

ACT 381 BROWNFIELD PLAN

FORMER KMART REDEVELOPMENT CHARTER TOWNSHIP OF GARFIELD, GRAND TRAVERSE COUNTY, MICHIGAN

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**Brownfield Plan
Former Kmart Redevelopment
Charter Township of Garfield, Michigan**

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Project Summary

The TC Curling Club has acquired the former Kmart property and is in the process of redeveloping the property for the popular sport of curling, as well as additional private redevelopment with the balance of the property.

This Brownfield Plan will provide incremental tax revenues to repay certain Eligible Activities, including environmental due diligence and due care, lead and asbestos abatement, and demolition, that are critical to the economic viability of the redevelopment.

Environmental investigations have identified the presence of contaminants in soil and groundwater exceeding EGLE Generic Cleanup Residential Criteria and a Baseline Environmental Assessment has been prepared and submitted to EGLE. As a result, the property is a Part 201 Facility and qualifies as Brownfield Eligible Property under Act 381.

Project Name: Former Kmart Redevelopment

Project Location: The Eligible Property is comprised of one parcel in the Charter Township of Garfield, 1712 S. Garfield Avenue, Parcel Identification Number 52-52-001-509-40

Type of Eligible Property: Part 201 Facility

Eligible Activities: Baseline Environmental Assessment Activities, Due Care Activities, Asbestos Abatement, Demolition

ELIGIBLE ACTIVITY SUBTOTAL	\$92,230	\$702,650	\$794,880
Brownfield Plan Development and Approval	\$3,000	\$20,000	\$23,000
TOTAL ELIGIBLE ACTIVITY	\$95,230	\$722,650	\$817,880

Estimated Years to Complete 26 years **Estimated Investment:** \$6,000,0000
Eligible Activities Payback:

BROWNFIELD PLAN

FORMER KMART REDEVELOPMENT

CHARTER TOWNSHIP OF GARFIELD, GRAND TRAVERSE COUNTY, MICHIGAN

GRAND TRAVERSE COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

1.0 INTRODUCTION

Act 381, P.A. 1996, as amended, was enacted to promote the revitalization, redevelopment and reuse of contaminated, tax reverted, blighted, functionally obsolete, or historically designated property through incentives adopted as part of a Brownfield Plan. The Brownfield Plan outlines the qualifications, costs, impacts, and incentives for the project.

The Brownfield Plan must be approved by the county brownfield redevelopment authority established under Act 381 and the county board of commissioners, with the concurrence of the local government in which the project is located in order to take effect. The Michigan Department of Environment, Great Lakes and Energy (EGLE) must approve the Environmental ("Department Specific") Eligible Activities, with the exception of Baseline Environmental Assessment activities and Due Care Investigation and Planning; and the Michigan Strategic Fund (MSF) must approve Non-Environmental Eligible Activities if state taxes are to be captured.

The Grand Traverse County Commission established the Grand Traverse County Brownfield Redevelopment Authority under the procedures required under Act 381 in 1997.

This Brownfield Plan is for the redevelopment of the former Kmart property at the Cherryland Mall at Garfield and S. Airport Road in the Charter Township of Garfield, Grand Traverse County, Michigan, consistent with Act 381. The Brownfield Plan describes the public purpose and qualifying factors for determining the site as an Eligible Property, the Eligible Activities and estimated costs, the impacts of tax increment financing, and other project factors.

1.1 Proposed Redevelopment and Future Use for Each Eligible Property

The proposed redevelopment will adaptively reuse the 85,345 FT² former Kmart building at the Cherryland Mall into a state-of-the-art curling club by The Traverse City Curling Club and other uses. The curling facility will occupy approximately one-third of the Kmart building and the other two-thirds will be renovated for private use with complementary uses, including food service, retail, and recreation, that will generate the available property tax revenue. In addition, there are outlots that are anticipated to be split on the Eligible Property, sold and

developed that will generate additional property tax revenues that will contribute to the capture of tax increment revenue under this Brownfield Plan.

The property is zoned C-P Planning Shopping and is governed by the zoning ordinance of the Charter Township of Garfield.

The estimated private investment is anticipated at \$6,000,000. The development is anticipated to provide up to 15 jobs. The project is located in the Charter Township of Garfield, which is not a Qualified Local Governmental Unit (QLGU).

1.2 Eligible Property Information

The Eligible Property includes one parcel, as described below:

Parcel Number	Address	Description	Acreage	Qualifying Status
28-05-014-049-20	1712 S. Garfield Avenue	PT NE1/4 SE1/4 SEC 14 T27N R11W COM E1/4 COR TH W 50' TO POB TH W 975' TH S 120' TH S 45DEG 00'00"E 431.33' E 150' TH S 15' TH E 60' TH N 28.76' TH N 89DEG 56'45"E 189.93' TH S 00DEG 03'15"E 65' TH S 89DEG 56'45"W 160' 178.78' TH S 45DEG 00'00"E 318.2' TH E 213' TH N 00DEG 32'10"W 880' TO POB EXC S 170' E 213' 11.38AC SPLIT ON 03/30/2021 FROM 05-014-049-01; TO 05-014-049-20 & 05-014-049-30	11.38	Functionally Obsolete

1.3 Public Purpose *MCL 125.2664(5):*

The adaptive reuse of the former Kmart building and the development of addition businesses on the property will redevelop a vacant functionally obsolete building into a vital community recreation facility with additional associated business, increase property taxes, provide employment, and create spinoff redevelopment.

2.0 INFORMATION REQUIRED BY SECTION 13(2) OF THE STATUTE

2.1 Description of Project and Plan Costs *MCL 125.2663(2)(a):*

The project includes the adaptive reuse of the former Kmart building and additional business development on the property. The Brownfield Plan includes Environmental and Non-Environmental Eligible Activities:

Environmental Eligible Activities include:

- Baseline Environmental Assessment Activities
 - Phase I Environmental Site Assessment
 - Phase II Environmental Site Assessment
 - Baseline Environmental Assessment
- Due Care Activities
 - Due Care Investigation, Planning and Documentation
 - Due Care Response Activities

Non-Environmental Eligible Activities include:

- Lead and Asbestos Abatement
- Demolition

Other Eligible Activities include:

- Brownfield Plan development and approval;
- Administrative and operating costs of the GTCBRA with local tax capture only.

ELIGIBLE ACTIVITY SUBTOTAL	\$92,230	\$702,650	\$794,880
Brownfield Plan Development and Approval	\$3,000	\$20,000	\$23,000
TOTAL ELIGIBLE ACTIVITY	\$95,230	\$722,650	\$817,880

Additional detail is provided in Table 1.1: Environmental Eligible Activities and Table 1.2 Non-Environmental Eligible Activities.

The cost of Eligible Activities included in and authorized by this Brownfield Plan will be reimbursed with incremental applicable local and state tax revenue generated by the increased private investment on the Eligible Property and captured by the GTCBRA, subject to any limitation and conditions described in this Brownfield Plan and the terms of a Reimbursement Agreement between the Developer and the GTCBRA. State tax capture approval for Non-Environmental Eligible Activities is not anticipated because the project does not meet the Michigan Strategic Fund (MSF) criteria. While not anticipated, there are costs for Due Care Activities included in the Brownfield Plan as a contingency if development identifies contamination that must be managed. If so, an Act 381 Work Plan will be prepared and submitted to the Michigan Department of Environment, Great Lakes and Energy (EGLE) for Department Specific Environmental Eligible Activities. There are exemptions for automatic State tax capture approval for certain Eligible Activities, including Baseline Environmental Assessment and Due Care Investigation and Planning Activities.

The Eligible Activity costs included in this Brownfield Plan are estimated and may increase or decrease depending on the nature and extent of unknown conditions encountered on the Eligible Property or other circumstances. Reimbursement will be based on the actual cost of Eligible Activities approved under this Brownfield Plan and an Act 381 Work Plan if applicable, from Brownfield Tax Increment Financing (TIF) revenues captured by the Authority and shall be governed by the terms and conditions of the Reimbursement Agreement and Section 2 of Act 381 of 1996, as amended (MCL 125.2652). This Brownfield Plan and the Reimbursement Agreement establish the maximum Eligible Activity cost. Line-item Eligible Activity may be adjusted after the adoption of this Brownfield Plan with the approval of the Authority, as long as the total maximum Eligible Activity cost is not exceeded.

2.2 Summary of Eligible Activities *MCL 125.2663(2)(b):*

Act 381 provides for the costs of certain Environmental and Non-Environmental Eligible Activities to be reimbursed through tax increment financing. The following is a summary of Environmental Eligible Activities and Non-Environmental Eligible Activities.

EGLE Eligible Activities

1. *Baseline Environmental Assessment (BEA) Activities:* BEA Activities include a Phase I Environmental Site Assessment (ESAs), Phase II ESA, and a Baseline Environmental Assessment to provide an exemption for the developer from environmental liability for pre-existing contamination. Act 381 includes provisions for Baseline Environmental Activities to be conducted prior to the approval of a Brownfield Plan for local tax capture (Section 13b.(9)(b)) and for State tax capture without EGLE approval (Section 13b.(8)(a-b)), as long as included in a subsequent Brownfield Plan.

A. *Phase I ESA:* A Phase I ESA has been conducted for the Eligible Property with ASTM Standard E1527-13 in February 2022. The Phase I ESA includes a review of historical and current information, including regulatory agency files, historical maps, and past uses to evaluate the potential for contamination, a site inspection of both the grounds and the exterior and interior of buildings on the property, and interviews with individuals knowledgeable about the past use of the property to identify any Recognized Environmental Conditions (RECs). The Phase I report identified the following RECs:

1. The presence of five underground hoists in the eastern portion of the building for former auto repair operations;

2. The presence of a pipe located in the northern corner of the southernmost former automotive repair bay that appeared to contain oil residuals.
- B. Phase II ESA: A Phase II Environmental Site Assessment was conducted for the Eligible Property in March 2022 to investigate the RECs as part of the environmental due diligence process for property acquisition. Analysis of the soil samples identified the presence of Diesel Range Organics (DRO) and Oil Range Organics (ORO) with aesthetic observations (visual, olfactory, and PID evidence) of impact. While there were no exceedances of EGLE Generic Cleanup Criteria and the property does not qualify as Brownfield Eligible Property as a Part 201 Facility, there is evidence of a release and impact to soils.
- C. Baseline Environmental Assessment: A Baseline Environmental Assessment (BEA) has been prepared on behalf of The Traverse City Curling Club, Inc. to provide an exemption from environmental liability for pre-existing contamination.

2. Due Care Investigation and Activities: While the BEA provides an exemption from environmental liability for pre-existing contamination, new purchasers have due care obligations to prevent exposure to or exacerbation of pre-existing contamination. Act 381 includes provisions for Due Care Investigation Activities to be conducted prior to the approval of a Brownfield Plan for local tax capture (Section 13b.(9)(b)) and for State tax capture without EGLE approval (Section 13b.(8)(a,c)), as long as included in a subsequent Brownfield Plan. There are three primary due care activities proposed under this Brownfield Plan:
 - A. Due Care Investigation: Due to the presence of contaminated soils on the Eligible Property, additional investigation may be required to determine if exposure pathways are complete and if mitigation measures are required.
 - B. Due Care Planning and Documentation: Following the completion of the due care investigation and determination of the redevelopment details of each future land use, the data summary and recommendations for meeting due care obligations will be included in a Response Activity Plan/Due Care Plan. The Response Activity Plan/Due Care Plan will describe the known contamination, proposed redevelopment activities, plans for mitigating unacceptable exposures and preventing exacerbation, recommendations for filing abandon container notices, notices to third parties who may be exposed to contamination (e.g., utility workers), and filing of Notices of Migration of Contamination, if necessary. In addition, an Environmental Construction Management Plan will be prepared to detail measures to protect on-site workers and construction measures to meet due care

obligations. Once the due care measures are completed, Documentation of Due Care Compliance will be compiled.

C. Due Care Exposure Pathway Mitigation: The Response Activity Plan/Due Care Plan and Environmental Construction Management Plan will identify specific measures to be taken to address due care requirements. These activities could include soil remediation; developing and implementing a soils management plan to safely relocate soils on the property or remove soils for transport and disposal to a licensed landfill; and/or institutional controls if necessary. These measures will be subject to approval of an Act 381 Work Plan by the EGLE for State tax capture.

Other Activities

Brownfield Plan and Work Plan Preparation: The preparation and approval of the Brownfield Plan and Act 381 Work Plans are included as Eligible Activities. These costs are allocated between EGLE Environmental Eligible Activities and MSF Non-Environmental Eligible Activities.

Administrative and Operating Costs: An estimate of reasonable and actual administrative and operating costs of the Grand Traverse County Brownfield Redevelopment Authority (GTCBRA) is included as Eligible Activities as a Local Only Cost.

The following tables estimate the costs for Environmental Eligible Activities to be funded by tax increment revenues.

EGLE Environmental Eligible Activity Cost

<u>Eligible Activities</u>	<u>Estimated Cost</u>
Baseline Environmental Assessment	\$18,700
Due Care Activities	\$61,500
Contingency (15%)	\$12,030
EGLE Eligible Activities Subtotal	\$92,230
Brownfield Plan/Work Plan Development and Approval Cost	<u>\$3,000</u>
ENVIRONMENTAL ELIGIBLE ACTIVITIES TOTAL	\$95,230

MSF Non-Environmental Eligible Activities

MSF Non-Environmental Eligible Activities are included under this Brownfield Plan under the auspices of Act 381. The MSF Non-Environmental Eligible Activities include lead and asbestos abatement and demolition.

1. *Lead and Asbestos Abatement:* NESHAP regulations require a lead and asbestos survey prior to disturbance of commercial buildings to demonstrate Potential Asbestos Containing Materials (PACMs) do not contain asbestos by properly testing materials in accordance with OSHA standards. Demolition or remodeling buildings that contain lead, cadmium and/or asbestos is subject to regulations to protect the health of the persons that may be affected.

Lead and Asbestos Abatement	Total
Pre-Demolition Survey	\$4,000
Monitoring	\$4,000
Abatement	\$170,000
Contingency (15%)	\$26,700
TOTAL	\$204,700

”

2. *Demolition:* In preparation for adaptive reuse, selective demolition of the interior of the former Kmart building is anticipated. In addition, site demolition is anticipated for the existing parking area and associated infrastructure. The scope of work includes engineering specifications, contractor procurement and site demolition and selective demolition of the interior of the former Kmart building.

Demolition	Total
Site Demolition	\$15,000
Building Demolition	\$410,000
Engineering/Inspections	\$8,000
Contingency (15%)	\$64,950
TOTAL	\$497,950

Other Activities

Brownfield Plan and Work Plan Preparation: The preparation and approval of the Brownfield Plan and Act 381 Work Plans are included as Eligible Activities. These costs are allocated between EGLE Environmental Eligible Activities and MSF Non-Environmental Eligible Activities.

Administrative and Operating Costs: An estimate of reasonable and actual administrative and operating costs of the Grand Traverse County Brownfield Redevelopment Authority (GTCBRA) is included as Eligible Activities for Local Only capture.

2.3 Estimate of Captured Taxable Value and Tax Increment Revenues *MCL 125.2663(2)(c):*

Act 381 defines Initial Taxable Value as taxable value of an Eligible Property identified in and subject to a Brownfield Plan at the time the resolution adding that Eligible Property in the Brownfield Plan is adopted, as shown either by the most recent assessment roll for which equalization has been completed at the time the

resolution is adopted or, if provided by the Brownfield Plan, by the next assessment roll for which equalization will be completed following the date the resolution adding that Eligible Property in the Brownfield Plan is adopted.

The taxable value as of December 31, 2021 is **\$919,513**. As provided in this Brownfield Plan, the Initial Taxable Value will be established by the taxable value as of December 31, 2021.

The EGLE Environmental and MSF Non-Environmental Eligible Activity cost is **\$794,880** and **\$23,000** in Brownfield Plan/Work Plan Development, Approval and Implementation, for a total of **\$817,880**. The Brownfield Plan also includes GTCBRA Administrative and Operating Costs and capture of 50% of the State Education Tax for the State Brownfield Fund as required by Act 381, estimated at **\$20,873** for this Brownfield Plan. The Brownfield Plan also provides for deposits into the Local Brownfield Revolving Fund for five years after capture, with State tax capture limited to an amount equal to State tax capture for EGLE Environmental Eligible Activities if available. LBRF deposits from local taxes are estimated at **\$248,222**. The overall investment for the Project is estimated at over ***\$6 million***.

Table 2 identifies taxable values for real and personal property, including tax increment revenues for the Eligible Property. In addition, 3 mils are captured and distributed to the State for the State Brownfield Redevelopment Fund for the time period in which State taxes are captured for Environmental Eligible Activities. In accordance with Act 381, this share does not affect the State and local ratio. The cash flow analysis for the project indicates payoff of the obligation in *twenty-six (26) years* from 2022.

Redevelopment of the property began in Summer 2022, with initial asbestos abatement and selective demolition. The actual tax increment captured will be based on taxable value set through the property assessment process by the local unit of government and equalized by the County and the millage rates set each year by the taxing jurisdictions. The estimated tax increment captured by the Authority is summarized in the table below and detailed in Table 2.

Estimate Tax Revenues and Tax Increment Capture by the Authority

Year	Total Tax Revenues	Captured Taxes
1 2023	\$36,262	\$0
2 2024	\$85,170	\$47,562
3 2025	\$110,305	\$61,531
4 2026	\$111,416	\$73,085
5 2027	\$112,543	\$51,986
6 2028	\$113,687	\$28,175
7 2029	\$114,848	\$28,598
8 2030	\$116,027	\$29,027
9 2031	\$117,224	\$29,462
10 2032	\$118,438	\$29,904
11 2033	\$119,671	\$30,353
12 2034	\$120,922	\$32,007
13 2035	\$122,192	\$32,407
14 2036	\$123,481	\$31,739
15 2037	\$124,789	\$32,215

(1)

Year	Total Tax Revenues	Captured Taxes
16 2038	\$126,117	\$32,698
17 2039	\$127,465	\$33,189
18 2040	\$128,833	\$33,687
19 2041	\$130,221	\$34,192
20 2042	\$131,631	\$34,705
21 2043	\$133,061	\$35,225
22 2044	\$134,513	\$35,754
23 2045	\$135,987	\$36,290
24 2046	\$137,483	\$36,835
25 2047	\$139,001	\$37,387
26 2048	\$140,542	\$37,948
27 2049	\$142,106	\$38,517
28 2050	\$143,694	\$39,095
29 2051	\$145,306	\$39,681
30 2052	\$146,941	\$40,276

(2)

(3)

(1) State Tax Capture Ends
(2) Local Capture Ends
(3) LBRF Capture Ends

Total	\$3,689,877	\$1,136,811
Administrative Fees	\$ 49,836	
State Revolving Fund	\$ 20,873	
LSRRF	\$ 248,222	
Balance		\$817,880

2.4 Method of Financing and Description of Advances Made by the Municipality *MCL 125.2663(2)(d):*

Private Environmental Eligible Activity Costs and Non-Environmental Eligible Activity Costs will be financed by the Developer.

2.5 Maximum Amount of Note or Bond Indebtedness *MCL 125.2663(2)(e):*

The maximum amount of Eligible Activities is anticipated to be will be \$817,880.

2.6 Beginning Date and Duration of Capture *MCL 125.2663(2)(f):*

The anticipated beginning date of capture is 2024, estimated to be the first year tax increment revenues are available. The duration of Brownfield Plan capture will be the time to capture taxes in an amount equal to the Eligible Activity obligation, Interest, State Brownfield Fund, Local Brownfield Revolving Fund, and Administrative and Operation Costs. As shown on Table 2, total costs of all Eligible Activities on the property redevelopment are expected to be repaid through tax increment financing within 26 years.

2.7 Estimated Impact of Tax Increment Financing on Tax Revenues of Taxing Jurisdictions *MCL 125.2663(2)(g):*

Table 2.1 and 2.2 identify annual and total tax revenues projected for capture from the increase in property tax valuations. Individual tax levies within each taxing jurisdiction are also presented on Table 2.1. The taxing jurisdictions will continue to receive their tax allocation for the project once the Brownfield obligation is met and beyond the duration of the Brownfield Plan.

The total tax capture is estimated at \$794,880 for Eligible Activities, \$23,000 in Brownfield Plan development, approval and implementation, an estimated \$49,836 for Administrative and Operating Costs, an estimated \$20,873 for the State Brownfield Fund and an estimated \$248,222 for the LBRF for a total capture of \$1,136,811. After the Brownfield obligation is met, tax revenues in an amount estimated at \$146,941 per year on into the future.

2.8 Legal Description, Location, and Determination of Eligibility *MCL 125.2663(2)(h):*

Legal Description: The legal description of the Eligible Property follows:

Parcel Number	Address	Legal Description	Acreage	Qualifying Status
28-05-014-049-20	1712 S. Garfield Avenue	PT NE1/4 SE1/4 SEC 14 T27N R11W COM E1/4 COR TH W 50' TO POB TH W 975' TH S 120' TH S 45DEG 00'00"E 431.33' E 150' TH S 15' TH E 60' TH N 28.76' TH N 89DEG 56'45"E 189.93' TH S 00DEG 03'15"E 65' TH S 89DEG 56'45"W 160' 178.78' TH S 45DEG 00'00"E 318.2' TH E 213' TH N 00DEG 32'10"W 880' TO POB EXC S 170' E 213' 11.38AC SPLIT ON 03/30/2021 FROM 05-014-049-01; TO 05- 014-049-20 & 05-014-049-30	11.38	Part 201 Facility

Location: The Eligible Property is located at 171 S. Garfield Avenue in the Charter Township of Garfield, Grand Traverse County, Michigan. Figure 1 depicts the location of the Eligible Property and Figure 2 depicts the Eligible Property boundaries.

Eligibility Determination: A Phase II Environmental Site Assessment was conducted for the Eligible Property in March 2022 to investigate the RECs as part of the environmental due diligence process for property acquisition. Analysis of the soil samples identified the presence of Diesel Range Organics (DRO) and Oil Range Organics (ORO) with aesthetic observations (visual, olfactory, and PID evidence) of impact. While there were no exceedances of EGLE Generic Cleanup Criteria and the property does not qualify as Brownfield Eligible Property as a Part 201 Facility, there is evidence of a release and impact to soils. An Affidavit of Functionally Obsolescence has been

prepared by the Charter Township of Garfield Assessor, Amy DeHaan, a Level IV Assessor, attached in the Appendix, qualifying the site as Eligible Property under the definition of Functionally Obsolete.

Personal Property: Personal Property is included as part of the Eligible Property.

2.9 Estimate of Number of Persons Residing on Eligible Property *MCL 125.2663(2)(i):*

There are currently no residential dwellings or residences that occupy the Eligible Property.

2.10 Plan for Residential Relocation *MCL 125.2663(2)(j):*

The Eligible Property does not currently contain any residential dwellings; therefore, a plan for residential relocation is not applicable.

2.11 Provision of Costs of Relocation *MCL 125.2663(2)(k):*

The Eligible Property does not currently contain any residential dwellings; therefore, a provision for residential relocation has not been allocated.

2.12 Strategy to Comply with Relocation Assistance Act, 1972 PA 227 *MCL 125.2663(2)(l):*

The Eligible Property does not currently contain any residential dwellings; therefore, relocation is not necessary.

2.13 Other Material Required by the Authority or Governing Body *MCL 125.2663(2)(m):*

None

EXHIBITS

FIGURES

Figure 1 Eligible Property Location Map

Figure 2 Eligible Property Boundaries

Figure 3 Eligible Property Site Survey

TABLES

Table 1.1 Environmental Eligible Activities Costs and Schedule

Table 1.2 Non-Environmental Eligible Activities Costs and Schedule

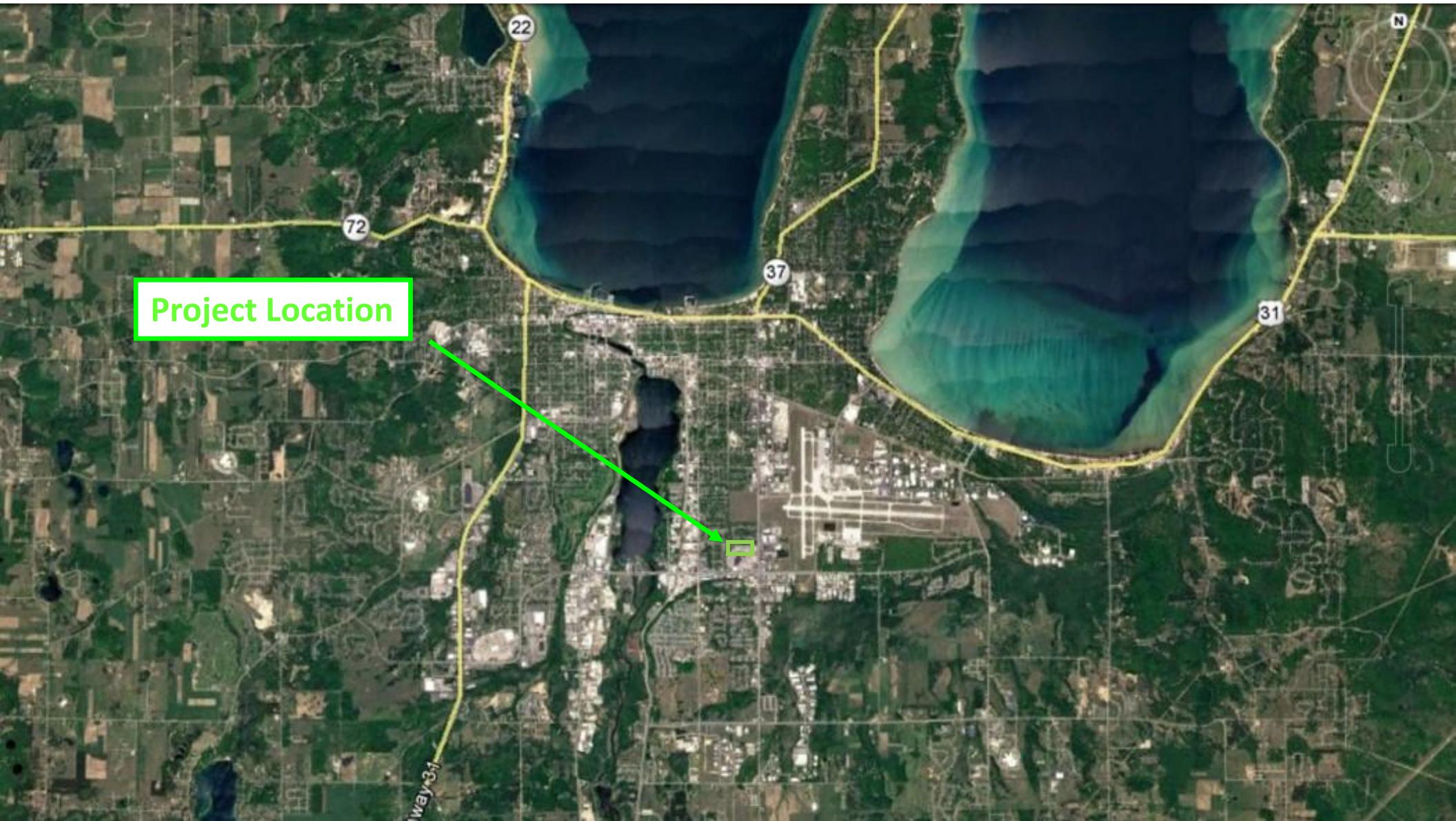
Table 2.1 – Annual Revenue and Brownfield Capture Estimates

Table 2.2 – Tax Increment Revenue Reimbursement Allocation Table

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Attachment A – Brownfield Plan Resolutions

Attachment B – Affidavit of Functional Obsolescence



**Former Kmart Redevelopment
Brownfield Plan**

Grand Traverse County Brownfield Redevelopment Authority

Figure 1: Site Location

Source: Google Earth

Date: October 2022



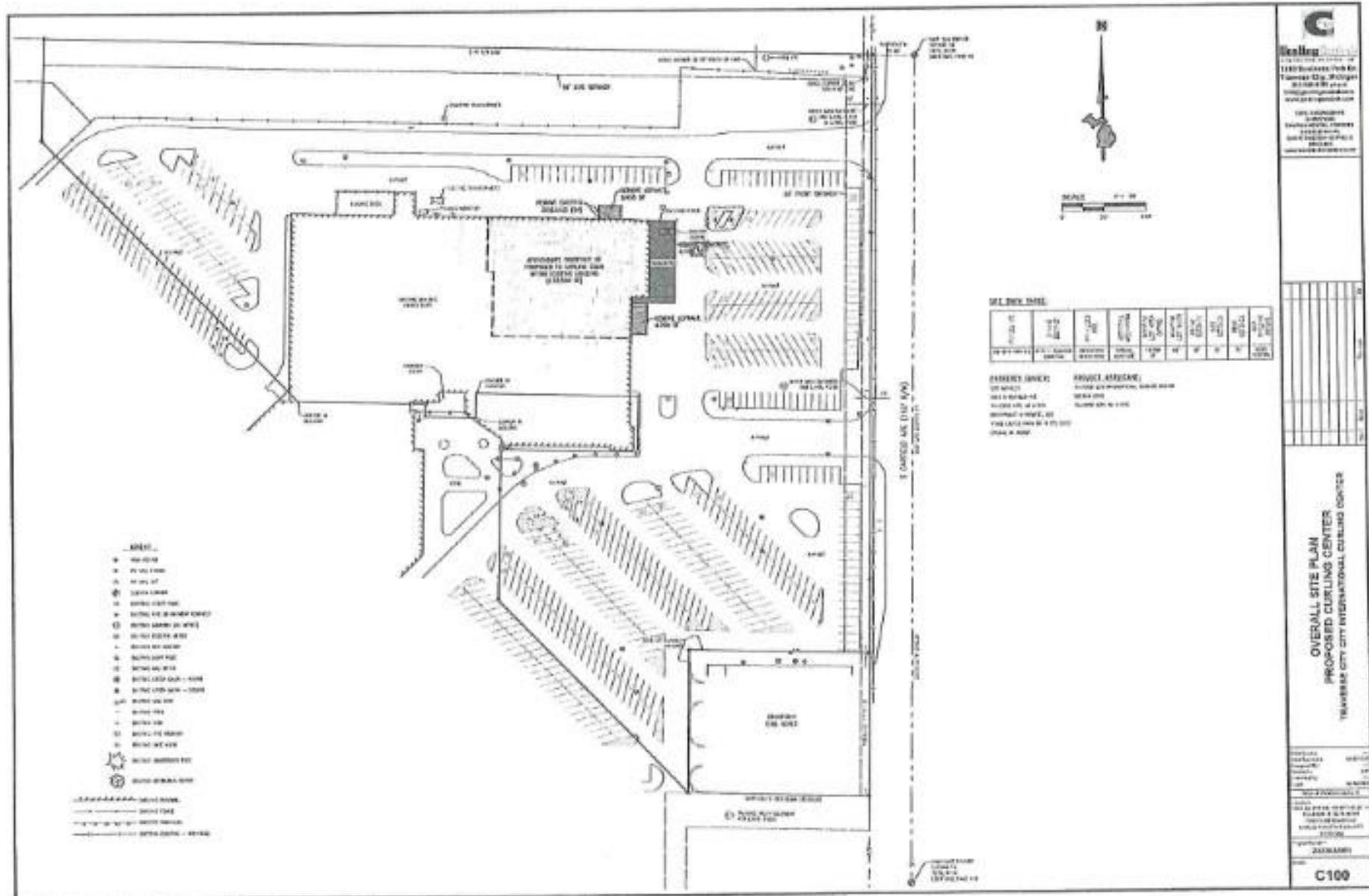
**Former Kmart Redevelopment
Brownfield Plan**

Grand Traverse County Brownfield Redevelopment Authority

Figure 2: Eligible Property Boundaries

Source: Google Earth

Date: October 2022



Former Kmart Redevelopment Brownfield Plan

Grand Traverse County Brownfield Redevelopment Authority

Figure 3: Eligible Property Site Plan

Source:

Date: October 2022

Table 1.1 EGLE Eligible Activities Costs and Schedule	
Former Kmart Redevelopment	
Grand Traverse County Brownfield Redevelopment Authority	
EGLE Eligible Activities	Cost
Department Specific Activities	
BEA Activities	
<i>Phase I ESA</i>	\$2,000
<i>Phase II ESA</i>	\$15,200
<i>Baseline Environmental Assessment</i>	\$1,500
	<i>Subtotal</i>
	\$18,700
Due Care Activities	
<i>Due Care Investigation</i>	\$10,000
<i>Section 7A Compliance Analysis</i>	\$1,500
Due Care Measures	
<i>Soil Removal, Transport and Disposal</i>	\$50,000
	<i>Subtotal</i>
	\$61,500
	EGLE Eligible Activities Subtotal
Contingency (15%)	\$12,030
	EGLE Eligible Activities Subtotal
Brownfield Plan/Act 381 Work Plan Preparation	\$3,000
	EGLE Eligible Activities Total Costs
	\$95,230

Table 1.2 MSF Eligible Activities Costs and Schedule
Former Kmart Redevelopment
Grand Traverse County Brownfield Redevelopment Authority

MSF Eligible Activities	Cost
Lead, Asbestos, Mold Abatement	
<i>Survey</i>	\$4,000
<i>Monitoring</i>	\$4,000
<i>Abatement</i>	\$170,000
	<i>Subtotal</i>
	\$178,000
Demolition	
<i>Site Demolition</i>	\$15,000
<i>Building Demolition</i>	\$410,000
<i>Engineering/Inspections</i>	\$8,000
	<i>Subtotal</i>
	\$433,000
Private MSF Eligible Activities Sub-Total	\$611,000
Contingency (15%)	\$91,650
Private MSF Eligible Activities SubTotal	\$702,650
Brownfield Plan/Act 381 Work Plan Preparation	\$20,000
MSF Eligible Activities Total Costs	\$722,650

Table 2.1 - Annual Revenue and Brownfield Capture Estimates
Former KMart Redevelopment Brownfield Plan
Grand Traverse County Brownfield Redevelopment Authority

Estimated Taxable Value (TV) Increase Rate:		1.50%																		
Plan Year		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15				
Revenue Year	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037				
*Base Taxable Value	\$ 919,513	\$ 919,513	\$ 919,513	\$ 919,513	\$ 919,513	\$ 919,513	\$ 919,513	\$ 919,513	\$ 919,513	\$ 919,513	\$ 919,513	\$ 919,513	\$ 919,513	\$ 919,513	\$ 919,513	\$ 919,513				
Annual Value Additions	\$ 3,717,850		\$ 2,480,350	\$ 1,237,500																
Estimated New TV	\$ 919,513	\$ 919,513	\$ 2,159,688	\$ 2,797,041	\$ 2,825,204	\$ 2,853,789	\$ 2,882,803	\$ 2,912,252	\$ 2,942,143	\$ 2,972,483	\$ 3,003,277	\$ 3,034,534	\$ 3,066,259	\$ 3,098,460	\$ 3,131,145	\$ 3,164,319				
Incremental Difference (New TV - Base TV)	\$ -	\$ 1,240,175	\$ 1,877,528	\$ 1,905,691	\$ 1,934,276	\$ 1,963,290	\$ 1,992,739	\$ 2,022,630	\$ 2,052,970	\$ 2,083,764	\$ 2,115,021	\$ 2,146,746	\$ 2,178,947	\$ 2,211,632	\$ 2,244,806					
Total School Revenue	Millage Rate		60.86%	24.0000	\$ 22,068	\$ 22,068	\$ 51,833	\$ 67,129	\$ 67,805	\$ 68,491	\$ 69,187	\$ 69,894	\$ 70,611	\$ 71,340	\$ 72,079	\$ 72,829	\$ 73,590	\$ 74,363	\$ 75,147	\$ 75,944
Total Local Revenue	Millage Rate		39.14%	15.4363	\$ 14,194	\$ 14,194	\$ 33,338	\$ 43,176	\$ 43,611	\$ 44,052	\$ 44,500	\$ 44,954	\$ 45,416	\$ 45,884	\$ 46,359	\$ 46,842	\$ 47,332	\$ 47,829	\$ 48,333	\$ 48,845
Total Revenue	Millage Rate			39.4363	\$ 36,262	\$ 36,262	\$ 85,170	\$ 110,305	\$ 111,416	\$ 112,543	\$ 113,687	\$ 114,848	\$ 116,027	\$ 117,224	\$ 118,438	\$ 119,671	\$ 120,922	\$ 122,192	\$ 123,481	\$ 124,789
State Revenue	Millage Rate		61.37%																	
State Education Tax (SET)	6.0000	\$ -	\$ -	\$ 7,441	\$ 11,265	\$ 11,434	\$ 11,606													
School Operating Tax	18.0000	\$ -	\$ -	\$ 22,323	\$ 33,795	\$ 34,302	\$ 34,817													
School Total	61.37%	24.0000	\$ -	\$ 29,764	\$ 45,061	\$ 45,737	\$ 46,423	\$ -	\$ -	\$ -	\$ -									
Local Revenue	Millage Rate		38.63%																	
TWP Allocated	5.11%	2.0000	\$ -	\$ -	\$ 2,480	\$ 3,755	\$ 3,811	\$ 3,869	\$ 3,927	\$ 3,985	\$ 4,045	\$ 4,106	\$ 4,168	\$ 4,230	\$ 4,293	\$ 4,358	\$ 4,423	\$ 4,490		
Fire/Police	0.00%		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
COUNTY Allocated	12.30%	4.8096	\$ -	\$ -	\$ 5,965	\$ 9,030	\$ 9,166	\$ 9,303	\$ 9,443	\$ 9,584	\$ 9,728	\$ 9,874	\$ 10,022	\$ 10,172	\$ 10,325	\$ 10,480	\$ 10,637	\$ 10,797		
Veterans	0.20%	0.0800	\$ -	\$ -	\$ 99	\$ 150	\$ 152	\$ 155	\$ 157	\$ 159	\$ 162	\$ 164	\$ 167	\$ 169	\$ 172	\$ 174	\$ 177	\$ 180		
Roads	2.53%	0.9905	\$ -	\$ -	\$ 1,228	\$ 1,860	\$ 1,888	\$ 1,916	\$ 1,945	\$ 1,974	\$ 2,003	\$ 2,033	\$ 2,064	\$ 2,095	\$ 2,126	\$ 2,158	\$ 2,191	\$ 2,223		
Commission on Aging	1.48%	0.5784	\$ -	\$ -	\$ 717	\$ 1,086	\$ 1,102	\$ 1,119	\$ 1,136	\$ 1,153	\$ 1,170	\$ 1,187	\$ 1,205	\$ 1,223	\$ 1,242	\$ 1,260	\$ 1,279	\$ 1,298		
BATA	1.24%	0.4863	\$ -	\$ -	\$ 603	\$ 913	\$ 927	\$ 941	\$ 955	\$ 969	\$ 984	\$ 998	\$ 1,013	\$ 1,029	\$ 1,044	\$ 1,060	\$ 1,076	\$ 1,092		
REC AUTHORITY	0.38%	0.1500	\$ -	\$ -	\$ 186	\$ 282	\$ 286	\$ 290	\$ 294	\$ 299	\$ 303	\$ 308	\$ 313	\$ 317	\$ 322	\$ 327	\$ 332	\$ 337		
LIBRARY	2.35%	0.9202	\$ -	\$ -	\$ 1,141	\$ 1,728	\$ 1,754	\$ 1,780	\$ 1,807	\$ 1,834	\$ 1,861	\$ 1,889	\$ 1,917	\$ 1,946	\$ 1,975	\$ 2,005	\$ 2,035	\$ 2,066		
NMC	5.35%	2.0935	\$ -	\$ -	\$ 2,596	\$ 3,931	\$ 3,990	\$ 4,049	\$ 4,110	\$ 4,172	\$ 4,234	\$ 4,298	\$ 4,362	\$ 4,428	\$ 4,494	\$ 4,562	\$ 4,630	\$ 4,700		
ISD	7.42%	2.9003	\$ -	\$ -	\$ 3,597	\$ 5,445	\$ 5,527	\$ 5,610	\$ 5,694	\$ 5,780	\$ 5,866	\$ 5,954	\$ 6,044	\$ 6,134	\$ 6,226	\$ 6,320	\$ 6,414	\$ 6,511		
Conservation District	0.25%	0.0975	\$ -	\$ -	\$ 121	\$ 183	\$ 186	\$ 189	\$ 191	\$ 194	\$ 197	\$ 200	\$ 203	\$ 206	\$ 209	\$ 212	\$ 216	\$ 219		
Local Total	38.63%	15.1063	\$ -	\$ 18,734	\$ 28,362	\$ 28,788	\$ 29,220	\$ 29,658	\$ 30,103	\$ 30,554	\$ 31,013	\$ 31,478	\$ 31,950	\$ 32,429	\$ 32,916	\$ 33,410	\$ 33,911			
State and Local Capture	Millage Rate																			
TOTAL	39.1063	\$ -	\$ 48,499	\$ 73,423	\$ 74,525	\$ 75,642	\$ 29,658	\$ 30,103	\$ 30,554	\$ 31,013	\$ 31,478	\$ 31,950	\$ 32,429	\$ 32,916	\$ 33,410	\$ 33,911				
Non-Capturable Millages	Millage Rate																			
TCAPS Debt	3.1000	\$ -	\$ -	\$ 3,845	\$ 5,820	\$ 5,908	\$ 5,996	\$ 6,086	\$ 6,177	\$ 6,270	\$ 6,364	\$ 6,460	\$ 6,557	\$ 6,655	\$ 6,755	\$ 6,856	\$ 6,959			
Rec Authority Debt	0.3300	\$ -	\$ -	\$ 409	\$ 620	\$ 629	\$ 638	\$ 648	\$ 658	\$ 667	\$ 677	\$ 688	\$ 698	\$ 708	\$ 719	\$ 730	\$ 741			
		\$ -	\$ -	\$ 4,254	\$ 6,440	\$ 6,537	\$ 6,635	\$ 6,734	\$ 6,835	\$ 6,938	\$ 7,042	\$ 7,147	\$ 7,255	\$ 7,363	\$ 7,474	\$ 7,586	\$ 7,700			
42.5363																				
Estimated Taxable Value (TV) Increase Rate:		2.50%																		
Plan Year		16	17	18	19	20	21	22	23	24	25	26	27	28	29	30				
Revenue Year	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052					
*Base Taxable Value	\$ 919,513	\$ 919,513	\$ 919,513	\$ 919,513	\$ 919,513	\$ 919,513	\$ 919,513	\$ 919,513	\$ 919,513	\$ 919,513	\$ 919,513	\$ 919,513	\$ 919,513	\$ 919,513	\$ 919,513	\$ 919,513				
Annual Value Additions																				
Cumulative Value Additions	\$ 4,556,956	\$ 4,625,311	\$ 4,694,690	\$ 4,765,111																

Table 2.2 - Tax Increment Revenue Reimbursement Allocation Table
Former KMart Redevelopment Brownfield Plan
Grand Traverse County Brownfield Redevelopment Authority

Maximum Reimbursement	Proportionality	School & Local Taxes	State Brownfield Fund	LBRF	Local-Only Taxes	Total
State	61.37%	\$ 58,444	\$ 20,873	\$ 58,444	\$ 137,761	
Local	38.63%	\$ 759,437	\$ 189,779	\$ 49,836	\$ 999,051	
TOTAL	100.00%	\$ 817,880	\$ 20,873	\$ 248,222	\$ 1,136,811	
EGLE		\$ 95,230				
MSF		\$ 722,650				
TOTAL		\$ 817,880				

Estimated Total Years of Capture:	
Local Eligible Activities	26
State Eligible Activities	2
LBRF	30
TOTAL	\$ 1,136,811

Estimated Taxable Value (TV) Increase Rate: 1.50%										State Eligible Activity & LBRF Ends									
Plan Year			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
Revenue Year			2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	
*Base Taxable Value			\$ 919,513	\$ 919,513	\$ 919,513	\$ 919,513	\$ 919,513	\$ 919,513	\$ 919,513	\$ 919,513	\$ 919,513	\$ 919,513	\$ 919,513	\$ 919,513	\$ 919,513	\$ 919,513	\$ 919,513	\$ 919,513	
Annual Value Additions			\$ 3,717,850	\$ -	\$ -	\$ 2,480,350	\$ 1,237,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Estimated New TV			\$ 919,513	\$ 919,513	\$ 2,159,688	\$ 2,797,041	\$ 2,825,204	\$ 2,853,789	\$ 2,882,803	\$ 2,912,252	\$ 2,942,143	\$ 2,972,483	\$ 3,003,277	\$ 3,034,534	\$ 3,066,259	\$ 3,098,460	\$ 3,131,145	\$ 3,164,319	
Incremental Difference (New TV - Base TV)			\$ -	\$ -	\$ 1,240,175	\$ 1,877,528	\$ 1,905,691	\$ 1,934,276	\$ 1,963,290	\$ 1,992,739	\$ 2,022,630	\$ 2,052,970	\$ 2,083,764	\$ 2,115,021	\$ 2,146,746	\$ 2,178,947	\$ 2,211,632	\$ 2,244,806	
Total School Revenue	Millage Rate	60.86%	24.000	\$ 22,068	\$ 22,068	\$ 51,833	\$ 67,129	\$ 67,805	\$ 68,491	\$ 69,187	\$ 69,894	\$ 70,611	\$ 71,340	\$ 72,079	\$ 72,829	\$ 73,590	\$ 74,363	\$ 75,147	\$ 75,944
Total Local Revenue	Millage Rate	39.14%	15.4363	\$ 14,194	\$ 14,194	\$ 33,338	\$ 43,176	\$ 43,611	\$ 44,052	\$ 44,500	\$ 44,954	\$ 45,416	\$ 45,884	\$ 46,359	\$ 46,842	\$ 47,332	\$ 47,829	\$ 48,333	\$ 48,845
Total Revenue	Millage Rate	39.4363	\$ 36,262	\$ 36,262	\$ 85,170	\$ 110,305	\$ 111,416	\$ 112,543	\$ 113,687	\$ 114,848	\$ 116,027	\$ 117,224	\$ 118,438	\$ 119,671	\$ 120,922	\$ 122,192	\$ 123,481	\$ 124,789	
Plan Year			0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
Revenue Year	notes		Capture Rate	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Total State Incremental Revenue		61.37%	\$ -	\$ -	\$ -	\$ 29,764	\$ 45,061	\$ 45,737	\$ 20,192	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
State Brownfield Revolving Fund (50% of SET)		\$ -	\$ -	\$ -	\$ -	\$ 3,721	\$ 5,633	\$ 5,717	\$ 5,803	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
State TIR Available for Reimbursement		\$ -	\$ -	\$ -	\$ -	\$ 26,044	\$ 39,428	\$ 40,020	\$ 14,389	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Local Incremental Revenue		38.63%	\$ -	\$ -	\$ -	\$ 18,734	\$ 28,362	\$ 28,788	\$ 29,220	\$ 29,658	\$ 30,103	\$ 30,554	\$ 31,013	\$ 31,478	\$ 31,950	\$ 32,429	\$ 32,916	\$ 33,410	\$ 33,911
BRA Administrative Fee	5% \$ 49,836	\$ -	\$ -	\$ -	\$ -	\$ 937	\$ 1,418	\$ 1,439	\$ 1,461	\$ 1,483	\$ 1,505	\$ 1,528	\$ 1,551	\$ 1,574	\$ 1,598	\$ 1,621	\$ 1,646	\$ 1,670	\$ 1,696
Local TIR Available for Reimbursement		\$ -	\$ -	\$ -	\$ -	\$ 17,798	\$ 26,944	\$ 27,349	\$ 27,759	\$ 28,175	\$ 28,598	\$ 29,027	\$ 29,462	\$ 29,904	\$ 30,353	\$ 30,808	\$ 31,270	\$ 31,739	\$ 32,215
Total State & Local TIR Available for Reimbursement		\$ -	\$ -	\$ -	\$ -	\$ 43,841	\$ 66,372	\$ 67,368	\$ 42,148	\$ 28,175	\$ 28,598	\$ 29,027	\$ 29,462	\$ 29,904	\$ 30,353	\$ 30,808	\$ 31,270	\$ 31,739	\$ 32,215
DEVELOPER	Beginning Balance	% Allocation								100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Developer Reimbursement	100%	\$ 817,880	\$ -	\$ -	\$ 43,841	\$ 66,372	\$ 67,368	\$ 42,148	\$ 28,175	\$ 28,598	\$ 29,027	\$ 29,462	\$ 29,904	\$ 30,353	\$ 30,808	\$ 31,270	\$ 31,739	\$ 32,215	
Developer Reimbursement Balance		\$ 817,880	\$ 817,880	\$ 817,880	\$ 774,039	\$ 707,666	\$ 680,318	\$ 656,594	\$ 628,419	\$ 599,821	\$ 570,795	\$ 541,332	\$ 511,428	\$ 481,076	\$ 450,268	\$ 418,998	\$ 387,259	\$ 355,061	
MSF Non-Environmental Costs		\$ 722,650	\$ -	\$ -	\$ 15,725	\$ 23,807	\$ 24,164	\$ 24,527	\$ 24,895	\$ 25,268	\$ 25,647	\$ 26,032	\$ 26,422	\$ 26,819	\$ 28,420	\$ 31,270	\$ 31,739	\$ 32,215	
State Tax Reimbursement	88.36%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Local Tax Reimbursement	88.36%	\$ 722,650	\$ -	\$ -	\$ 15,725	\$ 23,807	\$ 24,164	\$ 24,527	\$ 24,895	\$ 25,268	\$ 25,647	\$ 26,032	\$ 26,422	\$ 26,819	\$ 28,420	\$ 31,270	\$ 31,739	\$ 32,215	
Total MSF Reimbursement Balance		\$ 722,650	\$ 722,650	\$ 706,925	\$ 683,118	\$ 658,954	\$ 634,427	\$ 609,532	\$ 584,264	\$ 558,617	\$ 532,586	\$ 506,164	\$ 479,345	\$ 450,925	\$ 419,655	\$ 387,916	\$ 355,701		
State MSF Balance to Be Reimbursed		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Local MSF Balance to Be Reimbursed		\$ 722,650	\$ 722,650	\$ 706,925	\$ 683,118	\$ 658,954	\$ 634,427	\$ 609,532	\$ 584,264	\$ 558,617	\$ 532,586	\$ 506,164	\$ 479,345	\$ 450,925	\$ 419,655	\$ 387,916	\$ 355,701		
EGLE Environmental Costs		\$ 95,230	\$ -	\$ -	\$ 28,116	\$ 32,091	\$ 3,184	\$ 3,232	\$ 3,281	\$ 3,330	\$ 3,380	\$ 3,430	\$ 3,482	\$ 3,534	\$ 3,587	\$ 1,137	\$ -	\$ -	
State Tax Reimbursement	11.64%	\$ 58,444	\$ -	\$ -	\$ 26,044	\$ 28,954	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Local Tax Reimbursement	11.64%	\$ 36,786	\$ -	\$ -	\$ 2,072	\$ 3,137	\$ 3,184	\$ 3,232	\$ 3,281	\$ 3,330	\$ 3,380	\$ 3,430	\$ 3,482	\$ 3,534	\$ 3,587	\$ 1,137	\$ -	\$ -	
Total EGLE Reimbursement Balance		\$ 95,230	\$ 95,230	\$ 67,114	\$ 55,023	\$ 31,838	\$ 28,606	\$ 25,326	\$ 21,996	\$ 18,616	\$ 15,186	\$ 11,704	\$ 8,170	\$ 4,583	\$ 3,446	\$ 3,446	\$ 3,446	\$ 3,446	
State EGLE Balance to Be Reimbursed	</td																		

Table 2.2 - Tax Increment Revenue Reimbursement Allocation Table
Former KMart Redevelopment Brownfield Plan
Grand Traverse County Brownfield Redevelopment Authority

Estimated Taxable Valu	Local Eligible Activity Capture Ends													LBRF Capture Ends			
	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30		
2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052			
* \$ 919,513	\$ 919,513	\$ 919,513	\$ 919,513	\$ 919,513	\$ 919,513	\$ 919,513	\$ 919,513	\$ 919,513	\$ 919,513	\$ 919,513	\$ 919,513	\$ 919,513	\$ 919,513	\$ 919,513	\$ 919,513	\$ 919,513	
Ann																	
\$ 3,197,991	\$ 3,232,168	\$ 3,266,858	\$ 3,302,068	\$ 3,337,807	\$ 3,374,081	\$ 3,410,900	\$ 3,448,270	\$ 3,486,202	\$ 3,524,702	\$ 3,563,780	\$ 3,603,444	\$ 3,643,703	\$ 3,684,566	\$ 3,726,042			
Incremental Difference	\$ 2,278,478	\$ 2,312,655	\$ 2,347,345	\$ 2,382,555	\$ 2,418,294	\$ 2,454,568	\$ 2,491,387	\$ 2,528,757	\$ 2,566,689	\$ 2,605,189	\$ 2,644,267	\$ 2,683,931	\$ 2,724,190	\$ 2,765,053	\$ 2,806,529		
Total School Revenue	\$ 76,752	\$ 77,572	\$ 78,405	\$ 79,250	\$ 80,107	\$ 80,978	\$ 81,862	\$ 82,758	\$ 83,669	\$ 84,593	\$ 85,531	\$ 86,483	\$ 87,449	\$ 88,430	\$ 89,425		
Total Local Revenue	\$ 49,365	\$ 49,893	\$ 50,428	\$ 50,972	\$ 51,523	\$ 52,083	\$ 52,652	\$ 53,229	\$ 53,814	\$ 54,408	\$ 55,012	\$ 55,624	\$ 56,245	\$ 56,876	\$ 57,516		
Total Revenue	\$ 126,117	\$ 127,465	\$ 128,833	\$ 130,221	\$ 131,631	\$ 133,061	\$ 134,513	\$ 135,987	\$ 137,483	\$ 139,001	\$ 140,542	\$ 142,106	\$ 143,694	\$ 145,306	\$ 146,941		
Plan Year	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30		
Revenue Year	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052		
Total State Incremental Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Brownfield Revolving Fund (50% of SET)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State TIR Available for Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Local Incremental Revenue	\$ 34,419	\$ 34,936	\$ 35,460	\$ 35,992	\$ 36,531	\$ 37,079	\$ 37,636	\$ 38,200	\$ 38,773	\$ 39,355	\$ 39,945	\$ 40,544	\$ 41,152	\$ 41,770	\$ 42,396		
BRA Administrative Fee	\$ 1,721	\$ 1,747	\$ 1,773	\$ 1,800	\$ 1,827	\$ 1,854	\$ 1,882	\$ 1,910	\$ 1,939	\$ 1,968	\$ 1,997	\$ 2,027	\$ 2,058	\$ 2,088	\$ 2,120		
Local TIR Available for Reimbursement	\$ 32,698	\$ 33,189	\$ 33,687	\$ 34,192	\$ 34,705	\$ 35,225	\$ 35,754	\$ 36,290	\$ 36,835	\$ 37,387	\$ 37,948	\$ 38,517	\$ 39,095	\$ 39,681	\$ 40,276		
Total State & Local TIR Available for Reimbursement	\$ 32,698	\$ 33,189	\$ 33,687	\$ 34,192	\$ 34,705	\$ 35,225	\$ 35,754	\$ 36,290	\$ 36,835	\$ 37,387	\$ 37,948	\$ 38,517	\$ 39,095	\$ 39,681	\$ 40,276		
DEVELOPER	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	0%	0%	0%	0%		
Developer Reimbursement	\$ 32,698	\$ 33,189	\$ 33,687	\$ 34,192	\$ 34,705	\$ 35,225	\$ 35,754	\$ 36,290	\$ 36,835	\$ 37,387	\$ 37,948	\$ 38,517	\$ 39,095	\$ 39,681	\$ 40,276		
Developer Reimbursement Balance	\$ 322,362	\$ 289,173	\$ 255,487	\$ 221,295	\$ 186,590	\$ 151,364	\$ 115,610	\$ 79,320	\$ 42,486	\$ 5,099	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)		
MSF Non-Environmental Costs	\$ 32,698	\$ 33,189	\$ 33,687	\$ 34,192	\$ 34,705	\$ 35,225	\$ 35,754	\$ 36,290	\$ 36,835	\$ 37,387	\$ 37,948	\$ 38,517	\$ 39,095	\$ 39,681	\$ 40,276		
State Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Local Tax Reimbursement	\$ 32,698	\$ 33,189	\$ 33,687	\$ 34,192	\$ 34,705	\$ 35,225	\$ 35,754	\$ 36,290	\$ 36,835	\$ 37,387	\$ 37,948	\$ 38,517	\$ 39,095	\$ 39,681	\$ 40,276		
Total MSF Reimbursement Balance	\$ 323,002	\$ 289,814	\$ 256,127	\$ 221,935	\$ 187,230	\$ 152,004	\$ 116,251	\$ 79,960	\$ 43,126	\$ 5,739	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0		
State MSF Balance to Be Reimbursed	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Local MSF Balance to Be Reimbursed	\$ 323,002	\$ 289,814	\$ 256,127	\$ 221,935	\$ 187,230	\$ 152,004	\$ 116,251	\$ 79,960	\$ 43,126	\$ 5,739	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0		
EGLE Environmental Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
State Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Total EGLE Reimbursement Balance	\$ 3,446	\$ 3,446	\$ 3,446	\$ 3,446	\$ 3,446	\$ 3,446	\$ 3,446	\$ 3,446	\$ 3,446	\$ 3,446	\$ 3,446	\$ 3,446	\$ 3,446	\$ 3,446	\$ 3,446		
State EGLE Balance to Be Reimbursed	\$ 3,446	\$ 3,446	\$ 3,446	\$ 3,446	\$ 3,446	\$ 3,446	\$ 3,446	\$ 3,446	\$ 3,446	\$ 3,446	\$ 3,446	\$ 3,446	\$ 3,446	\$ 3,446	\$ 3,446		
Local EGLE Balance to Be Reimbursed	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)		
Total Annual Eligible Activity Reimbursement	\$ 32,698	\$ 33,189	\$ 33,687	\$ 34,192	\$ 34,705	\$ 35,225	\$ 35,754	\$ 36,290	\$ 36,835	\$ 37,387	\$ 37,948	\$ 38,517	\$ 39,095	\$ 39,681	\$ 40,276		
Local Only Costs																	
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Total Local Only Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Local Brownfield Revolving Fund																	
State Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Local Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 32,209	\$ 38,517	\$ 39,095	\$ 39,681	\$ 40,276	
Total LBRF Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 32,209	\$ 38,517	\$ 39,095	\$ 39,681	\$ 40,276	
State Brownfield Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Total Annual Brownfield Capture Reimbursement	\$ 32,698	\$ 33,189	\$ 33,687	\$ 34,192	\$ 34,705	\$ 35,225	\$ 35,754	\$ 36,290	\$ 36,835	\$ 37,387	\$ 37,948	\$ 38,517	\$ 39,095	\$ 39,681	\$ 40,276		

ATTACHMENT A – BROWNFIELD PLAN RESOLUTIONS

R E S O L U T I O N

APPROVAL OF A BROWNFIELD PLAN FOR GRAND TRAVERSE COUNTY PURSUANT TO AND IN ACCORDANCE WITH THE PROVISIONS OF ACT 381 OF THE PUBLIC ACTS OF THE STATE OF MICHIGAN OF 1996, AS AMENDED

Former Kmart Redevelopment Charter Township of Garfield, Grand Traverse County, Michigan

WHEREAS, The Michigan Brownfield Redevelopment Financing Act, Act 381, P.A. 1996 as amended, authorizes municipalities to create a brownfield redevelopment authority to promote the revitalization, redevelopment, and reuse of contaminated, blighted, functionally obsolete and historic designated property through tax increment financing of eligible environmental and non-environmental activities; and

WHEREAS, The Grand Traverse County Board of Commissioners established the Grand Traverse County Brownfield Redevelopment Authority in 1997 and appointed its members; and

WHEREAS, a Brownfield Plan has been prepared and submitted for the redevelopment of the former Kmart property in the Charter Township of Garfield that outlines the qualifications, costs, impacts, and incentives for the project for reimbursement from Brownfield Tax Increment Financing revenues with the adoption of the Brownfield Plan; and

WHEREAS, the Grand Traverse County Brownfield Redevelopment Authority (Authority) met at a regular meeting on October 27, 2022 and reviewed the Brownfield Plan for the former Kmart Redevelopment in the Charter Township of Garfield, Grand Traverse County, Michigan; and,

WHEREAS, the properties on which the Brownfield Plan is based are located within the Charter Township of Garfield; and,

WHEREAS, Pursuant to Act 381, concurrence will be considered by the Charter Township of Garfield Board of Trustees on November 15, 2022; and

WHEREAS, A public hearing on the Brownfield Plan by the Grand Traverse County Board of Commissioners will be noticed and anticipated to be held on December 7, 2022 and notice to taxing jurisdictions will be provided in compliance with the requirements of Act 381;

WHEREAS, the Brownfield Plan will be considered by the Grand Traverse County Board of Commissioners following the notice and public hearing requirements set forth in Act 381 on December 7, 2022.

NOW, THEREFORE, BE IT RESOLVED, THAT:

The Authority recommends approval of the Brownfield Plan, subject to approval as to substance by the GTCBRA Director and as to form by GTCBRA Counsel, based on the following conclusions:

1. The Brownfield Plan constitutes a public purpose and will facilitate investment and redevelopment of the properties described in the Brownfield Plan by:
 - a. Increasing Tax base.
 - b. Creating new jobs for the Charter Township of Garfield, Grand Traverse County.
 - c. Redeveloping a vacant building.
2. The Amended Plan is consistent with the requirements of Section 14(1) of Act 381 (MCL 125.2664), in particular:
 - a. The Brownfield Plan provides all the information required in Section 13 of Act 381 (MCL.2663).
 - b. Eligible Activity costs will be reimbursed to the eligible parties identified in the Development and Reimbursement Agreement through the capture of tax increment revenue.
 - c. The costs of Eligible Activities proposed are reasonable and necessary to carry out the purposes of Act 381.

AYES: O'Brien, Peck, Werner, Clous, Radtke, Howe and Scott

NAYES:

ABSTENSIONS:

RESOLUTION DECLARED _____ on this 27th day of October 2022.

DocuSigned by:


Gary Howe
9BA43DAF9BFA4AC...
Gary Howe, Chairperson

**CHARTER TOWNSHIP OF GARFIELD
GRAND TRAVERSE COUNTY, MICHIGAN**

RESOLUTION # 2022-27-T

**CONCURRENCE OF THE FORMER KMART
REDEVELOPMENT BROWNFIELD PLAN**

WHEREAS, The Michigan Brownfield Redevelopment Financing Act, Act 381, P.A. 1996 as amended, authorizes municipalities to create a brownfield redevelopment authority to promote the revitalization, redevelopment, and reuse of contaminated, blighted, functionally obsolete and historic designated property through tax increment financing of eligible environmental and nonenvironmental activities; and

WHEREAS, The Grand Traverse County Board of Commissioners established the Grand Traverse County Brownfield Redevelopment Authority in 1997 and appointed its members; and

WHEREAS, The Grand Traverse County Brownfield Redevelopment Authority has reviewed the Brownfield Plan for the redevelopment of the former Kmart property for the Traverse City Curling Club, additional businesses in the former Kmart building and out lot development at their October 27, 2022 meeting, approved the Brownfield Plan and recommends approval by the Grand Traverse County Board of Commissioners and concurrence by the Charter Township of Garfield Board of Trustees; and

WHEREAS, Act 381 requires the concurrence of the local unit of government in which the Brownfield project is located for Brownfield Plans under County Brownfield Redevelopment Authorities, and the former Kmart Redevelopment is located in the Charter Township of Garfield; and

WHEREAS, A public hearing will be held by the Grand Traverse County Board of Commissioners on December 7, 2022 and will consider the Former Kmart Redevelopment Brownfield Plan at their regular meeting on December 7, 2022; and

NOW THEREFORE BE IT RESOLVED, that pursuant to the Brownfield Redevelopment Financing Act, Act 381 of the Public Acts of 1996, as amended, being MCL 125.2651, et seq, the Charter Township of Garfield Board of Trustees hereby concurs with the Former Kmart Redevelopment Brownfield Plan in the Charter Township of Garfield.

Moved: Molly Agostinelli

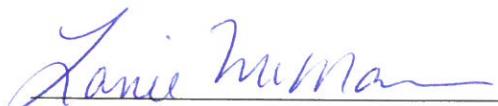
Supported: Chloe Macomber

Ayes: Agostinelli, Macomber, Schmuckal, Barsheff, Duell, McManus

Nays: None

Absent and Excused: Korn

By:


Lanie McManus, Clerk
Charter Township of Garfield

CERTIFICATE

I, Lanie McManus, Clerk of the Charter Township of Garfield, do hereby certify that the above is a true and correct copy of Resolution #2022-27-T which was adopted by the Township Board of the Charter Township of Garfield on the 15th day of November, 2022.

Dated:

11-16-2022

Lanie McManus

Lanie McManus, Clerk
Charter Township of Garfield



Resolution 134-2022

Date: December 7, 2022

Former Kmart Redevelopment Brownfield Plan

WHEREAS, The Michigan Brownfield Redevelopment Financing Act, Act 381, P.A. 1996 as amended, authorizes municipalities to create a brownfield redevelopment authority to promote the revitalization, redevelopment, and reuse of contaminated, blighted, functionally obsolete or historically designated property through tax increment financing of eligible environmental and/or non-environmental activities; and

WHEREAS, The Grand Traverse County Board of Commissioners established the Grand Traverse County Brownfield Redevelopment Authority in 1997; and

WHEREAS, The Grand Traverse County Brownfield Redevelopment Authority has reviewed the Brownfield Plan for the Former Kmart Redevelopment Project at their October 27, 2022 meeting and recommends approval by the Grand Traverse County Board of Commissioners and concurrence by Charter Township of Garfield Board of Trustees; and

WHEREAS, The Charter Township of Garfield Board of Trustees reviewed the Brownfield Plan at their November 15, 2022 meeting and concurs with the Brownfield Plan, as required by Act 381; and

WHEREAS, The Grand Traverse County Board of Commissioners has determined that the Brownfield Plan constitutes a public purpose of redevelopment of a vacant building, job creation, increased private investment and economic development and increased property tax value; and

WHEREAS, A public hearing on the Brownfield Plan has been noticed and held on December 7, 2022 and notice to taxing jurisdictions has been provided in compliance with the requirements of Act 381;

NOW, THEREFORE, BE IT RESOLVED BY THIS BOARD OF COMMISSIONERS, THAT WHEREAS, The Grand Traverse County Board of Commissioners has reviewed the Brownfield Plan and finds, in accordance with the requirements of Section 14 of Act 381 that:

(a) The Brownfield Plan meets the requirements of Section 13 of Act 381, Brownfield Plan Provisions as described in the Brownfield Plan, consistent with format recommended by the State of Michigan, including a description of the costs intended to be paid with tax increment

revenues, a brief summary of eligible activities, estimate of captured taxable value and tax increment revenues, method of financing, maximum amount of indebtedness, beginning date and duration of capture, estimate of impact on taxing jurisdictions, legal description of eligible property, estimates of persons residing on the eligible property if applicable, and a plan and provisions for relocation of residents, if applicable.;

(b) The proposed method of financing the costs of eligible activities, private financing arranged by the private developers is feasible and the Brownfield Authority will not arrange financing, as described on Page 6 of the Brownfield Plan;

(c) The costs of eligible activities proposed are reasonable and necessary to carry out the purposes of Act 381, including asbestos abatement and demolition that is necessary to provide for the renovation of vacant building and installation of new equipment, and the cost estimates are based on evaluation from certified professionals, experience in comparable projects, and preliminary discussions with reputable companies, as described on Pages 2 -5 of the Brownfield Plan; and

(d) The amount of captured taxable value estimated from the adoption of the Brownfield Plan is reasonable, as calculated in Table 2 of the Brownfield Plan, based on calculations of the tax revenues derived from taxable value increases and millage rates approved and authorized by the taxing jurisdictions on an annualized basis and balances against the outstanding eligible activity obligation approved as part of the Brownfield Plan and expenses reviewed and approved by the Grand Traverse County Brownfield Redevelopment Authority; and

BE IT FURTHER RESOLVED, that pursuant to the Brownfield Redevelopment Financing Act, Act 381 of the Public Acts of 1996, as amended, being MCL 125.2651, et seq, the Grand Traverse County Board of Commissioners hereby approves the Brownfield Plan for the Former Kmart Redevelopment Project in the Charter Township of Garfield.

**ATTACHMENT B – AFFIDAVIT OF FUNCTIONAL
OBSOLENSCE**

AFFIDAVIT OF AMY L DeHAAN

STATE OF MICHIGAN)
COUNTY OF GRAND TRAVERSE)

The undersigned, being first duly sworn, deposes and says:

1. I am certified as a Michigan Master Assessing Officer (MMAO) and am the assessor for the Charter Township of Garfield, Grand Traverse County, Michigan.
2. In my capacity as the Township Assessor, I physically inspected the building located at 1712 S. Garfield Avenue, Traverse City, Michigan on October 25, 2022 and have found this property to be functionally obsolete, in accordance with PA 146 of 2000, as amended, MCL 125.2781, based on its current condition in 2022.
3. The parcel number and legal description of the property included is as follows:

Parcel ID #28-05-014-049-20 1712 S Garfield Ave

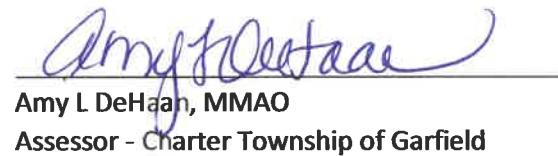
PT NE1/4 SE1/4 SEC 14 T27N R11W COM E1/4 COR TH W 50' TO POB TH W 975' TH S 120' TH S 45DEG 00'00"E 431.33' E 150' TH S 15' TH E 60' TH N 28.76' TH N 89DEG 56'45"E 189.93' TH S 00DEG 03'15"E 65' TH S 89DEG 56'45"W 160' 178.78' TH S 45DEG 00'00"E 318.2' TH E 213' TH N 00DEG 32'10"W 880' TO POB EXC S 170' E 213' 11.38AC

SPLIT ON 03/30/2021 FROM 05-014-049-01; TO 05-014-049-20 & 05-014-049-30

4. The 87,345 sf (per assessment records) building was constructed in 1976 and has been vacant since 2017.
5. The building is a former Kmart, concrete block structure. In terms of functional obsolescence as defined in the Brownfield Act (PA 146 of 2000, as amended), I found the following upon inspection:
 - a. All mechanical systems (heating/cooling, electrical and plumbing) need to be replaced and/or updated to meet current standards:
 - i. Lighting is old fluorescent ballasts;
 - ii. Heating/cooling rooftop units are so old that parts cannot be found and some (that were not functioning at all) have been removed;
 - iii. Minimal, very old plumbing – condition of this system unknown. The building only has 2 restrooms, which is insufficient for multi-tenant use.
 - b. In terms of floor plan, the building was constructed as a big box store, with some of the outer areas sectioned off for various K-mart specific uses – uses which likely would not continue in the future.

In order to accommodate the proposed user, Traverse City Curling Club, Inc., and others in the remaining space, significant modifications will need to be made.

- c. There is an upper level mezzanine on the North end of the building that was previously used for offices and inventory storage which does not meet current building code requirements to hold people.
- d. Within the former automotive center 2-3 lifts still remain, which are estimated to be as old as the building and likely will be removed.
6. Based on my knowledge of the property and the type of work needed to make the building viable in the current market, it is my opinion that the building meets the definition of "functionally obsolete" as defined in the Obsolete Property Rehabilitation Act, PA 146 of 2000, MCL 125.2782 and the Brownfield Redevelopment Financing Act, PA 381 of 1996, MCL 125.2652.
7. I have personal knowledge of the facts set forth above and can competently testify if called as a witness.



Amy L DeHaan
Amy L DeHaan, MMAO
Assessor - Charter Township of Garfield

Subscribed and sworn to before me this 25th day of October, 2022



Kathleen A Roon
Kathleen A Roon, Notary Public
Grand Traverse County, Michigan
ACTING in Grand Traverse County, Michigan
My commission expires: 4/21/2023