

**BATTLE CREEK, MICHIGAN
BROWNFIELD REDEVELOPMENT AUTHORITY
BROWNFIELD PLAN
AMENDMENT**

**SITE NO. 13
RECONSERVE OF MICHIGAN, INC.
ANGELL STREET
BATTLE CREEK**

NOVEMBER 12, 2014

BATTLE CREEK BROWNFIELD REDEVELOPMENT AUTHORITY
CONTACT: CHERYL BEARD, STAFF ADMINISTRATOR

BATTLE CREEK, MICHIGAN
PHONE (269) 441-1664

PREPARED WITH THE ASSISTANCE OF:

Soil and Materials Engineers, Inc.
3301 Tech Circle Drive
Kalamazoo, Michigan 49008

Approved by the Brownfield Redevelopment Authority on November 14, 2014

Approved by the governing body of the local jurisdiction on December 2, 2014

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I. INTRODUCTION

A. Plan Purpose

The City of Battle Creek Brownfield Redevelopment Authority (Authority; BCBRA), duly established by resolution of the Battle Creek City Commission, pursuant to the Brownfield Redevelopment Financing Act, Act 381 of the Public Acts of 1996, MCLA 125.2651 et. seq., as amended (Act 381), is authorized to exercise its powers within the municipal limits of the City of Battle Creek. The purpose of this Brownfield Plan Amendment (the Plan), to be implemented by the BCBRA, is to satisfy the requirements of Act 381 for including eligible property designated as Site No. 13, the ReConserve of Michigan, Inc. project, in the BCBRA Brownfield Plan. Site No. 13 includes four tax parcels located on Angell Street within the boundaries of the City of Battle Creek, Michigan (the Property).

The Plan will allow the BCBRA to reimburse ReConserve of Michigan, Inc. (the Developer) for the costs of eligible environmental and non-environmental activities needed to safely redevelop the Property into a registered animal feed ingredient processing operation and associated parking and equipment storage areas. The proposed redevelopment will only be economically viable when the brownfield redevelopment incentives described herein are approved.

B. Property Description and Basis of Eligibility

The Property includes four parcels of land (approximately 11.2 acres) located west of Angell Street and north of Upton Avenue in Battle Creek. The Property location is shown on Figure 1 in Appendix A. The parcels are identified as 170 Angell Street (tax identification number 0052-00-14-0), 200 Grand Trunk Avenue (tax identification number 0052-00-017-0), Grand Trunk Avenue (tax identification number 0052-00-019-0), and Angell Street (0052-00-020-0). The legal descriptions of the parcels are included in Appendix B.

The 170 Angell Street parcel is currently developed with two industrial warehouses (approximately 33,000 square-feet and 39,000 square-feet in size), truck scale, rail spur, and associated gravel parking areas. The 200 Grand Trunk Avenue parcel is currently developed with an approximately 5,700 square-foot, vacant industrial building and two utility sheds (1,700 square-feet to 1,975 square-feet in size). The Grand Trunk Avenue and Angell Street parcels are vacant land partially covered with degraded asphalt and concrete pavement. The Property boundaries and Property features are shown on Figure 2 in Appendix A.

Each of the parcels included in the Property is considered an “eligible property” as defined by Act 381 because each parcel: 1) was used for commercial purposes, and 2) meets the definition of a “facility,” as defined in Section 20101 of Part 201 of the Natural Resources and Environmental Protection Act (NREPA), Public Act 451 of 1994, as

amended. The following chemical constituents were measured in one or more soil and/or groundwater samples collected from the parcels at concentrations above MDEQ Part 201 Generic Residential Cleanup Criteria: arsenic, chromium, copper, lead, mercury, selenium, zinc, benzo(a)pyrene, and/or phenanthrene.

C. Project Summary

The two industrial buildings on the 170 Angell Street parcel will be partially demolished and remodeled to support the Developer's raw materials (non-meat food by-products, food production waste, and outdated wrapped-food products), receiving, and animal feed processing operation. The resulting buildings will have a total footprint of approximately 41,200 square-feet. Two processed animal feed storage silos (30 feet in diameter and 65 feet tall) will be constructed adjacent to the western building. A rail spur will be constructed along the northern portion of the parcel to allow rail shipment of processed animal feed to end users and other processing/mixing facilities. A load-out building will be constructed over the western portion of the rail spur to support rail car loading operations. Asphalt-paved parking areas and access drives will be constructed on the central and eastern portions of the parcel, and sidewalks will be constructed around the two industrial buildings. A detention basin will be constructed on the northeastern corner of the parcel to accommodate on-site storm water run-off.

The two utility sheds on the 200 Grand Trunk Avenue parcel will be demolished. The vacant industrial building will be partially demolished and remodeled into administrative offices for the on-site operations. Asphalt-paved parking areas and sidewalks will be constructed around the resulting office building.

These construction activities and the associated grading on the 170 Angell Street and 200 Grand Trunk Avenue parcels will result in the generation of approximately 20,000 cubic yards of soil. This soil will be reused, as possible, on these parcels. Excess soil will be placed on the Grand Trunk Avenue and Angell Street parcels.

The remaining degraded pavement on the Grand Trunk Avenue and Angell Street parcels will be demolished, and the parcels will be re-graded using soil that is removed from the 170 Angell Street and 200 Grand Trunk Avenue parcels. The parcels will then be seeded and left as green space.

The Developer anticipates the reactivation of approximately 45,000 feet of renovated industrial space and the creation of approximately 2 acres of green space. The total capital investment for the project will be approximately \$8 million.

This project is important to the City of Battle Creek and its citizens for the following reasons:

- 1) The project will result in the rehabilitation of a blighted and underutilized Property located near the edge of downtown Battle Creek.

- 2) The demolition and construction activities for redevelopment will provide much-needed work for area engineering and construction firms.
- 3) Once complete, the operation of the ReConserve of Michigan, Inc. facility is expected to add approximately nine new jobs with estimated wages of \$9/hour to \$23/hour.
- 4) Additional usable industrial space will be added in the City of Battle Creek's downtown area, resulting in an increase of approximately \$2.15 million in the taxable value of the Property within one year after project completion, increasing the economic base for the City and its schools.

II. BROWNFIELD PLAN

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

The costs of eligible activities will be paid initially by the Developer. The costs of eligible activities included in, and authorized by, this Plan will be reimbursed with tax increment revenues generated by the Property redevelopment and captured by the BCBRA, subject to any limitations and conditions described in this Plan. The Developer is pursuing an Industrial Property Tax Abatement (PA 198 of 1974, as amended), which will reduce the local tax increment revenues during by 50% for a period of 12 years.

During the period of the PA 198 abatement, the BCBRA will capture 50% of the local tax increment revenues and will retain up to \$15,000 per year in captured local tax revenues for payment of reasonable and actual administrative costs incurred for operation of the BCBRA. The remaining incremental local tax revenues and all the available school operating tax revenues will then be applied to reimburse the Developer for the costs of eligible activities.

Incremental tax revenues will continue to be captured for a maximum of four years after the reimbursement of all eligible activities and costs. These revenues are estimated to total \$482,306 and will be placed in the BCBRA Local Site Remediation Revolving Fund (LSRRF) to support future brownfield redevelopment projects in Battle Creek.

The eligible activities include baseline environmental assessment activities, due care activities, asbestos abatement, demolition, site preparation, and preparation of an Act 381 Work Plan. Interest is not included for this project. The total cost of eligible activities for reimbursement using tax revenues is projected to be \$2,229,515. The costs associated with each of the eligible activities are presented in Table 1.

TABLE 1 – ELIGIBLE ACTIVITIES

ACTIVITY CATEGORY	ESTIMATED COST
1. Baseline Environmental Assessment (BEA) Activities	\$60,400
2. Due Care Activities (total)	\$1,163,500
<i>Documentation of Due Care Compliance (DDCC) reports</i>	<i>\$11,000</i>
<i>Exposure barrier</i>	<i>\$345,000</i>
<i>Sanitary sewer</i>	<i>\$37,700</i>
<i>Dewatering</i>	<i>\$50,000</i>
<i>Soil disposal</i>	<i>\$665,000</i>
<i>Waste characterization and oversight of soil excavation</i>	<i>\$19,800</i>
<i>Grossly contaminated soil disposal</i>	<i>\$35,000</i>
3. Lead and Asbestos Abatement	\$24,900
4. Demolition	\$394,400
5. Site Preparation	\$348,300
<i>SUBTOTAL</i>	<i>\$1,991,500</i>
6. Contingency (15% - excluding BEA Activities and DDCC reports)	\$288,015
7. Act 381 Work Plan Preparation	\$20,000
TOTAL	\$2,299,515

It is anticipated that approximately \$110,100 of the site preparation costs will be associated with engineering and environmental consulting costs. The BCBRA agrees to reimburse up to \$110,100 in site preparation costs associated with eligible engineering and environmental consulting activities.

B. Summary of Eligible Activities

The costs of eligible activities are estimated in Table 1 above and include but are not limited to the following:

1. Baseline Environmental Assessment Activities: Environmental site assessments (e.g., Phase I and II ESAs) and preparation of two BEA reports.

2. Due Care Activities: Preparation of Documentation of Due Care Compliance reports, construction of exposure barriers, sanitary sewer construction, dewatering, waste characterization and excavation monitoring, and disposal of contaminated soil.
3. Lead and Asbestos Abatement: Removal of lead-based paint and asbestos-containing materials from existing buildings in preparation for rehabilitation and demolition.
4. Demolition: Selective interior and exterior demolition activities associated with the existing buildings, exterior pavement, rail spur, and septic system.
5. Site Preparation: Site preparation includes geotechnical engineering and investigation, clearing and grubbing, temporary facility, temporary traffic control, temporary site control, expanded/increased silo and load-out building footings due to unsuitable on-site soil conditions, land balancing/grading, rail spur grading/compaction, relocation of electric utility, and staking associated with these tasks.
6. Contingencies: A 15% contingency to accommodate unexpected conditions encountered during the project.
7. Act 381 Work Plan: Costs incurred to prepare and develop the Act 381 Work Plan for MDEQ and MSF eligible activities.

C. Estimate of Captured Taxable Value and Tax Increment Revenues for Each Year of the Plan

Incremental taxes on real property included in the project will be captured under this Plan. The estimated proportional captured taxable value and tax increment revenues for the eligible property, cumulatively and for each year of the Plan, are presented in Appendix C. The distribution of cash flows to pay for eligible environmental, non-environmental, and administrative costs is also provided in Appendix C.

The taxable value of the Property as of 2014, the base taxable value, is \$120,369. The estimated taxable value of the real property following completion of the redevelopment in 2016 is \$2,272,500, in 2014 dollars. It is assumed that there will be no annual increase in taxable value (i.e., no appreciation in taxable value) following completion of the redevelopment.

It is the intent of this Plan to provide for the proportional capture of all eligible tax increments in whatever amounts and in whatever years they become available until the eligible brownfield costs are repaid or for 30 years, whichever is shorter.

D. Method by which Costs of the Plan will be Financed and Description of Advances by the Municipality

The costs of the eligible activities will be financed by the Developer. The eligible costs identified in this Plan will be reimbursed through tax increment revenues generated from the Property. Local tax and school tax increments, as available, will be captured/used by the BCBRA to reimburse the Developer for costs of eligible activities and pay BCBRA administrative costs. Captured local tax increments, as described in Section II.A, will first be used by the BCBRA to pay up to \$15,000 per year in reasonable and actual administrative costs incurred for operation of the BCBRA (see Section A). Remaining local tax increments and state school tax increments will then be used to reimburse the Developer for the costs of eligible activities and interest.

Table 1 lists the costs of eligible activities that will be reimbursed. Funds can be moved between specific eligible activities with BCBRA approval. Table 1 lists the maximum amount that will be reimbursed for each eligible activity as well as the total amount that will be reimbursed without additional BCBRA approval.

If the MDEQ and/or MSF do not approve the use of incremental state school taxes for certain eligible activities included in this Plan amendment, those certain activities will not be reimbursed with local tax increments.

E. Maximum Amount of Note or Bonded Indebtedness

The City of Battle Creek does not anticipate incurring new bond indebtedness for this project.

F. Duration of Brownfield Plan

The duration of the Plan for the Property shall not exceed the shorter of the following:

- Time required for reimbursement of all eligible costs, cumulatively not to exceed \$2,781,821 (\$2,299,515 for eligible activities and \$482,306 for LSRRF).
- 35 years total tax capture after the first year of tax capture under this Plan.

The date for beginning tax capture shall be 2015, unless otherwise amended by the BCBRA. The capture period is currently estimated to be 26 years. Under no circumstances shall the date for beginning tax capture exceed five years after the adoption of this Plan.

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

Tax increment revenues generated by the project will be captured by the BCBRA until all incurred eligible costs are reimbursed. The impact of the BCBRA incremental tax capture on local taxing authorities is presented in Appendix C.

H. Legal Description, Property Map, Property Characteristics, and Personal Property

1. The legal descriptions of the four parcels included in the Property are included in Appendix B.
2. The locations and dimensions of the Property are shown on Figure 2 in Appendix A.
3. Each of the parcels included in the Property qualifies as an eligible property because each parcel is a “facility” as defined in Section 20101 of Part 201 of NREPA.
4. All existing and new personal property are excluded from this Plan.

I. Estimates of Residents and Displacement of Families

No persons reside at the Property and no families or individuals will be displaced as a result of this development. No occupied residences are involved in the development. Therefore, a demographic survey and information regarding housing in the community are not applicable and are not needed for this plan.

J. Plan for Relocation of Displaced Persons

No persons will be displaced as a result of this development. Therefore, a plan for relocation of displaced persons is not applicable and is not needed for this Plan.

K. Provisions for Relocation Costs

No persons will be displaced as result of this development and no relocation costs will be incurred. Therefore, provision for relocation costs is not applicable and is not needed for this Plan.

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

No persons will be displaced as result of this development. Therefore, no relocation assistance strategy is needed for this Plan.

M. Description of Proposed Use of Local Site Remediation Revolving Fund (LSRRF)

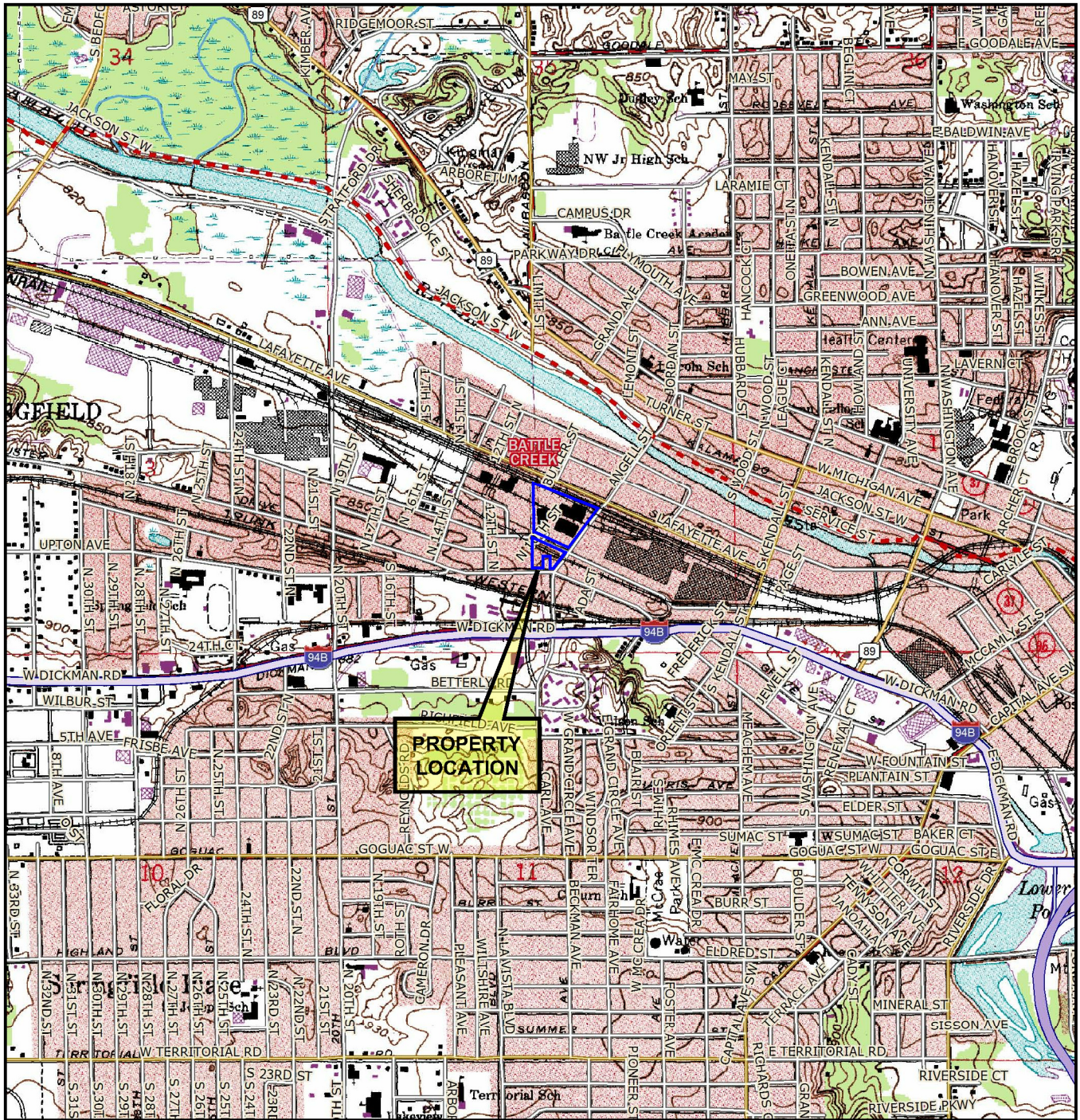
No funds from the BCBRA Local Site Remediation Revolving Fund (LSRRF) will be used to finance or reimburse eligible activities described in this Plan. Tax increment revenues generated by this redevelopment will be captured by the BCBRA for its LSRRF as described in Section II.A.

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

At this time, there is no other material that the BCBRA or governing body considers pertinent.

Appendix A

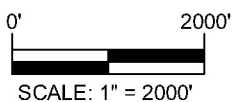
Figures



Base map obtained from ©DeLorme Topo North America™ 10.

USGS QUADRANGLE(S) REFERENCED

BATTLE CREEK (MI) 1985



Oct 27, 2014 - 10:39am - jblake

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Indiana
Michigan
Ohio

Date	10-27-14
Drawn By	JAB
Scale	1" = 2000'
Project	69085.00.004.001

**PROPERTY LOCATION MAP
RE CONSERVE OF MICHIGAN, INC.
ANGELL STREET
BATTLE CREEK, MICHIGAN**

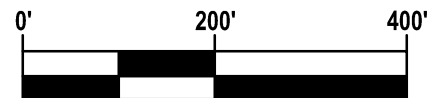
Figure No. 1



LEGEND

- — — — — APPROXIMATE PROPERTY BOUNDARY
- — — — — APPROXIMATE PARCEL BOUNDARY

NOTE:
DRAWING INFORMATION TAKEN FROM GOOGLE EARTH PRO
WITH IMAGE DATE 4-4-2013 AND SITE RECONNAISSANCE.



GRAPHIC SCALE: 1" = 200'

Oct 29, 2014 - 11:05am - jblake

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Date	10-24-14
Drawn By	JAB
Designed By	SIB
Scale	1" = 200'
Project	069085.00.004.001

PROPERTY FEATURES DIAGRAM
RE CONSERVE OF MICHIGAN, INC.
ANGELL STREET
BATTLE CREEK, MICHIGAN

No.	Revision Date

Figure No. 2

Appendix B

Legal Description

170 ANGELL ST BATTLE CREEK, MI 49037-8273 (Property Address)

Parcel Number: 0052-00-014-0

Property Owner: RECONSERVE OF MICHIGAN INC**Summary Information**

- > Commercial/Industrial Building Summary
 - Yr Built: 1903
 - Total Sq.Ft: 72,046
- # of Buildings: 2
- > Assessed Value: \$91,810 | Taxable Value: \$91,810
- > 26 Building Department records found across 1 property
- > Property Tax Information found

Item 1 of 3 2 Images / 1 Sketch

Owner and Taxpayer Information

Owner	RECONSERVE OF MICHIGAN INC	Taxpayer	RECONSERVE OF MICHIGAN INC 2811 WILSHIRE BLVD STE 410 SANTA MONICA, CA 90403-4805
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General Information for Tax Year 2014

Property Class	COMMERCIAL	Unit	52 CITY OF BATTLE CREEK
School District	BATTLE CREEK SCHOOLS	Assessed Value	\$91,810
MAP #	602SE	Taxable Value	\$91,810
# UNITS	Not Available	State Equalized Value	\$91,810
NEZ DISTRICT	Not Available	Date of Last Name Change	12/12/2013
USER ALPHA 3	Not Available	Notes	Not Available
Historical District	Not Available	Census Block Group	Not Available
USER ALPHA 2	Not Available		

Principal Residence Exemption Information**Homestead Date** Not Available

Principal Residence Exemption	June 1st	Final
2014	0.0000 %	0.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2013	\$91,810	\$91,810	\$91,810
2012	\$91,810	\$91,810	\$91,810

Land Information

Zoning Code	I2	Total Acres	8.617
Land Value	\$24,848	Land Improvements	\$18,599
Renaissance Zone	No	Renaissance Zone Expiration Date	Not Available
ECF Neighborhood	548 WEST END HISTORICAL	Mortgage Code	Not Available
Lot Dimensions/Comments	COMMERCIAL	Neighborhood Enterprise Zone	Not Available
	Not Available		
Lot(s)	Frontage	Depth	
Lot 1	609.10 ft	690.00 ft	
Total Frontage: 609.10 ft		Average Depth: 690.00 ft	

Legal Description

SEC 2 T2S R8W BEG INT OF N LI OF GRAND TRUNK AVE & N & S 1/4 LI - SELY ALG SD NLY LI 209.2 FT - N PAR WITH N & S 1/4 LI 166.3 FT - SELY PAR WITH N LI SD ST 166.81 FT - SWLY AT RT ANGLES TO SD N LI 150 FT - SELY ALG SD N LI 160.9 FT - NELY ALG WLY LI OF ANGELL ST 609.1 FT - NWLY ALG SLY LI OF CONRAIL R.O.W. (150 FT WIDE) TO N & S 1/4 LI - S ALG N & S 1/4 LI TO POB CONT 8.60 A

Land Division Act Information

Date of Last Split/Combine	Not Available	Number of Splits Left	0
Date Form Filed	Not Available	Unallocated Div.s of Parent	0
Date Created	Not Available	Unallocated Div.s Transferred	0
Acreage of Parent	0.00	Rights Were Transferred	Not Available

Split Number	0	Courtesy Split	<i>Not Available</i>
Parent Parcel	<i>Not Available</i>		

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Liber/Page
08/02/2013	\$400,000.00	05	VANDERWALL,KARLENE J/BEHNKE TRUST,R	RECONSERVE OF MICHIGAN INC	3875/0421
06/09/2000	\$0.00	12	BEHNKE,RICHARD C	BEHNKE TRUST,RICHARD C	2231/0489
06/09/2000	\$0.00	12	BEHNKE,RICHARD C	BEHNKE TRUST RICHARD C	2226/0684

Building Information - 32946.00 sq ft Warehouse, Storage (Commercial)

Floor Area	32,946 sq ft	Estimated TCV	<i>Not Available</i>
Occupancy	Warehouse, Storage	Class	C
Stories Above Ground	1	Average Story Height	30 ft
Basement Wall Height	<i>Not Available</i>		
Year Built	1903	Year Remodeled	<i>Not Available</i>
Percent Complete	0%	Heat	No Heating or Cooling
Physical Percent Good	37%	Functional Percent Good	100%
Economic Percent Good	100%	Effective Age	52 yrs

Building Information - 39100.00 sq ft Warehouse, Storage (Commercial)

Floor Area	39,100 sq ft	Estimated TCV	<i>Not Available</i>
Occupancy	Warehouse, Storage	Class	C
Stories Above Ground	1	Average Story Height	36 ft
Basement Wall Height	<i>Not Available</i>		
Year Built	1903	Year Remodeled	<i>Not Available</i>
Percent Complete	0%	Heat	Space Heaters, Gas with Fan
Physical Percent Good	37%	Functional Percent Good	100%
Economic Percent Good	100%	Effective Age	57 yrs

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200 GRAND TRUNK AVE BATTLE CREEK, MI 49037-8245 (Property Address)

Parcel Number: 0052-00-017-0



Item 1 of 1

0 Images / 1 Sketch

Property Owner: RECONSERVE OF MICHIGAN INC**Summary Information**

- > Commercial/Industrial Building Summary
 - Yr Built: 1947
 - # of Buildings: 3
 - Total Sq Ft: 9,433
- > Assessed Value: \$21,784 | Taxable Value: \$21,784
- > Building Department Information found
- > Property Tax Information found

Owner and Taxpayer Information

Owner	RECONSERVE OF MICHIGAN INC	Taxpayer	RECONSERVE OF MICHIGAN INC 2811 WILSHIRE BLVD STE 410 SANTA MONICA, CA 90403-4805
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General Information for Tax Year 2014

Property Class	COMMERCIAL	Unit	52 CITY OF BATTLE CREEK
School District	BATTLE CREEK SCHOOLS	Assessed Value	\$21,784
MAP #	602SE	Taxable Value	\$21,784
# UNITS	Not Available	State Equalized Value	\$21,784
NEZ DISTRICT	Not Available	Date of Last Name Change	03/28/2014
USER ALPHA 3	Not Available	Notes	Not Available
Historical District	Not Available	Census Block Group	Not Available
USER ALPHA 2	Not Available		

Principal Residence Exemption Information

Homestead Date Not Available

Principal Residence Exemption	June 1st	Final
2014	0.0000 %	0.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2013	\$22,917	\$22,917	\$22,917
2012	\$22,917	\$22,917	\$22,917

Land Information

Zoning Code	12	Total Acres	0.451
Land Value	\$3,104	Land Improvements	\$0
Renaissance Zone	No	Renaissance Zone Expiration Date	Not Available
ECF Neighborhood	548 WEST END HISTORICAL	Mortgage Code	Not Available
	COMMERCIAL		
Lot Dimensions/Comments	Not Available	Neighborhood Enterprise Zone	Not Available
Lot(s)	Frontage	Depth	
Lot 1	95.00 ft	150.00 ft	
Total Frontage: 95.00 ft		Average Depth: 150.00 ft	

Legal Description

BC TWP SEC 2 T2S R8W COMM INT OF N LI OF GRAND TRUNK AVE & N & S 1/4 LI - SELY ALG SD N LI 209.2 FT TO TRUE POB - CONTN SELY ALG SAME 95 FT - NELY AT RT ANGLES 150 FT - NWLY PAR WITH SD N LI 166.81 FT - S PAR WITH N & S 1/4 LI 166.3 FT TO POB

Land Division Act Information

Date of Last Split/Combine	Not Available	Number of Splits Left	0
Date Form Filed	Not Available	Unallocated Div.s of Parent	0
Date Created	Not Available	Unallocated Div.s Transferred	0
Acreage of Parent	0.00	Rights Were Transferred	Not Available
Split Number	0	Courtesy Split	Not Available

Parent Parcel *Not Available*

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Liber/Page
10/01/2013	\$73,500.00	WD	MURRAY,JOHN D	RECONSERVE OF MICHIGAN INC	0000/0000
09/30/2013	\$73,500.00	WD	MURRAY,JOHN D	RECONSERVE OF MICHIGAN INC	3875/0417
09/30/2013	\$0.00	QCD	MURRAY CONSTRUCTION CO/MURRAY,J	RECONSERVE OF MICHIGAN INC	3875/0419
02/29/2008	\$0.00	12	MURRAY CONSTRUCTION CO	MURRAY,JOHN D	3353/0520
12/31/1997	\$35,000.00	12	MURRAY TRUSTEE	MURRAY CONSTRUCTION CO	1998/197

Building Information - 5730.00 sq ft Warehouse, Storage (Commercial)

Floor Area	5,730 sq ft	Estimated TCV	<i>Not Available</i>
Occupancy	Warehouse, Storage	Class	C
Stories Above Ground	1	Average Story Height	14 ft
Basement Wall Height	<i>Not Available</i>		
Year Built	1947	Year Remodeled	1953
Percent Complete	0%	Heat	Space Heaters, Gas with Fan
Physical Percent Good	35%	Functional Percent Good	100%
Economic Percent Good	100%	Effective Age	61 yrs

Building Information - 1728.00 sq ft Shed, Utility, 3 Wall (Commercial)

Floor Area	1,728 sq ft	Estimated TCV	<i>Not Available</i>
Occupancy	Shed, Utility, 3 Wall	Class	C
Stories Above Ground	1	Average Story Height	11 ft
Basement Wall Height	<i>Not Available</i>		
Year Built	1953	Year Remodeled	<i>Not Available</i>
Percent Complete	0%	Heat	No Heating or Cooling
Physical Percent Good	35%	Functional Percent Good	100%
Economic Percent Good	100%	Effective Age	52 yrs

Building Information - 1975.00 sq ft Shed, Utility, 4 Wall (Commercial)

Floor Area	1,975 sq ft	Estimated TCV	<i>Not Available</i>
Occupancy	Shed, Utility, 4 Wall	Class	C
Stories Above Ground	1	Average Story Height	12 ft
Basement Wall Height	<i>Not Available</i>		
Year Built	1953	Year Remodeled	<i>Not Available</i>
Percent Complete	0%	Heat	No Heating or Cooling
Physical Percent Good	35%	Functional Percent Good	100%
Economic Percent Good	100%	Effective Age	52 yrs

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GRAND TRUNK AVE BATTLE CREEK, MI 49037-0000 (Property Address)

Parcel Number: 0052-00-019-0

No Images Found

Property Owner: RECONSERVE OF MICHIGAN INC**Summary Information**

- > Assessed Value: \$2,447 | Taxable Value: \$2,447
- > Property Tax Information found
- > 1 Building Department records found across 2 properties

Owner and Taxpayer Information

Owner	RECONSERVE OF MICHIGAN INC	Taxpayer	RECONSERVE OF MICHIGAN INC 2811 WILSHIRE BLVD, STE 410 SANTA MONICA, CA 90403-4805
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General Information for Tax Year 2014

Property Class	COMMERCIAL VACANT	Unit	52 CITY OF BATTLE CREEK
School District	BATTLE CREEK SCHOOLS	Assessed Value	\$2,447
MAP #	602SE	Taxable Value	\$2,447
# UNITS	Not Available	State Equalized Value	\$2,447
NEZ DISTRICT	Not Available	Date of Last Name Change	03/18/2014
USER ALPHA 3	Not Available	Notes	Not Available
Historical District	Not Available	Census Block Group	Not Available
USER ALPHA 2	Not Available		

Principal Residence Exemption Information**Homestead Date** Not Available

Principal Residence Exemption	June 1st	Final
2014	0.0000 %	0.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2013	\$3,263	\$3,263	\$3,263
2012	\$3,263	\$3,263	\$3,263

Land Information

Zoning Code	12	Total Acres	0.727
Land Value	\$4,894	Land Improvements	\$0
Renaissance Zone	No	Renaissance Zone Expiration Date	Not Available
ECF Neighborhood	548 WEST END HISTORICAL	Mortgage Code	Not Available
	COMMERCIAL		
Lot Dimensions/Comments	Not Available	Neighborhood Enterprise Zone	Not Available
Lot(s)		Frontage	Depth
Lot 1		423.80 ft	80.00 ft
		Total Frontage: 423.80 ft	Average Depth: 80.00 ft

Legal Description

SEC 2 T2S R8W A PARCEL OF LAND BOUNDED ON E BY ANGELL ST, ON THE N BY GRAND TRUNK AVE, ON W BY N & S 1/4 LINE OF SD SEC, ON S BY A LI LYING 50 FT SWLY MEASURED AT RIGHT ANGLES TO & RNG PAR WITH C/L MICHIGAN CENTRAL RR, EXC STREET CAR TRACK & R/W FOR TRACK CONT 0.75 A

Land Division Act Information

Date of Last Split/Combine	Not Available	Number of Splits Left	0
Date Form Filed	Not Available	Unallocated Div.s of Parent	0
Date Created	Not Available	Unallocated Div.s Transferred	0
Acreage of Parent	0.00	Rights Were Transferred	Not Available
Split Number	0	Courtesy Split	Not Available
Parent Parcel	Not Available		

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Liber/Page
09/30/2013	\$73,500.00	OTH	MURRAY,JOHN D	RECONSERVE OF MICHIGAN INC	0000/0000
09/29/2013	\$1.00	OTH	MURRAY,JOHN D	RECONSERVE OF MICHIGAN INC	0000/0000
02/29/2008	\$0.00	12	MURRAY CONSTRUCTION CO	MURRAY,JOHN D	3353/0520
04/15/1999	\$0.00	16	MICHIGAN D N R	MURRAY CONSTRUCTION CO	2119/0888
01/22/1999	\$0.00	12	MICHIGAN DEPT OF TREASURY	MICHIGAN D N R	2097/0987
05/06/1997	\$0.00	16	MICHIGAN DEPT OF TREASURY	MICHIGAN D N R	1968/442
06/25/1993	\$1,800.00	05	MICHIGAN CENT & PENN CENT RR	MURRAY CONSTRUCTION CO	1750/315

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ANGELL ST BATTLE CREEK, MI 49037-0000 (Property Address)

Parcel Number: 0052-00-020-0

No Images Found

Property Owner: ADKINS,JIMMIE DARRELL**Summary Information**

- > Assessed Value: \$5,592 | Taxable Value: \$4,328
- > Property Tax Information found
- > 4 Building Department records found across 1 property

Owner and Taxpayer Information

Owner	ADKINS,JIMMIE DARRELL ADKINS,SHARON ELAINE	Taxpayer	ADKINS,JIM D 5381 PARADISE RD E BATTLE CREEK, MI 49014-8305
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General Information for Tax Year 2014

Property Class	COMMERCIAL	Unit	52 CITY OF BATTLE CREEK
School District	BATTLE CREEK SCHOOLS	Assessed Value	\$5,592
MAP #	602SE	Taxable Value	\$4,328
# UNITS	Not Available	State Equalized Value	\$5,592
NEZ DISTRICT	Not Available	Date of Last Name Change	07/10/2013
USER ALPHA 3	Not Available	Notes	Not Available
Historical District	Not Available	Census Block Group	Not Available
USER ALPHA 2	Not Available		

Principal Residence Exemption Information**Homestead Date** Not Available

Principal Residence Exemption	June 1st	Final
2014	0.0000 %	0.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2013	\$5,592	\$5,592	\$4,260
2012	\$5,592	\$5,592	\$4,161

Land Information

Zoning Code	12	Total Acres	1.222
Land Value	\$7,640	Land Improvements	\$4,755
Renaissance Zone	No	Renaissance Zone Expiration Date	Not Available
ECF Neighborhood	548 WEST END HISTORICAL	Mortgage Code	Not Available
	COMMERCIAL		
Lot Dimensions/Comments	Not Available	Neighborhood Enterprise Zone	Not Available
Lot(s)	Frontage	Depth	
Lot 1	158.80 ft	238.00 ft	
Total Frontage: 158.80 ft		Average Depth: 238.00 ft	

Legal Description

SEC 2 T2S R8W POB N LI UPTON AVE 1080 FT N OF S 1/4 POST ON N & S 1/4 LI - E ALG NLY LI OF UPTON AVE 91.28 FT - N 124 FT - E 78 FT - S 124 FT - E ALG SLY LI OF UPTON AVE 66 FT - NELY ALG WLY LI OF ANGELL ST 158.5 FT - NWLY 369 FT - S ALG N & S 1/4 LI 288.45 FT TO POB

Land Division Act Information

Date of Last Split/Combine	Not Available	Number of Splits Left	0
Date Form Filed	Not Available	Unallocated Div.s of Parent	0
Date Created	Not Available	Unallocated Div.s Transferred	0
Acreage of Parent	0.00	Rights Were Transferred	Not Available
Split Number	0	Courtesy Split	Not Available
Parent Parcel	Not Available		

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Liber/Page
09/09/2004	\$0.00	12	BLAIR,JO ANN	ADKINS,JIMMIE D	2895/0004
12/28/1992	\$5,000.00	16	CITY OF BATTLE CREEK	ADKINS,JIMMIE D & SHARON E	1677/0301

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Appendix C

Summary of Tax Increment Financing and Reimbursement of Eligible Activities

Summary of Tax Increment Financing and Reimbursement of Eligible Activities
ReConserve Project
Angell Street
Battle Creek, Michigan

Year		2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Current Taxable Value ⁽¹⁾		120,369	120,369	120,369	120,369	120,369	120,369	120,369	120,369	120,369	120,369	120,369	120,369	120,369	120,369	120,369	120,369	120,369
Taxable Value after Improvement ⁽²⁾		120,369	1,125,000	2,272,500	2,272,500	2,272,500	2,272,500	2,272,500	2,272,500	2,272,500	2,272,500	2,272,500	2,272,500	2,272,500	2,272,500	2,272,500	2,272,500	2,272,500
Total Capturable Taxable Value		0	1,004,631	2,152,131	2,152,131	2,152,131	2,152,131	2,152,131	2,152,131	2,152,131	2,152,131	2,152,131	2,152,131	2,152,131	2,152,131	2,152,131	2,152,131	2,152,131
Millages	(change in SEV)																	
State Taxes - Millages																		
State Education Tax (SET)		6.0000	6.0000	6.0000	6.0000	6.0000	6.0000	6.0000	6.0000	6.0000	6.0000	6.0000	6.0000	6.0000	6.0000	6.0000	6.0000	6.0000
School Operating		18.0000	18.0000	18.0000	18.0000	18.0000	18.0000	18.0000	18.0000	18.0000	18.0000	18.0000	18.0000	18.0000	18.0000	18.0000	18.0000	18.0000
Total State Tax Millages		24.0000	24.0000	24.0000	24.0000	24.0000	24.0000	24.0000	24.0000	24.0000	24.0000	24.0000	24.0000	24.0000	24.0000	24.0000	24.0000	24.0000
Total Local Tax Millages		35.0236	35.0236	35.0236	35.0236	35.0236	35.0236	35.0236	35.0236	35.0236	35.0236	35.0236	35.0236	35.0236	35.0236	35.0236	35.0236	35.0236
TOTAL MILLAGE		59.0236	59.0236	59.0236	59.0236	59.0236	59.0236	59.0236	59.0236	59.0236	59.0236	59.0236	59.0236	59.0236	59.0236	59.0236	59.0236	59.0236
Yearly Captured Tax																		
State Taxes - Millages																		
State Education Tax (SET)	6.0000	\$0	\$6,028	\$12,913	\$12,913	\$12,913	\$12,913	\$12,913	\$12,913	\$12,913	\$12,913	\$12,913	\$12,913	\$12,913	\$12,913	\$12,913	\$12,913	\$12,913
School Operating	18.0000	\$0	\$18,083	\$38,738	\$38,738	\$38,738	\$38,738	\$38,738	\$38,738	\$38,738	\$38,738	\$38,738	\$38,738	\$38,738	\$38,738	\$38,738	\$38,738	\$38,738
Total Captured State Taxes	24.0000	\$0	\$24,111	\$51,651	\$51,651	\$51,651	\$51,651	\$51,651	\$51,651	\$51,651	\$51,651	\$51,651	\$51,651	\$51,651	\$51,651	\$51,651	\$51,651	\$51,651
Local Taxes - Millages																		
Battle Creek City Operating	8.8070	\$0	\$4,424	\$9,477	\$9,477	\$9,477	\$9,477	\$9,477	\$9,477	\$9,477	\$9,477	\$9,477	\$9,477	\$9,477	\$18,954	\$18,954	\$18,954	\$18,954
Battle Creek City Operating - Street Maintenance	1.5000	\$0	\$753	\$1,614	\$1,614	\$1,614	\$1,614	\$1,614	\$1,614	\$1,614	\$1,614	\$1,614	\$1,614	\$1,614	\$3,228	\$3,228	\$3,228	\$3,228
Battle Creek City Police and Fire Pension Fund	4.4290	\$0	\$2,225	\$4,766	\$4,766	\$4,766	\$4,766	\$4,766	\$4,766	\$4,766	\$4,766	\$4,766	\$4,766	\$4,766	\$9,532	\$9,532	\$9,532	\$9,532
Calhoun County Operating	5.3779	\$0	\$2,701	\$5,787	\$5,787	\$5,787	\$5,787	\$5,787	\$5,787	\$5,787	\$5,787	\$5,787	\$5,787	\$5,787	\$11,574	\$11,574	\$11,574	\$11,574
Calhoun County ISD	6.2057	\$0	\$3,117	\$6,678	\$6,678	\$6,678	\$6,678	\$6,678	\$6,678	\$6,678	\$6,678	\$6,678	\$6,678	\$6,678	\$13,355	\$13,355	\$13,355	\$13,355
Kellogg CC	3.6136	\$0	\$1,815	\$3,888	\$3,888	\$3,888	\$3,888	\$3,888	\$3,888	\$3,888	\$3,888	\$3,888	\$3,888	\$3,888	\$7,777	\$7,777	\$7,777	\$7,777
Local School Building Sinking Fund	2.0000	\$0	\$1,005	\$2,152	\$2,152	\$2,152	\$2,152	\$2,152	\$2,152	\$2,152	\$2,152	\$2,152	\$2,152	\$2,152	\$4,304	\$4,304	\$4,304	\$4,304
Willard District Library	2.0000	\$0	\$1,005	\$2,152	\$2,152	\$2,152	\$2,152	\$2,152	\$2,152	\$2,152	\$2,152	\$2,152	\$2,152	\$2,152	\$4,304	\$4,304	\$4,304	\$4,304
Calhoun County Senior Citizens	0.7452	\$0	\$374	\$802	\$802	\$802	\$802	\$802	\$802	\$802	\$802	\$802	\$802	\$802	\$1,604	\$1,604	\$1,604	\$1,604
Calhoun County Medical Care	0.2482	\$0	\$125	\$267	\$267	\$267	\$267	\$267	\$267	\$267	\$267	\$267	\$267	\$267	\$534	\$534	\$534	\$534
Calhoun County Veterans	0.1000	\$0	\$50	\$108	\$108	\$108	\$108	\$108	\$108	\$108	\$108	\$108	\$108	\$108	\$215	\$215	\$215	\$215
Total Captured Local Taxes	35.0266	\$0	\$17,594	\$37,691	\$37,691	\$37,691	\$37,691	\$37,691	\$37,691	\$37,691	\$37,691	\$37,691	\$37,691	\$37,691	\$75,382	\$75,382	\$75,382	\$75,382
Total Annual Tax Capture		\$0	\$41,706	\$89,342	\$89,342	\$89,342	\$89,342	\$89,342	\$89,342	\$89,342	\$89,342	\$89,342	\$89,342	\$89,342	\$127,033	\$127,033	\$127,033	\$127,033
Total Cumulative Tax Capture		\$0	\$41,706	\$131,048	\$220,390	\$309,732	\$399,074	\$488,416	\$577,758	\$667,100	\$756,442	\$845,784	\$935,126	\$1,024,468	\$1,151,501	\$1,278,534	\$1,405,567	\$1,532,600
BCBRA administrative (local only)		\$0	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000
State Brownfield Redevelopment Fund (3 mills SET only)		\$0	\$3,014	\$6,456	\$6,456	\$6,456	\$6,456	\$6,456	\$6,456	\$6,456	\$6,456	\$6,456	\$6,456	\$6,456	\$6,456	\$6,456	\$6,456	\$6,456
Annual Local Increment Available for Reimbursement		\$0	\$2,594	\$22,691	\$22,691	\$22,691	\$22,691	\$22,691	\$22,691	\$22,691	\$22,691	\$22,691	\$22,691	\$22,691	\$60,382	\$60,382	\$60,382	\$60,382
Total Combined Yearly Increment Available for Reimbursement		\$0	\$23,692	\$67,886	\$67,886	\$67,886	\$67,886	\$67,886	\$67,886	\$67,886	\$67,886	\$67,886	\$67,886	\$67,886	\$105,577	\$105,577	\$105,577	\$105,577
MSF Non-Environmental Costs (% of total)	38.82%																	
State Tax Reimbursement		\$0	\$8,191	\$17,546	\$17,546	\$17,546	\$17,546	\$17,546	\$17,546	\$17,546	\$17,546	\$17,546	\$17,546	\$17,546	\$17,546	\$17,546	\$17,546	\$17,546
Cumulative State Reimbursement		\$0	\$8,191	\$25,737	\$43,282	\$60,828	\$78,374	\$95,920	\$113,466	\$131,012	\$148,558	\$166,104	\$183,650	\$201,196	\$218,742	\$236,288	\$253,834	\$271,380
Local Tax Reimbursement		\$0	\$1,007	\$8,809	\$8,809	\$8,809	\$8,809	\$8,809	\$8,809	\$8,809	\$8,809	\$8,809	\$8,809	\$8,809	\$23,442	\$23,442	\$23,442	\$23,442
Unreimbursed Non-Environmental Costs		\$892,740	\$883,542	\$857,187	\$830,832	\$804,477	\$778,121	\$751,766	\$725,411	\$699,056	\$672,700	\$646,345	\$619,990	\$593,635	\$552,647	\$511,659	\$470,671	\$429,683
Interest for Non-environmental Costs ⁽³⁾		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
MDEQ Environmental Costs (% of total)	61.18%																	
State Tax Reimbursement		\$0	\$12,907	\$27,649	\$27,649	\$27,649	\$27,649	\$27,649	\$27,649	\$27,649	\$27,649	\$27,649	\$27,649	\$27,649	\$27,649	\$27,649	\$27,649	\$27,649
Cumulative State Tax Reimbursement		\$0	\$12,907	\$40,555	\$68,204	\$95,853	\$123,502	\$151,151	\$178,800	\$206,448	\$234,097	\$261,746	\$289,395	\$317,044	\$344,692	\$372,341	\$399,990	\$427,639
Local Tax Reimbursement		\$0	\$1,587	\$13,882	\$13,882	\$13,882	\$13,882	\$13,882	\$13,882	\$13,882	\$13,882	\$13,882	\$13,882	\$13,882	\$36,940	\$36,940	\$36,940	\$36,940
Unreimbursed Environmental Costs		\$1,406,775	\$1,392,281	\$1,350,751	\$1,309,220	\$1,267,690	\$1,226,159	\$1,184,629	\$1,143,099	\$1,101,568	\$1,060,038	\$1,018,507	\$976,977	\$935,446	\$870,858	\$806,269	\$741,681	\$677,092
Interest for Environmental Costs ⁽³⁾		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Local Site Remediation Revolving Fund																		
State Tax Capture		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Local Tax Capture		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

⁽¹⁾ Current taxable value of \$120,369

⁽²⁾ Assumes taxable value of \$1,125,000 in 2015 and \$2,272,500 in 2016. Assumes no annual increase for inflation.

⁽³⁾ Assumes no interest will be collected.

Summary of Tax Increment Financing and Reimbursement of Eligible Activities
ReConserve Project
Angell Street
Battle Creek, Michigan

Year	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
Current Taxable Value ⁽¹⁾	120,369	120,369	120,369	120,369	120,369	120,369	120,369	120,369	120,369	120,369	120,369	120,369	120,369	120,369	120,369
Taxable Value after Improvement ⁽²⁾	2,272,500	2,272,500	2,272,500	2,272,500	2,272,500	2,272,500	2,272,500	2,272,500	2,272,500	2,272,500	2,272,500	2,272,500	2,272,500	2,272,500	2,272,500
Total Capturable Taxable Value	2,152,131	2,152,131	2,152,131	2,152,131	2,152,131	2,152,131	2,152,131	2,152,131	2,152,131	2,152,131	2,152,131	2,152,131	2,152,131	2,152,131	2,152,131
(change in SEV)															
Millages															
State Taxes - Millages															
State Education Tax (SET)	6.0000	6.0000	6.0000	6.0000	6.0000	6.0000	6.0000	6.0000	6.0000	6.0000	6.0000	6.0000	6.0000	6.0000	6.0000
School Operating	18.0000	18.0000	18.0000	18.0000	18.0000	18.0000	18.0000	18.0000	18.0000	18.0000	18.0000	18.0000	18.0000	18.0000	18.0000
Total State Tax Millages	24.0000	24.0000	24.0000	24.0000	24.0000	24.0000	24.0000	24.0000	24.0000	24.0000	24.0000	24.0000	24.0000	24.0000	24.0000
Total Local Tax Millages	35.0236	35.0236	35.0236	35.0236	35.0236	35.0236	35.0236	35.0236	35.0236	35.0236	35.0236	35.0236	35.0236	35.0236	35.0236
TOTAL MILLAGE	59.0236	59.0236	59.0236	59.0236	59.0236	59.0236	59.0236	59.0236	59.0236	59.0236	59.0236	59.0236	59.0236	59.0236	59.0236
Yearly Captured Tax															
State Taxes - Millages															
State Education Tax (SET)	\$12,913	\$12,913	\$12,913	\$12,913	\$12,913	\$12,913	\$12,913	\$12,913	\$12,913	\$12,913	\$12,913	\$12,913	\$12,913	\$12,913	\$12,913
School Operating	\$38,738	\$38,738	\$38,738	\$38,738	\$38,738	\$38,738	\$38,738	\$38,738	\$38,738	\$38,738	\$38,738	\$38,738	\$38,738	\$38,738	\$38,738
Total Captured State Taxes	\$51,651	\$51,651	\$51,651	\$51,651	\$51,651	\$51,651	\$51,651	\$51,651	\$51,651	\$51,651	\$51,651	\$51,651	\$51,651	\$51,651	\$51,651
Local Taxes - Millages															
Battle Creek City Operating	\$18,954	\$18,954	\$18,954	\$18,954	\$18,954	\$18,954	\$18,954	\$18,954	\$18,954	\$18,954	\$18,954	\$18,954	\$18,954	\$18,954	\$18,954
Battle Creek City Operating - Street Maintenance	\$3,228	\$3,228	\$3,228	\$3,228	\$3,228	\$3,228	\$3,228	\$3,228	\$3,228	\$3,228	\$3,228	\$3,228	\$3,228	\$3,228	\$3,228
Battle Creek City Police and Fire Pension Fund	\$9,532	\$9,532	\$9,532	\$9,532	\$9,532	\$9,532	\$9,532	\$9,532	\$9,532	\$9,532	\$9,532	\$9,532	\$9,532	\$9,532	\$9,532
Calhoun County Operating	\$11,574	\$11,574	\$11,574	\$11,574	\$11,574	\$11,574	\$11,574	\$11,574	\$11,574	\$11,574	\$11,574	\$11,574	\$11,574	\$11,574	\$11,574
Calhoun County ISD	\$13,355	\$13,355	\$13,355	\$13,355	\$13,355	\$13,355	\$13,355	\$13,355	\$13,355	\$13,355	\$13,355	\$13,355	\$13,355	\$13,355	\$13,355
Kellogg CC	\$7,777	\$7,777	\$7,777	\$7,777	\$7,777	\$7,777	\$7,777	\$7,777	\$7,777	\$7,777	\$7,777	\$7,777	\$7,777	\$7,777	\$7,777
Local School Building Sinking Fund	\$4,304	\$4,304	\$4,304	\$4,304	\$4,304	\$4,304	\$4,304	\$4,304	\$4,304	\$4,304	\$4,304	\$4,304	\$4,304	\$4,304	\$4,304
Willard District Library	\$4,304	\$4,304	\$4,304	\$4,304	\$4,304	\$4,304	\$4,304	\$4,304	\$4,304	\$4,304	\$4,304	\$4,304	\$4,304	\$4,304	\$4,304
Calhoun County Sernior Citizens	\$1,604	\$1,604	\$1,604	\$1,604	\$1,604	\$1,604	\$1,604	\$1,604	\$1,604	\$1,604	\$1,604	\$1,604	\$1,604	\$1,604	\$1,604
Calhoun County Medical Care	\$534	\$534	\$534	\$534	\$534	\$534	\$534	\$534	\$534	\$534	\$534	\$534	\$534	\$534	\$534
Calhoun County Veterans	\$215	\$215	\$215	\$215	\$215	\$215	\$215	\$215	\$215	\$215	\$215	\$215	\$215	\$215	\$215
Total Captured Local Taxes	\$75,382	\$75,382	\$75,382	\$75,382	\$75,382	\$75,382	\$75,382	\$75,382	\$75,382	\$75,382	\$75,382	\$75,382	\$75,382	\$75,382	\$75,382
Total Annual Tax Capture	\$127,033	\$127,033	\$127,033	\$127,033	\$127,033	\$127,033	\$127,033	\$127,033	\$127,033	\$127,033	\$127,033	\$127,033	\$127,033	\$127,033	\$127,033
Total Cumulative Tax Capture	\$1,659,633	\$1,786,666	\$1,913,699	\$2,040,732	\$2,167,765	\$2,294,798	\$2,421,831	\$2,548,864	\$2,675,897	\$2,802,930	\$2,929,963	\$3,056,996	\$3,184,029	\$3,311,062	\$3,438,095
BCBRA administrative (local only)	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$0	\$0	\$0	\$0
State Brownfield Redevelopment Fund (3 mills SET only)	\$6,456	\$6,456	\$6,456	\$6,456	\$6,456	\$6,456	\$6,456	\$6,456	\$6,456	\$6,456	\$6,456	\$6,456	\$6,456	\$6,456	\$6,456
Annual Local Increment Available for Reimbursement	\$60,382	\$60,382	\$60,382	\$60,382	\$60,382	\$60,382	\$60,382	\$60,382	\$60,382	\$60,382	\$75,382	\$75,382	\$75,382	\$75,382	\$75,382
Total Combined Yearly Increment Available for Reimbursement	\$105,577	\$105,577	\$105,577	\$105,577	\$105,577	\$105,577	\$105,577	\$105,577	\$105,577	\$105,577	\$120,577	\$120,577	\$120,577	\$120,577	\$120,577
MSF Non-Environmental Costs (% of total)															
State Tax Reimbursement	\$17,546	\$17,546	\$17,546	\$17,546	\$17,546	\$17,546	\$17,546	\$17,546	\$17,546	\$17,546	\$8,060	\$0	\$0	\$0	\$0
Cumulative State Reimbursement	\$288,926	\$306,472	\$324,018	\$341,564	\$359,109	\$376,655	\$394,201	\$411,747	\$429,293	\$446,839	\$454,899	\$0	\$0	\$0	\$0
Local Tax Reimbursement	\$23,442	\$23,442	\$23,442	\$23,442	\$23,442	\$23,442	\$23,442	\$23,442	\$23,442	\$23,442	\$11,743	\$0	\$0	\$0	\$0
Unreimbursed Non-Environmental Costs	\$388,695	\$347,707	\$306,719	\$265,731	\$224,743	\$183,755	\$142,767	\$101,779	\$60,791	\$19,803	\$0	\$0	\$0	\$0	\$0
Interest for Non-environmental Costs ⁽³⁾	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
MDEQ Environmental Costs (% of total)															
State Tax Reimbursement	\$27,649	\$27,649	\$27,649	\$27,649	\$27,649	\$27,649	\$27,649	\$27,649	\$27,649	\$27,649	\$12,701	\$0	\$0	\$0	\$0
Cumulative State Tax Reimbursement	\$455,288	\$482,936	\$510,585	\$538,234	\$565,883	\$593,532	\$621,180	\$648,829	\$676,478	\$704,127	\$716,828	\$0	\$0	\$0	\$0
Local Tax Reimbursement	\$36,940	\$36,940	\$36,940	\$36,940	\$36,940	\$36,940	\$36,940	\$36,940	\$36,940	\$36,940	\$18,505	\$0	\$0	\$0	\$0
Unreimbursed Environmental Costs	\$612,503	\$547,915	\$483,326	\$418,737	\$354,149	\$289,560	\$224,972	\$160,383	\$95,794	\$31,206	\$0	\$0	\$0	\$0	\$0
Interest for Environmental Costs ⁽³⁾	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Local Site Remediation Revolving Fund															
State Tax Capture	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$45,195	\$45,195	\$45,195	\$45,195
Local Tax Capture	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$75,382	\$75,382	\$75,382	\$75,382
Total	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

⁽¹⁾ Current taxable value of \$120,369

⁽²⁾ Assumes taxable value of \$1,125,000 in 2015 and \$2,27

⁽³⁾ Assumes no interest will be collected.