

***BATTLE CREEK, MICHIGAN***  
**BROWNFIELD REDEVELOPMENT AUTHORITY**  
**BROWNFIELD PLAN**  
**AMENDMENT No. 2**  
**FOR**  
**THE PROPOSED KELLOGG RESEARCH AND DEVELOPMENT**  
**FACILITY EXPANSION**  
**EAST HAMBLIN AVENUE**  
**BATTLE CREEK, MI**  
**SITE No. 5**

BATTLE CREEK BROWNFIELD REDEVELOPMENT  
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Approved by the Brownfield Redevelopment Authority on \_\_\_\_\_

Approved by the governing body of the local jurisdiction on \_\_\_\_\_

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## **I. INTRODUCTION AND PURPOSE**

The City of Battle Creek Brownfield Redevelopment Authority (Authority; BCBRA) is authorized to exercise its powers within the municipal limits of the City of Battle Creek. This Brownfield Plan encompasses multiple parcels (the Property) located on East Hamblin Avenue, East Fountain Street, and the former South Monroe Street, all of which are within the boundaries of the City of Battle Creek, Michigan. The property is the site of the proposed Kellogg Company (Kellogg) research and development facility expansion, an expansion of Kellogg's current research and development building, including redevelopment of the surrounding former industrial sites into an associated parking area.

It is the intention of the BCBRA to do its best to encourage brownfield redevelopment by promoting the use of tax increment capture to fund eligible environmental response and non-environmental/infrastructure development activities allowed under Act 381 of P.A. 1996, as amended. The BCBRA seeks to work with local and state government entities to develop complimentary brownfield redevelopment incentives to increase the economic viability of proposed redevelopment projects.

The purpose of this plan, to be implemented by the Authority, is to satisfy the requirements for a Brownfield Plan as specified in Act No. 381, of the Public Acts of 1996, MCLA 125.2651 et. seq., as amended, which is known as the "Brownfield Redevelopment Financing Act" (Act 381).

## **II. GENERAL DEFINITIONS AS USED IN THIS PLAN**

"Additional response activities" means response activities proposed 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 (4). MCLA 208.437(32)(a)

"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. MCLA 125.2652(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)

"Blighted" means property that meets any of the following criteria:

- (i) Has been declared a public nuisance in accordance with a local housing, building, plumbing, fire, or other related code or ordinance.
- (ii) Is an attractive nuisance to children because of physical condition, use, or occupancy.

- (iii) Is a fire hazard or is otherwise dangerous to the safety of persons or property.
- (iv) Has had the utilities, plumbing, heating, or sewerage permanently disconnected, destroyed, removed, or rendered ineffective so that the property is unfit for its intended use.
- (v) Is tax reverted property owned by a qualified local governmental unit, by a county, or by this state. The sale, lease, or transfer of tax reverted property by a qualified local governmental unit, county, or this state after the property's inclusion in a brownfield plan shall not result in the loss to the property of the status as blighted property for purposes of this act.
- (vi) Is property owned or under the control of a land bank fast track authority under the land bank fast track act, whether or not located within a qualified local governmental unit. Property included within a brownfield plan prior to the date it meets the requirements of this subdivision to be eligible property shall be considered to become eligible property as of the date the property is determined to have been or becomes qualified as, or is combined with, other eligible property. The sale, lease, or transfer of the property by a land bank fast track authority after the property's inclusion in a brownfield plan shall not result in the loss to the property of the status as blighted property for purposes of this act.
- (vii) Has substantial subsurface demolition debris buried on site so that the property is unfit for its intended use. MCLA 125.2652(e)

"Board" means the governing body of an 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 1 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 calculated 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)

"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" means 1 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 governmental unit, that is owned or under the control of a land bank fast track authority, or that is located in an economic opportunity zone, 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 201 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 201 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 or the acquisition of property by the land bank fast track authority if the acquisition of the property is for economic development purposes.
- (v) Relocation of public buildings or operations for economic development purposes.
- (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 P A 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 P A 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 or the acquisition of property by the land bank fast track authority if the acquisition of the property is for economic development purposes.
- (vii) For eligible activities on eligible property that is not located in a qualified local governmental unit and that is a facility, functionally obsolete, or blighted, the following additional activities:
  - (A) Demolition of structures that is not response activity under section 20101 of the natural resources and environmental protection act, 1994 P A 451, MCL 324.20101.
  - (B) Lead or asbestos abatement.
- (viii) Reasonable costs of developing and preparing brownfield plans and work plans.
- (ix) For property that is not located in a qualified local governmental unit and that is a facility, functionally obsolete, or blighted, that is a former mill that has not been used for industrial purposes for the immediately preceding 2 years, that is located along a river that is a federal superfund site listed under the comprehensive environmental response, compensation, and liability act of 1980, 42 USC 9601 to 9675, and that is located in a city with a population of less than 10,000 persons, the following additional activities:
  - (A) Infrastructure improvements that directly benefit the property.
  - (B) Demolition of structures that is not response activity under section 20101 of the natural resources and environmental protection act, 1994 P A 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 P A 451, MCL 324.20101.
- (x) For eligible activities on eligible property that is located north of the 45th parallel, that is a facility, functionally obsolete, or blighted, and the owner or operator of which makes new capital investment of \$250,000,000.00 or more in this state, the following additional activities:
  - (A) Demolition of structures that is not response activity under section 20101 of the natural resources and environmental protection act, 1994 P A 451, MCL 324.20101.

(B) Lead or asbestos abatement.

(xi) Reasonable costs of environmental insurance. MCLA 125.2652(m)

"Eligible investment" or "eligible investments" means, when made after the approval date of the brownfield plan but in any event no earlier than 90 days prior to the date of the preapproval letter, any 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 activities 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, 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 that machinery, equipment, or fixtures. For projects approved after the effective date of the amendatory act that added subsection (33), eligible investment does not include certain soft costs of the eligible investment as determined by the Michigan economic growth authority, including, but not limited to, developer fees, appraisals, performance bonds, closing costs, bank fees, loan fees, risk contingencies, financing costs, permanent or construction period interest, legal expenses, leasing or sales commissions, marketing costs, professional fees, shared savings, taxes, title insurance, bank inspection fees, insurance, and project management fees. Notwithstanding the foregoing, eligible investment does include architectural, engineering, surveying, and similar professional fees. MCLA 208.437(32)(d)

Except as otherwise provided in this subdivision, "eligible property" means property for which eligible activities are identified under a brownfield plan that was used or is currently used for commercial, industrial, public, or residential purposes, including personal property located on the property, to the extent included in the brownfield plan, and that is 1 or more of the following:

- (i) Is in a qualified local governmental unit and is a facility, functionally obsolete, or blighted 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.
- (ii) 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.
- (iii) Is tax reverted property owned or under the control of a land bank fast track authority.
- (iv) Is not in a qualified local governmental unit, is a qualified facility, and is a facility, functionally obsolete, or blighted, if the eligible activities on the property are limited to the eligible activities identified in subdivision (m)(vi).
- (v) Is not in a qualified local governmental unit and is a facility, functionally obsolete, or blighted, if the eligible activities on the property are limited to the eligible activities identified in subdivision (m)(vii).
- (vi) Is not in a qualified local governmental unit and is a facility, functionally obsolete, or blighted, if the eligible activities on the property are limited to the eligible activities identified in subdivision (m)(ix).
- (vii) Is located north of the 45th parallel, is a facility, functionally obsolete, or blighted, and the owner or operator makes new capital investment of \$250,000,000.00 or more in this state. Eligible property does not include qualified agricultural property exempt under section 7ee of the general property tax act, 1893 P A 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. MCLA 125.2652(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)

“Functionally obsolete” means that the property is unable to be used to adequately perform the function for which it was intended due to a substantial loss in value resulting from factors such as overcapacity, changes in technology, deficiencies or superadequacies in design, or other similar factors that affect the property itself or the property’s relationship with other surrounding property. MCLA 125.2652(r)

“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 designed 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 similar or supporting property owned or used by a public agency, or designed 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. MCLA 125.2652(t)

“Initial taxable value” means the taxable value of an eligible property identified in and subject to a brown-field 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. 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)

“Land bank fast track authority” means an authority created under the land bank fast track act, 2003 PA 258, MCL 124.751 to 124.774. MCLA 125.2652(v)

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

“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.
- (vi) 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), 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 437(32)(j)

“Qualified local governmental unit” means 1 or more of the following:

- (i) A city with a median family income of 150% or less of the statewide median family income as reported in the 1990 federal decennial census that meets 1 or more of the following criteria:
  - (A) Contains or has within its borders an eligible distressed area as that term is defined in section 11(u)(ii) and (iii) of the state housing development authority act of 1966, 1966 PA 346, MCL 125.1411.
  - (B) Is contiguous to a city with a population of 500,000 or more.
  - (C) Has a population of 10,000 or more that is located outside of an urbanized area as delineated by the United States bureau of the census.
  - (D) Is the central city of a metropolitan area designated by the United States office of management and budget.
  - (E) Has a population of 100,000 or more that is located in a county with a population of 2,000,000 or more according to the 1990 federal decennial census.
- (ii) A township with a median family income of 150% or less of the statewide median family income as reported in the 1990 federal decennial census that meets 1 or more of the following criteria:
  - (A) Is contiguous to a city with a population of 500,000 or more.
  - (B) All of the following:
    - (I) Contains or has within its borders an eligible distressed area as that term is defined in section 11(u)(ii) of the state housing development authority act of 1966, 1966 PA 346, MCL 125.1411.
    - (II) Has a population of 10,000 or more.
- (iii) A village with a population of 500 or more as reported in the 1990 federal decennial census located in an area designated as a rural enterprise community before 1998 under title XIII of the omnibus budget reconciliation act of 1993, Public Law 103-66, 107 Stat. 416.
- (iv) A city that meets all of the following criteria:
  - (A) Has a population of more than 20,000 or less than 5,000 and is located in a county with a population of 2,000,000 or more according to the 1990 federal decennial census.
  - (B) As of January 1, 2000, has an overall increase in the state equalized valuation of real and personal property of less than 656% of the statewide average increase since 1972 as determined for the designation of eligible distressed areas under section 11(u)(ii)(B) of the state housing development authority act of 1966, 1966 PA 346, MCL 125.1411. MCL 125.2782(k)

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

- (i) Owns, leases, or has entered into an agreement to purchase or lease eligible property.
- (ii) Certifies that, except as otherwise provided in this subparagraph, 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 the eligible property, or expended any state funds for response activity on or to the eligible property and demanded reimbursement for those expenditures from the qualified taxpayer. However, if the taxpayer has completed all response activity required by part 201 of the natural resources and environmental protection act, 1994 PA 451, MCL 324.20101 to 324.20142, is in compliance with any deed restriction or administrative or judicial order related to the required response activity, and has reimbursed the state for all costs incurred by the state related to the required response activity, the taxpayer meets the criteria under this subparagraph. . MCLA 437(32)(l)

“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(cc)



"Specific taxes" means a tax levied under 1974 P A 198, MCL 207.551 to 207.572; the commercial redevelopment act, 1978 P A 255, MCL 207.651 to 207.668; the enterprise zone act, 1985 P A 224, MCL 125.2101 to 125.2123; 1953 P A 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; the commercial rehabilitation act, 2005 P A 210, MCL 207.841 to 207.856; or that portion of the tax levied under the tax reverted clean title act, 2003 P A 260, MCL 211.1021 to 211.1026, that is not required to be distributed to a land bank fast track authority. MCLA 125.2652(dd)

"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(ee)

"Taxable value" means the value determined under Section 27a of the general property tax act, 1893 PA 206, MCL 211.27a. MCLA 125.2652(ff)

"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(gg)

"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(hh)

"Zone" means, for an authority established before June 6, 2000, a brownfield redevelopment zone designated under this act. MCLA 125.2652(ii)

### III. ELIGIBLE PROPERTIES WITHIN THE BROWNFIELD ZONE

#### Subject Property

The Property subject to this Brownfield Plan is located in the City of Battle Creek, west of South Division Avenue, along East Hamblin Avenue. It consists of the existing Kellogg Research and Development site and seven additional properties being assembled to support the development. The Property has a total land area of approximately 20.6 acres, comprised of the eight separate parcels of real property (land) listed in the table below:

Address	Tax Identification Number	Area (acres)
East Hamblin Avenue – former Julius Starr Appliance	0258-00-086-0	1.02
2 East Hamblin Avenue – Kellogg’s Research and Development	7470-00-001-0	15.04
68 East Hamblin Avenue – Ferrari’s salon	0258-00-073-0	0.67
72 East Hamblin Avenue – former VFW Post #565	0258-00-080-0	0.34
South Monroe Street – former RW Snyder Company	2030-00-017-0	0.88
77 South Monroe Street – former Behnke Trucking	2030-00-011-0	1.36
East Fountain Street – former Behnke Trucking	2030-00-013-0	0.35
East Fountain Street – former Parson’s Brake Service	2030-00-008-0	0.98

The western portion of the Property is currently developed with Kellogg’s Research and Development building, adjoining office building, and associated parking. The central portion of the site is developed with parking areas, the Ferrari’s hair salon, former VFW hall, and the former Behnke Trucking warehouse. The remainder of the site is grass and tree covered land.

The parcel identified as 68 East Hamblin Avenue (Ferrari’s salon) is currently included in this Brownfield Plan; however, the parcel is not required for successful redevelopment of the site, and may not be included in the final redevelopment plans.

The various parcels of the Property have historically been used for industrial purposes, including the following: research and development, auto repair, machine shop/piston ring manufacturing, welding, body shop activities, commercial trucking and repair, flavor extracts manufacturing, and as a junk yard. The various parcels are currently zoned

intensive business, central business, light industrial, or heavy industrial, and are located south of the downtown Battle Creek commercial area.

### **Identification of the Property as a “Facility”**

Multiple Phase I and Phase II Environmental Site Assessments of the various parcels included in the Property have been conducted. The following parcels of real property are currently known to be “facilities” (as defined in Part 201 of the Natural Resources and Environmental Protection Act (NREPA), Michigan Public Act 451 of 1994, as amended) due to the presence, documented in Baseline Environmental Assessment (BEA) Reports, of contaminants in groundwater and/or soil at concentrations that exceed Michigan Department of Environmental Quality (MDEQ) Part 201 Generic Residential Cleanup Criteria:

- East Hamblin Avenue – Former Julius Starr Appliance Store
  - **Baseline Environmental Assessment, Julius Starr Appliance Store, 93 Hamblin Avenue** (Horizon Environmental, January 7, 2000)
- South Monroe Street – Former RW Snyder Company
  - **Baseline Environmental Assessment – Former RW Snyder Site, 73 South Monroe Street** (Horizon Environmental, February 10, 2000)
- 77 South Monroe Street and East Fountain Street – Former Behnke Trucking
  - **Baseline Environmental Assessment, Former Behnke Trucking Site, 77 South Monroe Street, Battle Creek, MI** (Soil and Materials Engineers, Inc., July 27, 2007)

The remaining parcels of land included in the redevelopment project are adjacent to at least one of the above listed facilities and are included in this Brownfield plan as eligible properties.

### **Project Description**

The Property will be redeveloped with an expansion of the Kellogg’s Research and Development building and associated parking areas. Approximately 100,000 square-feet to 160,000 square-feet of mixed use office, laboratory, and processing space will be added to Kellogg’s existing research and development facility. Employee parking areas will be relocated and expanded.

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

- 1) vacant and underutilized industrial structures will be removed, and former industrial property will be reused,
- 2) risks to human health and the environment will be reduced through environmental response and exposure management actions taken during redevelopment of the property, and

- 3) additional industrial research and development facilities will be added in the City of Battle Creek's urban core area, resulting in an approximately \$25 million increase in the taxable value of the property within the first full year after project completion, generating additional property tax revenues for the City.

The BCBRA intends to use brownfield redevelopment tax increment financing to reimburse the costs of eligible environmental and non-environmental response actions needed to prepare the property for safe redevelopment and reuse.

**A. Description of Costs to Be Paid With Tax Increment Revenues and Summary of Eligible Activities**

A summary of the eligible environmental activities and associated costs to be reimbursed through this Brownfield Plan is presented in Appendix A. Costs of liability protection, due care, and other environmental response activities needed to acquire and prepare the parcels for redevelopment will be funded with tax increment revenues captured under this Plan. Non-environmental activities, including building demolition, site preparation, and infrastructure improvements, needed to support the redevelopment also will be funded with tax increment revenues. It is the intention of this Brownfield Plan to capture both local taxes and school operating taxes for payment of eligible costs; therefore, eligible costs of Act 381 Work Plans and Work Plan Amendments necessary for MDEQ and MEDC review of eligible activities and costs will be funded with tax increment revenues. The total cost of environmental and non-environmental activities eligible for reimbursement from tax increment revenues is projected to be \$3,502,073.

The costs of eligible activities will be paid initially by the BCBRA with proceeds of a loan from the City of Battle Creek Tax Increment Finance Authority (BCTIFA). Interest on that loan, at the rate of 6% *per annum* on the un-reimbursed balance, will be paid with tax increment revenues. The total estimated interest costs will be \$2,034,305.

Kellogg will repay up to 50% of the total eligible brownfield redevelopment costs of the project (see Appendix C) in annual payments of approximately \$291,000 per year for the period 2010 through 2015. This will reduce the projected total eligible costs and interest to be repaid with tax increment revenues captured under this plan to \$3,790,378.

When the property tax abatement provided by the site's Agricultural Processing Renaissance Zone designation (see below) begins to phase out in 2016, and each year thereafter, tax increments generated by the redevelopment and eligible for capture by the Battle Creek Downtown Development Authority (BCDDA) will be passed through to the BCBRA for the remainder of this Brownfield Plan, with the exception that the BCDDA will receive the first \$100,000 of captured tax revenue annually with the remaining tax revenue to be passed through to the BCBRA for the remaining duration of the Plan under terms of an agreement between the BCDDA and BCBRA.

When the property tax abatement provided by the site's Agricultural Processing Renaissance Zone designation (see below) begins to phase out in 2016, and each year thereafter, the BCBRA will retain captured incremental tax revenues in the amount of \$75,000 per year for payment of administrative costs for operation of the BCBRA.

Incremental tax revenues will continue to be captured for a maximum of five years after the reimbursement of all eligible activities and costs. These revenues are estimated to total \$4,006,209 and will be placed in the BCBRA Local Site Remediation Revolving Fund to support future brownfield redevelopment projects in Battle Creek.

## **B. Estimate of Captured Taxable Value and Tax Increment Revenues**

Incremental taxes on real and personal property included in the Kellogg research and development facility expansion project will be captured under this Brownfield 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 B. The distribution of cash flows to pay for eligible environmental, non-environmental, and administrative costs is provided in Appendix C.

The taxable value of the real property and improvements and personal property as of 2007, the base taxable value, is \$25,432,285. The estimated taxable value of the real and personal property following completion of the redevelopment in 2011 is \$52,432,285, in 2007 dollars. A 0% annual increase in taxable value has been used to project annual taxable values thereafter. This approach results in a conservative estimate of the time needed to capture tax increment revenues sufficient to reimburse all eligible costs.

It is currently estimated that a tax increment capture period of approximately ten years will be required to reimburse the eligible costs. Between 2009 and 2015, the site will be designated an Agricultural Processing Renaissance Zone (APRZ) pursuant to Act 376 of P.A. 1996, as amended. This designation will exempt Kellogg from all real and personal property taxes, except for those associated with the Local School Building Sinking Fund millage. Incremental taxes generated by the Local School Building Sinking Fund millage will be eligible for capture throughout the duration of the APRZ. The APRZ will be phased out in 25% increments between 2016 and 2018. During the APRZ phase-out period, tax increment revenues for the remaining millages will be generated and captured based on the proportion of abatement phase-out in each tax year. Beginning in 2019, after the APRZ tax abatement expires, and extending until the end of the Plan period, incremental taxes generated from all millages will be eligible for capture.

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 30 years, whichever is shorter.

**C. Method of Financing Plan Costs and Description of Advances by the Municipality**

The responsibility for financing the costs of eligible activities described in this Brownfield Plan (Appendix A) will be borne by the BCBRA. The BCBRA will secure a loan from the BCTIFA for the full amount of eligible costs, and then advance all monies for the costs of eligible activities described in this Brownfield Plan. Repayments from Kellogg and tax increment revenues captured by the BCBRA under this plan will be used to repay the TIFA loan with interest as specified in the loan agreement.

All local tax and state school tax increments, as available, including those eligible for DDA capture (see Section III.A.), will be captured/used by the BCBRA to reimburse costs of eligible environmental response and non-environmental costs, interest, and administrative costs financed by the BCBRA.

**D. Maximum Amount of Note or Bonded Indebtedness**

A note securing a loan for the full amount of the eligible costs reimbursed under this Brownfield Plan will be executed by the BCBRA with the City of Battle Creek TIFA. Loan proceeds will provide the cash needed to fund eligible activities as they are performed. The loan will be repaid in annual installments from captured tax increment revenues and payments received from Kellogg.

**E. Duration of Brownfield Plan**

The Brownfield Plan, Amendment No. 1 was approved in January 2008. The Brownfield Plan, Amendment No. 2 will be approved in May 2008. Incremental tax capture is expected to begin in 2009 and continue for as many years as needed to reimburse all eligible plan costs or 30 years, whichever is less. The capture period is currently estimated to be sixteen years, including five years' capture for the BCBRA Local Site Remediation Revolving Fund.

**F. Estimated Impact of Tax Increment Financing on Revenues of Taxing Jurisdictions**

Tax increment revenues generated by the Kellogg research and development facility expansion project will be captured by the BCBRA until all incurred eligible brownfield redevelopment costs are reimbursed. The impact of the BCBRA incremental tax capture on local taxing authorities is presented in Appendix B.

**G. Legal Description, Property Map and Personal Property**

The legal descriptions of the parcels included in the Property described in this plan are attached in Appendix D. A location map and map depicting the parcels included in the Property are included in Appendix E.

**H. Estimates of Residents and Displacement of Families**

No persons reside at the property and no families or individuals will be displaced as 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.

**I. 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.

**J. 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.

**K. 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.

**L. Description of Proposed Use of Local Site Remediation Revolving Fund**

No funds from the BCBRA Local Site Remediation Revolving Fund will be used to finance or reimburse eligible activities described in this Brownfield Plan. Supplemental tax increment revenues generated by this redevelopment after repayment of eligible costs will be captured by the BCBRA, in accordance with Act 381, for its Local Site Remediation Revolving Fund (LSRRF). Supplemental tax increment revenues will be captured for five years after all eligible activities have been reimbursed. Funds accumulated in the LSRRF will be used in accordance with the limitations imposed by Act 381 to support future redevelopment of brownfield sites within the City of Battle Creek.

**M. Other Material that the Authority or Governing Body Considers Pertinent**

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

City of Battle Creek, Michigan  
Brownfield Plan, Site No. 5, Amendment No. 2  
Kellogg Research and Development Facility Expansion, East Hamblin Avenue

## **Appendix A**

### **Eligible Activities Cost Schedule**



ELIGIBLE ACTIVITIES COST SCHEDULE  
Kellogg Research and Development Facility Expansion  
Battle Creek, MI  
Amendment No. 2

Tasks											Source of Funds		
Environmental Response Activities											Local Only TIF	Local + SET TIF	
											Total Cost		
CNTS and Related Liability Protection Activities	Develop CNTS Petition										\$1,439,360	\$862,000	
	Negotiations/Technical Support of AA/CNTS Development											\$40,000	
Section 2010/7a Compliance Analyses (Due Care Plans)	Construction Activities Section 7a Compliance Analysis (i.e., Residuals Management Plan, H&S Compilation)										\$65,000	\$25,000	
	End Use Section 7a Compliance Analysis										\$16,000	\$6,000	
Due Care Implementation During Construction	Characterize Waste Streams for Off-Site Disposal, Obtain Waste Disposal Acceptance											\$10,000	
	Soil/Excess Materials Excavation											\$150,000	
	Transportation and Off-Site Disposal of Soil/Excess Materials (Type II Landfill)											\$203,760	
	Environmental Oversight of Intrusive Construction Activities, Air Monitoring											\$60,000	
	Response to underground storage container on Julius Starr site											\$10,000	
	Engineering/Technical Support of Due Care Implementation During Construction											\$25,000	
Due Care Activities to Address Impacted Groundwater Associated with Former BCTA Property	Abandon Piezometers, Extraction Wells and Monitoring Wells within WKKI Expansion Footprint											\$10,000	
	Abandon Groundwater Transmission Piping, Related In-Ground Structures											\$10,000	
	Construct New Groundwater Monitoring Wells											\$5,000	
	Oxygen Release Compound Injection at Groundwater Plume (2 events)											\$21,000	
	Detailed Engineering for Demolition/ORC Addition											\$40,000	
	Excavation of impacted soil and placement of backfill											\$90,300	
Project Meetings, Financial Tracking, and Reporting	Vapor Barrier in WKKI Expansion (Floor Coating)											\$220,000	
	Progress reports, meetings, communications, financial tracking, and reporting											\$20,000	
Contingency	SUB-TOTAL ENVIRONMENTAL RESPONSE COSTS												
TOTAL ELIGIBLE ENVIRONMENTAL RESPONSE COSTS													
Non-Environmental Activities													
Behnke Building Demolition	Asbestos Assessment											\$3,000	
	Bid plans, specs, and contracting support											\$3,000	
	Asbestos abatement											\$5,000	
	Floor drain cleaning/material disposal											\$15,000	
	Demolition and backfill											\$67,000	
	Coordination and oversight											\$120	
VFW Building Demolition	Asbestos Assessment											\$3,000	
	Bid plans, specs, and contracting support											\$3,000	
	Asbestos abatement											\$3,000	
	Demolition and backfill											\$63,700	
South Monroe Street Demolition	Coordination and oversight											\$120	
	Demolition and backfill											\$17,000	
Removal of Unsuitable Soils/Excess Materials	Excavation, transportation, and off-site disposal of unsuitable soils and remaining building materials											\$41.32	
South Monroe Street and Beacon Street Waterline Abandonment	Hydrant removals											\$600	
	Fill and abandon											\$12	
	Restoration											\$1,000	
Beacon Street and South Monroe Street Sewer Abandonment	Engineering and oversight											\$7,550	
	Manhole removals											\$720	
	Fill and abandon											\$12	
	Restoration											\$2,000	
South Sanitary Sewer Relocation	Engineering and oversight											\$9,900	
	Pipeline											\$54	
	Manholes											\$360	
	Restoration											\$51,900	
North Sanitary Sewer Relocation	Upgrades											\$100,000	
	Bore & case											\$300	
	Engineering and oversight											\$71,800	
	Removals											\$720	
South Monroe Street Utility Relocation	Fill and abandon											\$12	
	Pipeline											\$78	
	Manholes											\$360	
	Restoration											\$40,000	
South Monroe Street Utility Relocation	Engineering and oversight											\$38,800	
	Replace storm sewer											\$100,000	
	Overhead Utility Relocation											\$200,000	
	Elevations and locations											\$20,000	
Project Meetings, Financial Tracking, and Reporting	Progress reports, meetings, communications, financial tracking, and reporting											\$35,000	
SUB-TOTAL NON-ENVIRONMENTAL COSTS													
Contingency	TOTAL ELIGIBLE NON-ENVIRONMENTAL COSTS												
Brownfield Plan Amendments, Work Plans, and Work Plan Amendments													
Preparation of Brownfield Plan Amendments	Brownfield Plan Amendments 1 and 2											\$7,000	
	Environmental/Non-environmental Initial WP											\$10,000	
Preparation and review of Act 381 Work Plans	Environmental/Non-environmental WP Amendment											\$3,500	
	MEDC Work Plan review costs											\$1,000	
TOTAL ESTIMATED PROJECT COSTS	MDEQ Work Plan review costs											\$1,000	
	TOTAL ELIGIBLE PROJECT COSTS												
Total Contingency	TOTAL ELIGIBLE COSTS												

Environmental Response Costs  
Non-Environmental Costs  
Costs revised from Amendment No. 1

City of Battle Creek, Michigan  
Brownfield Plan, Site No. 5, Amendment No. 2  
Kellogg Research and Development Facility Expansion, East Hamblin Avenue

## **Appendix B**

### **Summary of Tax Increment Financing**



IMPACT ON TAXING JURISDICTIONS

Kellogg Research and Development Facility Expansion

Amendment No. 2

AD VALOREM TAXING AUTHORITIES						BRA TAX INCREMENT CAPTURE																				
		Millage Summary (\$/\$1 valuation)					APRZ							100% Exemption			75% Exemption	50% Exemption	25% Exemption							
		Annual	Debt/Fee <sup>1</sup>	Net	Available for BRA Capture	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025			
Taxable Value - Real						\$1,000,000	\$2,000,000	\$20,000,000	\$20,000,000	\$20,000,000	\$20,000,000	\$20,000,000	\$20,000,000	\$20,000,000	\$20,000,000	\$20,000,000	\$20,000,000	\$20,000,000	\$20,000,000	\$20,000,000	\$20,000,000	\$20,000,000	\$20,000,000			
Taxable Value - Personal						\$0	\$0	\$1,500,000	\$3,000,000	\$4,500,000	\$6,000,000	\$7,000,000	\$7,000,000	\$7,000,000	\$7,000,000	\$7,000,000	\$7,000,000	\$7,000,000	\$7,000,000	\$7,000,000	\$7,000,000	\$7,000,000	\$7,000,000			
Battle Creek City Operating/Police & Fire Pension		0.01447600	0.00000000	0.01447600	0.01447600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$97,713	\$195,426	\$293,139	\$390,852	\$323,659	\$236,375	\$236,375	\$236,375	\$236,375	\$236,375			
Calhoun County		0.00637130	0.00000000	0.00637130	0.00637130	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$43,006	\$86,013	\$129,019	\$172,025	\$142,451	\$104,035	\$104,035	\$104,035	\$104,035	\$104,035			
Calhoun County ISD		0.00620570	0.00000000	0.00620570	0.00620570	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$41,888	\$83,777	\$125,665	\$167,554	\$138,749	\$101,331	\$101,331	\$101,331	\$101,331	\$101,331			
Kellogg Community College		0.00371060	0.00000000	0.00371060	0.00371060	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25,047	\$50,093	\$75,140	\$100,186	\$82,963	\$60,589	\$60,589	\$60,589	\$60,589	\$60,589			
Willard District Library		0.00200000	0.00000000	0.00200000	0.00200000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,500	\$27,000	\$40,500	\$54,000	\$44,717	\$32,658	\$32,658	\$32,658	\$32,658	\$32,658			
Local School Bldg Sinking Fund <sup>2</sup>		0.00200000	0.00000000	0.00200000	0.00200000	\$0	\$0	\$43,000	\$46,000	\$49,000	\$52,000	\$54,000	\$54,000	\$54,000	\$54,000	\$54,000	\$54,000	\$44,717	\$32,658	\$32,658	\$32,658	\$32,658	\$32,658			
Administrative Fee		0.00058764	0.00000000	0.00058764	0.00058764	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,967	\$7,933	\$11,900	\$15,866	\$13,139	\$9,595	\$9,595	\$9,595	\$9,595	\$9,595			
Local Only Total						\$0	\$0	\$43,000	\$46,000	\$49,000	\$52,000	\$54,000	\$54,000	\$279,121	\$504,242	\$729,363	\$954,483	\$790,394	\$577,242	\$577,242	\$577,242	\$577,242	\$577,242			
Local School Operating		0.01800000	0.00000000	0.01800000	0.01800000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$121,500	\$243,000	\$364,500	\$103,331	\$0	\$243,000	\$243,000	\$243,000	\$243,000	\$243,000			
State Education Tax (SET)		0.00600000	0.00000000	0.00600000	0.00600000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$40,500	\$81,000	\$121,500	\$34,444	\$0	\$81,000	\$81,000	\$81,000	\$81,000	\$81,000			
State Total						\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$162,000	\$324,000	\$486,000	\$137,775	\$0	\$324,000	\$324,000	\$324,000	\$324,000	\$324,000			
Total		0.05935124	0.00000000	0.05935124	0.05935124	\$0	\$0	\$43,000	\$46,000	\$49,000	\$52,000	\$54,000	\$54,000	\$441,121	\$828,242	\$1,215,363	\$1,092,258	\$790,394	\$901,242	\$901,242	\$901,242	\$901,242	\$901,242			
Current Taxable Value		\$25,432,285																								
Real Property		\$9,399,115																								
Personal Property		\$16,033,170																								
Projected Taxable Value at Bulldout		\$52,432,285																								
Real Property		\$29,399,115																								
Personal Property		\$23,033,170																								
Projected Annual Increase in Taxable Value								0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00			
<sup>1</sup> Portion of millage that is for debt or fee - not capturable for Act 381 TIF																										
<sup>2</sup> Local School BLDG Sinking Fund millage is not exempt during Agricultural Processing Renaissance Zone (APRZ)																										
Cumulative Tax Capture									\$43,000	\$89,000	\$138,000	\$190,000	\$244,000	\$298,000	\$739,121	\$1,567,363	\$2,782,725	\$3,874,984	\$4,665,378	\$5,566,619	\$6,467,861	\$7,369,103	\$8,270,344			

Real Property

Personal Property

City of Battle Creek, Michigan  
Brownfield Plan, Site No. 5, Amendment No. 2  
Kellogg Research and Development Facility Expansion, East Hamblin Avenue

## **Appendix C**

### **Summary of Project Cash Flows**



COST AND ANNUAL CASH FLOW ANALYSIS ELIGIBLE NON-ENVIRONMENTAL COSTS  
Kellogg Research and Development Facility Expansion  
Amendment No. 2

	Totals	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Eligible Costs																				
Non-Environmental Costs - Local only	\$372,964	\$0	\$372,964	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Non-Environmental Costs - Local and State	\$1,538,285	\$0	\$1,538,285	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
DDA Capture	\$900,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
BRA Administration Costs	\$375,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$0	\$0	\$0	\$0	\$0
Interest (previous year's remaining eligible costs) - Local only	6% \$294,797	\$0	\$0	\$22,378	\$29,258	\$33,972	\$37,740	\$40,507	\$42,213	\$42,853	\$30,021	\$15,855	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest (previous year's remaining eligible costs) - Local and State	6% \$384,180	\$0	\$0	\$92,297	\$92,297	\$74,837	\$57,377	\$39,917	\$22,457	\$4,997	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL BROWNFIELD PLAN COSTS	\$3,865,226	\$0	\$1,911,249	\$114,675	\$121,555	\$108,809	\$95,117	\$80,424	\$64,670	\$47,850	\$205,021	\$190,855	\$175,000	\$175,000	\$175,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
Annual Cash Flow																				
Tax Increment Capture - Local Only	\$5,864,569	\$0	\$0	\$0	\$43,000	\$46,000	\$49,000	\$52,000	\$54,000	\$54,000	\$279,121	\$504,242	\$729,363	\$954,483	\$790,394	\$577,242	\$577,242	\$577,242	\$577,242	\$577,242
Tax Increment Capture - State	\$2,405,775	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$162,000	\$324,000	\$486,000	\$137,775	\$0	\$324,000	\$324,000	\$324,000	\$324,000	\$324,000
Ratio State/Local											0.580	0.643	0.666	0.144	0.000	0.561	0.561	0.561	0.561	0.561
DDA Capture	\$900,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
Local Only BRA Administration Costs	\$375,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$0	\$0	\$0	\$0	\$0
Local Only Eligible Non-Environmental Cost Reimbursement (Including interest)	\$682,226	\$0	\$0	\$0	\$43,000	\$46,000	\$49,000	\$52,000	\$54,000	\$54,000	\$104,121	\$280,105	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Remaining Annual Local and State Tax Capture		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$162,000	\$373,136	\$1,040,363	\$917,258	\$615,394	\$801,242	\$801,242	\$801,242	\$801,242	\$801,242
Local and State Eligible Non-Environmental Cost Reimbursement	\$162,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$162,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Annual Local Tax Capture for Non-Environmental Cost Reimbursement	\$682,226		\$0	\$0	\$43,000	\$46,000	\$49,000	\$52,000	\$54,000	\$54,000	\$104,121	\$280,105	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Annual State Tax Capture for Non-Environmental Cost Reimbursement	\$162,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$162,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Kellogg Company Reimbursement Payments	\$1,746,000	\$0	\$0	\$0	\$291,000	\$291,000	\$291,000	\$291,000	\$291,000	\$291,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Remaining Eligible Brownfield Costs to be Reimbursed - Local only		\$0	\$372,964	\$487,639	\$566,194	\$629,003	\$675,121	\$703,545	\$714,215	\$500,350	\$264,250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Remaining Eligible Brownfield Costs to be Reimbursed - Local and State		\$0	\$1,538,285	\$1,538,285	\$1,247,285	\$956,285	\$665,285	\$374,285	\$83,285	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Net Cash	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Environmental Response Costs  
Non-Environmental Costs



COST AND ANNUAL CASH FLOW ANALYSIS ELIGIBLE ENVIRONMENTAL COSTS  
Kellogg Research and Development Facility Expansion  
Amendment No. 2

	Totals	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Eligible Costs																				
Environmental Response Costs - Local only	\$643,049	\$0	\$643,049	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Environmental Response Costs - Local and State	\$947,775		\$947,775	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
BRA Local Revolving Fund (LRF)	\$2,386,209	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$477,242	\$477,242	\$477,242	\$477,242	\$477,242
BRA Local Revolving Fund (LRF) - State Tax Capture	\$1,620,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$324,000	\$324,000	\$324,000	\$324,000	\$324,000
Interest (previous year's remaining eligible costs) - Local only	6% \$797,836	\$0	\$0	\$38,583	\$44,310	\$50,380	\$56,815	\$63,636	\$70,866	\$78,530	\$86,654	\$95,265	\$101,445	\$76,516	\$34,834	\$0	\$0	\$0	\$0	\$0
Interest (previous year's remaining eligible costs) - Local and State	6% \$557,492	\$0	\$0	\$56,867	\$56,867	\$56,867	\$56,867	\$56,867	\$56,867	\$56,867	\$56,867	\$56,867	\$37,427	\$8,267	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL BROWNFIELD PLAN COSTS	\$6,952,360	\$0	\$1,590,824	\$95,449	\$101,176	\$107,247	\$113,682	\$120,503	\$127,733	\$135,397	\$143,521	\$152,132	\$138,872	\$84,782	\$34,834	\$801,242	\$801,242	\$801,242	\$801,242	\$801,242
Annual Cash Flow																				
Tax Increment Capture - Local Only	\$6,441,811	\$0	\$0	\$0	\$43,000	\$46,000	\$49,000	\$52,000	\$54,000	\$54,000	\$279,121	\$504,242	\$729,363	\$954,483	\$790,394	\$577,242	\$577,242	\$577,242	\$577,242	\$577,242
Tax Increment Capture - State	\$2,729,775	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$162,000	\$324,000	\$486,000	\$137,775	\$0	\$324,000	\$324,000	\$324,000	\$324,000	\$324,000
Ratio State/Local											0.580	0.643	0.666	0.144	0.000	0.561	0.561	0.561	0.561	0.561
Available Tax Increment Capture - Local Only		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$49,136	\$554,363	\$779,483	\$615,394	\$477,242	\$477,242	\$477,242	\$477,242	\$477,242
Available Tax Increment Capture - Local and State		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$324,000	\$486,000	\$137,775	\$0	\$324,000	\$324,000	\$324,000	\$324,000	\$324,000
Local Only Eligible Environmental Cost Reimbursement (including interest)	\$1,998,376	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$49,136	\$554,363	\$779,483	\$615,394	\$0	\$0	\$0	\$0	\$0
Remaining Annual Local and State Tax Capture		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$324,000	\$486,000	\$137,775	\$0	\$801,242	\$801,242	\$801,242	\$801,242	\$801,242
Local and State Eligible Environmental Cost Reimbursement	\$947,775	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$324,000	\$486,000	\$137,775	\$0	\$0	\$0	\$0	\$0	\$0
Annual Local Tax Capture for Environmental Cost Reimbursement	\$1,998,376	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$49,136	\$554,363	\$779,483	\$615,394	\$0	\$0	\$0	\$0	\$0
Annual State Tax Capture for Environmental Cost Reimbursement	\$947,775	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$324,000	\$486,000	\$137,775	\$0	\$0	\$0	\$0	\$0	\$0
BRA Local Revolving Fund (LRF) - Local Tax Capture <sup>1</sup>	\$1,908,967	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$477,242	\$477,242	\$477,242	\$477,242	\$477,242
BRA Local Revolving Fund (LRF) - State Tax Capture <sup>2</sup>	\$1,296,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$324,000	\$324,000	\$324,000	\$324,000	\$324,000
Remaining Eligible Brownfield Costs to be Reimbursed - Local only		\$0	\$643,049	\$738,498	\$839,675	\$946,922	\$1,060,604	\$1,181,106	\$1,308,839	\$1,444,236	\$1,587,757	\$1,690,752	\$1,275,261	\$580,560	\$0	\$0	\$0	\$0	\$0	\$0
Remaining Eligible Brownfield Costs to be Reimbursed - Local and State		\$0	\$947,775	\$947,775	\$947,775	\$947,775	\$947,775	\$947,775	\$947,775	\$947,775	\$947,775	\$623,775	\$137,775	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Net Cash		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

<sup>1,2</sup> BRA LRF annual capture = 50% of available local and state capture

Environmental Response Costs

Non-Environmental Costs



COST AND ANNUAL CASH FLOW ANALYSIS TOTAL ELIGIBLE COSTS  
Kellogg Research and Development Facility Expansion  
Amendment No. 2

	Totals	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Eligible Costs																				
Non-Environmental Response Costs - Local only	\$372,964	\$0	\$372,964	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Non-Environmental Response Costs - Local and State	\$1,538,285	\$0	\$1,538,285	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Environmental Response Costs - Local only	\$643,049	\$0	\$643,049	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Environmental Response Costs - Local and State	\$947,775	\$0	\$947,775	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
DDA Capture	\$1,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
BRA Administration Costs	\$375,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$0	\$0	\$0	\$0	\$0
BRA Local Revolving Fund (LRF)	\$2,386,209	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$477,242	\$477,242	\$477,242	\$477,242	\$477,242
BRA Local Revolving Fund (LRF) - State Tax Capture	\$1,620,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$324,000	\$324,000	\$324,000	\$324,000	\$324,000
Interest (previous year's remaining eligible costs) - Local only 6%	\$1,092,632	\$0	\$0	\$60,961	\$73,568	\$84,352	\$94,556	\$104,143	\$113,079	\$121,383	\$116,675	\$111,120	\$101,445	\$76,516	\$34,834	\$0	\$0	\$0	\$0	\$0
Interest (previous year's remaining eligible costs) - Local and State 6%	\$941,671	\$0	\$0	\$149,164	\$149,164	\$131,704	\$114,244	\$96,784	\$79,324	\$61,864	\$56,867	\$56,867	\$37,427	\$8,267	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL BROWNFIELD PLAN COSTS	\$10,917,586	\$0	\$1,590,824	\$210,124	\$222,732	\$216,056	\$208,799	\$200,927	\$192,403	\$183,247	\$348,542	\$342,987	\$313,872	\$259,782	\$209,834	\$901,242	\$901,242	\$901,242	\$901,242	\$901,242
Annual Cash Flow																				
Tax Increment Capture - Local Only	\$6,441,811	\$0	\$0	\$0	\$43,000	\$46,000	\$49,000	\$52,000	\$54,000	\$54,000	\$279,121	\$504,242	\$729,363	\$954,483	\$790,394	\$577,242	\$577,242	\$577,242	\$577,242	\$577,242
Tax Increment Capture - State	\$2,729,775	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$162,000	\$324,000	\$486,000	\$137,775	\$0	\$324,000	\$324,000	\$324,000	\$324,000	\$324,000
Ratio State/Local											0.580	0.643	0.666	0.144	0.000	0.561	0.561	0.561	0.561	0.561
DDA Capture	\$1,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
Annual Local Tax Capture for Non-Environmental & Environmental Cost Reimbursement (includes BRA Administration Costs)	\$3,055,602	\$0	\$0	\$0	\$43,000	\$46,000	\$49,000	\$52,000	\$54,000	\$54,000	\$179,121	\$404,242	\$629,363	\$854,483	\$690,394	\$0	\$0	\$0	\$0	\$0
Annual State Tax Capture for Non-Environmental & Environmental Cost Reimbursement	\$1,109,775	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$162,000	\$324,000	\$486,000	\$137,775	\$0	\$0	\$0	\$0	\$0	\$0
Kellogg Company Reimbursement Payments	\$1,746,000	\$0	\$0	\$0	\$291,000	\$291,000	\$291,000	\$291,000	\$291,000	\$291,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
BRA Local Revolving Fund (LRF) - Local Tax Capture	\$2,386,209	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$477,242	\$477,242	\$477,242	\$477,242	\$477,242
BRA Local Revolving Fund (LRF) - State Tax Capture	\$1,620,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$324,000	\$324,000	\$324,000	\$324,000	\$324,000
Total Annual Local Tax Capture	\$6,441,811	\$0	\$0	\$0	\$43,000	\$46,000	\$49,000	\$52,000	\$54,000	\$54,000	\$279,121	\$504,242	\$729,363	\$954,483	\$790,394	\$577,242	\$577,242	\$577,242	\$577,242	\$577,242
Total Annual State Tax Capture	\$2,729,775	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$162,000	\$324,000	\$486,000	\$137,775	\$0	\$324,000	\$324,000	\$324,000	\$324,000	\$324,000

Environmental Response Costs  
Non-Environmental Costs

City of Battle Creek, Michigan  
Brownfield Plan, Site No. 5, Amendment No. 2  
Kellogg Research and Development Facility Expansion, East Hamblin Avenue

## **Appendix D**

### **Legal Description Described in Section III(G) of this Plan**



## General Property Information

[Back to Non-Printer Friendly Version] [Send To Printer]

Parcel: 0258-00-086-0

### Property Address

[collapse]

E HAMBLIN AVE  
BATTLE CREEK, MI 49017-4134

### Owner Information

[collapse]

K-ONE INC  
N/A

Unit: 52

### Taxpayer Information

[collapse]

KELLOGG COMPANY  
C/O DELOITTE PTS  
PO BOX 06019  
CHICAGO, IL 60606-0019

### General Information for Tax Year 2007

[collapse]

Property Class:	202	Assessed Value:	\$106,088
School District:	13020 - BATTLE CREEK SCHOOLS	Taxable Value:	\$4,057
State Equalized Value:	\$106,088	Map #	Q 20
# UNITS	0	Date of Last Name Chg:	01/03/2006
Date Filed:	12/10/1999		
Principal Residence Exemption (2007 May 1):	0.0000 %		
Principal Residence Exemption (2007 Final):	0.0000 %		
Principal Residence Exemption (2008 May 1):	0.0000 %		

Previous Year Info	MBOR Assessed	Final S.E.V.	Final Taxable
2006	\$66,961	\$66,961	\$3,913
2005	\$36,197	\$36,197	\$3,788

### Land Information

[collapse]

Acreage:	1.02	Frontage:	246.56 Ft.
Zoning Code:	C3	Depth:	180.63 Ft.
Land Value:	\$212,176	Mortgage Code:	N/A
Land Improvements:	\$0	Lot Dimensions/Comments:	
Renaissance Zone:	NO		
ECF Neighborhood Code:	00560		

### Legal Information

[collapse]

BC CITY RB8 SLY 38 FT OF LOT 47 AS MEASURED ALG SLY LI OF JACKSON ST, ALL OF LOTS 48 & 49 ALSO COLEMANS SUPP TO RB8 LOT 50, EXC BEG NE COR OF LOT 62 - NLY TO NLY MOST COR OF LOT 50 - SELY TO WLY MOST COR OF SD LOT 49 - SWLY ALG EXT OF NWLY LI OF LOT 49 DIST OF 25.1 FT - NWLY ALG EXT OF NLY LI OF LOT 62 DIST OF 26.7 FT TO POB LOTS 51 THRU 53 EXC BEG SLY MOST COR OF LOT 53 - N 12 DEG 58 MIN 29 SEC E 98.4 FT TO PT DIST OF 60 FT NWLY OF C/L OF DIVISION ST AS MEASURED PERP TO SD C/L - NELY PAR WITH SD C/L TO SLY LI OF JACKSON ST - SELY TO ELY MOST COR OF LOT 51 - SLY TO POB ALSO NLY 14 FT OF LOT 62 EXT WLY TO C/L OF VAC MONROE ST ALSO BEG NE COR OF LOT 62 - SLY ALG E LOT LI TO NW COR OF LOT 52 - WLY ALG EXT OF N LI OF LOT 52 DIST OF 5 FT - NLY TO N LI OF LOT 62 - ELY S

## Sales Information

**1 sale record(s) found.**

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms Of Sale	Liber/Page
12/10/1999	\$400,000.00	05	HORWITZ TRUSTS,ALBERT L & MARJORIE	K-ONE INC	25 WD/LC N.USED	2185/0246

## Building Information

**0 building(s) found.**

Description	Floor Area	Yr Built	Est. TCV
-------------	------------	----------	----------

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## General Property Information

[Back to Non-Printer Friendly Version] [Send To Printer]

Parcel: 7470-00-001-0

### Property Address

[collapse]

2 E HAMBLIN AVE  
BATTLE CREEK, MI 49017-3524

### Owner Information

[collapse]

KELLOGG COMPANY  
N/A

Unit: 52

### Taxpayer Information

[collapse]

KELLOGG COMPANY  
C/O DELOITTE PTS  
PO BOX 06019  
CHICAGO, IL 60606-0019

### General Information for Tax Year 2007

[collapse]

Property Class:	301	Assessed Value:	\$52,565
School District:	13020 - BATTLE CREEK SCHOOLS	Taxable Value:	\$52,565
State Equalized Value:	\$52,565	Map #	Q 20
# UNITS	0	Date of Last Name Chg:	12/30/2005

Date Filed:	
Principal Residence Exemption (2007 May 1):	0.0000 %
Principal Residence Exemption (2007 Final):	0.0000 %
Principal Residence Exemption (2008 May 1):	0.0000 %

Previous Year Info	MBOR Assessed	Final S.E.V.	Final Taxable
2006	\$52,565	\$52,565	\$52,565
2005	\$106,443	\$106,443	\$106,443

### Land Information

[collapse]

Acreage:	15.04	Frontage:	0.00 Ft.
Zoning Code:	I2	Depth:	0.00 Ft.
Land Value:	\$105,130	Mortgage Code:	N/A
Land Improvements:	\$0	Lot Dimensions/Comments:	
Renaissance Zone:	NO		
ECF Neighborhood Code:	00605		

### Legal Information

[collapse]

ASSR'S PLAT OF RIVER ST ADD ALL OR PART OF LOTS 1 THRU 16, 33 THRU 53, 55 THRU 71, VAC MONROE, BEACON, NOBLE & KRUM STS MORE PARTICULARLY DESC AS FOLLOWS: BEG SLY MOST COR OF SD LOT 53 - ALG BOUNDARY OF SD PLAT AS FOLLOWS: N 43 DEG 29 MIN 30 SEC W 374.30 FT - N 46 DEG 30 MIN 30 SEC E 20.50 FT - N 43 DEG 29 MIN 30 SEC W 295 FT - N 55 DEG 09 MIN 30 SEC E 3 FT - N 34 DEG 52 MIN 30 SEC W 198.31 FT - N 55 DEG 10 MIN 00 SEC E ALG SELY LI OF CAPITAL AVE 496.76 FT - ALG SLY LI OF HAMBLIN AVE THE FOLLOWING COURSES: S 63 DEG 06 MIN 28 SEC E 170.63 FT - S 65 DEG 18 MIN 34 SEC E 262.46 FT - S 67 DEG 56 MIN 30 SEC E 189.55 FT - ALG ARC TO RT 114.67 FT (RAD 940.50 FT; CHORD BRG S 64 DEG 26 MIN 56 SEC E 114.6 FT)-S 8 DEG 34 MIN 30 SEC W 501.5 FT ALG C/L OF VAC MONROE ST - S 24

DEG 14 MIN 09 SEC W ALG SD C/L 259.84 FT - N 52 DEG 02 MIN W ALG NLY LI OF FOUNTAIN ST 16.98 FT - N 89 DEG 35 MIN 45 SEC W ALG SD NLY 36.18 FT - N 24 DEG 07 MIN 15 SEC E 109.77 FT - N 65 DEG 52 MIN 45 SEC W 120 FT - S 24 DEG 07 MIN 15 SEC W 75.11 FT - N 89 DEG 35 MIN 45 SEC W 84.13 FT - S 29 DEG 35 MIN 45 SEC E 62.35 FT - S 40 DEG 21 MIN 19 SEC E 19.59 FT - S 74 DEG 35 MIN 46 SEC E 19.93 FT - S 00 DEG 29 MIN 45 SEC W 6 FT - N 89 DEG 35 MIN 45 SEC W ALG NLY LI OF FOUNTAIN ST 96.80 FT - N 43 DEG 29 MIN 30 SEC W 110.58 FT TO POB CONT 15.04 A

## Sales Information

1 sale record(s) found.

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms Of Sale	Liber/Page
05/06/1995	\$0.00	12	(RE-RECORDED DOCUMENT)	(CF 1800/485)	12 QCD/OTHER	1803/527

## Building Information

0 building(s) found.

Description	Floor Area	Yr Built	Est. TCV
-------------	------------	----------	----------

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## General Property Information

[Back to Non-Printer Friendly Version] [Send To Printer]

Parcel: 0019-96-039-1

### Property Address

[collapse]

2 E HAMBLIN AVE  
BATTLE CREEK, MI 49017-3524

### Owner Information

[collapse]

KELLOGG COMPANY  
N/A

Unit: 52

### Taxpayer Information

[collapse]

KELLOGG COMPANY  
C/O DELOITTE PTS  
PO BOX 06019  
CHICAGO, IL 60606-0019

### General Information for Tax Year 2007

[collapse]

Property Class:	901	Assessed Value:	\$8,863,782
School District:	13020 - BATTLE CREEK SCHOOLS	Taxable Value:	\$8,863,782
State Equalized Value:	\$8,863,782	Map #	
# UNITS	0	Date of Last Name Chg:	12/30/2005
Date Filed:			
Principal Residence Exemption (2007 May 1):	0.0000 %		
Principal Residence Exemption (2007 Final):	0.0000 %		
Principal Residence Exemption (2008 May 1):	0.0000 %		

Previous Year Info	MBOR Assessed	Final S.E.V.	Final Taxable
2006	\$9,208,172	\$9,208,172	\$9,208,172
2005	\$9,652,217	\$9,652,217	\$9,425,140

### Land Information

[collapse]

Acreage:	0.00	Frontage:	0.00 Ft.
Zoning Code:	I2	Depth:	0.00 Ft.
Land Value:	\$0	Mortgage Code:	N/A
Land Improvements:	\$322,015	Lot Dimensions/Comments:	
Renaissance Zone:	NO		
ECF Neighborhood Code:	00760		

### Legal Information

[collapse]

IFT REAL PROPERTY ASSESSED UNDER PA 198--exempt from set tax.

## Sales Information

0 sale record(s) found.

## Building Information

<b>3 building(s) found.</b>																															
Description	Floor Area	Yr Built	Est. TCV																												
<input type="checkbox"/> Commercial/Industrial Building 1 - <i>Office Building</i>	75596 Sq. Ft.	1997	\$5,541,210																												
<b>General Information</b> <table> <tr> <td><b>Floor Area:</b></td><td>75596 Sq. Ft.</td><td><b>Estimated TCV:</b></td><td>\$5,541,210</td></tr> <tr> <td><b>Occupancy:</b></td><td>Office Building</td><td><b>Class:</b></td><td>C</td></tr> <tr> <td><b>Stories Above Ground:</b></td><td>3</td><td><b>Average Story Height:</b></td><td>15</td></tr> <tr> <td><b>Year Built:</b></td><td>1997</td><td><b>Year Remodeled:</b></td><td>0</td></tr> <tr> <td><b>Percent Complete:</b></td><td>100%</td><td><b>Heat:</b></td><td>Zoned A.C. Warm &amp; Cooled Air</td></tr> <tr> <td><b>Physical Percent Good:</b></td><td>82%</td><td><b>Functional Percent Good:</b></td><td>100%</td></tr> <tr> <td><b>Economic Percent Good:</b></td><td>100%</td><td><b>Effective Age:</b></td><td>11 yrs.</td></tr> </table>				<b>Floor Area:</b>	75596 Sq. Ft.	<b>Estimated TCV:</b>	\$5,541,210	<b>Occupancy:</b>	Office Building	<b>Class:</b>	C	<b>Stories Above Ground:</b>	3	<b>Average Story Height:</b>	15	<b>Year Built:</b>	1997	<b>Year Remodeled:</b>	0	<b>Percent Complete:</b>	100%	<b>Heat:</b>	Zoned A.C. Warm & Cooled Air	<b>Physical Percent Good:</b>	82%	<b>Functional Percent Good:</b>	100%	<b>Economic Percent Good:</b>	100%	<b>Effective Age:</b>	11 yrs.
<b>Floor Area:</b>	75596 Sq. Ft.	<b>Estimated TCV:</b>	\$5,541,210																												
<b>Occupancy:</b>	Office Building	<b>Class:</b>	C																												
<b>Stories Above Ground:</b>	3	<b>Average Story Height:</b>	15																												
<b>Year Built:</b>	1997	<b>Year Remodeled:</b>	0																												
<b>Percent Complete:</b>	100%	<b>Heat:</b>	Zoned A.C. Warm & Cooled Air																												
<b>Physical Percent Good:</b>	82%	<b>Functional Percent Good:</b>	100%																												
<b>Economic Percent Good:</b>	100%	<b>Effective Age:</b>	11 yrs.																												
<input type="checkbox"/> Commercial/Industrial Building 2 - <i>Industrial, Light Manufacturing</i>	176454 Sq. Ft.	1996	\$11,567,070																												
<b>General Information</b> <table> <tr> <td><b>Floor Area:</b></td><td>176454 Sq. Ft.</td><td><b>Estimated TCV:</b></td><td>\$11,567,070</td></tr> <tr> <td><b>Occupancy:</b></td><td>Industrial, Light Manufacturing</td><td><b>Class:</b></td><td>B</td></tr> <tr> <td><b>Stories Above Ground:</b></td><td>2</td><td><b>Average Story Height:</b></td><td>37</td></tr> <tr> <td><b>Year Built:</b></td><td>1996</td><td><b>Year Remodeled:</b></td><td>0</td></tr> <tr> <td><b>Percent Complete:</b></td><td>100%</td><td><b>Heat:</b></td><td>Zoned A.C. Hot &amp; Chilled Water</td></tr> <tr> <td><b>Physical Percent Good:</b></td><td>80%</td><td><b>Functional Percent Good:</b></td><td>100%</td></tr> <tr> <td><b>Economic Percent Good:</b></td><td>100%</td><td><b>Effective Age:</b></td><td>11 yrs.</td></tr> </table>				<b>Floor Area:</b>	176454 Sq. Ft.	<b>Estimated TCV:</b>	\$11,567,070	<b>Occupancy:</b>	Industrial, Light Manufacturing	<b>Class:</b>	B	<b>Stories Above Ground:</b>	2	<b>Average Story Height:</b>	37	<b>Year Built:</b>	1996	<b>Year Remodeled:</b>	0	<b>Percent Complete:</b>	100%	<b>Heat:</b>	Zoned A.C. Hot & Chilled Water	<b>Physical Percent Good:</b>	80%	<b>Functional Percent Good:</b>	100%	<b>Economic Percent Good:</b>	100%	<b>Effective Age:</b>	11 yrs.
<b>Floor Area:</b>	176454 Sq. Ft.	<b>Estimated TCV:</b>	\$11,567,070																												
<b>Occupancy:</b>	Industrial, Light Manufacturing	<b>Class:</b>	B																												
<b>Stories Above Ground:</b>	2	<b>Average Story Height:</b>	37																												
<b>Year Built:</b>	1996	<b>Year Remodeled:</b>	0																												
<b>Percent Complete:</b>	100%	<b>Heat:</b>	Zoned A.C. Hot & Chilled Water																												
<b>Physical Percent Good:</b>	80%	<b>Functional Percent Good:</b>	100%																												
<b>Economic Percent Good:</b>	100%	<b>Effective Age:</b>	11 yrs.																												
<input type="checkbox"/> Commercial/Industrial Building 3 - <i>Industrial, Light Manufacturing</i>	7560 Sq. Ft.	1997	\$319,280																												
<b>General Information</b> <table> <tr> <td><b>Floor Area:</b></td><td>7560 Sq. Ft.</td><td><b>Estimated TCV:</b></td><td>\$319,280</td></tr> <tr> <td><b>Occupancy:</b></td><td>Industrial, Light Manufacturing</td><td><b>Class:</b></td><td>C</td></tr> <tr> <td><b>Stories Above Ground:</b></td><td>2</td><td><b>Average Story Height:</b></td><td>17</td></tr> <tr> <td><b>Year Built:</b></td><td>1997</td><td><b>Year Remodeled:</b></td><td>0</td></tr> <tr> <td><b>Percent Complete:</b></td><td>100%</td><td><b>Heat:</b></td><td>Zoned A.C. Hot &amp; Chilled Water</td></tr> <tr> <td><b>Physical Percent Good:</b></td><td>91%</td><td><b>Functional Percent Good:</b></td><td>100%</td></tr> <tr> <td><b>Economic Percent Good:</b></td><td>100%</td><td><b>Effective Age:</b></td><td>4 yrs.</td></tr> </table>				<b>Floor Area:</b>	7560 Sq. Ft.	<b>Estimated TCV:</b>	\$319,280	<b>Occupancy:</b>	Industrial, Light Manufacturing	<b>Class:</b>	C	<b>Stories Above Ground:</b>	2	<b>Average Story Height:</b>	17	<b>Year Built:</b>	1997	<b>Year Remodeled:</b>	0	<b>Percent Complete:</b>	100%	<b>Heat:</b>	Zoned A.C. Hot & Chilled Water	<b>Physical Percent Good:</b>	91%	<b>Functional Percent Good:</b>	100%	<b>Economic Percent Good:</b>	100%	<b>Effective Age:</b>	4 yrs.
<b>Floor Area:</b>	7560 Sq. Ft.	<b>Estimated TCV:</b>	\$319,280																												
<b>Occupancy:</b>	Industrial, Light Manufacturing	<b>Class:</b>	C																												
<b>Stories Above Ground:</b>	2	<b>Average Story Height:</b>	17																												
<b>Year Built:</b>	1997	<b>Year Remodeled:</b>	0																												
<b>Percent Complete:</b>	100%	<b>Heat:</b>	Zoned A.C. Hot & Chilled Water																												
<b>Physical Percent Good:</b>	91%	<b>Functional Percent Good:</b>	100%																												
<b>Economic Percent Good:</b>	100%	<b>Effective Age:</b>	4 yrs.																												

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## General Property Information

[Back to Non-Printer Friendly Version] [Send To Printer]

Parcel: 0020-04-279-1

### Property Address

[collapse]

2 E HAMBLIN AVE  
BATTLE CREEK, MI 49017-3524

### Owner Information

[collapse]

KELLOGG COMPANY  
N/A

Unit: 52

### Taxpayer Information

[collapse]

KELLOGG COMPANY  
C/O DELOITTE PTS  
PO BOX 06019  
CHICAGO, IL 60606-0019

### General Information for Tax Year 2007

[collapse]

Property Class:	901	Assessed Value:	\$217,353
School District:	13020 - BATTLE CREEK SCHOOLS	Taxable Value:	\$217,353
State Equalized Value:	\$217,353	Map #	
# UNITS	0	Date of Last Name Chg:	12/30/2005
Date Filed:			
Principal Residence Exemption (2007 May 1):	0.0000 %		
Principal Residence Exemption (2007 Final):	0.0000 %		
Principal Residence Exemption (2008 May 1):	0.0000 %		

Previous Year Info	MBOR Assessed	Final S.E.V.	Final Taxable
2006	\$3,181	\$3,181	\$3,181
2005	\$3,362	\$3,362	\$3,362

### Land Information

[collapse]

Acreage:	0.00	Frontage:	0.00 Ft.
Zoning Code:	I2	Depth:	0.00 Ft.
Land Value:	\$0	Mortgage Code:	N/A
Land Improvements:	\$0	Lot Dimensions/Comments:	
Renaissance Zone:	NO		
ECF Neighborhood Code:	00760		

### Legal Information

[collapse]

IFT REAL PROPERTY ASSESSED UNDER PA 198

## Sales Information

0 sale record(s) found.

## Building Information

1 building(s) found.

Description	Floor Area	Yr Built	Est. TCV
<input type="checkbox"/> Commercial/Industrial Building 1 - <i>Industrial, Engineering</i>	0 Sq. Ft.	0	\$436,060

### General Information

<b>Floor Area:</b>	0 Sq. Ft.	<b>Estimated TCV:</b>	\$436,060
<b>Occupancy:</b>	Industrial, Engineering	<b>Class:</b>	C
<b>Stories Above Ground:</b>	0	<b>Average Story Height:</b>	0
<b>Year Built:</b>	0	<b>Year Remodeled:</b>	0
<b>Percent Complete:</b>	100%	<b>Heat:</b>	Zoned A.C. Warm & Cooled Air
<b>Physical Percent Good:</b>	92%	<b>Functional Percent Good:</b>	100%
<b>Economic Percent Good:</b>	100%	<b>Effective Age:</b>	4 yrs.

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## General Property Information

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Parcel: 0019-96-039-2

### Property Address

[collapse]

2 E HAMBLIN AVE  
BATTLE CREEK, MI 49017-3524

### Owner Information

[collapse]

KELLOGG COMPANY  
N/A

Unit: 52

### Taxpayer Information

[collapse]

KELLOGG COMPANY  
C/O DELOITTE PTS  
PO BOX 06019  
CHICAGO, IL 60606-0019

### General Information for Tax Year 2007

[collapse]

Property Class:	951	Assessed Value:	\$4,609,632
School District:	13020 - BATTLE CREEK SCHOOLS	Taxable Value:	\$4,609,632
State Equalized Value:	\$4,609,632	Map #	
# UNITS	0	Date of Last Name Chg:	12/30/2005

Date Filed:

Principal Residence Exemption (2007 May 1):	0.0000 %
Principal Residence Exemption (2007 Final):	0.0000 %
Principal Residence Exemption (2008 May 1):	0.0000 %

Previous Year Info	MBOR Assessed	Final S.E.V.	Final Taxable
2006	\$4,947,477	\$4,947,477	\$4,947,477
2005	\$5,387,424	\$5,387,424	\$5,387,424

### Land Information

[collapse]

Acreage:	0.00	Frontage:	0.00 Ft.
Zoning Code:		Depth:	0.00 Ft.
Land Value:	\$0	Mortgage Code:	N/A
Land Improvements:	\$0	Lot Dimensions/Comments:	
Renaissance Zone:	NO		
ECF Neighborhood Code:	00790		

### Legal Information

[collapse]

PERSONAL PROPERTY ASSESSED UNDER PA 198

## Sales Information

0 sale record(s) found.

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms Of Sale	Liber/Page
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## Building Information

0 building(s) found.			
Description	Floor Area	Yr Built	Est. TCV

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## General Property Information

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Parcel: 0020-04-279-2

### Property Address

[collapse]

2 E HAMBLIN AVE  
BATTLE CREEK, MI 49017-3524

### Owner Information

[collapse]

KELLOGG COMPANY  
N/A

Unit: 52

### Taxpayer Information

[collapse]

KELLOGG COMPANY  
C/O DELOITTE PTS  
PO BOX 06019  
CHICAGO, IL 60606-0019

### General Information for Tax Year 2007

[collapse]

Property Class:	951	Assessed Value:	\$2,221,235
School District:	13020 - BATTLE CREEK SCHOOLS	Taxable Value:	\$2,221,235
State Equalized Value:	\$2,221,235	Map #	
# UNITS	0	Date of Last Name Chg:	12/30/2005
Date Filed:			
Principal Residence Exemption (2007 May 1):	0.0000 %		
Principal Residence Exemption (2007 Final):	0.0000 %		
Principal Residence Exemption (2008 May 1):	0.0000 %		

Previous Year Info	MBOR Assessed	Final S.E.V.	Final Taxable
2006	\$1,740,865	\$1,740,865	\$1,740,865
2005	\$1,091,615	\$1,091,615	\$1,091,615

### Land Information

[collapse]

Acreage:	0.00	Frontage:	0.00 Ft.
Zoning Code:	I2	Depth:	0.00 Ft.
Land Value:	\$0	Mortgage Code:	N/A
Land Improvements:	\$0	Lot Dimensions/Comments:	
Renaissance Zone:	NO		
ECF Neighborhood Code:	00790		

### Legal Information

[collapse]

IFT PERSONAL PROPERTY ASSESSED UNDER PA 198

## Sales Information

0 sale record(s) found.

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms Of Sale	Liber/ Page
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## Building Information

0 building(s) found.

Description	Floor Area	Yr Built	Est. TCV
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## General Property Information

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Parcel: 0111-01-204-5

### Property Address

[collapse]

2 E HAMBLIN AVE  
BATTLE CREEK, MI 49017-3524

### Owner Information

[collapse]

KELLOGG COMPANY  
N/A

Unit:

52

### Taxpayer Information

[collapse]

KELLOGG COMPANY  
C/O DELOITTE PTS  
PO BOX 06019  
CHICAGO, IL 60606-0019

### General Information for Tax Year 2007

[collapse]

Property Class:	351	Assessed Value:	\$9,202,303
School District:	13020 - BATTLE CREEK SCHOOLS	Taxable Value:	\$9,202,303
State Equalized Value:	\$9,202,303	Map #	CENTRAL
# UNITS	0	Date of Last Name Chg:	12/30/2005

#### Date Filed:

Principal Residence Exemption  
(2007 May 1): 0.0000 %

Principal Residence Exemption  
(2007 Final): 0.0000 %

Principal Residence Exemption  
(2008 May 1): 0.0000 %

Previous Year Info	MBOR Assessed	Final S.E.V.	Final Taxable
2006	\$9,790,351	\$9,790,351	\$9,790,351
2005	\$8,959,482	\$8,959,482	\$8,959,482

### Land Information

[collapse]

Acreage:	0.00	Frontage:	0.00 Ft.
Zoning Code:		Depth:	0.00 Ft.
Land Value:	\$0	Mortgage Code:	N/A
Land Improvements:	\$0	Lot Dimensions/Comments:	
Renaissance Zone:	NO		
ECF Neighborhood Code:	00800		

### Legal Information

[collapse]

MACHINERY AND FIXTURES FOR RESEARCH FACI LITY

## Sales Information

0 sale record(s) found.

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms Of Sale	Liber/Page
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## Building Information

0 building(s) found.

Description	Floor Area	Yr Built	Est. TCV
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## General Property Information

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Parcel: 0258-00-073-0

### Property Address

[collapse]

68 E HAMBLIN AVE  
BATTLE CREEK, MI 49017-3547

### Owner Information

[collapse]

FERRARI TRUST, JOSPEH (1/2 INT)  
FERRARI TRUST, CAROL I (1/2 INT)  
N/A

Unit: 52

### Taxpayer Information

[collapse]

FERRARI ENTERPRISES INC  
68 HAMBLIN AVE E  
BATTLE CREEK, MI 49017-3547

### General Information for Tax Year 2007

[collapse]

Property Class:	201	Assessed Value:	\$103,970
School District:	13020 - BATTLE CREEK SCHOOLS	Taxable Value:	\$86,718
State Equalized Value:	\$103,970	Map #	Q 20
# UNITS	0	Date of Last Name Chg:	12/20/2006
Date Filed:			
Principal Residence Exemption (2007 May 1):	0.0000 %		
Principal Residence Exemption (2007 Final):	0.0000 %		
Principal Residence Exemption (2008 May 1):	0.0000 %		

Previous Year Info	MBOR Assessed	Final S.E.V.	Final Taxable
2006	\$94,832	\$94,832	\$83,624
2005	\$80,953	\$80,953	\$80,953

### Land Information

[collapse]

Acreage:	0.67	Frontage:	209.30 Ft.
Zoning Code:	C3	Depth:	139.02 Ft.
Land Value:	\$49,176	Mortgage Code:	N/A
Land Improvements:	\$14,240	Lot Dimensions/Comments:	
Renaissance Zone:	NO		
ECF Neighborhood Code:	00560		

### Legal Information

[collapse]

BC CITY RB8 LOTS 42-44 & NWLY 1 FT OF LOT 45 FT - ALSO COLEMANS SUPP TO RB8 LOT 65 EXC SLY 34 FT THEREOF ALSO EXC BEG NE COR OF SD LOT 43 - S 55 DEG 34 MIN W 7 FT - N 38 DEG 45 MIN 56 SEC W 66.19 FT - N 47 DEG 7 MIN 38 SEC W 76.12 FT - N 8 DEG 43 MIN E 42 FT - S 34 DEG 26 MIN E 170.9 FT TO POB ALSO INCL PORTION OF ELY 16.5 FT OF VAC MONROE ST LYING WLY & ADJ TO ABOVE DESC PARCEL

## Sales Information

2 sale record(s) found.

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms Of Sale	Liber/Page
05/12/2004	\$1.00	04	FERRARI,JOE/CAROL	FERRARI TRUST,CAROL	25 WD/LC N.USED	0/0
05/12/2004	\$1.00	12	FERRARI,JOE/CAROL	FERRARI TRUST,JOSEPH & CAROL I	12 QCD/OTHER	2864/0566

## Building Information

3 building(s) found.

Description	Floor Area	Yr Built	Est. TCV
<input type="checkbox"/> Commercial/Industrial Building 1 - Barber - Beauty Shop	2604 Sq. Ft.	1920	\$56,588

### General Information

<b>Floor Area:</b>	2604 Sq. Ft.	<b>Estimated TCV:</b>	\$56,588
<b>Occupancy:</b>	Barber - Beauty Shop	<b>Class:</b>	D,Brick
<b>Stories Above Ground:</b>	2	<b>Average Story Height:</b>	12
<b>Year Built:</b>	1920	<b>Year Remodeled:</b>	1984
<b>Percent Complete:</b>	100%	<b>Heat:</b>	Package Heating & Cooling
<b>Physical Percent Good:</b>	35%	<b>Functional Percent Good:</b>	100%
<b>Economic Percent Good:</b>	100%	<b>Effective Age:</b>	45 yrs.

<input type="checkbox"/> Commercial/Industrial Building 2 - Barber - Beauty Shop	3441 Sq. Ft.	1984	\$69,635
--	--------------	------	----------

### General Information

<b>Floor Area:</b>	3441 Sq. Ft.	<b>Estimated TCV:</b>	\$69,635
<b>Occupancy:</b>	Barber - Beauty Shop	<b>Class:</b>	D,Brick
<b>Stories Above Ground:</b>	1	<b>Average Story Height:</b>	12
<b>Year Built:</b>	1984	<b>Year Remodeled:</b>	0
<b>Percent Complete:</b>	100%	<b>Heat:</b>	Wall or Floor Furnace
<b>Physical Percent Good:</b>	35%	<b>Functional Percent Good:</b>	100%
<b>Economic Percent Good:</b>	100%	<b>Effective Age:</b>	45 yrs.

<input type="checkbox"/> Commercial/Industrial Building 3 - Office Building - Atrium/Vestibule	304.5	0	\$25,001
---	-------	---	----------

### General Information

<b>Floor Area:</b>	304.5 Sq. Ft.	<b>Estimated TCV:</b>	\$25,001
<b>Occupancy:</b>	Office Building - Atrium/Vestibule	<b>Class:</b>	S
<b>Stories Above Ground:</b>	1	<b>Average Story Height:</b>	9
<b>Year Built:</b>	0	<b>Year Remodeled:</b>	0
<b>Percent Complete:</b>	100%	<b>Heat:</b>	Package Heating & Cooling
<b>Physical Percent Good:</b>	40%	<b>Functional Percent Good:</b>	100%
<b>Economic Percent Good:</b>	100%	<b>Effective Age:</b>	45 yrs.

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## General Property Information

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Parcel: 0258-00-080-0

### Property Address

[collapse]

72 E HAMBLIN AVE  
BATTLE CREEK, MI 49014-3547

### Owner Information

[collapse]

EAST HAMBLIN AVENUE ENTERPRISES LLC  
N/A

Unit: 52

### Taxpayer Information

[collapse]

EAST HAMBLIN AVENUE ENTERPRISES LLC  
312 FIFTH THIRD BANK BUILDING  
BATTLE CREEK, MI 49017-3630

### General Information for Tax Year 2007

[collapse]

Property Class:	201	Assessed Value:	\$89,014
School District:	13020 - BATTLE CREEK SCHOOLS	Taxable Value:	\$89,014
State Equalized Value:	\$89,014	Map #	Q 20
# UNITS	1	Date of Last Name Chg:	05/30/2007

#### Date Filed:

Principal Residence Exemption  
(2007 May 1): 0.0000 %

Principal Residence Exemption  
(2007 Final): 0.0000 %

Principal Residence Exemption  
(2008 May 1): 0.0000 %

Previous Year Info	MBOR Assessed	Final S.E.V.	Final Taxable
2006	\$0	\$0	\$0
2005	\$0	\$0	\$0

### Land Information

[collapse]

Acreage:	0.34	Frontage:	0.00 Ft.
Zoning Code:	C3	Depth:	0.00 Ft.
Land Value:	\$25,248	Mortgage Code:	N/A
Land Improvements:	\$11,311	Lot Dimensions/Comments:	
Renaissance Zone:	NO		
ECF Neighborhood Code:	00625		

### Legal Information

[collapse]

BC CITY RB8 SELY 65 FT LOT 45 & NWLY 48 FT LOT 46

## Sales Information

1 sale record(s) found.

Sale	Sale	Terms Of
------	------	----------

Date	Price	Instrument	Grantor	Grantee	Sale	Liber/Page
05/17/2007	\$0.00	05	VFW POST #565	EAST HAMBLIN AVENUE ENTERPRISES LLC	05 WAR DEED	3273/0766

## Building Information

1 building(s) found.			
Description	Floor Area	Yr Built	Est. TCV
<input type="checkbox"/> Commercial/Industrial Building 1 - <i>Fraternal Building</i>	3478 Sq. Ft.	0	\$148,125
<b>General Information</b>			
<b>Floor Area:</b>	3478 Sq. Ft.	<b>Estimated TCV:</b>	\$148,125
<b>Occupancy:</b>	Fraternal Building	<b>Class:</b>	C
<b>Stories Above Ground:</b>	1	<b>Average Story Height:</b>	14
<b>Year Built:</b>	0	<b>Year Remodeled:</b>	0
<b>Percent Complete:</b>	100%	<b>Heat:</b>	Package Heating & Cooling
<b>Physical Percent Good:</b>	37%	<b>Functional Percent Good:</b>	100%
<b>Economic Percent Good:</b>	100%	<b>Effective Age:</b>	47 yrs.

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## General Property Information

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Parcel: 2030-00-017-0

### Property Address

[collapse]

S MONROE ST  
BATTLE CREEK, MI 49017-4180

### Owner Information

[collapse]

KELLOGG COMPANY  
N/A

Unit: 52

### Taxpayer Information

[collapse]

KELLOGG COMPANY  
C/O DELOITTE TAX, LLP  
PO BOX 06019  
CHICAGO, IL 60606-0019

### General Information for Tax Year 2007

[collapse]

<b>Property Class:</b>	202	<b>Assessed Value:</b>	\$32,392
<b>School District:</b>	13020 - BATTLE CREEK SCHOOLS	<b>Taxable Value:</b>	\$31,505
<b>State Equalized Value:</b>	\$32,392	<b>Map #</b>	Q 20
<b># UNITS</b>	0	<b>Date of Last Name Chg:</b>	02/17/2006
<b>Date Filed:</b>			
<b>Principal Residence Exemption (2007 May 1):</b>	0.0000 %		
<b>Principal Residence Exemption (2007 Final):</b>	0.0000 %		
<b>Principal Residence Exemption (2008 May 1):</b>	0.0000 %		

Previous Year Info	MBOR Assessed	Final S.E.V.	Final Taxable
2006	\$40,250	\$40,250	\$30,381
2005	\$31,050	\$31,050	\$29,411

### Land Information

[collapse]

<b>Acreage:</b>	0.88	<b>Frontage:</b>	166.00 Ft.
<b>Zoning Code:</b>	C4	<b>Depth:</b>	0.00 Ft.
<b>Land Value:</b>	\$64,784	<b>Mortgage Code:</b>	N/A
<b>Land Improvements:</b>	\$0	<b>Lot Dimensions/Comments:</b>	
<b>Renaissance Zone:</b>	NO		
<b>ECF Neighborhood Code:</b>	00560		

### Legal Information

[collapse]

COLEMANS SUP TO RB8 LOTS 63, 64 & SLY 34 FT OF LOT 65; ALSO PART OF LOT 50 BEG SE COR OF SD LOT 63 - ELY ALG EXT OF SLY LI OF SD LOT 63 TO SWLY EXT OF SELY LI OF LOT 48 OF BC CITY RB8 - NELY TO SLY MOST COR OF SD LOT 48 - NWLY TO NLY MOST COR OF LOT 50 - SLY TO POB; ALSO ELY 1/2 OF VAC MONROE ST LYING ADJ TO SD LOTS 63, 64 & SLY 34 FT OF LOT 65; ALSO BC CITY RB8 SELY 18 FT OF LOT 46 & NWLY 28 FT OF LOT 47

## Sales Information

3 sale record(s) found.						
Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms Of Sale	Liber/Page
02/17/2000	\$138,600.00	12	BATTLE CREEK UNLIMITED	KELLOGG CO	12 QCD/OTHER	2200/0039
02/17/2000	\$138,600.00	05	BATTLE CREEK UNLIMITED	KELLOGG CO	25 WD/LC N.USED	2199/0945
07/22/1994	\$10.00	12	RICHARDSON FOODS CORP	BATTLE CREEK UNLIMITED	12 QCD/OTHER	1759/828

## Building Information

0 building(s) found.			
Description	Floor Area	Yr Built	Est. TCV

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## General Property Information

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Parcel: 2030-00-011-0

### Property Address

[collapse]

77 S MONROE ST  
BATTLE CREEK, MI 49017-0000

### Owner Information

[collapse]

BATTLE CREEK UNLIMITED INC  
N/A

Unit: 52

### Taxpayer Information

[collapse]

BATTLE CREEK UNLIMITED INC  
4950 DICKMAN RD W  
BATTLE CREEK, MI 49037-7378

### General Information for Tax Year 2007

[collapse]

Property Class:	301	Assessed Value:	\$80,811
School District:	13020 - BATTLE CREEK SCHOOLS	Taxable Value:	\$42,897
State Equalized Value:	\$80,811	Map #	Q 20
# UNITS	0	Date of Last Name Chg:	08/31/2007

#### Date Filed:

Principal Residence Exemption  
(2007 May 1): 0.0000 %

Principal Residence Exemption  
(2007 Final): 0.0000 %

Principal Residence Exemption  
(2008 May 1): 0.0000 %

Previous Year Info	MBOR Assessed	Final S.E.V.	Final Taxable
2006	\$65,039	\$65,039	\$41,367
2005	\$68,728	\$68,728	\$40,046

### Land Information

[collapse]

Acreage:	1.36	Frontage:	308.00 Ft.
Zoning Code:	I1	Depth:	191.71 Ft.
Land Value:	\$20,140	Mortgage Code:	N/A
Land Improvements:	\$8,090	Lot Dimensions/Comments:	
Renaissance Zone:	NO		
ECF Neighborhood Code:	00620		

### Legal Information

[collapse]

COLEMANS SUPP TO RB8 LOTS 57, 60 & 61 ELY 33 FT OF LOT 58 LOT 62 EXC NLY 14 FT & E 5 FT OF NLY 45.5 FT ALSO INCL THAT PART OF ELY 16.5 FT OF VAC MONROE ST LYING WLY & ADJ TO ABOVE DESC PARCEL

## Sales Information

1 sale record(s) found.

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms Of Sale	Liber/Page
08/17/2007	\$1.00	05	BEHNKE WAREHOUSING INC	BATTLE CREEK UNLIMITED INC	25 WD/LC N.USED	3306/0850

## Building Information

1 building(s) found.

Description	Floor Area	Yr Built	Est. TCV
<input type="checkbox"/> Commercial/Industrial Building 1 - <i>Warehouse, Storage</i>	13290 Sq. Ft.	1945	\$138,148

### General Information

<b>Floor Area:</b>	13290 Sq. Ft.	<b>Estimated TCV:</b>	\$138,148
<b>Occupancy:</b>	Warehouse, Storage	<b>Class:</b>	C
<b>Stories Above Ground:</b>	1	<b>Average Story Height:</b>	13
<b>Year Built:</b>	1945	<b>Year Remodeled:</b>	1980
<b>Percent Complete:</b>	100%	<b>Heat:</b>	Space Heaters, Gas with Fan
<b>Physical Percent Good:</b>	37%	<b>Functional Percent Good:</b>	100%
<b>Economic Percent Good:</b>	100%	<b>Effective Age:</b>	49 yrs.

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## General Property Information

[Back to Non-Printer Friendly Version] [Send To Printer]

Parcel: 2030-00-008-0

### Property Address

[collapse]

E FOUNTAIN ST  
BATTLE CREEK, MI 49017-0000

### Owner Information

[collapse]

KELLOGG COMPANY  
N/A

Unit: 52

### Taxpayer Information

[collapse]

KELLOGG COMPANY  
C/O DELOITTE PTS  
PO BOX 06019  
CHICAGO, IL 60606-0019

### General Information for Tax Year 2007

[collapse]

Property Class:	302	Assessed Value:	\$7,471
School District:	13020 - BATTLE CREEK SCHOOLS	Taxable Value:	\$7,471
State Equalized Value:	\$7,471	Map #	Q 20
# UNITS	0	Date of Last Name Chg:	12/30/2005

Date Filed:  
Principal Residence Exemption  
(2007 May 1): 0.0000 %  
Principal Residence Exemption  
(2007 Final): 0.0000 %  
Principal Residence Exemption  
(2008 May 1): 0.0000 %

Previous Year Info	MBOR Assessed	Final S.E.V.	Final Taxable
2006	\$7,471	\$7,471	\$7,471
2005	\$12,380	\$12,380	\$12,380

### Land Information

[collapse]

Acreage:	0.98	Frontage:	215.16 Ft.
Zoning Code:	I1	Depth:	198.00 Ft.
Land Value:	\$14,942	Mortgage Code:	N/A
Land Improvements:	\$0	Lot Dimensions/Comments:	
Renaissance Zone:	NO		
ECF Neighborhood Code:	00620		

### Legal Information

[collapse]

COLEMANS SUPP TO RB8 LOTS 54, 55 & 56

## Sales Information

1 sale record(s) found.

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms Of Sale	Liber/ Page
12/20/1995	\$330,000.00	12	PARSONS TRUSTEE	KELLOGG CO	12 QCD/OTHER	1840/639

## Building Information

0 building(s) found.

Description	Floor Area	Yr Built	Est. TCV
-------------	------------	----------	----------

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## General Property Information

[Back to Non-Printer Friendly Version] [Send To Printer]

Parcel: 2030-00-013-0

### Property Address

[collapse]

E FOUNTAIN ST  
BATTLE CREEK, MI 49017-0000

### Owner Information

[collapse]

BATTLE CREEK UNLIMITED  
N/A

Unit:

52

### Taxpayer Information

[collapse]

BATTLE CREEK UNLIMITED  
4950 DICKMAN RD W  
BATTLE CREEK, MI 49015-7378

### General Information for Tax Year 2007

[collapse]

Property Class:	302	Assessed Value:	\$6,474
School District:	13020 - BATTLE CREEK SCHOOLS	Taxable Value:	\$3,753
State Equalized Value:	\$6,474	Map #	Q 20
# UNITS	0	Date of Last Name Chg:	11/09/2007
Date Filed:			
Principal Residence Exemption (2007 May 1):	0.0000 %		
Principal Residence Exemption (2007 Final):	0.0000 %		
Principal Residence Exemption (2008 May 1):	0.0000 %		

Previous Year Info	MBOR Assessed	Final S.E.V.	Final Taxable
2006	\$6,203	\$6,203	\$3,620
2005	\$7,192	\$7,192	\$3,505

### Land Information

[collapse]

Acreage:	0.35	Frontage:	117.00 Ft.
Zoning Code:	I1	Depth:	132.00 Ft.
Land Value:	\$6,486	Mortgage Code:	N/A
Land Improvements:	\$5,946	Lot Dimensions/Comments:	
Renaissance Zone:	NO		
ECF Neighborhood Code:	00620		

### Legal Information

[collapse]

COLEMANS SUPP TO RB8 WLY 33 FT OF LOT 58, ALL OF 59, ALSO THAT PART OF ELY 16.5 FT OF VAC MONROE ST LYING WLY & ADJ OF LOT 59

## Sales Information

2 sale record(s) found.

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms Of Sale	Liber/Page
08/22/2007	\$1.00	05	BEHNKE TRUST,RICHARD C/M L & BETTY	BATTLE CREEK UNLIMITED INC	25 WD/LC N.USED	3322/0204
06/09/2000	\$0.00	12	BEHNKE,RICHARD C	BEHNKE TRUST,RICHARD C	12 QCD/OTHER	2226/0692

## Building Information

0 building(s) found.			
Description	Floor Area	Yr Built	Est. TCV

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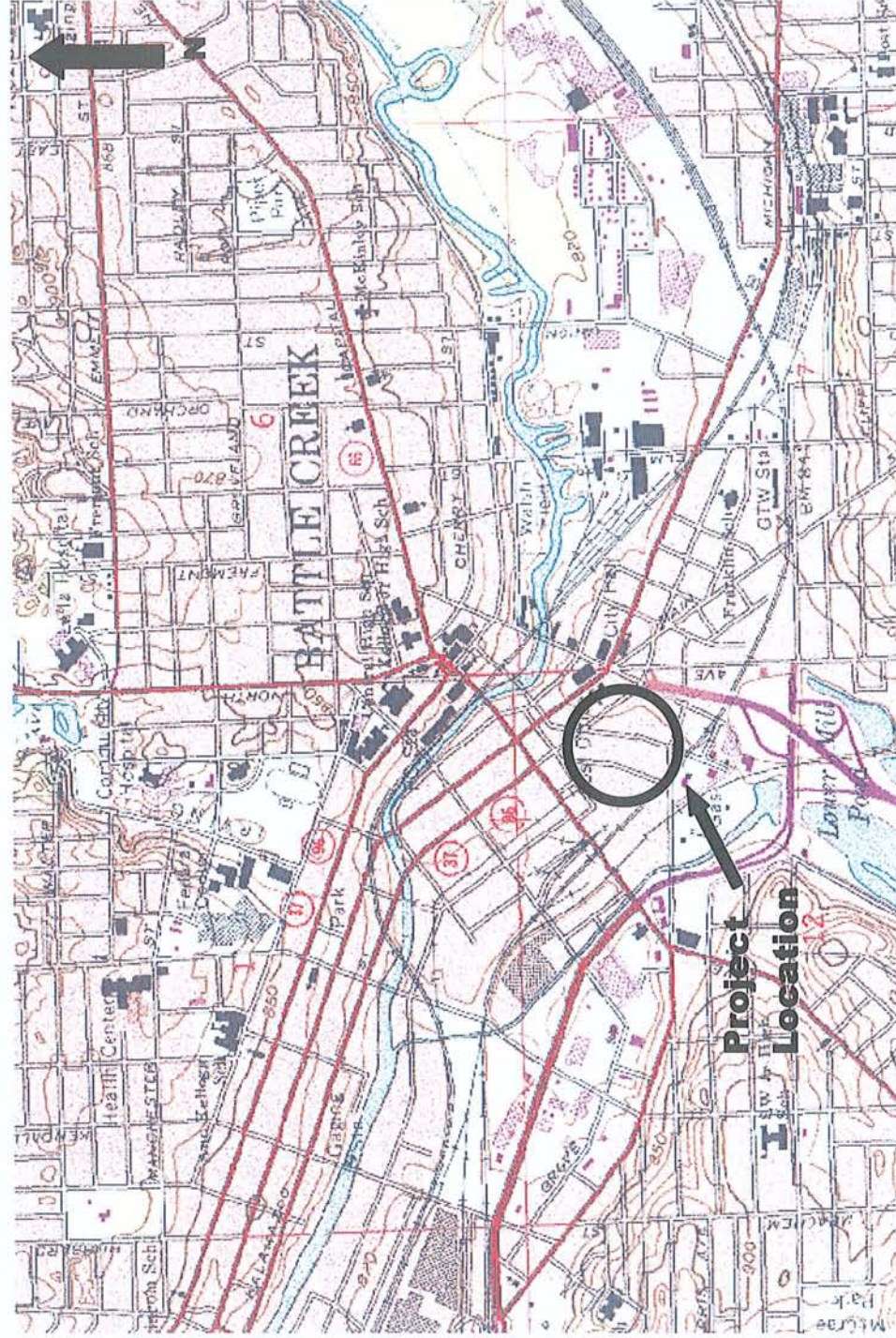
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City of Battle Creek, Michigan  
Brownfield Plan, Site No. 5, Amendment No. 2  
Kellogg Research and Development Facility Expansion, East Hamblin Avenue

## **Appendix E**

### **Map of the Property Described in Section III(G) of this Plan**

**Location Map**  
**Kellogg Research and Development Facility Expansion**



**Project Diagram**  
**Kellogg Research and Development Facility Expansion**

