

**CITY OF BATTLE CREEK  
BROWNFIELD REDEVELOPMENT AUTHORITY**

***BROWNFIELD PLAN***

**The Bean Development  
99 W. Michigan Avenue  
Battle Creek, Michigan 49017**

Prepared For:

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April 15, 2025

Approved by the City of Battle Creek BRA on \_\_\_\_\_  
Concurrence by the City of Battle Creek DDA on \_\_\_\_\_  
Approved by the Battle Creek City Commission on \_\_\_\_\_

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## PROJECT SUMMARY

<b>Project Name:</b>	The Bean Development
<b>Developer:</b>	Jackson Bean Management, LLC (the “Developer”) P.O. Box 1029 Battle Creek, Michigan 49016 Mr. Percy Bean Jr. Mrs. Carla Bean
<b>Property Location:</b>	99 W. Michigan Avenue, Battle Creek, Michigan 49017
<b>Parcel Information:</b>	52-0253-00-044-0
<b>Type of Eligible Property:</b>	“Facility” and “Housing Property”
<b>Project Description:</b>	<p>A redevelopment of the subject property located at 99 W. Michigan Avenue, Battle Creek, Calhoun County, Michigan. The project includes the rehabilitation of the existing single-story former commercial building, rehabilitation of the existing basement, and the construction of a new second and third story. The building will include a new commercial business, restaurant, event space, and a total of 10 residential units.</p> <p>Brownfield eligible activities include EGLE Pre-approved activities, asbestos and lead activities, demolition activities, site preparation activities, housing development activities in the form of gap financing for income qualified housing units, preparation of a Brownfield Plan and Act 381 Work Plan, and 5% simple interest.</p>
<b>Total Capital Investment:</b>	Total capital investment is estimated at \$6,371,146 of which \$1,191,734 is currently proposed for Brownfield Reimbursement to the Developer and the Battle Creek Brownfield Redevelopment Authority (BCBRA).
<b>Estimated Job Creation/Retention:</b>	This project is anticipated to create approximately 10 full-time equivalent (FTE) jobs through the basement and first floor commercial operations.

**Duration of Plan:** The duration of this Plan is projected to be 27 years total with 25 years of tax capture after the first year of tax capture anticipated as 2027. The duration of the Plan includes 20 years of Tax Increment Revenue (TIR) capture for reimbursement to the Developer and the BCBRA, and 5 years of local TIR capture for the LBRF.

**Total Captured Tax Increment Revenue: \$1,720,563**

Distribution of New Taxes Paid	Amount
Developer Reimbursement	\$191,734
Battle Creek BRA Reimbursement	\$1,000,000
<b>Sub-Total Reimbursement</b>	<b>\$1,191,734</b>
State Brownfield Revolving Fund	\$123,784
BRA Administrative Fees	\$45,269
Local Brownfield Revolving Fund (LBRF)	\$359,775
<b>Sub-Total SBRF, BRA, LBRF</b>	<b>\$528,829</b>
<b>Grand Total</b>	<b>\$1,720,563</b>

## **1.0 INTRODUCTION**

The City of Battle Creek Brownfield Redevelopment Authority (the “Authority” or “BCBRA”), duly established by resolution of the Battle Creek City Commission (the “City”), pursuant to the Brownfield Redevelopment Financing Act, Michigan Public Act 381 of 1996, MCLA 125.2651 et. seq., as amended (“Act 381”), is authorized to exercise its powers within the City of Battle Creek, Michigan.

### **1.1 Proposed Redevelopment and Future Use for Each Eligible Property**

The Project is a complete rehabilitation of the existing single-story building on the Property. The project includes the rehabilitation of the existing single-story former commercial building, rehabilitation of the existing basement, and the construction of a new second and third story. The building will include a new commercial business, restaurant, event space, and a total of 10 residential units.

The total anticipated investment into the redevelopment project is estimated at \$6,371,146. The development will result in the complete rehabilitation of a functionally obsolete, deteriorating, former commercial building in the City of Battle Creek. This development will dramatically improve the appearance of the Property. The Project will also significantly increase density to the area and provide additional support to existing retail establishments in the City.

The improvements to the Property will be permanent and significantly increase the taxable value of the Property. These improvements will also assist in increasing the property values of the neighborhood.

The Project would not be possible without financial support through Brownfield tax increment financing (TIF).

This project is anticipated to create approximately 10 full-time equivalent (FTE) jobs through the basement and first floor commercial operations.

### **1.2 Eligible Property Information**

This Plan is presented to support the Developer in the rehabilitation of the existing building, the property of which consists of one approximately 1.35-acre parcel, located at 99 W. Michigan Avenue in Battle Creek, Calhoun County, Michigan (the “Property”). The location of the Property is depicted in Figure 1 and fully defined in the following table and Section 2.8 of this Brownfield Plan.

Eligible Property		
Address	Tax ID	Basis of Eligibility
99 W. Michigan Avenue	52-0253-00-044-0	"Facility" "Housing property"

The Property is zoned Core Downtown Commercial District (T-5) and is located within Battle Creek's DDA District.

The Property is surrounded by active residential and commercial property. Property layout and boundaries are depicted in Figure 2. The legal description of the Property is included in Attachment A.

The Property was developed with a residence by 1892. By 1899, an outbuilding and a building occupied by a cobbler had been constructed on the property. By 1906, the residential house, outbuilding, and cobbler shop had been demolished, and the existing building was constructed. The existing building was occupied by a vehicle garage/repair shop in the first story, and a bowling alley in the second story from 1907 until sometime between 1919 and 1921. Between 1921 and 1926, the building was occupied by a vehicle sales operation, and by 1929, the building was occupied by a Sears store. The Property building was noted as "under construction" in 1954; it is likely that the second story of the building was removed during this time, prior to 1972. The Property building continued to be occupied by various commercial entities including Gamble Stores, Firestone Tire Store, and Furniture World until sometime between 1995 and 2000, when the building was vacated. The Property building has been vacant since at least 2000.

### 1.2.1 Environmental

Environmental assessments and investigations (e.g. Phase I ESAs, Phase II ESAs) known to have been performed at the Property occurred in 2019, 2024, and 2025. Soil samples, groundwater samples, and soil gas samples have been collected and analyzed for one or more of the following parameters: VOCs, PAHs, and various metals. The soil borings, temporary monitoring wells, and soil gas sample locations are depicted in Figure 3.

Soil contamination at the Property contains arsenic and mercury (total) at concentrations above Part 201 Residential Generic Cleanup Criteria (GCC). Analytical soil sample results are summarized in Table 1. Soil Boring locations and analytical result exceedances are depicted in Figure 3.

In addition, an Asbestos and Lead-Containing Materials Inspection conducted on February 1, 2019, identified asbestos containing materials (ACM) within the subject building. These materials include pipe insulation, red floor tile, beige floor tile, wallboard wall system with associated joint compound, and cove base with associated brown mastic; all of which will

require abatement prior to commencement of demolition activities. In addition, lead-based paint was identified within the building and will require abatement prior to demolition activities.

### **1.2.2 Specific Housing Need**

According to the City of Battle Creek Master Plan (2018) “Within the greater Downtown area, 375 new rental units could be constructed or created through adaptive re-use of existing buildings and absorbed within the study-area”(pg. 15). This project will create new rental units, in Downtown Battle Creek, where none currently exist. The Plan further states under Goal 1, Short Term 1.2.2. “Work with the Battle Creek Brownfield Redevelopment Authority (BRA) to encourage and further incentivize adaptive reuse projects as well as redevelopment of brownfield sites and vacant structures” (pg. 31). This project, with the help and approval of the BRA, seeks to utilize Brownfield incentives to redevelop a vacant brownfield site in Battle Creek. Finally, the project meets multiple near and short-term goals listed under Goal 5, “Elevate Downtown as an energetic community focal point and center of government and commerce” (pg. 35). This project will activate a vacant and deteriorating building in downtown Battle Creek, bringing with it new businesses and new residents to increase economic activity in the Downtown and Downtown adjacent areas.

This plan seeks to utilize MSHDA Housing TIF (Housing TIF). If successful, the use of Housing TIF means that rent prices, for units utilizing gap financing, will be kept attainable to persons at or below 120% Area Median Income (AMI) for a period the lesser of, 30 years or the term of the reimbursement. This project is expected to create 10 total housing units, of which 4 (40%) will utilize Housing TIF. Attainability will be verified through the annual reporting requirements set forth by MSHDA.

### **1.2.3 Job Growth Data**

According to data gathered from the United States Census Bureau and compiled in a “Work Area Profile Report” the five year (2017-2021) total job count for Calhoun County is down from 56,943 to 51,778 jobs an 8.9% decrease. However, a stabilized trend should be noted from 2017 through 2019, pre-pandemic, with job numbers of 56,943, 55,255, and 56,483 respectively. An upward trend from 2020 to 2021 should also be noted, with a 1.9% gain, presumptively as the job market begins to recover from the Covid-19 pandemic. This assumption is further supported when we look at the five-year year-to-year trend, with pandemic years 2019-2020 having the greatest negative trend from their respective previous years. As the job market in Calhoun County continues to recover, additional housing units will be required to support the growing workforce.



#### **1.2.4 Eligibility**

The Property is considered an “eligible property” as defined by Act 381, Section 2 because: (a) was previously utilized as a commercial property; (b) is located within Battle Creek, a qualified local governmental unit under MCL 125.2782(k); (c) has been determined to be “facility” as defined in Section 2(r) of Act 381; and (d) meets the definition of a “Housing property” under Section 2(y)(ii) of Act 381.

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

### 2.1 Description of Costs to Be Paid with Tax Increment Revenues

The Developer and BCBRA will be reimbursed with the new local and state taxes levied by the Project for the costs of eligible activities necessary to support the redevelopment of the Property. The activities that are intended to be carried out at the Property are considered “eligible activities” as defined by Sec 2 of Act 381.

Brownfield eligible activities proposed by the Developer include EGLE Pre-approved activities, asbestos and lead activities, demolition activities, site preparation activities, housing development activities in the form of gap financing for income qualified housing units, preparation of a Brownfield Plan and Act 381 Work Plan, and 5% simple interest.

The costs of eligible activities included in, and authorized by, this Plan will be reimbursed with incremental local and state tax revenues generated by the Property and captured by the BRA, subject to any limitations and conditions described in this Plan and the terms of a Reimbursement Agreement between the Developer and the Authority (the “Reimbursement Agreement”).

### 2.2 Summary of Eligible Activities

The total cost of activities eligible for Developer and BRA reimbursement from tax increment revenues is projected to be \$1,191,734. The eligible activities are summarized in the table below.

Summary of Eligible Activities	
EGLE Eligible Activities	
Pre-Approved Activities	\$15,400
<b>EGLE Eligible Activities Sub-Total</b>	<b>\$15,400</b>
MSHDA Eligible Activities	
Asbestos and Lead Activities	\$139,200
Demolition	\$47,250
Site Preparation	\$101,010
Gap Financing for Income Qualified Housing Units	\$740,942
<b>MSHDA Eligible Activities Sub-Total</b>	<b>\$1,028,402</b>
Contingency (15%)	\$43,119
Brownfield Plan and Act 381 Work Plan Preparation	\$20,000
Interest (5% simple)	\$84,813
<b>Total Eligible Cost for Reimbursement</b>	<b>\$1,191,734</b>

A detailed breakdown of eligible activities and their entity allocation is provided in Table 1 and 1b, Brownfield Eligible Activities and Housing TIF Financing Gap Cap Calculation.

The costs listed above are estimated and may increase or decrease depending on the nature and extent of unknown conditions encountered on the Property. The actual cost of those eligible activities encompassed by this Brownfield Plan that will qualify for reimbursement from tax increment revenues captured by the BRA shall be governed by the terms of a Reimbursement Agreement. No costs of eligible activities will be qualified for reimbursement except to the extent permitted in accordance with the terms and conditions of the Reimbursement Agreement and Section 2 of Act 381 of 1996, as amended (MCL 125.2652).

The Reimbursement Agreement, this Brownfield Plan and the MSHDA Act 381 Work Plan will dictate the total cost of eligible activities subject to reimbursement. As long as the total cost limit described in this Brownfield Plan and the MSHDA Act 381 Work Plan is not exceeded, line-item costs of Eligible Activities may be adjusted within Housing Development Eligible Activities after the Brownfield Plan is approved.

### **2.3 Estimate of Captured Taxable Value and Tax Increment Revenues**

The costs of eligible activities included in, and authorized by, this Brownfield Plan will be reimbursed with incremental local and state tax revenues generated by the Property and captured by the BRA.

The 2025 taxable value of the Property is \$44,137. This is the initial taxable value for this Brownfield Plan.

The projected taxable value is estimated at \$1,500,000 in 2027. The actual taxable value will be determined by the City Assessor after the development is completed.

It is projected that the BRA will capture tax increment revenues from 2027 through 2051 to allow for reimburse the Developer for eligible activity costs, the BCBRA, and 5 years of local TIR capture for the LBRF, outlined in the Brownfield Plan.

The estimated taxable value and estimated tax increment revenue by year and in aggregate for this Project are presented in Table 2, Tax Increment Revenue Capture Estimates, and Table 3, Tax Increment Revenue Allocation Table.

The captured incremental taxable value and associated tax increment revenue will be based on the actual increased taxable value from all real and personal taxable improvements on the Property as determined by the local assessor and the actual millage rates levied by the various taxing jurisdictions during each year of the plan. The actual tax increment captured

will be based on taxable value set through the property assessment process by the local unit of government and the millage rates set each year by the taxing jurisdictions.

The DDA has the authority to capture tax increment revenues, other than the State Education Tax and local or intermediate school district taxes, generated from the Property. However, it is anticipated that an interlocal agreement will be executed between the BRA and DDA to allow 100% of the DDA's incremental revenue to be passed through to the BRA and used for the purposes identified in this Brownfield Plan.

#### **2.4 Method of Financing Plan Costs and Description of Advances by the Municipality**

The Developer is ultimately responsible for financing the costs of its specific eligible activities included in this Plan. The BRA has agreed to advance an up to amount of \$1,000,000 to fund eligible activities identified in this plan. All Plan financing commitments and activities and cost reimbursements authorized under this Plan shall be governed by the Reimbursement Agreement. The inclusion of eligible activities and estimates of costs to be reimbursed in this Plan is intended to authorize the BRA to fund such reimbursement. The amount and source of any tax increment revenues that will be used for purposes authorized by this Plan, and the terms and conditions for such use and upon any reimbursement of the expenses permitted by the Plan, will be provided solely under the Reimbursement Agreement contemplated by this Plan.

Reimbursements under the Reimbursement Agreement shall not exceed the cost of eligible activities and reimbursement limits described in this Brownfield Plan.

#### **2.5 Maximum Amount of Note or Bonded Indebtedness**

Eligible activities are to be financed by the Developer. The BRA will not incur any note or bonded indebtedness to finance Brownfield eligible activities outlined in this Brownfield Plan.

#### **2.6 Duration of Brownfield Plan**

The duration of this Plan is projected to be 27 years total with 25 years of tax capture after the first year of tax capture anticipated as 2027. The duration of the Plan includes 20 years of Tax Increment Revenue (TIR) capture for reimbursement to the Developer and the BCBRA, and 5 years of local TIR capture for the LBRF.

In no event shall the duration of the Plan exceed 35 years following the date of the resolution approving the Plan, nor shall the duration of the tax capture exceed the lesser of the period authorized under subsections (4) and (5) of Section 13 of Act 381 or 30 years, except as authorized by those subsections or other provisions of Act 381. Further, in no

event shall the beginning date of the capture of tax increment revenues be later than five years after the date of the resolution approving the Plan.

## 2.7 Estimated Impact of Tax Increment Financing on Revenues of Taxing Jurisdictions

The following table presents a summary of the new tax revenues generated by the taxing jurisdictions whose millage is subject to capture by the BRA under this Brownfield Plan. These are estimations based on the components of the proposed redevelopment.

Projected Impact on Taxing Jurisdictions			
Taxing Unit	New Taxes to Taxing Units	New Taxes Captured for Developer Reimbursement	Total New Taxes
School Operating	\$150,881	\$591,824	\$742,705
State Education Tax	\$25,147	\$222,421	\$247,568
Cal Co Veterans		\$2,277	\$2,277
Cal Co Parks		\$4,549	\$4,549
Cal Co Med Care		\$5,654	\$5,654
Cal Co Seniors		\$16,954	\$16,954
CDA 911		\$22,333	\$22,333
City St Maint		\$34,186	\$34,186
Willard Library		\$45,549	\$45,549
BC School Bldg Fund		\$45,581	\$45,581
TACC		\$60,623	\$60,623
Kellogg CC		\$82,295	\$82,295
Cal Co Operating		\$122,368	\$122,368
Pol/Fire Pension		\$129,406	\$129,406
Calhoun ISD		\$141,118	\$141,118
City Operating		\$193,425	\$193,425
BC School Debt	\$226,938		\$226,938
<b>Total</b>	<b>\$402,965 (18.98%)</b>	<b>\$1,720,563 (81.02%)</b>	<b>\$2,123,528</b>

Impact to specific taxing jurisdictions is further presented in Table 2, Tax Increment Revenue Capture Estimates, and a schedule of tax increment revenue is presented in Table 3, Tax Increment Revenue Allocation Table.

## 2.8 Legal Description, Property Map, Statement of Qualifying Characteristics and Personal Property

A City of Battle Creek parcel card with tax/legal descriptions of the Property is provided in Attachment A. The general Property location and boundaries are shown in Figure 2.

The subject Property includes all tangible personal property that now or in the future comes to be owned or installed on the Property by the Developer or occupants.

Eligible Property		
Address	Tax ID	Legal Description
99 W. Michigan Avenue	52-0253-00-044-0	BC CITY RB3 NW 46 FT OF LOT 67, NW 46 FT OF NE 6.5 FT OF LOT 76, TOGETHER WITH PERMANENT ACCESS EASE OVER LOT 76 FOR COMMERCIAL VEHICLES

The general Property location and characteristics are described in Section 3.0 and depicted on Figures 1 and 2.

The Property is considered an “eligible property” as defined by Act 381, Section 2 because: (a) was previously utilized as a commercial property; (b) is located within Battle Creek, a qualified local governmental unit under MCL 125.2782(k); (c) has been determined to be “facility” as defined in Section 2(r) of Act 381; and (d) meets the definition of a “Housing property” under Section 2(y)(ii) of Act 381.

The subject Property includes all tangible personal property that now or in the future comes to be owned or installed on the Property by the Developer or occupants.

## 2.9 Estimates of Residents and Displacement of Individuals/Families

No occupied residences are involved in the redevelopment, no persons reside at the Property, and no families or individuals will be displaced as a result of this development.

## 2.10 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 Brownfield Plan.

### **2.11 Provisions for Relocation Costs**

No persons will be displaced as a 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 Brownfield Plan.

### **2.12 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 Brownfield Plan.

### **2.13 Other Materials that the Authority or Governing Body Considers Pertinent**

The Authority, with the concurrence of the City of Battle Creek City Council, as the governing body, in accordance with the Act, may amend this Brownfield Plan in the future in order to fund additional eligible activities associated with the Project or subject property described herein.

## **FIGURES**

**Figure 1: Property Location Map**

**Figure 2: Eligible Property Boundary Map**

**Figure 3: 2019 SME Soil Locations with Analytical Exceedances**





**PROJECT NUMBER 24-3980**







**TRITERRA**

**FIGURE 2**

**ELIGIBLE PROPERTY BOUNDARY MAP**

**PROJECT NUMBER 24-3980**

**99 W. MICHIGAN AVENUE  
BATTLE CREEK, MICHIGAN 49017**



**CREATED BY: CJZ  
12/16/2024**



0 60 120

GRAPHIC SCALE  
1" = 60'

## SYMBOLS LEGEND

-  SME HAND AUGER  
SOIL BORING LOCATION
-  SME SOIL BORING LOCATION WITH  
TEMPORARY MONITORING WELL

## CONSTITUENTS LEGEND

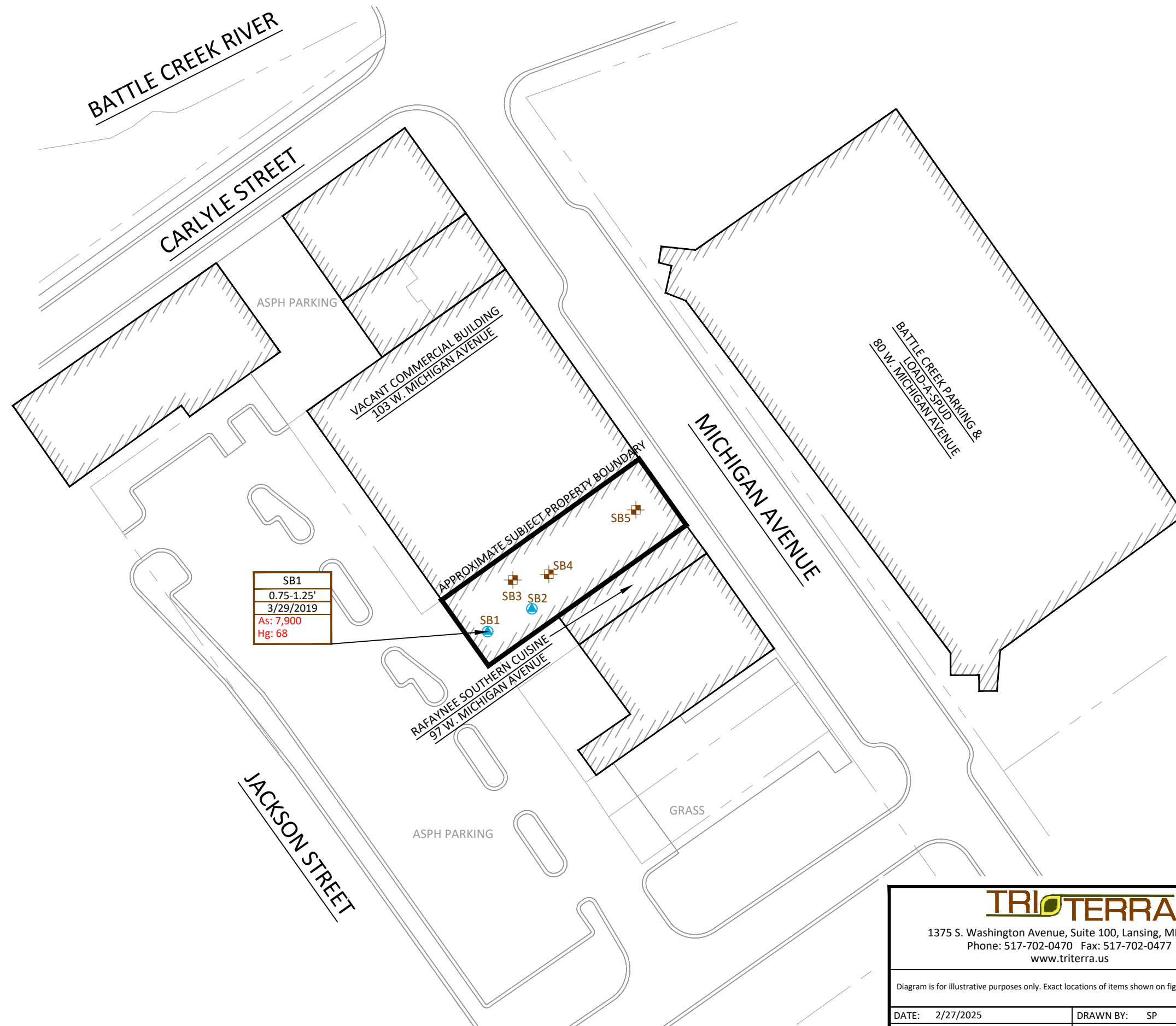
*INORGANICS, METALS*

As: Arsenic

Hg: Mercury, Total

## NOTES

1. Soil concentrations are in  $\mu\text{g per kg}$  (ppb).
2. All exceedances are highlighted in red.
3. Figure includes analytical exceedances only. If no data is presented for a sample location then there were no exceedances above applicable criteria.
4. See analytical data and tables for additional detail.



**TRITERRA**

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Phone: 517-702-0470 Fax: 517-702-0477  
www.triterra.us

Diagram is for illustrative purposes only. Exact locations of items shown on figure may vary slightly.

DATE: 2/27/2025

DRAWN BY: SP

DATE: 3/14/2025

REVISED BY: SP

## 2019 SME SOIL LOCATIONS WITH ANALYTICAL EXCEEDANCES

99 WEST MICHIGAN AVENUE  
BATTLE CREEK, MICHIGAN 49017

PROJECT NUMBER: 24-3980

FIGURE 3

## **TABLES**

**Table 1: Brownfield Eligible Activities**

**Table 1b: Housing TIF Financing Gap Cap Calculation**

**Table 2: Tax Increment Revenue Capture Estimates**

**Table 3: Tax Increment Revenue Reimbursement Allocation Table**



**Table 1**  
**Brownfield Eligible Activities**  
**99 W. Michigan Avenue**  
**Battle Creek, MI**

ELIGIBLE ACTIVITIES	NO. OF UNITS	UNIT TYPE	UNIT RATE	ESTIMATED TOTAL COST	REIMBURSEMENT ALLOCATION			ENTITY ALLOCATION	
					EGLE ACTIVITIES	MSHDA ACTIVITIES	LOCAL-ONLY ACTIVITIES	Developer	BCBRA
EGLE ELIGIBLE ACTIVITIES									
Pre-Approved Activities									
Phase I Environmental Site Assessments	1	LS	\$ 2,600	\$ 2,600	\$ 2,600			\$ 2,600	
Phase II Site Investigations	1	LS	\$ 10,200	\$ 10,200	\$ 10,200			\$ 10,200	
Baseline Environmental Assessments	1	LS	\$ 2,600	\$ 2,600	\$ 2,600			\$ 2,600	
EGLE ELIGIBLE ACTIVITIES SUB-TOTAL				\$ 15,400	\$ 15,400	\$ -	\$ -	\$ 15,400	\$ -
MSHDA ELIGIBLE ACTIVITIES									
Asbestos and Lead Activities									
Asbestos - Specification and Bids	1	LS	\$ 2,700	\$ 2,700		\$ 2,700			\$ 2,700
Asbestos - Abatement	1	LS	\$ 110,000	\$ 110,000		\$ 110,000			\$ 110,000
Asbestos - Air Monitoring	1	LS	\$ 19,000	\$ 19,000		\$ 19,000			\$ 19,000
Asbestos - Reporting	1	LS	\$ 1,000	\$ 1,000		\$ 1,000			\$ 1,000
Abestos Abatement - Soft Costs	1	LS	\$ 6,500	\$ 6,500		\$ 6,500			\$ 6,500
Subtotal Asbestos and Lead Activities				\$ 139,200	\$ -	\$ 139,200	\$ -	\$ -	\$ 139,200
Demolition									
Demolition - Select Interior and Exterior	1	LS	\$ 45,000	\$ 45,000		\$ 45,000			\$ 45,000
Demolition - Soft Costs	1	LS	\$ 2,250	\$ 2,250		\$ 2,250			\$ 2,250
Subtotal Demolition Activities				\$ 47,250	\$ -	\$ 47,250	\$ -	\$ -	\$ 47,250
Site Preparation									
Geotechnical Engineering and Design	1	LS	\$ 6,000	\$ 6,000		\$ 6,000			\$ 6,000
Soil Management - Excavation of Impacted/Urban Soils for Removal	130	TONS	\$ 40	\$ 5,200		\$ 5,200			\$ 5,200
Specialized Foundations - Allows 2nd and 3rd Floor Residential	1	LS	\$ 85,000	\$ 85,000		\$ 85,000			\$ 85,000
Site Preparation - Soft Costs	1	LS	\$ 4,810	\$ 4,810		\$ 4,810			\$ 4,810
Subtotal Site Preparation Activities				\$ 101,010	\$ -	\$ 101,010	\$ -	\$ -	\$ 101,010
Housing Activities									
Gap Financing for Income Qualified Housing Units	1	LS	\$ 640,942	\$ 640,942		\$ 640,942		\$ 56,334	\$ 584,608
Monitoring and Reporting - Price and Income	20	LS	\$ 5,000	\$ 100,000		\$ 100,000		\$ 100,000	\$ -
Subtotal Housing Activities				\$ 740,942		\$ 740,942		\$ 156,334	\$ 584,608
MSHDA ELIGIBLE ACTIVITIES SUB-TOTAL				\$ 1,028,402	\$ -	\$ 1,028,402	\$ -	\$ 156,334	\$ 872,068
MSHDA AND EGLE ELIGIBLE ACTIVITIES SUB-TOTAL				\$ 1,043,802	\$ 15,400	\$ 1,028,402	\$ -	\$ 171,734	\$ 872,068
Contingency (15%)				\$ 43,119	\$ -	\$ 43,119		\$ -	\$ 43,119
Brownfield Plan and Act 381 Work Plan Preparation	1	LS	\$ 20,000	\$ 20,000		\$ 20,000		\$ 20,000	
Interest (5%, simple)				\$ 84,813	\$ -	\$ 84,813		\$ -	\$ 84,813
TOTAL ELIGIBLE COST FOR REIMBURSEMENT				\$ 1,191,734	\$ 15,400	\$ 1,176,334	\$ -	\$ 191,734	\$ 1,000,000
State Brownfield Revolving Fund				\$ 123,784					
BRA Administrative Fees				\$ 45,269					
Local Brownfield Revolving Fund (LBRF)				\$ 359,775					
GRAND TOTAL				\$ 1,720,563					
					1.29%	98.71%	0.00%		

**NOTES:**  
These costs and revenue projections should be considered approximate estimates based on expected conditions and available information.  
It cannot be guaranteed that the costs and revenue projections will not vary from these estimates.  
Costs for Phase I ESAs, Phase II ESAs, Asbestos Surveys, Brownfield Plan are excluded from contingency calculation.

**Table 1b**  
**Housing TIF Financing Gap Cap Calculation**  
**99 W. Michigan Avenue**  
**Battle Creek, MI**

Location (County)	Type (# of Bedrooms)	FMR/MR Rent	Control Rent	Project Rent	PRL	# of Units	# of Months	# of Years	PRL Gap Cap
Calhoun County	1	\$ 899	\$ 2,248	\$ 1,200	\$ 1,048	1	12	20	\$ 251,400
Calhoun County	1	\$ 899	\$ 2,248	\$ 1,250	\$ 998	1	12	20	\$ 239,400
Calhoun County	1	\$ 899	\$ 2,248	\$ 1,450	\$ 798	2	12	20	\$ 382,800
Total Housing Subsidy						4	\$ 873,600		
Approved BRA TIF Request						4	\$ 740,942		
Other Housing Activities Allowed Under PA 90 of 2023							\$ 132,658		

Table 2  
Tax Increment Revenue Capture Estimates  
99 W. Michigan Avenue  
Battle Creek, MI

Estimated Taxable Value (TV) Increase Rate:		1% per year														
	Calendar Year	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	
	Plan Year	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
	Capture Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	
Base Taxable Value (TV) of Land		\$ 28,952	\$ 28,952	\$ 28,952	\$ 28,952	\$ 28,952	\$ 28,952	\$ 28,952	\$ 28,952	\$ 28,952	\$ 28,952	\$ 28,952	\$ 28,952	\$ 28,952	\$ 28,952	
Base Taxable Value (TV) of Building		\$ 15,185	\$ 15,185	\$ 15,185	\$ 15,185	\$ 15,185	\$ 15,185	\$ 15,185	\$ 15,185	\$ 15,185	\$ 15,185	\$ 15,185	\$ 15,185	\$ 15,185	\$ 15,185	
Estimated New TV for Land		\$ 29,242	\$ 29,534	\$ 29,829	\$ 30,128	\$ 30,429	\$ 30,733	\$ 31,040	\$ 31,351	\$ 31,664	\$ 31,981	\$ 32,301	\$ 32,624	\$ 32,950	\$ 33,280	
Estimated New TV for Building		\$ 1,470,758	\$ 1,485,466	\$ 1,500,321	\$ 1,515,324	\$ 1,530,477	\$ 1,545,782	\$ 1,561,240	\$ 1,576,852	\$ 1,592,621	\$ 1,608,547	\$ 1,624,632	\$ 1,640,879	\$ 1,657,287	\$ 1,673,860	
Incremental Difference for Land (New TV - Base TV)		\$ 290	\$ 582	\$ 877	\$ 1,176	\$ 1,477	\$ 1,781	\$ 2,088	\$ 2,399	\$ 2,712	\$ 3,029	\$ 3,349	\$ 3,672	\$ 3,998	\$ 4,328	
Incremental Difference for Building (New TV - Base TV)		\$ 1,455,573	\$ 1,470,281	\$ 1,485,136	\$ 1,500,139	\$ 1,515,292	\$ 1,530,597	\$ 1,546,055	\$ 1,561,667	\$ 1,577,436	\$ 1,593,362	\$ 1,609,447	\$ 1,625,694	\$ 1,642,102	\$ 1,658,675	
Total Incremental Difference		\$ 1,455,863	\$ 1,470,863	\$ 1,486,013	\$ 1,501,315	\$ 1,516,769	\$ 1,532,378	\$ 1,548,143	\$ 1,564,066	\$ 1,580,148	\$ 1,596,391	\$ 1,612,796	\$ 1,629,366	\$ 1,646,101	\$ 1,663,003	

School Capture		Millage Rate																											
School Operating	18.0000	\$	26,206	\$	26,476	\$	26,748	\$	27,024	\$	27,302	\$	27,583	\$	27,867	\$	28,153	\$	28,443	\$	28,735	\$	29,030	\$	29,329	\$	29,630	\$	29,934
State Education Tax (SET)	6.0000	\$	8,735	\$	8,825	\$	8,916	\$	9,008	\$	9,101	\$	9,194	\$	9,289	\$	9,384	\$	9,481	\$	9,578	\$	9,677	\$	9,776	\$	9,877	\$	9,978
School Total:	24.0000 37.64%	\$	34,941	\$	35,301	\$	35,664	\$	36,032	\$	36,402	\$	36,777	\$	37,155	\$	37,538	\$	37,924	\$	38,313	\$	38,707	\$	39,105	\$	39,506	\$	39,912

Local Capture		Millage Rate																												
Cal Co Veterans	0.0999	\$	0	\$	0	\$	0	\$	0	\$	0	\$	0	\$	0	\$	0	\$	164	\$	166									
Cal Co Parks	0.1996	\$	0	\$	0	\$	0	\$	0	\$	0	\$	0	\$	1	\$	1	\$	1	\$	329	\$	332							
Cal Co Med Care	0.2481	\$	0	\$	0	\$	0	\$	0	\$	0	\$	1	\$	1	\$	1	\$	1	\$	408	\$	413							
Cal Co Seniors	0.7439	\$	0	\$	0	\$	1	\$	1	\$	1	\$	1	\$	2	\$	2	\$	2	\$	3	\$	1,225	\$	1,237					
CDA 911	0.9799	\$	0	\$	1	\$	1	\$	1	\$	1	\$	2	\$	2	\$	3	\$	3	\$	4	\$	1,613	\$	1,630					
City St Maint	1.5000	\$	0	\$	1	\$	1	\$	2	\$	2	\$	3	\$	3	\$	4	\$	5	\$	5	\$	6	\$	2,469	\$	2,495			
Willard Library	1.9986	\$	1	\$	1	\$	2	\$	2	\$	3	\$	4	\$	4	\$	5	\$	6	\$	7	\$	7	\$	3,290	\$	3,324			
BC School Bldg Fund	2.0000	\$	1	\$	1	\$	2	\$	2	\$	3	\$	4	\$	4	\$	5	\$	5	\$	6	\$	7	\$	3,292	\$	3,326			
TACC	2.6600	\$	1	\$	2	\$	2	\$	3	\$	4	\$	5	\$	6	\$	6	\$	7	\$	8	\$	9	\$	10	\$	4,379	\$	4,424	
Kellogg CC	3.6109	\$	1	\$	2	\$	3	\$	4	\$	5	\$	6	\$	8	\$	9	\$	10	\$	11	\$	12	\$	13	\$	5,944	\$	6,005	
Cal Co Operating	5.3692	\$	2	\$	3	\$	5	\$	6	\$	8	\$	10	\$	11	\$	13	\$	15	\$	16	\$	18	\$	20	\$	8,838	\$	8,929	
Pol/Fire Pension	5.6780	\$	2	\$	3	\$	5	\$	7	\$	8	\$	10	\$	12	\$	14	\$	15	\$	17	\$	19	\$	21	\$	9,347	\$	9,443	
Calhoun ISD	6.1919	\$	2	\$	4	\$	5	\$	7	\$	9	\$	11	\$	13	\$	15	\$	17	\$	19	\$	21	\$	23	\$	10,192	\$	10,297	
City Operating	8.4870	\$	2	\$	5	\$	7	\$	10	\$	13	\$	15	\$	18	\$	20	\$	23	\$	26	\$	28	\$	31	\$	13,970	\$	14,114	
Local Total:	39.7670	62.36%	\$	12	\$	23	\$	35	\$	47	\$	59	\$	71	\$	83	\$	95	\$	108	\$	120	\$	133	\$	146	\$	65,460	\$	66,133
Total Capturable Taxes:	63.7670	100.00%	\$	34,952	\$	35,324	\$	35,699	\$	36,078	\$	36,461	\$	36,848	\$	37,238	\$	37,633	\$	38,031	\$	38,434	\$	38,840	\$	39,251	\$	104,967	\$	106,045

Non-Capturable Millages		Millage Rate																											
BC School Debt	5.5000	\$	8,007	\$	8,090	\$	8,173	\$	8,257	\$	8,342	\$	8,428	\$	8,515	\$	8,602	\$	8,691	\$	8,780	\$	8,870	\$	8,962	\$	9,054	\$	9,147
Total Non-Capturable Taxes:	5.5000	\$	8,007	\$	8,090	\$	8,173	\$	8,257	\$	8,342	\$	8,428	\$	8,515	\$	8,602	\$	8,691	\$	8,780	\$	8,870	\$	8,962	\$	9,054	\$	9,147

Notes:

= PA 146 Obsolete Property Rehabilitation Act (OPRA) Abatement, 2027 - 2038

Table 2  
Tax Increment Revenue Capture Estimates  
99 W. Michigan Avenue  
Battle Creek, MI

Estimated Taxable Value (TV) Increase Rate:		1%											
	Calendar Year	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	
	Plan Year	17	18	19	20	21	22	23	24	25	26	27	
	Capture Year	15	16	17	18	19	20	21	22	23	24	25	
Base Taxable Value (TV) of Land		\$ 28,952	\$ 28,952	\$ 28,952	\$ 28,952	\$ 28,952	\$ 28,952	\$ 28,952	\$ 28,952	\$ 28,952	\$ 28,952	\$ 28,952	
Base Taxable Value (TV) of Building		\$ 15,185	\$ 15,185	\$ 15,185	\$ 15,185	\$ 15,185	\$ 15,185	\$ 15,185	\$ 15,185	\$ 15,185	\$ 15,185	\$ 15,185	
Estimated New TV for Land		\$ 33,612	\$ 33,948	\$ 34,288	\$ 34,631	\$ 34,977	\$ 35,327	\$ 35,680	\$ 36,037	\$ 36,397	\$ 36,761	\$ 37,129	
Estimated New TV for Building		\$ 1,690,599	\$ 1,707,505	\$ 1,724,580	\$ 1,741,826	\$ 1,759,244	\$ 1,776,836	\$ 1,794,605	\$ 1,812,551	\$ 1,830,676	\$ 1,848,983	\$ 1,867,473	
Incremental Difference for Land (New TV - Base TV)		\$ 4,660	\$ 4,996	\$ 5,336	\$ 5,679	\$ 6,025	\$ 6,375	\$ 6,728	\$ 7,085	\$ 7,445	\$ 7,809	\$ 8,177	
Incremental Difference for Building (New TV - Base TV)		\$ 1,675,414	\$ 1,692,320	\$ 1,709,395	\$ 1,726,641	\$ 1,744,059	\$ 1,761,651	\$ 1,779,420	\$ 1,797,366	\$ 1,815,491	\$ 1,833,798	\$ 1,852,288	
Total Incremental Difference		\$ 1,680,074	\$ 1,697,316	\$ 1,714,731	\$ 1,732,320	\$ 1,750,084	\$ 1,768,026	\$ 1,786,148	\$ 1,804,451	\$ 1,822,937	\$ 1,841,608	\$ 1,860,465	

School Capture	Millage Rate
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School Operating	18.0000		\$	30,241	\$	30,552	\$	30,865	\$	31,182	\$	31,502	\$	31,824	\$	32,151	\$	32,480	\$	32,813	\$	33,149	\$	33,488
State Education Tax (SET)	6.0000		\$	10,080	\$	10,184	\$	10,288	\$	10,394	\$	10,501	\$	10,608	\$	10,717	\$	10,827	\$	10,938	\$	11,050	\$	11,163
School Total:	24.0000	37.64%	\$	40,322	\$	40,736	\$	41,154	\$	41,576	\$	42,002	\$	42,433	\$	42,868	\$	43,307	\$	43,750	\$	44,199	\$	44,651

Local Capture	Millage Rate
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Cal Co Veterans	0.0999		\$	168	\$	170	\$	171	\$	173	\$	175	\$	177	\$	178	\$	180	\$	182	\$	184	\$	186
Cal Co Parks	0.1996		\$	335	\$	339	\$	342	\$	346	\$	349	\$	353	\$	357	\$	360	\$	364	\$	368	\$	371
Cal Co Med Care	0.2481		\$	417	\$	421	\$	425	\$	430	\$	434	\$	439	\$	443	\$	448	\$	452	\$	457	\$	462
Cal Co Seniors	0.7439		\$	1,250	\$	1,263	\$	1,276	\$	1,289	\$	1,302	\$	1,315	\$	1,329	\$	1,342	\$	1,356	\$	1,370	\$	1,384
CDA 911	0.9799		\$	1,646	\$	1,663	\$	1,680	\$	1,698	\$	1,715	\$	1,732	\$	1,750	\$	1,768	\$	1,786	\$	1,805	\$	1,823
City St Maint	1.5000		\$	2,520	\$	2,546	\$	2,572	\$	2,598	\$	2,625	\$	2,652	\$	2,679	\$	2,707	\$	2,734	\$	2,762	\$	2,791
Willard Library	1.9986		\$	3,358	\$	3,392	\$	3,427	\$	3,462	\$	3,498	\$	3,534	\$	3,570	\$	3,606	\$	3,643	\$	3,681	\$	3,718
BC School Bldg Fund	2.0000		\$	3,360	\$	3,395	\$	3,429	\$	3,465	\$	3,500	\$	3,536	\$	3,572	\$	3,609	\$	3,646	\$	3,683	\$	3,721
TACC	2.6600		\$	4,469	\$	4,515	\$	4,561	\$	4,608	\$	4,655	\$	4,703	\$	4,751	\$	4,800	\$	4,849	\$	4,899	\$	4,949
Kellogg CC	3.6109		\$	6,067	\$	6,129	\$	6,192	\$	6,255	\$	6,319	\$	6,384	\$	6,450	\$	6,516	\$	6,582	\$	6,650	\$	6,718
Cal Co Operating	5.3692		\$	9,021	\$	9,113	\$	9,207	\$	9,301	\$	9,397	\$	9,493	\$	9,590	\$	9,688	\$	9,788	\$	9,888	\$	9,989
Pol/Fire Pension	5.6780		\$	9,539	\$	9,637	\$	9,736	\$	9,836	\$	9,937	\$	10,039	\$	10,142	\$	10,246	\$	10,351	\$	10,457	\$	10,564
Calhoun ISD	6.1919		\$	10,403	\$	10,510	\$	10,617	\$	10,726	\$	10,836	\$	10,947	\$	11,060	\$	11,173	\$	11,287	\$	11,403	\$	11,520
City Operating	8.4870		\$	14,259	\$	14,405	\$	14,553	\$	14,702	\$	14,853	\$	15,005	\$	15,159	\$	15,314	\$	15,471	\$	15,630	\$	15,790
Local Total:	39.7670	62.36%	\$	66,812	\$	67,497	\$	68,190	\$	68,889	\$	69,596	\$	70,309	\$	71,030	\$	71,758	\$	72,493	\$	73,235	\$	73,985
Total Capturable Taxes:	63.7670	100.00%	\$	107,133	\$	108,233	\$	109,343	\$	110,465	\$	111,598	\$	112,742	\$	113,897	\$	115,064	\$	116,243	\$	117,434	\$	118,636

Non-Capturable Millages	Millage Rate
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BC School Debt	5.5000	\$	9,240	\$	9,335	\$	9,431	\$	9,528	\$	9,625	\$	9,724	\$	9,824	\$	9,924	\$	10,026	\$	10,129	\$	10,233
Total Non-Capturable Taxes:	5.5000	\$	9,240	\$	9,335	\$	9,431	\$	9,528	\$	9,625	\$	9,724	\$	9,824	\$	9,924	\$	10,026	\$	10,129	\$	10,233

Total New Taxes	Pass-Through	Captured
\$ 742,705	\$ 150,881	\$ 591,824
\$ 247,568	\$ 25,147	\$ 222,421
\$ 990,273	\$ 176,028	\$ 814,245

\$ 2,277	\$ -	\$ 2,277
\$ 4,549	\$ -	\$ 4,549
\$ 5,654	\$ -	\$ 5,654
\$ 16,954	\$ -	\$ 16,954
\$ 22,333	\$ -	\$ 22,333
\$ 34,186	\$ -	\$ 34,186
\$ 45,549	\$ -	\$ 45,549
\$ 45,581	\$ -	\$ 45,581
\$ 60,623	\$ -	\$ 60,623
\$ 82,295	\$ -	\$ 82,295
\$ 122,368	\$ -	\$ 122,368
\$ 129,406	\$ -	\$ 129,406
\$ 141,118	\$ -	\$ 141,118
\$ 193,425	\$ -	\$ 193,425
\$ 906,318	\$ -	\$ 906,318
\$ 1,896,591	\$ 176,028	\$ 1,720,563

\$ 226,938	\$ 226,938	
\$ 226,938	\$ 226,938	\$ -

\$ 2,123,528	\$ 402,965	\$ 1,720,563
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Table 3  
Tax Increment Revenue Reimbursement Allocation Table  
99 W. Michigan Avenue  
Battle Creek, MI

Developer/City Projected Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	56.6%	\$ 675,061	\$ -	\$ 675,061
Local	43.4%	\$ 516,673	\$ -	\$ 516,673
TOTAL		\$ 1,191,734	\$ -	\$ 1,191,734
EGLE	1.3%	\$ 15,400		
MSHDA	98.7%	\$ 1,176,334		

Estimated Total Years of Plan:	27
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Administrative Fees & Loan Funds*	
State Brownfield Revolving Fund	\$ 123,784
BRA Administrative Fees	\$ 45,269
Local Brownfield Revolving Fund	\$ 359,775

\* During the life of the Plan

Calendar Year	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Plan Year	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Capture Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14

Available Tax Increment Revenue (TIR)																												
Total State Tax Capture Available	\$	34,941	\$	35,301	\$	35,664	\$	36,032	\$	36,402	\$	36,777	\$	37,155	\$	37,538	\$	37,924	\$	38,313	\$	38,707	\$	39,105	\$	39,506	\$	39,912
Capture for State Brownfield Revolving Fund (3 mills of SET) (25-Yrs)	\$	4,368	\$	4,413	\$	4,458	\$	4,504	\$	4,550	\$	4,597	\$	4,644	\$	4,692	\$	4,740	\$	4,789	\$	4,838	\$	4,888	\$	4,938	\$	4,989
State Tax Increment to Taxing Unit ("Pass-Through")	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
State TIR Available for Reimbursement to Developer	\$	30,573	\$	30,888	\$	31,206	\$	31,528	\$	31,852	\$	32,180	\$	32,511	\$	32,845	\$	33,183	\$	33,524	\$	33,869	\$	34,217	\$	34,568	\$	34,923
Total Local Tax Capture Available	\$	12	\$	23	\$	35	\$	47	\$	59	\$	71	\$	83	\$	95	\$	108	\$	120	\$	133	\$	146	\$	65,460	\$	66,133
Capture for BRA Administrative Fees (5%)	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	3,273	\$	3,307
Local TIR Available for Reimbursement to Developer	\$	12	\$	23	\$	35	\$	47	\$	59	\$	71	\$	83	\$	95	\$	108	\$	120	\$	133	\$	146	\$	62,187	\$	62,826
Total State & Local TIR Available for Reimbursement to Developer	\$	30,585	\$	30,911	\$	31,241	\$	31,574	\$	31,911	\$	32,251	\$	32,594	\$	32,941	\$	33,291	\$	33,645	\$	34,002	\$	34,363	\$	96,756	\$	97,749

DEVELOPER	Beginning Balance																
	\$ 191,734	\$ 170,325	\$ 149,371	\$ 135,889	\$ 122,407	\$ 108,926	\$ 95,444	\$ 81,962	\$ 68,481	\$ 55,000	\$ 50,000	\$ 45,000	\$ 40,000	\$ 35,000	\$ 30,000		
MSHDA Eligible Activities	\$ 176,334	\$ 162,852	\$ 149,371	\$ 135,889	\$ 122,407	\$ 108,926	\$ 95,444	\$ 81,962	\$ 68,481	\$ 55,000	\$ 50,000	\$ 45,000	\$ 40,000	\$ 35,000	\$ 30,000		
State Tax Reimbursement	\$ 151,109	\$ 13,477	\$ 13,472	\$ 13,467	\$ 13,462	\$ 13,457	\$ 13,452	\$ 13,447	\$ 13,443	\$ 13,437	\$ 4,982	\$ 4,980	\$ 4,979	\$ 1,882	\$ 1,882		
Local Tax Reimbursement	\$ 25,226	\$ 5	\$ 10	\$ 15	\$ 20	\$ 25	\$ 30	\$ 34	\$ 39	\$ 44	\$ 18	\$ 20	\$ 21	\$ 3,118	\$ 3,118		
EGLE Eligible Activities	\$ 15,400	\$ 7,472	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
State Tax Reimbursement	\$ 15,394	\$ 7,925	\$ 7,470	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Local Tax Reimbursement	\$ 6	\$ 3	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
TOTAL ANNUAL DEVELOPER REIMBURSEMENT		\$ 21,409	\$ 20,954	\$ 13,482	\$ 13,482	\$ 13,482	\$ 13,482	\$ 13,482	\$ 13,482	\$ 13,481	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000		

BCBRA	Beginning Balance																
	\$ 1,000,000	\$ 990,825	\$ 980,867	\$ 963,108	\$ 945,015	\$ 926,586	\$ 907,817	\$ 888,705	\$ 869,245	\$ 849,435	\$ 820,791	\$ 791,789	\$ 762,426	\$ 670,671	\$ 577,922		
MSHDA Eligible Activities	\$ 1,000,000	\$ 990,825	\$ 980,867	\$ 963,108	\$ 945,015	\$ 926,586	\$ 907,817	\$ 888,705	\$ 869,245	\$ 849,435	\$ 820,791	\$ 791,789	\$ 762,426	\$ 670,671	\$ 577,922		
State Tax Reimbursement	\$ 508,558	\$ 9,172	\$ 9,947	\$ 17,740	\$ 18,066	\$ 18,395	\$ 18,728	\$ 19,064	\$ 19,403	\$ 19,746	\$ 28,542	\$ 28,888	\$ 29,238	\$ 32,686	\$ 33,041		
Local Tax Reimbursement	\$ 491,442	\$ 3	\$ 10	\$ 20	\$ 27	\$ 34	\$ 41	\$ 49	\$ 56	\$ 64	\$ 103	\$ 114	\$ 125	\$ 59,069	\$ 59,708		
TOTAL ANNUAL BCBRA REIMBURSEMENT		\$ 9,175	\$ 9,957	\$ 17,759	\$ 18,093	\$ 18,429	\$ 18,769	\$ 19,112	\$ 19,459	\$ 19,810	\$ 28,645	\$ 29,002	\$ 29,363	\$ 91,756	\$ 92,749		

LOCAL BROWNFIELD REVOLVING FUND (LBRF)																												
State	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Local	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-

Table 3  
Tax Increment Revenue Reimbursement Allocation Table  
99 W. Michigan Avenue  
Battle Creek, MI

Developer and BCBRA Reimbursement Complete

	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	TOTALS
	17	18	19	20	21	22	23	24	25	26	27	
	15	16	17	18	19	20	21	22	23	24	25	
Available Tax Increment Revenue (TIR)												
Total State Tax Capture Available	\$ 40,322	\$ 40,736	\$ 41,154	\$ 41,576	\$ 42,002	\$ 42,433	\$ 42,868	\$ 43,307	\$ 43,750	\$ 44,199	\$ 44,651	
Capture for State Brownfield Revolving Fund (3 mills of SET) (25-Yrs)	\$ 5,040	\$ 5,092	\$ 5,144	\$ 5,197	\$ 5,250	\$ 5,304	\$ 5,358	\$ 5,413	\$ 5,469	\$ 5,525	\$ 5,581	\$ 123,784
State Tax Increment to Taxing Unit ("Pass-Through")	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,109	\$ 37,893	\$ 38,282	\$ 38,674	\$ 39,070	\$ 176,028
State TIR Available for Reimbursement to Developer	\$ 35,282	\$ 35,644	\$ 36,009	\$ 36,379	\$ 36,752	\$ 37,129	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Local Tax Capture Available	\$ 66,812	\$ 67,497	\$ 68,190	\$ 68,889	\$ 69,596	\$ 70,309	\$ 71,030	\$ 71,758	\$ 72,493	\$ 73,235	\$ 73,985	
Capture for BRA Administrative Fees (5%)	\$ 3,341	\$ 3,375	\$ 3,409	\$ 3,444	\$ 3,480	\$ 3,515	\$ 3,551	\$ 3,588	\$ 3,625	\$ 3,662	\$ 3,699	\$ 45,269
Local TIR Available for Reimbursement to Developer	\$ 63,471	\$ 64,122	\$ 64,780	\$ 65,445	\$ 66,116	\$ 66,794	\$ 67,478	\$ 68,170	\$ 68,868	\$ 69,573	\$ 70,286	
Total State & Local TIR Available for Reimbursement to Developer	\$ 98,753	\$ 99,766	\$ 100,790	\$ 101,823	\$ 102,868	\$ 103,922	\$ 67,478	\$ 68,170	\$ 68,868	\$ 69,573	\$ 70,286	
DEVELOPER												
	\$ 25,000	\$ 20,000	\$ 15,000	\$ 10,000	\$ 5,000	\$ (0)	\$ -	\$ -	\$ -	\$ -	\$ -	
MSHDA Eligible Activities	\$ 25,000	\$ 20,000	\$ 15,000	\$ 10,000	\$ 5,000	\$ (0)	\$ -	\$ -	\$ -	\$ -	\$ -	
State Tax Reimbursement	\$ 1,882	\$ 1,882	\$ 1,882	\$ 1,882	\$ 1,882	\$ 1,882	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 151,109
Local Tax Reimbursement	\$ 3,118	\$ 3,118	\$ 3,118	\$ 3,118	\$ 3,118	\$ 3,118	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,226
EGLE Eligible Activities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
State Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,394
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6
TOTAL ANNUAL DEVELOPER REIMBURSEMENT	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	
BCBRA												
	\$ 484,169	\$ 389,403	\$ 293,614	\$ 196,790	\$ 98,923	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	
MSHDA Eligible Activities	\$ 484,169	\$ 389,403	\$ 293,614	\$ 196,790	\$ 98,923	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	
State Tax Reimbursement	\$ 33,400	\$ 33,762	\$ 34,127	\$ 34,497	\$ 34,870	\$ 35,247	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 508,558
Local Tax Reimbursement	\$ 60,353	\$ 61,004	\$ 61,662	\$ 62,327	\$ 62,998	\$ 63,676	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 491,442
TOTAL ANNUAL BCBRA REIMBURSEMENT	\$ 93,753	\$ 94,766	\$ 95,790	\$ 96,823	\$ 97,868	\$ 98,922	\$ -	\$ -	\$ -	\$ -	\$ -	
LOCAL BROWNFIELD REVOLVING FUND (LBRF)												
State	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,400	\$ -	\$ -	\$ -	\$ -	\$ 15,400
Local	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 67,478	\$ 68,170	\$ 68,868	\$ 69,573	\$ 70,286	\$ 344,375
												\$ 1,720,563

Developer and BCBRA Reimbursement Complete

**ATTACHMENT A**

**Parcel Card**


Parcel Number: 0253-00-044-0

Jurisdiction: CITY OF BATTLE CREEK

County: CALHOUN

Printed on

11/26/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
LIGHTHOUSE FULL LIFE CENTE	WEST MICHIGAN LAND HOLDING	78,000	05/21/2019	WD	13-GOVERNMENT	4325/0248	DEED	100.0			
INDEPENDENT BANK MSB	LIGHTHOUSE FULL LIFE CENTE	132,000	07/27/2007	WD	03-ARM'S LENGTH	3301/0175	OTHER	100.0			
MAGIERA,MARCIA	INDEPENDENT BANK-SOUTH MIC	0	05/19/2006	QC	10-FORECLOSURE	3142/0235	DEED	0.0			
RATTI,ALEX	MAGIERA,MARCIA	115,000	06/12/2003	WD	03-ARM'S LENGTH	2659/0859	PROPERTY TRANSFER	100.0			
Property Address		Class: COMMERCIAL-IMPROVE		Zoning: T5 (*)		Building Permit(s)		Date	Number	Status	
99 W MICHIGAN AVE		School: BATTLE CREEK PUBLIC SCHOOLS			Commerical Remodel/Altera		11/16/2020	PBC20-00211	DONE/NOAVC		
		P.R.E. 0%					09/08/2005	PB05-00542	COMPLETE		
Owner's Name/Address		MAP NO.: 601SE					01/16/2004	PM04-00055	COMPLETE		
WEST MICHIGAN LAND HOLDING CO LLC		2024 Est TCV 143,502 TCV/TFA: 25.58					01/14/2004	PE04-00025	COMPLETE		
		X Improved		Vacant	Land Value Estimates for Land Table 502.502 MAJOR COMMERCIAL						
		Public Improvements			* Factors *						
Taxpayer's Name/Address					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
						46.00	138.50	1.0000	0.0000	0 100*	0
WEST MICHIGAN LAND HOLDING CO LLC					UNDER AN A MAJOR ARTERIAL 6371 SqFt 8.00000 100 50,968						
4950 DICKMAN RD W		X Paved Road			* denotes lines that do not contribute to the total acreage calculation.						
BATTLE CREEK MI 49037-7362		X Storm Sewer			46 Actual Front Feet, 0.15 Total Acres Total Est. Land Value = 50,968						
		X Sidewalk			Work Description for Permit PBC20-00211, Issued 11/16/2020: The scope of the work for 99 West Michigan is to include replacing the existing windows and restoring the historic facade as noted on the plans, replacing the existing roof to allow for a possible future rooftop seating area, stabilization and repairs to the existing masonry exterior walls, and the renovation of the existing elevator shaft to allow for a future elevator. The plans provided for 99 West Michigan Avenue are for the stabilization of the building only and there is to be no occupa						
		X Water									
		X Sewer									
		X Electric									
		X Gas									
Tax Description		X Curb									
BC CITY RB3 NW 46 FT OF LOT 67, NW 46 FT OF NE 6.5 FT OF LOT 76, TOGETHER WITH PERMANENT ACCESS EASE OVER LOT 76 FOR COMMERCIAL VEHICLES		X Street Lights									
		Standard Utilities									
Comments/Influences		Underground Utils.									
1/7/21AD:BPINSPECT, BUILDING UNDERGOING		Topography of Site			Work Description for Permit PB05-00542, Issued 09/08/2005: PRESALE ORDERED BY MARCIA MAGIERA 968-5444 OR MICHELLE JOHNSON 317-9193						
		X Level			Work Description for Permit PE04-00025, Issued 01/14/2004: PRESALE ORDERED BY MARCIA MAGIERA 46 N 23RD ST 968-5444						
		Rolling			Work Description for Permit PB04-00016, Issued 01/14/2004: PRESALE ORDERED BY MARCIA MANERA 46 N 23RD ST BC 269-9685444						
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
Wetland											
Flood Plain											
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	25,484	46,267	71,751		42,810C	
		LAB 06/23/2022	FIELD REVI		2023	9,557	45,768	55,325		40,772C	
		ADD 01/07/2021	BP INSPECT		2022	9,557	29,274	38,831		38,831S	
		LAB 12/22/2011	A & O PART		2021	12,105	27,985	40,090		40,090S	
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: City of Battle Creek, County of Calhoun, Michigan											

Desc. of Bldg/Section: Calculator Occupancy: Stores - Retail										<<<<<<Calculator Cost Computations>>>>>>									
Class: C Floor Area: 5,610 Gross Bldg Area: 5,610 Stories Above Grd: 1 Average Sty Hght : 14 Bsmnt Wall Hght : 8  Depr. Table : 2.5% Effective Age : 47 Physical %Good: 35 Func. %Good : 100 Economic %Good: 100					Construction Cost					Class: C    Quality: Low Cost Stories: 1    Story Height: 14    Perimeter: 348									
					High		Above Ave.		X Ave.		Low		Base Rate for Upper Floors = 81.42 Display Basement Basement, Base Rate for Basement = 73.88 (Basement Fireproofing Rate = 0.00)  (10) Heating system: Hot Water, Radiant Floor    Cost/SqFt: 18.68    100% (10) Heating system: Refrigerated A.C. only    Cost/SqFt: 15.73    100% Combined Heating System adjustment: 34.41    100% Bsmnt Heating system: No Heating or Cooling    Cost/SqFt: 0.00 Adjusted Square Foot Cost for Upper Floors = 115.83 Adjusted Square Foot Cost for Basement = 73.88  Total Floor Area: 5,610    Base Cost New of Upper Floors = 649,807 Basement Area: 5,760    Base Cost New of Basement = 425,549  5,610 Sq.Ft. of Sprinklers @ 4.31, Cost New = 24,179  Reproduction/Replacement Cost = 1,099,535 Eff.Age:47    Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /35 /100/100/12.3 Total Depreciated Cost = 134,693  ECF (565 NORTH BATTLE CREEK)    0.687 => TCV of Bldg: 1 = 92,534 Replacement Cost/Floor Area= 196.00    Est. TCV/Floor Area= 16.49						
					** ** Calculator Cost Data ** **														
					Quality: Low Cost														
					Heat#1: Hot Water, Radiant Floor    100% Heat#2: Refrigerated A.C. only    100%														
Ave. SqFt/Story: 5610																			
Ave. Perimeter: 348																			
Has Elevators:																			
*** Basement Info ***																			
Area: 5760																			
Perimeter: 346																			
Type: Display Basement																			
Heat: No Heating or Cooling																			
* Mezzanine Info *																			
Area #1:																			
Type #1: Office    (No Rates)																			
Area #2:																			
Type #2: Office    (No Rates)																			
* Sprinkler Info *																			
Area: 5610																			
Type: Low																			
(1) Excavation/Site Prep:					(7) Interior: -5610 SqFt, Frame, Retail Store					(11) Electric and Lighting: -5610 SqFt, Ave.# Outlets, Armored					(39) Miscellaneous:				
(2) Foundation:					(8) Plumbing:					Outlets:					Fixtures:				
X   Poured Conc.					Many Above Ave.					Average Typical					Few None				
					Total Fixtures					Urinals					X   Few				
					3-Piece Baths					Wash Bowls					X   Few				
(3) Frame:					2-Piece Baths					Water Heaters					Average				
					Shower Stalls					Wash Fountains					Many				
					Toilets					Water Softeners					Unfinished				
															Typical				
(4) Floor Structure: -5610 SqFt, Concrete, Precast Joists					-5610 SqFt, Typical, Retail Stores					Flex Conduit					Incandescent				
										Rigid Conduit					Fluorescent				
										Armored Cable					Mercury				
										Non-Metalic					Sodium Vapor				
										Bus Duct					Transformer				
(5) Floor Cover: -5610 SqFt, Asphalt Tile					(9) Sprinklers: -5610 SqFt, Standard, @ 5000 SqFt					(13) Roof Structure:    Slope=0 -5610 SqFt, Steel Joists, Steel Dec					(40) Exterior Wall:				
															Thickness				
															Bsmnt Insul.				
(6) Ceiling: -5610 SqFt, Acoustical Ceilings, Mine					(10) Heating and Cooling:					(14) Roof Cover: -5610 SqFt, Elastomeric, Hypalon-Ne -5610 SqFt, Roof Insulation									
					X   Gas					Coal									
					Oil					Stoker									
										Hand Fired									
										Boiler									
					-5610 SqFt, Hot Water, Radiant Floor														