



MEMORANDUM

Planning & Zoning
231.398.2805
Fax 231.723-1546
www.manisteemi.gov

TO: Brownfield Redevelopment Authority Directors

FROM: Denise Blakeslee
Planning & Zoning

DATE: July 23, 2014

RE: July 29, 2014 Brownfield Redevelopment Authority Meeting

Directors, the next meeting of the Brownfield Redevelopment Authority will be on Tuesday, July 29, 2014 at 2 pm in the Council Chambers. We have the following items on the Agenda.

Approval of Invoices – A copy of the Invoice Summary is included in your packet for your review.

Approval of Contract with Kathy Adair Morin – A copy of the Independent Contractor Agreement is included in your packet for your consideration.

South Washington Area Brownfield Plan – Ed Bradford and Kathy Morin will present a Brownfield Plan for the South Washington Area.

Schedule Special Meeting – Staff is requesting a Special Meeting be scheduled (August 5, 2014) for the BRA to take action on the BRA Plan for the South Washington Area.

USEPA Grant Status

- Staff will update the BRA on the status of current projects.

If you are unable to attend the meeting please call me at 398.2805. See you Tuesday!

:djb

MANISTEE CITY BROWNFIELD REDEVELOPMENT AUTHORITY

Meeting of July 29, 2014

2 pm - Council Chambers, City Hall, 70 Maple Street,
Manistee, Michigan

AGENDA

I Call to Order

II Roll Call

III Approval of Agenda

At this time the Brownfield Redevelopment Authority can take action to approve the July 29, 2014 Agenda.

IV Approval of Minutes

At this time Brownfield Redevelopment Authority can take action to approve the April 29, 2014 meeting Minutes.

V Public Hearing

None

VI Financial Reports

Approval of Invoices

At this time the Brownfield Redevelopment Authority can take action to approve paid invoices.

VII New Business

Approval of Contract with Kathy Adair Morin

At this time the Brownfield Redevelopment Authority could approve a professional services agreement with consultant Kathy Adair Morin.

South Washington Area Brownfield Plan

Brownfield Administrator Ed Bradford and consultant Kathy Morin will present a Brownfield Plan for the South Washington Area for the Directors consideration. The South Washington Area includes six parcels as follows:

- | | | |
|----|--------------------------|----------------------------|
| 1. | River Parc Place | Parcel Code #51-211-100-05 |
| 2. | North Channel Outlet | Parcel Code #51-211-100-02 |
| 3. | Former Groves Parcel (L) | Parcel Code #51-211-100-03 |
| 4. | Former Groves Parcel (S) | Parcel Code #51-211-100-01 |
| 5. | City of Manistee | Parcel Code #51-211-105-01 |
| 6. | Veterans Memorial Park | Parcel Code #51-101-350-01 |

At this time the Directors of the City of Manistee Brownfield Redevelopment Authority will review the Proposed Brownfield Plan for the South Washington Area.

Schedule Special Meeting

Staff has requested that a Special Meeting of the Brownfield Redevelopment Authority be scheduled to take action on the Brownfield Plan for the South Washington Area.

At this time the Brownfield Redevelopment Authority could schedule a Special Meeting to take action on the Brownfield Plan for the South Washington Area.

US EPA Grant Status

Staff will update the Brownfield Redevelopment Authority on the status of current projects.

VIII Old Business

IX Public Comments and Communications

At this time the Chair will ask if there are any public comments.

X Correspondence

At this time the Chair will ask if any correspondence has been received to be read into the record.

XI Staff Reports

At this time the Chair will ask Staff for their report.

XII Members Discussion

At this time the Chair will ask members of the Brownfield Redevelopment Authority if they have any items they want to discuss.

XIII Adjournment

MANISTEE CITY BROWNFIELD REDEVELOPMENT AUTHORITY

70 Maple Street
Manistee, MI 49660

MEETING MINUTES

April 29, 2014

A meeting of the Manistee City Brownfield Redevelopment Authority was held on April 29, 2014 at 2:00 pm in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

Meeting was called to order at 2:04 pm by Chair Clinton McKinven-Copus

Roll Call:

Members Present: W. Frank Beaver, Steve Brower, Donald Kuk, Marlene McBride, Clinton McKinven-Copus, Jeffrey Stege

Members Absent: Dave Carlson

Others: T. Eftaxiadis (BRA Consultant), Ed Bradford (BRA Administrator), Denise Blakeslee (BRA Recording Secretary)

APPROVAL OF AGENDA

Motion by Don Kuk, seconded by Steve Brower that the agenda be amended to include three items as follows:

- Balance Sheet and Revenue/Expenditures as of April 30, 2014
- 2014 Projected Budget
- 2015 Proposed Budget

With a Voice Vote this motion passed unanimously

APPROVAL OF MINUTES

Motion by Don Kuk, seconded by Marlene McBride that the minutes of the January 28, 2014 Brownfield Redevelopment Authority Meeting be approved as prepared.

With a Voice Vote this motion passed unanimously

PUBLIC HEARING

None

FINANCIAL REPORTS

Approval of Invoices – Members reviewed the summary of invoices submitted for payment.

MOTION by Steve Brower, seconded by Don Kuk to approve payment of invoices as follows:

VENDOR NAME	INVOICE DATE	INVOICE NUMBER	INVOICE AMOUNT	SERVICE DESCRIPTION
EDR	02/26/14	3863221	\$250.00	EPA Grant - HAZARDOUS; North Channel Phase I ESA
ECI	01/13/14	CMBRA-1312H	\$191.25	EPA Grant - HAZARDOUS; Remedial Planning, Brownfield Planning, Project Mgmt (Veterans Memorial Park, Manistee Plating, MNST Iron Works)
EDR	04/03/14	3893984	\$350.00	EPA Grant - HAZARDOUS; Hokanson Phase I ESA
ECI	02/13/14	CMBRA-1401H	\$935.00	EPA Grant - HAZARDOUS; Phase I/II ESAs, Remedial Planning, Program Mgmt (Douglas Park, Veterans Memorial Park, Hokanson)
ECI	02/13/14	CMBRA-1401P	\$612.25	EPA Grant - PETROLEUM; Technical Program Mgmt
Northern Analytical Services	03/30/14	2014-67	\$1,200.00	EPA Grant -HAZARDOUS; North Channel Asbestos/Lead Surveys
ECI	03/03/14	CMBRA-1402H	\$2,932.50	EPA Grant - HAZARDOUS; Phase II ESAs, Remedial Planning, Brownfield Planning, Program Mgmt (Douglas Park, Hokanson, North Channel, General Chemical, MNST Iron Works)
ECI	03/03/14	CMBRA-1402P	\$913.75	EPA Grant - PETROLEUM; Brownfield Planning, Program Mgmt (Tuscan, MNST Iron Works))
Nordlund & Associates	03/18/14	13509	\$1,008.00	EPA Grant - HAZARDOUS; Structural Safety Assessment (North Channel Outlet)
TOTAL:			\$8,392.75	

With a Voice Vote this motion passed unanimously.

Balance Sheet and Revenue/Expenditures as of April 30, 2014

Ed Bradford prepared a Balance Sheet and Revenue/Expenditure report for the Brownfield Redevelopment Authority (attached). Mr. Bradford went through the report and answered questions.

MOTION by Don Kuk, seconded by Jeff Stege to accept the Balance Sheet and Revenue/Expenditures as of April 30, 2014 as presented.

With a Voice Vote this motion passed unanimously.

2014 Projected Budget

Mr. Bradford prepared a 2014 Projected Budget for the Brownfield Redevelopment Authority. He went through each line item with the Directors and answered questions.

MOTION by Don Kuk, seconded by Steve Brower to accept the 2014 Projected Budget as presented.

With a Voice Vote this motion passed unanimously.

2015 Proposed Budget

Mr. Bradford prepared a 2015 Budget for the Brownfield Redevelopment Authority. He went through each line item with the Directors and answered questions. Mr. Bradford noted that the budget can be amended as needed.

MOTION by Don Kuk, seconded by Marlene McBride to accept the proposed 2015 Budget as presented.

With a Voice Vote this motion passed unanimously.

NEW BUSINESS

US EPA Grant Status – T. Eftaxiadis updated the Brownfield Redevelopment Authority on the status of current projects including MDEQ Grants/Loans, USEPA Grants and Brownfield Plans from his memo dated April 24, 2014 (attached) and answered any questions from the Director.

Director Kuk left the meeting at 2:40 pm

PUBLIC COMMENTS AND COMMUNICATIONS

None

CORRESPONDENCE

None

STAFF REPORTS

T. Eftaxiadis, BRA Consultant – Mr. Eftaxiadis spoke of the Brownfield Plan he was working on before the Hazardous Grant expiration, for the South Washington Corridor Area that includes the River Parc Place II and the North Channel Outlet properties, two adjacent vacant properties, and Veteran's Memorial Park. Once the Plan is completed, it will require a public hearing; a Special Meeting of the BRA may need to be called.

MEMBERS DISCUSSION

Director McBride thanked Ed Bradford for his work on preparing the Budgets and Financial Plan.

Chair McKinven-Copus thanked Ms. Blakeslee for her work and preparation of minutes.

Director Beaver entered the meeting at 2:50 pm

The Directors spoke of succession planning for staff and how the records are maintained. Mr. Bradford said that staff is working on scanning and archiving all materials for the BRA on Laserfische.

The next regular meeting of the Brownfield Redevelopment Authority will be held on July 29, 2014

ADJOURNMENT

Motion by Frank Beaver, seconded by Steve Brower that the meeting be adjourned. MOTION PASSED UNANIMOUSLY.

Meeting adjourned at 2:54 pm

MANISTEE CITY BROWNFIELD REDEVELOPMENT AUTHORITY

Denise J. Blakeslee, Recording Secretary

Memo

To: City of Manistee Brownfield Redevelopment Authority Directors and Administrator
From: T. Eftaxiadis
Date: April 24, 2014
Re: Status of MDEQ Grants/Loan, USEPA Grants and Brownfield Plans

1. **MDEQ GRANTS/LOANS.** The status of MDEQ grants and loans awarded to the City of Manistee Brownfield Redevelopment Authority (CMBRA) is as follows:
 - a. A \$289,823 Grant was awarded in April 2011 to assist with the environmental cleanup and partial demolition of the **334 River Street** property. The work was substantially completed in June 2012, and the Grant was closed in October 2013.
 - b. A \$91,240 Loan and a \$478,510 Grant was awarded in June 2008 to assist with demolition, environmental remediation and due care activities at the **American Materials (Rieth Riley) property**. The work under the Loan and Grant was substantially completed December 2010. The Loan was closed in October 2013, while the Grant is expected to be closed in late April or early May 2014.

The initial annual payment of \$9,140.06 to the MDEQ for the Loan was made in June 2013. Payments will continue for 10 years, to 2023, at the interest rate of 2%; total payments to the Loan will be \$100,541. In accordance with the terms of the Brownfield Plan for the property dated December 2007 and the Brownfield Development & Reimbursement Agreement between the CMBRA and American Materials dated January 2008, American Materials started in June 2013, and will continue to provide to the CMBRA the amount of the annual Loan payments due to the MDEQ until the adequate tax incremental financing (TIF) revenues from the property become available to the CMBRA to repay the Loan. The CMBRA will reimburse American Materials for the Loan payments using TIF when available (see Section 3 – Brownfield Plans, of this memorandum).
2. **USEPA GRANTS.** The previously extended periods of the two USEPA Grants expired on March 31, 2014. Work activities associated with the two Grants since last reported at the January 28, 2014 meeting of the CMBRA, include the following:
 - a. Petroleum Site Assessment Grant:
 - i. CMBRA staff is in the process of preparing "close-out" reports and documents as required by USEPA. All "close-out" documents are due on June 31, 2014.
 - b. Hazardous Site Assessment Grant:
 - i. **North Channel Outlet.** A Phase I Environmental Site Assessment (ESA), an Asbestos & Lead Based Paint Survey, and a Building Structural Safety Assessment were substantially completed through the Grant prior to its expiration. However, due to the severe weather conditions through March 2014, access to the property was not feasible to complete the Phase II ESA. At staff's request, USEPA provided a two-month extension beyond the March 31, 2014 end date of the Grant period, to allow the CMBRA to occur expenditures associated with the

Phase II ESA and the Baseline Environmental Assessment (BEA) for this property. CMBRA staff will prepare and submit "close-out" reports and documents as required by USEPA" by June 31, 2014

- ii. **518 River Street (former Rengo property).** The property owner did not respond to the request to access the site to complete the Phase I ESA prior to the expiration of the Grant period.
 - iii. **Douglas Park Area.** The Eligibility Determination request to perform a Phase I ESA at this property was denied by the USEPA due to the status of the City (owner) as a potentially liable party.
 - iv. **306 River Street (Hokanson).** The Phase I ESA for this site was substantially completed prior to the expiration of the Grant period. While Recognized Environmental Conditions (REC) were identified at the site, the Grant budget balance and its expiration date did not allow the performance of a Phase II ESA.
3. **BROWNFIELD PLANS.** The status of active and planned Brownfield Plans partially of totally funded through the USEPA grants, is as follows:
- a. Redevelopment efforts at several sites (MAPS Vocational Training Facility, Bookmart, Manistee Iron Works, Century Boat Works and Hotel Northern) did not progress fast enough to trigger need for Brownfield Plans as previously anticipated.
 - b. **334 River Street** property: A Brownfield Plan was approved for this property in October 2010 by the CMBRA and City Council. The MDEQ approved \$144,900 in TIF capture for the reimbursement of eligible environmental activities based on an Act 381 Work Plan submitted for the project; no non-environmental expenses were approved by the MEDC at that time. Following approval of the TIF capture, the MDEQ awarded a grant to the CMBRA (see Item 1. a. above) to cover the vast majority of the eligible environmental and non-environmental project costs. We estimate that the property owner/developer may have incurred and paid up to \$35,100 in TIF reimbursable environmental expenses beyond the amount that was paid with the MDEQ grant.

The "baseline" taxable value of the property at the time the Brownfield Plan was approved was \$82,651. The Brownfield Plan estimated a 10-year TIF capture period to reimburse the owner/developer's and the CMBRA's expenses. However, the taxable value of the property since the approval of the Brownfield Plan has been decreasing. Therefore, no Brownfield TIF has been available for capture by the CMBRA to date. At the time when TIF becomes available, and upon receipt of proper documentation, the owner/developer's eligible costs and the CMBRA's administrative costs may be paid.
 - c. **American Materials (Rieth Riley)** property: A Brownfield Plan was approved for this property in December 2007 by the CMBRA and City Council. Based on an Act 381 Work Plan submitted for the project at that time, the MDEQ and the MEDC approved TIF capture of \$381,190 for the reimbursement of eligible environmental activities, and \$522,925 for the reimbursement of non-environmental expenses, respectively. However, following approval of the Brownfield Plan and the Act 381 Work Plan, the MDEQ awarded a Grant and a Loan to the CMBRA (see Item 1. b. above) to cover the cost of the TIF eligible environmental and non-environmental project activities. As noted above, the developer of the property, American Materials, is obligated to pay the amount of the

annual Loan payments due to the MDEQ (\$9,140) until adequate TIF revenues from the property become available for capture by the CMBRA. The repayment of the amount of the Loan utilized for the project (\$91,242) is expected to be completed within approximately 15 years from the award date of the Loan (2023). The CMBRA will reimburse American Materials for the Loan payments made by American Materials, using future TIF revenues when they are available.

However, note that the property is located within a Renaissance Zone, and property taxes are abated for 15 years, from 2007 to 2022; partial TIF capture will be available during the last three years of the Renaissance Zone period. Therefore, the reimbursement of the Loan payments made by American Materials on behalf of the CMBRA is expected to be initiated when incremental taxes are available for capture and be completed within approximately six and a half (6 ½) years following expiration of the 15 year Renaissance Zone period. Per the approved Brownfield Plan, the TIF capture and reimbursement period will be limited to seven (7) years following the expiration of the 15 year Renaissance Zone period.

Representatives of the CMBRA and American Materials plan to meet in the next few months to discuss the future annual Loan payments and the projected available TIF capture, in light of reductions in the original amount of the Loan and legislative changes impacting the amount of future property taxes.

Please let me know if you have any questions or require additional information.

BALANCE SHEET

Page: 1
4/29/2014
1:32 pm

City of Manistee

As of: 4/30/2014

Balances

Fund: 243 - BROWNFIELD REDEVELOPMENT AUTHO

Assets

001.000	Cash	21,759.67
017.000	MBIA Mi Class Inv	0.00
040.000	AR - Invoices	0.00
084.000	Due From Other Funds	0.00

Total Assets

21,759.67

Liabilities

202.000	Accounts Payable	0.00
203.000	Accrued Payables	0.00
214.000	Due To Other Funds	0.00

Total Liabilities

0.00

Reserves/Balances

390.000	Fund Balance	8,214.58
398.000	Change in Fund Balance	13,545.09

Total Reserves/Balances

21,759.67

Total Liabilities & Balances

21,759.67

REVENUE/EXPENDITURE REPORT

City of Manistee
For the Period: 7/1/2013 to 4/30/2014

Page: 1
4/29/2014
1:15 pm

	Original Bud.	Amended Bud.	YTD Actual	CURR MTH	Encumb. YTD	UnencBal	% Bud
Fund: 243 - BROWNFIELD REDEVELOPMENT AUTHO							
Revenues							
485.000							
Permits							
501.000							
Federal Grant							
539.000							
Federal Grant	0.00	0.00	0.00	0.00	0.00	0.00	0.0
State Grant Revenue							
313609	09/13/2013	GJ EFT - State of Michigan / Brownfield	334 River Street - Pmt #3 \$17,611.75	17,611.75	& Pmt #4 \$8,637.81		
313609	09/13/2013	GJ EFT - State of Michigan / Brownfield	334 River Street - Pmt #3 \$17,611.75	8,637.81	& Pmt #4 \$8,637.81		
313610	09/13/2013	GJ EFT - State of Michigan / Brownfield	334 River Street - Pmt #4 remainder	2,557.19	Final Payment - Grant Closed		
State Grant Revenue	0.00	0.00	28,806.75	0.00	0.00	-28,806.75	0.0
626.000							
Charge for Service							
664.000							
Charge for Service	0.00	0.00	0.00	0.00	0.00	0.00	0.0
Interest Income							
676.000							
Interest Income	0.00	0.00	0.00	0.00	0.00	0.00	0.0
Reimbursement							
699.000							
Reimbursement	0.00	0.00	0.00	0.00	0.00	0.00	0.0
Transfers In							
319388	01/30/2014	GJ Transfer 251 Balance to BRA Fund	245.40				
Transfers In	0.00	0.00	245.40	0.00	0.00	-245.40	0.0
Revenues	0.00	0.00	29,052.15	0.00	0.00	-29,052.15	0.0
Expenditures							
799.000							
Miscellaneous Expense							
801.000							
Miscellaneous Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.0
Professional Services							
310968	08/13/2013	AP EFTAXIADIS CONSULTING INC	CMBRA Technical Services	297.50	INV#: CMBRA-1307	74320	
311731	09/06/2013	AP EFTAXIADIS CONSULTING INC	CMBRA Technical Services	191.25	INV#: CMBRA-1308	74527	
317707	12/13/2013	AP EFTAXIADIS CONSULTING INC	Env Consulting - Joslin Cove,	233.75	INV#: CMBRA-1311	75870	
317707	12/13/2013	AP EFTAXIADIS CONSULTING INC	Env Consulting - Joslin Cove,	170.00	INV#: CMBRA-1311	75870	
Professional Services	0.00	0.00	892.50	0.00	0.00	-892.50	0.0
820.000							
Administration							
900.000							
Administration	0.00	0.00	0.00	0.00	0.00	0.00	0.0
Printing & Publishing							
970.000							
Printing & Publishing	0.00	0.00	0.00	0.00	0.00	0.00	0.0
Capital Outlay							
988.000							
Capital Outlay	0.00	0.00	0.00	0.00	0.00	0.00	0.0
Grant Expense - Land Improve							
999.000							
Grant Expense - Land Improve	0.00	0.00	0.00	0.00	0.00	0.00	0.0
Transfers Out							
801.000							
Transfers Out	0.00	0.00	0.00	0.00	0.00	0.00	0.0
Professional Services							
954.000							
Professional Services	0.00	0.00	0.00	0.00	0.00	0.00	0.0
Refunds							
990.000							
Refunds	0.00	0.00	0.00	0.00	0.00	0.00	0.0
American Materials MDEQ Loan							
American Materials MDEQ Loan	0.00	0.00	0.00	0.00	0.00	0.00	0.0

REVENUE/EXPENDITURE REPORT

City of Manistee
For the Period: 7/1/2013 to 4/30/2014

Page: 2
4/29/2014
1:15 pm

	Original Bud.	Amended Bud.	YTD Actual	CURR MTH	Encumb. YTD	UnencBal	% Bud
Fund: 243 - BROWNFIELD REDEVELOPMENT AUTHO							
Expenditures							
801.000 Professional Services							
Professional Services	0.00	0.00	0.00	0.00	0.00	0.00	0.0
801.000 Professional Services							
315119 10/01/2013 AP ELMER'S CRANE & DOZER, INC.	334 River St Brownfield Proj		8,477.75	INV#:	805340	75370	
315120 10/01/2013 AP RIO VISTA LLC	334 River St Brownfield		6,136.81	INV#:		75371	
Professional Services	0.00	0.00	14,614.56	0.00	0.00	-14,614.56	0.0
Expenditures	0.00	0.00	15,507.06	0.00	0.00	-15,507.06	0.0

City of Manistee

2014-2015 Budget

Brownfield Redevelopment Authority

243 Brownfield Authority	2014 Projected	2015 Budget	Notes
485.000 Permits			
501.000 Federal Grant	\$0	\$0	
539.000 State Grants	41,021	0	
626.000 Charge for Service	0	15,000	River Parc & North Channel, MHC
699.000 Operating Transfer In	245	0	
Total Revenues	\$41,266	\$15,000	
000 Brownfield Authority			
799.000 Miscellaneous Expense	\$0	\$0	
801.000 Professional Services	1,393	11,000	MHC Manistee Plating, River Parc (T., Nordlund, Etc.)
820.000 Administration	0	4,000	City staff time
860.000 Travel & Training Expense	0	0	
900.000 Printing & Publishing	0	0	
970.000 Capital Outlay	0	0	
999.000 Transfer Out	25,000	0	
Subtotal Brownfield Authority	\$26,393	\$15,000	
334 River Street			
799.000 Miscellaneous Expense	\$0	\$0	
801.000 Professional Services	\$14,615	\$0	
820.000 Administration	0	0	
860.000 Travel & Training Expense	0	0	
900.000 Printing & Publishing	0	0	
970.000 Capital Outlay	0	0	
Subtotal 334 River Street	\$14,615	\$0	
Total Expenses	\$41,007	\$15,000	
TOTAL EPA BROWNFIELD PILOT GRANT	\$269	\$0	
Beginning Fund Balance	\$8,215	\$8,474	
Projected Ending Fund Balance	\$8,474	\$8,474	

CITY OF MANISTEE				
BROWNFIELD REDEVELOPMENT AUTHORITY				
SUMMARY OF INVOICES SUBMITTED FOR PAYMENT				
		REPORTING PERIOD:		April 24, 2014 through XXXXXXXXX
				As of: 06/27/14
VENDOR NAME	INVOICE DATE	INVOICE NUMBER	INVOICE AMOUNT	SERVICE DESCRIPTION
EDR	03/31/14	3896513	\$55.00	EPA Grant -HAZARDOUS; High School Area (no Sanborns)
Eftaxiadis Consulting Inc	05/13/14	CMBRA-ESAs-H	\$4,000.00	EPA Grant - HAZARDOUS; Phase I ESAs for North Channel and Hokanson (lump Sum)
Abonmarche	05/20/14	108845	\$750.00	EPA Grant -HAZARDOUS; Survey for North Channel BEA & BRA Plan
Eftaxiadis Consulting Inc	04/24/14	CMBRA-1403H	\$2,465.00	EPA Grant - HAZARDOUS; Phase II ESA/BEA (North Channel), Brownfield Planning (NCO), Grant mgmt
NTH Consultants	05/20/14	594411	\$7,061.78	EPA Grant -HAZARDOUS; Phase II ESA North Channel
Fibertec Environmental	05/30/14	110132	\$1,185.00	EPA Grant -HAZARDOUS; Supplemental Phase II ESA Lab Services for North Channel
Eftaxiadis Consulting Inc	04/24/14	CMBRA-1403P	\$1,168.75	EPA Grant - PETROLEUM; Grant mgmt and closeout
Eftaxiadis Consulting Inc	06/13/14	CMBRA-1405H	\$2,911.25	EPA Grant - HAZARDOUS; Phase II ESA/BEA (North Channel), Outreach, Program mgmt
NTH Consultants Ltd	06/23/14	594912	\$1,200.00	EPA Grant - HAZARDOUS; BEA (North Channel)
Eftaxiadis Consulting Inc	06/13/14	CMBRA-1405	\$1,763.75	Technical Support Filer Twp Dump, 334 River, MDEQ Loan, BRA Assist.
Eftaxiadis Consulting Inc	06/27/14	CMBRA-1406H	\$2,358.75	EPA Grant - HAZARDOUS; Phase II ESA/BEA (North Channel), Outreach, Program mgmt and Closeout
NTH Consultants Ltd	06/23/14	594911	\$1,125.00	EPA Grant - HAZARDOUS; Phase II ESA (North Channel)
TOTAL:			\$26,044.28	

BALANCE SHEET

City of Manistee

As of: 6/30/2014 (PFY)

Balances

Fund: 243 - BROWNFIELD REDEVELOPMENT AUTHO

Assets

001.000	Cash	26,623.08
017.000	MBIA Mi Class Inv	0.00
040.000	AR - Invoices	9,140.09
084.000	Due From Other Funds	0.00

Total Assets 35,763.17

Liabilities

202.000	Accounts Payable	0.00
203.000	Accrued Payables	0.00
214.000	Due To Other Funds	0.00

Total Liabilities 0.00

Reserves/Balances

390.000	Fund Balance	8,214.58
398.000	Change in Fund Balance	27,548.59

Total Reserves/Balances 35,763.17

Total Liabilities & Balances 35,763.17

REVENUE/EXPENDITURE REPORT

City of Manistee

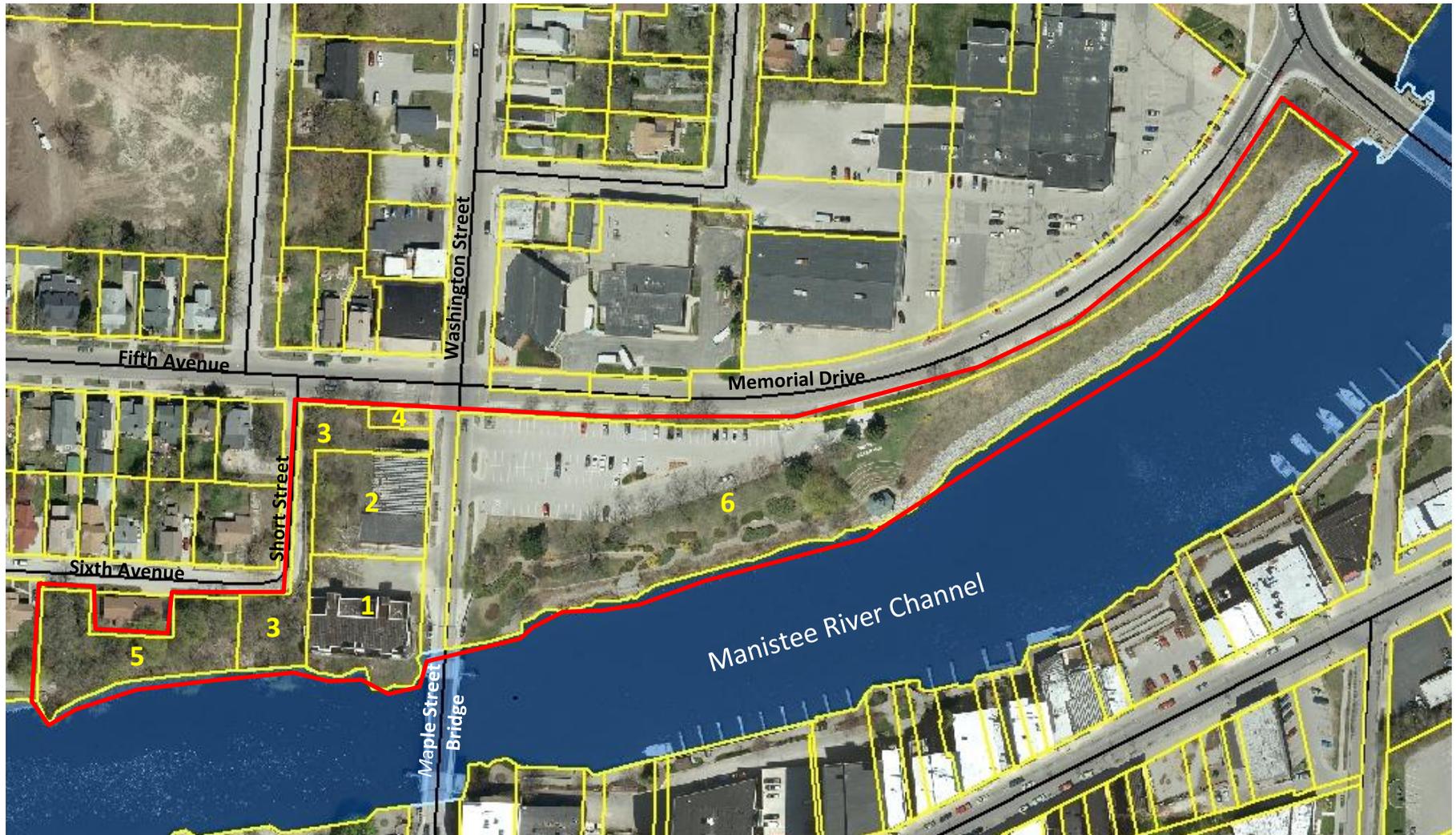
For the Period: 7/1/2013 to 6/30/2014

	Original Bud.	Amended Bud.	YTD Actual	CURR MTH	Encumb. YTD	UnencBal	% Bud
Fund: 243 - BROWNFIELD REDEVELOPMENT AUTHO							
Revenues							
Dept: 000							
485.000 Permits	0.00	0.00	0.00	0.00	0.00	0.00	0.0
501.000 Federal Grant	0.00	0.00	0.00	0.00	0.00	0.00	0.0
539.000 State Grant Revenue	0.00	0.00	44,127.75	15,321.00	0.00	-44,127.75	0.0
626.000 Charge for Service	0.00	0.00	0.00	0.00	0.00	0.00	0.0
664.000 Interest Income	0.00	0.00	0.00	0.00	0.00	0.00	0.0
676.000 Reimbursement	0.00	0.00	9,140.09	0.00	0.00	-9,140.09	0.0
699.000 Transfers In	0.00	0.00	245.40	0.00	0.00	-245.40	0.0
Dept: 000	0.00	0.00	53,513.24	15,321.00	0.00	-53,513.24	0.0
Revenues	0.00	0.00	53,513.24	15,321.00	0.00	-53,513.24	0.0
Expenditures							
Dept: 000							
799.000 Miscellaneous Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.0
801.000 Professional Services	0.00	0.00	2,210.00	1,317.50	0.00	-2,210.00	0.0
820.000 Administration	0.00	0.00	0.00	0.00	0.00	0.00	0.0
900.000 Printing & Publishing	0.00	0.00	0.00	0.00	0.00	0.00	0.0
970.000 Capital Outlay	0.00	0.00	0.00	0.00	0.00	0.00	0.0
988.000 Grant Expense - Land Improve	0.00	0.00	0.00	0.00	0.00	0.00	0.0
999.000 Transfers Out	0.00	0.00	0.00	0.00	0.00	0.00	0.0
Dept: 000	0.00	0.00	2,210.00	1,317.50	0.00	-2,210.00	0.0
Dept: 691 MDEQ Loan							
801.000 Professional Services	0.00	0.00	0.00	0.00	0.00	0.00	0.0
964.000 Refunds	0.00	0.00	0.00	0.00	0.00	0.00	0.0
990.000 American Materials MDEQ Loan	0.00	0.00	9,140.09	0.00	0.00	-9,140.09	0.0
MDEQ Loan	0.00	0.00	9,140.09	0.00	0.00	-9,140.09	0.0
Dept: 692 MDEQ Grant							
801.000 Professional Services	0.00	0.00	0.00	0.00	0.00	0.00	0.0
MDEQ Grant	0.00	0.00	0.00	0.00	0.00	0.00	0.0
Dept: 693 334 River St Grant							
801.000 Professional Services	0.00	0.00	14,614.56	0.00	0.00	-14,614.56	0.0
334 River St Grant	0.00	0.00	14,614.56	0.00	0.00	-14,614.56	0.0
Expenditures	0.00	0.00	25,964.65	1,317.50	0.00	-25,964.65	0.0
Grand Total Net Effect:	0.00	0.00	27,548.59	14,003.50	0.00	-27,548.59	

KEY

- | | |
|--------------------------------|-----------------------|
| 1. River Parc Place II LLC | Parcel #51-211-100-05 |
| 2. North Channel Investors LLC | Parcel #51-211-100-02 |
| 3. Former Groves Property | Parcel #51-211-100-03 |
| 4. Former Groves Property | Parcel #51-211-100-01 |
| 5. City of Manistee | Parcel #51-211-105-01 |
| 6. City of Manistee | Parcel #51-101-350-01 |

South Washington Area



**City of Manistee
Brownfield Redevelopment Authority
Brownfield Plan For
South Washington Street Area Redevelopment Project
City of Manistee, Manistee County**

Prepared By:

City of Manistee Brownfield Redevelopment Authority

and

Manistee Investment Partners, LLC

July 2014

Approved by the Brownfield Redevelopment Authority on _____

Approved by the City Council on _____

Table of Contents

	Page No.
I. INTRODUCTION AND PURPOSE	1
II. ELIGIBLE PROPERTY	3
1. Description of Costs to Be Paid for with Tax Increment Revenues, and Summary of Eligible Activities	4
2. Estimate of Captured Taxable Value and Tax Increment Revenues	5
3. Method of Financing for the Brownfield Plan	6
4. Maximum Amount of Note or Bonded Indebtedness	6
5. Duration of Brownfield Plan	6
6. Estimated Impact of Tax Increment Financing on Revenues of Taxing Jurisdictions	7
7. Legal Description and Property Map	7
8. Estimates of Residents and Displacement of Families	7
9. Plan for Relocation of Displaced Persons	7
10. Provisions for Relocation Costs	8
11. Strategy for Compliance with Michigan's Relocation Assistance Law	8
12. Description of Proposed Use of Local Site Remediation Revolving Fund	8
ATTACHMENTS	
Attachment A – Eligible Activities and Eligible Costs	
Attachment B – TIF Capture and Reimbursement Schedules	
Attachment C – Legal Description of the Eligible Properties	

I. INTRODUCTION AND PURPOSE

On June 6, 2006 the City Council of the City of Manistee, Michigan adopted a resolution to create the City of Manistee Brownfield Redevelopment Authority (“Authority”).

The purpose of this document, to be implemented by the Authority, is to satisfy the requirements for a Brownfield Plan (“Plan”) for the properties shown on Figure 1 and listed below and located within the City of Manistee, Manistee County, Michigan (“Property”) as specified in Act 381 of the Public Acts of 1996 as amended, which is known as the “Brownfield Redevelopment Financing Act”. The City of Manistee is a “qualified local governmental unit”.

The Property is comprised of six real estate parcels shown on Figure 1, mostly within the City of Manistee Downtown Development District and within the City of Manistee Historic District. The Property consists of the following parcels:

1. The “River Parc Place” parcel (Parcel 1), including a vacant and blighted four story building, vacant land north of the building, and a strip of vacant land west of the building.
2. The former “North Channel Outlet” parcel (Parcel 2), including a historic vacant and blighted three story building and a contiguous two story building, and vacant land west of the buildings.
3. Two vacant parcels located north and west of the North Channel Outlet and River Parc Place buildings (Parcels 3 and 4).
4. A vacant parcel (Parcel 5) located west of Parcel 4.
5. The Veterans Memorial Park parcel (Parcel 6) located east of Parcels 1 and 2, including parking areas, a Veterans Memorial, an open air performing arts stage and vacant land.

Due to the fact that the buildings in Parcels 1 and 2 have been vacant and underutilized for several years they are currently blighted and in need of substantial repairs, improvements and structural reinforcements. The portions of the Property where Parcels 1, 2, 3 and 4 are located are part of the historic furniture manufacturing complex started in the 1890's. Portions of the original manufacturing complex were demolished over many years, while some were destroyed by fires. The building in Parcel 2 was used as retail store for furniture and furnishings till the early 2010s. The building on Parcel 1 was partially constructed in 2006 but was soon abandoned and left to deteriorate. These four parcels have been acquired by Manistee Investment Partners, LLC that plan to redevelop them through an integrated mixed-use plan.

Parcels 5 is owned by the City of Manistee, and its inclusion in this Plan is critical to the redevelopment of Parcels 1, 2, 3 and 4 due to the public infrastructure improvements that will be constructed on it to support the project. Similarly, Parcel 6, the Veterans Memorial Park, is included in the Plan due to public infrastructure improvements and public parking facilities that will be constructed and improved on it to support the project.

The proposed project will consist of the redevelopment of the buildings into residential and retail spaces. The redevelopment project will be undertaken by the Manistee Investment Partners, LLC for Parcels 1, 2, 3 and 4, and by the City of Manistee for Parcels 5 and 6 and common public infrastructure improvements (collectively referred to as the “Developers”) with assistance by the Authority.

The redevelopment of the Property, subject to the approval of this Plan by the Authority, the City Council and the State of Michigan will include the following elements:

- Remediation of contaminated soils and media.
- Abatement of hazardous materials.
- Demolition of obsolete and structurally unsafe building components.
- Correction of blighted conditions and building elements.
- Construction of improved public water and wastewater facilities, and streetscapes.
- Construction of market rate and “controlled rent” residential spaces at Parcels 1 and 2.
- Construction of commercial and retail spaces on Parcel 2.
- Site improvements and landscaping.

Site plans will be discussed with, planned under and acted upon by City of Manistee zoning ordinance and the guidelines of the Planning Commission, Historic District Commission and the Main Street - Downtown Development Authority within which the Property is located. The redevelopment will involve meeting certain building, historic and environmental requirements to ensure sustainable and safe operation of the proposed uses.

Parcels 1, 2, 3 and 4 are “facilities”, as defined by Part 201 of the Natural Resources and Environmental Protection Act, Act 451 of the Public Acts of 1994 as amended. Parcels 5 and 6 are contiguous to “facilities” and included in the Plan to support the project. Environmental assessments have been, or are being performed by the Authority on all parcels between January 2013 and the present. The environmental assessments have documented the presence of contaminants at concentrations exceeding State of Michigan Generic Residential Cleanup Criteria as described elsewhere in this Plan. The environmental assessments have also facilitated the preparation of Baseline Environmental Assessments for Parcels 1, 2, 3 and 4, and will be used to determine the scope of the Due Care and additional response activities required at the Property.

The redevelopment project will create ten to fifteen new jobs associated with the commercial and retail components of the redevelopment. This project is critical for the Main Street - Downtown Development Authority because it will eliminate the blighted conditions associated with the buildings in Parcels 1 and 2 for several years. The project is catalytic for

this area of the City's Downtown District due to the expected increased economic and building redevelopment activity. Furthermore, this project is compatible with the City's and the MSDDA's vision for the South Washington Street Area as expressed in the "Manistee North Corridor Placemaking Project" plan prepared by Beckett & Raeder for the MSDDA in September 2012.

The Developers require the assistance of the Authority, the City of Manistee Main Street - Downtown Development Authority ("MSDDA") and the City Council with securing Tax Increment Financing for the project. The Developers will also require the assistance of the City in applying for job creation, blight elimination, public infrastructure improvements and rental rehabilitation grant and loan funding from the Michigan Economic Development Corporation ("MEDC") and the Michigan State Housing Development Authority ("MSHDA") to allow this project to proceed.

Due to the substantial rehabilitation costs associated with the project and the continuing depressed real estate values, the Developers will also seek approval from the City and the State of Michigan for the project to qualify for short-term real property tax abatements under the Obsolete Property Rehabilitation Act ("OPRA") and the Neighborhood Enterprise Zone ("NEZ") programs.

II. ELIGIBLE PROPERTY

The eligible Property is located within the boundaries of the City of Manistee. The numbers of the tax parcels comprising the eligible Property are:

- PARCEL 1 : 51-51-211-100-05
- PARCEL 2 : 51-51-211-100-02
- PARCEL 3 : 51-51-211-100-03
- PARCEL 4 : 51-51-211-100-01
- PARCEL 5 : 51-51-211-105-01
- PARCEL 6 : 51-51-101-350-01

Phase I Environmental Site Assessments ("ESA"), Phase II ESAs and Baseline Environmental Assessments ("BEA") were conducted on Parcels 1 in October 2010, and on Parcels 2, 3 and in April and May 2014. The ESAs and BEA were conducted under a USEPA Brownfield Assessment grant awarded to the Authority. Based on the findings of the soil sampling performed under the Phase II ESAs, it was determined that Parcels 1, 2, 3 and 4 of the Property are "facilities" as defined by Part 201 of the Natural Resources and Environmental Protection Act, Act 451 of the Public Acts of 1994 as amended. The "facility" determination was based on the presence of numerous hazardous substances in soils (Arsenic, Barium, Cadmium, Chromium, Copper, Lead, Mercury, Selenium, Silver, Zinc, Benzo(a)pyrene, Benzo(b)fluoranthene, Fluoranthene and Phenanthrene) at concentrations exceeding applicable State of Michigan generic residential cleanup criteria. Parcels 5 and 6 are contiguous to "facilities" and contributing to the redevelopment of Parcels 1 and 2.

1. Description of Costs to Be Paid for With Tax Increment Revenues, and Summary of Eligible Activities

A description of the costs of the plan intended to be paid for with the tax increment revenues, including a brief summary of the eligible activities that are proposed for each eligible property.

An estimate of costs that may be eligible for reimbursement using Brownfield TIF, associated with the project approved by the Authority, is presented as Attachment A. The eligible activities currently required for the redevelopment of the Property, include:

- Preparation of Act 381 Work Plan for environmental (MDEQ) and non-environmental (MSF) eligible activities;
- Preparation of Due Care Plans for the portions of the Property that are “facilities”;
- Preparation of biddable plans and specifications for environmental and non-environmental eligible construction activities;
- Removal/disposal or capping of contaminated soils, fly ash, coal residue and other waste material at basement and crawl spaces of the River Parc Place (“RPP”) and North Channel Outlet (“NCO”) buildings, respectively;
- Removal/disposal or capping of contaminated soils and wastes north, west and between the two buildings;
- Removal/replacement of contaminated floors in the NCO building;
- Abatement of hazardous materials (Asbestos and Lead Based Paint) in the NCO building;
- Grading and balancing of uneven surfaces north and west of the buildings to facilitate construction of parking spaces and support structures;
- Demolition of structurally unsafe exterior portions of the NCO building;
- Demolition of obsolete interior walls and structures in the RPP and NCO buildings;
- Structural reinforcement of the NCO building to allow the safe interior demolition and reconstruction activities;
- Stabilization of the slope of Short Street west of the two buildings;
- Reconstruction of sidewalks and curb cuts along the Washington Street and 5th Avenue boundaries of the property;
- Replacement of the failing sanitary sewer serving the buildings along the Manistee River Channel;
- Enlargement of the sanitary pump station to provide required capacity for the increased flows generated by the project;
- Extension of the water main to the vicinity of the project to provide the increased capacity for the project;
- Construction of Phase I of a river walk along the south boundary of the Property to enhance walkability for the project;
- Resurfacing of Memorial Drive to accommodate the increased traffic associated with the project;
- Installation of streetscape along the section of Washington Street, from 5th Avenue to the

- Memorial Bridge, along the east boundary of the project;
- Contingency for the construction components of the project;
- Carrying (financing) costs for the construction of eligible activities by the Developers;
- Administrative costs of the Authority for the duration of the TIF capture and reimbursement period;

The estimated cost of the eligible activities that may be reimbursed through revenues generated from the capture of future incremental School and Local taxes on the Property, is approximately \$3,252,400. In the event that a CDBG Blight Elimination grant is awarded by the MSF to the Authority or the City for the project, the cost of some eligible activities may be reduced accordingly. However, the estimated cost to be reimbursed to the Developers through TIF is subject to the capture and reimbursement duration limitation discussed in Section II.5 of this Plan.

Following approval of this Plan by the Authority, the MSDDA and the City Council, review and approval of a Brownfield (Act 381) Work Plan by the MDEQ and MSF will be required prior to beginning work. Additionally, a Development & Reimbursement Agreement between the Authority and the Developers of the Property will be required to establish the schedule and components of the redevelopment project, as well as the terms and conditions of the financing of eligible activities and reimbursement of associated eligible costs.

2. Estimate of Captured Taxable Value and Tax Increment Revenues

Provide an estimate of the captured taxable value and tax increment revenues for each year of the plan from each parcel of eligible property and in aggregate. The plan may provide for the use of part or all of the captured taxable value, including deposits in the local site remediation revolving fund, but the portion intended to be used shall be clearly stated in the plan. The plan shall not provide either for an exclusion from captured taxable value of a portion of the captured taxable value or for an exclusion of the tax levy of one or more taxing jurisdictions unless the tax levy is excluded from tax increment revenues in Section 2(aa), or unless the tax levy is excluded from capture under Section 15. MCLA 125.2663(1)(c)

The estimated captured taxable value and tax increment revenues associated with the project, subject to approval of the Authority, City Council and State of Michigan (MDEQ and MSF), are presented as Attachments B1 and B2.

The incremental taxable value of the parcels comprising the Property at the time of the approval of the Plan is \$1,845,700. This estimate is based on the current combined taxable value of the six parcels, of \$354,300 and an estimated future taxable value of Parcels 1, 2, 3 and 4 upon completion of the redevelopment project at the Property, of approximately \$2,200,000.

The incremental tax revenues that are currently expected to be generated from the parcels on the Property are approximately \$3,289,320. This estimate is based on capture of ~~all~~ *any & all* incremental tax revenues during the duration of the Plan (Section II.5) with a seven-year

Neighborhood Enterprise Zone tax abatement for the RPP building and a ten-year Obsolete Property Rehabilitation Act tax abatement for the NCO building.

3. Method of Financing for the Brownfield Plan

The method, by which the costs of the plan will be financed, including a description of any advances made or anticipated to be made for the costs of the plan from the municipality.

Costs of implementing the eligible activities of the Plan may be financed by use of funding obtained from any of the following sources, at the discretion of the Authority:

- Developers' equity and/or other financing sources.
- Authority financing sources.
- State Site Reclamation and/or Brownfield Redevelopment Grants.
- Tax Incremental Revenues as defined in Section 2(aa) of 1996 Mich. Pub. Acts 381, including capture of incremental taxes levied for school operating and non-school operating expenses, as amended.
- Other revenues obtained by the Authority.
- The Authority's Local Site Remediation Revolving Fund (if/when one is established).

The Authority may use proceeds from any of the listed sources, at its discretion and in compliance with applicable laws, to pay for eligible activities on the eligible Property, to reimburse the Developers, to repay revolving or other loan(s) or bonds, or reimburse the local site remediation revolving fund.

No advance by the Authority is anticipated at this time.

4. Maximum Amount of Note or Bonded Indebtedness

The maximum amount, of note or bounded indebtedness to be incurred, if any. MCLA 125.2663(1)(e).

At this time the Authority will not incur any bonded indebtedness for this Plan. The City of Manistee, at its discretion, may utilize public financing for the project or components of the project.

5. Duration of Brownfield Plan

The duration of the brownfield plan, which shall not exceed the lesser of the period authorized under Subsections (4) and (5) or 35 years. MCLA 125.2663(1)(f).

The Plan will remain in effect for as many years as is required to fully reimburse the eligible costs or thirty (30) years, whichever is less. The Authority will not capture for the Local Site

Remediation Revolving Fund. The estimated tax capture period and schedule is shown on Attachment B.

6. 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 in which the eligible property is located. MCLA 125.2663(1)(g).

Estimates of tax increment revenues from the taxing jurisdictions captured for the eligible project planned by the Authority are presented in Attachments B1 and B2.

7. Legal Description of Property

A legal description of each parcel of eligible property to which the plan applies, a map showing the location and dimensions of each eligible property, and a statement of whether personal property is included as part of the eligible property. MCLA 125.2663(1)(h).

Legal descriptions of the tax parcels comprising the eligible Property and a Property map (aerial photo) are included as Attachment C.

8. Estimates of Residents and Displacement of Families

Estimates of the number of persons residing on each eligible property to which the plan applies and the number of families and individuals to be displaced. If occupied residences are designated for acquisition and clearance by the authority, the plan shall include a demographic survey of the persons to be displaced; a statistical description of the housing supply in the community, including the number of private and public units in existence or under construction, the condition of those in existence, the number of owner-occupied and renter-occupied units, the annual rate of turnover of the various types of housing and the range of rents and sale prices, an estimate of the total demand for housing in the community, and the estimated capacity of private and public housing available to displaced families and individuals. MCLA 125.2663(1)(i).

There are no persons currently residing at the Property that will be redeveloped under the Plan and there are no families or individuals displaced as a result of redevelopment under the Plan.

9. Plan for Relocation of Displaced Persons

A plan for establishing priority for the relocation of persons displaced by implementation of the plan. MCLA 125.2663(1)(j)

No persons will be displaced as a result of implementation of the eligible activities of the

Plan. Therefore, a plan for relocation of displaced persons is not applicable and is not needed for the Plan.

10. Provisions for Relocation Costs

Provision for the costs of relocating persons displaced by implementation of the plan, and financial assistance and reimbursement of expenses, including litigation expenses and expenses incident to the transfer of title, in accordance with the standards and provisions of the federal uniform relocation assistance and real property acquisition policies Act of 1970, Public Law 91-646, 84 Stat. 1894 MCLA 125.2663(1)(k)

No persons will be displaced as a result of implementation of the eligible activities of the Plan and no relocation costs will be incurred. Therefore, provision for relocation costs is not applicable and is not needed for the Plan.

11. Strategy for Compliance with Michigan's Relocation Assistance Law

A strategy for compliance with Act No. 227 of the Public Acts of 1972, being Sections 213.321 to 213.332 of the Michigan Compiled Laws.

No persons will be displaced as a result of implementation of the eligible activities of the Plan. Therefore, no relocation assistance strategy is needed for the Plan.

12. Description of Proposed Use of Local Site Remediation Revolving Fund

A description of proposed use of the local site remediation revolving fund. MCLA 125.2663(1)(m).

The Authority will not capture for the Local Site Remediation Revolving Fund (LSRRF). If the Authority amends the plan at a future date to allow capture for the LSRRF, the proceeds of the Authority's , which may be established by a resolution of the Authority, including the maximum amount of tax increment revenues captured by the Authority and placed in the LSRRF under the Plan, will be used in accordance with the Act. The Authority will then use the fund to pay for the Authority's administrative costs, for repayment of any indebtedness incurred by the Authority for this project, for reimbursing the Developers qualifying for such reimbursement for eligible activities as defined in Section 2(k) of 1996 of 1996 Mich. Pub. Acts 381 as amended, and to pay for any eligible activity costs conducted by the Authority at approved properties within the City of Manistee and included in a Plan, but not limited to the property included in this Plan, as well as other eligible properties within the City of Manistee which may be included in the Plan as amended in the future by the Authority and the City Council. Eligible activities include but are not limited to:

Phase I and II Environmental Assessments

Baseline Environmental Assessments
Soil and Groundwater Investigations
Soil and/or Groundwater Remediation
Contaminated Structure Demolitions
Due Care Activities
Associated Infrastructure improvements associated with response activities
Administration Costs (Work Plans, MDEQ approvals, Authority administrative/operating expenses)

No estimates of tax increment revenues captured from the eligible Property for the LSRRF are presented in Attachment B.

ATTACHMENT A – Eligible Activities and Eligible Costs

**ATTACHMENT A - Eligible Activities and Eligible Costs
South Washington Area Redevelopment**

ACTIVITY	COST	INCREMENTAL TAX CAPTURE			
		SCHOOL	SCHOOL	LOCAL	LOCAL
ENVIRONMENTAL (MDEQ)					
RPP/NCO - Due Care Plan	\$10,000	42.3%	\$4,230	57.7%	\$5,770
RPP - Cap Exposed Contaminated Soils (Basement)	\$15,000	42.3%	\$6,345	57.7%	\$8,655
RPP - Cap Contaminated Soils (Open Area between RPP and NCO)	\$20,000	42.3%	\$8,460	57.7%	\$11,540
NCO - Cap Contaminated Soil, Coal, Ash, Debris (1st Floor Crawl Space)	\$35,000	42.3%	\$14,805	57.7%	\$20,195
NCO - Remove/Cap Contaminated Soil, Coal, Ash, Debris (West Open Area)	\$25,000	42.3%	\$10,575	57.7%	\$14,425
NCO - Remove/Cap Contaminated Soil, Ash (North Open Area)	\$20,000	42.3%	\$8,460	57.7%	\$11,540
NCO - Remove/Replace Contaminated Wooden Floors (3rd Floor N Building)	\$10,000	42.3%	\$4,230	57.7%	\$5,770
BRA Plan and Act 381 Work Plan (MDEQ Portion)	\$10,000	42.3%	\$4,230	57.7%	\$5,770
Contingency on Environmental Activities (15%)	\$21,750	42.3%	\$9,200	57.7%	\$12,550
Subtotal:	\$166,750		\$70,535		\$96,215
SITE PREPARATION (MSF)					
NCO - ACM Abatement	\$40,000	42.3%	\$16,920	57.7%	\$23,080
NCO - LBP Abatement	\$35,000	42.3%	\$14,805	57.7%	\$20,195
NCO - North and West Areas Grading & Balancing	\$10,000	42.3%	\$4,230	57.7%	\$5,770
NCO - Interior Structures and Walls Demolition	\$10,000	42.3%	\$4,230	57.7%	\$5,770
NCO - Exterior Structures and Walls Demolition	\$20,000	42.3%	\$8,460	57.7%	\$11,540
NCO - Building Structural Stabilization	\$200,000	42.3%	\$84,600	57.7%	\$115,400
RPP - West Area Grading & Balancing	\$10,000	42.3%	\$4,230	57.7%	\$5,770
RPP - Interior Structures and Walls Demolition	\$20,000	42.3%	\$8,460	57.7%	\$11,540
Contingency (15%)	\$51,750	42.3%	\$21,890	57.7%	\$29,860
Subtotal:	\$396,750		\$167,825		\$228,925
PUBLIC INFRASTRUCTURE IMPROVEMENTS (MSF)					
NCO - Sidewalk and Curb Cuts	\$50,000	42.3%	\$21,150	57.7%	\$28,850
RPP - Sidewalk and Curb Cuts	\$50,000	42.3%	\$21,150	57.7%	\$28,850
SWA - Short Street Retaining Structures	\$150,000	42.3%	\$63,450	57.7%	\$86,550
SWA - Sanitary Sewer Replacement	\$810,000	42.3%	\$342,630	57.7%	\$467,370
SWA - Pump Station Enlargement	\$385,000	42.3%	\$162,855	57.7%	\$222,145
SWA - Water Main Extension	\$47,600	42.3%	\$20,135	57.7%	\$27,465
SWA - River Walk Phase I	\$114,300	42.3%	\$48,349	57.7%	\$65,951
SWA - Memorial Drive Resurfacing	\$480,000	42.3%	\$203,040	57.7%	\$276,960
VMP - Streetscape (Washington Street; Bridge to 5th Avenue)	\$150,000	42.3%	\$63,450	57.7%	\$86,550
BRA Plan and Act 381 Work Plan (MSF Portion)	\$10,000	42.3%	\$4,230	57.7%	\$5,770
Contingency (15%)	\$337,035	42.3%	\$142,566	57.7%	\$194,469
Subtotal:	\$2,583,935		\$1,093,005		\$1,490,930
Reimbursable Eligible Costs Total:	\$3,147,435		\$1,331,365		\$1,816,070
BRA Administrative Cost	\$105,000	0.0%	\$0	100.0%	\$105,000
Total Incremental Tax Capture:	\$3,252,435		\$1,331,365		\$1,921,070

ATTACHMENT A - SWA 381 WP Eligible Costs 07-10-14

ATTACHMENT B – TIF Capture and Reimbursement Schedule

**SOUTH WASHINGTON AREA BROWNFIELD REDEVELOPMENT PROJECT
ATTACHMENT B-1a**

RIVER PARC PLACE - PARCEL 1 - REAL ESTATE

Projected Taxable Value (Real Estate) \$ 210,000
 Current Taxable Value: (Real Estate) \$ 42,900 2014
 Incremental Taxable Value: \$ 167,100 Increase 1.5% annually after 2016

Millage Category	Millage Rate	Captured Millage	Year															
			2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	
Capturable Taxable Value			\$ -	\$ 167,100	\$ 169,607	\$ 172,151	\$ 174,733	\$ 177,354	\$ 180,014	\$ 182,714	\$ 185,455	\$ 188,237	\$ 191,060	\$ 193,926	\$ 196,835	\$ 199,788	\$ 202,785	
School Operating	18.0000	\$ 108,277	\$ -	\$ 3,008	\$ 3,053	\$ 3,099	\$ 3,145	\$ 3,192	\$ 3,240	\$ 3,289	\$ 3,338	\$ 3,388	\$ 3,439	\$ 3,491	\$ 3,543	\$ 3,596	\$ 3,650	
State Education Tax	6.0000	\$ 36,092	\$ -	\$ 1,003	\$ 1,018	\$ 1,033	\$ 1,048	\$ 1,064	\$ 1,080	\$ 1,096	\$ 1,113	\$ 1,129	\$ 1,146	\$ 1,164	\$ 1,181	\$ 1,199	\$ 1,217	
School Debt Service	2.3800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
West Shore CC Voted	3.0907	\$ 18,592	\$ -	\$ 516	\$ 524	\$ 532	\$ 540	\$ 548	\$ 556	\$ 565	\$ 573	\$ 582	\$ 591	\$ 599	\$ 608	\$ 617	\$ 627	
Manistee ISD	2.3000	\$ 13,835	\$ -	\$ 384	\$ 390	\$ 396	\$ 402	\$ 408	\$ 414	\$ 420	\$ 427	\$ 433	\$ 439	\$ 446	\$ 453	\$ 460	\$ 466	
City Operating	17.7612	\$ 106,840	\$ -	\$ 2,968	\$ 3,012	\$ 3,058	\$ 3,103	\$ 3,150	\$ 3,197	\$ 3,245	\$ 3,294	\$ 3,343	\$ 3,393	\$ 3,444	\$ 3,496	\$ 3,548	\$ 3,602	
County Operating	5.5000	\$ 33,085	\$ -	\$ 919	\$ 933	\$ 947	\$ 961	\$ 975	\$ 990	\$ 1,005	\$ 1,020	\$ 1,035	\$ 1,051	\$ 1,067	\$ 1,083	\$ 1,099	\$ 1,115	
911 Voted	0.8000	\$ 4,812	\$ -	\$ 134	\$ 136	\$ 138	\$ 140	\$ 142	\$ 144	\$ 146	\$ 148	\$ 151	\$ 153	\$ 155	\$ 157	\$ 160	\$ 162	
Council on Aging Voted	0.3000	\$ 1,805	\$ -	\$ 50	\$ 51	\$ 52	\$ 52	\$ 53	\$ 54	\$ 55	\$ 56	\$ 56	\$ 57	\$ 58	\$ 59	\$ 60	\$ 61	
County Library Voted	1.0000	\$ 6,015	\$ -	\$ 167	\$ 170	\$ 172	\$ 175	\$ 177	\$ 180	\$ 183	\$ 185	\$ 188	\$ 191	\$ 194	\$ 197	\$ 200	\$ 203	
Dial A Ride Voted	0.3276	\$ 1,971	\$ -	\$ 55	\$ 56	\$ 56	\$ 57	\$ 58	\$ 59	\$ 60	\$ 61	\$ 62	\$ 63	\$ 64	\$ 64	\$ 65	\$ 66	
Medical Care Voted	0.5000	\$ 3,008	\$ -	\$ 84	\$ 85	\$ 86	\$ 87	\$ 89	\$ 90	\$ 91	\$ 93	\$ 94	\$ 96	\$ 97	\$ 98	\$ 100	\$ 101	
City Garbage	1.1500	\$ 6,918	\$ -	\$ 192	\$ 195	\$ 198	\$ 201	\$ 204	\$ 207	\$ 210	\$ 213	\$ 216	\$ 220	\$ 223	\$ 226	\$ 230	\$ 233	
Fire Truck & Station Bond	0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
County Jail Bond Voted	0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Incremental Tax	59.1095	\$ 341,250	0	9,479	9,622	9,766	9,913	10,061	10,212	10,365	10,521	10,679	10,839	11,001	11,166	11,334	11,504	
			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
School Tax Captured		\$ 144,369	\$ -	\$ 4,010	\$ 4,071	\$ 4,132	\$ 4,194	\$ 4,256	\$ 4,320	\$ 4,385	\$ 4,451	\$ 4,518	\$ 4,585	\$ 4,654	\$ 4,724	\$ 4,795	\$ 4,867	
Non-School Tax Captured		\$ 196,880	\$ -	\$ 5,469	\$ 5,551	\$ 5,634	\$ 5,719	\$ 5,805	\$ 5,892	\$ 5,980	\$ 6,070	\$ 6,161	\$ 6,253	\$ 6,347	\$ 6,442	\$ 6,539	\$ 6,637	
Total Tax Captured		\$341,250	\$0	\$9,479	\$9,622	\$9,766	\$9,913	\$10,061	\$10,212	\$10,365	\$10,521	\$10,679	\$10,839	\$11,001	\$11,166	\$11,334	\$11,504	

	Aggregate	Application of Funds															
		2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	
Capture for Eligible Costs:	\$341,250	\$0	\$9,479	\$9,622	\$9,766	\$9,913	\$10,061	\$10,212	\$10,365	\$10,521	\$10,679	\$10,839	\$11,001	\$11,166	\$11,334	\$11,504	
Capture for Revolving Fund:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Cumulative Total Capture	\$341,250	\$0	\$9,479	\$19,101	\$28,867	\$38,780	\$48,841	\$59,053	\$69,418	\$79,939	\$90,618	\$101,456	\$112,458	\$123,624	\$134,958	\$146,462	

SOUTH WASHINGTON AREA BROWNFIELD REDEVELOPMENT PROJECT
ATTACHMENT B-1a

<u>2029</u>	<u>2030</u>	<u>2031</u>	<u>2032</u>	<u>2033</u>	<u>2034</u>	<u>2035</u>	<u>2036</u>	<u>2037</u>	<u>2038</u>	<u>2039</u>	<u>2040</u>	<u>2041</u>	<u>2042</u>	<u>2042</u>
\$ 205,826	\$ 208,914	\$ 212,047	\$ 215,228	\$ 218,457	\$ 221,733	\$ 225,059	\$ 228,435	\$ 231,862	\$ 235,340	\$ 238,870	\$ 242,453	\$ 246,090	\$ 249,781	\$ 253,528
\$ 3,705	\$ 3,760	\$ 3,817	\$ 3,874	\$ 3,932	\$ 3,991	\$ 4,051	\$ 4,112	\$ 4,174	\$ 4,236	\$ 4,300	\$ 4,364	\$ 4,430	\$ 4,496	\$ 4,564
\$ 1,235	\$ 1,253	\$ 1,272	\$ 1,291	\$ 1,311	\$ 1,330	\$ 1,350	\$ 1,371	\$ 1,391	\$ 1,412	\$ 1,433	\$ 1,455	\$ 1,477	\$ 1,499	\$ 1,521
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 636	\$ 646	\$ 655	\$ 665	\$ 675	\$ 685	\$ 696	\$ 706	\$ 717	\$ 727	\$ 738	\$ 749	\$ 761	\$ 772	\$ 784
\$ 473	\$ 481	\$ 488	\$ 495	\$ 502	\$ 510	\$ 518	\$ 525	\$ 533	\$ 541	\$ 549	\$ 558	\$ 566	\$ 574	\$ 583
\$ 3,656	\$ 3,711	\$ 3,766	\$ 3,823	\$ 3,880	\$ 3,938	\$ 3,997	\$ 4,057	\$ 4,118	\$ 4,180	\$ 4,243	\$ 4,306	\$ 4,371	\$ 4,436	\$ 4,503
\$ 1,132	\$ 1,149	\$ 1,166	\$ 1,184	\$ 1,202	\$ 1,220	\$ 1,238	\$ 1,256	\$ 1,275	\$ 1,294	\$ 1,314	\$ 1,333	\$ 1,353	\$ 1,374	\$ 1,394
\$ 165	\$ 167	\$ 170	\$ 172	\$ 175	\$ 177	\$ 180	\$ 183	\$ 185	\$ 188	\$ 191	\$ 194	\$ 197	\$ 200	\$ 203
\$ 62	\$ 63	\$ 64	\$ 65	\$ 66	\$ 67	\$ 68	\$ 69	\$ 70	\$ 71	\$ 72	\$ 73	\$ 74	\$ 75	\$ 76
\$ 206	\$ 209	\$ 212	\$ 215	\$ 218	\$ 222	\$ 225	\$ 228	\$ 232	\$ 235	\$ 239	\$ 242	\$ 246	\$ 250	\$ 254
\$ 67	\$ 68	\$ 69	\$ 71	\$ 72	\$ 73	\$ 74	\$ 75	\$ 76	\$ 77	\$ 78	\$ 79	\$ 81	\$ 82	\$ 83
\$ 103	\$ 104	\$ 106	\$ 108	\$ 109	\$ 111	\$ 113	\$ 114	\$ 116	\$ 118	\$ 119	\$ 121	\$ 123	\$ 125	\$ 127
\$ 237	\$ 240	\$ 244	\$ 248	\$ 251	\$ 255	\$ 259	\$ 263	\$ 267	\$ 271	\$ 275	\$ 279	\$ 283	\$ 287	\$ 292
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11,676	11,852	12,029	12,210	12,393	12,579	12,768	12,959	13,153	13,351	13,551	13,754	13,961	14,170	14,383

<u>16</u>	<u>17</u>	<u>18</u>	<u>19</u>	<u>20</u>	<u>21</u>	<u>22</u>	<u>23</u>	<u>24</u>	<u>25</u>	<u>26</u>	<u>27</u>	<u>28</u>	<u>29</u>	<u>30</u>
\$ 4,940	\$ 5,014	\$ 5,089	\$ 5,165	\$ 5,243	\$ 5,322	\$ 5,401	\$ 5,482	\$ 5,565	\$ 5,648	\$ 5,733	\$ 5,819	\$ 5,906	\$ 5,995	\$ 6,085
\$ 6,737	\$ 6,838	\$ 6,940	\$ 7,044	\$ 7,150	\$ 7,257	\$ 7,366	\$ 7,477	\$ 7,589	\$ 7,703	\$ 7,818	\$ 7,935	\$ 8,054	\$ 8,175	\$ 8,298
\$11,676	\$11,852	\$12,029	\$12,210	\$12,393	\$12,579	\$12,768	\$12,959	\$13,153	\$13,351	\$13,551	\$13,754	\$13,961	\$14,170	\$14,383

\$11,676	\$11,852	\$12,029	\$12,210	\$12,393	\$12,579	\$12,768	\$12,959	\$13,153	\$13,351	\$13,551	\$13,754	\$13,961	\$14,170	\$14,383
<u>\$0</u>														
\$158,138	\$169,990	\$182,019	\$194,229	\$206,622	\$219,201	\$231,968	\$244,927	\$258,081	\$271,431	\$284,982	\$298,737	\$312,697	\$326,867	\$341,250

**SOUTH WASHINGTON AREA BROWNFIELD REDEVELOPMENT PROJECT
ATTACHMENT B-1b**

RIVER PARC PLACE - PARCEL 1 - REAL PROPERTY

Projected Taxable Value (Real Property) \$ 1,190,000
 Current Taxable Value: (Real Property) \$ 243,000 2014
 Incremental Taxable Value: \$ 947,000 Increase 1.5% annually after 2016

Millage Category	Millage Rate	Captured Millage	Year														
			2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Capturable Taxable Value			\$ -	\$ 500,000	\$ 947,000	\$ 961,205	\$ 975,623	\$ 990,257	\$ 1,005,111	\$ 1,020,188	\$ 1,035,491	\$ 1,051,023	\$ 1,066,788	\$ 1,082,790	\$ 1,099,032	\$ 1,115,518	\$ 1,132,250
School Operating	18.0000	\$ 596,771	\$ -	\$ 9,000	\$ 17,046	\$ 17,302	\$ 17,561	\$ 17,825	\$ 18,092	\$ 18,363	\$ 18,639	\$ 18,918	\$ 19,202	\$ 19,490	\$ 19,783	\$ 20,079	\$ 20,381
State Education Tax	6.0000	\$ 198,924	\$ -	\$ 3,000	\$ 5,682	\$ 5,767	\$ 5,854	\$ 5,942	\$ 6,031	\$ 6,121	\$ 6,213	\$ 6,306	\$ 6,401	\$ 6,497	\$ 6,594	\$ 6,693	\$ 6,794
School Debt Service	2.3800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
West Shore CC Voted	3.0907	\$ 82,690	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,200	\$ 3,248	\$ 3,297	\$ 3,347	\$ 3,397	\$ 3,448	\$ 3,499
Manistee ISD	2.3000	\$ 61,536	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City Operating	17.7612	\$ 475,193	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,392	\$ 18,667	\$ 18,947	\$ 19,232	\$ 19,520	\$ 19,813	\$ 20,110
County Operating	5.5000	\$ 147,150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,695	\$ 5,781	\$ 5,867	\$ 5,955	\$ 6,045	\$ 6,135	\$ 6,227
911 Voted	0.8000	\$ 21,404	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 828	\$ 841	\$ 853	\$ 866	\$ 879	\$ 892	\$ 906
Council on Aging Voted	0.3000	\$ 8,026	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 311	\$ 315	\$ 320	\$ 325	\$ 330	\$ 335	\$ 340
County Library Voted	1.0000	\$ 26,755	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,035	\$ 1,051	\$ 1,067	\$ 1,083	\$ 1,099	\$ 1,116	\$ 1,132
Dial A Ride Voted	0.3276	\$ 8,765	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 339	\$ 344	\$ 349	\$ 355	\$ 360	\$ 365	\$ 371
Medical Care Voted	0.5000	\$ 13,377	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 518	\$ 526	\$ 533	\$ 541	\$ 550	\$ 558	\$ 566
City Garbage	1.1500	\$ 30,768	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,191	\$ 1,209	\$ 1,227	\$ 1,245	\$ 1,264	\$ 1,283	\$ 1,302
Fire Truck & Station Bond	0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County Jail Bond Voted	0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Incremental Tax	59.1095	\$ 1,671,359	0	12,000	22,728	23,069	23,415	23,766	24,123	24,485	58,743	59,624	60,518	61,426	62,348	63,283	64,232
			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
School Tax Captured		\$ 795,695	\$ -	\$ 12,000	\$ 22,728	\$ 23,069	\$ 23,415	\$ 23,766	\$ 24,123	\$ 24,485	\$ 24,852	\$ 25,225	\$ 25,603	\$ 25,987	\$ 26,377	\$ 26,772	\$ 27,174
Non-School Tax Captured		\$ 875,664	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33,891	\$ 34,399	\$ 34,915	\$ 35,439	\$ 35,971	\$ 36,510	\$ 37,058
Total Tax Captured		\$ 1,671,359	\$ 0	\$ 12,000	\$ 22,728	\$ 23,069	\$ 23,415	\$ 23,766	\$ 24,123	\$ 24,485	\$ 58,743	\$ 59,624	\$ 60,518	\$ 61,426	\$ 62,348	\$ 63,283	\$ 64,232

	Aggregate	Application of Funds														
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Capture for Eligible Costs:	\$1,671,359	\$0	\$12,000	\$22,728	\$23,069	\$23,415	\$23,766	\$24,123	\$24,485	\$58,743	\$59,624	\$60,518	\$61,426	\$62,348	\$63,283	\$64,232
Capture for Revolving Fund:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cumulative Total Capture	\$1,671,359	\$0	\$12,000	\$34,728	\$57,797	\$81,212	\$104,978	\$129,101	\$153,585	\$212,328	\$271,952	\$332,471	\$393,897	\$456,244	\$519,527	\$583,759

SOUTH WASHINGTON AREA BROWNFIELD REDEVELOPMENT PROJECT
ATTACHMENT B-1b

<u>2029</u>	<u>2030</u>	<u>2031</u>	<u>2032</u>	<u>2033</u>	<u>2034</u>	<u>2035</u>	<u>2036</u>	<u>2037</u>	<u>2038</u>	<u>2039</u>	<u>2040</u>	<u>2041</u>	<u>2042</u>	<u>2042</u>
\$ 1,149,234	\$ 1,166,473	\$ 1,183,970	\$ 1,201,729	\$ 1,219,755	\$ 1,238,052	\$ 1,256,622	\$ 1,275,472	\$ 1,294,604	\$ 1,314,023	\$ 1,333,733	\$ 1,353,739	\$ 1,374,045	\$ 1,394,656	\$ 1,415,576
\$ 20,686	\$ 20,997	\$ 21,311	\$ 21,631	\$ 21,956	\$ 22,285	\$ 22,619	\$ 22,958	\$ 23,303	\$ 23,652	\$ 24,007	\$ 24,367	\$ 24,733	\$ 25,104	\$ 25,480
\$ 6,895	\$ 6,999	\$ 7,104	\$ 7,210	\$ 7,319	\$ 7,428	\$ 7,540	\$ 7,653	\$ 7,768	\$ 7,884	\$ 8,002	\$ 8,122	\$ 8,244	\$ 8,368	\$ 8,493
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 3,552	\$ 3,605	\$ 3,659	\$ 3,714	\$ 3,770	\$ 3,826	\$ 3,884	\$ 3,942	\$ 4,001	\$ 4,061	\$ 4,122	\$ 4,184	\$ 4,247	\$ 4,310	\$ 4,375
\$ 2,643	\$ 2,683	\$ 2,723	\$ 2,764	\$ 2,805	\$ 2,848	\$ 2,890	\$ 2,934	\$ 2,978	\$ 3,022	\$ 3,068	\$ 3,114	\$ 3,160	\$ 3,208	\$ 3,256
\$ 20,412	\$ 20,718	\$ 21,029	\$ 21,344	\$ 21,664	\$ 21,989	\$ 22,319	\$ 22,654	\$ 22,994	\$ 23,339	\$ 23,689	\$ 24,044	\$ 24,405	\$ 24,771	\$ 25,142
\$ 6,321	\$ 6,416	\$ 6,512	\$ 6,610	\$ 6,709	\$ 6,809	\$ 6,911	\$ 7,015	\$ 7,120	\$ 7,227	\$ 7,336	\$ 7,446	\$ 7,557	\$ 7,671	\$ 7,786
\$ 919	\$ 933	\$ 947	\$ 961	\$ 976	\$ 990	\$ 1,005	\$ 1,020	\$ 1,036	\$ 1,051	\$ 1,067	\$ 1,083	\$ 1,099	\$ 1,116	\$ 1,132
\$ 345	\$ 350	\$ 355	\$ 361	\$ 366	\$ 371	\$ 377	\$ 383	\$ 388	\$ 394	\$ 400	\$ 406	\$ 412	\$ 418	\$ 425
\$ 1,149	\$ 1,166	\$ 1,184	\$ 1,202	\$ 1,220	\$ 1,238	\$ 1,257	\$ 1,275	\$ 1,295	\$ 1,314	\$ 1,334	\$ 1,354	\$ 1,374	\$ 1,395	\$ 1,416
\$ 376	\$ 382	\$ 388	\$ 394	\$ 400	\$ 406	\$ 412	\$ 418	\$ 424	\$ 430	\$ 437	\$ 443	\$ 450	\$ 457	\$ 464
\$ 575	\$ 583	\$ 592	\$ 601	\$ 610	\$ 619	\$ 628	\$ 638	\$ 647	\$ 657	\$ 667	\$ 677	\$ 687	\$ 697	\$ 708
\$ 1,322	\$ 1,341	\$ 1,362	\$ 1,382	\$ 1,403	\$ 1,424	\$ 1,445	\$ 1,467	\$ 1,489	\$ 1,511	\$ 1,534	\$ 1,557	\$ 1,580	\$ 1,604	\$ 1,628
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
65,195	66,173	67,166	68,174	69,196	70,234	71,288	72,357	73,442	74,544	75,662	76,797	77,949	79,118	80,305
<u>16</u>	<u>17</u>	<u>18</u>	<u>19</u>	<u>20</u>	<u>21</u>	<u>22</u>	<u>23</u>	<u>24</u>	<u>25</u>	<u>26</u>	<u>27</u>	<u>28</u>	<u>29</u>	<u>30</u>
\$ 27,582	\$ 27,995	\$ 28,415	\$ 28,842	\$ 29,274	\$ 29,713	\$ 30,159	\$ 30,611	\$ 31,070	\$ 31,537	\$ 32,010	\$ 32,490	\$ 32,977	\$ 33,472	\$ 33,974
\$ 37,614	\$ 38,178	\$ 38,751	\$ 39,332	\$ 39,922	\$ 40,521	\$ 41,129	\$ 41,746	\$ 42,372	\$ 43,007	\$ 43,652	\$ 44,307	\$ 44,972	\$ 45,646	\$ 46,331
\$65,195	\$66,173	\$67,166	\$68,174	\$69,196	\$70,234	\$71,288	\$72,357	\$73,442	\$74,544	\$75,662	\$76,797	\$77,949	\$79,118	\$80,305
\$65,195	\$66,173	\$67,166	\$68,174	\$69,196	\$70,234	\$71,288	\$72,357	\$73,442	\$74,544	\$75,662	\$76,797	\$77,949	\$79,118	\$80,305
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$648,954	\$715,128	\$782,294	\$850,467	\$919,663	\$989,898	\$1,061,185	\$1,133,542	\$1,206,984	\$1,281,528	\$1,357,190	\$1,433,987	\$1,511,936	\$1,591,054	\$1,671,359

**SOUTH WASHINGTON AREA BROWNFIELD REDEVELOPMENT PROJECT
ATTACHMENT B-2a**

NORTH CHANNEL OUTLET - PARCEL 2 - REAL ESTATE

Projected Taxable Value (Real Estate) \$ 120,000
 Current Taxable Value: (Real Estate) \$ 8,610 2014
 Incremental Taxable Value: \$ 111,390 Increase 1.5% annually after 2016

Millage Category	Millage Rate	Captured Millage	Year															
			2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	
Capturable Taxable Value			\$ -	\$ 111,390	\$ 113,061	\$ 114,757	\$ 116,478	\$ 118,225	\$ 119,999	\$ 121,799	\$ 123,626	\$ 125,480	\$ 127,362	\$ 129,273	\$ 131,212	\$ 133,180	\$ 135,178	
School Operating	18.0000	\$ 72,178	\$ -	\$ 2,005	\$ 2,035	\$ 2,066	\$ 2,097	\$ 2,128	\$ 2,160	\$ 2,192	\$ 2,225	\$ 2,259	\$ 2,293	\$ 2,327	\$ 2,362	\$ 2,397	\$ 2,433	
State Education Tax	6.0000	\$ 24,059	\$ -	\$ 668	\$ 678	\$ 689	\$ 699	\$ 709	\$ 720	\$ 731	\$ 742	\$ 753	\$ 764	\$ 776	\$ 787	\$ 799	\$ 811	
School Debt Service	2.3800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
West Shore CC Voted	3.0907	\$ 12,393	\$ -	\$ 344	\$ 349	\$ 355	\$ 360	\$ 365	\$ 371	\$ 376	\$ 382	\$ 388	\$ 394	\$ 400	\$ 406	\$ 412	\$ 418	
Manistee ISD	2.3000	\$ 9,223	\$ -	\$ 256	\$ 260	\$ 264	\$ 268	\$ 272	\$ 276	\$ 280	\$ 284	\$ 289	\$ 293	\$ 297	\$ 302	\$ 306	\$ 311	
City Operating	17.7612	\$ 71,221	\$ -	\$ 1,978	\$ 2,008	\$ 2,038	\$ 2,069	\$ 2,100	\$ 2,131	\$ 2,163	\$ 2,196	\$ 2,229	\$ 2,262	\$ 2,296	\$ 2,330	\$ 2,365	\$ 2,401	
County Operating	5.5000	\$ 22,054	\$ -	\$ 613	\$ 622	\$ 631	\$ 641	\$ 650	\$ 660	\$ 670	\$ 680	\$ 690	\$ 700	\$ 711	\$ 722	\$ 732	\$ 743	
911 Voted	0.8000	\$ 3,208	\$ -	\$ 89	\$ 90	\$ 92	\$ 93	\$ 95	\$ 96	\$ 97	\$ 99	\$ 100	\$ 102	\$ 103	\$ 105	\$ 107	\$ 108	
Council on Aging Voted	0.3000	\$ 1,203	\$ -	\$ 33	\$ 34	\$ 34	\$ 35	\$ 35	\$ 36	\$ 37	\$ 37	\$ 38	\$ 38	\$ 39	\$ 39	\$ 40	\$ 41	
County Library Voted	1.0000	\$ 4,010	\$ -	\$ 111	\$ 113	\$ 115	\$ 116	\$ 118	\$ 120	\$ 122	\$ 124	\$ 125	\$ 127	\$ 129	\$ 131	\$ 133	\$ 135	
Dial A Ride Voted	0.3276	\$ 1,314	\$ -	\$ 36	\$ 37	\$ 38	\$ 38	\$ 39	\$ 39	\$ 40	\$ 40	\$ 41	\$ 42	\$ 42	\$ 43	\$ 44	\$ 44	
Medical Care Voted	0.5000	\$ 2,005	\$ -	\$ 56	\$ 57	\$ 57	\$ 58	\$ 59	\$ 60	\$ 61	\$ 62	\$ 63	\$ 64	\$ 65	\$ 66	\$ 67	\$ 68	
City Garbage	1.1500	\$ 4,611	\$ -	\$ 128	\$ 130	\$ 132	\$ 134	\$ 136	\$ 138	\$ 140	\$ 142	\$ 144	\$ 146	\$ 149	\$ 151	\$ 153	\$ 155	
Fire Truck & Station Bond	0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
County Jail Bond Voted	0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Incremental Tax	59.1095	\$ 227,479	0	6,319	6,414	6,510	6,608	6,707	6,807	6,910	7,013	7,118	7,225	7,334	7,444	7,555	7,669	
			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
School Tax Captured		\$ 96,237	\$ -	\$ 2,673	\$ 2,713	\$ 2,754	\$ 2,795	\$ 2,837	\$ 2,880	\$ 2,923	\$ 2,967	\$ 3,012	\$ 3,057	\$ 3,103	\$ 3,149	\$ 3,196	\$ 3,244	
Non-School Tax Captured		\$ 131,242	\$ -	\$ 3,646	\$ 3,700	\$ 3,756	\$ 3,812	\$ 3,869	\$ 3,927	\$ 3,986	\$ 4,046	\$ 4,107	\$ 4,169	\$ 4,231	\$ 4,294	\$ 4,359	\$ 4,424	
Total Tax Captured		\$227,479	\$0	\$6,319	\$6,414	\$6,510	\$6,608	\$6,707	\$6,807	\$6,910	\$7,013	\$7,118	\$7,225	\$7,334	\$7,444	\$7,555	\$7,669	

	Aggregate	Application of Funds															
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
Capture for Eligible Costs:	\$227,479	\$0	\$6,319	\$6,414	\$6,510	\$6,608	\$6,707	\$6,807	\$6,910	\$7,013	\$7,118	\$7,225	\$7,334	\$7,444	\$7,555	\$7,669	
Capture for Revolving Fund:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Cumulative Total Capture	\$227,479	\$0	\$6,319	\$12,733	\$19,243	\$25,851	\$32,558	\$39,365	\$46,275	\$53,288	\$60,406	\$67,632	\$74,965	\$82,409	\$89,964	\$97,632	

SOUTH WASHINGTON AREA BROWNFIELD REDEVELOPMENT PROJECT
ATTACHMENT B-2a

<u>2029</u>	<u>2030</u>	<u>2031</u>	<u>2032</u>	<u>2033</u>	<u>2034</u>	<u>2035</u>	<u>2036</u>	<u>2037</u>	<u>2038</u>	<u>2039</u>	<u>2040</u>	<u>2041</u>	<u>2042</u>	<u>2042</u>
\$ 137,205	\$ 139,263	\$ 141,352	\$ 143,473	\$ 145,625	\$ 147,809	\$ 150,026	\$ 152,277	\$ 154,561	\$ 156,879	\$ 159,232	\$ 161,621	\$ 164,045	\$ 166,506	\$ 169,003
\$ 2,470	\$ 2,507	\$ 2,544	\$ 2,583	\$ 2,621	\$ 2,661	\$ 2,700	\$ 2,741	\$ 2,782	\$ 2,824	\$ 2,866	\$ 2,909	\$ 2,953	\$ 2,997	\$ 3,042
\$ 823	\$ 836	\$ 848	\$ 861	\$ 874	\$ 887	\$ 900	\$ 914	\$ 927	\$ 941	\$ 955	\$ 970	\$ 984	\$ 999	\$ 1,014
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 424	\$ 430	\$ 437	\$ 443	\$ 450	\$ 457	\$ 464	\$ 471	\$ 478	\$ 485	\$ 492	\$ 500	\$ 507	\$ 515	\$ 522
\$ 316	\$ 320	\$ 325	\$ 330	\$ 335	\$ 340	\$ 345	\$ 350	\$ 355	\$ 361	\$ 366	\$ 372	\$ 377	\$ 383	\$ 389
\$ 2,437	\$ 2,473	\$ 2,511	\$ 2,548	\$ 2,586	\$ 2,625	\$ 2,665	\$ 2,705	\$ 2,745	\$ 2,786	\$ 2,828	\$ 2,871	\$ 2,914	\$ 2,957	\$ 3,002
\$ 755	\$ 766	\$ 777	\$ 789	\$ 801	\$ 813	\$ 825	\$ 838	\$ 850	\$ 863	\$ 876	\$ 889	\$ 902	\$ 916	\$ 930
\$ 110	\$ 111	\$ 113	\$ 115	\$ 116	\$ 118	\$ 120	\$ 122	\$ 124	\$ 126	\$ 127	\$ 129	\$ 131	\$ 133	\$ 135
\$ 41	\$ 42	\$ 42	\$ 43	\$ 44	\$ 44	\$ 45	\$ 46	\$ 46	\$ 47	\$ 48	\$ 48	\$ 49	\$ 50	\$ 51
\$ 137	\$ 139	\$ 141	\$ 143	\$ 146	\$ 148	\$ 150	\$ 152	\$ 155	\$ 157	\$ 159	\$ 162	\$ 164	\$ 167	\$ 169
\$ 45	\$ 46	\$ 46	\$ 47	\$ 48	\$ 48	\$ 49	\$ 50	\$ 51	\$ 51	\$ 52	\$ 53	\$ 54	\$ 55	\$ 55
\$ 69	\$ 70	\$ 71	\$ 72	\$ 73	\$ 74	\$ 75	\$ 76	\$ 77	\$ 78	\$ 80	\$ 81	\$ 82	\$ 83	\$ 85
\$ 158	\$ 160	\$ 163	\$ 165	\$ 167	\$ 170	\$ 173	\$ 175	\$ 178	\$ 180	\$ 183	\$ 186	\$ 189	\$ 191	\$ 194
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
7,784	7,900	8,019	8,139	8,261	8,385	8,511	8,639	8,768	8,900	9,033	9,169	9,306	9,446	9,587
<u>16</u>	<u>17</u>	<u>18</u>	<u>19</u>	<u>20</u>	<u>21</u>	<u>22</u>	<u>23</u>	<u>24</u>	<u>25</u>	<u>26</u>	<u>27</u>	<u>28</u>	<u>29</u>	<u>30</u>
\$ 3,293	\$ 3,342	\$ 3,392	\$ 3,443	\$ 3,495	\$ 3,547	\$ 3,601	\$ 3,655	\$ 3,709	\$ 3,765	\$ 3,822	\$ 3,879	\$ 3,937	\$ 3,996	\$ 4,056
\$ 4,491	\$ 4,558	\$ 4,626	\$ 4,696	\$ 4,766	\$ 4,838	\$ 4,910	\$ 4,984	\$ 5,059	\$ 5,135	\$ 5,212	\$ 5,290	\$ 5,369	\$ 5,450	\$ 5,531
\$7,784	\$7,900	\$8,019	\$8,139	\$8,261	\$8,385	\$8,511	\$8,639	\$8,768	\$8,900	\$9,033	\$9,169	\$9,306	\$9,446	\$9,587
\$7,784	\$7,900	\$8,019	\$8,139	\$8,261	\$8,385	\$8,511	\$8,639	\$8,768	\$8,900	\$9,033	\$9,169	\$9,306	\$9,446	\$9,587
<u>\$0</u>														
\$105,416	\$113,316	\$121,335	\$129,474	\$137,736	\$146,121	\$154,632	\$163,270	\$172,038	\$180,938	\$189,971	\$199,140	\$208,446	\$217,892	\$227,479

**SOUTH WASHINGTON AREA BROWNFIELD PLAN
ATTACHMENT B-2b**

NORTH CHANNEL OUTLET - PARCEL 2 - REAL PROPERTY

Projected Taxable Value (Real Property) \$ 680,000
 Current Taxable Value: (Real Property) \$ 48,790 2014
 Incremental Taxable Value: \$ 631,210 Increase 1.5% annually after 2016

Millage Category	Millage Rate	Captured Millage	Year															
			2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	
Capturable Taxable Value			\$ -	\$ 500,000	\$ 631,210	\$ 640,678	\$ 650,288	\$ 660,043	\$ 669,943	\$ 679,992	\$ 690,192	\$ 700,545	\$ 711,053	\$ 721,719	\$ 732,545	\$ 743,533	\$ 754,686	
School Operating	18.0000	\$ 400,771	\$ -	\$ 9,000	\$ 11,362	\$ 11,532	\$ 11,705	\$ 11,881	\$ 12,059	\$ 12,240	\$ 12,423	\$ 12,610	\$ 12,799	\$ 12,991	\$ 13,186	\$ 13,384	\$ 13,584	
State Education Tax	6.0000	\$ 133,590	\$ -	\$ 3,000	\$ 3,787	\$ 3,844	\$ 3,902	\$ 3,960	\$ 4,020	\$ 4,080	\$ 4,141	\$ 4,203	\$ 4,266	\$ 4,330	\$ 4,395	\$ 4,461	\$ 4,528	
School Debt Service	2.3800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
West Shore CC Voted	3.0907	\$ 48,620	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,231	\$ 2,264	\$ 2,298	\$ 2,333	
Manistee ISD	2.3000	\$ 36,182	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,660	\$ 1,685	\$ 1,710	\$ 1,736	
City Operating	17.7612	\$ 279,403	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,819	\$ 13,011	\$ 13,206	\$ 13,404	
County Operating	5.5000	\$ 86,521	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,969	\$ 4,029	\$ 4,089	\$ 4,151	
911 Voted	0.8000	\$ 12,585	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 577	\$ 586	\$ 595	\$ 604	
Council on Aging Voted	0.3000	\$ 4,719	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 217	\$ 220	\$ 223	\$ 226	
County Library Voted	1.0000	\$ 15,731	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 722	\$ 733	\$ 744	\$ 755	
Dial A Ride Voted	0.3276	\$ 5,154	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 236	\$ 240	\$ 244	\$ 247	
Medical Care Voted	0.5000	\$ 7,866	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 361	\$ 366	\$ 372	\$ 377	
City Garbage	1.1500	\$ 18,091	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 830	\$ 842	\$ 855	\$ 868	
Fire Truck & Station Bond	0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
County Jail Bond Voted	0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Incremental Tax	59.1095	\$ 1,049,233	0	12,000	15,149	15,376	15,607	15,841	16,079	16,320	16,565	16,813	17,065	40,943	41,557	42,180	42,813	
			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
School Tax Captured		\$ 534,361	\$ -	\$ 12,000	\$ 15,149	\$ 15,376	\$ 15,607	\$ 15,841	\$ 16,079	\$ 16,320	\$ 16,565	\$ 16,813	\$ 17,065	\$ 17,321	\$ 17,581	\$ 17,845	\$ 18,112	
Non-School Tax Captured		\$ 514,871	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,622	\$ 23,976	\$ 24,335	\$ 24,701	
Total Tax Captured		\$1,049,233	\$0	\$12,000	\$15,149	\$15,376	\$15,607	\$15,841	\$16,079	\$16,320	\$16,565	\$16,813	\$17,065	\$40,943	\$41,557	\$42,180	\$42,813	

	Aggregate	Application of Funds															
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
Capture for Eligible Costs:	\$1,049,233	\$0	\$12,000	\$15,149	\$15,376	\$15,607	\$15,841	\$16,079	\$16,320	\$16,565	\$16,813	\$17,065	\$40,943	\$41,557	\$42,180	\$42,813	
Capture for Revolving Fund:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Cumulative Total Capture	\$1,049,233	\$0	\$12,000	\$27,149	\$42,525	\$58,132	\$73,973	\$90,052	\$106,372	\$122,936	\$139,749	\$156,815	\$197,757	\$239,314	\$281,495	\$324,308	

SOUTH WASHINGTON AREA BROWNFIELD PLAN
ATTACHMENT B-2b

<u>2029</u>	<u>2030</u>	<u>2031</u>	<u>2032</u>	<u>2033</u>	<u>2034</u>	<u>2035</u>	<u>2036</u>	<u>2037</u>	<u>2038</u>	<u>2039</u>	<u>2040</u>	<u>2041</u>	<u>2042</u>	<u>2042</u>
\$ 766,006	\$ 777,497	\$ 789,159	\$ 800,996	\$ 813,011	\$ 825,206	\$ 837,585	\$ 850,148	\$ 862,901	\$ 875,844	\$ 888,982	\$ 902,316	\$ 915,851	\$ 929,589	\$ 943,533
\$ 13,788	\$ 13,995	\$ 14,205	\$ 14,418	\$ 14,634	\$ 14,854	\$ 15,077	\$ 15,303	\$ 15,532	\$ 15,765	\$ 16,002	\$ 16,242	\$ 16,485	\$ 16,733	\$ 16,984
\$ 4,596	\$ 4,665	\$ 4,735	\$ 4,806	\$ 4,878	\$ 4,951	\$ 5,026	\$ 5,101	\$ 5,177	\$ 5,255	\$ 5,334	\$ 5,414	\$ 5,495	\$ 5,578	\$ 5,661
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 2,367	\$ 2,403	\$ 2,439	\$ 2,476	\$ 2,513	\$ 2,550	\$ 2,589	\$ 2,628	\$ 2,667	\$ 2,707	\$ 2,748	\$ 2,789	\$ 2,831	\$ 2,873	\$ 2,916
\$ 1,762	\$ 1,788	\$ 1,815	\$ 1,842	\$ 1,870	\$ 1,898	\$ 1,926	\$ 1,955	\$ 1,985	\$ 2,014	\$ 2,045	\$ 2,075	\$ 2,106	\$ 2,138	\$ 2,170
\$ 13,605	\$ 13,809	\$ 14,016	\$ 14,227	\$ 14,440	\$ 14,657	\$ 14,877	\$ 15,100	\$ 15,326	\$ 15,556	\$ 15,789	\$ 16,026	\$ 16,267	\$ 16,511	\$ 16,758
\$ 4,213	\$ 4,276	\$ 4,340	\$ 4,405	\$ 4,472	\$ 4,539	\$ 4,607	\$ 4,676	\$ 4,746	\$ 4,817	\$ 4,889	\$ 4,963	\$ 5,037	\$ 5,113	\$ 5,189
\$ 613	\$ 622	\$ 631	\$ 641	\$ 650	\$ 660	\$ 670	\$ 680	\$ 690	\$ 701	\$ 711	\$ 722	\$ 733	\$ 744	\$ 755
\$ 230	\$ 233	\$ 237	\$ 240	\$ 244	\$ 248	\$ 251	\$ 255	\$ 259	\$ 263	\$ 267	\$ 271	\$ 275	\$ 279	\$ 283
\$ 766	\$ 777	\$ 789	\$ 801	\$ 813	\$ 825	\$ 838	\$ 850	\$ 863	\$ 876	\$ 889	\$ 902	\$ 916	\$ 930	\$ 944
\$ 251	\$ 255	\$ 259	\$ 262	\$ 266	\$ 270	\$ 274	\$ 279	\$ 283	\$ 287	\$ 291	\$ 296	\$ 300	\$ 305	\$ 309
\$ 383	\$ 389	\$ 395	\$ 400	\$ 407	\$ 413	\$ 419	\$ 425	\$ 431	\$ 438	\$ 444	\$ 451	\$ 458	\$ 465	\$ 472
\$ 881	\$ 894	\$ 908	\$ 921	\$ 935	\$ 949	\$ 963	\$ 978	\$ 992	\$ 1,007	\$ 1,022	\$ 1,038	\$ 1,053	\$ 1,069	\$ 1,085
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
43,455	44,107	44,769	45,440	46,122	46,814	47,516	48,228	48,952	49,686	50,431	51,188	51,956	52,735	53,526
<u>16</u>	<u>17</u>	<u>18</u>	<u>19</u>	<u>20</u>	<u>21</u>	<u>22</u>	<u>23</u>	<u>24</u>	<u>25</u>	<u>26</u>	<u>27</u>	<u>28</u>	<u>29</u>	<u>30</u>
\$ 18,384	\$ 18,660	\$ 18,940	\$ 19,224	\$ 19,512	\$ 19,805	\$ 20,102	\$ 20,404	\$ 20,710	\$ 21,020	\$ 21,336	\$ 21,656	\$ 21,980	\$ 22,310	\$ 22,645
\$ 25,071	\$ 25,447	\$ 25,829	\$ 26,216	\$ 26,609	\$ 27,009	\$ 27,414	\$ 27,825	\$ 28,242	\$ 28,666	\$ 29,096	\$ 29,532	\$ 29,975	\$ 30,425	\$ 30,881
\$43,455	\$44,107	\$44,769	\$45,440	\$46,122	\$46,814	\$47,516	\$48,228	\$48,952	\$49,686	\$50,431	\$51,188	\$51,956	\$52,735	\$53,526
\$43,455	\$44,107	\$44,769	\$45,440	\$46,122	\$46,814	\$47,516	\$48,228	\$48,952	\$49,686	\$50,431	\$51,188	\$51,956	\$52,735	\$53,526
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$367,763	\$411,870	\$456,638	\$502,078	\$548,200	\$595,014	\$642,530	\$690,758	\$739,710	\$789,396	\$839,828	\$891,016	\$942,971	\$995,706	\$1,049,233

ATTACHMENT C – Legal Description of the Eligible Property

ATTACHMENT C

LEGAL DESCRIPTION SOUTH WASHINGTON AREA MANISTEE, MICHIGAN

PARCEL 1 (RPP): 51-51-211-100-05 PT OF GOVT LOT 1, COM AT NE COR OF SD SEC, TH S 89 DEG 54 MIN 09 SEC W 33 FT, TH S 212.62 FT TO POB, TH CONT S 132.61 FT TO AN INTERMEDIATE TRAVERSE LN, TH ALG TRAVERSE LN N 87 DEG 55 MIN 28 SEC W 137.09 FT, TH N 127.41 FT, TH N 89 DEG 54 MIN 09 SEC E 137 FT TO POB. SEC 11 T21N R17W. .41 A*M/L. ____P.ADDR: S OF 86 WASHINGTON ST

PARCEL 2 (NCO): 51-51-211-100-02 PT GOVT LOT 1, COM AT NE COR OF SD SEC, TH S 89 DEG 54 MIN 09 SEC W 33 FT, TH S 87 FT TO POB, TH S 125.62 FT, TH S 89 DEG 54 MIN 09 SEC W 137 FT, TH N 125.62 FT, TH N 89 DEG 54 MIN 09 SEC E 137 FT TO POB. SEC 11 T21N R17W. .40 A*M/L. ____P.ADDR: 86 WASHINGTON ST.

PARCEL 3 (G L): 51-51-211-100-03 PT GOVT LOT 1 COM 33 FT W + 55.79 FT S OF NE COR, W 75 FT, N 22.54 FT, W 82 FT, S 230 FT, W 60 FT, S TO N LI MANISTEE RIVER, E ALG N LI OF RIV TO A PT 20 FT E OF E LI OF SHORT ST EXT TO RIV, N TO PT 170 FT W + 87 FT S OF NE COR GOVT LOT 1 E 137 FT, N 31.21 FT TO POB SEC 11 T21N R17W SOUTH SIDE 5TH AVE TO RIVER-BET. WASHINGTON + SHORT STS.

PARCEL 4 (G S): 51-51-211-100-01 PT GOVT LOT 1 COM 33 FT S + 33 FT W OF NE COR, W 75 FT, S 22.54 FT, E 75 FT, N 22.79 FT TO POB SEC 11 T21N R17W ____P.ADDR: 98 WASHINGTON ST.

PARCEL 5 (C): 51-51-211-105-01 PT OF GOVT LOT 1, COM AT NE COR OF SD GOVT LOT, TH S 269.82 FT, TH S 89 DEG 34 MIN 06 SEC W 249.4 FT TO POB, TH S 111 FT, TO N'LY EDGE OF MANISTEE RIVER, TH S 83 DEG 18 MIN 30 SEC W 238.44 FT, TH N 137 FT, TH N 89 DEG 34 MIN 06 SEC E 57.67 FT, TH S 50 FT, TH N 89 DEG 34 MIN 06 SEC E 100 FT, TH N 50 FT, TH N 89 DEG 34 MIN 06 SEC E 79.33 FT TO POB. .56 A*M/L. SEC 11 T21N R17W. ____P.ADDR: S SIDE OF 6TH AVE

PARCEL 6 (VMP): 51-51-101-350-01 AMENDED MAP OF ENGELMANN'S ADDITION S 25 FT OF LOT 8 BLOCK 16 NORTH SIDE OF MEMORIAL DR.

KEY

- | | |
|--------------------------------|-----------------------|
| 1. River Parc Place II LLC | Parcel #51-211-100-05 |
| 2. North Channel Investors LLC | Parcel #51-211-100-02 |
| 3. Former Groves Property | Parcel #51-211-100-03 |
| 4. Former Groves Property | Parcel #51-211-100-01 |
| 5. City of Manistee | Parcel #51-211-105-01 |
| 6. City of Manistee | Parcel #51-101-350-01 |

South Washington Area

