

Allegan County Brownfield Plan Policy

A. Program Policy Statement.

It is the mission of the Brownfield Redevelopment Authority (“BRA” or the “Authority”) to identify and to facilitate improvement of environmentally distressed areas so as to promote revitalization within the County and existing Brownfields. The County has established a Brownfield Plan as the basis for revitalization of sites and structures satisfying certain eligibility criteria, bringing to bear certain incentives and tools for assisting private development.

The County Commissioners have determined that the entire County shall be included as the area in which projects may be designated for inclusion within the Brownfield Plan.

B. Incentives and Tools Available to Projects Included in Brownfield Plan.

A variety of economic development incentives and assistance programs are available to redevelopment projects within the County. The three programs that require inclusion within the Brownfield Plan are the Michigan Business Tax Credit, Tax Increment Financing, and the Local Site Remediation Fund.

1. Michigan Business Tax (MBT) Credit.

By inclusion within the County’s Brownfield Plan, a project becomes eligible for a Michigan Business Tax credit; that is, a financial credit against the Michigan business tax that a business may pay. This can be a significant financial incentive for developers and investors of eligible property.

2. Tax Increment Financing (TIF).

On a case-by-case basis, the County will consider the use of Tax Increment Financing to capture a portion of or all increases in property tax revenues on eligible property to pay or assist in paying costs of eligible activities through a reimbursement plan agreed to for each project. The Authority may capture available property tax revenues from “non-school” taxing jurisdictions and, with State (MDEQ/MEDC) approval of a project work plan, “school” taxing jurisdictions. The TIF may only be used to reimburse the costs of eligible project activities that are included within the approved Brownfield Plan.

3. Local Site Remediation Fund (LSRF).

The Authority may establish a Local Site Remediation Fund financed through excess TIF capture for up to five (5) years to address eligible activities on other eligible property.

C. Criteria for Projects Included in Brownfield Plan.

1. Eligible Property.

A site must qualify as a facility, as defined by Public Act 451 of 2000 (see below), or be directly adjacent to such a site and part of an overall development plan which includes the adjacent facility.

- a. “facility”: Means “any area, place, or property where a hazardous substance in excess of the (specified) concentrations... has been released, deposited, disposed of, or otherwise comes to be located” as defined in section 20101 of the natural resources and environmental protection act, 1994 PA 451, MCL 324.20101.

2. Eligible Activity or Activities.

Means one or more of the following:

- a. Baseline environmental assessment activities.
- b. Due care activities, meaning those response activities identified as part of a brownfield plan that are necessary to allow the owner or operator of an eligible property in the plan to comply with the requirements of section 20107a of the Natural Resources and Environmental Protection Act, 1994 PA 451, MCL 324.20107a.
- c. Additional response activities, as defined in section 20101 of the natural resources and environmental protection act, 1994 PA 451, MCL 324.20101.

3. Eligibility Criteria for Michigan Business Tax Credit and Tax Increment Financing.

In evaluating applications for inclusion in the Brownfield Plan, proposed projects will be reviewed in accordance with the eligibility criteria for the Michigan business tax credit and tax increment financing, as described in Attachment E.

4. Demonstrate Long-Term Benefit to County

In evaluating applications, the Authority and Commissioners will consider the following goals and objectives, intended to be applied equally in the review of applications from both local and out-of-town applicants. All proposals will be considered. A project does not necessarily need to meet all of the following criteria.

- a. Project allows a business to be located within the county, expand in the county, retain a significant number of jobs, and/or will add sustainable, quality jobs.
- b. The project will expand the County's tax base.
- c. The County determines that a good public purpose would be served, including but not necessarily limited to the following:
 - i. Expanding the County's tax base;
 - ii. Promote diversification of Allegan County's present industrial and/or commercial base in order to lessen the impact of unemployment in the County during recessional times;
 - iii. Upgrade the County's current labor force by promoting more skilled or technically oriented jobs within the County
 - iv. The project will increase the County's average income level through the promotion of higher paying jobs;
 - v. The project provides growth and will provide economic stimulus to other private sectors, especially supportive facilities; and
 - vi. Project is consistent with a redevelopment plan and/or project enhances the County's investment in related brownfield projects.
- d. Amount of property tax to be generated relative to property taxes abated.
- e. Amount of investment in buildings and equipment.

- f. Amount of exemption or abatement or reduction on property or personal property taxes to be requested by applicant.
- g. Strength of business plan, financial commitments, architectural plans, and market analysis for the re-use of vacant properties or structures.
- h. Strength of references.

5. Consistent with County and Local units of government and Policies.

In order for a proposed project to be included within the Brownfield Plan, the Authority and County Commissioners must determine that the proposed project is consistent and compatible with the Local Unit of Governments Master Plan.

- a. The development of the proposed facilities will complement the County's and Township's land use and environmental objectives.
- b. Project includes other investment in neighborhood revitalization; is located in a targeted redevelopment area; involves improvement of public infrastructure; or utilizes other public or private financing tools to maximize redevelopment benefits.
- c. The proposed facilities will be compatible with the County's present and future requirements for County services; such as roads, utilities, and public safety.

6. Additional Evaluation Factors.

In addition to items described above, County staff and the BRA board, in formulating a recommendation to the County Commissioners about the inclusion of a property in the Brownfield Plan, will consider and evaluate the factors below.

- a. All applicants must comply with the following County ordinances and policies:
 - i. The applicant meets current financial obligations to the County and is not delinquent with any real and

personal property taxes, fees, assessments, liens or other charges;

- iii. The applicant is currently in compliance with applicable County ordinances and other statutory provisions, or has received approval of a plan designed to bring the company into compliance with said ordinances or statutory provisions; and
- b. The applicant has no record of loan loss with the county.
- c. The applicant has not contributed to, exacerbated, nor is responsible for any environmental contamination on the subject site.
- d. The applicant demonstrates a program of overall community awareness and responsibility.

7. Community Fiscal Impact.

It is anticipated that there may be a significant number of opportunities for the use of tools provided for in the Brownfield Plan. In order that the County and Authority may exercise care in the commitment of County resources, the Authority and County Commissioners may look at the number of projects already included in the Plan, the specific commitments associated with those projects, and the projected overall impacts on the County's financial status of those projects in evaluating impacts of additional proposed projects.

8. Discretion of the County.

The above mentioned criteria are not intended to be exhaustive. The Authority and County Commissioners reserve the discretion to consider such additional goals and criteria which are intended or set forth under the goals and policies of Act 381 of the Public Acts of 1996, as amended by Public Act 451 of 2000, and which are consistent with the general health, safety, and welfare of the County.

D. Process for Determining Inclusion of Projects within Brownfield Plan.

1. Applicants requesting inclusion of a project within the Brownfield Plan must submit two (2) copies as well as an electronic copy of the completed application form (as provided by the County). No filing fee is required with this initial application.

If the Authority determines that the project described in the initial application meets the criteria to be an eligible project then the applicant will need to submit a complete project plan amendment along with an initial application fee of \$1,000. This fee is non-refundable. If the project is approved by the Allegan County Board of Commissioners then an additional application fee of \$1,500 will need to be submitted, making for a total application fee of \$2,500.

This application fee covers the cost of including the project within the Brownfield Plan and the processing of one application in conjunction with that project. It is also possible that there may be additional application and legal fees as determined by the County Commissioners.

2. Applications for inclusion in the Brownfield Plan must be submitted and approved prior to the start of construction.
3. Project developers will initially be requested to submit an information package that includes:
 - a. Location: overall site location and legal description.
 - b. Development Principals: Owners, consultants, financial partners.
 - c. Environmental Plan: Approach to addressing environmental issues including facility listing, BEA, Due Care, additional response activities.
 - d. Redevelopment Plans: Site plan and proposed use.
 - e. Financial Feasibility: Cost of environmental activities, investment, and estimated value.
 - f. List of financing incentives that the developer intends to utilize

Upon review by Authority staff, an initial determination of eligibility will be made. The applicant/project developer will then be required to submit a complete project plan amendment, including information as described in the template attached.

4. Applications, including both the initial information package and complete project plan, will be reviewed by County staff, with a report and/or recommendation being forwarded to the Authority for its consideration. Once the project plan has been approved by the

Authority, the project plan will be forwarded to the Allegan County Commissioners for consideration. The County Commissioners will hold a public hearing, with notice of said meeting in accordance with Act 381. All taxing units must be notified of the projected impact of the project and, along with any member of the public, have the opportunity to comment. The County Commissioners approval of an amended Brownfield Plan integrating the proposed project plan creates an “eligible property” under State legislation.

5. Applicants shall be responsible for reimbursing the Authority/County for any specialized legal expenses incurred in formalizing a development agreement or other contractual work required to include a project/site in the Brownfield Plan. A not to exceed cost will be determined following application review.

6. A development agreement between the applicant and the Authority, in a form generally used by the Authority, will be required. The agreement will outline the roles and responsibilities of the developer and the Authority in the implementation of the project plan, and shall contain enforceable provisions for non-compliance. The Authority may require that an applicant obtain a performance bond tied to the provisions of the development agreement.

E. General Definitions.

“Additional response activities” means response activities identified as part of a Brownfield Plan that are in addition to a baseline environmental assessment activities and due care activities for an eligible property. MCLA 125.2652(a)

“Annual credit amount” means the maximum amount that a qualified taxpayer is eligible to claim each tax year for a project for which the total of all credits is more than \$10,000,000.00 but \$30,000,000.00 or less, which shall be 10% of the qualified taxpayer’s credit amount approved under subsection (3). MCLA 208.1437(31)(c)

“Authority” means a Brownfield Redevelopment Authority created under this act. MCLA 125.2652(b)

“Baseline environmental assessment” means that term as defined in Section 20101 of the natural resources and environmental protection act, 1994 PA 451, MCL 324.20101. MCLA125.2652(c)

“Baseline environmental assessment activities” means those response activities identified as part of a Brownfield Plan that are necessary to complete a baseline environmental assessment for an eligible property in

the Brownfield Plan. MCLA 125.2652(d)

“Board” means Allegan County as the governing body of the Authority. MCLA 125.2652(f).

“Brownfield Plan” means a plan that meets the requirements of Section 13 and is adopted under Section 14. MCLA 125.2652(g)

“Captured taxable value” means the amount in one year by which the current taxable value of an eligible property subject to a Brownfield Plan, including the taxable value or assessed value, as appropriate, of the property for which specific taxes are paid in lieu of property taxes, exceeds the initial taxable value of that eligible property. The state tax commission shall prescribe the method for calculating captured taxable value. MCLA 125.2652(h)

“Chief executive officer” means the mayor of a city, the village manager of a village, the township supervisor of a township, or the county executive of a county or, if the county does not have an elected county executive, the chairperson of the county board of commissioners. MCLA 125.2652(i)

“County” means Allegan County

“Department” means the department of environmental quality. MCLA 125.2652(j)

“Due-care activities” means those response activities identified as part of a Brownfield Plan that are necessary to allow the owner or operator of an eligible property in the Plan to comply with the requirements of Section 20107a of the natural resources and environmental protection act, 1994 PA 451, MCL 324.20107a. MCLA 125.2652(k).

“Eligible activities” or “eligible activity” does not include activities related to multisource commercial hazardous waste disposal wells as that term is defined in section 62506a of the natural resources and environmental protection act, 1994 PA 451, MCL 324.62506a, but means one or more of the following:

- (i) Baseline environmental assessment activities.
- (ii) Due-care activities.
- (iii) Additional response activities.

- (iv) For eligible activities on eligible property that was used or is currently used for commercial, industrial, or residential purposes that is in a qualified local government unit, or that is owned or under the control of a land bank fast track authority, and is a facility, functionally obsolete, or blighted, and except for purposes of section 38d of the single business tax act, 1975 PA 228, MCL 208.38d, the following additional activities:
 - (A) Infrastructure improvements that directly benefit eligible property.
 - (B) Demolition of structures that is not response activity under section 20101 of the natural resources and environmental protection act, 1994 PA 451, MCL 324.20101.
 - (C) Lead or asbestos abatement.
 - (D) Site preparation that is not response activity under section 20101 of the natural resources and environmental protection act, 1994 PA 451, MCL 324.20101.
 - (E) Assistance to a land bank fast track authority in clearing or quieting title to, or selling or otherwise conveying, property owned or under the control of a land bank fast track authority.
- (v) Relocation of public buildings or operations for economic development purposes with prior approval of the Michigan economic development authority.
- (vi) For eligible activities on eligible property that is a qualified facility that is not located in a qualified local governmental unit and that is a facility, functionally obsolete, or blighted, the following additional activities:
 - (A) Infrastructure improvements that directly benefit eligible property.
 - (B) Demolition of structures that is not response activity under section 20101 of the natural resources and environmental protection act, 1994 PA 451, MCL 324.20101.

- (C) Lead or asbestos abatement.
- (D) Site preparation that is not response activity under section 20101 of the natural resources and environmental protection act, 1994 PA 451, MCL 324.20101. MCLA 125.2652(m)

“Eligible investment” means demolition, construction, restoration, alteration, renovation or improvement of buildings or site improvements on eligible property and the addition of machinery, equipment, and fixtures to eligible property after the date that eligible activity on that eligible property have started pursuant to a Brownfield Plan under the Brownfield Redevelopment Financing Act, 1996 PA 381, MCL 125.2651 to 125.2672, and after the date that the pre-approval letter is issued, except that the date that the pre-approval letter is issued is not a limitation for one project the construction of which began after January 1, 2000 and before January 1, 2001 without the Michigan economic growth authority determining that the project would not occur in this state without the tax credit offered under this section as provided in subsection (7), if the costs of the eligible investment are not otherwise reimbursed to the taxpayer or paid for on behalf of the taxpayer from any source other than the taxpayer. The addition of leased machinery, equipment, or fixtures to eligible property by a lessee of the machinery equipment, or fixtures is eligible investment if the lease of the machinery, equipment, or fixtures has a minimum term of 10 years or is for the expected useful life of the machinery, equipment, or fixtures, and if the owner of the machinery, equipment, or fixtures is not the qualified taxpayer with regard to the machinery, equipment, or fixtures. MCLA 208.1437(31)(e)

“Eligible property” means a property for which eligible activities are identified under a Brownfield Plan that was used or is currently used for commercial, industrial, or residential purposes that is either in a qualified local governmental unit and is a facility, functionally obsolete or blighted or is not in a qualified local governmental unit and is a facility, and includes parcels that are adjacent or contiguous to that property if the development of the adjacent and contiguous parcels is estimated to increase the captured taxable value of that property or tax reverted property owned or under the control of a land bank fast track authority. Eligible property includes, to the extent included in the Brownfield Plan, personal property located on the property. Eligible property includes, to the extent included in the brownfield plan, personal property located on the property. Eligible property does not include qualified agricultural property exempt under section 7ee of the general property tax act, 1893 PA 206, MCL 211.7ee, from the tax levied by a local school district for school operating purposes to the

extent provided under section 1211 of the revised school code, 1976 PA 451, MCL 380.1211. MCLA125.2652(n)

“Facility” means that term as defined in section 20101 of the natural resources and environmental protection act, 1994 PA 451, MCL 324.20101. MCLA 125.2652(p)

“Fiscal year” means that fiscal year of the authority. MCLA 125.2652(q)

“Governing body” means the elected body having legislative powers of a municipality creating an authority under this act. MCLA 125.2652(s)

“Infrastructure improvements” means a street, road, sidewalk, parking facility, pedestrian mall, alley, bridge, sewer, sewage treatment plant, property designated to reduce, eliminate, or prevent the spread of identified soil or groundwater contamination, drainage system, waterway, waterline, water storage facility, rail line, utility line or pipeline, or other similar or related structure or improvement, together with necessary easements for the structure or improvement, owned or used by a public agency or functionally connected to easements for the structure or improvement, owned or used by a public agency or functionally connected to similar or supporting property owned or used by a public agency, or designated and dedicated to use by, for the benefit of, or for the protection of the health, welfare, or safety of the public generally, whether or not used by a single business entity, provided that any road, street, or bridge shall be continuously open to public access and that other property shall be located in public easements or rights-of-way and sized to accommodate reasonably foreseeable development of eligible property in adjoining areas.

“Initial taxable value” means the 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 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. Property exempt from taxation at the time the initial taxable value is determined shall be included with the initial taxable value of zero. Property for which a specific tax is paid in lieu of property tax shall not be considered exempt from taxation. The state tax commission shall prescribe the method for calculating the initial taxable value of property for which a specific tax was paid in lieu of property tax. MCLA 125.2652(u)

“Local taxes” means all taxes levied other than taxes levied for school operating purposes. MCLA 125.2652(2)

“Municipality” means all of the following:

- (i) A city.
- (ii) A village.
- (iii) A township in those areas of the township that are outside of a village.
- (iv) A township in those areas of the township that are in a village upon the concurrence by resolution of the village in which the zone would be located.
- (v) A county. MCLA 125.2652(x)

“Project” means the total of all eligible investment on an eligible property or, for purposes of subsection (6)(b), all eligible investment on property not in a qualified local governmental unit that is a facility. Subsection (6)(b), 1 of the following:

- (i) All eligible investment on property not in a qualified local governmental unit that is a facility.
- (ii) All eligible investment on property that is not a facility but is functionally obsolete or blighted.

MCLA 208.1473(31)(k)

“Qualified local governmental unit” means that term as defined in the obsolete property rehabilitation act 2000 PA 146, MCL 125.2781 to 125.2797. 208.1437(31)(l)

“Qualified taxpayer” means a taxpayer that meets both of the following criteria:

- (i) Owns or leases an eligible property.
- (ii) Certifies that the department of environmental quality has not sued or issued a unilateral order to the taxpayer pursuant to part 201 of the natural resources and environmental protection act, 1994 PA 451, MCL 324.20101 to 324.20142, to compel response activity on or to eligible

property, or expended any state funds for response activity on or to eligible property and demanded reimbursement for those expenditures from the qualified taxpayer. MCLA 208.1437(31)(m)

“Remedial action plan” means a plan that meets both of the following requirements:

- (i) Is a remedial action plan as that term is defined in Section 20101 of the natural resources and environmental protection act, 1994 PA 451, MCL 324.20101.
- (ii) Describes each individual activity to be conducted to complete eligible activities and the associated costs of each individual activity MCLA 125.2652(cc)

“Response activity” means that term as defined in Section 20101 of the natural resources and environmental protection act, 1994 PA 451, MCL 324.20101. MCLA 125.2652(dd)

“Specific taxes” means a tax levied under 1974 PA 198, MCL 207.551 to 207.572; the commercial redevelopment act, 1978 PA 255, MCL 207.651 to 207.668; the enterprise zone act, 1985 PA 224, MCL 125.2101 to 125.2123; 1953 PA 189, MCL 211.181 to 211.182; the technology park development act, 1984 PA 385, MCL 207.701 to, 207.718; the obsolete property rehabilitation act, 2000 PA 146, MCL 125.2781 to 125.2797; the neighborhood enterprise zone act, 1992 PA 147, MCL 207.771 to 207.786; or that portion of the tax levied under the tax reverted clean title act, 2003 PA 260, MCL 211.1021 to 211.1026, that is not required to be distributed to a land bank fast track authority. MCLA 125.2652(ee)

“Tax increment revenues” means the amount of ad valorem property taxes and specific taxes attributable to the application of the levy of all taxing jurisdictions upon the captured taxable value of each parcel of eligible property subject to a Brownfield Plan and personal property located on that property. Tax increment revenues exclude ad valorem property taxes specifically levied for the payment of principal of and interest on either obligations approved by the electors or obligations pledging the unlimited taxing power of the local governmental unit, and specific taxes attributable to those ad valorem property taxes. Tax increment revenues attributable to eligible property also exclude the amount of ad valorem property taxes or specific taxes captured by a downtown development authority, tax increment finance authority or local development finance authority if those taxes were captured by these other authorities on the date that eligible property became subject to a Brownfield Plan under this act. MCLA 125.2652(ff)

“Taxable value” means the value determined under Section 27a of the general property tax act, 1983 PA 206, MCL 211.27a. MCLA 125.2652(gg)

“Taxes levied for school operating purposes” means all of the following:

- (i) The taxes levied by a local school district for operating purposes.
- (ii) Taxes levied under the state education tax act, 1993 PA 331, MCL 211.901 to 211.906.
- (iii) That portion of specific taxes attributable to taxes described under Subparagraphs (i) and (ii). MCLA 125.2652(hh)

“Work plan” means a plan that describes each individual activity to be conducted to complete eligible activities and the associated costs of each individual activity. MCLA 125.2652(ii)

“Zone” means, for an authority established before June 6, 2000, a Brownfield redevelopment zone designated under this act. MCLA 125.2652(jj)

Brownfield Plan Template

Project 1.

[Insert property address]

[Describe the project including the address, amount of private investment to be made, eligible activities anticipated to be undertaken, number of jobs created and a summary of known environmental contamination and the ways in which the developer plans to work with the Authority (i.e., using the SBT credits and tax increment financing to pay for eligible activities).]

A. Description of Costs to Be Paid for With Tax Increment Revenues.

A description of the costs of the plan intended to be paid for with the tax increment revenues. MCLA 125.2663(1)(a)

[Describe the costs to be paid with tax increment revenues, including costs incurred by the developer, plus the financing and administrative costs to be incurred by the Authority. These costs should also appear in table form (Schedule 1).]

B. A brief Summary of Eligible Activities.

A brief summary of the eligible activities that are proposed for each eligible property. MCLA 125.2663(1)(b)

[Describe the eligible activities that are to be paid with tax increment revenues.]

C. Estimate of Captured Taxable Value and Tax Increment Revenues.

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

2(cc) of the statute, or unless the tax levy is excluded from capture under Section 15. MCLA 125.2663(1)(c)

[The estimated captured taxable value for this development by year and in aggregate should be depicted in tabular form (Schedule 2). Captured taxable values are determined using the estimated taxable values for the developer's investment (Schedule 3). The estimated current taxable value and initial taxable value, by year and in aggregate, for each taxing jurisdiction should be depicted in tabular form (Schedules 4 and 5, respectively).]

[The estimated tax increment revenues generated, by year and in aggregate, for each taxing jurisdiction should be depicted in tabular form (schedule 6).]

[The estimated amount of deposits of excess tax increment revenues into the Authority's Local Site Remediation Revolving Fund, by year and in aggregate, should be depicted in tabular form (Schedule 7).]

D. Method of Financing and Description of Advances by the County, if any.

The method by which the costs of the plan will be financed, including a description of any advances made or anticipated to be made for the costs of the plan from the municipality. MCLA 125.2663(1)(d)

[Describe how the eligible activities described previously will be financed. If the developer will be financing these eligible costs, a method and agreement for reimbursement to the developer by the Authority may be considered (Schedule 8). If school taxes are to be captured, according to an approved DEQ work plan, the split between school and non school taxes captured should be depicted in tabular form (Schedule 9).]

E. Maximum Amount of Note or Bonded Indebtedness.

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

[Enter the maximum amount of a note or bonded indebtedness for the development.]

F. Duration of Brownfield Plan.

The duration of the Brownfield Plan, which shall not exceed the lesser of the period authorized under Subsections (4) and (5) of the statute or 30 years from the beginning date of the capture of tax increment revenues. MCLA 125.2663(1)(f)

[If tax increment financing is to be used to reimburse for eligible activities, the Plan will remain in effect for as many years as is required to fully reimburse for all eligible costs, including the cost of capital, plus to make deposits of the maximum amount of excess tax increment revenues allowed by the Act into the Authority's Local Site remediation Revolving Fund (estimated to be in excess of 30 years), or 30 years, whichever is less.]

G. Estimated Impact of Tax Increment Financing on Revenues of Taxing Jurisdictions.

An estimate of the impact of tax increment financing on the revenues of all taxing jurisdictions in which the eligible property is located. MCLA 125.2663(l)(g)

[Describe, in tabular form, the amount of tax increment revenues captured by the Authority for this development for each taxing jurisdiction (Schedule 6).]

H. Legal Description, Property Map, Statement of Qualifying Characteristics and Personal Property.

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

[Include a legal description of the property, a map of the property and whether or not there is any personal property included as part of the eligible property.]

I. Estimates of Residents and Displacement of Families.

Estimates of the number of persons residing on each eligible property to which the Plan applies and the number of families and individuals to be displaced. If occupied residences are designated for acquisition and clearance by the authority, the Plan shall include a demographic survey of the persons to be displaced, a statistical description of the housing supply in the community, including the number of private and

public units in existence or under construction, the condition of those in existence, the number of owner-occupied and renter-occupied units, the annual rate of turnover of the various types of housing and the range of rents and sale prices, an estimate of the total demand for housing in the community, and the estimated capacity of private and public housing available to displaced families and individuals. MCLA 125.2663(1)(i)

[List the estimates of the number of persons residing on each eligible property to which this plan applies, the number of families to be displaced and provide a demographic survey and information regarding housing in the community.]

J. Plan for Relocation of Displaced Persons.

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

[Include a plan for relocation of displaced persons.]

K. Provisions for Relocation Costs.

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

[Describe provisions for the costs of relocating persons displaced by the implementation of the Plan.]

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

A strategy for compliance with Act No. 227 of the Public Acts of 1972, being Sections 213.321 to 213.332 of the Michigan Compiled Laws. MCLA 125.2663(1)(l)

[Include a strategy for compliance with Act No. 227 of the Public Acts of 1972, being Sections 213,321 to 213.332 of the Michigan Compiled Laws.]

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

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

[Describe the proposed use of the proceeds of the Authority's Local Site Remediation Revolving Fund.]

The proceeds of the Brownfield Redevelopment Authority's Local Site Remediation Revolving Fund will be used in accordance with the Act. The Authority currently anticipates using the fund to pay eligible activity costs at other eligible properties included in the Plan, including, but not limited to the properties included in this Plan, as well as other eligible properties which may be included in the plan as amended in the future.

N. Other Material that the Authority or Governing Body Considers Pertinent.

Other material that the Authority or governing body considers pertinent: MCLA 125.2663(1)(n)

[State if any other material is required by the Authority or governing body to be included in this Plan.]

Attachments to Specific Projects (if not incorporated in the narrative portion of the Plan).

[Legal Description and Map of the Property Described in Section III (G) of this Plan.]

[Statement of Characteristics that Qualify the Property as Eligible Property.]

List of Schedules (the developer may combine the information into fewer schedules provided that all information is included)

- | | |
|------------|--|
| Schedule 1 | Summary of Eligible Costs |
| Schedule 2 | Estimated Captured Taxable Values |
| Schedule 3 | Investment Schedule and projected Taxable Values |

Schedule 4	Estimated Current Taxable Values for Each Capturable Taxing Jurisdiction
Schedule 5	Initial Taxable Values for Each Capturable Taxing Jurisdiction
Schedule 6	Estimated Tax Increment Revenues Captured by Each Capturable Taxing Jurisdiction
Schedule 7	Authority's Local Remediation Revolving Fund Deposits
Schedule 8	Reimbursement Schedule
Schedule 9	School and Nonschool Operating Taxes

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