

Brownfield Redevelopment Authority

Regular Meeting Agenda

Friday, November 18, 2016
4:00 p.m., Council Chambers



1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of Minutes – September 19, 2016
5. Interested Citizens in the Audience Will be Heard on Items Not on the Agenda
6. Financial Report
7. Brownfield Plan Amendment for 220 Aylworth & 1280 Kalamazoo
8. General Comments
9. Adjourn

RESPECTFULLY SUBMITTED,

Kate Hosier
Secretary, Brownfield Redevelopment Authority

South Haven City Hall is barrier free and the City of South Haven will provide the necessary reasonable auxiliary aids and services for persons with disabilities, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting to individuals with disabilities at the meeting upon seven (7) days notice to the South Haven City Hall.

Brownfield Redevelopment Authority

Regular Meeting Minutes

Monday, September 19, 2016
4:00 p.m., Council Chambers



1. Call to Order by Valentine at 4:30 p.m.

2. Roll Call

Present: Laura Bos, Tom Erdmann, Tom Fleming, Robert Herrera, Andy Klavins, Stephanie Timmer, Chris Valentine

Absent: Art Bolt, Barbara Craig, Eugen Gawreliuk, Mike Henry

Also present: Brian Dissette, City Manager; Jack McCloughan, Economic Development Director

3. Approval of Agenda

Motion by Timmer, second by Bos to approve the September 19, 2016 Regular Meeting agenda as presented.

All in favor. Motion carried.

4. Approval of Minutes – August 8, 2016

Motion by Klavins, second by Timmer to approve the August 8, 2016 Regular Meeting Minutes as written.

All in favor. Motion carried.

5. Interested Citizens in the Audience Will be Heard on Items Not on the Agenda

None at this time.

6. Financial Report

Hosier reviewed the financial report.

Motion by Erdmann, second by Klavins to accept the financial report as presented.

All in favor. Motion carried.

7. 2015-2016 Brownfield Report

Hosier noted that Wendy Hochstedler, our finance director, has taken over the reporting aspect since Paul VandenBosch left.

Hosier commented on the two brownfield plans that have money due (500 Erie Street and 1070 Indiana Street) and one that is behind on taxes (The Preserve) so there is no money available to go back to them.

Motion by Klavins, second by Erdmann to accept the 2015 – 2016 Brownfield Report.

All in favor. Motion carried.

8. 1447 St. Joseph Street

Hosier was approached by Cindi Compton, who sits on the Van Buren County Brownfield Board and is planning to go to that board to do a brownfield plan at 1447 St. Joseph Street. Hosier noted that Compton did not divulge her plans for the property, but there are issues on the property as a result of slag or factory sand being dumped there. Compton would like to do tax capture, not school capture, but prior to the Van Buren County Brownfield board looking at or accepting her application they would like to know that the city Brownfield Authority is okay with that.

Valentine commented, "I don't think we can do anything without knowing what she is doing." Hosier noted Compton has to comply with the zoning, which is light industrial, commented on who owns or is currently leasing the property and that Envirologic is helping Compton with due process.

Klavins noted that Compton knows how to find money and stated, "I would say to support her. She's not asking us for money."

Discussion ensued regarding the size of the property; the size of the building; and whether there are known problems regarding the property. Compton put her project on hold, per Hosier, to do Phase 1 testing.

Motion by Erdmann, second by Klavins that the Brownfield Authority of the City of South Haven has no objections to Compton working with the Van Buren County Brownfield Board.

All in favor. Motion carried.

9. Factory Condominiums

Hosier explained that this request for reimbursement was received from Glenn Pietenpol soon after the August meeting.

In response to a question by Erdmann about why the Factory Condominiums were not included in the resolution, Valentine explained why this is done separately.

Motion by Erdmann, second by Timmer to reimburse Factory Condominiums in the amount of \$663.10 for professional services by Horizon Environmental from October 13, 2015 to July 8, 2016.

Valentine abstained.

All in favor. Motion carried.

10. General Comments

None at this time.

11. Adjourn

Motion by Erdmann, second by Klavins to adjourn at 4:43 p.m.

All in favor. Motion carried.

RESPECTFULLY SUBMITTED,

Marsha Ransom
Recording Secretary

City of South Haven
Brownfield Authority
For the period ended October 31, 2016

Revenues

Property Tax Captures	92,023	
Interest Income	3,821	
Other Revenue	-	
Other Transfers In	-	
Total Revenue		95,844

Expenditures

Administrative Costs		
General Fund	6,000	
Total Administrative Expenses	6,000	
Contractual Services	663	
Total Other Expenses	663	
Total Expenditures		6,663
Year-to-Date Fund Gain/(Loss)		89,180

Cash and Investments

Cash	216,903	
Certificates of Deposit	280,843	
Other Financial Investments	502,238	
Total	999,984	



Agenda Item 7

Brownfield Plan Amendment for 220 Aylworth & 1280 Kalamazoo

Background Information:

The Brownfield Redevelopment Authority will be asked to consider approval of Resolution 2016-02, a resolution approving the proposed Brownfield Plan Amendment for 220 Aylworth & 1280 Kalamazoo and recommending the plan's adoption to the City Council.

The Brownfield Plan Amendment presented for this board's consideration is for the former "Bohn" property that the Local Development Finance Authority (LDFA) sold to the Lukela Group, LLC this year. The developers have brought this plan forward with their environmental consultant, Envirologic Technologies, Inc.

The plan, if adopted, authorizes the capture of up to \$263,465.00 in local tax incremental revenues to fund Eligible Activities. The Eligible Activities detailed in the plan such as baseline environmental assessment activities; due care activities; building demolition activities which include full removal of the failed roof, removal of water damaged interior walls, floor coverings, and asbestos abatement in 220 Aylworth office building; removal of damaged portions of the roof that have resulted in water intrusion and interior water damage, removal of water damaged interior walls and floor coverings, abatement of lead-based paint on hand railings and ceiling/wall of the loading dock area in 1280 Kalamazoo; and site demolition activities to include the removal of abandoned natural gas and electricity supply lines associated with both parcels of property.

There has been some flexibility built into the plan to provide for the developer the option, not a requirement, to seek local school tax capture. The developer requests a financing costs be set at the Wall Street Journal Prime rate + 1% adjusted annually to be capped at 8%. However, should the developer wish to seek capture of local school taxes, the financing costs would have to be capped at 5% as is required by the Michigan Department of Environmental Quality (MDEQ) and Michigan Strategic Fund (MSF).

Recommendation:

The Brownfield Redevelopment Authority should consider a motion to approve Resolution 2016-02, a resolution approving the proposed Brownfield Plan Amendment for 220 Aylworth & 1280 Kalamazoo and recommending the plan's adoption to the City Council.

Support Material:

DRAFT BRA Resolution 2016-02
Brownfield Plan Amendment for 220 Aylworth & 1280 Kalamazoo

BROWNFIELD REDEVELOPMENT AUTHORITY
OF THE CITY OF SOUTH HAVEN
VAN BUREN AND ALLEGAN COUNTIES, MICHIGAN

RESOLUTION NO. 2016-02

A RESOLUTION RECOMMENDING THE BROWNFIELD PLAN AMENDMENT
FOR 220 AYLWORTH & 1280 KALAMAZOO, THE FORMER "BOHN"
PROPERTY TO THE CITY COUNCIL OF THE CITY OF SOUTH HAVEN

Minutes of a regular meeting of the Brownfield Redevelopment Authority of the City of South Haven, Van Buren and Allegan Counties, Michigan, held in the City Hall, 539 Phoenix Street, South Haven, Michigan 49090 on _____, 2016 at 4:00 p.m. local time.

PRESENT: _____

ABSENT: _____

The following preamble and resolution was offered by Member _____ and supported by Member _____.

WHEREAS, on July 20, 1998, the City of South Haven Brownfield Redevelopment Authority (the "BRA") adopted a Brownfield Plan (the "Plan") for the City pursuant to Act No. 381 of the Public Acts of 1996, as amended (the "Act").

WHEREAS, pursuant to Section 14 of the Act, the Plan may be amended if the amendment is submitted to the South Haven City Council (the "City Council") and approved by the City Council following the same notice necessary for the approval of the Plan; and

WHEREAS, the BRA Board has reviewed the Brownfield Plan Amendment for the former Bohn property located at 220 Aylworth & 1280 Kalamazoo, and that Brownfield Plan Amendment is attached to this Resolution as Exhibit A (the "Amendment").

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The Amendment, attached as Exhibit A, is hereby approved by the BRA Board and recommended to the City Council for its approval.
2. The Amendment shall be submitted to the City Council for approval and adoption in accordance with the provisions of the Act.

RECORD OF VOTE:

Yeas: _____

Nays: _____

Abstained: _____

RESOLUTION DECLARED ADOPTED.

Christine Valentine, Vice-Chair
Brownfield Redevelopment Authority

CERTIFICATION

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City of South Haven Brownfield Redevelopment Authority at a meeting held on _____, 2016, at which meeting a quorum was present, and that this resolution was ordered to take immediate effect. Public notice of said meeting was given pursuant to and in compliance with the Open Meetings Act, Act No. 167 of the Public Acts of Michigan 1976 (MCL 15.261 *et seq.*).

Kate Hosier, Secretary

220 Aylworth Ave. & 1280 Kalamazoo St., City of South Haven, Van Buren County,
Michigan

1.0 Introduction

This Brownfield Plan (“Plan”) as presented for adoption, authorizes the capture of up to \$263,465.00 in local tax incremental revenues to fund Eligible Activities, not inclusive of financing costs. Acquisition and redevelopment of the Property by Lukela Group, LLC will bring an idled historic manufacturing site back onto the tax rolls, help ensure no unacceptable health exposures will occur in the future in association with pre-existing environmental impacts, and stimulate additional investment in the surrounding area. For these reasons, this Plan constitutes a public purpose and meets all of the governing body approval criteria set forth in Section 14 of PA 381, as amended.

2.0 Property Information

2.1 Property Identification

The subject property consists of two contiguous parcels within the City of South Haven, Michigan:

220 Aylworth Avenue (Parcel ID# 80-53-220-001-10)

1280 Kalamazoo Street (Parcel ID# 80-53-220-002-10)

The site occupies approximately 16.8 acres. The 1280 Kalamazoo Street parcel is developed with an approximately 56,800 ft² building most recently used for warehousing. The southernmost portion of this building extends onto the adjacent 220 Aylworth Avenue parcel. The 220 Aylworth Avenue parcel is developed with a 5,000 ft² pole barn storage building. The 220 Aylworth Avenue parcel is also developed with an approximately 9,200 ft² office building.

A legal description of the parcels and a map showing the location of the parcels is attached as Exhibit A.

220 Aylworth Ave. & 1280 Kalamazoo St., City of South Haven, Van Buren County, Michigan

3.0 Proposed Redevelopment

Lukela Group, LLC intends to complete significant improvements to the existing Warehouse and Office buildings located on the subject property. The existing warehouse buildings will be utilized as commercial warehousing space with select exterior portions of the property also to be utilized for warehousing. Lukela Group, LLC also envisions that the future use of the site may include the development of additional commercial buildings.

3.1 Building Demolition

Lukela Group, LLC intends to complete improvements on the existing Warehouse and Office buildings located on the subject property. Specific Building Demolition activities to be conducted in association with the 1280 Kalamazoo Warehouse building consist of: removal of damaged portions of the roof that have resulted in water intrusion and interior water damage; removal of water damaged interior walls and floor coverings; and abatement of lead-based paint on hand railings and ceiling/wall of the loading dock area. Specific activities to be conducted in association with the 220 Aylworth Office building consist of: full removal of the failed roof; removal of water damaged interior walls and flooring coverings; and asbestos abatement.

3.2 Site Demolition

Site Demolition activities will include the removal of multiple abandoned natural gas and electricity supply lines associated with both the Warehouse and Office buildings. Site Demolition will also include the removal of buried storm water lines located on the southern portion of the 220 Aylworth parcel that were associated with historic foundry buildings and are no longer required subsequent to the razing of foundry buildings. This will also include the placement and rough grading of additional clean backfill on southern portions of the 220 Aylworth

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parcel. The placement of the clean backfill will also support Due Care requirements. In order to address the presence of foundry related contaminants in shallow soil on the 220 Aylworth parcel at concentrations in excess of direct contact criteria clean fill and top soil has been placed across the parcel as a protective barrier. Restoration of this protective barrier is a necessary component of the storm drain line removal activities to help ensure there will be no unacceptable health exposures in the future relative to the direct contact of contaminated soils.

3.3 Commencement and Completion Dates

A Phase I Environmental Site Assessment, Baseline Environmental Assessment (BEA) and Documentation of Due Care Compliance (DDCC) were completed on behalf of Lukela Group, LLC in September 2016 in support of acquisition of the site. The installation of security fencing in support of Due Care will be completed in Spring 2017. Building Demolition activities associated with the existing Warehouse and Office buildings will be completed in Summer 2017. Site Demolition activities associated with the removal of abandoned utilities will be completed in the Summer/Fall of 2017.

4.0 Environmental Conditions and Basis of Eligibility

4.1 Existing Environmental Conditions

The subject property was initially developed in 1939 as a brass casting manufacturer for the plumbing trades. Manufacturing operations have been conducted on site including melting, casting, heat-treating, and machining of aluminum parts. Magnesium sand castings were manufactured on site in World War II with brass castings produced after the war prior to switching over to aluminum piston casting. The site operated under various names/owners from the time of initial develop until manufacturing operations ceased in 1997, including: Gulf & Western-Bohn Aluminum & Brass Division, Wickes Manufacturing

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Company-Bohn Piston Division, KSG Industries, and Karl Schmidt Unisia (KSU). The subject property is a site of known environmental impact attributable to historic manufacturing activities.

The existing environmental conditions have been defined through completion of multiple environmental assessments of the site including:

- *Phase I Environmental Site Assessment, Former Bohn Piston/Karl Schmidt Unisia Site, 220 Aylworth Ave. and 1280 Kalamazoo St., South Haven, Michigan; September 2, 2016, Envirologic Technologies, Inc.*
- *Baseline Environmental Assessment, Industrial Property, 220 Aylworth St., South Haven, Michigan; September 2, 2016, Envirologic Technologies, Inc.*
- *Baseline Environmental Assessment, Former Karl Schmidt Unisia—Plant 6, 220 Aylworth Street, South Haven, Michigan; February 5, 2013, Envirologic Technologies, Inc.*
- *Phase I Environmental Site Assessment, Bohn Piston/Karl Schmidt Unisia Site, 220 Aylworth Ave. and 1280 Kalamazoo St., South Haven, Michigan; January 29, 2013, Envirologic Technologies, Inc.*
- *Post-BEA Information, Former Karl Schmidt Unisia—Plant 6, 220 Aylworth Street, South Haven, Michigan; December 24, 2003, Environmental Resource Management*
- *Baseline Environmental Assessment, Former Karl Schmidt Unisia—Plant 6, 220 Aylworth Street, South Haven, Michigan; April 19, 2001, Environmental Resource Management*
- *Baseline Environmental Assessment, 220 Aylworth & 1280 Kalamazoo St., South Haven, Michigan; May 27, 1999, Dell Engineering, Inc.*
- *Phase I ESA, Karl Schmidt Unisia, Inc., 220 Aylworth St., South Haven, Michigan; May 10, 1999, Dell Engineering, Inc.*
- *Phase I ESA, Karl Schmidt Unisia, Inc., 220 Aylworth Ave., South Haven, Michigan; June 1997, Dell Engineering, Inc.*

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Previously completed assessment activities have generally focused on shallow soils approximately zero to five feet across the site as well as shallow groundwater identified in sand lenses/seams encountered within the upper 10 feet of fill and clayey soils present on site.

Metals impact to shallow soils has been identified across central and southern portions of the 220 Aylworth parcel and at select locations on the central portions of the 1280 Kalamazoo parcel. PNAs impact has generally been limited to shallow soils in the central portion of the 220 Aylworth parcel. The identification of PCBs impact to soils/sediments has focused on the retention basin in the southwest corner of the 220 Aylworth parcel. Additionally, VOCs impact to soils has also been identified below Residential cleanup criteria on the southern portion of the 220 Aylworth parcel.

The identification of groundwater impact has generally been limited to metals in the central and southern portions of the 220 Aylworth parcel. Limited VOCs impact to groundwater below Residential cleanup criteria has also been identified on central and southern portions of the 220 Aylworth parcel.

The identification of contaminants on both the 220 Aylworth and 1280 Kalamazoo parcels of the Subject Property at concentrations in excess of MDEQ Residential/Non-Residential cleanup criteria demonstrate that both parcels of the subject property meet the definition of a “facility” as defined in the NREPA 451, Part 201, Section 20101(1)(o).

Figure 2 details the sample locations associated with previously completed assessment activities and the presence of contaminants in soil/groundwater at “facility” concentrations on the two parcels of the subject property.

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4.2 Basis of Eligibility

The Subject Property is considered to be “eligible property” as defined by Act 381, based on analytical results which demonstrate that both the 220 Aylworth and 1280 Kalamazoo parcels of the Subject Property meet the definition of a “facility” pursuant to Part 201 of the Natural Resources and Environmental Protection Act, P.A. 451 1994, as amended (NREPA ACT).

5.0 Description and Cost Estimate for Eligible Activities

Eligible Activities are those activities that meet the definition of an “Eligible Activity” per the Brownfield Redevelopment Financing Act, 1996 PA 381, as amended (ACT 381). The estimated costs to perform the Eligible Activities are also provided. A 15% contingency has been added for unforeseen conditions that may arise in association with the Eligible Activities.

Presented herein are the Eligible Activities required for Lukela Group, LLC to acquire the site with an exemption to remedial liability and satisfy due care obligations as well as those activities necessary for redevelopment of the Eligible Property. These activities are designed to secure the site in support of ensuring no unacceptable exposures to contaminants will occur, allow the future use of the deteriorating warehouse and office buildings, as well as activities necessary to further prepare the site for future redevelopment. The following paragraphs summarize the Eligible Activities:

- **Baseline Environmental Assessment Activities**

A Phase I Environmental Site Assessment (ESA) and Baseline Environmental Assessment (BEA) were prepared on September 2, 2016 on behalf of Lukela Group, LLC

Baseline Environmental Assessment Activities..... \$ 3,500.00

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- **Due Care Activities**

A Documentation of Due Care Compliance (DDCC) was prepared on September 2, 2016 on behalf of Lukela Group, LLC. In order to comply with continuing obligations relative to due care Lukela Group, LLC anticipates the development of communications/correspondence with future occupants of the site regarding pre-existing environmental conditions. Due care activities may also include additional environmental sampling and exposure pathway evaluations in support of future redevelopment.

Lukela Group, LLC will complete the installation of security fencing along northern portions and eastern portions of the site not currently secured. The installation of the security fencing, particularly given the residential nature of development immediately north of the subject property, will ensure that no unauthorized access to the property occurs and will further reduce the potential for unacceptable health exposures relative to the direct contact of contaminated soils.

<i>Prepare Documentation of Due Care Compliance (DDCC).....</i>	<i>\$ 2,600.00</i>
<i>Due Care Communication/ Sampling, Pathway Evaluation.....</i>	<i>\$ 5,000.00</i>
<i>Security Fencing</i>	<i>\$ 45,000.00</i>

- **Building Demolition Activities**

220 Aylworth

Full removal of the failed roof; removal of water damaged interior walls and flooring coverings; and asbestos abatement.

1280 Kalamazoo

Removal of damaged portions of the roof that have resulted in water intrusion and interior water damage; removal of water damaged interior walls and floor coverings; and abatement of lead-based paint on hand railings and ceiling/wall of the loading dock area.

<i>Building Demolition Activities</i>	<i>\$ 95,000.00</i>
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- **Site Demolition Activities**

Site Demolition activities will include the removal of multiple abandoned natural gas and electricity supply lines associated with both the 220 Aylworth and 1280 Kalamazoo buildings. Site Demolition will also include the removal of buried storm water lines located on the southern portion of the 220 Aylworth parcel that were associated with historic foundry buildings and are no longer required subsequent to the razing of foundry buildings as well as the associated rough grading soil restoration activities.

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<i>Site Demolition Activities</i>	<i>\$ 67,000.00</i>
• Brownfield Plan	
Lukela Group, LLC funded the preparation of this Amendment to the Brownfield Plan as well as the associated application fee to the City of South Haven Brownfield Redevelopment Authority	
<i>Brownfield Plan Preparation and Submittal to the BRA</i>	<i>\$ 7,000.00</i>
• Environmental Insurance	
The potential exists that future financing activities on the subject property will require Lukela Group, LLC to obtain environmental insurance.	
<i>Environmental Insurance</i>	<i>\$ 4,000.00</i>
• 15% Contingency	<i>...\$ 34,275.00</i>
• Financing Costs	
Financing costs relating to eligible activities. The interest rate to be applied will be the Wall Street Journal prime rate plus 1%, adjusted annually capped at a maximum rate of 8%.. The reimbursement schedule prepared for this Plan indicates 4.5% interest annually for demonstrative purposes.	
<i>Financing Costs</i>	<i>\$ 140,746.30</i>

The estimated costs for the proposed work presented herein is summarized below:

COST ESTIMATE

DESCRIPTION OF COSTS	ESTIMATED COST
BEA Activities	\$ 3,500.00
Due Care Activities	\$ 52,600.00
Environmental Insurance	\$ 4,000.00
Building Demolition/ Lead/Asbestos Abatement	\$ 95,000.00
Site Demolition	\$ 67,000.00
Brownfield Plan Preparation and Submittal	\$ 7,000.00
 SUB TOTAL:	 \$ 229,100.00

Amendment to Brownfield Plan

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Michigan

Contingency (15%): \$ 34,365.00

TOTAL FOR LUKELA GROUP, LLC ELIGIBLE ACTIVITIES: \$263,465.00

Finance Costs (WSJ Prime +1%, adjusted annually capped at 8%) **\$140,746.30**

In addition to the Eligible Activities associated with Lukela Group, LLC the City of South Haven Brownfield Redevelopment Authority will have Administrative Costs associated with this Plan that will require tax increment capture for reimbursement. The Administrative Costs will increase over the term of the Plan as investment and resulting tax increment capture increase over time. The following annual Administrative Cost will be captured:

2017-2020 \$2,000

2021-2024 \$3,500

Post 2025 \$5,000

6.0 Estimate of Captured Value and Tax Increment Revenues

Lukela Group, LLC acquired the subject property from the City of South Haven LDFA. Based upon the fact that the property was owned by the City of South Haven LDFA the 2016 taxable value of the property is \$0. Tax increment revenue capture for the reimbursement of Eligible Activities will be generated through the purchase of the site by Lukela Group, LLC and the resulting return of the property onto the tax rolls as well as significant investment into the existing warehouse and office buildings, including required HVAC and electrical work, and the refinishing of the parking lot. The City of South Haven Assessor has indicated that a preliminary estimate for the future taxable value of the property would be between \$300,000-\$400,000. For the purposes of this Brownfield Plan a 2017 taxable value of \$350,000 has been utilized. No personal Property is included as part of the taxable value. As detailed in the attached TIF table this Plan indicates investment into the property resulting in an increase to the taxable

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value of the property over time. Specifically, this Plan indicates: a \$69,000 increase in taxable value in 2018; a \$135,000 increase in taxable value in 2019; a \$135,000 increase in taxable value in 2020; and a \$242,000 increase in taxable value in 2021. The investment and improvements to be made by Lukela Group, LLC will result in an anticipated taxable value of \$931,000 for the property by 2021.

As detailed in the attached TIF table this Plan does not include the capture of school tax increment. However, the potential exists that this Plan could be amended in the future to include the capture of school tax increment.

7.0 Method of Financing and Description of Advances by Municipality

This Plan authorizes the capture of up to \$263,465.00 in local incremental tax incremental revenues to reimburse the Developer for Eligible Activities. The City of South Haven Brownfield Redevelopment Authority (“Authority”) will not be obligated to reimburse the Developer for Eligible Activities until a reimbursement agreement between the Authority and Developer is signed. The general terms and conditions of the reimbursement agreement are as follows:

- **Maximum Reimbursement Amount.** \$263,465.00 (NOT including finance costs)
- **Maximum Tax Capture Term.** The term of the reimbursement agreement shall commence on the date of its execution and expire the sooner of payment in full of all Eligible Activities or at the end of year twenty-five (25) of the agreement.
- **Use of Tax Incremental Revenues.** The Authority will collect all local annual tax incremental revenues and 100% shall be used to reimburse the Developer for all approved eligible costs, including interest not to exceed

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Michigan

the Wall Street Journal prime rate +1%, updated annually and capped at 8% maximum, on all unpaid costs.

- **Funding of Eligible Activities.** The Developer is responsible for the financing of the Eligible Activities on a pay-as-you-go basis. The Authority shall make no advances.
- **Reimbursement Procedures.** The reimbursement agreement will set forth the procedure for submittal, review and approval of Eligible Activity reimbursement requests. As detailed in the reimbursement agreement this Brownfield Plan shall be transferable to a potential future owner of the property.
- **Assumption of Risk.** It is anticipated that the Project will generate sufficient tax incremental revenues to meet the obligations under this Agreement. However, if the project does not generate sufficient tax revenues to satisfy such obligations within the proposed twenty-five (25) year capture term, the Developer understands and agrees that it assumes the full risk of loss and will have no claim of any kind against the Authority.
- **Other Provisions.** The reimbursement agreement will contain provisions for indemnity of Authority, insurance and Authority oversight.

8.0 Maximum Amount of Note or Bonded Indebtedness

The Authority will not issue any notes or bonds related to this Plan.

9.0 Duration of Brownfield Plan

The Brownfield Plan will remain in effect for as many years as required to fully reimburse the Developer for all Eligible Activities or twenty (20) years, whichever is less.

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

The attached tables set forth the impact of tax incremental financing on the taxing jurisdictions.

11.0 Estimates of Residents and Displacement of Families

There are no persons residing on the eligible Subject Property to which this Plan applies, therefore there are no families to be displaced.

12.0 Plan for Relocation of Displaced Persons

There are no persons residing on the eligible Subject Property to which this Plan applies, therefore there are no families to be displaced.

13.0 Provisions for Relocation Costs

There are no persons residing on the eligible Subject Property to which this Plan applies, therefore there is no need for the provision of relocation costs.

14.0 Strategy for Compliance with Michigan's Relocation Assistance Law

There are no persons residing on the eligible Subject Property to which this Plan applies, therefore there is no need for compliance with Act No. 227 of the Public Acts of 1972, being Sections 213.321 to 213.332 of the Michigan Compiled Laws.

15.0 Description of Proposed Use of Local Site Remediation Revolving Fund

Tax increment revenue will be captured and deposited in the Local Site Remediation Revolving Fund (LSRRF) for five (5) full years subsequent to either: twenty (20) years

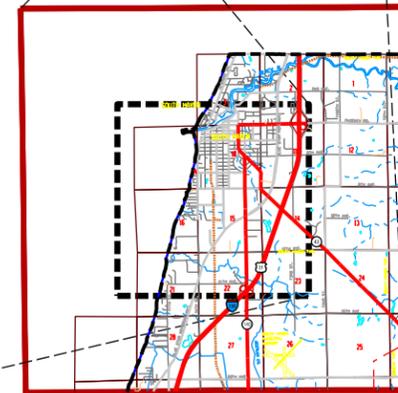
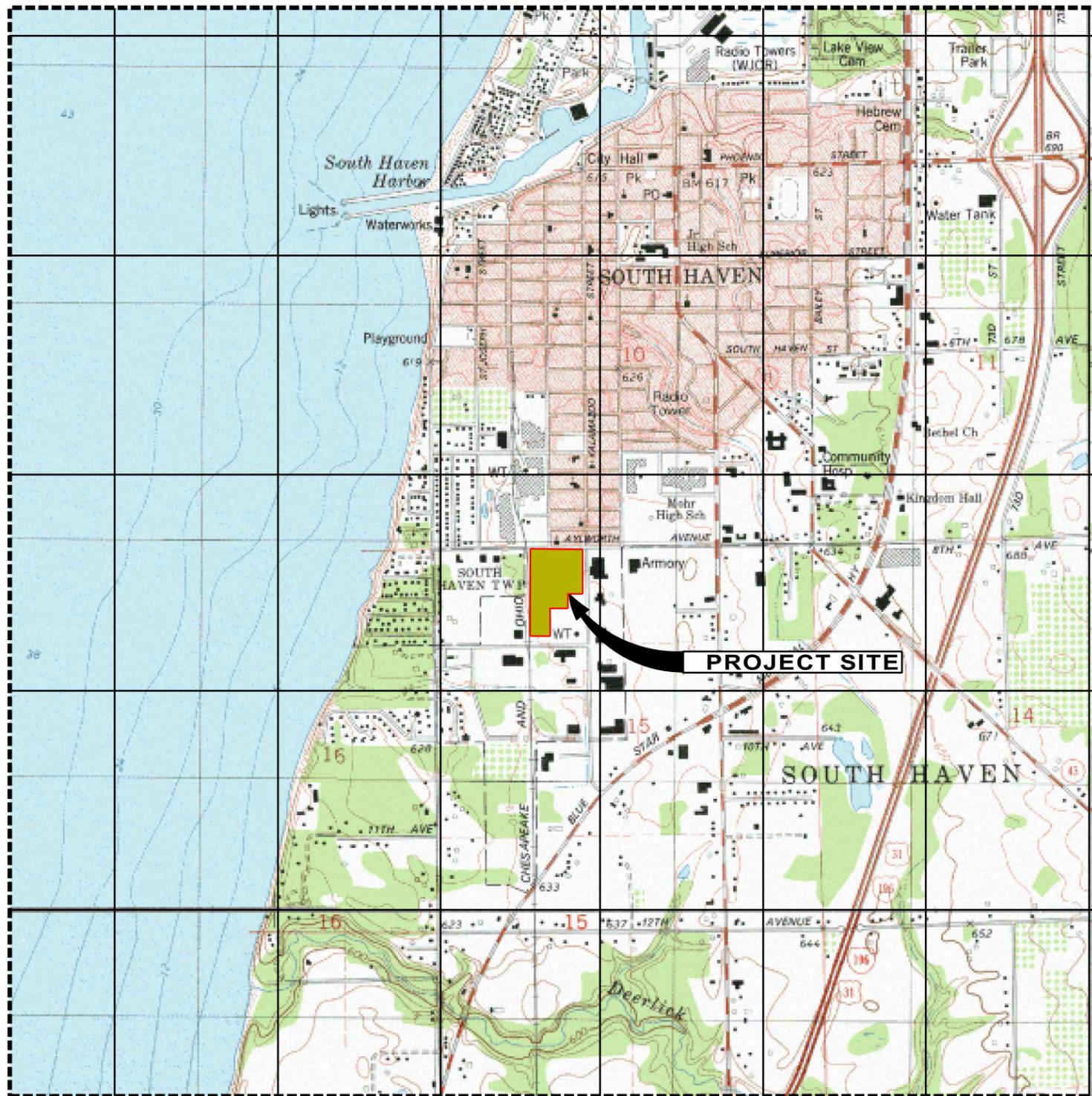
220 Aylworth Ave. & 1280 Kalamazoo St., City of South Haven, Van Buren County,
Michigan

of tax capture, or (2) reimbursement of all eligible activities. The amount of tax increment revenue to be deposited in the LSRRF is estimated to be \$137,000.

The Revolving Fund may be used to reimburse the Brownfield Redevelopment Authority, the city, the LDFA, and private parties for the costs of Eligible Activities at the eligible property and other costs as permitted by Act 381. It may also be used for Eligible Activities on eligible properties for which there is no ability to capture increment revenues.

16.0 Other Material that the Authority or Governing Body Considers Pertinent

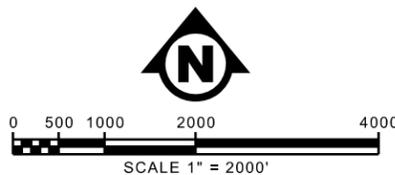
None.



T 1 S. R. 17 W.
VAN BUENEN COUNTY
SOUTH HAVEN, MICHIGAN

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

000000 AAAAAA File:AA.dgn Model: Location Map



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

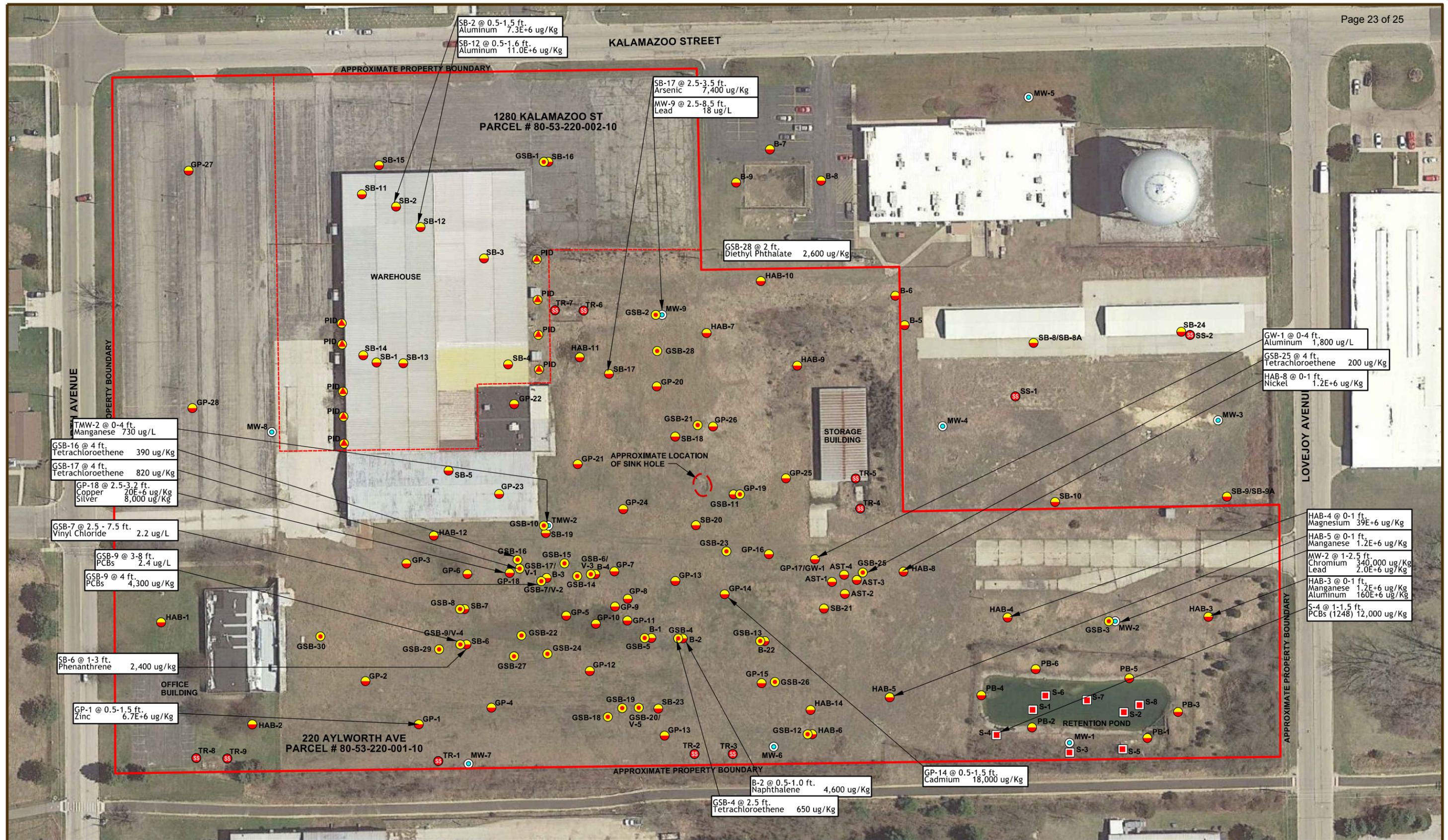
FORMER BOHN PISTON
220 AYLWORTH AVE./1280 KALAMAZOO ST.
SOUTH HAVEN, MICHIGAN

LOCATION MAP

PROJECT NO.
160216

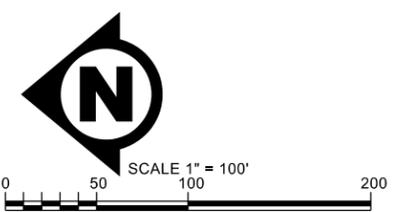
FIGURE No.

1



NOTE:
THIS IS NOT A PROPERTY BOUNDARY SURVEY, PROPERTY BOUNDARIES SHOWN ON THIS MAP ARE BASED ON AVAILABLE FURNISHED INFORMATION AND ARE APPROXIMATE ONLY AND SHOULD NOT BE USED TO ESTABLISH PROPERTY BOUNDARY LOCATION IN THE FIELD.

- LEGEND**
- SOIL BORING LOCATION
 - MONITORING WELL LOCATION
 - SURFACE SOIL SAMPLE LOCATION
 - SEDIMENT SAMPLE LOCATION
 - PID SCREENING LOCATION
 - GEOPROBE SOIL BORING LOCATION



envirollogic
environmental consulting + services

2960 INTERSTATE PARKWAY
KALAMAZOO, MICHIGAN 49048
PH: (269) 342-1100 FAX: (269) 342-4945

FORMER BOHN PISTON
220 AYLWORTH AVE./1280 KALAMAZOO ST.
SOUTH HAVEN, MICHIGAN

**SITE PLAN w/
FACILITY CONTAMINANTS**

PROJECT NO.
160216

FIGURE No.
2

000000 AAAAAA Files: Model:

220 Aylworth Avenue 1280 Kalamazoo St.
City of South Haven, Michigan

Captured Taxable Value and Estimate of Annual Captured Incremental Taxes for Each Affected Taxing Jurisdiction

Subject Property - 220 Aylworth & 1280 Kalamazoo

Taxing Jurisdiction	WINTER									Summer							
	Senior Services	VB-ISD - Operating	VB-ISD - Special Ed	VB-ISD - Vocation	VB CO - Ambulance	VB CO - Roads	VB CO - Public Safety	VB CO - Public Transit	Charter Tax	Garbage Tax	Drug Enforcement	SO Haven Library	Comm. College	City Road	County Operating	**Total	
Millage	0.248300	0.141400	3.332100	2.499300	0.940200	0.976900	0.535100	0.248000	10.217100	1.200000	0.675100	0.590000	1.785400	1.570600	4.471900	29.431400	
Initial Taxable Value - 2016	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Future Taxable Value - 2017	\$ 350,000.00	\$ 86.91	\$ 49.49	\$ 1,166.24	\$ 874.76	\$ 329.07	\$ 341.92	\$ 187.29	\$ 86.80	\$ 3,575.99	\$ 420.00	\$ 236.29	\$ 206.50	\$ 624.89	\$ 549.71	\$ 1,565.17	\$ 10,300.99
Captured Taxable Value - 2017	\$ 350,000.00	\$ 86.91	\$ 49.49	\$ 1,166.24	\$ 874.76	\$ 329.07	\$ 341.92	\$ 187.29	\$ 86.80	\$ 3,575.99	\$ 420.00	\$ 236.29	\$ 206.50	\$ 624.89	\$ 549.71	\$ 1,565.17	\$ 10,300.99
Captured Taxable Value - 2018	\$ 419,000.00	\$ 104.04	\$ 59.25	\$ 1,396.15	\$ 1,047.21	\$ 393.94	\$ 409.32	\$ 224.21	\$ 103.91	\$ 4,280.96	\$ 502.80	\$ 282.87	\$ 247.21	\$ 748.08	\$ 658.08	\$ 1,873.73	\$ 12,331.76
Captured Taxable Value - 2019	\$ 554,000.00	\$ 137.56	\$ 78.34	\$ 1,845.98	\$ 1,384.61	\$ 520.87	\$ 541.20	\$ 296.45	\$ 137.39	\$ 5,660.27	\$ 664.80	\$ 374.01	\$ 326.86	\$ 989.11	\$ 870.11	\$ 2,477.43	\$ 16,305.00
Captured Taxable Value - 2020	\$ 689,000.00	\$ 171.08	\$ 97.42	\$ 2,295.82	\$ 1,722.02	\$ 647.80	\$ 673.08	\$ 368.68	\$ 170.87	\$ 7,039.58	\$ 826.80	\$ 465.14	\$ 406.51	\$ 1,230.14	\$ 1,082.14	\$ 3,081.14	\$ 20,278.23
Captured Taxable Value - 2021	\$ 931,000.00	\$ 231.17	\$ 131.64	\$ 3,102.19	\$ 2,326.85	\$ 875.33	\$ 909.49	\$ 498.18	\$ 230.89	\$ 9,512.12	\$ 1,117.20	\$ 628.52	\$ 549.29	\$ 1,662.21	\$ 1,462.23	\$ 4,163.34	\$ 27,400.63
Captured Taxable Value - 2022	\$ 931,000.00	\$ 231.17	\$ 131.64	\$ 3,102.19	\$ 2,326.85	\$ 875.33	\$ 909.49	\$ 498.18	\$ 230.89	\$ 9,512.12	\$ 1,117.20	\$ 628.52	\$ 549.29	\$ 1,662.21	\$ 1,462.23	\$ 4,163.34	\$ 27,400.63
Captured Taxable Value - 2023	\$ 931,000.00	\$ 231.17	\$ 131.64	\$ 3,102.19	\$ 2,326.85	\$ 875.33	\$ 909.49	\$ 498.18	\$ 230.89	\$ 9,512.12	\$ 1,117.20	\$ 628.52	\$ 549.29	\$ 1,662.21	\$ 1,462.23	\$ 4,163.34	\$ 27,400.63
Captured Taxable Value - 2024	\$ 931,000.00	\$ 231.17	\$ 131.64	\$ 3,102.19	\$ 2,326.85	\$ 875.33	\$ 909.49	\$ 498.18	\$ 230.89	\$ 9,512.12	\$ 1,117.20	\$ 628.52	\$ 549.29	\$ 1,662.21	\$ 1,462.23	\$ 4,163.34	\$ 27,400.63
Captured Taxable Value - 2025	\$ 931,000.00	\$ 231.17	\$ 131.64	\$ 3,102.19	\$ 2,326.85	\$ 875.33	\$ 909.49	\$ 498.18	\$ 230.89	\$ 9,512.12	\$ 1,117.20	\$ 628.52	\$ 549.29	\$ 1,662.21	\$ 1,462.23	\$ 4,163.34	\$ 27,400.63
Captured Taxable Value - 2026	\$ 931,000.00	\$ 231.17	\$ 131.64	\$ 3,102.19	\$ 2,326.85	\$ 875.33	\$ 909.49	\$ 498.18	\$ 230.89	\$ 9,512.12	\$ 1,117.20	\$ 628.52	\$ 549.29	\$ 1,662.21	\$ 1,462.23	\$ 4,163.34	\$ 27,400.63
Captured Taxable Value - 2027	\$ 931,000.00	\$ 231.17	\$ 131.64	\$ 3,102.19	\$ 2,326.85	\$ 875.33	\$ 909.49	\$ 498.18	\$ 230.89	\$ 9,512.12	\$ 1,117.20	\$ 628.52	\$ 549.29	\$ 1,662.21	\$ 1,462.23	\$ 4,163.34	\$ 27,400.63
Captured Taxable Value - 2028	\$ 931,000.00	\$ 231.17	\$ 131.64	\$ 3,102.19	\$ 2,326.85	\$ 875.33	\$ 909.49	\$ 498.18	\$ 230.89	\$ 9,512.12	\$ 1,117.20	\$ 628.52	\$ 549.29	\$ 1,662.21	\$ 1,462.23	\$ 4,163.34	\$ 27,400.63
Captured Taxable Value - 2029	\$ 931,000.00	\$ 231.17	\$ 131.64	\$ 3,102.19	\$ 2,326.85	\$ 875.33	\$ 909.49	\$ 498.18	\$ 230.89	\$ 9,512.12	\$ 1,117.20	\$ 628.52	\$ 549.29	\$ 1,662.21	\$ 1,462.23	\$ 4,163.34	\$ 27,400.63
Captured Taxable Value - 2030	\$ 931,000.00	\$ 231.17	\$ 131.64	\$ 3,102.19	\$ 2,326.85	\$ 875.33	\$ 909.49	\$ 498.18	\$ 230.89	\$ 9,512.12	\$ 1,117.20	\$ 628.52	\$ 549.29	\$ 1,662.21	\$ 1,462.23	\$ 4,163.34	\$ 27,400.63
Captured Taxable Value - 2031	\$ 931,000.00	\$ 231.17	\$ 131.64	\$ 3,102.19	\$ 2,326.85	\$ 875.33	\$ 909.49	\$ 498.18	\$ 230.89	\$ 9,512.12	\$ 1,117.20	\$ 628.52	\$ 549.29	\$ 1,662.21	\$ 1,462.23	\$ 4,163.34	\$ 27,400.63
Captured Taxable Value - 2032	\$ 931,000.00	\$ 231.17	\$ 131.64	\$ 3,102.19	\$ 2,326.85	\$ 875.33	\$ 909.49	\$ 498.18	\$ 230.89	\$ 9,512.12	\$ 1,117.20	\$ 628.52	\$ 549.29	\$ 1,662.21	\$ 1,462.23	\$ 4,163.34	\$ 27,400.63
Captured Taxable Value - 2033	\$ 931,000.00	\$ 231.17	\$ 131.64	\$ 3,102.19	\$ 2,326.85	\$ 875.33	\$ 909.49	\$ 498.18	\$ 230.89	\$ 9,512.12	\$ 1,117.20	\$ 628.52	\$ 549.29	\$ 1,662.21	\$ 1,462.23	\$ 4,163.34	\$ 27,400.63
Captured Taxable Value - 2034	\$ 931,000.00	\$ 231.17	\$ 131.64	\$ 3,102.19	\$ 2,326.85	\$ 875.33	\$ 909.49	\$ 498.18	\$ 230.89	\$ 9,512.12	\$ 1,117.20	\$ 628.52	\$ 549.29	\$ 1,662.21	\$ 1,462.23	\$ 4,163.34	\$ 27,400.63
Captured Taxable Value - 2035	\$ 931,000.00	\$ 231.17	\$ 131.64	\$ 3,102.19	\$ 2,326.85	\$ 875.33	\$ 909.49	\$ 498.18	\$ 230.89	\$ 9,512.12	\$ 1,117.20	\$ 628.52	\$ 549.29	\$ 1,662.21	\$ 1,462.23	\$ 4,163.34	\$ 27,400.63
Captured Taxable Value - 2036	\$ 931,000.00	\$ 231.17	\$ 131.64	\$ 3,102.19	\$ 2,326.85	\$ 875.33	\$ 909.49	\$ 498.18	\$ 230.89	\$ 9,512.12	\$ 1,117.20	\$ 628.52	\$ 549.29	\$ 1,662.21	\$ 1,462.23	\$ 4,163.34	\$ 27,400.63
Captured Taxable Value - 2037	\$ 931,000.00	\$ 231.17	\$ 131.64	\$ 3,102.19	\$ 2,326.85	\$ 875.33	\$ 909.49	\$ 498.18	\$ 230.89	\$ 9,512.12	\$ 1,117.20	\$ 628.52	\$ 549.29	\$ 1,662.21	\$ 1,462.23	\$ 4,163.34	\$ 27,400.63
Captured Taxable Value - 2038	\$ 931,000.00	\$ 231.17	\$ 131.64	\$ 3,102.19	\$ 2,326.85	\$ 875.33	\$ 909.49	\$ 498.18	\$ 230.89	\$ 9,512.12	\$ 1,117.20	\$ 628.52	\$ 549.29	\$ 1,662.21	\$ 1,462.23	\$ 4,163.34	\$ 27,400.63
Captured Taxable Value - 2039	\$ 931,000.00	\$ 231.17	\$ 131.64	\$ 3,102.19	\$ 2,326.85	\$ 875.33	\$ 909.49	\$ 498.18	\$ 230.89	\$ 9,512.12	\$ 1,117.20	\$ 628.52	\$ 549.29	\$ 1,662.21	\$ 1,462.23	\$ 4,163.34	\$ 27,400.63
Captured Taxable Value - 2040	\$ 931,000.00	\$ 231.17	\$ 131.64	\$ 3,102.19	\$ 2,326.85	\$ 875.33	\$ 909.49	\$ 498.18	\$ 230.89	\$ 9,512.12	\$ 1,117.20	\$ 628.52	\$ 549.29	\$ 1,662.21	\$ 1,462.23	\$ 4,163.34	\$ 27,400.63
Captured Taxable Value - 2041	\$ 931,000.00	\$ 231.17	\$ 131.64	\$ 3,102.19	\$ 2,326.85	\$ 875.33	\$ 909.49	\$ 498.18	\$ 230.89	\$ 9,512.12	\$ 1,117.20	\$ 628.52	\$ 549.29	\$ 1,662.21	\$ 1,462.23	\$ 4,163.34	\$ 27,400.63
Captured Taxable Value - 2042	\$ 931,000.00	\$ 231.17	\$ 131.64	\$ 3,102.19	\$ 2,326.85	\$ 875.33	\$ 909.49	\$ 498.18	\$ 230.89	\$ 9,512.12	\$ 1,117.20	\$ 628.52	\$ 549.29	\$ 1,662.21	\$ 1,462.23	\$ 4,163.34	\$ 27,400.63
Captured Taxable Value - 2043	\$ 931,000.00	\$ 231.17	\$ 131.64	\$ 3,102.19	\$ 2,326.85	\$ 875.33	\$ 909.49	\$ 498.18	\$ 230.89	\$ 9,512.12	\$ 1,117.20	\$ 628.52	\$ 549.29	\$ 1,662.21	\$ 1,462.23	\$ 4,163.34	\$ 27,400.63
Captured Taxable Value - 2044	\$ 931,000.00	\$ 231.17	\$ 131.64	\$ 3,102.19	\$ 2,326.85	\$ 875.33	\$ 909.49	\$ 498.18	\$ 230.89	\$ 9,512.12	\$ 1,117.20	\$ 628.52	\$ 549.29	\$ 1,662.21	\$ 1,462.23	\$ 4,163.34	\$ 27,400.63
Captured Taxable Value - 2045	\$ 931,000.00	\$ 231.17	\$ 131.64	\$ 3,102.19	\$ 2,326.85	\$ 875.33	\$ 909.49	\$ 498.18	\$ 230.89	\$ 9,512.12	\$ 1,117.20	\$ 628.52	\$ 549.29	\$ 1,662.21	\$ 1,462.23	\$ 4,163.34	\$ 27,400.63

Jurisdiction: South Haven
220 Aylworth Ave Brownfield Plan
Estimated Capture and Reimbursement

Estimated Eligible Costs: \$263,465
 Estimated Interest Rate: 4.50%

	2016	1 2017	2 2018	3 2019	4 2020	5 2021	6 2022	7 2023	8 2024	9 2025	10 2026	11 2027	12 2028	13 2029	14 2030	15 2031	16 2032	17 2033	18 2034	19 2035	20 2036	21 2037	22 2038	23 2039	24 2040	25 2041	
Incremental Taxable Value: Real Property	\$ -	\$ 350,000	\$ 419,000	\$ 554,000	\$ 689,000	\$ 931,000	\$ 931,000	\$ 931,000	\$ 931,000	\$ 931,000	\$ 931,000	\$ 931,000	\$ 931,000	\$ 931,000	\$ 931,000	\$ 931,000	\$ 931,000	\$ 931,000	\$ 931,000	\$ 931,000	\$ 931,000	\$ 931,000	\$ 931,000	\$ 931,000	\$ 931,000	\$ 931,000	
<i>School Tax</i>																											
School Operating	18.0000	0.0000																									
State Educ Tax	6.0000	0.0000																									
School Debt	4.8000	0.0000																									
<i>Local Tax</i>																											
Senior Services	0.2483	1.0000																									
VB-ISD - Operating	0.1414	1.0000																									
VB-ISD - Special Ed	3.3321	1.0000																									
VB-ISD - Vocation	2.4993	1.0000																									
VB CO - Ambulance	0.9402	1.0000																									
VB CO - Roads	0.9769	1.0000																									
VB CO - Public Safety	0.5351	1.0000																									
VB CO - Public Transit	0.2480	1.0000																									
Charter Tax	10.2171	1.0000																									
Garbage Tax	1.2000	1.0000																									
Drug Enforcement	0.6751	1.0000																									
SO Haven Library	0.5900	1.0000																									
Comm. College	1.7854	1.0000																									
City Road	1.5706	1.0000																									
County Operating	4.4719	1.0000																									
Total Available for Capture:	\$ -	\$ 10,301	\$ 12,332	\$ 16,305	\$ 20,278	\$ 27,401	\$ 27,401	\$ 27,401	\$ 27,401	\$ 27,401	\$ 27,401	\$ 27,401	\$ 27,401	\$ 27,401	\$ 27,401	\$ 27,401	\$ 27,401	\$ 27,401	\$ 27,401	\$ 27,401	\$ 27,401	\$ 27,401	\$ 27,401	\$ 27,401	\$ 27,401	\$ 27,401	\$ 27,401
Eligible Expenses Incurred	\$ 13,100	\$ 250,365	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Administration Fee	\$ -	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
Reimburse to Developer	\$ -	\$ 8,301	\$ 10,332	\$ 14,305	\$ 18,278	\$ 23,901	\$ 23,901	\$ 23,901	\$ 23,901	\$ 22,401	\$ 22,401	\$ 22,401	\$ 22,401	\$ 22,401	\$ 22,401	\$ 22,401	\$ 22,401	\$ 22,401	\$ 22,401	\$ 22,401	\$ 22,401	\$ 22,401	\$ 22,401	\$ 22,401	\$ 22,401	\$ 22,401	\$ 22,401
Unreimbursed Costs	\$ 13,100	\$ 255,164	\$ 256,688	\$ 253,861	\$ 246,666	\$ 233,436	\$ 219,774	\$ 205,662	\$ 191,079	\$ 177,504	\$ 163,414	\$ 148,787	\$ 133,598	\$ 117,823	\$ 101,434	\$ 84,404	\$ 66,704	\$ 48,305	\$ 29,174	\$ 9,279	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Applied *	\$ -	\$ 11,855.93	\$ 11,478.00	\$ 11,083.08	\$ 10,670.38	\$ 10,239.11	\$ 9,788.43	\$ 9,317.47	\$ 8,825.32	\$ 8,311.02	\$ 7,773.58	\$ 7,211.95	\$ 6,625.05	\$ 6,011.74	\$ 5,370.83	\$ 4,701.08	\$ 4,001.19	\$ 3,269.81	\$ 2,505.51	\$ 1,706.82	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Remaining Due	\$ 13,100	\$ 267,019.94	\$ 268,166.18	\$ 264,944.27	\$ 257,336.41	\$ 243,674.89	\$ 229,562.69	\$ 214,979.52	\$ 199,904.21	\$ 185,814.60	\$ 171,187.54	\$ 155,998.86	\$ 140,223.28	\$ 123,834.38	\$ 106,804.58	\$ 89,105.03	\$ 70,705.58	\$ 51,574.76	\$ 31,679.64	\$ 10,985.82	#####	#####	#####	#####	#####	#####	

* Actual interest rate to be applied is the Wall Street Journal prime rate, plus 1%, adjusted annually

2018 Taxable Value \$69K increase in eligible activities
 2019 Taxable Value \$69K increase in eligible activities, \$66K other improvements
 2020 Taxable Value \$69K increase in eligible activities, \$66K other improvements
 2021 Taxable Value \$67K increase in other improvements, \$175K office building