

MANISTEE CITY BROWNFIELD REDEVELOPMENT AUTHORITY

Special Meeting of August 5, 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 August 5, 2014 Agenda.

IV Approval of Minutes

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

V Public Hearing

None

VI Financial Reports

None

VII New Business

None

VIII Old Business

South Washington Area Brownfield Plan

The Brownfield Redevelopment Authority will continue their discussion on the Proposed Brownfield Plan for the South Washington Area.

At this time the Directors of the City of Manistee Brownfield Redevelopment Authority could take action on the Proposed Brownfield Plan for the South Washington Area.

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



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 31, 2014

RE: August 5, 2014 Brownfield Redevelopment Authority Special Meeting

Directors, a special meeting of the Brownfield Redevelopment Authority will be on Tuesday, August 5 July 29, 2014 at 2 pm in the Council Chambers. The Special Meeting has been called to continue discussion on the South Washington Area Brownfield Plan.

There were two corrections to the plan that were noted at the last meeting. They are as follows:

Changing the reference number of the parcel to 3 instead of 4 (Page 1, #4)
Using "any and all" rather than "all" (Last paragraph Page 5)

A clean copy of the plan is enclosed. If you are unable to attend the meeting please call me at 398.2805.
See you Tuesday!

:djb

MANISTEE CITY BROWNFIELD REDEVELOPMENT AUTHORITY

70 Maple Street
Manistee, MI 49660

MEETING MINUTES

July 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 2:00 pm by Chair Clinton McKinven-Copus

Roll Call:

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

Members Absent: W. Frank Beaver (excused), Dave Carlson (excused)

Others: Kathy Adair Morin (Consultant), T. Eftaxiadis (BRA Consultant), Ed Bradford (BRA Administrator), Denise Blakeslee (BRA Recording Secretary) and others

APPROVAL OF AGENDA

Motion by Don Kuk, seconded by Steve Brower that the agenda be approved as prepared.

With a Voice Vote this motion passed unanimously.

APPROVAL OF MINUTES

Motion by Marlene McBride, seconded by Don Kuk that the minutes of the April 29, 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 paid invoices.

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 loseout
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	

MOTION by Don Kuk, seconded by Jeff Stege to approve previously paid invoices.

With a Voice Vote this motion passed unanimously.

Ed Bradford reviewed the Balance Sheet and Revenue/Expenditure Report with the Directors (attached).

NEW BUSINESS

Approval of Contract with Kathy Adair Morin

Due to a Conflict of Interest, T. Eftaxiadis is unable to act as the City of Manistee Brownfield Authority consultant for the South Washington Area Brownfield Plan. The City of Manistee Brownfield

Redevelopment Authority has drafted a Professional Services Agreement with Kathy Adair Morin to act as the City's and the Authority's Consultant for the processing of the South Washington Area Brownfield Plan and documents and grant/loan applications related to the project. Ms. Morin was introduced to the Directors, her credentials were discussed, and the Professional Services Agreement that has been drafted for their consideration. The Professional Services Agreement was reviewed and approved by the City Attorney.

MOTION by Don Kuk, seconded by Jeff Stege that the City of Manistee Brownfield Redevelopment Authority approve the Professional Services Agreement with consultant Kathy Adair Morin and authorize Chair Clinton McKinven-Copus to execute the document.

With a Voice Vote this motion passed unanimously.

South Washington Area Brownfield Plan

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 |

Brownfield Administrator Ed Bradford gave background information about the properties to the Directors.

T. Eftaxiadis, Consultant for the Applicant and Kathy Morin, Consultant for the City and the Authority reviewed the plan with the Directors (Brownfield Redevelopment Scope and Financing Summary – attached). Discussion included:

- Grant Funds
- Tax Abatements
- River Parc Place
 - Increase number of units (from 10 to 14 or 18)
 - Discussed parking for tenants
 - Property qualifies as a "Facility"
 - Building is functionally obsolete and a blighted structure
- North Channel Outlet (includes three parcels)
 - Commercial Uses on the first floor
 - Second Floor Apartments for Rent – If grant received from MSHDA some rental control units (80% median Income) will be available
 - Third Floor Apartments for rent or for sale (market rate)
 - Parking and site improvements will be made to property
 - Restoration of Historic Building (potential façade re-design in addition to exterior façade improvements)

- 3D imaging of exterior of building has been completed by Main Street/DDA, interior may be done
- Property qualifies as a “Facility” due to contamination present in four parcels
- Building is a blighted and Historic Structure
- Early projection indicates creation of 15 jobs
- Both Former Groves properties were acquired and are part of the North Channel property, for parking and access from Fifth Avenue.
 - Short Street will require a retaining wall on the North Channel property
 - Looping of Public Water Main will be installed in the River Parc parcel
- City Property to West
 - Property is not a “Facility”
 - Included in the BRA Plan as a contiguous parcel
 - Infrastructure improvements proposed for property include
 - Pump Station Upgrade
 - Replacement of Sewer Line
 - Installation of Sheet Pile
 - Improvements would allow for the expansion of the Riverwalk
- Veterans Memorial Park
 - Phase I Environmental Site Assessment has been completed on parcel – unknown if parcel is a “Facility”
 - Included in the plan as a contiguous and contributing parcel
 - Improvements to Memorial Drive
- Other issues Discussed
 - Tenant Parking impact on Farmers Market
 - Traffic Impacts
 - Increase in tax base
 - Blight Removal
 - Restoration of Historical Building
- Discussion of BRA Plan with City Council at its August Worksession; DDA, Planning Commission and Historic District Commission and other interested parties will be invited to attend

Two minor corrections will be made to the BRA Plan. An updated copy will be sent to the Directors for their review prior to their action on the Plan.

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.

MOTION by Don Kuk, seconded by Jeff Stege that a Special Meeting of the City of Manistee Brownfield Redevelopment Authority be scheduled for Tuesday, August 5, 2014 at 2pm in the Council Chambers.

With a Voice Vote this motion passed unanimously.

US EPA Grant Status – Ed Bradford – Mr. Bradford told the Directors that the final closeout paperwork for both grants have been sent to the EPA.

OLD BUSINESS

None

PUBLIC COMMENTS AND COMMUNICATIONS

None

CORRESPONDENCE

None

STAFF REPORTS

None

MEMBERS DISCUSSION

None

A Special meeting of the Brownfield Redevelopment Authority has been scheduled for August 5, 2014.

The next regular meeting of the Brownfield Redevelopment Authority will be held on October 28, 2014.

ADJOURNMENT

Motion by Don Kuk, seconded by Steve Brower that the meeting be adjourned. MOTION PASSED UNANIMOUSLY.

Meeting adjourned at 3:27 pm

MANISTEE CITY BROWNFIELD REDEVELOPMENT AUTHORITY

Denise J. Blakeslee, Recording Secretary

BALANCE SHEET

Page: 1
7/24/2014
4:03 pm

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

<u>Total Assets</u>	<u>35,763.17</u>
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Liabilities

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

<u>Total Liabilities</u>	<u>0.00</u>
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Reserves/Balances

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

<u>Total Reserves/Balances</u>	<u>35,763.17</u>
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<u>Total Liabilities & Balances</u>	<u>35,763.17</u>
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REVENUE/EXPENDITURE REPORT

Page: 1
7/24/2014
4:02 pm

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 Improveme	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	

SOUTH WASHINGTON AREA REDEVELOPMENT PROJECT
Brownfield Redevelopment Scope and Financing Summary
DRAFT July 24, 2014

Parcel Location or Tax ID:	51-51-211-100-05 River Parc Place (Parcel 1) 51-51-211-100-02 North Channel Outlet (Parcel 2) 51-51-211-100-03 North Channel Outlet (Parcel 3) 51-51-211-100-01 North Channel Outlet (Parcel 4) 51-51-211-105-01 City Lot 6 th Avenue (Parcel 5) 51-51-101-276-01 Veterans Memorial (Parcel 6)
Former Use:	Furniture Manufacturing & Retail (1880s to 2010s)
Zoning:	Central Business District (C-3)
Special District:	DDA, Historic District, Main Street
Brownfield Status:	Parcels 1, 2, 3 and 4 are "Facilities"; Parcels 5 and 6 are "Contiguous"
Proposed Uses:	<u>River Parc Place (Parcel 1)</u> : 16 to 18 Residential Condominium Units (four levels), and 2 Commercial Spaces (1st level) <u>North Channel Outlet (Parcels 2, 3, and 4)</u> : 2 to 3 Commercial Spaces (1st level), 8 Rental Apartments (2nd level), and 6 Residential Condominium Units (3rd level), Open and Enclosed Parking, and General Common Spaces
Total Redevelopment Area:	River Parc Place: 22,000 sf North Channel Outlet: 21,000 sf
Total Investment:	River Parc Place: \$2,300,000 (approx.) North Channel Outlet: \$2,400,000 (approx.) Public Infrastructure Improvements: \$ 2,584,000
Construction Start:	Fall 2014
Construction Completion:	Mid 2016
Base Taxable Value (2014):	\$343,400
Projected Taxable Value: (2016)	\$2,200,000
Brownfield 30 Year TIF Capture:	RPP (with 7 yr NEZ Abatement): \$2,012,600 NCO (with 10 yr OPRA Abatement): \$1,276,700

TIF Reimbursable Activities/Costs: Private Developer: \$563,500
 Interior/Exterior Building Structures Demolition;
 Building Stabilization (NCO)
 Removal of Interior Contaminated Soils/Material;
 Capping of Contaminated Soils;
 Abatement of Asbestos and LBP;

Public Developer: 2,584,000
 Sanitary Sewer Replacement;
 Wastewater Pump Station Upgrades;
 Water Main Extension;
 Short Stabilization Structures;
 Phase I River Walk;
 Memorial Drive Resurfacing;
 Washington-5th Avenue Area Streetscape
 Veterans Memorial Parking Improvements

SCHEDULE / ACTIONS

- CMBRA BRA Plan Approval: August 5, 2014
- MSDDA Action: TBD
- City Council BRA Plan Adoption: TBD
- Act 381 Work Plan Submittal (State): TBD
- Development & Reimbursement Agreement: TBD

CONCURRENT REDEVELOPMENT FINANCING ACTIVITIES:

- MEDC Blight Elimination Grant Application Process; RPP and NCO Buildings(Developer/City)
- MSHDA Rental Rehabilitation Grant Application Process; 2nd Floor of NCO Building (Developer/City)
- OPRA Property Tax Abatement Process; NCO Building (Developer/City/State)
- NEZ Property Tax Abatement Process; RPP Building (Developer/City/State)
- MEDC Job Creation Grant Application Process; Commercial Component of NCO Building (Developer/State)

CONCURRENT REDEVELOPMENT PERMITTING ACTIVITIES:

- Historic District Commission Approvals
- Planning Commission Approvals

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 _____

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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 3.
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 any and 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 Increment 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

2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2042
\$ 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

16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
\$ 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
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,382	\$ 2,417	\$ 2,454	\$ 2,490	\$ 2,528	\$ 2,566	\$ 2,604
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															
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
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$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															
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

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|--------------------------------|-----------------------|
| 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

