,448	$ 49,632	$ 50,659	$ 51,707	$ 52,776	$ 53,866	$ 54,978	$ 56,113
	25.3884	**$ 466,712**	**$ 862,148**	**$ 1,008,054**	**$ 1,028,921**	**$ 1,050,205**	**$ 1,071,915**	**$ 1,094,060**	**$ 1,116,647**	**$ 1,139,685**
Non-Capturable Millages	Millage Rate									
School Debt	8.2000	$ 150,740	$ 278,458	$ 325,583	$ 332,323	$ 339,198	$ 346,210	$ 353,362	$ 360,657	$ 368,098
Police 2009	0.6700	$ 12,317	$ 22,752	$ 26,603	$ 27,153	$ 27,715	$ 28,288	$ 28,872	$ 29,468	$ 30,076
Fire District 1	3.7500	$ 68,936	$ 127,344	$ 148,895	$ 151,977	$ 155,121	$ 158,328	$ 161,598	$ 164,935	$ 168,338
Juvenile Home	0.1350	$ 2,482	$ 4,584	$ 5,360	$ 5,471	$ 5,584	$ 5,700	$ 5,818	$ 5,938	$ 6,060
Total Non-Capturable Taxes	**12.7550**	**$ 234,473**	**$ 433,138**	**$ 506,441**	**$ 516,925**	**$ 527,618**	**$ 538,525**	**$ 549,650**	**$ 560,997**	**$ 572,572**
	61.8031									
Total Tax Increment Revenue (TIR) Available for Capture		$ 731,295	$ 1,321,215	$ 1,476,691	$ 1,507,319	$ 1,538,559	$ 1,570,424	$ 1,602,927	$ 1,636,079	$ 1,669,895

	10	11	12	13	14	15	16	17	18
Plan Year	**10**	**11**	**12**	**13**	**14**	**15**	**16**	**17**	**18**
Calendar Year	2038	2039	2040	2041	2042	2043	2044	2045	2046
*Base Taxable Value	$ 1,390,200	$ 1,390,200	$ 1,390,200	$ 1,390,200	$ 1,390,200	$ 1,390,200	$ 1,390,200	$ 1,390,200	$ 1,390,200
Estimated New TV	$ 47,205,811	$ 48,149,927	$ 49,112,926	$ 50,095,185	$ 51,097,088	$ 52,119,030	$ 53,161,411	$ 54,224,639	$ 55,309,132
Incremental Difference (New TV - Base TV)	**$ 45,815,611**	**$ 46,759,727**	**$ 47,722,726**	**$ 48,704,985**	**$ 49,706,888**	**$ 50,728,830**	**$ 51,771,211**	**$ 52,834,439**	**$ 53,918,932**
School Capture									
State Education Tax (SET)	$ 137,247	$ 140,090	$ 142,990	$ 145,948	$ 148,966	$ 152,043	$ 155,183	$ 158,385	$ 161,651
School Operating Tax	$ 403,955	$ 412,324	$ 420,860	$ 429,567	$ 438,448	$ 447,507	$ 456,747	$ 466,171	$ 475,785
School Total	**$ 541,202**	**$ 552,414**	**$ 563,851**	**$ 575,516**	**$ 587,414**	**$ 599,551**	**$ 611,930**	**$ 624,556**	**$ 637,436**
Local Capture									
KRESA	$ 318,716	$ 325,284	$ 331,983	$ 338,816	$ 345,786	$ 352,895	$ 360,146	$ 367,543	$ 375,087
KVCC	$ 126,657	$ 129,267	$ 131,929	$ 134,645	$ 137,415	$ 140,240	$ 143,122	$ 146,061	$ 149,059
COUNTY OPERATING	$ 210,280	$ 214,613	$ 219,033	$ 223,541	$ 228,140	$ 232,830	$ 237,614	$ 242,494	$ 247,472
Library - Kal	$ 177,366	$ 181,021	$ 184,749	$ 188,552	$ 192,430	$ 196,387	$ 200,422	$ 204,538	$ 208,736
County Public Safety	$ 65,498	$ 66,848	$ 68,224	$ 69,629	$ 71,061	$ 72,522	$ 74,012	$ 75,532	$ 77,083
Housing Fund	$ 33,945	$ 34,644	$ 35,358	$ 36,086	$ 36,828	$ 37,585	$ 38,357	$ 39,145	$ 39,949
County Seniors	$ 15,806	$ 16,132	$ 16,464	$ 16,803	$ 17,149	$ 17,501	$ 17,861	$ 18,228	$ 18,602
County 911	$ 29,414	$ 30,020	$ 30,638	$ 31,269	$ 31,912	$ 32,568	$ 33,237	$ 33,920	$ 34,616
KCTA Transit	$ 14,162	$ 14,453	$ 14,751	$ 15,055	$ 15,364	$ 15,680	$ 16,002	$ 16,331	$ 16,666
CCTA Transit	$ 40,799	$ 41,640	$ 42,497	$ 43,372	$ 44,264	$ 45,174	$ 46,102	$ 47,049	$ 48,015
Township	$ 68,723	$ 70,140	$ 71,584	$ 73,057	$ 74,560	$ 76,093	$ 77,657	$ 79,252	$ 80,878
County Veterans	$ 4,549	$ 4,643	$ 4,739	$ 4,836	$ 4,936	$ 5,037	$ 5,141	$ 5,246	$ 5,354
Roads	$ 57,270	$ 58,450	$ 59,653	$ 60,881	$ 62,134	$ 63,411	$ 64,714	$ 66,043	$ 67,399
	$ 1,163,185	**$ 1,187,155**	**$ 1,211,604**	**$ 1,236,542**	**$ 1,261,978**	**$ 1,287,924**	**$ 1,314,388**	**$ 1,341,382**	**$ 1,368,915**
Non-Capturable Millages									
School Debt	$ 375,688	$ 383,430	$ 391,326	$ 399,381	$ 407,596	$ 415,976	$ 424,524	$ 433,242	$ 442,135
Police 2009	$ 30,696	$ 31,329	$ 31,974	$ 32,632	$ 33,304	$ 33,988	$ 34,687	$ 35,399	$ 36,126
Fire District 1	$ 171,809	$ 175,349	$ 178,960	$ 182,644	$ 186,401	$ 190,233	$ 194,142	$ 198,129	$ 202,196
Juvenile Home	$ 6,185	$ 6,313	$ 6,443	$ 6,575	$ 6,710	$ 6,848	$ 6,989	$ 7,133	$ 7,279
Total Non-Capturable Taxes	**$ 584,378**	**$ 596,420**	**$ 608,703**	**$ 621,232**	**$ 634,011**	**$ 647,046**	**$ 660,342**	**$ 673,903**	**$ 687,736**
Total Tax Increment Revenue (TIR) Available for Capture	$ 1,704,387	$ 1,739,569	$ 1,775,454	$ 1,812,057	$ 1,849,392	$ 1,887,474	$ 1,926,318	$ 1,965,938	$ 2,006,351

Footnotes:

MILLER JOHNSON Growth Advisors

Tax Increment Financing Capture Estimates
Summary Capture
West Main 1, LLC
Oshtemo Township, Michigan
July 2026

Estimated Taxable Value (TV) Increase Rate:

Plan Year		**19**	**20**	**21**	**22**	**23**	**24**	**25**	**26**	**27**	**28**	**29**	**30**	**TOTAL**
Calendar Year		2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	
*Base Taxable Value		$ 1,390,200	$ 1,390,200	$ 1,390,200	$ 1,390,200	$ 1,390,200	$ 1,390,200	$ 1,390,200	$ 1,390,200	$ 1,390,200	$ 1,390,200	$ 1,390,200	$ 1,390,200	$ -
Estimated New TV		$ 56,415,314	$ 57,543,620	$ 58,694,493	$ 59,868,383	$ 61,065,750	$ 62,287,065	$ 63,532,807	$ 64,803,463	$ 66,099,532	$ 67,421,523	$ 68,769,953	$ 70,145,352	$ -
Incremental Difference (New TV - Base TV)		**$ 55,025,114**	**$ 56,153,420**	**$ 57,304,293**	**$ 58,478,183**	**$ 59,675,550**	**$ 60,896,865**	**$ 62,142,607**	**$ 63,413,263**	**$ 64,709,332**	**$ 66,031,323**	**$ 67,379,753**	**$ 68,755,152**	$ -
School Capture	Millage Rate													
State Education Tax (SET)	6.0000	$ 164,982	$ 168,380	$ 171,847	$ 175,382	$ 178,988	$ 182,666	$ 186,418	$ 190,245	$ -	$ -	$ -	$ -	$ 3,830,585
School Operating Tax	17.6597	$ 485,590	$ 495,592	$ 505,793	$ 516,199	$ 526,812	$ 537,638	$ 548,681	$ 559,944	$ -	$ -	$ -	$ -	$ 11,274,498
School Total	**23.6597**	**$ 650,572**	**$ 663,972**	**$ 677,640**	**$ 691,580**	**$ 705,800**	**$ 720,304**	**$ 735,099**	**$ 750,189**	**$ -**	**$ -**	**$ -**	**$ -**	$ 15,105,083
Local Capture	Millage Rate													
KRESA	6.9565	$ 382,782	$ 390,631	$ 398,637	$ 406,803	$ 415,133	$ 423,629	$ 432,295	$ 441,134	$ 450,150	$ 459,347	$ 468,727	$ 478,295	$ 10,685,557
KVCC	2.7645	$ 152,117	$ 155,236	$ 158,418	$ 161,663	$ 164,973	$ 168,349	$ 171,793	$ 175,306	$ 178,889	$ 182,544	$ 186,271	$ 190,074	$ 4,246,420
COUNTY OPERATING	4.5897	$ 252,549	$ 257,727	$ 263,010	$ 268,397	$ 273,893	$ 279,498	$ 285,216	$ 291,048	$ 296,996	$ 303,064	$ 309,253	$ 315,566	$ 7,050,025
Library - Kal	3.8713	$ 213,019	$ 217,387	$ 221,842	$ 226,387	$ 231,022	$ 235,750	$ 240,573	$ 245,492	$ 250,509	$ 255,627	$ 260,847	$ 266,172	$ 5,946,524
County Public Safety	1.4296	$ 78,664	$ 80,277	$ 81,922	$ 83,600	$ 85,312	$ 87,058	$ 88,839	$ 90,656	$ 92,508	$ 94,398	$ 96,326	$ 98,292	$ 2,195,942
Housing Fund	0.7409	$ 40,768	$ 41,604	$ 42,457	$ 43,326	$ 44,214	$ 45,118	$ 46,041	$ 46,983	$ 47,943	$ 48,923	$ 49,922	$ 50,941	$ 1,138,062
County Seniors	0.3450	$ 18,984	$ 19,373	$ 19,770	$ 20,175	$ 20,588	$ 21,009	$ 21,439	$ 21,878	$ 22,325	$ 22,781	$ 23,246	$ 23,721	$ 529,938
County 911	0.6420	$ 35,326	$ 36,050	$ 36,789	$ 37,543	$ 38,312	$ 39,096	$ 39,896	$ 40,711	$ 41,543	$ 42,392	$ 43,258	$ 44,141	$ 986,146
KCTA Transit	0.3091	$ 17,008	$ 17,357	$ 17,713	$ 18,076	$ 18,446	$ 18,823	$ 19,208	$ 19,601	$ 20,002	$ 20,410	$ 20,827	$ 21,252	$ 474,794
CCTA Transit	0.8905	$ 49,000	$ 50,005	$ 51,029	$ 52,075	$ 53,141	$ 54,229	$ 55,338	$ 56,470	$ 57,624	$ 58,801	$ 60,002	$ 61,226	$ 1,367,856
Township	1.5000	$ 82,538	$ 84,230	$ 85,956	$ 87,717	$ 89,513	$ 91,345	$ 93,214	$ 95,120	$ 97,064	$ 99,047	$ 101,070	$ 103,133	$ 2,304,080
County Veterans	0.0993	$ 5,464	$ 5,576	$ 5,690	$ 5,807	$ 5,926	$ 6,047	$ 6,171	$ 6,297	$ 6,426	$ 6,557	$ 6,691	$ 6,827	$ 152,530
Roads	1.2500	$ 68,781	$ 70,192	$ 71,630	$ 73,098	$ 74,594	$ 76,121	$ 77,678	$ 79,267	$ 80,887	$ 82,539	$ 84,225	$ 85,944	$ 1,920,067
	25.3884	**$ 1,397,000**	**$ 1,425,646**	**$ 1,454,864**	**$ 1,484,667**	**$ 1,515,067**	**$ 1,546,074**	**$ 1,577,701**	**$ 1,609,961**	**$ 1,642,866**	**$ 1,676,430**	**$ 1,710,664**	**$ 1,745,583**	$ 38,997,943
Non-Capturable Millages	Millage Rate													
School Debt	8.2000	$ 451,206	$ 460,458	$ 469,895	$ 479,521	$ 489,340	$ 499,354	$ 509,569	$ 519,989	$ 530,617	$ 541,457	$ 552,514	$ 563,792	$ 12,595,639
Police 2009	0.6700	$ 36,867	$ 37,623	$ 38,394	$ 39,180	$ 39,983	$ 40,801	$ 41,636	$ 42,487	$ 43,355	$ 44,241	$ 45,144	$ 46,066	$ 1,029,156
Fire District 1	3.7500	$ 206,344	$ 210,575	$ 214,891	$ 219,293	$ 223,783	$ 228,363	$ 233,035	$ 237,800	$ 242,660	$ 247,617	$ 252,674	$ 257,832	$ 5,760,201
Juvenile Home	0.1350	$ 7,428	$ 7,581	$ 7,736	$ 7,895	$ 8,056	$ 8,221	$ 8,389	$ 8,561	$ 8,736	$ 8,914	$ 9,096	$ 9,282	$ 207,367
Total Non-Capturable Taxes	**12.7550**	**$ 701,845**	**$ 716,237**	**$ 730,916**	**$ 745,889**	**$ 761,162**	**$ 776,740**	**$ 792,629**	**$ 808,836**	**$ 825,368**	**$ 842,230**	**$ 859,429**	**$ 876,972**	$ 19,592,364
	61.8031													
Total Tax Increment Revenue (TIR) Available for Capture		$ 2,047,572	$ 2,089,618	$ 2,132,504	$ 2,176,248	$ 2,220,867	$ 2,266,378	$ 2,312,800	$ 2,360,150	$ 1,642,866	$ 1,676,430	$ 1,710,664	$ 1,745,583	$ 54,103,026

Footnotes:

Table 3

Reimbursement Schedule

MILLER JOHNSON Growth Advisors

Tax Increment Revenue Reimbursement Schedule
West Main 1, LLC
Oshtemo Township, Michigan
July 2026

Developer Maximum Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	**27.5%**	**$ 13,284,913**	$ -	$ 13,284,913
Local	**72.5%**	**$ 35,098,149**	$ -	$ 35,098,149
TOTAL		**$ 48,383,062**		**$ 48,383,062**
EGLE	0.0%	$ 12,600	$ -	$ 12,600
MSHDA	100.0%	$ 33,479,713	$ -	$ 33,479,713

Estimated Total Years of Plan:	30

Estimated Capture	$ 54,103,026
Administrative Fees	$ 3,899,794
State Brownfield Redevelopment Fund	$ 1,820,170
Local Brownfield Revolving Fund	$ 7,559,554

Plan Year	Beginning Balance	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
		2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
Total State Incremental Revenue		$ 264,583	$ 459,067	$ 468,637	$ 478,398	$ 488,354	$ 498,509	$ 508,867	$ 519,433	$ 530,210	$ 541,202	$ 552,414	$ 563,851	$ 575,516	$ 587,414	$ 599,551	$ 611,930	$ 624,556
State Brownfield Redevelopment Fund (50% of SET)		$ 33,549	$ 58,209	$ 59,422	$ 60,660	$ 61,922	$ 63,210	$ 64,523	$ 65,863	$ 67,229	$ 68,623	$ 70,045	$ 71,495	$ 72,974	$ 74,483	$ 76,022	$ 77,591	$ 79,192
State TIR Available for Reimbursement		**$ 231,035**	**$ 400,859**	**$ 409,215**	**$ 417,738**	**$ 426,432**	**$ 435,299**	**$ 444,344**	**$ 453,570**	**$ 462,980**	**$ 472,579**	**$ 482,369**	**$ 492,355**	**$ 502,541**	**$ 512,931**	**$ 523,529**	**$ 534,338**	**$ 545,364**
Total Local Incremental Revenue		$ 466,712	$ 862,148	$ 1,008,054	$ 1,028,921	$ 1,050,205	$ 1,071,915	$ 1,094,060	$ 1,116,647	$ 1,139,685	$ 1,163,185	$ 1,187,155	$ 1,211,604	$ 1,236,542	$ 1,261,978	$ 1,287,924	$ 1,314,388	$ 1,341,382
BRA Administrative Fee (10%)		$ 46,671	$ 86,215	$ 100,805	$ 102,892	$ 105,021	$ 107,192	$ 109,406	$ 111,665	$ 113,969	$ 116,319	$ 118,715	$ 121,160	$ 123,654	$ 126,198	$ 128,792	$ 131,439	$ 134,138
Local TIR Available for Reimbursement		**$ 420,040**	**$ 775,933**	**$ 907,249**	**$ 926,029**	**$ 945,185**	**$ 964,724**	**$ 984,654**	**$ 1,004,982**	**$ 1,025,717**	**$ 1,046,867**	**$ 1,068,439**	**$ 1,090,443**	**$ 1,112,887**	**$ 1,135,781**	**$ 1,159,131**	**$ 1,182,949**	**$ 1,207,244**
Total State & Local TIR Available		**$ 651,075**	**$ 1,176,792**	**$ 1,316,463**	**$ 1,343,767**	**$ 1,371,616**	**$ 1,400,023**	**$ 1,428,998**	**$ 1,458,552**	**$ 1,488,697**	**$ 1,519,445**	**$ 1,550,808**	**$ 1,582,799**	**$ 1,615,429**	**$ 1,648,712**	**$ 1,682,660**	**$ 1,717,288**	**$ 1,752,608**
DEVELOPER Eligible Activity Balance	*$ 21,817,825*	*$ 23,300,482*	*$ 24,249,792*	*$ 25,044,816*	*$ 25,796,558*	*$ 26,503,079*	*$ 27,070,041*	*$ 27,583,389*	*$ 28,041,067*	*$ 28,440,977*	*$ 28,780,976*	*$ 29,058,884*	*$ 29,272,472*	*$ 28,436,436*	*$ 27,484,681*	*$ 26,414,845*	*$ 25,224,516*	*$ 23,911,238*
TOWNSHIP Eligible Activity Balance	*$ 439,810*	*$ 351,848*	*$ 263,886*	*$ 175,924*	*$ 87,962*	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Gap Calc Reimbursement	*$ 11,234,678*	*$ 936,223*	*$ 936,223*	*$ 936,223*	*$ 936,223*	*$ 936,223*	*$ 936,223*	*$ 936,223*	*$ 936,223*	*$ 936,223*	*$ 936,223*	*$ 936,223*	*$ 936,223*	$ -	$ -	$ -	$ -	$ -
State Tax Reimbursement		$ 67,920	$ 126,069	$ 129,800	$ 132,696	$ 135,650	$ 147,960	$ 151,034	$ 154,170	$ 157,369	$ 160,631	$ 163,959	$ 167,354	$ 170,816	$ 174,347	$ 177,950	$ 181,624	$ 185,371
Local Tax Reimbursement		$ 123,484	$ 244,029	$ 287,773	$ 294,157	$ 300,669	$ 327,913	$ 334,688	$ 341,597	$ 348,645	$ 355,834	$ 363,167	$ 370,646	$ 378,275	$ 386,056	$ 393,993	$ 402,089	$ 410,347
Total Gap Calc Reimbursement Balance	**34.0%**	*$ 744,819*	*$ 1,310,944*	*$ 1,829,595*	*$ 2,338,965*	*$ 2,838,869*	*$ 3,299,219*	*$ 3,749,720*	*$ 4,190,176*	*$ 4,620,385*	*$ 5,040,142*	*$ 5,449,240*	*$ 5,847,463*	*$ 5,298,372*	*$ 4,737,969*	*$ 4,166,026*	*$ 3,582,313*	*$ 2,986,594*
MSHDA Reimbursement	*$ 21,805,225*																	
State Tax Reimbursement		$ 131,825	$ 244,685	$ 251,927	$ 257,548	$ 263,282	$ 287,173	$ 293,140	$ 299,227	$ 305,435	$ 311,767	$ 318,226	$ 324,814	$ 331,534	$ 338,388	$ 345,380	$ 352,511	$ 359,785
Local Tax Reimbursement		$ 239,669	$ 473,632	$ 558,534	$ 570,925	$ 583,564	$ 636,443	$ 649,591	$ 663,001	$ 676,681	$ 690,633	$ 704,865	$ 719,382	$ 734,188	$ 749,291	$ 764,696	$ 780,409	$ 796,436
Total MSHDA Reimbursement Balance	**66.0%**	*$ 21,433,731*	*$ 20,715,414*	*$ 19,904,953*	*$ 19,076,480*	*$ 18,229,635*	*$ 17,306,019*	*$ 16,363,288*	*$ 15,401,060*	*$ 14,418,944*	*$ 13,416,544*	*$ 12,393,452*	*$ 11,349,257*	*$ 10,283,534*	*$ 9,195,855*	*$ 8,085,779*	*$ 6,952,859*	*$ 5,796,638*
EGLE Reimbursement	*$ 12,600*																	
State Tax Reimbursement		$ 76	$ 141	$ 146	$ 149	$ 152	$ 166	$ 169	$ 173	$ 176	$ 180	$ 184	$ 188	$ 192	$ 196	$ 200	$ 204	$ 208
Local Tax Reimbursement		$ 138	$ 274	$ 323	$ 330	$ 337	$ 368	$ 375	$ 383	$ 391	$ 399	$ 407	$ 416	$ 424	$ 433	$ 442	$ 451	$ 460
Total EGLE Reimbursement Balance	**0.0%**	*$ 12,385*	*$ 11,970*	*$ 11,502*	*$ 11,023*	*$ 10,534*	*$ 10,000*	*$ 9,455*	*$ 8,899*	*$ 8,332*	*$ 7,753*	*$ 7,161*	*$ 6,558*	*$ 5,942*	*$ 5,314*	*$ 4,672*	*$ 4,018*	*$ 3,350*
Township Reimbursement	*$ 439,810*																	
State Tax Reimbursement		$ 31,213	$ 29,963	$ 27,342	$ 27,345	$ 27,347												
Local Tax Reimbursement		$ 56,749	$ 57,999	$ 60,620	$ 60,617	$ 60,615												
Township EGLE Reimbursement Balance		*$ 351,848*	*$ 263,886*	*$ 175,924*	*$ 87,962*	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Interest Accrual	5%	*$ 1,109,547*	*$ 1,101,916*	*$ 1,087,303*	*$ 1,071,323*	*$ 1,053,952*	*$ 1,030,762*	*$ 1,006,123*	*$ 980,007*	*$ 952,383*	*$ 923,222*	*$ 892,493*	*$ 860,164*	*$ 779,392*	*$ 696,957*	*$ 612,824*	*$ 526,959*	*$ 439,329*
State Interest Reimbursement		$ -	$ 0	$ -	$ -	$ -	$ (0)	$ 0	$ (0)	$ (0)	$ (0)	$ (0)	$ (0)	$ (0)	$ 0	$ (0)	$ (0)	$ (0)
Local Interest Reimbursement		$ -	$ (0)	$ -	$ -	$ -	$ 0	$ (0)	$ 0	$ 0	$ (0)	$ (0)	$ (0)	$ (0)	$ 0	$ (0)	$ 0	$ 0
Total Interest Reimbursement Balance		$ 1,109,547	$ 2,211,463	$ 3,298,766	$ 4,370,089	$ 5,424,041	$ 6,454,803	$ 6,610,501	$ 6,610,501	$ 6,610,501	$ 6,610,501	$ 6,610,501	$ 6,610,501	$ 6,610,501	$ 6,610,501	$ 6,610,501	$ 6,610,501	$ 6,610,501
Total Annual Developer Reimbursement		*$ 563,113*	*$ 1,088,830*	*$ 1,228,501*	*$ 1,255,805*	*$ 1,283,654*	*$ 1,400,023*	*$ 1,428,998*	*$ 1,458,552*	*$ 1,488,697*	*$ 1,519,445*	*$ 1,550,808*	*$ 1,582,799*	*$ 1,615,429*	*$ 1,648,712*	*$ 1,682,660*	*$ 1,717,288*	*$ 1,752,608*
Total Annual Township Reimbursement		*$ 87,962*	*$ 87,962*	*$ 87,962*	*$ 87,962*	*$ 87,962*	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

LOCAL BROWNFIELD REVOLVING FUND

LBRF Deposits *																		
State Tax Capture	$ -																	
Local Tax Capture	$ -																	
Total LBRF Capture		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

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

Footnotes:
KCBRA Interest Cap $ 6,610,501
Partial capture of State Taxes is expected in Year 26, to the extent allowable for contributions to the LBRF. The remaining State Taxes in Year 26 will be returned to taxing jurisdictions.

Tax Increment Revenue Reimbursement Schedule
West Main 1, LLC
Oshtemo Township, Michigan
July 2026

	18	19	20	21	22	23	24	25	26	27	28	29	30	
	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	TOTAL
Total State Incremental Revenue	$ 637,436	$ 650,572	$ 663,972	$ 677,640	$ 691,580	$ 705,800	$ 720,304	$ 735,099	$ 750,189					$ 15,105,083
State Brownfield Redevelopment Fund (50% of SET	$ 80,825	$ 82,491	$ 84,190	$ 85,923	$ 87,691	$ 89,494	$ 91,333	$ 93,209						$ 1,820,170
State TIR Available for Reimbursement	**$ 556,610**	**$ 568,081**	**$ 579,782**	**$ 591,716**	**$ 603,890**	**$ 616,306**	**$ 628,971**	**$ 641,890**	**$ 750,189**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 13,284,913**
Total Local Incremental Revenue	$ 1,368,915	$ 1,397,000	$ 1,425,646	$ 1,454,864	$ 1,484,667	$ 1,515,067	$ 1,546,074	$ 1,577,701	$ 1,609,961	$ 1,642,866	$ 1,676,430	$ 1,710,664	$ 1,745,583	$ 38,997,943
BRA Administrative Fee (10%)	$ 136,892	$ 139,700	$ 142,565	$ 145,486	$ 148,467	$ 151,507	$ 154,607	$ 157,770	$ 160,996	$ 164,287	$ 167,643	$ 171,066	$ 174,558	$ 3,899,794
Local TIR Available for Reimbursement	**$ 1,232,024**	**$ 1,257,300**	**$ 1,283,081**	**$ 1,309,378**	**$ 1,336,201**	**$ 1,363,560**	**$ 1,391,467**	**$ 1,419,931**	**$ 1,448,965**	**$ 1,478,580**	**$ 1,508,787**	**$ 1,539,598**	**$ 1,571,025**	**$ 35,098,149**
Total State & Local TIR Available	**$ 1,788,634**	**$ 1,825,381**	**$ 1,862,863**	**$ 1,901,094**	**$ 1,940,090**	**$ 1,979,866**	**$ 2,020,438**	**$ 2,061,821**	**$ 2,199,154**	**$ 1,478,580**	**$ 1,508,787**	**$ 1,539,598**	**$ 1,571,025**	
DEVELOPER Eligible Activity Balance	***$ 22,472,501***	***$ 20,905,749***	***$ 19,208,371***	***$ 17,377,708***	***$ 15,437,617***	***$ 13,457,751***	***$ 11,437,313***	***$ 9,375,492***	***$ 9,375,492***	***$ 9,375,492***	***$ 9,375,492***	***$ 9,375,492***	***$ 9,375,492***	
TOWNSHIP Eligible Activity Balance	***$ -***	***$ -***	***$ -***	***$ -***	***$ -***	***$ -***	***$ -***	***$ -***	***$ -***	***$ -***	***$ -***	***$ -***	***$ -***	
Gap Calc Reimbursement	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -						**$ 11,234,678**
State Tax Reimbursement	$ 189,194	$ 193,093	$ 197,070	$ 201,127	$ 131,466	$ -	$ -	$ -						$ 3,496,671
Local Tax Reimbursement	$ 418,770	$ 427,361	$ 436,124	$ 445,063	$ 347,327	$ -	$ -	$ -						$ 7,738,008
Total Gap Calc Reimbursement Balance	*$ 2,378,631*	*$ 1,758,176*	*$ 1,124,982*	*$ 478,792*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	**$ 11,234,678**
MSHDA Reimbursement														**$ 21,805,225**
State Tax Reimbursement	$ 367,204	$ 374,772	$ 382,491	$ 390,364	$ 255,160	$ -	$ -	$ -						$ 6,786,637
Local Tax Reimbursement	$ 812,784	$ 829,459	$ 846,467	$ 863,816	$ 674,121	$ -	$ -	$ -						$ 15,018,588
Total MSHDA Reimbursement Balance	*$ 4,616,650*	*$ 3,412,419*	*$ 2,183,461*	*$ 929,281*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	**$ 21,805,225**
EGLE Reimbursement														**$ 12,600**
State Tax Reimbursement	$ 212	$ 217	$ 221	$ 226	$ 147	$ -	$ -	$ -						$ 3,922
Local Tax Reimbursement	$ 470	$ 479	$ 489	$ 499	$ 390	$ -	$ -	$ -						$ 8,678
Total EGLE Reimbursement Balance	*$ 2,668*	*$ 1,972*	*$ 1,262*	*$ 537*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	**$ 12,600**
Township Reimbursement														**$ 439,810**
State Tax Reimbursement														$ 143,211
Local Tax Reimbursement														$ 296,599
Township EGLE Reimbursement Balance	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	**$ 439,810**
Interest Accrual	*$ 349,897*	*$ 258,628*	*$ 165,485*	*$ 70,431*	*$ -*	*$ -*	*$ -*	*$ -*	$ -	$ -	$ -	$ -	$ -	**$ 6,610,501**
State Interest Reimbursement	*$ (0)*	*$ (0)*	*$ 0*	*$ (0)*	*$ 217,117*	*$ 616,306*	*$ 628,971*	*$ 641,890*						$ 2,104,284
Local Interest Reimbursement	*$ (0)*	*$ 0*	*$ (0)*	*$ 0*	*$ 314,364*	*$ 1,363,560*	*$ 1,391,467*	*$ 1,419,931*						$ 4,489,322
Total Interest Reimbursement Balance	$ 6,610,501	$ 6,610,501	$ 6,610,501	$ 6,610,501	$ 6,079,020	$ 4,099,154	$ 2,078,716	$ 16,895	$ 16,895	$ 16,895	$ 16,895	$ 16,895	$ 16,895	**$ 6,593,605**
Total Annual Developer Reimbursement	*$ 1,788,634*	*$ 1,825,381*	*$ 1,862,863*	*$ 1,901,094*	*$ 1,940,090*	*$ 1,979,866*	*$ 2,020,438*	*$ 2,061,821*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	**$ 39,646,109**
Total Annual Township Reimbursement	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	**$ 439,810**

LOCAL BROWNFIELD REVOLVING FUND

LBRF Deposits *														
State Tax Capture									*$ 12,600*					$ 12,600
Local Tax Capture								$ -	*$ 1,448,965*	*$ 1,478,580*	*$ 1,508,787*	*$ 1,539,598*	*$ 1,571,025*	$ 7,546,954
Total LBRF Capture	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	***$ 1,461,565***	***$ 1,478,580***	***$ 1,508,787***	***$ 1,539,598***	***$ 1,571,025***	**$ 7,559,554**

* Up to five years of capture for LBRF Deposits

Footnotes:
KCBRA Interest Cap
Partial capture of State Taxes is expected in Year 26, to the extent allowable for contributions to the LBRF. The remaining State Taxes in Year 26 will be returned to taxing jurisdictions.

Attachment A

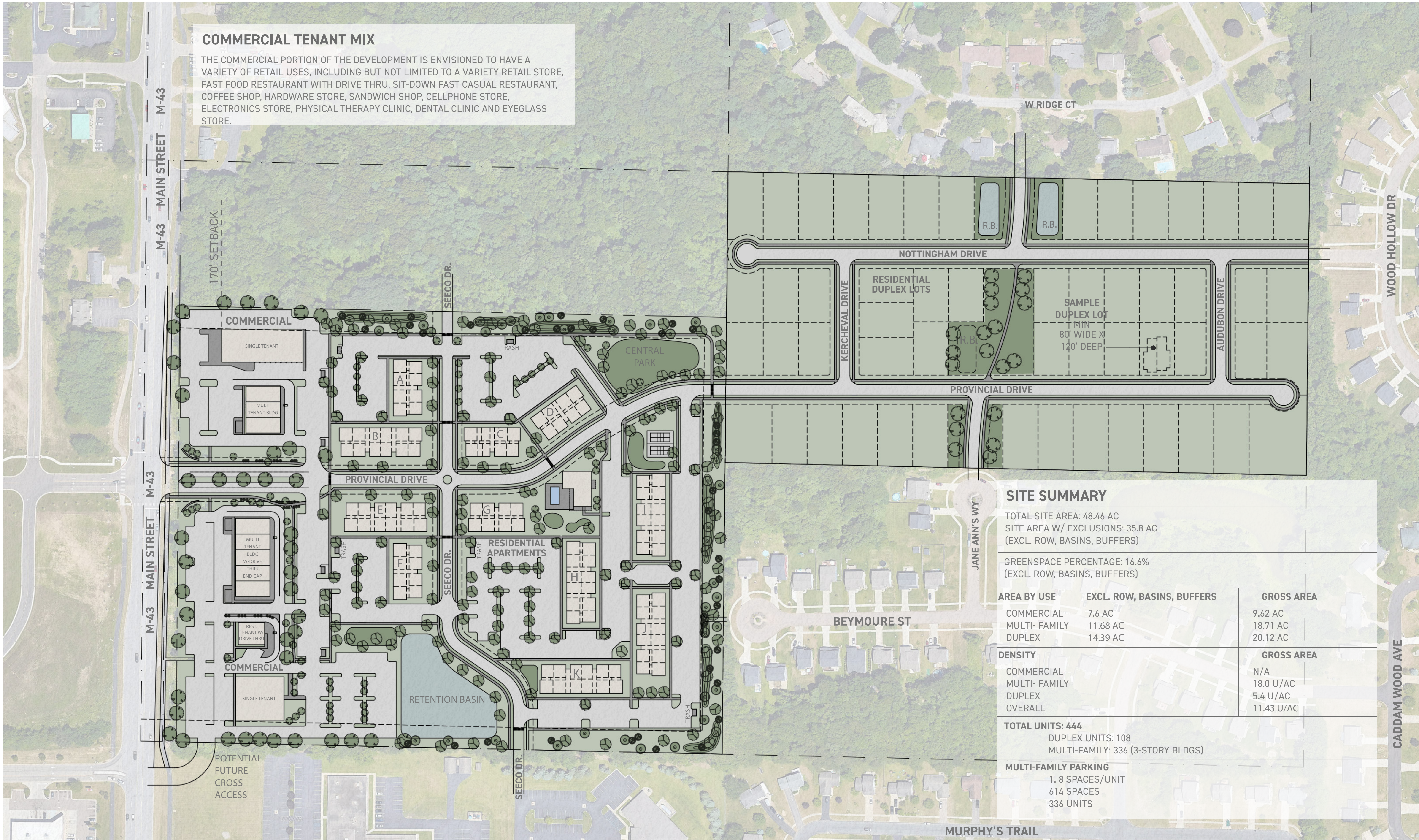
Brownfield Plan Resolutions

Attachment B

Reimbursement Agreement

Attachment C

Site Plan



COMMERCIAL TENANT MIX

THE COMMERCIAL PORTION OF THE DEVELOPMENT IS ENVISIONED TO HAVE A VARIETY OF RETAIL USES, INCLUDING BUT NOT LIMITED TO A VARIETY RETAIL STORE, FAST FOOD RESTAURANT WITH DRIVE THRU, SIT-DOWN FAST CASUAL RESTAURANT, COFFEE SHOP, HARDWARE STORE, SANDWICH SHOP, CELLPHONE STORE, ELECTRONICS STORE, PHYSICAL THERAPY CLINIC, DENTAL CLINIC AND EYEGLASS STORE.

SITE SUMMARY

TOTAL SITE AREA: 48.46 AC
SITE AREA W/ EXCLUSIONS: 35.8 AC
(EXCL. ROW, BASINS, BUFFERS)

GREENSPACE PERCENTAGE: 16.6%
(EXCL. ROW, BASINS, BUFFERS)

AREA BY USE	EXCL. ROW, BASINS, BUFFERS	GROSS AREA
COMMERCIAL	7.6 AC	9.62 AC
MULTI- FAMILY	11.68 AC	18.71 AC
DUPLEX	14.39 AC	20.12 AC
DENSITY		**GROSS AREA**
COMMERCIAL		N/A
MULTI- FAMILY		18.0 U/AC
DUPLEX		5.4 U/AC
OVERALL		11.43 U/AC

TOTAL UNITS: 444
DUPLEX UNITS: 108
MULTI-FAMILY: 336 (3-STORY BLDGS)

MULTI-FAMILY PARKING
1. 8 SPACES/UNIT
614 SPACES
336 UNITS

INTEGRATED ARCHITECTURE
SVA
FERLITO GROUP

CONCEPT DESIGN | MASTER PLAN

WEST MAIN VILLAGES | 21 MAR 2025
20231203

Attachment D

Housing Study

CHARTER TOWNSHIP OF OSHTEMO

KALAMAZOO COUNTY, MICHIGAN

RESOLUTION

IN SUPPORT OF BROWNFIELD PLAN PURSUANT TO AND IN ACCORDANCE WITH THE PROVISIONS OF ACT 381 OF THE PUBLIC ACTS OF THE STATE OF MICHIGAN OF 1996, AS AMENDED.

August 11, 2026

WHEREAS, the Township Board of Oshtemo Charter Township, pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, being Act 381 of the Public Acts of the State of Michigan of 1996, as amended (the "Act"), have formally resolved to participate in the Brownfield Redevelopment Authority (BRA) of Kalamazoo County (the "Authority") and have designated that all related activities shall proceed through the BRA; and

WHEREAS, the Authority, pursuant to and in accordance with Section 13 of the Act, has reviewed, adopted and recommended for approval by the Oshtemo Township Board, the Brownfield plan (the "Plan") attached hereto, to be carried out within the Township, relating to the development of 444 new residential units and approximately 50,000-square feet of commercial space: development by West Main 1, LLC (Ferlito Group) on approximately 48.5 acres, located on vacant land, parcel 05-14-405-060 West Main St., Kalamazoo, MI 49009, in Kalamazoo County, Michigan, (the "Site"), as more particularly described and shown within the attached Plan; and

WHEREAS, the Township Board of Oshtemo Charter Township has reviewed the Plan, and has been provided a reasonable opportunity to express their views and recommendations regarding the Plan and in accordance with Section 14 of the Act; and

WHEREAS, the Kalamazoo County Board of Commissioners have noticed and held a public hearing in accordance with Section 14 (1,2,3,4 and 5) of the Act, and

WHEREAS, as a result of its review of the Plan, the Township Board of Oshtemo Charter Township concurs with approval of the Plan.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. Plan Support. Pursuant to the authority vested in the Township Board of Oshtemo, by the Act, the Plan is hereby supported in the form attached to this Resolution.

2. Severability. Should any section, clause or phrase of this Resolution be declared by the courts to be invalid, the same shall not affect the validity of this Resolution as a whole nor any part thereof other than the part so declared to be invalid.

3. Repeals. All resolutions or parts of resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

At a regular meeting of the Oshtemo Township Board, held in the Township Hall, located at 7275 West Main Street, Oshtemo Township, Michigan, on the 11th day of August 2026 5:30 p.m.

Adopted:

Motion by:

Seconded by:

Roll Call Vote:

____

Dusty Farmer, Township Clerk

STATE OF MICHIGAN }
} SS
COUNTY OF KALAMAZOO }

I, the undersigned, the fully qualified Clerk of Oshtemo Charter Township, Kalamazoo County, State of Michigan, do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Township Board of Oshtemo Township at a regular meeting held on the 11th day of August, the original of which resolution is on file in my office.

IN WITNESS WHEREOF, I have hereunto set my official signature this ___ day of August,

____

Dusty Farmer, Township Clerk