

**OTTAWA COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY**

Agenda for Thursday, May 16, 2024 | 3:30pm | Conference Room E

12220 Fillmore Street, West Olive MI 49460

1. Call to order
2. Roll call
3. Approval of the agenda for the May 16, 2024 meeting
4. Approval of the minutes from the April 18, 2024 meeting
5. Correspondence and communications
  - A. City of Ferrysburg – potential project
  - B. Allendale Charter Township – potential project
6. Budget report - none
7. Old business – none
8. New business
  - A. Proposed Brownfield Plan Amendment – Prospect Flats, City of Hudsonville  
Motion: To recommend and forward to the Board of Commissioners a Brownfield Plan Amendment for Prospect Flats in the City of Hudsonville, contingent on approval by City Commission.
  - B. Proposed Brownfield Plan Amendment– Winsor Place, Village of Spring Lake  
Motion: To recommend and forward to the Board of Commissioners a Brownfield Plan Amendment for Winsor Place in the Village of Spring Lake, contingent on approval by Village Council.
9. Discussion Items
10. Other business updates - none
11. Adjournment

**OTTAWA COUNTY  
BROWNFIELD REDEVELOPMENT AUTHORITY UNAPPROVED MINUTES**

The Ottawa County Brownfield Redevelopment Authority met Thursday, April 18, 2024, at 3:30 p.m. in Conference Room G at the Fillmore Administrative Complex and was called to order at 3:33 p.m. by Mr. Brugger.

Present at roll call: Ken Brune, Kirk Perschbacher, Cheryl Clark, Garry Post, Josh Brugger (5)

Absent at roll call: James Bleicher, Rebecca Hopp, Roger Belknap, Jon Anderson (4)

Staff & Guests: Becky Huttenga and Paul Sachs, Strategic Impact; Jessica Kass-Doornbos, Clerk/Register of Deeds; Olivia Selby, Fishbeck; Jared Belka, Warner, Norcross, & Judd, Jami Buth, Veneklasen Development, R. Tyler Dotson, City of Hudsonville, and Dan Strikwerda, City of Hudsonville.

BRA 24-011 Mr. Brune moved to approve the agenda for the April 18, 2024 meeting. The motion passed.

BRA 24-012 Ms. Clark moved to approve the minutes from the March 21, 2024 meeting. The motion passed.

Ms. Hopp and Mr. Belknap joined the meeting at 3:40.

Correspondence and Communication - None

Budget Report – Becky Huttenga gave an update on the budget.

New Business –

A. Proposed Brownfield Plan Amendment – Terra Station, City of Hudsonville.

BRA 24-013 Motion

Motion: Mr. Perschbacher motion to recommend and forward to the Board of Commissioners a Brownfield Plan Amendment for Terra Station in the City of Hudsonville, contingent on approval by City Commission.

Becky Huttenga gave discussion. Jared Belka gave discussion. Paul Sachs gave discussion. Mr. Brugger, Mr. Brune, Mr. Perschbacher, Mr. Post, and Mr. Belknap gave discussion. Jami Buth gave discussion. R. Tyler Dotson gave discussion.

BRA 24-014 Motion:

Mr. Perschbacher motioned to amend his previous motion after discussion took place. Mr. Perschbacher motions to recommend and forward to the Board of Commissioners a Brownfield Plan Amendment for Terra Station in the City of Hudsonville subject to the inclusion of the AMI percentages not to exceed the following: 9 studio apartments at 80%, 9 studio apartments at 85%, 15 – 1-bedroom apartments at 90%, and 2 - 2-bedroom apartments at 95% and a reduction of the LBRF to the total capture of two full years, contingent on approval by City Commission. YEAS: Ms. Clark, Mr. Post, Mr. Brune, Mr. Perschbacher, Mr. Belknap, Ms. Hopp, Mr. Brugger (7); NEAS: None; ABSENT: James Bleicher and Jon Anderson. (2). The motion passed.

Discussion Item –

- A. Proposed Brownfield Plan Amendment– Winsor Place, Village of Spring Lake
  
- B. Housing TIF guidance
  - a. OC Housing Commission
  
- C. Brownfield Plan Application Form update

Other Business/Discussion/Updates – None.

Adjournment: The meeting was adjourned by Mr. Brugger at 4:50 p.m.

## **Winsor Place – Village of Spring Lake**

### Timeline:

- 5/9/2024 Spring Lake Village DDA meeting – approve pass through agreement to capture on increment for duration of the Brownfield Plan
- 5/13/2024 SL Work Session planned
- 5/16/2024 OCBRA meeting – consider motion recommending the Plan to BoC, contingent on SL approval
- 5/20/2024 SL Village Council meeting – pass resolution of support for Plan
- 6/4/2024 Ottawa County Finance & Administration meeting – recommend Plan and forward to BoC for approval
- 6/11/2024 Ottawa County Board of Commissioners meeting – set public hearing
- 6/12/2024 Staff – Notice public hearing; notice taxing jurisdictions
- 6/25/2024 Ottawa County Board of Commissioners meeting – hold public hearing
- 7/9/2024 Ottawa County Board of Commissioners meeting – pass resolution approving the Plan
- 7/18/2024 OCBRA meeting – approve Development and Reimbursement Agreement for the project

COUNTY OF OTTAWA  
STATE OF MICHIGAN

RESOLUTION

At a regular meeting of the Ottawa County Board of Commissioners, held at the Fillmore Complex in the Township of Olive, Michigan on July 9, 2024 at 9:00 a.m. local time.

PRESENT: Commissioners \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

ABSENT: Commissioners \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

It was moved by Commissioner \_\_\_\_\_ and supported by Commissioner \_\_\_\_\_ that the following Resolution be adopted:

WHEREAS, the Ottawa County Board of Commissioners established the Ottawa County Brownfield Redevelopment Authority on June 10, 2008, pursuant to the Brownfield Redevelopment Financing Act, Act 381 of the Public Acts of 1996 ("Act 381") in order to redevelop one specific site; and

WHEREAS, on June 23, 2009 the Ottawa County Brownfield Redevelopment Authority was amended in order to provide for the administration of projects at any location in the County where the local unit of government does not have a brownfield authority and supports the project; and

WHEREAS, pursuant to Act 381, a proposed amendment to the Ottawa County Brownfield Plan, included as Exhibit A (the "Amendment") outlining a mixed-use redevelopment project (the "Project") by 106 S. Buchanan, LLC (the "Developer") at 106 South Buchanan Street in Spring Lake, Michigan (the "Property"); and

WHEREAS, the Property is considered a "facility" as defined under Section 20101(s) of

1994 Public Act 451, as amended, due to the presence of barium, total chromium, lead, and zinc detected in the soil, and PFOA and PFOS detected in groundwater at concentrations that exceed EGLE’s generic residential clean-up criteria.; and

WHEREAS, the Property is also considered "Housing Property” under Act 381; and

WHEREAS, due to the Property being considered a “facility” and “Housing Property” under Act 381, the Property is therefore considered “Eligible Property” under Act 381; and

WHEREAS, the Amendment includes the use of Tax Increment Financing (“TIF”) to capture taxes for a term not to exceed twenty (20) years from the State of Michigan, Ottawa County, Ottawa Area Intermediate School District, Spring Lake Township, and the Village of Spring Lake as detailed in Table 1 of the Amendment; and

WHEREAS, the total amount of TIF captured and reimbursed for the Project will not exceed \$1,910,071 over the term of the Amendment and will be distributed as follows, as authorized and/or required by Act 381: \$1,274,620 to reimburse Developer for eligible activities, \$136,366 to be deposited into the State Brownfield Revolving Fund, \$63,108 to reimburse the Ottawa County Brownfield Redevelopment Authority for administrative expenses, and the remaining \$435,977 to be deposited in the Local Brownfield Revolving Fund; and

WHEREAS, the Amendment complies with all requirements set forth in Act 381; and

WHEREAS, the Amendment will provide for the redevelopment of a contaminated site, construction of market rate and income qualified housing stock, and job creation in the Village of Spring Lake and Ottawa County; and

WHEREAS, on May 16, 2024, the Ottawa County Brownfield Redevelopment Authority (the “OCBRA”) recommended that the County approve the Amendment, including specified area median income requirements; and

WHEREAS, on May 20, 2024, the Village of Spring Lake Village Council (the “Village”) adopted a resolution in support of the Amendment, as approved by the OCBRA.

NOW, THEREFORE, BE IT RESOLVED that the Ottawa County Board of Commissioners approves the Amendment to the Ottawa County Brownfield Plan recommended by the OCBRA and Village for the following reasons:

1. The Amendment constitutes a public purpose
2. The Amendment meets all requirements of Section 13 and 13b of Act 381
3. The proposed method of financing the costs of the eligible activities as identified in the Amendment is feasible and the Authority has the ability to arrange the financing
4. The costs of the eligible activities proposed in the Amendment are reasonable and necessary to carry out the purpose of Act 381
5. The amount of captured taxable value included in the Amendment is reasonable; and

BE IT FURTHER RESOLVED that Ottawa County approves the use of Tax Increment Financing for the Project and Property, consistent with the provisions of the Amendment and Act 381; and

BE IT FURTHER RESOLVED that all resolutions or parts of resolutions in conflict with any of the provisions of this resolution are hereby repealed.

YEAS: Commissioners \_\_\_\_\_

\_\_\_\_\_

NAYS: Commissioners \_\_\_\_\_

RESOLUTION DECLARED ADOPTED.

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Chairperson, Ottawa County  
Board of Commissioners

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Ottawa County Clerk/Register

**BROWNFIELD PLAN FOR THE  
106 S. BUCHANAN, SL LLC, PROJECT AT  
106 S BUCHANAN ST., SPRING LAKE, MICHIGAN**

Prepared for:

Ottawa County Brownfield Redevelopment Authority  
12220 Fillmore Street, Room 260  
West Olive, Michigan 49460

Prepared with the assistance of:

Warner Norcross + Judd LLP  
150 Ottawa Ave NW, Suite 1500  
Grand Rapids, MI 49503-2487

April 29, 2024

Recommended for approval by the Ottawa County Brownfield Redevelopment Authority on \_\_\_\_\_, 2024

Resolution of Concurrence/Support by the Spring Lake Village Council on \_\_\_\_\_, 2024

Resolution of Support by the Ottawa County Commission on \_\_\_\_\_, 2024

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### EXHIBITS

Figure 1	Map of the Property
Table 1	TIF Table
Attachment A	Legal Descriptions of the Eligible Property in the Plan
Attachment B	Confirmation of Facility Status

## 1. Summary of Project

Pursuant to this Redevelopment Project Brownfield Plan (the “**Plan**”), 106 S. Buchanan, SL LLC (the “**Developer**”) is proposing to redevelop the 0.96-acre property at the corner of S. Buchanan and E. Exchange Streets (the “**Property**”) into a new three-story 35,685 square feet mixed-use building with first floor commercial retail space fronting S. Buchanan Street, residential townhomes facing E. Exchange Street that includes a total of forty-one (41) residential units (the “**Project**”).

The Project’s first floor will include integrated covered parking (12 spaces), a lower lobby and property manager’s office, mechanical room, approximately 2,684 square feet of commercial retail space, one (1) one-bedroom residential unit, the lower-level entrances for five (5) two-bedroom two-story residential townhome units, as well as bike storage totaling 8,349 square feet.

The second floor of the Project will consist of the second floors of the five (5) two-bedroom townhomes, five (5) studio apartments, and ten (10) one-bedroom apartments totaling 13,657 square feet.

The third floor of the Project will consist of five (5) studio apartments, fourteen (14) one-bedroom apartments, and one (1) one-bedroom apartment totaling 13,657 square feet.

Developer is seeking to utilize the new Housing TIF program and intends to designate approximately twenty-five percent (25%) of the units (10 units) for tenants earning 75-95% area median income for a period of fifteen (15) years. The Project will facilitate the development of housing projected to be rented to households earning between 75% and 95% of the area median income, of which there is a demand for 545 units by 2027 as identified by the Ottawa County Housing Needs Assessment, linked below:

[https://www.housingnext.org/files/ugd/8dbec7\\_ac4d908414d247cfbb970393682c7c5e.pdf](https://www.housingnext.org/files/ugd/8dbec7_ac4d908414d247cfbb970393682c7c5e.pdf)

The Project is expected to commence in July/August 2024 and be completed in the following 12-15 months. Total capital investment is estimated at approximately \$10.25 million.

## 2. Basis of Eligibility

The Property, which is listed and legally described in Attachment A, is considered a "facility" as defined under Section 20101(s) of 1994 Public Act 451, as amended, due to the presence of barium, total chromium, lead, and zinc were detected in the soil; and PFOA and PFOS were detected in groundwater at concentrations that exceed EGLE’s generic residential clean-up criteria. The Property is also considered “Housing Property” under the Act. Therefore, the Property is considered "Eligible Property" under Act 381 of 1996, as amended. Attachment B includes a summary of the identified environmental conditions.

See Figure 1 for a map of the Property.

## 3. Required Elements of Brownfield Plan

- A. **A description of costs intended to be paid for with tax increment revenues. (MCLA 125.2663(2)(a))**

Developer will seek tax increment financing (“TIF”) from available local taxes and state school taxes, as applicable, for eligible activities conducted on the Property, including department specific activities, housing development activities, a 15% contingency, and brownfield plan preparation, development, and implementation. The table below presents estimated costs of the eligible activities for the Project that qualify for TIF reimbursement.

<b>ELIGIBLE ACTIVITIES</b>	
<b>TASK</b>	<b>COST ESTIMATE</b>
1. Department Specific Activities	\$20,000
2. Housing Development Activities – Financing Gap Support	\$1,018,800
<b>Eligible Activity Subtotal</b>	<b>\$1,038,800</b>
3. Contingency (15%)	\$155,820
4. Brownfield Plan/Work Plan Preparation, and Development	\$30,000
5. Brownfield Plan /Work Plan Implementation	\$50,000
<b>TOTAL</b>	<b>\$1,274,620</b>

**B. A brief summary of the eligible activities that are proposed for each eligible property. (MCLA 125.2663(2)(b))**

“**Eligible Activities**” are defined in Act 381 of 1996, as amended (the “Act”) as meaning one or more of the following: (i) department specific activities; (ii) relocation of public buildings or operations for economic development purposes; (iii) reasonable cost of environmental insurance; (iv) reasonable cost of developing, preparing and implementing brownfield plans, combined brownfield plans, and work plans; (v) demolition of structures that is not a response activity under Part 201 of NREPA; and (vi) lead, asbestos, or mold abatement. In addition, in non-qualified local governmental units such as the Village of Spring Lake and a project includes housing property located in a community that has identified a specific housing need and has absorption data or job growth data included in the brownfield plan, the Act includes the following additional activities under the definition of “eligible activities”: (A) housing development activities; (B) infrastructure improvements that are necessary for housing property and support housing development activities; and (C) site preparation that is not a response activity and that supports housing development activities. The cost of eligible activities is estimated in the table above and includes the following:

- i. Department Specific Activities. Costs associated with due diligence for acquisition of the Property, including Phase I, Baseline Environmental Assessment, and due care plan preparation costs.
- ii. Housing Development Activities. Housing development activities include potential rent loss subsidy and financing gap support associated with construction of housing property.

- iii. Contingencies. A 15% contingency is included to cover unexpected cost overruns on the Project encountered during construction.
- iv. Brownfield Plan/Work Plan Preparation, and Development. Costs incurred to prepare and develop this Plan, as required under the Act.
- v. Brownfield Plan/Work Plan Implementation. Costs incurred to administer and implement this Plan, as required under the Act.

**C. An estimate of the captured taxable value and tax increment revenues for each year of the Plan from each parcel of eligible property and in the aggregate. (MCLA 125.2663(2)(c))**

An estimate of real property tax capture for tax increment financing is attached as Table 1.

**D. The method by which the costs of the Plan will be financed, including a description of any advances made or anticipated to be made for the costs of the Plan from the City. (MCLA 125.2663(2)(d))**

The Developer will initially pay for the cost of the Eligible Activities included in this Plan and they will seek reimbursement through available tax increment revenue during the term of the Plan.

**E. The maximum amount of the note or bonded indebtedness to be incurred, if any. (MCLA 125.2663(2)(e))**

Bonds will not be issued for the Project.

**F. The proposed beginning date and duration of capture of tax increment revenues, which shall not exceed the lesser of (1) the period required to pay for the eligible activities from tax increment revenues plus the period of capture authorized for the local site remediation revolving fund or (2) 30 years. (MCLA 125.2663(2)(f) and MCLA 125.2663b(16))**

The duration of the Plan for the Project is estimated to be twenty (20) years. It is estimated that redevelopment of the Property will be completed over the next 12-15 months and that it will take up to fifteen (15) years to recapture the Eligible Activities through tax increment revenues, plus up to 5 years of capture for the Local Brownfield Revolving Fund (the “LBRF”), if available. The attainable housing units will be maintained for a 15yr term based on the reimbursement term of the Plan. Therefore, the first year of tax increment capture will be 2025 and the Plan will remain in place until the Developer is fully reimbursed and the Authority has completed capture for the LBRF capture, if available, subject to the maximum duration provided for in MCL 125.2663. The Authority intends to capture funds for the LBRF with tax increment revenue capture, if available.

- G. An estimate of the future tax revenues of all taxing jurisdictions in which the Property is located to be generated during the term of the Plan. (MCLA 125.2663(2)(g))**

An estimate of real property tax capture is attached as Table 1.

- H. A legal description of each parcel of eligible property to which the Plan applies, a map showing the locations and dimensions of each eligible property, a statement of the characteristics that qualify the property as eligible property and a statement of whether personal property is included as part of the eligible property. (MCLA 125.2663(2)(h))**

- i. See legal description and site map of the Properties in Figure 1.
- ii. Eligible Property Status. The Property is a “facility” and is considered a “Housing Property” under the Act.
- iii. Personal Property. New personal property added to the Property is included as part of the Eligible Property, to the extent that it is taxable.

- I. Estimates of the number of persons residing on each eligible property to which the plan applies and the number of families and individuals to be displaced. If occupied residences are designated for acquisition and clearance by the authority, the plan must include a demographic survey of the persons to be displaced, a statistical description of the housing supply in the community, including the number of private and public units in existence or under construction, the condition of those in existence, the number of owner-occupied and renter-occupied units, the annual rate of turnover of the various types of housing and the range of rents and sale prices, an estimate of the total demand for housing in the community, and the estimated capacity of private and public housing available to displaced families and individuals. (MCLA 125.2663(2)(i))**

The Property does not currently have anyone residing on it. Therefore, the Project will not result in any displacement of individuals. This Section is inapplicable as the Plan will not displace anyone.

- J. A plan for establishing priority for the relocation of persons displaced by implementation of the Plan, if applicable. (MCLA 125.2663(2)(j))**

This Section is inapplicable as the Plan will not displace anyone.

- K. Provision for the costs of relocating persons displaced by implementation of the Plan, and financial assistance and other reimbursement of expenses, if any. (MCLA 125.2663(2)(k))**

This Section is inapplicable as the Plan will not displace anyone.

- L. A strategy for compliance with the Michigan Relocation Assistance Act, if applicable. (MCLA 125.2663(2)(l))**

This Section is inapplicable as the Plan will not displace anyone.

- M. Other material that the Authority or the City Council considers pertinent. (MCLA 125.2663(2)(m))**

The Project will provide new much-needed attainable and market rate housing, as well as providing long-term increased property tax base to Spring Lake and Ottawa County. Given the available retail space and assuming similar performance in comparison to other projects the development team has completed, the Developer anticipates estimated job creation of at least six (6) commercial/retail FTEs with average wages of \$17/hr.

**FIGURE 1**

**Location of the Eligible Property**

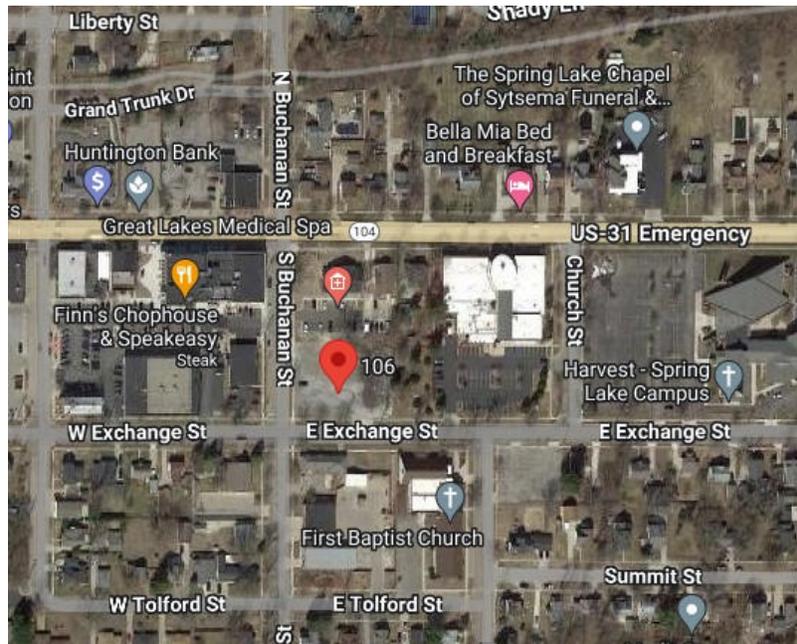
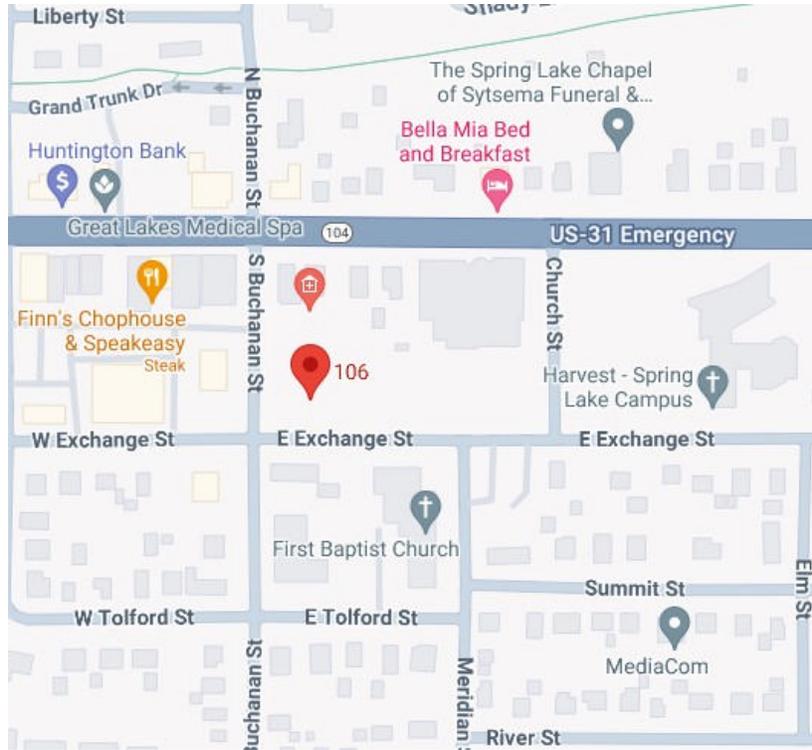
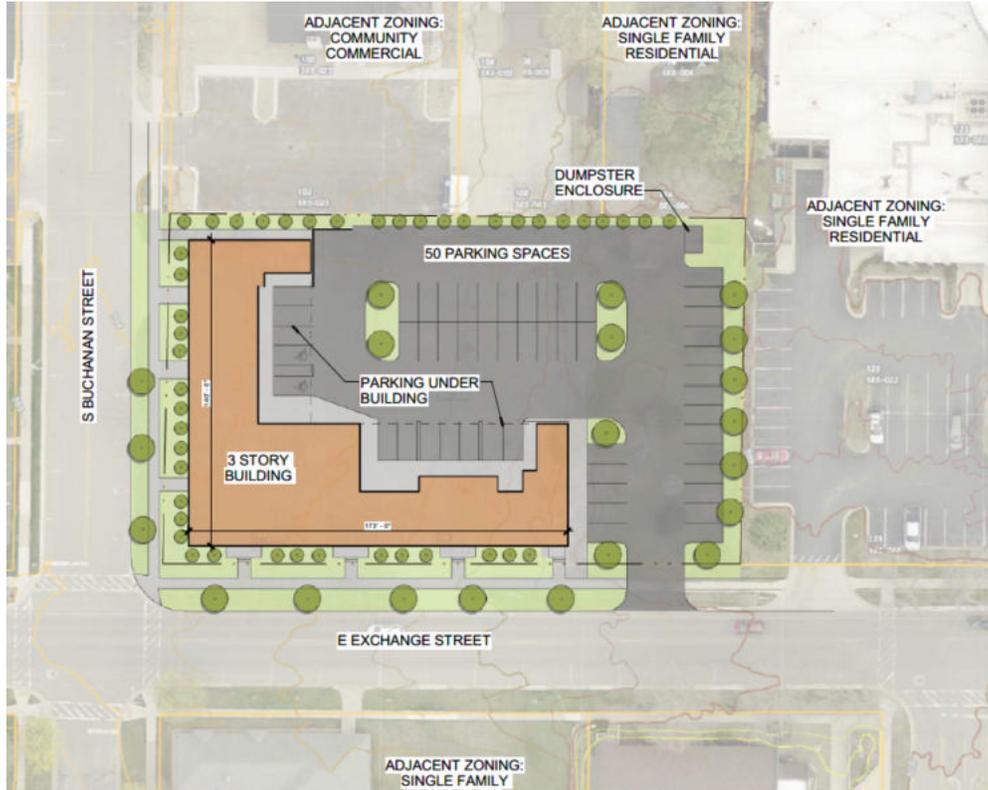


Figure 1



# Preliminary Site Plan



**TABLE 1**

**TIF Table**

Tax Increment Revenue Capture Estimates  
106 S. Buchanan Street  
Spring Lake, Michigan  
April 29, 2024

Estimated Taxable Value (TV) Increase Rate:	Commercial Rehabilitation Act Abatement												
	1	2	3	4	5	6	7	8	9	10	11	12	13
Plan Year	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Base Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Estimated New TV	\$ -	\$ 1,000,000	\$ 2,783,000	\$ 2,838,660	\$ 2,895,433	\$ 2,953,342	\$ 3,012,409	\$ 3,072,657	\$ 3,134,110	\$ 3,196,792	\$ 3,260,728	\$ 3,325,943	\$ 3,392,461
Incremental Difference (New TV - Base TV)	\$ -	\$ 1,000,000	\$ 2,783,000	\$ 2,838,660	\$ 2,895,433	\$ 2,953,342	\$ 3,012,409	\$ 3,072,657	\$ 3,134,110	\$ 3,196,792	\$ 3,260,728	\$ 3,325,943	\$ 3,392,461

School Capture	Millage Rate	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
State Education Tax	6.0000	\$ -	\$ 6,000	\$ 16,698	\$ 17,032	\$ 17,373	\$ 17,720	\$ 18,074	\$ 18,436	\$ 18,805	\$ 19,181	\$ 19,564	\$ 19,956	\$ 20,355
School Operating	17.7584	\$ -	\$ 17,758	\$ 49,422	\$ 50,410	\$ 51,418	\$ 52,447	\$ 53,496	\$ 54,565	\$ 55,657	\$ 56,770	\$ 57,905	\$ 59,063	\$ 60,245
School Total	23.7584	\$ -	\$ 23,758	\$ 66,120	\$ 67,442	\$ 68,791	\$ 70,167	\$ 71,570	\$ 73,001	\$ 74,461	\$ 75,951	\$ 77,470	\$ 79,019	\$ 80,599

Local Capture	Millage Rate	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
SLV Operating	9.7300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 32,361	\$ 33,009
Ottawa County Oper	3.9000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,971	\$ 13,231
County E-911	0.4243	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,411	\$ 1,439
Ottawa County ISD	6.2245	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,702	\$ 21,116
Ottawa County Parks	0.3199	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,064	\$ 1,085
Ottawa County Roads	0.4822	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,604	\$ 1,636
OC Mental Health	0.2892	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 962	\$ 981
SL Twp Operating	0.7500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,494	\$ 2,544
SL Twp Ag CNC	0.2386	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 794	\$ 809
SL Twp Museum	0.2350	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 781	\$ 797
SL Twp Bike Path	0.4550	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,513	\$ 1,544
Harb Transit Bus	0.6000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,996	\$ 2,035
SL Dist Lib-Oper	1.4300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,756	\$ 4,851
Fire District	1.1500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,825	\$ 3,901
Local Total	26.2287	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 87,235	\$ 88,980

Non-Capturable Millages	Millage Rate	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
SLV Debt Retirement	0.6300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,095	\$ 2,137
School Debt	7.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,282	\$ 23,747
Total Non-Capturable Taxes	7.6300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,377	\$ 25,884

Total Tax Increment Revenue (TIR) Available for Capture \$ - \$ 23,758 \$ 66,120 \$ 67,442 \$ 68,791 \$ 70,167 \$ 71,570 \$ 73,001 \$ 74,461 \$ 75,951 \$ 77,470 \$ 166,254 \$ 169,579

Footnotes:  
Projected TV and 2% inflation thereafter  
Assumes millage rates remain the same  
Assumes 10yr Commercial Rehab Act abatement  
Land TIF is captured but is nominal and above reflects improvements increase

Tax Increment Revenue Capture Estimates  
106 S. Buchanan Street  
Spring Lake, Michigan  
April 29, 2024

Estimated Taxable Value (TV) Increase Rate:

Plan Year	14	15	16	17	18	19	20	TOTAL
Calendar Year	2037	2038	2039	2040	2041	2042	2043	
Base Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Estimated New TV	\$ 3,460,311	\$ 3,529,517	\$ 3,600,107	\$ 3,672,109	\$ 3,745,552	\$ 3,820,463	\$ 3,896,872	\$ 3,896,872
Incremental Difference (New TV - Base TV)	\$ 3,460,311	\$ 3,529,517	\$ 3,600,107	\$ 3,672,109	\$ 3,745,552	\$ 3,820,463	\$ 3,896,872	\$ 3,896,872

School Capture	Millage Rate									
State Education Tax	6.0000	\$ 20,762	\$ 21,177	\$ 21,601	\$ 22,033	\$ 22,473	\$ 22,923	\$ 23,381	\$ 363,543	
School Operating	17.7584	\$ 61,450	\$ 62,679	\$ 63,932	\$ 65,211	\$ 66,515	\$ 67,845	\$ 69,202	\$ 1,075,990	
School Total	23.7584	\$ 82,211	\$ 83,856	\$ 85,533	\$ 87,243	\$ 88,988	\$ 90,768	\$ 92,583	\$ 1,439,533	

Local Capture	Millage Rate									
SLV Operating	9.7300	\$ 33,669	\$ 34,342	\$ 35,029	\$ 35,730	\$ 36,444	\$ 37,173	\$ 37,917	\$ 315,674	
Ottawa County Oper	3.9000	\$ 13,495	\$ 13,765	\$ 14,040	\$ 14,321	\$ 14,608	\$ 14,900	\$ 15,198	\$ 126,529	
County E-911	0.4243	\$ 1,468	\$ 1,498	\$ 1,528	\$ 1,558	\$ 1,589	\$ 1,621	\$ 1,653	\$ 13,766	
Ottawa County ISD	6.2245	\$ 21,539	\$ 21,969	\$ 22,409	\$ 22,857	\$ 23,314	\$ 23,780	\$ 24,256	\$ 201,944	
Ottawa County Parks	0.3199	\$ 1,107	\$ 1,129	\$ 1,152	\$ 1,175	\$ 1,198	\$ 1,222	\$ 1,247	\$ 10,379	
Ottawa County Roads	0.4822	\$ 1,669	\$ 1,702	\$ 1,736	\$ 1,771	\$ 1,806	\$ 1,842	\$ 1,879	\$ 15,644	
OC Mental Health	0.2892	\$ 1,001	\$ 1,021	\$ 1,041	\$ 1,062	\$ 1,083	\$ 1,105	\$ 1,127	\$ 9,383	
SL Twp Operating	0.7500	\$ 2,595	\$ 2,647	\$ 2,700	\$ 2,754	\$ 2,809	\$ 2,865	\$ 2,923	\$ 24,333	
SL Twp Ag CNC	0.2386	\$ 826	\$ 842	\$ 859	\$ 876	\$ 894	\$ 912	\$ 930	\$ 7,741	
SL Twp Museum	0.2350	\$ 813	\$ 829	\$ 846	\$ 863	\$ 880	\$ 898	\$ 916	\$ 7,623	
SL Twp Bike Path	0.4550	\$ 1,574	\$ 1,606	\$ 1,638	\$ 1,671	\$ 1,704	\$ 1,738	\$ 1,773	\$ 14,762	
Harb Transit Bus	0.6000	\$ 2,076	\$ 2,118	\$ 2,160	\$ 2,203	\$ 2,247	\$ 2,292	\$ 2,338	\$ 19,466	
SL Dist Lib-Oper	1.4300	\$ 4,948	\$ 5,047	\$ 5,148	\$ 5,251	\$ 5,356	\$ 5,463	\$ 5,573	\$ 46,394	
Fire District	1.1500	\$ 3,979	\$ 4,059	\$ 4,140	\$ 4,223	\$ 4,307	\$ 4,394	\$ 4,481	\$ 37,310	
Local Total	26.2287	\$ 90,759	\$ 92,575	\$ 94,426	\$ 96,315	\$ 98,241	\$ 100,206	\$ 102,210	\$ 850,946	

Non-Capturable Millages	Millage Rate									
SLV Debt Retirement	0.6300	\$ 2,180	\$ 2,224	\$ 2,268	\$ 2,313	\$ 2,360	\$ 2,407	\$ 2,455	\$ 20,439	
School Debt	7.0000	\$ 24,222	\$ 24,707	\$ 25,201	\$ 25,705	\$ 26,219	\$ 26,743	\$ 27,278	\$ 227,103	
Total Non-Capturable Taxes	7.6300	\$ 26,402	\$ 26,930	\$ 27,469	\$ 28,018	\$ 28,579	\$ 29,150	\$ 29,733	\$ 247,543	

Total Tax Increment Revenue (TIR) Available for Capture \$ 172,971 \$ 176,430 \$ 179,959 \$ 183,558 \$ 187,229 \$ 190,974 \$ 194,793 \$ 2,290,478

**Footnotes:**

Projected TV and 2% inflation thereafter  
Assumes millage rates remain the same  
Assumes 10yr Commercial Rehab Act abatement  
Land TIF is captured but is nominal and above reflects improvements increase

Tax Increment Financing Reimbursement Table  
 106 S. Buchanan Street  
 Spring Lake, Michigan  
 April 29, 2024

Developer Maximum Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	71.1%	\$ 906,404		\$ 906,404
Local	28.9%	\$ 368,216	\$ -	\$ 368,216
<b>TOTAL</b>				<b>\$ 1,274,620</b>
EGLE		\$ 23,000	\$ -	\$ 23,000
MSHDA		\$ 1,251,620	\$ -	\$ 1,251,620

Estimated Total Years of Plan:	20
--------------------------------	----

Estimated Capt	\$ 1,930,895
Administrative	\$ 63,108
SBRF	\$ 136,366
LBRF	\$ 435,977

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
<b>Total State Incremental Revenue</b>	\$ -	\$ 23,758	\$ 66,120	\$ 67,442	\$ 68,791	\$ 70,167	\$ 71,570	\$ 73,001	\$ 74,461	\$ 75,951	\$ 77,470	\$ 79,019	\$ 80,599
State Brownfield Revolving Fund (50% of SET)	\$ -	\$ (3,000)	\$ (8,349)	\$ (8,516)	\$ (8,686)	\$ (8,860)	\$ (9,037)	\$ (9,218)	\$ (9,402)	\$ (9,590)	\$ (9,782)	\$ (9,978)	\$ (10,177)
State TIR Available for Reimbursement	\$ -	\$ 20,758	\$ 57,771	\$ 58,926	\$ 60,105	\$ 61,307	\$ 62,533	\$ 63,783	\$ 65,059	\$ 66,360	\$ 67,687	\$ 69,041	\$ 70,422
<b>Total Local Incremental Revenue</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 87,235	\$ 88,980
BRA Administrative Fee - 5%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (8,313)	\$ (8,479)
Local TIR Available for Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 78,922	\$ 80,501
												\$ 0	\$ 11,665
<b>Total State &amp; Local TIR Available</b>	\$ -	\$ 20,758	\$ 57,771	\$ 58,926	\$ 60,105	\$ 61,307	\$ 62,533	\$ 63,783	\$ 65,059	\$ 66,360	\$ 67,687	\$ 147,964	\$ 150,923

DEVELOPER	Beginning Balance	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
DEVELOPER Reimbursement Balance	\$ 1,274,620	\$ 1,274,620	\$ 1,253,862	\$ 1,196,091	\$ 1,137,165	\$ 1,077,060	\$ 1,015,754	\$ 953,221	\$ 889,437	\$ 824,378	\$ 758,018	\$ 690,331	\$ 624,367	\$ 558,444

MSHDA Housing Activities Costs	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
MSHDA Housing Activities Costs	\$ 1,251,620	\$ 1,251,620	\$ 1,231,236	\$ 1,174,508	\$ 1,116,645	\$ 1,057,625	\$ 997,425	\$ 936,020	\$ 873,388	\$ 809,503	\$ 744,340	\$ 677,874	\$ 612,580
State Tax Reimbursement	\$ -	\$ 20,384	\$ 56,728	\$ 57,863	\$ 59,020	\$ 60,200	\$ 61,404	\$ 62,632	\$ 63,885	\$ 65,163	\$ 66,466	\$ 67,795	\$ 69,151
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 77,498	\$ 79,048
Total MSHDA Reimbursement Balance	\$ 1,251,620	\$ 1,231,236	\$ 1,174,508	\$ 1,116,645	\$ 1,057,625	\$ 997,425	\$ 936,020	\$ 873,388	\$ 809,503	\$ 744,340	\$ 677,874	\$ 612,580	\$ 552,381

EGLE Environmental Costs	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
EGLE Environmental Costs	\$ 23,000	\$ 23,000	\$ 22,625	\$ 21,583	\$ 20,520	\$ 19,435	\$ 18,329	\$ 17,200	\$ 16,050	\$ 14,876	\$ 13,678	\$ 12,457	\$ 11,217
State Tax Reimbursement	\$ -	\$ 375	\$ 1,042	\$ 1,063	\$ 1,085	\$ 1,106	\$ 1,128	\$ 1,151	\$ 1,174	\$ 1,197	\$ 1,221	\$ 1,246	\$ 1,271
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,424	\$ 1,453
Total EGLE Reimbursement Balance	\$ 23,000	\$ 22,625	\$ 21,583	\$ 20,520	\$ 19,435	\$ 18,329	\$ 17,200	\$ 16,050	\$ 14,876	\$ 13,678	\$ 12,457	\$ 9,787	\$ 7,063

Local Only Costs	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Local Only Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Local Only Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Annual Developer Reimbursement</b>	\$ -	\$ 20,758	\$ 57,771	\$ 58,926	\$ 60,105	\$ 61,307	\$ 62,533	\$ 63,783	\$ 65,059	\$ 66,360	\$ 67,687	\$ 147,964	\$ 150,923

**LOCAL BROWNFIELD REVOLVING FUN**

LBRF Deposits *	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
LBRF Deposits *	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total LBRF Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

\* Up to five years of capture for LBRF Deposits after eligible activities are reimbursed. May be taken from EGLE & Local TIR only.

**Footnotes:**

- (1) Assumes taxable value increases based on proposed build out, plus 2% annual increases for inflation thereafter.
- (2) Assumes Millage Rates remain constant.
- (3) 10yr Commercial Rehab Act Abatement

Tax Increment Financing Reimbursement Table  
106 S. Buchanan Street  
Spring Lake, Michigan  
April 29, 2024

	2037	2038	2039	2040	2041	2042	2043	TOTAL
Total State Incremental Revenue	\$ 82,211	\$ 83,856	\$ 85,533	\$ -	\$ -	\$ -	\$ -	\$ 1,079,949
State Brownfield Revolving Fund (50% of SET)	\$ (10,381)	\$ (10,589)	\$ (10,800)	\$ -	\$ -	\$ -	\$ -	\$ (136,366)
State TIR Available for Reimbursement	\$ 71,831	\$ 73,267	\$ 74,732	\$ -	\$ -	\$ -	\$ -	\$ 943,583
Total Local Incremental Revenue	\$ 90,759	\$ 92,575	\$ 94,426	\$ 96,315	\$ 98,241	\$ 100,206	\$ 102,210	\$ 850,946
BRA Administrative Fee - 5%	\$ (8,649)	\$ (8,822)	\$ (8,998)	\$ (4,816)	\$ (4,912)	\$ (5,010)	\$ (5,110)	\$ (63,108)
Local TIR Available for Reimbursement	\$ 82,111	\$ 83,753	\$ 85,428	\$ 91,499	\$ 93,329	\$ 95,195	\$ 97,099	\$ 787,837
<b>Total State &amp; Local TIR Available</b>	<b>\$ 153,941</b>	<b>\$ 157,020</b>	<b>\$ 160,161</b>	<b>\$ 91,499</b>	<b>\$ 93,329</b>	<b>\$ 95,195</b>	<b>\$ 97,099</b>	<b>\$ 1,731,420</b>
<b>DEVELOPER</b>								
<i>DEVELOPER Reimbursement Balance</i>	\$ 237,503	\$ 80,483	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<hr/>								
<b>MSHDA Housing Activities Costs</b>								
MSHDA Housing Activities Costs	\$ 384,381	\$ 233,217	\$ 79,030	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Reimbursement	\$ 70,534	\$ 71,945	\$ 36,876	\$ -	\$ -	\$ -	\$ -	\$ 890,049
Local Tax Reimbursement	\$ 80,629	\$ 82,242	\$ 42,154	\$ -	\$ -	\$ -	\$ -	\$ 361,571
Total MSHDA Reimbursement Balance	\$ 233,217	\$ 79,030	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>EGLE Environmental Costs</b>								
EGLE Environmental Costs	\$ 7,063	\$ 4,286	\$ 1,452	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Reimbursement	\$ 1,296	\$ 1,322	\$ 678	\$ -	\$ -	\$ -	\$ -	\$ 16,356
Local Tax Reimbursement	\$ 1,482	\$ 1,511	\$ 775	\$ -	\$ -	\$ -	\$ -	\$ 6,644
Total EGLE Reimbursement Balance	\$ 4,286	\$ 1,452	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Local Only Costs</b>								
Local Only Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Local Only Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Annual Developer Reimbursement</b>	<b>\$ 153,941</b>	<b>\$ 157,020</b>	<b>\$ 80,483</b>	<b>\$ -</b>				
<b>LOCAL BROWNFIELD REVOLVING FUN</b>								
LBRF Deposits *	\$ -	\$ -	\$ 58,855	\$ 91,499	\$ 93,329	\$ 95,195	\$ 97,099	\$ 435,977
State Tax Capture	\$ -	\$ -	\$ 16,356	\$ -	\$ -	\$ -	\$ -	\$ 16,356
Local Tax Capture	\$ -	\$ -	\$ 42,499	\$ 91,499	\$ 93,329	\$ 95,195	\$ 97,099	\$ 419,622
Total LBRF Capture	\$ -	\$ -	\$ 58,855	\$ 91,499	\$ 93,329	\$ 95,195	\$ 97,099	\$ 435,977

\* Up to five years of capture for LBRF Deposits

Footnotes:

- (1) Assumes taxable value increases based on p thereafter.
- (2) Assumes Millage Rates remain constant.
- (3) 10yr Commercial Rehab Act Abatement

**Attachment A**

**Legal Description of the Eligible Property**

**Property Address:** 106 S. Buchanan St, Spring Lake, MI 49456

**Parcel ID #:** 70-03-15-383-020

**Legal Description:** LOTS 3, 4, 5 & 8 BRYANT'S ADD, ALSO BLL

**Attachment B**

**Confirmation of Facility Status**

# Phase II Environmental Site Assessment

106 South Buchanan Street  
Spring Lake, Michigan

Ottawa County Brownfield Redevelopment  
Authority  
West Olive, Michigan

And

Midwest Construction

Project No. 210567

December 21, 2021

## **Phase II Environmental Site Assessment**

**106 South Buchanan Street  
Village of Spring Lake, Ottawa County, Michigan  
Parcel Number 70-03-15-383-020**

**Prepared For:  
Ottawa County Brownfield Redevelopment Authority  
West Olive, Michigan**

**And**

**Midwest Construction  
Zeeland, Michigan**

**December 21, 2021  
Project No. 210567**

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**List of Abbreviations/Acronyms**

- AMSD approximate minimum search distance
- ASTM American Standards for Testing and Materials
- BEA Baseline Environmental Assessment
- bgs below ground surface
- CESQG Conditionally Exempt Small-Quantity Generator
- DPW Department of Public Works
- DU decision unit
- ECHO Enforcement & Compliance History Information
- EGLE Michigan Department of Environment, Great Lakes, and Energy
- EM electromagnetic
- ESA Environmental Site Assessment
- facility* Any area, place, parcel or parcels of property, or portion of a parcel of property where a hazardous substance in excess of the concentrations that satisfy the cleanup criteria for unrestricted residential use has been released, deposited, disposed of, or otherwise comes to be located.
- FINDS Facility Index System/Facility Registry System

GPR	ground penetrating radar
GPS	Global Positioning System
GRCC	Generic Residential Cleanup Criteria
MEK	methyl ethyl ketone
msl	mean sea level
PA	Public Act
Part 201	Part 201 (Environmental Remediation) of the Natural Resources and Environmental Protection Act, 1994 of Public Act 451, as amended (NREPA)
PID	photoionization detector
PNA	polynuclear aromatic hydrocarbons
ppm	part(s) per million
PVC	polyvinyl criteria
RCRA	Resource Conservation and Recovery Act
REC	recognized environmental condition
RIASL	Recommended Interim Action Screening Levels
RSD	relative standard deviation
SDBL	statewide default background level
SVOC	semivolatile organic compound
TOV	total organic vapors
TSRIASL	Time Sensitive Recommended Interim Action Screening Levels
µg/Kg	microgram per kilogram
µg/L	microgram per liter
UST	underground storage tank
VOC	volatile organic compound
WDS	Waste Data System

## 1.0 Introduction

Fishbeck conducted a Phase II ESA on the property located at 106 South Buchanan Street, Village of Spring Lake, Ottawa County, Michigan (the Site). A Location Map and a Site Map are provided as Figures 1 and 2, respectively.

Fishbeck conducted a Phase I ESA (dated May 25, 2021) on the Site. The Site consists of a gravel parking lot with a total area of approximately 0.97 acre. The Site is located within a primarily commercial area.

The Site was originally developed with a fire station on the west side of the Site and a public school on the east side of the Site prior to 1883. The fire station was demolished by 1899. The school remained present until sometime between 1958 and 1962, when it became vacant. A building occupied by Spring Lake Fire Department and Spring Lake Township offices was constructed in 1964, which was demolished in 2016 and has been used as a gravel parking lot since.

During the course of this investigation, Fishbeck encountered evidence of the following RECs in connection with the Site:

- Class B firefighting foam (that likely contained PFAs) was stored and used on the Site historically associated with the former fire station. The use of storage or PFAs containing foam which may have been released to the subsurface represents evidence of a REC.
- Coal was identified as a heating source of the former school building in the 1800's. The potential for residual coal and/or coal fly ash to exist within the southern portion of the Site represents evidence of a REC.

Fishbeck submitted a Sampling and Analysis Plan (SAP) to the USEPA for review and approval. The SAP documented proposed sampling locations, and laboratory analyses to address the RECs identified in the Phase I ESA and included a Health and Safety Plan (HASP). The SAP was approved by USEPA on August 4, 2021. The Phase II ESA is discussed in the sections below.

## 2.0 Investigation Methods

### 2.1 Soil and Groundwater Sampling

On August 26, 2021, Fishbeck oversaw the completion of ten (10) soil borings (MC-SB-GP-1 through MC-SB-GP-10), and installation of two (2) temporary monitoring wells (MC-GW-TMW-1 and MC-GW-TMW-2). The soil boring and temporary monitoring well locations are shown on Figure 3.

Fishbeck subcontracted Rosendall Well Drilling of Grand Rapids, Michigan, to provide drilling services at the Site. The soil borings were installed using a direct-push rig (Geoprobe® 7822DT) and macro-cores equipped with single-use acetate liners. A continuous core of soil was collected at each soil boring location, and the soils were described by a Fishbeck geologist. The soils were field screened for the presence of total organic vapors using a PID. Soil samples were collected from each soil boring (i.e., SB) from the interval corresponding to the highest PID reading in the soils or where visual evidence indicated the greatest potential for contamination. A Sampling Rationale Table is included in Table 1.

The temporary monitoring wells (i.e., TMW) were constructed using 1-inch-diameter PVC casings and 1-inch-diameter 5-foot-long PVC screens. The bottom of each screen was generally installed approximately 2 to 3 feet below the water table. Borehole logs that include well construction details are presented in Appendix 1. The temporary wells were sampled using a peristaltic pump equipped with disposable tubing, following EGLE-approved low-flow methods.

The soil and groundwater samples were collected directly into laboratory-prepared bottles, stored on ice in an insulated cooler, sealed, and transported under chain-of-custody documentation to ALS Group USA, of Holland,

Michigan, for laboratory analysis of the polynuclear aromatic hydrocarbons (PNAs), Michigan 10 Metals (arsenic, barium, cadmium, chromium, copper, lead, mercury, selenium, silver and zinc) and/or perfluoroalkyl substances (PFAS).

To meet the data quality objectives in the QAPP, duplicate samples, matrix-spike/matrix-spike-duplicate samples, equipment blank, and a trip blank were collected. These additional samples are recommended to evaluate the precision and accuracy of the reported data.

## 3.0 Investigation Results

### 3.1 Soil and Groundwater

Soils encountered consisted primarily of sand with varying amounts of silt to the maximum depth explored. Fill material which included brick, glass, and concrete was observed at SB-01 (surface to 3 feet bgs), SB-2 (0.5 to 5 feet bgs), SB-3 (0.5-2 feet bgs), SB-04 (0.5 to 3 feet bgs), SB-05 (0.5 to 5 feet bgs), and SB-06 (0.5 to 6 feet bgs). Groundwater was encountered at approximately 13.5 feet bgs across the Site. Soil boring logs are provided in Appendix 1.

The soil and groundwater analytical results were compared to applicable EGLE Part 201 GRCC and are provided in Tables 2 and 3, respectively. The analytical results exceeding Part 201 GRCC are shown on Figure 4. Copies of the laboratory reports are provided as Appendix 3.

#### 3.1.1 Soil Analytical Results

The analytical results identified the following exceedance of Part 201 GRCC in soil:

- MC-SB-GP-2 Duplicate (2-3 feet) – Zinc
- MC-SB-GP-3 (1-3 feet) – Lead and Zinc
- MC-SB-GP-5 (4-5 feet) – Barium, total chromium, lead, and zinc

The remaining samples were either not detected or were detected at concentrations below Part 201 GRCC.

#### 3.1.2 Groundwater Analytical Results

The analytical results identified the following exceedance of Part 201 GRCC in groundwater:

- MC-GW-TMW-1 – Perfluorooctanoic acid (PFOA)
- MC-GW-TMW-2 – Perfluorooctane sulfonic acid (PFOS)

The remaining samples were either not detected or were detected at concentrations below Part 201 GRCC.

## 4.0 Data Validation and Assessment

Validation of the soil and groundwater monitoring data was performed as required by the QAPP, the analytical tables were adjusted to add “j” flags where necessary. The completeness objective for the task was met and sufficient data was available to support decision-making. The data validation is provided in Appendix 3.

## 5.0 Summary and Conclusions

Fishbeck conducted a Phase II ESA in August 2021 at the property located at 106 South Buchanan Street, Spring Lake, Ottawa County, Michigan (the Site). The Phase II ESA was completed to evaluate the RECs identified in a May 2021 Phase I ESA conducted by Fishbeck. The Phase I ESA identified the following RECs in connection with the Site:

- Class B firefighting foam (that likely contained PFAs) was stored and used on the Site historically associated with the former fire station. The use of storage or PFAs containing foam which may have been released to the subsurface represents evidence of a REC.
- Coal was identified as a heating source of the former school building in the 1800's. The potential for residual coal and/or coal fly ash to exist within the southern portion of the Site represents evidence of a REC.

Phase II ESA activities conducted to investigate the RECs included the completion of ten (10) soil borings and installation of two (2) temporary monitoring wells. Barium, total chromium, lead, and zinc were detected in soil; and PFOA and PFOS were detected in groundwater at concentrations exceeding Part 201 GRCC. There were no other PNAs, metals, or PFAS detected above Part 201 GRCC. Therefore, based on the presence of barium, total chromium, lead, and zinc in soil, and PFOA and PFOS in groundwater at concentrations exceeding Part 201 GRCC, the Site is considered a *facility*, and the completion of a Baseline Environmental Assessment (BEA) for the Site is warranted.

# Figures

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# Tables

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**Table 1 - Sampling Rationale**  
 Phase II ESA - 106 Buchanan Street, Spring Lake, MI  
 November 2021

Sample ID	Sample Location/REC	Rationale	Sample Depth (ft) / Screened Interval (ft)	Soil Analytical			Groundwater Analytical
				PFAS	PNAs	MI 10 Metals	
MC-SB-GP-1	Eastern portion of the Site	Determine if contamination exists related to past use of coal for heating at the Site.	5		1	1	
MC-SB-GP-2	Eastern portion of the Site	Determine if contamination exists related to past use of coal for heating at the Site.	2-3		1	1	
MC-SB-GP-3	Eastern portion of the Site	Determine if contamination exists related to past use of coal for heating at the Site.	1-3		1	1	
MC-SB-GP-4	Eastern portion of the Site	Determine if contamination exists related to past use of coal for heating at the Site.	1-3		1	1	
MC-SB-GP-5	Eastern portion of the Site	Determine if contamination exists related to past use of coal for heating at the Site.	4-5		1	1	
MC-SB-GP-6	Eastern portion of the Site	Determine if contamination exists related to past use of coal for heating at the Site.	4-5		1	1	
MC-SB-GP-7	Western portion of the Site	Determine if soil contamination exists at the Site related to past fire fighting activities.	5	1			
MC-SB-GP-8	Western portion of the Site	Determine if soil contamination exists at the Site related to past fire fighting activities.	5	1			
MC-GW-SB-9/TMW-1	Western portion of the Site	Determine if groundwater contamination exists at the Site related to past fire fighting activities.	12-17				1
MC-GW-SB-10/TMW-2	Western portion of the Site	Determine if groundwater contamination exists at the Site related to past fire fighting activities.	12-17				1

Notes:

- PNAs - polynuclear aromatic hydrocarbons (Method 8270)
- MI 10 Metals- arsenic, barium, cadmium, chromium, copper, lead, mercury, selenium, silver and zinc
- PFAS - perfluoroalkyl substances



**Table 3 - Groundwater Data Summary - Validated**  
 Phase I Environmental Site Assessment  
 Ottawa County BPA, 106 S. Buchanan St., Spring Lake, Ottawa County, MI  
 August 2021

Aluminum (Aluminum)	Field Duplicate	Collection Date	MC-GW-TMW-1	MC-GW-TMW-2	MC-GW-TMW-2	MC-GW-TMW-2	QCCEB	QCSEEB	Residential DMC #1	CSI Chemid #1	Residential VMC #1	Water Solubility #1	Flammability and Explosivity #1	Residential GW- Shallow VAP #1 #2	Residential GW- Hot In Contact VAP #1 #2
2-Methylimidazole	2-Methylimidazole	21082408-01	21082408-01	21082408-02	21082408-03	21082408-04	21082408-04	21082408-05	Residential DMC #1	CSI Chemid #1	Residential VMC #1	Water Solubility #1	Flammability and Explosivity #1	Residential GW- Shallow VAP #1 #2	Residential GW- Hot In Contact VAP #1 #2
91-57-6	91-57-6	--	--	--	--	--	5.0 U	260	19	25,000 (S)	24,600	ID	ID	66	2,000
83-32-9	83-32-9	--	--	--	--	--	1.0 U	1,300	38	4,200 (S)	4,240	ID	ID	3,900 (S)	3,900 (S)
208-96-8	208-96-8	--	--	--	--	--	1.0 U	52	ID	3,900 (S)	3,950	ID	ID	95	65 (CC*)
120-17-7	120-17-7	--	--	--	--	--	1.0 U	43 (S)	ID	43 (S)	43.4	ID	ID	43 (S)	43 (S)
56-55-3	56-55-3	--	--	--	--	--	1.0 U	2.1	ID	NLV	5.4	ID	ID	9.4 (S,MM)	9.4 (S,MM)
50-32-8	50-32-8	--	--	--	--	--	1.0 U	5.0 (A)	ID	NLV	1.62	ID	ID	NA	NA
205-99-2	205-99-2	--	--	--	--	--	1.0 U	1.5 (S,AA)	ID	ID	1.5	ID	ID	NA	NA
191-24-2	191-24-2	--	--	--	--	--	1.0 U	1.0 (M); 0.26 (S)	ID	NLV	0.26	ID	ID	NA	NA
207-08-9	207-08-9	--	--	--	--	--	1.0 U	1.0 (M); 0.80 (S)	NA	NLV	0.80	ID	ID	NA	NA
218-01-9	218-01-9	--	--	--	--	--	1.0 U	1.6 (S)	ID	ID	1.5	ID	ID	NA	NA
53-70-3	53-70-3	--	--	--	--	--	2.0 U	2.0 (M); 0.21	ID	NLV	2.49	ID	ID	NA	NA
206-44-0	206-44-0	--	--	--	--	--	1.0 U	210 (S)	1.6	210 (S)	206	ID	ID	NA	NA
86-73-7	86-73-7	--	--	--	--	--	1.0 U	680	1.2	1,980	1,980	ID	ID	1,700 (S)	1,700 (S)
199-39-5	199-39-5	--	--	--	--	--	2.0 U	2.0 (M); 0.022 (S)	ID	NLV	0.022	ID	ID	NA	NA
91-20-3	91-20-3	--	--	--	--	--	1.0 U	5.0	1.1	31,000 (S)	31,000	NA	NA	4.2 (M*)	130
85-01-8	85-01-8	--	--	--	--	--	1.0 U	52	2.0 (M); 1.7	1,000 (S)	1,000	ID	ID	9.5	290
129-00-0	129-00-0	--	--	--	--	--	1.0 U	140 (S)	ID	140 (S)	135	ID	ID	140 (S)	140 (S)
<b>Metals Total</b>	<b>Metals Total</b>														
7440-38-2	7440-38-2	--	--	--	--	--	5.0 U	10 (A)	ID	NLV	NA	ID	ID	NA	NA
7440-39-3	7440-39-3	--	--	--	--	--	5.0 U	2,000 (A)	6.4 (G)	NLV	NA	ID	ID	NA	NA
7440-43-9	7440-43-9	--	--	--	--	--	1.0 U	5.0 (A)	3.0 (S,X)	NLV	NA	ID	ID	NA	NA
7440-47-3	7440-47-3	--	--	--	--	--	5.0 U	1,000 (A)	13 (G)	NLV	NA	ID	ID	NA	NA
7440-50-8	7440-50-8	--	--	--	--	--	4.0 U	1,000 (A)	34 (G)	NLV	NA	ID	ID	NA	NA
7439-92-1	7439-92-1	--	--	--	--	--	3.0 U	4.0 (T)	34 (G,X)	NLV	NA	ID	ID	NA	NA
7439-97-6	7439-97-6	--	--	--	--	--	0.20 U	2.0 (A)	5.0	56 (S)	56	ID	ID	0.088	2.5
7482-49-2	7482-49-2	--	--	--	--	--	5.0 U	50 (A)	5.0	NLV	NA	ID	ID	NA	NA
7440-22-4	7440-22-4	--	--	--	--	--	0.84 U	34	0.20 (M); 0.060	NLV	NA	ID	ID	NA	NA
7440-65-5	7440-65-5	--	--	--	--	--	1.0 U	2,400	157 (G)	NLV	NA	ID	ID	NA	NA
<b>Polycyclic Aromatic Hydrocarbons (PAHs)</b>	<b>Polycyclic Aromatic Hydrocarbons (PAHs)</b>														
91905-16-4	91905-16-4	0.0048 U	0.0049 U	0.0049 U	0.0048 U	0.0047 U	0.0047 U	0.0048 U	--	--	--	--	--	--	--
751741-72-1	751741-72-1	0.0048 U	0.0049 U	0.0049 U	0.0048 U	0.0047 U	0.0047 U	0.0048 U	--	--	--	--	--	--	--
62-109-97-2	62-109-97-2	0.0048 U	0.0049 U	0.0049 U	0.0048 U	0.0047 U	0.0047 U	0.0048 U	--	--	--	--	--	--	--
82-109-34-4	82-109-34-4	0.0048 U	0.0049 U	0.0049 U	0.0048 U	0.0047 U	0.0047 U	0.0048 U	--	--	--	--	--	--	--
9-Chloroacetic acid	9-Chloroacetic acid	0.0048 U	0.0049 U	0.0049 U	0.0048 U	0.0047 U	0.0047 U	0.0048 U	--	--	--	--	--	--	--
9-Chloroacetic acid	9-Chloroacetic acid	0.0048 U	0.0049 U	0.0049 U	0.0048 U	0.0047 U	0.0047 U	0.0048 U	--	--	--	--	--	--	--
11-Chloroacetic acid	11-Chloroacetic acid	0.0048 U	0.0049 U	0.0049 U	0.0048 U	0.0047 U	0.0047 U	0.0048 U	--	--	--	--	--	--	--
Hexachlorocyclopentadiene	Hexachlorocyclopentadiene	0.0048 U	0.0049 U	0.0049 U	0.0048 U	0.0047 U	0.0047 U	0.0048 U	--	--	--	--	--	--	--
Hexachlorocyclopentadiene	Hexachlorocyclopentadiene	0.0048 U	0.0049 U	0.0049 U	0.0048 U	0.0047 U	0.0047 U	0.0048 U	--	--	--	--	--	--	--
Hexachlorocyclopentadiene	Hexachlorocyclopentadiene	0.0048 U	0.0049 U	0.0049 U	0.0048 U	0.0047 U	0.0047 U	0.0048 U	--	--	--	--	--	--	--
Hexachlorocyclopentadiene	Hexachlorocyclopentadiene	0.0048 U	0.0049 U	0.0049 U	0.0048 U	0.0047 U	0.0047 U	0.0048 U	--	--	--	--	--	--	--
Hexachlorocyclopentadiene	Hexachlorocyclopentadiene	0.0048 U	0.0049 U	0.0049 U	0.0048 U	0.0047 U	0.0047 U	0.0048 U	--	--	--	--	--	--	--
Hexachlorocyclopentadiene	Hexachlorocyclopentadiene	0.0048 U	0.0049 U	0.0049 U	0.0048 U	0.0047 U	0.0047 U	0.0048 U	--	--	--	--	--	--	--
Hexachlorocyclopentadiene	Hexachlorocyclopentadiene	0.0048 U	0.0049 U	0.0049 U	0.0048 U	0.0047 U	0.0047 U	0.0048 U	--	--	--	--	--	--	--
Hexachlorocyclopentadiene	Hexachlorocyclopentadiene	0.0048 U	0.0049 U	0.0049 U	0.0048 U	0.0047 U	0.0047 U	0.0048 U	--	--	--	--	--	--	--
Hexachlorocyclopentadiene	Hexachlorocyclopentadiene	0.0048 U	0.0049 U	0.0049 U	0.0048 U	0.0047 U	0.0047 U	0.0048 U	--	--	--	--	--	--	--
Hexachlorocyclopentadiene	Hexachlorocyclopentadiene	0.0048 U	0.0049 U	0.0049 U	0.0048 U	0.0047 U	0.0047 U	0.0048 U	--	--	--	--	--	--	--
Hexachlorocyclopentadiene	Hexachlorocyclopentadiene	0.0048 U	0.0049 U	0.0049 U	0.0048 U	0.0047 U	0.0047 U	0.0048 U	--	--	--	--	--	--	--
Hexachlorocyclopentadiene	Hexachlorocyclopentadiene	0.0048 U	0.0049 U	0.0049 U	0.0048 U	0.0047 U	0.0047 U	0.0048 U	--	--	--	--	--	--	--
Hexachlorocyclopentadiene	Hexachlorocyclopentadiene	0.0048 U	0.0049 U	0.0049 U	0.0048 U	0.0047 U	0.0047 U	0.0048 U	--	--	--	--	--	--	--
Hexachlorocyclopentadiene	Hexachlorocyclopentadiene	0.0048 U	0.0049 U	0.0049 U	0.0048 U	0.0047 U	0.0047 U	0.0048 U	--	--	--	--	--	--	--
Hexachlorocyclopentadiene	Hexachlorocyclopentadiene	0.0048 U	0.0049 U	0.0049 U	0.0048 U	0.0047 U	0.0047 U	0.0048 U	--	--	--	--	--	--	--
Hexachlorocyclopentadiene	Hexachlorocyclopentadiene	0.0048 U	0.0049 U	0.0049 U	0.0048 U	0.0047 U	0.0047 U	0.0048 U	--	--	--	--	--	--	--
Hexachlorocyclopentadiene	Hexachlorocyclopentadiene	0.0048 U	0.0049 U	0.0049 U	0.0048 U	0.0047 U	0.0047 U	0.0048 U	--	--	--	--	--	--	--
Hexachlorocyclopentadiene	Hexachlorocyclopentadiene	0.0048 U	0.0049 U	0.0049 U	0.0048 U	0.0047 U	0.0047 U	0.0048 U	--	--	--	--	--	--	--
Hexachlorocyclopentadiene	Hexachlorocyclopentadiene	0.0048 U	0.0049 U	0.0049 U	0.0048 U	0.0047 U	0.0047 U	0.0048 U	--	--	--	--	--	--	--
Hexachlorocyclopentadiene	Hexachlorocyclopentadiene	0.0048 U	0.0049 U	0.0049 U	0.0048 U	0.0047 U	0.0047 U	0.0048 U	--	--	--	--	--	--	--
Hexachlorocyclopentadiene	Hexachlorocyclopentadiene	0.0048 U	0.0049 U	0.0049 U	0.0048 U	0.0047 U	0.0047 U	0.0048 U	--	--	--	--	--	--	--
Hexachlorocyclopentadiene	Hexachlorocyclopentadiene	0.0048 U	0.0049 U	0.0049 U	0.0048 U	0.0047 U	0.0047 U	0.0048 U	--	--	--	--	--	--	--
Hexachlorocyclopentadiene	Hexachlorocyclopentadiene	0.0048 U	0.0049 U	0.0049 U	0.0048 U	0.0047 U	0.0047 U	0.0048 U	--	--	--	--	--	--	--
Hexachlorocyclopentadiene	Hexachlorocyclopentadiene	0.0048 U	0.0049 U	0.0049 U	0.0048 U	0.0047 U	0.0047 U	0.0048 U	--	--	--	--	--	--	--
Hexachlorocyclopentadiene	Hexachlorocyclopentadiene	0.0048 U	0.0049 U	0.0049 U	0.0048 U	0.0047 U	0.0047 U	0.0048 U	--	--	--	--	--	--	--
Hexachlorocyclopentadiene	Hexachlorocyclopentadiene	0.0048 U	0.0049 U	0.0049 U	0.0048 U	0.0047 U	0.0047 U	0.0048 U	--	--	--	--	--	--	--
Hexachlorocyclopentadiene	Hexachlorocyclopentadiene	0.0048 U	0.0049 U	0.0049 U	0.0048 U	0.0047 U	0.0047 U	0.0048 U	--	--	--	--	--	--	--
Hexachlorocyclopentadiene	Hexachlorocyclopentadiene	0.0048 U	0.0049 U	0.0049 U	0.0048 U	0.0047 U	0.0047 U	0.0048 U	--	--	--	--	--	--	--
Hexachlorocyclopentadiene	Hexachlorocyclopentadiene	0.0048 U	0.0049 U	0.0049 U	0.0048 U	0.0047 U	0.0047 U	0.0048 U	--	--	--	--	--	--	--
Hexachlorocyclopentadiene	Hexachlorocyclopentadiene	0.0048 U	0.0049 U	0.0049 U	0.0048 U	0.0047 U	0.0047 U	0.0048 U	--	--	--	--	--	--	--
Hexachlorocyclopentadiene	Hexachlorocyclopentadiene	0.0048 U	0.0049 U	0.0049 U	0.0048 U	0.0047 U	0.0047 U	0.0048 U	--	--	--	--	--	--	--
Hexachlorocyclopentadiene	Hexachlorocyclopentadiene	0.0048 U	0.0049 U	0.0049 U	0.0048 U	0.0047 U	0.0047 U	0.0048 U	--	--	--	--	--	--	--
Hexachlorocyclopentadiene	Hexachlorocyclopentadiene	0.0048 U	0.0049 U	0.0049 U	0.0048 U	0.0047 U	0.0047 U	0.0048 U	--	--	--	--	--	--	--
Hexachlorocyclopentadiene	Hexachlorocyclopentadiene	0.0048 U	0.0049 U	0.0049 U	0.0048 U	0.0047 U	0.0047 U	0.0048 U	--	--	--	--	--	--	--
Hexachlorocyclopentadiene	Hexachlorocyclopentadiene	0.0048 U	0.0049 U	0.0049 U	0.0048 U	0.0047 U	0.0047 U	0.0048 U	--	--	--	--	--	--	--
Hexachlorocyclopentadiene	Hexachlorocyclopentadiene	0.0048 U	0.0049 U	0.0049 U	0.0048 U	0.0047 U	0.0047 U	0.0048 U	--	--	--	--	--	--	--
Hexachlorocyclopentadiene	Hexachlorocyclopentadiene	0.0048 U	0.0049 U	0.0049 U	0.0048 U	0.0047 U	0.0047 U	0.0048 U	--	--	--	--	--	--	--
Hexachlorocyclopentadiene	Hexachlorocyclopentadiene	0.0048 U	0.0049 U	0.0049 U	0.0048 U	0.0047 U	0.0047 U	0.0048 U	--	--	--	--	--	--	--
Hexachlorocyclopentadiene	Hexachloroc														

**Table 3 - Groundwater Data Summary - Validated**

Phase II Environmental Site Assessment  
 Ottawa County BIR, 106 S. Buchanan St., Spring Lake, Ottawa County, MI  
 August 2021

Monitoring Location: Field Duplicate: Laboratory ID: Collection Date:	MC-GW-TMW-1		MC-GW-TMW-2		MC-GW-TMW-2		QCSEB	QCCEB	Residential DWC <sup>1</sup>	GSI Criteria <sup>1</sup>	Residential Groundwater VAC <sup>1</sup>	Water Solubility <sup>1</sup>	Flammability and Explosivity <sup>1</sup>	Residential GW- Shallow VAP <sup>1</sup>	Residential GW-Hot In Contact VAP <sup>1</sup>
	21082408-01 08/25/21	21082408-01 08/25/21	21082408-02 08/25/21	21082408-03 08/25/21	21082408-04 08/25/21	21082408-05 08/25/21									
<b>Field Parameters</b>	<b>CIS Number</b>														
Dissolved Oxygen (DO) (mg/L)	3.8	2.7	2.7						ID	(EE)	ID	MA	MA		
pH (mV)	300	290	290						--	--	--	MA	MA		
Electrical Conductivity (EC) (µmhos/cm)	7.1	7.5	7.5						6.5 to 8.5 (E)	--	ID	MA	MA		
Specific Conductance (µmhos/cm)	820	850	850						--	--	--	--	--		
Temperature (°C)	17.2	17.7	17.7						--	--	--	--	--		
Turbidity (NTU)	20	16	16						--	--	--	--	--		

Results expressed in µg/L.

**Bolded** values exceed an applicable criterion and/or screening level.

Date Qualifiers:

- J Estimated value
- U Not detected above the given limit

Acronyms/Abbreviations:

- <sup>1</sup> Part 201 Groundwater Generic Cleanup Criteria and Screening Levels, December 21, 2020.
- <sup>2</sup> 42 CFR 191.103, Groundwater Screening Levels, September 4, 2020.

(A) Background as defined in Part 201.500 (b) may be substituted if higher than the calculated criterion.

(B) Asbestos drinking water (DW) value. Notice of aesthetic impact may be employed as an institutional control if concentration exceeds the aesthetic DW value (second value, if provided).

(C) Criterion dependent on receiving surface water (SW) hardness, calculated criteria based on water hardness of 150 mg/L.

(D) Data provided for total Chromium only; compare to hexavalent Chromium criteria. If both trivalent Chromium and hexavalent Chromium are present, the total concentration of both cannot exceed the DW criterion of 100 µg/L.

(E) Concentrations up to the State action level of 15 µg/L may still allow for DW use if soil concentrations are below 400 mg/kg.

(F) Values below the analytical target limit (ATL), therefore, the criterion default to the TDL (first value is criterion, second value is the risk based or solubility value).

(G) The VAP SL is the maximum value for a hazardous substance in groundwater that is used to evaluate the risk posed from the pathway.

(H) The VAP SL is the maximum value for a hazardous substance in groundwater that is used to evaluate the risk posed from the pathway.

(I) Criterion is not protective for SW used as a DW source.

(J) Criterion is not protective for SW used as a DW source.

(K) Criterion is not protective for SW used as a DW source.

(L) Criterion is not protective for SW used as a DW source.

(M) Criterion is not protective for SW used as a DW source.

(N) Criterion is not protective for SW used as a DW source.

(O) Criterion is not protective for SW used as a DW source.

(P) Criterion is not protective for SW used as a DW source.

(Q) Criterion is not protective for SW used as a DW source.

(R) Criterion is not protective for SW used as a DW source.

(S) Criterion is not protective for SW used as a DW source.

(T) Criterion is not protective for SW used as a DW source.

(U) Criterion is not protective for SW used as a DW source.

(V) Criterion is not protective for SW used as a DW source.

(W) Criterion is not protective for SW used as a DW source.

(X) Criterion is not protective for SW used as a DW source.

(Y) Criterion is not protective for SW used as a DW source.

(Z) Criterion is not protective for SW used as a DW source.

(AA) Criterion is not protective for SW used as a DW source.

(AB) Criterion is not protective for SW used as a DW source.

(AC) Criterion is not protective for SW used as a DW source.

(AD) Criterion is not protective for SW used as a DW source.

(AE) Criterion is not protective for SW used as a DW source.

(AF) Criterion is not protective for SW used as a DW source.

(AG) Criterion is not protective for SW used as a DW source.

(AH) Criterion is not protective for SW used as a DW source.

(AI) Criterion is not protective for SW used as a DW source.

(AJ) Criterion is not protective for SW used as a DW source.

(AK) Criterion is not protective for SW used as a DW source.

(AL) Criterion is not protective for SW used as a DW source.

(AM) Criterion is not protective for SW used as a DW source.

(AN) Criterion is not protective for SW used as a DW source.

(AO) Criterion is not protective for SW used as a DW source.

(AP) Criterion is not protective for SW used as a DW source.

(AQ) Criterion is not protective for SW used as a DW source.

(AR) Criterion is not protective for SW used as a DW source.

(AS) Criterion is not protective for SW used as a DW source.

(AT) Criterion is not protective for SW used as a DW source.

(AU) Criterion is not protective for SW used as a DW source.

(AV) Criterion is not protective for SW used as a DW source.

(AW) Criterion is not protective for SW used as a DW source.

(AX) Criterion is not protective for SW used as a DW source.

(AY) Criterion is not protective for SW used as a DW source.

(AZ) Criterion is not protective for SW used as a DW source.

(BA) Criterion is not protective for SW used as a DW source.

(BB) Criterion is not protective for SW used as a DW source.

(BC) Criterion is not protective for SW used as a DW source.

## **Prospect Flats – City of Hudsonville**

### Timeline:

- 5/1/2024 *Hudsonville DDA meeting – consent to defer DDA capture on increment for duration of the Brownfield Plan*
- 5/14/2024 Hudsonville City Commission meeting – pass a resolution of support for Plan
- 5/16/2024 OCBRA meeting – consider motion recommending the Plan to BoC
- 6/4/2024 Ottawa County Finance & Administration meeting – recommend Plan and forward to BoC for approval
- 6/11/2024 Ottawa County Board of Commissioners meeting – set public hearing
- 6/12/2024 Staff – Notice public hearing; notice taxing jurisdictions
- 6/25/2024 Ottawa County Board of Commissioners meeting – hold public hearing
- 7/9/2024 Ottawa County Board of Commissioners meeting – pass resolution approving the Plan
- 7/18/2024 OCBRA meeting – approve Development and Reimbursement Agreement for the project

COUNTY OF OTTAWA  
STATE OF MICHIGAN

RESOLUTION

At a regular meeting of the Ottawa County Board of Commissioners, held at the Fillmore Complex in the Township of Olive, Michigan on July 9, 2024 at 9:00 a.m. local time.

PRESENT: Commissioners \_\_\_\_\_

\_\_\_\_\_

ABSENT: Commissioners \_\_\_\_\_

\_\_\_\_\_

It was moved by Commissioner \_\_\_\_\_ and supported by Commissioner \_\_\_\_\_ that the following Resolution be adopted:

WHEREAS, the Ottawa County Board of Commissioners established the Ottawa County Brownfield Redevelopment Authority on June 10, 2008, pursuant to the Brownfield Redevelopment Financing Act, Act 381 of the Public Acts of 1996 (“Act 381”) in order to redevelop one specific site; and

WHEREAS, on June 23, 2009 the Ottawa County Brownfield Redevelopment Authority was amended in order to provide for the administration of projects at any location in the County where the local unit of government does not have a brownfield authority and supports the project; and

WHEREAS, pursuant to Act 381, a proposed amendment to the Ottawa County Brownfield Plan, included as Exhibit A (the “Amendment”) outlining a mixed-use redevelopment project (the “Project”) by Prospect Flats, LLC (the “Developer”), at 5459, 5469, 5479, & 5489 32nd Street and 3233 Prospect Street, Hudsonville, Michigan (the “Property”); and

WHEREAS, under Act 381, the Property is considered “Housing Property” and is

therefore considered “Eligible Property”; and

WHEREAS, the Amendment includes the use of Tax Increment Financing (“TIF”) to capture taxes for a term not to exceed seventeen (17) years from the State of Michigan, Ottawa County, Ottawa Area Intermediate School District, and the City of Hudsonville as detailed in Table 1 of the Amendment; and

WHEREAS, the total amount of TIF captured and reimbursed for the Project will not exceed \$2,389,098 over the term of the Amendment and will be distributed as follows, as authorized and/or required by Act 381: \$1,939,116 to reimburse Developer for eligible activities, \$203,286 to be deposited into the State Brownfield Revolving Fund, \$38,141 to reimburse the Ottawa County Brownfield Redevelopment Authority for administrative expenses, and the remaining \$208,555 to be deposited in the Local Brownfield Revolving Fund; and

WHEREAS, the Amendment complies with all requirements set forth in Act 381; and

WHEREAS, the Amendment will provide for the redevelopment of an underutilized site into market rate and income qualified housing stock in the City of Hudsonville and Ottawa County; and

WHEREAS, on May 16, 2024, the Ottawa County Brownfield Redevelopment Authority (the “OCBRA”) recommended that the County approve the Amendment, including specified area median income requirements; and

WHEREAS, on May 14, 2024, the City of Hudsonville City Commission (the “City”) adopted a resolution in support of the Amendment, as approved by the OCBRA.

NOW, THEREFORE, BE IT RESOLVED that the Ottawa County Board of Commissioners approves the Amendment to the Ottawa County Brownfield Plan recommended by the OCBRA and City for the following reasons:

1. The Amendment constitutes a public purpose
2. The Amendment meets all requirements of Section 13 and 13b of Act 381
3. The proposed method of financing the costs of the eligible activities as identified in the Amendment is feasible and the Authority has the ability to arrange the financing
4. The costs of the eligible activities proposed in the Amendment are reasonable and necessary to carry out the purpose of Act 381
5. The amount of captured taxable value included in the Amendment is reasonable; and

BE IT FURTHER RESOLVED that Ottawa County approves the use of Tax Increment Financing for the Project and Property, consistent with the provisions of the Amendment and Act 381; and

BE IT FURTHER RESOLVED that all resolutions or parts of resolutions in conflict with any of the provisions of this resolution are hereby repealed.

YEAS: Commissioners \_\_\_\_\_

\_\_\_\_\_

NAYS: Commissioners \_\_\_\_\_

RESOLUTION DECLARED ADOPTED.

\_\_\_\_\_  
 Chairperson, Ottawa County  
 Board of Commissioners

\_\_\_\_\_  
 Ottawa County Clerk/Register

Act 381 Brownfield Plan

Prospect Flats  
Hudsonville, Michigan

Ottawa County Brownfield Redevelopment  
Authority

Project No. 240522  
April 26, 2024

## **Act 381 Brownfield Plan**

### **Prospect Flats**

**5429, 5469, 5479, & 5489 32nd Ave. and 3233 Prospect St.  
Hudsonville, Michigan 49426**

**Prepared For:**

**Ottawa County Brownfield Redevelopment Authority  
West Olive, Michigan**

**April 26, 2024**

**Project No. 240522**

**Supported by the Governing body of the local jurisdiction on: \_\_\_\_\_**

**Recommended for Approval by the Brownfield Redevelopment Authority on: \_\_\_\_\_**

**Adopted by the County Board of Commissioners on: \_\_\_\_\_**

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## 1.0 Introduction

The Ottawa County Brownfield Redevelopment Authority (Authority or OCBRA) was established pursuant to the Brownfield Redevelopment Financing Act, Michigan Public Act 381 of 1996, as amended (Act 381). Act 381 enables the OCBRA to help facilitate the redevelopment of brownfields by providing economic development incentives through tax increment financing (TIF).

This Brownfield Plan (Plan) permits the use of TIF to reimburse Prospect Flats, LLC (Developer) for the cost of eligible activities required to redevelop 5459, 5469, 5479, & 5489 32nd Street and 3233 Prospect Street, Hudsonville, Ottawa County, Michigan (Eligible Property, Site, or Property) – see Site Location Map (Figure 1). Copies of Plan resolutions are provided in Attachment A.

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

The Developer plans to redevelop the Site for residential purposes. The proposed redevelopment, Prospect Flats, will include two new 3 story residential apartment buildings with a total of 22 1-bedroom and 19 2-bedroom housing units (the Project). The 1 bedroom units will range from 600-750 sq ft in size and the 2 bedroom will range in size from 870 to 1,000 square feet. The total capital investment for the Project is expected to be \$7,940,000. Construction is expected to start on September 1, 2024, with a completion date of May 15, 2025. The expected lease out time is from May 2025 to Jan 2026. The proposed site plan is included in Attachment B.

The Project focuses on providing affordable housing for individuals and families earning up to 120% of Ottawa County's Area Median Income (AMI) and serves an important public purpose in Ottawa County and the City of Hudsonville. It will expand the tax base, result in significant capital investment into the community, and most importantly, create new housing opportunities in a community where quality year-round housing is needed.

### 1.2 Eligible Property Information

Parcel ID Nos: 70-14-32-227-022, 70-14-32-227-021, 70-14-32-227-017, 70-14-32-227-039, & 70-14-32-227-040  
Address: 5459, 5469, 5479, & 5489 32nd Street and 3233 Prospect Street, Hudsonville, Michigan 49426  
Size: Approximately 1.45 acres

#### **Basis of Eligibility**

The property qualifies as "Eligible Property" under Act 381, on the basis of meeting the definition of a "Housing Property." Act 381 defines Housing Property, in part, as property on which one or more units of residential housing are proposed to be constructed. The Project will have two residential buildings with a total of 41 residential units. Of the 41 total units, 5 of the units will be capped with controlled rents for affordable housing during the life of the Brownfield Plan. Two one-bedroom units and three two-bedroom units will be targeted towards individuals and families earning 90% of the AMI. All five units will be capped at MSHDA approved rates for 90% AMI of Ottawa County for the life of the plan (estimated at 16 years).

Pursuant to Section 2(o)(ii) of Act 381, the Housing Property must be "located in a community that has identified a specific housing need and has absorption data or job growth data included in the brownfield plan." The Project meets these criteria based on the following:

- A recent study completed by the Upjohn Institute (Upjohn) for Ottawa County, revealed that since 2009, the number of new homes being built in Ottawa County has jumped from around 30 to more than 120. New housing stock will provide housing opportunities that don't require major repairs to maintain safe living conditions. The Project meets this need.

- The demand for residential units among all income levels is vast for Ottawa County at over 3,000 over the next five years, as outlined in the Ottawa County Housing Needs Assessment dated May 7, 2019. The Project meets this need.
- Job Growth Data: Both seasonal and year-round employment have grown in the last three years. According to the Bureau of Labor Statistics, jobs in Ottawa County jumped by nearly 4,800 from 2021 to 2022, and almost 6,000 the previous year. Growth over a 10-year period was about 15%, from 111,300 jobs in 2013 to 131,099 jobs in 2023. Ottawa County is back to pre-pandemic job levels, and the number of jobs has increased three years in a row and on average over the past 10 years.

**Jobs and Labor Force Growth 2018–2022**  
(Bureau of Labor Statistics, annual reports)

Jobs in 2022	131,099
Jobs in 2021	126,300
Jobs in 2020	120,000
Jobs in 2019	128,600
Jobs in 2018	125,900

Relevant housing data from the sources above is provided in Attachment C. MSHDA’s Total Housing Subsidy Site-Specific Calculation demonstrating Project congruence with meeting specific housing needs is provided in Attachment D.

## 2.0 Information Required by Section 13(2) of the Statute

### 2.1 Description of Costs to be Paid for with Tax Increment Revenues

This Plan has been developed to reimburse eligible brownfield costs incurred by the Developer to support the revitalization of underutilized land within the City of Hudsonville’s DDA boundaries for new affordable housing that meets community needs. New local and state tax increment revenues will be captured for reimbursement of eligible expenses, following approval of this Brownfield Plan and a MSHDA Act 381 Work Plan. Base local and state taxes associated with the Property will continue to be levied and distributed to local and state taxing jurisdictions. No local debt or special assessment taxes will be captured to reimburse eligible activity costs. Eligible activities must benefit “income qualified households,” defined in Act 381 Section 2(z) as “a person, a family, or unrelated persons living together, whose annual household income is not more than 120% of the area median income.”

The total cost of eligible activities, including contingencies, is anticipated to be \$1,939,116, described below in Section 2.2 and summarized in the below table. The capture of tax increment revenue for the Local Brownfield Revolving Fund (LBRF) is estimated to be \$208,555.

**EGLE Eligible Activities Costs and Schedule**

EGLE Eligible Activities	Cost	Completion Season/Year
<b>Department Specific Activities</b>	<b>\$17,200</b>	<b>2024-2025</b>
<i>Phase I &amp; II Environmental Site Assessment</i>	\$10,700	
<i>Baseline Environmental Assessment Activities</i>	\$5,000	
<i>Pre-Demolition Survey</i>	\$1,500	

<b>Building Demolition</b>	<b>\$90,000</b>	<b>2024-2025</b>
<i>Building Demolition</i>	\$90,000	
<b>Site Demolition</b>	<b>\$45,000</b>	<b>2024-2025</b>
<i>Site Demolition</i>	\$45,000	
<b>Asbestos Abatement</b>	<b>\$4,000</b>	<b>2024-2025</b>
<i>Asbestos Abatement</i>	\$4,000	
<b>EGLE Eligible Activities Subtotal</b>	<b>\$156,200</b>	
<b>Contingency (15%)*</b>	<b>\$20,850</b>	
<b>Interest (0%)</b>	<b>\$0</b>	
<b>EGLE Eligible Activities Total Costs</b>	<b>\$177,050</b>	

\*Contingency is calculated on Building Demolition, Site Demolition, and Asbestos Abatement.

#### MSHDA Eligible Activities Costs and Schedule

MSHDA Eligible Activities	Cost	Completion Season/Year
<b>Infrastructure Improvements to Support Housing</b>	<b>\$325,075</b>	<b>2024 –2025</b>
<i>Sidewalks</i>	\$19,575	
<i>Curb and Gutter</i>	\$7,500	
<i>Landscaping</i>	\$15,000	
<i>Streets, Roads</i>	\$10,000	
<i>Urban Storm Water Management Systems</i>	\$80,000	
<i>Water Main</i>	\$90,000	
<i>Storm Sewer</i>	\$20,000	
<i>Sanitary Sewer</i>	\$60,000	
<i>Soft Costs</i>	\$23,000	
<b>Site Preparation</b>	<b>\$227,000</b>	<b>2024 –2025</b>
<i>Clearing and Grubbing</i>	\$15,000	
<i>Compaction and Sub-Base Preparation</i>	\$90,000	
<i>Cut and Fill Operations</i>	\$60,000	
<i>Temporary Construction Access and/or Roads</i>	\$5,000	
<i>Geotechnical Engineering</i>	\$10,000	
<i>Grading/Land Balancing</i>	\$20,000	
<i>Temporary Erosion Control</i>	\$1,500	
<i>Temporary Site Control</i>	\$5,000	
<i>Surveying and Staking</i>	\$6,500	
<i>Soft Costs</i>	\$14,000	
<b>Development of Housing Financing Gap</b>	<b>\$1,107,180</b>	
<i>Development of Housing Financing Gap</i>	\$1,107,180	

<b>MSHDA Eligible Activities Subtotal</b>	<b>\$1,659,255</b>	
<b>Contingency (15%)*</b>	<b>\$82,811</b>	
<b>Interest (0%)</b>	<b>\$0</b>	
<b>Brownfield Plan/Act 381 Work Plan Preparation and Implementation</b>	<b>\$20,000</b>	
<b>MSHDA Eligible Activities Total Costs</b>	<b>\$1,762,066</b>	

\*Contingency is calculated on Infrastructure Improvements to Support Housing and Site Preparation.

## 2.2 Summary of Eligible Activities

### 2.2.1 *EGLE Eligible Activities*

Pre-approved environmental costs are anticipated to be reimbursed through a Brownfield Plan using both state and local tax increment revenues. No further environmental costs are anticipated. Eligible activities include Phase I ESA, Phase II ESA, BEA activities, pre-demolition survey, building demolition, site demolition, and asbestos abatement.

### 2.2.2 *Housing Development Activities*

Housing development activities consist of infrastructure improvements and site preparation activities to support the development along with financing gap support. This includes associated soft costs and contingency (15%) related to the infrastructure improvements and site preparation activities. No contingency was calculated for the Housing Financing Gap. A MSHDA Act 381 Work Plan will be pursued, and, upon approval, these costs will be reimbursed with school and non-school tax increment revenues.

### 2.2.3 *Brownfield Plan/Work Plan Preparation/Implementation*

Preparation and implementation of the Brownfield Plan and Act 381 Work Plan.

### 2.2.4 *Authority Expenses*

Eligible administrative costs incurred by the Authority are included in this plan as an eligible expense at a flat fee of 5% of local tax capture. These expenses will be reimbursed with local tax increment revenues only.

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

The initial taxable value will be the 2024 taxable value of \$134,138. An estimate of the captured taxable value for this redevelopment by year is depicted in Table 2. This Plan captures real property tax increment revenues and assumes a 2% annual increase in the taxable value of the Eligible Property.

Project activities will commence in 2024. Completion of construction is expected in May 2025. Tax increment revenue collection will start within five years of the adoption of this plan and is anticipated to begin as early as 2025.

In addition to TIF, A Public Act 210 Commercial Rehabilitation Act Tax Abatement is being pursued for this redevelopment.

After the completion of the Project, the projected taxable value is estimated at \$3,500,000. Reimbursements will be made based on actual tax increment revenues. The estimated captured taxable value for this redevelopment by year and in aggregate for each taxing jurisdiction is depicted in tabular form (Table 1). The plan also includes a flat fee of 5% of the local tax increment for administrative and operating expenses of the Authority. Once eligible expenses are reimbursed, the Authority may capture up to one full year of the tax increment and deposit the revenues into an LBRF provided the amount does not exceed the total cost of eligible activities. A summary of the estimated reimbursement schedule and the amount of capture into the LBRF by year and in aggregate is presented in Table 2.

## 2.4 Method of Financing and Description of Advances Made by the Municipality

The eligible activities contemplated under this Plan will be financed by the Developer. Reimbursement of approved Developer eligible costs will conform to a Development and Reimbursement Agreement between the Developer and OCBRA. TIF utilizing new local and state tax increment revenue from the Project will be the source of the reimbursement, as outlined in this Plan. No interest expenses will be reimbursed.

## 2.5 Maximum Amount of Note or Bonded Indebtedness

At this time, there are no plans by the Authority to incur indebtedness to support the development of this Site, but such plans could be made in the future to assist in the development if the Authority so chooses.

## 2.6 Duration of Brownfield Plan

The Authority intends to begin the capture of tax increment revenue in 2025. It is anticipated that Developer reimbursement will be completed in 2054. Following Developer reimbursement, the OCBRA may capture tax increment revenue for one year, or an amount equivalent to reimbursed Developer costs (whichever occurs sooner), for deposit into the LBRF. An analysis showing the reimbursement schedule is attached in Table 3.

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

An estimate of the impact of tax increment financing on the revenues of all taxing jurisdictions is illustrated in detail in Table 2.

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

The Property is in the City of Hudsonville, Ottawa County, Michigan, and consists of 5 parcels that total approximately 1.45 acres. The parcel ID numbers for the Property are below. A Site Map is attached as Figure 2. The legal descriptions are as follows:

Parcel ID 70-14-32-227-039

PART LOT 54 COM AT NE COR OF LOT 53, TH W 267 FT, N 112.3 FT, E 115 FT, TH SE'LY 92 FT TO A PT 64.1 FT N & 72.5 FT W OF BEG, TH E 72.5 FT, TH S 64.1 FT To BEG. OHLMAN'S ASSESSOR'S PLAT NO 1

Parcel ID 70-14-32-227-022

LOT 51 OHLMAN'S ASSESSOR'S PLAT NO 1

Parcel ID 70-14-32-227-021

LOT 52 OHLMAN'S ASSESSOR'S PLAT NO 1

Parcel ID 70-14-32-227-017

LOT 53 OHLMAN'S ASSESSOR'S PLAT NO 1

Parcel ID 70-14-32-227-040

PART LOT 54 COM AT NW COR OF LOT 53, TH S 186 FT TO SW COR OF LOT 53, W 100 FT, N 186 FT, TH E 100 FT TO BEG. OHLMAN'S ASSESSOR'S PLAT NO 1

The Property qualifies as Eligible Property under Act 381 on the basis of meeting the definition of a "Housing Property."

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

There are no residents or families residing at this Property, thus no residents, families, or individuals will be displaced by the Project.

## **2.10 Plan for Relocation of Displaced Persons**

No persons reside on the Eligible Property. Therefore, this section is not applicable.

## **2.11 Provisions for Relocation Costs**

No persons reside on the Eligible Property. Therefore, this section is not applicable.

## **2.12 Strategy for Compliance with Michigan's Relocation Assistance Law**

No persons reside on the Eligible Property. Therefore, this section is not applicable.

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

This Plan helps to offset the cost of eligible activities associated with the redevelopment of the Property using TIF. The resulting Project will increase affordable housing opportunities, increase the tax base of the City and DDA, and transition vacant/underutilized land to a new viable use in accordance with local planning efforts.

**Figure 1**

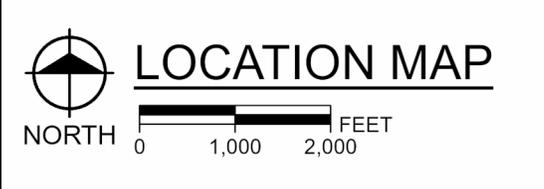
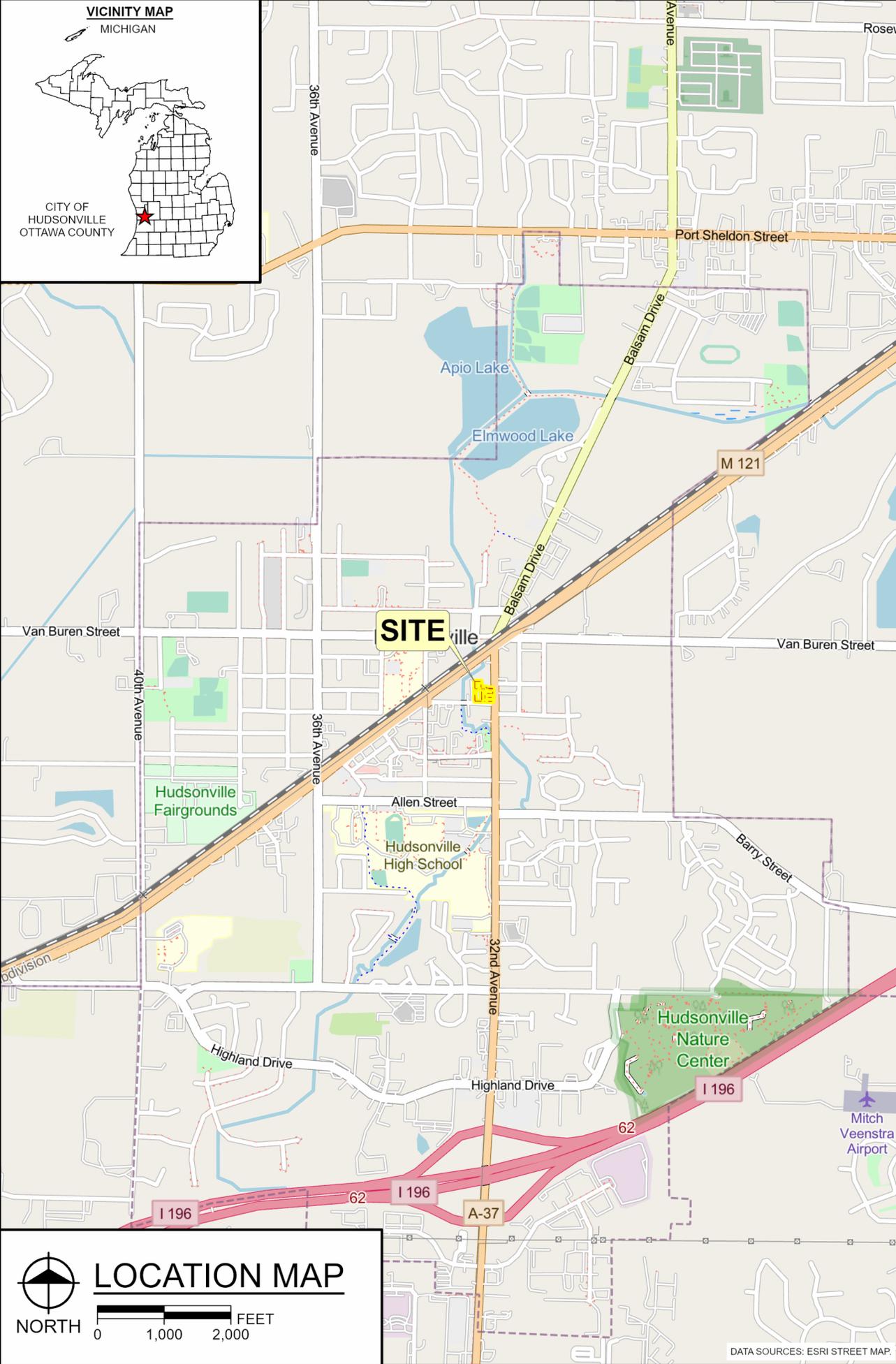
**Location Map**

Hard copy is intended to be 8.5"x11" when plotted. Scale(s) indicated and graphic quality may not be accurate for any other size.

**Prospect and 32nd Street**  
 Hudsonville, Michigan  
 Brownfield Redevelopment

PROJECT NO.  
240522

FIGURE NO.  
**1**



DATA SOURCES: ESRI STREET MAP.

PLOT INFO: \\comp.fishbeck.com\AllProjects\2024\240522\CAD\GIS\ProProj\Michigan\_ESA.aprx Layout: App\_2a\_Location Map Date: 4/8/2024 4:31 PM User: ebuyc

**Figure 2**

**Site Map**

PLOT INFO: \\comp.fish.com\AllProjects\2024\240522\CAD\GIS\ProProj\Michigan\_ESA.aprx Layout: App 2b\_Site Map\_Date: 4/8/2024 4:31 PM User: ebuyc



**LEGEND**

Approximate Property Boundary



Hard copy is intended to be 8.5"x11" when plotted. Scale(s) indicated and graphic quality may not be accurate for any other size.

**Prospect and 32nd Street**

Hudsonville, Michigan

**Brownfield Redevelopment**

PROJECT NO.  
240522

FIGURE NO.  
**2**



**SITE MAP**

0 50 100 FEET

DATA SOURCES: ESRI HYBRID REFERENCE LAYER & MISAIL IMAGERY.

**Table 1**

**Total Captured Incremental Taxes Estimates**

**Table 1: Tax Increment Revenue Capture Estimates**

Prospect Flats, LLC  
Hudsonville, MI

Estimated Taxable Value (TV) Increase Rate: 2%

Plan Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	TOTAL
Calendar Year	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	
*Base Taxable Value	\$ 134,138	\$ 134,138	\$ 134,138	\$ 134,138	\$ 134,138	\$ 134,138	\$ 134,138	\$ 134,138	\$ 134,138	\$ 134,138	\$ 134,138	\$ 134,138	\$ 134,138	\$ 134,138	\$ 134,138	\$ 134,138	\$ 134,138	\$ 134,138
Estimated New TV	\$ 3,500,000	\$ 3,570,000	\$ 3,641,400	\$ 3,714,228	\$ 3,788,513	\$ 3,864,283	\$ 3,941,568	\$ 4,020,400	\$ 4,100,808	\$ 4,182,824	\$ 4,266,480	\$ 4,351,810	\$ 4,438,846	\$ 4,527,623	\$ 4,618,176	\$ 4,710,539	\$ 4,804,750	
Incremental Difference (New TV - Base TV)	\$ 3,365,862	\$ 3,435,862	\$ 3,507,262	\$ 3,580,090	\$ 3,654,375	\$ 3,730,145	\$ 3,807,430	\$ 3,886,262	\$ 3,966,670	\$ 4,048,686	\$ 4,132,342	\$ 4,217,672	\$ 4,304,708	\$ 4,393,485	\$ 4,484,038	\$ 4,576,401	\$ 4,670,612	

School Capture	Millage Rate																			
State Education Tax (SET)	6.0000	\$ 20,195	\$ 20,615	\$ 21,044	\$ 21,481	\$ 21,926	\$ 22,381	\$ 22,845	\$ 23,318	\$ 23,800	\$ 24,292	\$ 24,794	\$ 25,306	\$ 25,828	\$ 26,361	\$ 26,904	\$ 27,458	\$ 28,024	\$ 406,571	
School Operating Tax	18.0000	\$ 60,586	\$ 61,846	\$ 63,131	\$ 64,442	\$ 65,779	\$ 67,143	\$ 68,534	\$ 69,953	\$ 71,400	\$ 72,876	\$ 74,382	\$ 75,918	\$ 77,485	\$ 79,083	\$ 80,713	\$ 82,375	\$ 84,071	\$ 1,219,714	
<b>School Total</b>	<b>24.0000</b>	<b>\$ 80,781</b>	<b>\$ 82,461</b>	<b>\$ 84,174</b>	<b>\$ 85,922</b>	<b>\$ 87,705</b>	<b>\$ 89,523</b>	<b>\$ 91,378</b>	<b>\$ 93,270</b>	<b>\$ 95,200</b>	<b>\$ 97,168</b>	<b>\$ 99,176</b>	<b>\$ 101,224</b>	<b>\$ 103,313</b>	<b>\$ 105,444</b>	<b>\$ 107,617</b>	<b>\$ 109,834</b>	<b>\$ 112,095</b>	<b>\$ 1,626,286</b>	

Local Capture	Millage Rate																			
Ottawa Co E-911	0.4195	\$ 1,412	\$ 1,441	\$ 1,471	\$ 1,502	\$ 1,533	\$ 1,565	\$ 1,597	\$ 1,630	\$ 1,664	\$ 1,698	\$ 1,734	\$ 1,769	\$ 1,806	\$ 1,843	\$ 1,881	\$ 1,920	\$ 1,959	\$ 28,426	
Ottawa Co Parks	0.3163	\$ 1,065	\$ 1,087	\$ 1,109	\$ 1,132	\$ 1,156	\$ 1,180	\$ 1,204	\$ 1,229	\$ 1,255	\$ 1,281	\$ 1,307	\$ 1,334	\$ 1,362	\$ 1,390	\$ 1,418	\$ 1,448	\$ 1,477	\$ 21,433	
Ottawa Co Roads	0.4767	\$ 1,605	\$ 1,638	\$ 1,672	\$ 1,707	\$ 1,742	\$ 1,778	\$ 1,815	\$ 1,853	\$ 1,891	\$ 1,930	\$ 1,970	\$ 2,011	\$ 2,052	\$ 2,094	\$ 2,138	\$ 2,182	\$ 2,226	\$ 32,302	
OC Mental Health	0.2859	\$ 962	\$ 982	\$ 1,003	\$ 1,024	\$ 1,045	\$ 1,066	\$ 1,089	\$ 1,111	\$ 1,134	\$ 1,158	\$ 1,181	\$ 1,206	\$ 1,231	\$ 1,256	\$ 1,282	\$ 1,308	\$ 1,335	\$ 19,373	
Hud City Oper	11.2303	\$ 37,800	\$ 38,586	\$ 39,388	\$ 40,205	\$ 41,040	\$ 41,891	\$ 42,759	\$ 43,644	\$ 44,547	\$ 45,468	\$ 46,407	\$ 47,366	\$ 48,343	\$ 49,340	\$ 50,357	\$ 51,394	\$ 52,452	\$ 760,986	
Hudsonville DDA	1.0000	\$ 3,366	\$ 3,436	\$ 3,507	\$ 3,580	\$ 3,654	\$ 3,730	\$ 3,807	\$ 3,886	\$ 3,967	\$ 4,049	\$ 4,132	\$ 4,218	\$ 4,305	\$ 4,393	\$ 4,484	\$ 4,576	\$ 4,671	\$ 67,762	
School Building	1.0000	\$ 3,366	\$ 3,436	\$ 3,507	\$ 3,580	\$ 3,654	\$ 3,730	\$ 3,807	\$ 3,886	\$ 3,967	\$ 4,049	\$ 4,132	\$ 4,218	\$ 4,305	\$ 4,393	\$ 4,484	\$ 4,576	\$ 4,671	\$ 67,762	
Ottawa Area ISD	6.1546	\$ 20,716	\$ 21,146	\$ 21,586	\$ 22,034	\$ 22,491	\$ 22,958	\$ 23,433	\$ 23,918	\$ 24,413	\$ 24,918	\$ 25,433	\$ 25,958	\$ 26,494	\$ 27,040	\$ 27,597	\$ 28,166	\$ 28,746	\$ 417,047	
Ottawa Co Oper	3.9000	\$ 13,127	\$ 13,400	\$ 13,678	\$ 13,962	\$ 14,252	\$ 14,548	\$ 14,849	\$ 15,156	\$ 15,470	\$ 15,790	\$ 16,116	\$ 16,449	\$ 16,788	\$ 17,135	\$ 17,488	\$ 17,848	\$ 18,215	\$ 264,271	
<b>Local Total</b>	<b>24.7833</b>	<b>\$ 83,417</b>	<b>\$ 85,152</b>	<b>\$ 86,922</b>	<b>\$ 88,726</b>	<b>\$ 90,567</b>	<b>\$ 92,445</b>	<b>\$ 94,361</b>	<b>\$ 96,314</b>	<b>\$ 98,307</b>	<b>\$ 100,340</b>	<b>\$ 102,413</b>	<b>\$ 104,528</b>	<b>\$ 106,685</b>	<b>\$ 108,885</b>	<b>\$ 111,129</b>	<b>\$ 113,418</b>	<b>\$ 115,753</b>	<b>\$ 1,679,364</b>	

Non-Capturable Millages	Millage Rate																			
School Debt	7.0000	\$ 23,561	\$ 24,051	\$ 24,551	\$ 25,061	\$ 25,581	\$ 26,111	\$ 26,652	\$ 27,204	\$ 27,767	\$ 28,341	\$ 28,926	\$ 29,524	\$ 30,133	\$ 30,754	\$ 31,388	\$ 32,035	\$ 32,694	\$ 474,333	
<b>Total Non-Capturable Taxes</b>	<b>7.0000</b>	<b>\$ 23,561</b>	<b>\$ 24,051</b>	<b>\$ 24,551</b>	<b>\$ 25,061</b>	<b>\$ 25,581</b>	<b>\$ 26,111</b>	<b>\$ 26,652</b>	<b>\$ 27,204</b>	<b>\$ 27,767</b>	<b>\$ 28,341</b>	<b>\$ 28,926</b>	<b>\$ 29,524</b>	<b>\$ 30,133</b>	<b>\$ 30,754</b>	<b>\$ 31,388</b>	<b>\$ 32,035</b>	<b>\$ 32,694</b>	<b>\$ 507,700</b>	

**Total Tax Increment Revenue (TIR) Available for Capture** \$ 164,198 \$ 167,613 \$ 171,096 \$ 174,649 \$ 178,272 \$ 181,969 \$ 185,739 \$ 189,585 \$ 193,507 \$ 197,508 \$ 201,589 \$ 205,752 \$ 209,998 \$ 214,329 \$ 218,746 \$ 223,252 \$ 227,848 \$ 3,305,649

Footnotes:  
2023 Summer and Winter Millages utilized.  
PA 210 Abatement Years

**Table 2**

**Estimated Reimbursement Schedule**

**Table 2: Tax Increment Revenue Reimbursement Allocation**  
Prospect Flats, LLC  
Hudsonville, MI

Developer Maximum Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	49.2%	\$ 1,324,917	\$ -	\$ 1,324,917
Local	50.8%	\$ 614,199	\$ -	\$ 614,199
<b>TOTAL</b>				
MSHDA	90.9%	\$ 1,762,066	\$ -	\$ 1,762,066
EGLE	9.1%	\$ 177,050	\$ -	\$ 177,050

Estimated Total  
Years of Plan: 17

Estimated Capture	\$ 3,305,649
BF Plan Implementation/Administrative Fees	\$ 38,141
State Brownfield Redevelopment Fund	\$ 203,286
Local Brownfield Revolving Fund	\$ 208,555

Year of Plan	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	TOTAL
Total State Incremental Revenue	\$ 80,781	\$ 82,461	\$ 84,174	\$ 85,922	\$ 87,705	\$ 89,523	\$ 91,378	\$ 93,270	\$ 95,200	\$ 97,168	\$ 99,176	\$ 101,224	\$ 103,313	\$ 105,444	\$ 107,617	\$ 109,834	\$ 112,095	\$ 1,626,286
State Brownfield Redevelopment Fund (50% of SET)	\$ (10,098)	\$ (10,308)	\$ (10,522)	\$ (10,740)	\$ (10,963)	\$ (11,190)	\$ (11,422)	\$ (11,659)	\$ (11,900)	\$ (12,146)	\$ (12,397)	\$ (12,653)	\$ (12,914)	\$ (13,180)	\$ (13,452)	\$ (13,729)	\$ (14,012)	\$ (203,286)
<b>State TIR Available for Reimbursement</b>	<b>\$ 70,683</b>	<b>\$ 72,153</b>	<b>\$ 73,653</b>	<b>\$ 75,182</b>	<b>\$ 76,742</b>	<b>\$ 78,333</b>	<b>\$ 79,956</b>	<b>\$ 81,611</b>	<b>\$ 83,300</b>	<b>\$ 85,022</b>	<b>\$ 86,779</b>	<b>\$ 88,571</b>	<b>\$ 90,399</b>	<b>\$ 92,263</b>	<b>\$ 94,165</b>	<b>\$ 96,104</b>	<b>\$ 98,083</b>	<b>\$ 1,423,000</b>
Total Local Incremental Revenue	\$ 83,417	\$ 85,152	\$ 86,922	\$ 88,726	\$ 90,567	\$ 92,445	\$ 94,361	\$ 96,314	\$ 98,307	\$ 100,340	\$ 102,413	\$ 104,528	\$ 106,685	\$ 108,885	\$ 111,129	\$ 113,418	\$ 115,753	\$ 1,679,364
PA 210 Abatement	\$ (83,417)	\$ (85,152)	\$ (86,922)	\$ (88,726)	\$ (90,567)	\$ (92,445)	\$ (94,361)	\$ (96,314)	\$ (98,307)	\$ (100,340)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
BF Plan Implementation Costs (5%)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (5,121)	\$ (5,226)	\$ (5,334)	\$ (5,444)	\$ (5,556)	\$ (5,671)	\$ (5,788)	\$ (38,141)
<b>Local TIR Available for Reimbursement</b>	<b>\$ -</b>	<b>\$ 97,292</b>	<b>\$ 99,301</b>	<b>\$ 101,351</b>	<b>\$ 103,441</b>	<b>\$ 105,573</b>	<b>\$ 107,747</b>	<b>\$ 109,966</b>	<b>\$ 724,671</b>									
<b>Total State &amp; Local TIR Available</b>	<b>\$ 70,683</b>	<b>\$ 72,153</b>	<b>\$ 73,653</b>	<b>\$ 75,182</b>	<b>\$ 76,742</b>	<b>\$ 78,333</b>	<b>\$ 79,956</b>	<b>\$ 81,611</b>	<b>\$ 83,300</b>	<b>\$ 85,022</b>	<b>\$ 184,072</b>	<b>\$ 187,873</b>	<b>\$ 191,750</b>	<b>\$ 195,704</b>	<b>\$ 199,738</b>	<b>\$ 203,852</b>	<b>\$ 208,048</b>	<b>\$ 2,147,671</b>
<b>Prospect Flats, LLC</b>																		
Beginning Balance																		
Prospect Flats, LLC Reimbursement Balance	\$ 1,939,116	\$ 1,868,433	\$ 1,796,280	\$ 1,722,627	\$ 1,647,445	\$ 1,570,704	\$ 1,492,370	\$ 1,412,414	\$ 1,330,803	\$ 1,247,503	\$ 1,162,480	\$ 978,409	\$ 790,536	\$ 598,787	\$ 403,083	\$ 203,345	\$ (0)	\$ -
<hr/>																		
MSHDA Housing TIF Costs	\$ 1,762,066	\$ 1,762,066	\$ 1,697,744	\$ 1,632,085	\$ 1,565,061	\$ 1,496,646	\$ 1,426,811	\$ 1,355,528	\$ 1,282,768	\$ 1,208,501	\$ 1,132,698	\$ 1,055,328	\$ 887,823	\$ 716,858	\$ 542,366	\$ 364,276	\$ 182,515	\$ -
State Tax Reimbursement	\$ 64,322	\$ 65,659	\$ 67,024	\$ 68,416	\$ 69,835	\$ 71,283	\$ 72,760	\$ 74,266	\$ 75,803	\$ 77,370	\$ 78,969	\$ 80,600	\$ 82,263	\$ 83,960	\$ 85,690	\$ 87,455	\$ 89,283	\$ 1,205,675
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 88,536	\$ 90,364	\$ 92,229	\$ 94,131	\$ 96,071	\$ 98,060	\$ 556,391
<b>Total MSHDA Reimbursement Balance</b>	<b>\$ 1,697,744</b>	<b>\$ 1,632,085</b>	<b>\$ 1,565,061</b>	<b>\$ 1,496,646</b>	<b>\$ 1,426,811</b>	<b>\$ 1,355,528</b>	<b>\$ 1,282,768</b>	<b>\$ 1,208,501</b>	<b>\$ 1,132,698</b>	<b>\$ 1,055,328</b>	<b>\$ 887,823</b>	<b>\$ 716,858</b>	<b>\$ 542,366</b>	<b>\$ 364,276</b>	<b>\$ 182,515</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,762,066</b>
Pre-Approved EGLE Environmental Costs	\$ 177,050	\$ 177,050	\$ 170,689	\$ 164,195	\$ 157,566	\$ 150,800	\$ 143,893	\$ 136,843	\$ 129,647	\$ 122,302	\$ 114,805	\$ 107,153	\$ 99,586	\$ 92,678	\$ 86,420	\$ 80,507	\$ 74,831	\$ -
State Tax Reimbursement	\$ 6,361	\$ 6,494	\$ 6,629	\$ 6,766	\$ 6,907	\$ 7,050	\$ 7,196	\$ 7,345	\$ 7,497	\$ 7,652	\$ 7,810	\$ 7,971	\$ 8,136	\$ 8,304	\$ 8,475	\$ 8,649	\$ 8,827	\$ 119,243
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,756	\$ 8,937	\$ 9,122	\$ 9,310	\$ 9,502	\$ 9,696	\$ 57,807
<b>Total EGLE Reimbursement Balance</b>	<b>\$ 177,050</b>	<b>\$ 177,050</b>	<b>\$ 170,689</b>	<b>\$ 164,195</b>	<b>\$ 157,566</b>	<b>\$ 150,800</b>	<b>\$ 143,893</b>	<b>\$ 136,843</b>	<b>\$ 129,647</b>	<b>\$ 122,302</b>	<b>\$ 114,805</b>	<b>\$ 107,153</b>	<b>\$ 99,586</b>	<b>\$ 92,678</b>	<b>\$ 86,420</b>	<b>\$ 80,507</b>	<b>\$ 74,831</b>	<b>\$ 177,050</b>
<b>Total Annual Prospect Flats, LLC Reimbursement</b>	<b>\$ 70,683</b>	<b>\$ 72,153</b>	<b>\$ 73,653</b>	<b>\$ 75,182</b>	<b>\$ 76,742</b>	<b>\$ 78,333</b>	<b>\$ 79,956</b>	<b>\$ 81,611</b>	<b>\$ 83,300</b>	<b>\$ 85,022</b>	<b>\$ 184,072</b>	<b>\$ 187,873</b>	<b>\$ 191,750</b>	<b>\$ 195,704</b>	<b>\$ 199,738</b>	<b>\$ 203,852</b>	<b>\$ 208,048</b>	<b>\$ 1,939,116</b>
<b>LOCAL BROWNFIELD REVOLVING FUNI</b>																		
LBRF Deposits *	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 507	\$ 208,555
State Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 98,083
Local Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 507	\$ 110,472
<b>Total LBRF Capture</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 507</b>	<b>\$ 208,555</b>									

\* Up to 1 full year of LBRF Deposits after eligible activities are reimbursed. May be taken from EGLE & Local TIR only.

Footnotes:  
PA 210 Abatement Years

**Attachment A**

**Brownfield Plan Resolution(s) and Notices to Taxing Jurisdictions**

**Attachment B**

**Proposed Site Plan**



**Attachment C**

**Housing Support Documents**

Housing Next Housing Needs Assessment, Ottawa County Update 2021

Bowen National Research

[https://www.housingnext.org/files/ugd/8dbec7\\_932f7ff01ac54ed4bab4251d7ce5ac4f.pdf](https://www.housingnext.org/files/ugd/8dbec7_932f7ff01ac54ed4bab4251d7ce5ac4f.pdf)

**Attachment D**

**MSHDA Total Housing Subsidy (THS) Calculation**

**Attachment D - Housing TIF Financing Gap Cap Calculation**

Project: Prospect Flats, Hudsonville, Ottawa County, Michigan

FORMULA	AMI	Type	Control Rent*	-	Project Rent	=	PRL	x	No. of Units	x	No. of Months	x	No. of Years	=	PRL GAP CAP	Per Unit
MSHDA Rent Table	90%**	1 bedroom	\$2,788	-	\$1,595	=	\$1,193	x	2	x	12	x	17	=	\$486,744	\$243,372
MSHDA Rent Table	90%**	2 bedroom	\$3,150	-	\$1,895	=	\$1,255	x	3	x	12	x	17	=	\$768,060	\$256,020
<b>Maximum TOTAL Housing Subsidy</b>									<b>5</b>	<b>12</b>	<b>17</b>	<b>\$1,254,804</b>	<b>\$250,961</b>			
Developer Request TOTAL Housing Subsidy									5	12	15	\$1,107,180	\$221,436			

\*MSHDA Housing TIF Program Control Rents as posted December 1, 2024.

\*\* 90% AMI rates locked for life of plan (17 years)

**Attachment E**

**Development and Reimbursement Agreement**