

City Council Meeting

March 5, 2018 6:00 p.m.

Cadillac Municipal Complex Council Chambers 200 N. Lake St. Cadillac, MI 49601



March 5, 2018 City Council Meeting Agenda 6 p.m. at City Hall – 200 N. Lake St. – Cadillac, MI 49601

We trust and assume goodness in intentions

CALL TO ORDER
PLEDGE OF ALLEGIANCE
ROLL CALL

- I. APPROVAL OF AGENDA
- II. PUBLIC COMMENTS

It is requested that comment time be limited to three (3) minutes.

III. CONSENT AGENDA

All items listed on the consent agenda are considered routine and will be enacted by one motion with roll call vote. There will be no separate discussion of these items unless a Council Member so requests it, in which event the items will be removed from the consent agenda and discussed separately.

- A. Minutes from the work session held on February 19, 2018. Support Document III-A
- B. Minutes from the regular meeting held on February 19, 2018. Support Document III-B
- C. Minutes from the closed session held on February 19, 2018.

IV. COMMUNICATIONS

A. Child Protection Council - Pinwheels for Prevention. Support Document IV-A

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> B. Downtown Sidewalk Cafes. Support Document IV-B

V. CITY MANAGER'S REPORT

- A. Bids and recommendation regarding Valve Exercising Equipment. Support Document V-A
- B. Bids and recommendation regarding Household Hazardous Waste Collection Support Document V-B
- C. Bids and recommendation regarding Tandem Axle Plow Truck Chassis. Support Document V-C
- D. Bids and recommendation regarding Dump Body and Snow Maintenance Equipment. Support Document V-D
- E. City Council meeting schedule. Support Document V-E

VI. INTRODUCTION OF ORDINANCES AND RESOLUTIONS

A. Adopt resolution to introduce Ordinance Amending the City Zoning Map and set a public hearing.

Support Document VI-A

VII. ADOPTION OF ORDINANCES AND RESOLUTIONS

- A. Adopt resolution to Approve Record Retention Policy. <u>Support Document VII-A</u>
- B. Adopt resolution regarding the Combined Brownfield Plan for the 412 Cadillac Redevelopment and set a public hearing.
 Support Document VII-B

VIII. MINUTES AND REPORTS OF BOARDS AND COMMISSIONS

- A. Cadillac Arts Council Support Document VIII-A
- B. Zoning Board of Appeals Support Document VIII-B
- C. Planning Commission Support Document VIII-C

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D. Downtown Development Authority Support Document VIII-D

IX. PUBLIC COMMENTS

It is requested that comment time be limited to three (3) minutes.

X. GOOD OF THE ORDER

XI. CLOSED SESSION

Adjourn to closed session for a strategy and negotiation session connected with a collective bargaining agreement.

XII. ADJOURNMENT

Core Values (R.I.T.E.)

Respect
Integrity
Trust
Excellence

Guiding Behaviors

We support each other in serving our community
We communicate openly, honestly, respectfully, and directly
We are fully present
We are all accountable
We trust and assume goodness in intentions
We are continuous learners

City Council Work Session Minutes February 19, 2018

CALL TO ORDER

Mayor Filkins opened the meeting at approximately 4:15 pm.

ROLL CALL

Present: Council Members: Schippers, King, Engels, Mayor Filkins

Absent: Council Member: Spoelman

Staff Present: Peccia, Roberts, Dietlin, Wallace, Eller, Osborn, Wasson

APPROVAL OF AGENDA

Motion was made by Schippers and supported by King to approve the agenda.

Motion unanimously approved.

PUBLIC COMMENTS

There were no public comments.

DISCUSSION AND REVIEW OF CITY GOALS AND THE CAPITAL IMPROVEMENT PROGRAM

City Manager Peccia briefly described the format of the goal packet and asked Council to review the Mission and Vision Statements.

Peccia noted there are four (4) main goal categories:

- Community Development & Enhancement
- Public Safety
- Economic Health & Development
- Customer Service & Organizational Enhancement

Peccia referenced the 2018 Priority Programs chart. He noted the chart displays how each of the Key Priority Programs and Projects fit into the four (4) main goal categories.

Peccia highlighted the following Key Priority Programs and Projects:

#4 Update Lake Cadillac Invasive Species Management Program

Peccia noted Restorative Lake Sciences (RLS) will be presenting a report regarding the health of Lake Cadillac during the regular Council meeting. He briefly mentioned some of the recommendations made by RLS to improve the health of Lake Cadillac.

#11 Improve Capacity to Encourage and Facilitate Local Economic Development

Peccia noted there are a number of activities occurring designed to enhance local economic development. He briefly discussed the Redevelopment Ready Communities Program and mentioned the process of rewriting the City's zoning ordinance.

King asked if techniques to provide information to the public should be added to the Community Development & Enhancement and Customer Service & Organizational Enhancement goals. He noted that providing information regarding the various projects would enhance feedback from the public.

Mayor Filkins agreed that spreading the word on the various projects, i.e. through social media, would be beneficial.

King stated that notifying the public on upcoming projects included in the Capital Improvement Program may help the City secure some of the funding for the projects.

Peccia stated that some of the community-based projects could be "packaged" into a report that could be shared with the public and local organizations.

#13 Evaluate Status and Future of Groundwater Cleanup

Peccia noted the City is currently waiting for final comments from the EPA. He stated he has been in contact with the Cadillac Area Industrial Group to inform them that within the next year or two the special assessment will need to be reactivated to cover future costs in the clean-up area.

* Council Member Spoelman joined the meeting at 4:34 pm.

#14 Enhance Employee Development and Training

Peccia stated the City, through a very generous contribution from a hospital, has procured the services of a new employee assistance program. He noted the City is also looking at switching to a new employee benefit portal, BSwift, which promises to be more user-friendly.

Peccia noted Goals 18, 19, and 20 are new goals.

#18 Water-Rescue Program Analysis

Peccia stated the City does not own a rescue vessel and does not have an up-to-date training program in place for a response team. He noted the Cadillac Fire Department is evaluating training programs and funding mechanisms for a water vessel.

Spoelman stated City residents are paying for Marine Patrol services provided by the County.

Osborn noted Marine Patrol does not provide rescue services.

#19 Investigative Services Analysis

Peccia noted the City has been evaluating the best method to bring investigative services to the Police Department. He briefly discussed some of the options that are being considered such as an interagency agreement.

King asked if any federal grants are available to cover a patrol or investigator position.

Peccia noted the City has been successful in securing grants for a School Resource Officer.

King stated he believes there was a new incentive from the federal government supporting community policing.

Owen Roberts, Director of Finance, stated grant opportunities can be researched.

#20 Community-Wide Substance Abuse Reduction Initiative

Peccia stated the City is collaborating with other community groups to try to reduce substance abuse on a community-wide basis. He mentioned the installation of a prescription and over-the-counter drug drop box in the Municipal Complex.

Engels asked if there is City or County statistics available regarding substance abuse.

Eller noted there is not a complete report that is readily available.

Peccia mentioned the City will be reviewing the refuse hauling contract with Republic. He stated the contract will expire at the end of June 2018. He noted the City has the option of negotiating a new agreement or extending the current contract. He added another option is to place the services out for bid. He asked Council for direction about the best path moving forward.

Council briefly discussed the options available. The general consensus was for the City to begin negotiations with Republic.

Peccia noted Republic does offer recycling services. He stated the City currently utilizes Ms. Green and the contract will be expiring in the near future. He stated the City will contact Ms. Green to begin discussions regarding the contract.

Owen Roberts, Director of Finance, distributed copies of the 6-Year Capital Improvement Program (July 1, 2018 through June 30, 2024) and briefly discussed the format of the document. He noted the City has moved from a 5-year to a 6-year CIP program as part of the Redevelopment Ready Community process.

Roberts briefly highlighted some of the projects listed in Year-1 – FY2019.

Roberts noted the Backup Generator (Municipal Complex) malfunctioned and will need to be addressed in the near future.

Roberts stated the City is looking to add Municipal Complex Signage to provide information regarding what departments are located within the building.

Roberts stated the City will be applying for grants to purchase a Fire Pumper & Self-Contained Breathing Apparatus (SCBA).

Osborn noted SCBA equipment will need to be purchased regardless of whether or not a grant is secured due to certification requirements.

King asked if potential grants could be included in the goals.

Peccia stated that a Goal #21 could be added to the City Goals.

Roberts provided an update on the Wheelchair Accessible Swing. He stated if the swing is going to be placed in the public playground it will need to be in an enclosed area due to safety concerns. He noted the picture provided is of a swing that was fabricated in Big Rapids (Page 36).

Peccia noted if funds become available sooner the project can be moved forward.

Mayor Filkins mentioned she has seen a picture of a swing that includes a bench for the caregiver.

Spoelman stated a local company could possible fabricate a swing.

King noted that including a bench for the caregiver would not isolate the individual utilizing the swing.

King asked if there is a private party that is willing to donate to this project and the final cost to the City will be less than \$7,500, does the City need to solicit bids.

Roberts stated if a check is written by the City for more than \$7,500 then bids must be solicited.

Peccia stated if the City is not the fiduciary and the check amount is less than \$7,500 then the City does not need to solicit bids.

Peccia noted that what defines a capital project in the CIP is his spending authority of \$7,500. He asked if the amount should be updated since it has been at the same level for many years.

King asked if increasing the spending limit would require a change to the City Charter.

Roberts stated the spending limit could be changed by ordinance.

Roberts noted the City has allegedly received a MDNR grant and the Rotary Club has pledged funds for the Trailhead at Cadillac Commons. He stated local funds would also be required for this project.

Mayor Filkins asked if the City ever addressed the concerns that have been expressed regarding changes to the project.

Peccia explained that the project path had to change because the State didn't score the project high enough due to the trailhead not being adjacent to a preexisting sidewalk and/or a lake. He added the State required those updates to the project in order obtain a high enough score for the City to receive the funds.

Mayor Filkins stated there is concern within the community that the trailhead will be located on a busy street.

Peccia noted the trailhead will not be on the street itself so there will be a buffer between the street and the trailhead. He stated the only option, after the grant agreement is in place, is to petition the DNR that the City wants to place it back in the original location. He noted that placing it back behind the buildings raises additional public safety concerns due to the area being more isolated from the public view. He added that there will also not be a view of the lake or of the park.

King mentioned the concerns expressed regarding traffic congestion in the area.

Mayor Filkins noted the importance of information being relayed to the public about the project.

Roberts noted there is \$3.6 million included in the CIP for street projects, not including the utilities infrastructure. He stated it is a very aggressive program that will likely need additional bond financing. He noted over two (2) miles of streets were completed in this fiscal year.

Peccia mentioned the redevelopment of the "Oleson Block" and the streets surrounding that area (Chapin, Cass and Mitchell Streets). He noted the Brownfield Authority will be receiving an update on the project and they will be asked to fund the public infrastructure components in that area knowing they will be reimbursed through the tax capture.

Spoelman asked about the clock tower.

Peccia noted it is located on private property but the City owns the clock tower. Peccia stated there have been discussions to possibly relocate the clock tower to have it become a focal point of the trailhead.

Roberts mentioned the Wireless Project. He noted the City has been in discussions with Merit Fiber that is in the process of connecting the County Building with the new County Jail utilizing dedicated fiber. This project will require some investment from the City that will essentially leverage the work being done on behalf of the County to gain a fiber connection both to City Hall and to the water tower. Once this is complete, wireless hardware will be installed on the water tower and various City facilities to provide interconnectivity between facilities. This will eliminate internet service provider costs at all ancillary facilities and enhance data security and backup.

Spoelman stated she has received questions in the past regarding Chestnut Street from the school to Leeson Street and noticed it is not on the schedule.

ADJOURNMENT

Mayor Filkins adjourned the meeting at 5:51 pm.

Respectfully submitted,

Carla J. Filkins, Mayor

Sandra L. Wasson, City Clerk

CITY COUNCIL MEETING MINUTES

6:00 PM – February 19, 2018 Cadillac City Hall – 200 N. Lake St. - Cadillac, Michigan 49601

CALL TO ORDER

Mayor Filkins called the City Council meeting to order at approximately 6:00 pm.

PLEDGE OF ALLEGIANCE

ROLL CALL

Council Present: Spoelman, Schippers, Engels, King, Mayor Filkins

Council Absent: None

Staff Present: Peccia, Dietlin, Wolff, Wallace, Keway, Crawford, Homier, Wasson

APPROVAL OF AGENDA

2018-016 Approve agenda as presented.

Motion was made by Schippers and supported by Spoelman to approve the agenda as presented.

Motion unanimously approved.

PUBLIC COMMENTS

There were no public comments.

CONSENT AGENDA

2018-017 Approve consent agenda as presented.

Motion was made by King and supported by Engels to approve the consent agenda as presented.

Motion unanimously approved.

PUBLIC HEARINGS

A. Public hearing to consider approval of a resolution to adopt Ordinance Amending Chapters 8 and 18 of the City of Cadillac Code.

Anthony Wolff, Fire Marshal, presented information highlighting the significant updates to the proposed Ordinance Amending Chapters 8 and 18 of the City of Cadillac Code (see attachment).

Mayor Filkins opened the public hearing.

Bob Rexford inquired about the mechanism for establishing violations in non-rental housing.

He commented that the Rental Code should not be more stringent than the Michigan Building Code. He also inquired about fire suppression systems.

Peccia stated that with respect to enforcement of the Code for non-rental housing, the City would note any infractions if City personnel were in the home for other business.

Wolff noted fire protection systems refer to commercial fire protection systems.

Peccia stated the Building Code will supersede the Fire Code.

Mayor Filkins closed the public hearing.

King commented on the importance of having ordinances that are easy for the public to understand what is required of them and to understand what compliance means. He noted that because the Michigan Building Code controls the actual requirements for building he was concerned the International Fire Code (IFC) went well beyond what anyone has to follow. He added if the City were to incorporate the IFC into the ordinance, it may create confusion about the requirements such as for fire suppression. He noted he appreciates that the change was made to clarify the requirements utilizing reference to the Michigan Building Code requirement.

King stated he still has concerns about moving forward with the ordinance because of some of the confusion and also does not want to build on the bureaucracy. He added it is his understanding that any fire suppression designer or company in the State of Michigan has to be certified by the State of Michigan. He noted that having companies register with the City adds another layer to the process.

King noted the International Property Maintenance Code is what is currently being followed for rental units and he would support moving forward with the proposed changes. He stated he would like to table the portions that relate to the IFC to allow for further discussion with local builders.

Engels asked what, if any, additional information would be distributed to fire protection system contractors during the registration process.

Wolff noted the Cadillac Fire Department (CFD) is involved in projects from their inception through the life of the facility and has its own permitting process. He stated with the Fire Code they are trying to stay current and consistent with the Building Code. He acknowledged that local government does not have the ability to change the State Building Code but does have the ability to adopt a Fire Code which has been in place for many years. He noted there are inconsistencies around the community and the CFD believes it is their objective to maintain consistency with the Building Code so the City is at the forefront of fire protection to help minimize risk and loss within the community.

Wolff noted the CFD and the Building Department are permitting and managing projects locally so there is a pertinent need to ensure the contractors are licensed and are aware of the rules, regulations, and permitting process so the end-user is receiving a code complaint building. He added it is about establishing customer-friendly, free-flowing exchange of

information.

Spoelman asked if the information can be found on the City's website. She stated it does seem somewhat bureaucratic to register with the City since the contractors are already licensed with the State of Michigan.

Mayor Filkins inquired if the registration program is being requested to provide the CFD with the opportunity to ensure the contractors understand the City Code.

Wolff stated that is the reason the registration program is being recommended.

Mayor Filkins asked what benefit(s) will be gained by the contractors through the registration process.

Wolff stated they would be included on the list of registered contractors who are approved to do work within the City.

Schippers asked if the contractors will receive any additional information.

Wolff stated all required information will be provided. He added it will also provide a point of contact in the City for any issues that may arise.

Schippers stated she believes that registering in a city is a relatively common practice.

Peccia stated that as a part of this program, a contractor, who is registered to do business within the City and fails to meet the local codes, could lose their registration.

King noted that if a contractor is certified by the State of Michigan to develop a plan and install a fire suppression system, the State already has the ability to enforce the Code. He inquired whether the City has the authority to tell a contractor, registered and certified by the State, that they cannot operate within the City of Cadillac. He noted that any contractor that builds in the City is already required to follow the State's Building Code.

Wolff explained that the City utilizes a third party contracted service, monitored by the City, for all building projects within the City. He noted that the Michigan Bureau of Fire Services reviews plans for any State regulated facilities such as an adult foster care home, hospital, etc. He added all other projects are handled locally.

King asked if the CFD is certified to approve a fire suppression system.

Wolff stated the CFD is certified.

Schippers noted the proposed amendment involves registering a contractor, not licensing a contractor. She asked that the purpose for registering a contractor be explained again to make it clear how it helps streamline the process instead of making it more burdensome.

Wolff noted there are many fire protection systems within the City that need to be inspected, tested, and maintained. He stated the City has an adopted Fire Code. He added if the

contractors are registered then they have received all of the required information from the City. He stated it helps ensure the fire protection systems are maintained in accordance with the Codes as established by the City.

King asked what information would the fire suppression contractors receive from the City that is different from the State Code.

Wolff noted the State does not have an adopted Fire Code. He stated the Building Code will reference areas within the International Fire Code. He added the City's Fire Code details all fire related requirements.

King stated the City cannot go beyond what the Building Code requires so the State's Building Code that references the Fire Code is more accurate. He noted if this is adopted it may add confusion to the process.

Engels noted some communities may not have adopted updated language since 2006. He stated the City Code will be updated from the 2012 Edition to the 2015 Edition of the International Fire Code.

Wolff noted the Building Code covers new installation. He stated the Fire Code includes long-term management of these systems. He added the Building Code is designed to address a current issue and the Fire Code is designed to manage issues for the longevity of the building.

King asked if the Fire Marshal has spoken to any of the local architects or builders about the proposed changes and how they will affect them.

Wolff stated he has had discussions over the years with contractors and local businesses. He noted business owners, with fire protection systems, have asked the City for recommendations for fire suppression contractors. He noted the proposed registration process would provide a resource for local business owners.

King noted security systems such as ADT, EPS, etc. maintain both fire and security systems and are certified to do so. He stated his biggest concern is creating layers of government and bureaucracy where the need does not exist.

Engels asked if the registration process provides any benefit to the greater business community. He noted the registration process would involve 12-24 fire protection services contractors who do business within the City.

Spoelman stated information for contractors should be available on the City's website.

Schippers stated she believes the benefit to the contractors is that they would be included on a list that can be provided to business owners.

Spoelman asked about a voluntary registration.

King noted certified fire protection contractors can be found on the internet.

Peccia summarized the discussions by stating the primary objective behind the registration program is to have a no-fee, formal mechanism in place to track which contractors are certified to be performing this type of work within the City. He added the City would be providing the contractors with all of the required information and it would create a joint understanding between the CFD and the certified contractors. He noted he understands the concerns that have been expressed.

Peccia stated that if the motion is to table the item he recommends not separating the parts because they are intertwined. He noted if there was a registration for contractors it would be a public document. He explained the registration process is designed to ensure the contractors fully understand the City's standards and practices.

2018-018 Table Ordinance Amending Chapters 8 and 18 of the City of Cadillac Code.

Motion was made by King and supported by Spoelman to table the Ordinance Amending Chapters 8 and 18 of the City of Cadillac Code in its entirety.

Motion unanimously approved.

COMMUNICATIONS

A. Lake Cadillac Annual Report - Restorative Lake Sciences.

Jennifer L. Jermalowicz-Jones, PhD, Restorative Lake Sciences Water Resources Director, presented a Lake Cadillac Improvement Progress Report (see attachment).

King asked if there is benefit to notifying the public to utilize lake water to fertilize lawns instead of utilizing commercial fertilizers.

Jermalowicz-Jones stated they are considering hosting a Big Lakes Expo including both Lake Mitchell and Lake Cadillac to provide information to the public.

Mike Solomon, Wexford County Drain Commissioner, stated that since the City owns a major part of the shoreline around Lake Cadillac there are some inexpensive actions that can be taken to keep the geese away such as extra grasses or shrubs. He noted the City is watering the park area utilizing lake water and is not utilizing phosphorus fertilizer. He stated it would be less expensive for the City to conduct the storm water monitoring.

Spoelman asked about the vision for the combined watershed plan with Lake Mitchell.

Jermalowicz-Jones stated a combined watershed plan will allow them to target all of the critical source areas.

APPOINTMENTS

A. Recommendation regarding reappointment to the Cemetery Board.

2018-019 Approve reappointment to the Cemetery Board.

Motion was made by Spoelman and supported by Engels to approve the reappointment of Tom Olmsted to the Cemetery Board for a 3-year tern to expire on January 17, 2021.

Motion unanimously approved.

B. Recommendation regarding reappointment to the Downtown Development Authority.

2018-020 Approve reappointment to the Downtown Development Authority.

Motion was made by Schippers and supported by Spoelman to approve the reappointment of Chris Huckle to the Downtown Development Authority for a 4-year term to expire on March 6, 2022.

Motion unanimously approved.

CITY MANAGER'S REPORT

A. State of the City Presentation.

City Manager Peccia provided a State of the City presentation. He thanked members of his staff, especially Owen Roberts, Director of Finance, and John Wallace, Community Development Director, for their assistance in preparing the presentation.

The presentation can viewed on the City's website at www.cadillac-mi.net.

B. Bids and recommendation regarding Bio-Solids Injection.

Peccia noted four (4) bids were received and the recommendation is to award the contract to lowest bidder, Midwest Injection, at an annual cost estimated at \$66,000.

Spoelman stated she is disappointed the City is unable to utilize a company located in Michigan.

2018-021 Award contract for Bio-Solids Injection.

Motion was made by King and supported by Engels to award the contract for Bio-Solids Injection, from the date of the award through December 31, 2020, to Midwest Injection in accordance with their bid.

Motion unanimously approved.

C. Bids and recommendation regarding Final Effluent Water (FEW) Pump.

Peccia noted the FY2018 Annual Operating Budget includes an appropriation of \$20,000 for the purchase of a FEW pump. He stated it is being recommended to award the purchase to Detroit Pump in the amount of \$9,850.

2018-022 Award purchase of Final Effluent Water (FEW) Pump.

Motion was made by Schippers and supported by Spoelman to award the purchase of a Final Effluent Water (FEW) Pump to Detroit Pump in the amount of \$9,850.

Motion unanimously approved.

D. Bids and recommendation regarding Equalization (EQ) Basin Repair.

Peccia stated one (1) bid was received from Gerace Construction in the amount of \$25,710.

2018-023 Award Equalization (EQ) Basin Repair project.

Motion was made by Engels and supported by Schippers to award the Equalization (EQ) Basin Repair project to Gerace Construction in the amount of \$25,710.

Mayor Filkins asked about the cost to replace this pump.

Jeff Dietlin, Director of Utilities, stated he estimates the replacement cost would be \$1.5 million.

Motion unanimously approved.

E. Bids and recommendation regarding Muffin Monster Cutter Stack.

Peccia noted one (1) bid was received from JWC Environmental in the amount of \$9,543.

2018-024 Award purchase of Muffin Monster Cutter Stack Grinder.

Motion was made by Schippers and supported by Spoelman to award the purchase of a Muffin Monster Cutter Stack Grinder to JWC Environmental in the amount of \$9,543.

Motion unanimously approved.

F. Bids and recommendation regarding Return Activated Sludge (RAS) Pump.

Peccia noted three (3) bids were received and it is being recommended to award the purchase to the lowest bidder, Hydrodynamics, in the amount of \$9,980.

2018-025 Award purchase of Return Activated Sludge (RAS) Pump.

Motion was made by Spoelman and supported by King to award the purchase of a Return Activated Sludge (RAS) Pump to Hydrodynamics in the amount of \$9,980.

Motion unanimously approved.

G. Bids and recommendation regarding Digester Circulator Pump.

Peccia noted two (2) bids were received and it is being recommended to award the purchase to the lowest bidder, Hydrodynamics, in the amount of \$10,612.

2018-026 Award purchase of Digester Circulator Pump.

Motion was made by Schippers and supported by Spoelman to award the purchase of a Digester Circulator Pump to Hydrodynamics in the amount of \$10,612.

Motion unanimously approved.

H. Hardship (Poverty) Exemption Policy.

Peccia noted Public Act 390 states that the governing body of the local assessing unit shall determine and make available to the public, the policy and guidelines the local assessing unit uses for granting hardship (poverty) exemptions. Furthermore, the statute requires local units to annually adopt a policy, including an asset test used to approve or deny poverty exemptions.

Peccia stated the City of Cadillac has adopted and incorporated the federal poverty guidelines established by the US Department of Health & Human Services. The revision to our existing policy establishes the 2018 Health and Human Services Poverty guidelines. The Board of Review utilizes these guidelines when a hardship (poverty) application comes before them.

2018-027 Approve updated Hardship (Poverty) Exemption Policy.

Motion was made by Spoelman and supported by Schippers to approve the updated Hardship (Poverty) Exemption Policy utilizing the 2018 Health and Human Services Poverty guidelines.

Motion unanimously approved.

I. Mixed-Use Planned Unit Development District (MPUD) Waiver Request.

Peccia stated this item is with respect to the approval of a waiver to the minimum required development site size of 20 acres to apply for a rezoning into the Mixed-Use Planned Unit Development (MPUD) District. He noted it is specifically with respect to the "Oleson Block" redevelopment site. He stated the Planning Commission held a special meeting on February 12, 2018 and unanimously approved a motion to recommend to the City Council that the minimum 20 acre size requirement be waived so that the developer(s) could apply for this property to be rezoned into a MPUD District.

Peccia noted Council, by taking action on the Waiver Request, is not stipulating what must be included in the development.

Spoelman asked why the 20 acre minimum was placed in the zoning ordinance.

Peccia noted the zoning was created for major development projects.

2018-028 Approve Mixed-Use Planned Unit Development District (MPUD) Waiver Request.

Motion was made by Schippers and supported by Engels to waive the minimum project size of 20 acres so that the developer(s) of the "Oleson Block" would become eligible to file a rezoning petition with the City to rezone the property into a Mixed-Use Planned Unit Development District (MPUD).

Motion unanimously approved.

PUBLIC COMMENTS

Bob Rexford made a few comments regarding the code requirements for egress windows.

GOOD OF THE ORDER

Schippers noted the Mayor's Youth Council meeting will be held at 4:00 pm on February 21, 2018.

CLOSED SESSION

Adjourn to closed session to consult with the City Attorney regarding trial or settlement strategy in connection with Wexford County Circuit Court Consolidated Case Nos. 13-24803-CH and 17-27610-CZ, TeriDee LLC et al. v Clam Lake Township and Haring Charter Township v City of Cadillac and HOP Family, LLC and City of Cadillac v Haring Charter Township and Clam Lake Township.

2018-029 Adjourn to closed session.

Motion was made by Spoelman and supported by Schippers to adjourn to closed session to consult with the City Attorney regarding trial or settlement strategy in connection with Wexford County Circuit Court Consolidated Case Nos. 13-24803-CH and 17-27610-CZ, *TeriDee LLC et al. v Clam Lake Township and Haring Charter Township v City of Cadillac and HOP Family, LLC and City of Cadillac v Haring Charter Township and Clam Lake Township;* invite Jeff Dietlin, Director of Utilities.

Motion unanimously approved

2018-030 Return to open session.

Motion was made by King and supported by Spoelman to return to open session.

Motion unanimously approved.

ADJOURNMENT

Respectfully submitted,

Carla J. Filkins, Mayor

Sandra L. Wasson, City Clerk

CODE UPDATES - 2018

Prepared for Cadillac City Council

Fire Marshal Anthony Wolff February 19th, 2018 City of Cadillac Municipal Complex



What's Proposed (IPMC)

- Changing from 2012 IPMC to 2015
 - April 2017, MI adopted 2015 MBC
 - IPMC is "companion" to MBC
 - Prevents conflicts between codes



What's Proposed (IPMC)

- IPMC Section 1: Adding Condemned Housing Requirements
 - Owners will register properties & submit a plan to bring the property into compliance
 - A monthly registration fee to incentivize property owners that is TBD and set by Council via Resolution, is applicable only to properties that don't have a plan in place and/or activity underway for at least 30-days after receiving notice.



What's Proposed (IPMC)

- IPMC Section 3: Changes to blight and vehicles rules
 - Consolidating blight and vehicle ordinances into the IPMC
 - Eliminating redundancies in the City Code
 - Streamlining code enforcement



In Summary (IPMC)

- Changing from 2012 to 2015 IPMC
- Increasing regulation of condemned homes
- Utilizing the IPMC rules for code enforcement
- Eliminating redundancies between the IPMC and City Code
- Requiring CO monitoring in sleeping areas



What's Proposed (IFC)

- Changing from 2012 to 2015 IFC
 - April 2017, MI adopted 2015 MBC
 - IFC is "companion" to MBC
 - Prevents conflicts between codes



What's Proposed (IFC)

- Further analysis recommends amending the current proposed ordinance
 - IFC Section 903 states where sprinklers are required
 - MBC Section 903 does this also, but in a less restrictive manner
 - The sprinkler requirements of the IFC cannot supersede the MBC, but the City has never formally recognized this
 - It is recommended that Section 903 of the IFC be repealed in its entirety and replaced to reference the requirements set forth in Section 903 of the MBC



What's Proposed (IFC)

- Requiring fire protection system contractors to register with the FD
 - Applies to those performing inspection, testing, maintenance, and installation of FPS
 - Registration is one time only and free
 - Ensures the best communication with FPS contractors and the FD
 - Ensures that work is being reported to the FD and that it is being completed in accordance with the applicable local codes



Penalties (IFC)

- Penalties for violation are all civil infraction
 - EXCEPTION: violating section 901 (tampering with FPS) or section 1031 (blocking exits) are misdemeanors



In Summary (IFC)

- Changing from 2012 to 2015 IFC
- Requiring FPS contractors to register with the FD
- Tampering with FPS or blocking exits are misdemeanor offenses

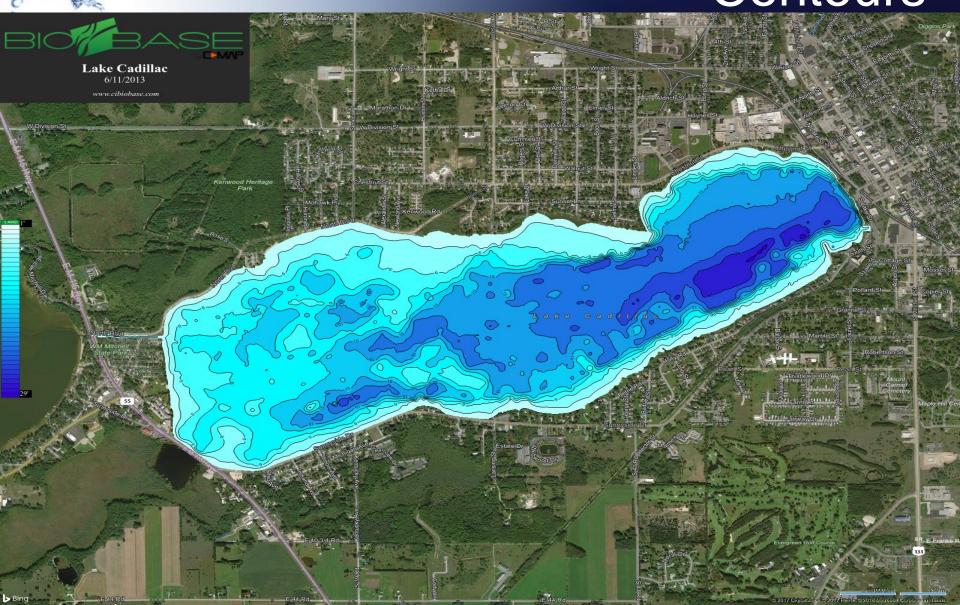




Lake Cadillac Improvement Progress Report Overview and Future Recommendations

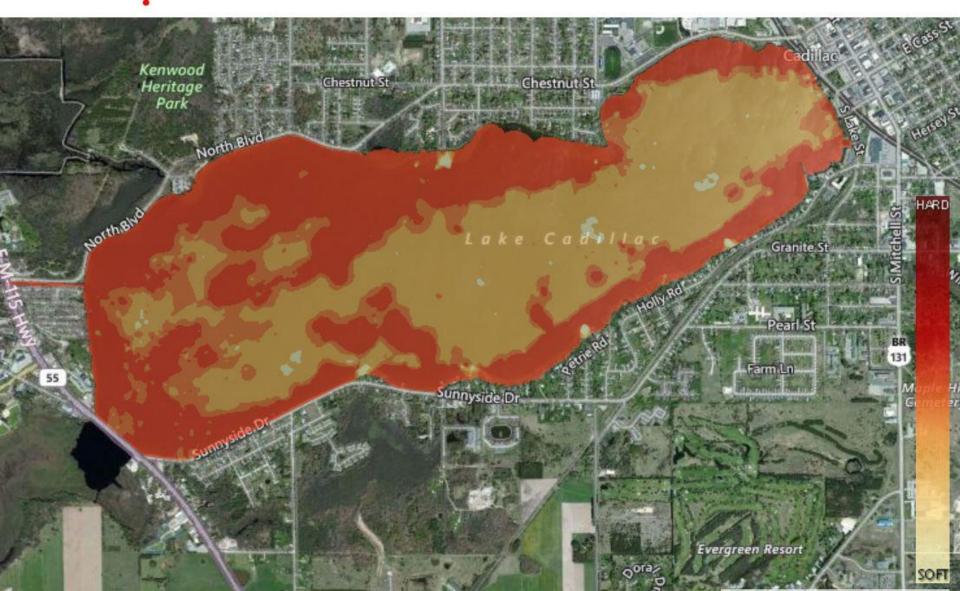
© By: Restorative Lake Sciences February 19, 2018

Lake Cadillac Depth Contours





Lake Cadillac Bottom Hardness





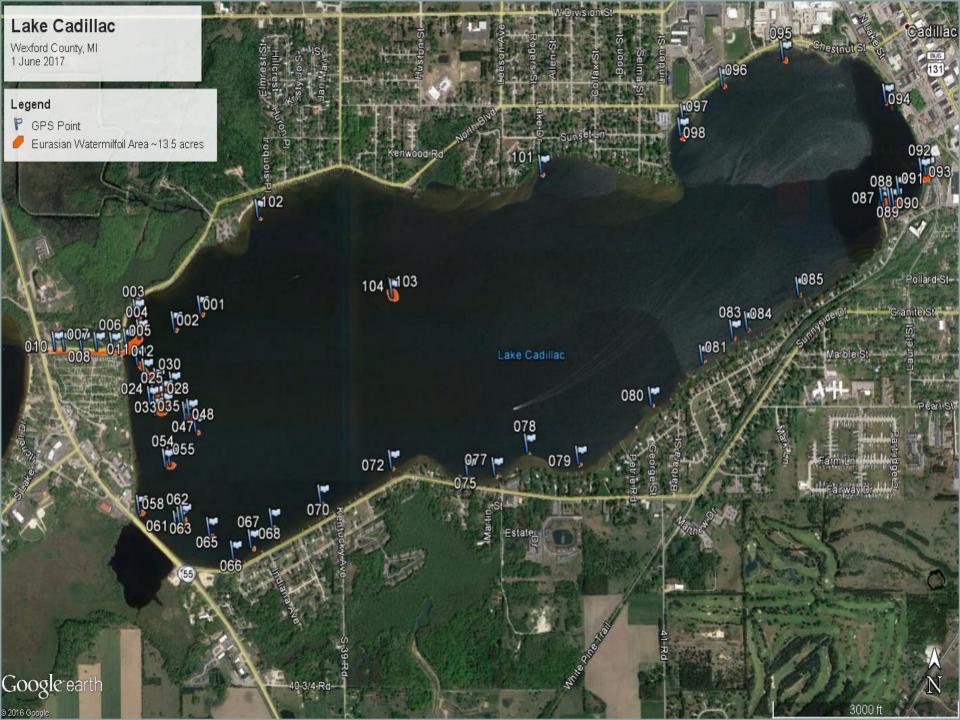
Lake Cadillac Aquatic Vegetation Biovolume

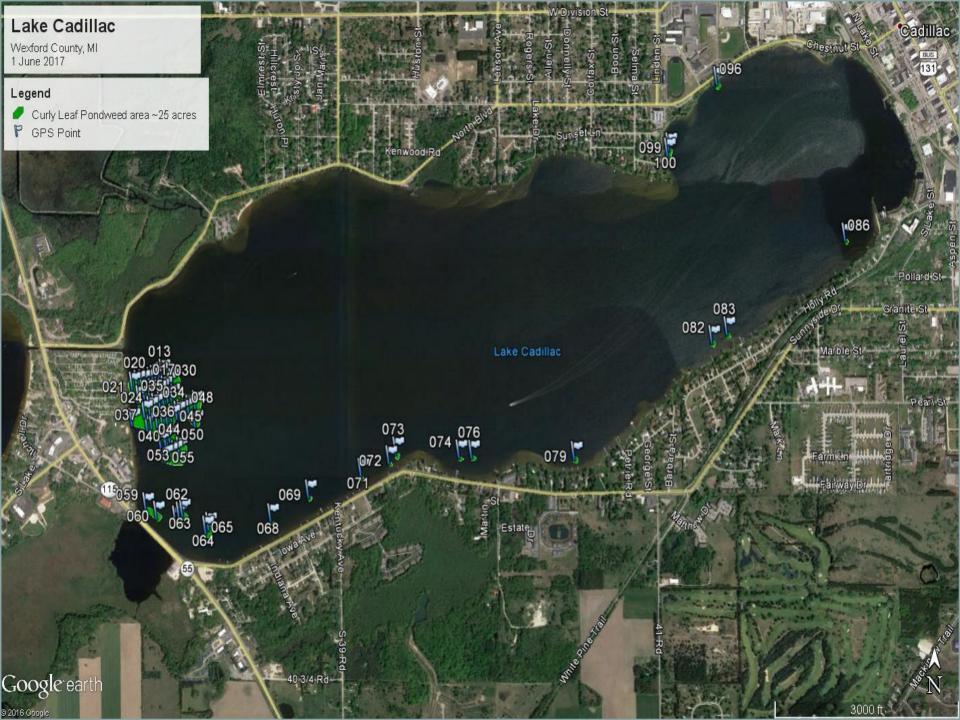


Lake Cadillac Invasive Species







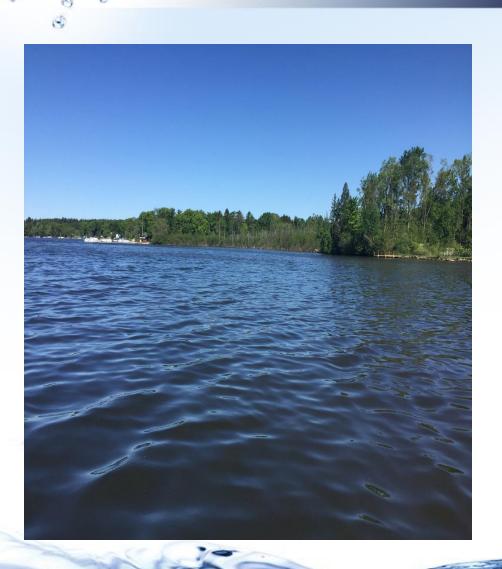


Lake Cadillac Impairments



- DO depletion with depth
- TP higher in spring (likely storm water driven)
- Excessive blue-green algal blooms
- Reduced native aquatic plants
- Low biodiversity of sediment macros

Lake Cadillac Management Recommendations



- Goose control
- Encourage soft shorelines/erosion reduction (rip-rap, geotextile)
- No lawn fertilization zones in parks by watering with lake water
- Storm water sampling/reporting
- Algal reduction
- Combined watershed plan with Lake Mitchell

Re: Child Protection Council – "Pinwheels for Prevention"

As noted by the attached request Karen Staub, Prevention Coordinator, Child Protection Council, has requested permission to conduct a "Pinwheels for Prevention" procession at 4:00 p.m. on Tuesday, April 3rd, 2018 in which parents, children, and the area agencies concerned about child abuse will be invited to walk Mitchell Street (sidewalks) and plant pinwheels in each of the planter boxes at the corner of Harris and Mitchell Streets. The walk will begin at Toy Town and end at the intersection of Harris and Mitchell Streets. They also wish to include a small yard type sign in each of the four planter boxes supporting Pinwheels for Prevention in Michigan.

The event is held to draw attention to the need to help stop child abuse and neglect before it happens and remind all of us that we all play a part in prevention. April is Child Abuse Prevention Month and the Month of the Young Child. The pinwheels will be in place from April 3, 2018 through April 30, 2018. The pinwheels will not contain messages.

Ms. Staub anticipates attending the council meeting to address this request.

Staff, including the Police Department, has reviewed the request and supports the program subject to the following conditions;

- 1. The program shall run from April 3, 2018 through April 30, 2018.
- 2. Participants must obey all general laws of the pedestrian traffic control devices at intersections.
- 3. All displays shall be maintained throughout the period of display.
- 4. Allow one yard sign per planter box.
- 5. Pinwheels shall be removed no later than May 1, 2018.

Requested Council Action

Council is asked to approve the request of the Child Prevention Council for the "Pinwheels for Prevention Program" in Downtown Cadillac subject to the above conditions.

Re: Downtown Sidewalk Café's

Introduction

Clam Lake Beer Company, Hermann's European Cafe, and new this year the Raven BBQ and Brewery have requested approval to place sidewalk cafés in front of their downtown Cadillac restaurants in 2018. Staff has requested and received site plans showing the placement of the tables, chairs, and barriers from both businesses. The three site plans show the café placement near the building front walls with adequate room for pedestrian traffic meeting the 60 inches of clearance required in the ordinance. The Raven site plan includes seating on the balcony.

Staff has reviewed the request and supports the program subject to the following conditions:

- 1) The Cadillac City Code of Ordinance that relates to sidewalk cafes in Section 46-395 is followed which includes a requirement for a site plan and proof of insurance.
- 2) Businesses with a sidewalk café on Mitchell Street/Business US-131 acquire the needed sidewalk café permit through the State of Michigan.

Requested Council Action

Council is asked to approve the request of Clam Lake Beer Company, Hermann's European Café, and the Raven BBQ and Brewery to have sidewalk cafes in front of their businesses in 2018 meeting the two requirements listed.

MITCHELL ST.

21'-6"

Clam Lake Beer Co. 106 S. Mitchell Street

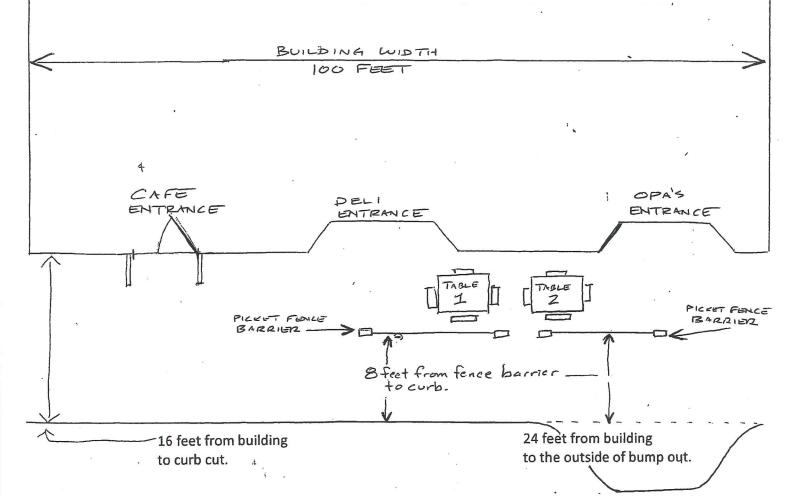
Hermann's European Café



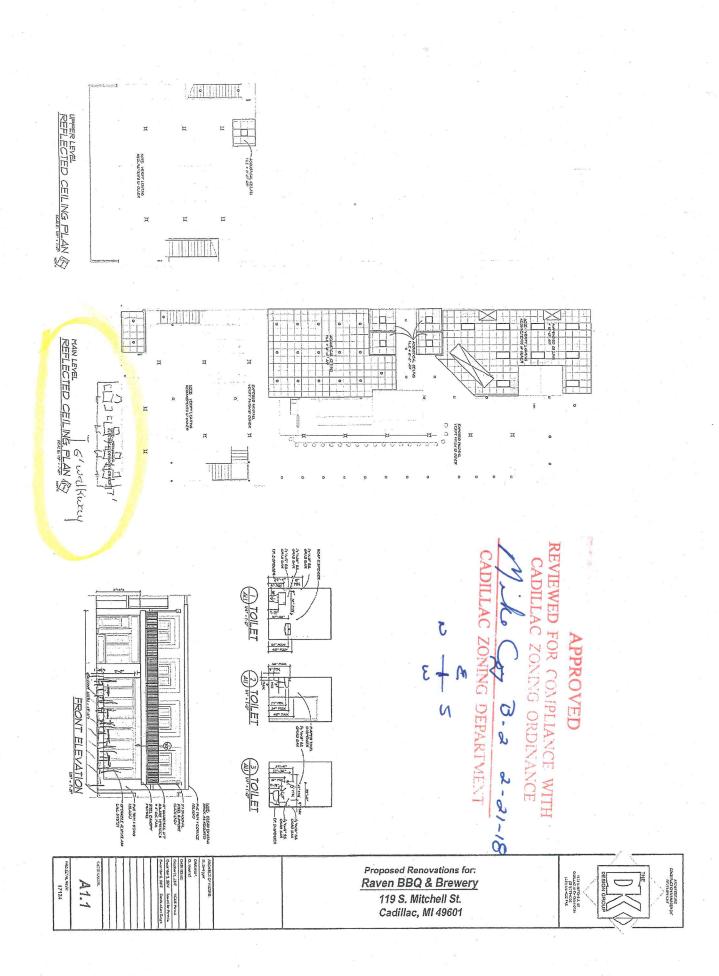
APPROVED

REVIEWED FOR COMPLIANCE WITH

CADILLAC ZONING DEPARTMENT



214 N. Mitchell Street



Raven BBQ, LLC 119 S. Mitchell St. Cadillac, MI 49601

Attn: Mike Coy City of Cadillac

February 21, 2018

Dear Mr. Coy,

I have had an opportunity to review the sidewalk café permit requirements and would like to apply for a sidewalk café permit for the upcoming 2018 season. MDOT has also advised me that I need to maintain a sidewalk permit for the elevated balcony space even though it does not technically touch the sidewalk.

I have added the City of Cadillac to the insurance as an additional insured as per the requirements of the sidewalk café ordinance. I am including a drawing showing a proposed table placement on the elevated balcony and some table placement on the ground level immediately adjacent to the folding doors.

If you have any additional questions regarding the space, please do not hesitate to contact me.

Sincerely,

Connie R Freiberg 231-679-0112

Re: Valve Exercising Equipment

The FY2018 Annual Operating Budget includes an appropriation of \$100,000 for the purchase of a sewer jetter. After reviewing the recently completed Water Asset Management Plan and the Water Reliability Study, the water department would like to reallocate this appropriation to buy valve exercising equipment. This piece of equipment has a jetter and vacuum system built into it. This purchase would allow the department to begin two programs in the water system with one piece of equipment. The current sewer jetter could then be used for several more years. Competitive bids were solicited and the following bid was received:

Vendor	Bid
E.H.Wachs Lincolnshire, Illinois	\$72,550.00

Recommended Action

It is recommended that the purchase of valve exercising equipment be awarded to E.H. Wachs in the amount of \$72,550. Funds are available in the Water and Sewer Fund.

Re: Household Hazardous Waste

From 2001 through 2013, the City of Cadillac conducted two Household Hazardous Waste collection events each year. The last event sponsored by the City was in May 2014. Many of these events were conducted in partnership with Wexford County. The City received a grant in 2001 that covered most of the collection costs for the first four years, and the City and the County agreed to share the costs after the grant period. The County covered 60% of the costs, while the City covered the remaining 40% of collection costs. This percentage was similar to the cost-sharing arrangements related to other joint ventures of the County and the City, like the airport.

There has been renewed interest within the community and from City staff and elected officials to once again hold these collection events. The Water and Sewer Department is very interested in this activity in order to keep these hazardous materials out of the City's water treatment system. As a result, bids were recently solicited and the following proposals were received:

	Environmental Resource Group Livonia, MI	Drug and Laboratory Disposal, Inc. Plainwell, MI
Site Fee (Per Event)	\$0*	\$4,500
Collection Costs:		
Pesticides	\$1.10/lb	\$1.55/lb
All Other Materials	\$1.10/lb	\$0.60/lb

^{*} Environmental Resource Group applies a minimum charge of 5,500 lbs. of waste per each collection event. Of the 27 City collection events held, only four (4) events did not reach this minimum threshold.

The City performed additional analysis of the proposals that were received in order to determine the most advantageous and cost-effective bid. Utilizing the average collection data from all 27 of the prior collection events, total annual costs of collection (two events) would be as follows:

	Average Qty. (lbs.)	Environmental Resource Group Livonia, MI	Drug and Laboratory Disposal, Inc. Plainwell, MI
Site Fee (x2)		\$0*	\$9,000.00
Collection Costs:			
Pesticides	1,202	\$1,322.20	\$1,863.10
All Other Materials	14,916	\$16,407.60	\$8,949.60
Total	16,118	\$17,729.80	\$19,812.70

Council Communication - Household Hazardous Waste Collection

March 5, 2018 Page 2

Once the contract for collection services has been awarded, City staff will approach Wexford County officials to invite their continued participation in this service, which would open it up to all County residents at no charge as it was offered in the past. If the County chooses not to cover the costs, other options for county-wide participation could be analyzed. Regardless of whether or not the County wishes to participate, all residential users connected to the City's water treatment system will be invited to participate at no cost. This includes the users connected via the Lake Mitchell Sewer Authority system.

Recommended Action

It is recommended that the contract for Household Hazardous Waste Collection Services be awarded to Environmental Recycling Group of Livonia, Michigan through December 31, 2020 in accordance with their bid. Funds are available in the Water and Sewer Fund to cover the City's portion of the annual collection costs.

Re: Tandem Axle Plow Truck

On February 22, 2018 the City of Cadillac held a bid opening on the above referenced purchase. The following bids were received:

Vendor	Year/Model	Bid
GT Diesel Service Traverse City, Michigan	2019 Western Star 4700SB	\$114,500
Freightliner Wyoming, Michigan	2019 Freightliner 114SD	\$115,766
JX Peterbilt Wyoming, Michigan	2019 Peterbilt 367	\$126,559

Recommended Action

It is recommended that the purchase of one tandem axle plow truck be awarded to GT Diesel Service in accordance with their bid. Funds are available in the Stores and Garage Fund.

Re: Dump Body and Snow Maintenance Equipment for Tandem Axle Plow Truck

On February 22, 2018 the City of Cadillac held a bid opening on the above referenced purchase. The following bids were received:

Vendor	Bid
Truck and Trailer Specialties Boyne Falls, Michigan	\$93,024.97
Knapheide Truck Equipment Company Flint, Michigan	\$89,425.00

In reviewing the bids, the Department of Public Works is recommending the higher bid for the following reasons:

- Most of the department's existing equipment carries Monroe snow maintenance products. Monroe is the manufacturer used by Truck and Trailer Specialties. In fact, utilizing Monroe for this purchase will make all five (5) trucks that will be active in snow maintenance activities nearly uniform in the equipment that is installed on the trucks. This uniformity will enhance the efficiency of internal maintenance staff as well as reduce inventory carrying costs because of the interchangeability of parts. The City's mechanic is very familiar with this equipment and would not need to learn new equipment in order to keep it operational and working.
- Very fast turn-around and reliability of parts when needed. Many surrounding counties and municipalities utilize Truck and Trailer Specialties for this equipment, so the network available for parts, advice, and answers to maintenance questions is significant. This also enhances the availability of parts that can be shuttled between the garages of various regional municipalities. Critical parts could be delivered within an hour when needed due to the proximity of this vendor and their presence in the region.
- This is a proven vendor for the City of Cadillac on this critical equipment. This vendor does not cut corners and has always met or exceeded expectations and timelines.

In accordance with the reasons identified above, the most advantageous bid for the City in accordance with Section 2-300 of the Cadillac City Code is the bid from Truck and Trailer Specialties. The price difference is \$3,599.97 – or 4% - between the low and high bid, but the issues identified above will provide significant advantages to the longer term efficiency of operations and total cost of ownership over the life of the equipment.

Recommended Action

It is recommended that the purchase of a dump body and snow maintenance equipment for a tandem axle plow truck be awarded to Truck and Trailer Specialties in accordance with their bid. Funds are available in the Stores and Garage Fund.

COUNCIL COMMUNICATION

Re: Council Meeting Schedule – May 8, 2018 Election

It has been announced that there will be a Special Election held on May 8, 2018. As with past practice, it is being recommended that the City Council meeting scheduled for May 7, 2018 be cancelled to allow for election preparation activities.

Recommended Action:

It is being recommended that the May 7, 2018 City Council meeting be cancelled due to the May 8, 2018 Special Election.

City Council

200 North Lake Street Cadillac, Michigan 49601 Phone (231) 775-0181 Fax (231) 775-8755



Mayor Carla J. Filkins

Mayor Pro-Tem Shari Spoelman

Councilmembers
Tiyi Schippers
Stephen King
Robert J. Engels

RES	OL	ĽŪ،	ſΟ	N	NO	

RESOLUTION TO INTRODUCE ORDINANCE AMENDING THE CITY ZONING MAP AND TO SET A PUBLIC HEARING

At a meeting of the City Council of the City of Cadillac, Wexford County, Michigan, held in the Council Chambers, Cadillac Municipal Complex, 200 North Lake Street, Cadillac, Michigan, on the 5th day of March, 2018, at 6:00 p.m.

PRESENT:
ABSENT:
The following preamble and resolution was offered byand seconded by
WHEREAS, Mike Johnson (the "Owner") owns real property in the City of Cadillac
legally described as follows:
LOT & VAC ALLEY W OF LOT 10 BLK 213 CHITTENDEN & WHEELERS ADDITION, CITY OF CADILLAC
and whose tax identification number is 10-048-00-008-00 (hereinafter the "Parcel"); and
WHEREAS, the Parcel is currently zoned R-3, Single Family; and
WHEREAS, the Cainen Gilde, HeyHun Holdings, LLC (the "Applicant"), who is looking
to purchase the Parcel submitted an application (the "Application") to the City Planning
Commission requesting that the Parcel be rezoned to B-3 General Business District; and

WHEREAS, upon giving notice in accordance with the Michigan Zoning Enabling Act, Act 110 of 2006, MCL 125.3101 *et seq.* ("MZEA"), the City Planning Commission conducted a public hearing regarding rezoning of the Parcel on February 26, 2018; and

WHEREAS, the City Planning Commission has recommended that the City Council amend the City Zoning Map to rezone the Parcel to B-3 General Business District; and

WHEREAS, the City Council wishes to conduct a public hearing to hear public comments regarding the Application.

NOW, THEREFORE, the City Council of the City of Cadillac, Wexford County, Michigan, resolves as follows:

- 1. Pursuant to Section 5.2 of the Charter, the City introduces the Ordinance Amending City Zoning Map (the "Ordinance," attached as Exhibit A).
- 2. A public hearing regarding the Application shall be held on April 2, 2018 at 6:00 p.m. in the Council Chambers, Cadillac Municipal Complex, 200 Lake Street, Cadillac, Michigan.
- 3. The City Clerk is directed to publish a summary of the Ordinance once in a newspaper of general circulation in the City of Cadillac, together with a notice setting the time and place for a public hearing on the Ordinance, at least fifteen (15) days before the public hearing in accordance with Section 103 of the MZEA. The summary and notice of the hearing shall be substantially in the form of Exhibit B.
- 4. The City Clerk is further directed to provide notice of the hearing at least fifteen (15) days before the public hearing to the Applicant, all persons to whom real property is assessed within 300 feet of the Parcel, and all occupants of structures within 300 feet of the Parcel, in accordance with Section 103 of the MZEA.

6.	Any and all resolu	utions that are in conflict with this Resolution are hereby
repealed to t	the extent necessary	to give this Resolution full force and effect.
YEAS:		
NAYS:		
STATE OF M	ICHIGAN WEXFORD)
COUNTY OF	WEXFORD)
complete co		f the City of Cadillac, hereby certify this to be a true and, duly adopted at a meeting of the City Council held on

Sandra Wasson Cadillac City Clerk

City Clerk, and copies may be provided for a reasonable charge.

A copy of the Ordinance shall be available for examination at the office of the

5.

City Council

200 North Lake Street Cadillac, Michigan 49601 Phone (231) 775-0181 Fax (231) 775-8755



Mayor Carla J. Filkins

Mayor Pro-Tem Shari Spoelman

Councilmembers
Tiyi Schippers
Stephen King
Robert J. Engels

ORDINANCE NO.

AN ORDINANCE AMENDING THE CITY ZONING MAP

THE CITY OF CADILLAC ORDAINS:

Section 1.

The City hereby amends the City Zoning Map to change the R-3, Single Family District zoning designation and established use district as shown on the City Zoning Map for the real property legally described as:

LOT & VAC ALLEY W OF LOT 10 BLK 213 CHITTENDEN & WHEELERS ADDITION, CITY OF CADILLAC

(Tax identification No. 10-048-00-008-00)(the "Parcel")

to the B-3, General Business District zoning designation and corresponding use district under Chapter 46 of the Cadillac City Code.

Section 2.

Should any portion of this Ordinance be found invalid for any reason, such holding shall not be construed as affecting the validity of the remaining portions of this Ordinance.

Section 3.

All other ordinances inconsistent with the provisions of this Ordinance are hereby repealed but only to the extent necessary to give this Ordinance full force and effect.

Section 4.

This Ordinance shall take effect twenty (20)) days after its adoption.
Approved thisday of, 2018.	
Sandra Wasson, Clerk	Carla J. Filkins, Mayor

City Council

200 North Lake Street Cadillac, Michigan 49601 Phone (231) 775-0181 Fax (231) 775-8755



Mayor Carla J. Filkins

Mayor Pro-Tem Shari Spoelman

Councilmembers Tiyi Schippers Stephen King Robert J. Engels

NOTICE OF PUBLIC HEARING AND SUMMARY OF PROPOSED ORDINANCE

On March 5, 2018, the City Council of the City of Cadillac introduced Ordinance No. _____, An Ordinance Amending the City Zoning Map.

NOTICE IS HEREBY GIVEN that a Public Hearing on the proposed ordinance will be held in the Council Chambers, Cadillac Municipal Complex, 200 Lake Street, Cadillac, Michigan, on April 2, 2018 at 6:00 p.m., at a Meeting of the City Council.

The City of Cadillac complies with the "Americans with Disabilities Act." If auxiliary aids or services are required at a public meeting for individuals with disabilities, please contact Sandra Wasson, City Clerk, at least three (3) business days prior to any such meeting. Copies of the proposed ordinance are available for examination at the office of the City Clerk and copies may be provided at a reasonable charge. The following is a summary of the proposed ordinance.



AN ORDINANCE AMENDING THE CITY ZONING MAP

Section 1 of the proposed ordinance provides that the City amends the City Zoning Map to change the R-3, Single Family District designation and use district as shown on the City Zoning Map for the real property legally described as:

LOT & VAC ALLEY W OF LOT 10 BLK 213 CHITTENDEN & WHEELERS ADDITION, CITY OF CADILLAC

(Tax identification No. 10-048-00-008-00)(the "Parcel")

to the B-3, General Business District zoning designation and corresponding use district under Chapter 46 of the Cadillac City Code.

Section 2 of the proposed ordinance provides that if any portion of the proposed ordinance is found invalid for any reason, such holding shall not be construed as affecting the validity of the remaining portions of the proposed ordinance.

Section 3 of the proposed ordinance provides that all other ordinances inconsistent with the provisions of the proposed ordinance are repealed but only to the extent necessary to give the proposed ordinance full force and effect.

Section 4 of the proposed ordinance provides that it shall take effect twenty (20) days after its adoption.

CITY COUNCIL OF THE CITY OF CADILLAC, MICHIGAN

By: Sandra Wasson, City Clerk Cadillac Municipal Complex 200 Lake Street Cadillac, Michigan 49601 Telephone No: (231) 775-0181

City Council

200 North Lake Street Cadillac, Michigan 49601 Phone (231) 775-0181 Fax (231) 775-8755



Mayor Carla J. Filkins

Mayor Pro-Tem Shari Spoelman

Councilmembers
Robert J. Engels
Stephen King
Tiyi Schippers

RESOL	UTION	NO	
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CITY OF CADILLAC

RESOLUTION TO APPROVE RECORD RETENTION POLICY

At a regular meeting of the City Council of City of Cadillac (the "City"), Wexford County, Michigan, held at the City on the day of, 2018 at p.m.
PRESENT:
ABSENT:
The following Resolution was offered by and seconded by
WHEREAS, the Michigan Penal Code, MCL 750.491, provides that all official books, papers or records created by or received in any of the State's political subdivisions, including the City, are declared to be public property;
WHEREAS, it is necessary and appropriate for the City Council to establish and adopt policies for the operation of the City;
WHEREAS, the City is required to retain and dispose public records according to a

retention and disposal schedule approved by the Michigan State Administrative Board;

WHEREAS the Michigan State Administrative Board has approved a retention and

WHEREAS, the Michigan State Administrative Board has approved a retention and disposal schedule that addresses the usual records found in city offices;

WHEREAS, in the interests of the health, safety and welfare of the City, the City Council desires to approve a record retention policy.

Resolution No Page 2 of 2
NOW THEREFORE, the City Council of City of Cadillac, Wexford County, resolves as follows:
1. The City hereby adopts and approves the City of Cadillac Record Retention Policy (attached as Exhibit A to this Resolution).
2. All resolutions, motions, policies, including any prior record retention policies or prior retention and disposal schedules, or any parts thereof that are in conflict with this resolution, are hereby repealed to the extent of such conflict.
YEAS:
NAYS:
RESOLUTION DECLARED ADOPTED.
STATE OF MICHIGAN)) ss.
COUNTY OF WEXFORD)
I, the undersigned, the duly qualified and acting Clerk of City of Cadillac, DO HEREBY CERTIFY that the foregoing is a true and complete copy of certain proceedings taken by the City Council of said City at a meeting held on the day of, 2018, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, as amended, and that the minutes of said meeting were kept and will be or have been made available as required under the Open Meetings Act.

Sandra Wasson Clerk, City of Cadillac

<u>City of Cadillac</u> Record Retention Policy

A. Purpose

The purpose of this policy is to ensure (1) that necessary City of Cadillac ("City") records and documents are adequately protected and maintained, (2) to ensure that records that are no longer needed or of no value are destroyed at the appropriate time and manner and (3) to preserve City history.

The City's policy is to comply with local, state and federal laws regarding the retention and disposition of City public records, as defined by the Michigan Freedom of Information Act. Michigan Law requires that all public records be listed on an approved Retention and Disposal Schedule.

B. Adoption of Record Retention Schedule

To this end, the City adopts the State of Michigan Archives and the State Administrative Board, General Record Retention and Disposal Schedule #8 (GS#8). This Retention and Disposal Schedule GS#8 covers records that are commonly found in the City. It identifies how long the records must be kept to satisfy administrative, legal, fiscal and historical needs. Schedules also identify when records may be destroyed. The City Manager is responsible for ensuring that relevant staff are aware of the provisions in the schedule and follow them.

C. Identification of City Records.

The records of the City are important assets. The Michigan Penal Code, MCL 750.491, provides that all official books, papers or records created by or received in any of the State's political subdivisions, including the City, are declared to be public property. The Record Retention Policy applies to all records, regardless of format (for example, paper, electronic, microform, microfilm, microfiche, magnetic tapes, and CD-ROM) or other more traditional media. If there is any question of whether a document is a record requiring retention, the City Manager should be consulted.

Michigan's Record Retention General Schedule #1 addresses the retention of "non-record" materials. These documents are broadly defined as drafts, duplicates, convenience copies, publications and other materials that do not document City activities. These materials can be disposed of when they have served their intended purpose. Cities need to identify the "office of records" when multiple offices possess copies of the same record. The "office of record" is responsible for following the retention period that is specified, duplicates do not need to be retained.

D. Record Retention and Preservation

The City and its employees shall organize their records to promote fast and efficient retrieval of information. The City has authority to determine the method of storage; however, it must be reliable method of maintaining records and adaptive to changing technology. In addition, the City must comply with the standards for reproduction under the Records Reproduction Act.

E. Employee Responsibility

All records are the property of the City. No City employee has, by virtue of his or her position, any right to such records, even though he or she may be named as the author, recipient, or custodian of them. City employees may not take any records or copies of such records when they retire, resign, or otherwise terminate employment.

F. Disposal.

Individuals responsible for the retention of the record (employees who create, send, or receives records) are also responsible for the destruction of the record following the retention period. Documents should be destroyed in a manner that ensures that all sensitive or confidential information can no longer be read or interpreted. This means that paper documents should be shredded, and electronic documents should be erased or otherwise rendered unreadable.

All employees should note the following general exception to any stated destruction schedule: If you believe, or the City informs you, that City records are relevant to litigation, potential litigation (i.e., a dispute that could result in litigation), government audit, FOIA request and response or investigation then employees must preserve those records until the matter to which they relate has been finally resolved and City legal council has approved their disposition. This exception supersedes any previously or subsequently established destruction schedule for those records. If you believe that an exception may apply, or have any questions regarding the possible applicability of that exception, please contact the City Manager.

RE: 412 Cadillac Brownfield Plan – Setting of Public Hearing

Robb Munger acquired the former Better Bodies property from the Wexford County Treasurer's Office under tax foreclosure, and is proposing to demolish a portion of the building, remodel the balance and subsequently lease for commercial/retail space.

A Phase II Environmental Site Assessment (ESA) conducted in December 2017 identified the presence of metals in soils exceeding MDEQ Criteria and is a Part 201 Facility, qualifying it as a Brownfield Eligible Property. Anticipated Brownfield Eligible Activities include environmental due diligence and due care, lead and asbestos abatement, and selective demolition. Recent amendments to Act 381 provide for the combination of a Brownfield Plan and an Act 381 Work Plan for State tax capture into a Combined Brownfield Plan.

A Combined Brownfield Plan has been prepared to facilitate the development by reimbursing extraordinary environmental, lead and asbestos abatement, and demolition cost through the capture of increased taxes generated by an estimated private investment of \$200,000. The Combined Brownfield Plan was reviewed and approved by the Cadillac Brownfield Redevelopment Authority at their February 26, 2018 meeting and recommended for approval to the Cadillac City Council.

The Combined Brownfield will also be presented for approval of State Tax Capture to the MDEQ for Environmental Eligible Activities and the Michigan Strategic Fund for Non-Environmental Eligible Activities. As part of the approval process, Act 381 requires that a public hearing be held by the governing body to consider public input on the Combined Brownfield Plan. A resolution to establish the public hearing for the March 19, 2018 City Council meeting is attached.

The following is a proposed schedule for considering the Brownfield Plan:

Action	Entity	Date
Approve Combined Brownfield Plan	Cadillac Brownfield	February 26, 2018
	Redevelopment Authority	
Set Public Hearing	City Council	March 5, 2018
Hold Public Hearing & Approve Brownfield Plan	City Council	March 19, 2018

Recommended Action:

Approve the resolution to establish the public hearing for the March 19, 2018 City Council meeting for the Combined Brownfield Plan for the 412 Cadillac Project for Environmental and Non-Environmental Eligible Activities.

City Council

200 North Lake Street Cadillac, Michigan 49601 Phone (231) 775-0181 Fax (231) 775-8755



Mayor Carla J. Filkins

Mayor Pro-Tem Shari Spoelman

Councilmembers Robert J. Engels Tiyi Schippers Stephen King

RESOLUTION NO. _____

RESOLUTION SETTING PUBLIC HEARING FOR COMBINED BROWNFIELD PLAN FOR THE 412 CADILLAC REDEVELOPMENT

At a regular meeting of the Cadillac City Street, Cadillac, Michigan on March 5, 2018, at 6:00	Council held at Cadillac City Hall, 200 North Lake p.m., the following resolution was offered by
Councilperson	and supported by
Councilperson	_

WHEREAS, the Michigan Brownfield Redevelopment Financing Act, Act 381, P.A. 1996 as amended ("Act 381"), authorizes municipalities to create a brownfield redevelopment authority to promote the revitalization, redevelopment, and reuse of contaminated, blighted, functionally obsolete, or historically designated property through tax increment financing of eligible activities approved in a Brownfield Plan; and

WHEREAS, the City Council established the Cadillac Brownfield Redevelopment Authority ("CBRA") under the procedures in Act 381 on December 6, 1996, to facilitate the redevelopment of brownfield properties within the City of Cadillac; and

WHEREAS, Act 381 was recently amended to provide for Combined Brownfield Plans that combine the elements of a Brownfield Plan (which identifies the Brownfield Eligible Property and Activities and estimates the impacts to taxing jurisdictions, among other things) with the elements of an Act 381 Work Plan (which details the proposed project, the specific eligible activities that will be undertaken to alleviate Brownfield conditions, and the costs and time frame of the project, and which is necessary for state tax capture); and

WHEREAS, the City understands that certain property located at 412 S. Mitchell Street ("412 Cadillac Redevelopment") qualifies as a Brownfield Eligible Property and that the owner desires to undertake various remediation activities, including environmental due diligence and due care, lead and asbestos abatement, and selective demolition, to redevelop the property; and

WHEREAS, a Combined Brownfield Plan was submitted to the CBRA for the 412 Cadillac Redevelopment that: (1) establishes the property at 412 S. Mitchell Street as Eligible Property, (2) outlines Environmental and Non-Environmental Eligible Activities, and (3) reimburses the Eligible Activity expenses from taxes generated by increased private investment on the property; and

WHEREAS, on February 26, 2018, the CBRA reviewed and recommended approval of the Combined Brownfield Plan to the City Council, finding the Combined Brownfield Plan met the requirements of Act 381 and constitutes a public purpose of job creation, increased private investment and economic development, and increased property tax value; and

City of Cadillac
Resolution No
Page 2 of 2

WHEREAS, Act 381 requires the governing body to hold a public hearing on the Combined Brownfield Plan and provide notice of the public hearing and notice to taxing jurisdictions in compliance with the requirements of Act 381; and

WHEREAS, the City Council desires to hold a public hearing to receive comments on the adoption of the Combined Brownfield Plan at its March 19, 2018 regular meeting.

NOW, THEREFORE, the City Council of the City of Cadillac, Wexford County, Michigan, resolves as follows:

- 1. Pursuant to Act 381, a public hearing for the Combined Brownfield Plan for the 412 Cadillac Redevelopment shall be held on March 19, 2018, at 6:00 p.m. in the City Council Chambers, 200 North Lake Street, Cadillac, Michigan.
- 2. The City Clerk is directed to provide notice of the public hearing to taxing jurisdictions that levy taxes subject to capture and to the Michigan Department of Environmental Quality not less than 10 days prior to the public hearing in accordance with Act 381. The notices shall be in substantially the form of Exhibit A.
- Should any section, clause or phrase of this Resolution be declared by the courts to be invalid, the same shall not affect the validity of this Resolution as a whole nor any part thereof, other than the part so declared to be invalid.
- 4. Any prior resolution, or any part thereof, in conflict with any of the provisions of this Resolution is hereby repealed, but only to the extent necessary to give this Resolution full force and

YEAS:	
NAYS:	
STATE OF MICHIGAN)
COUNTY OF WEXFORD)

X7D A O

I, Sandra Wasson, City Clerk of the City of Cadillac, hereby certify this to be a true and complete copy of Resolution No. ____, duly adopted at a regular meeting of the City Council held on the 5th day of March, 2018.

> Sandra Wasson, Clerk Cadillac Municipal Complex 200 Lake Street Cadillac, Michigan 49601

Telephone No: (231) 775-0181

ACT 381 COMBINED
BROWNFIELD AND WORK PLAN
TO CONDUCT
ELIGIBLE
MDEQ ENVIRONMENTAL AND
MSF NON-ENVIRONMENTAL
ACTIVITIES

412 Cadillac 412 S. Mitchell Street Cadillac, Michigan 49601 City of Cadillac Wexford County, Michigan

Cadillac Brownfield Redevelopment Authority

Approved by Cadillac Brownfield

Redevelopment Authority: February 26, 2018_

Public Hearing: *March 19, 2018*

Approved by Cadillac

City Council: March 19, 2018

Prepared by:

Mac McClelland, Manager – Brownfield Redevelopment Otwell Mawby, P.C.
309 E. Front Street
Traverse City, Michigan 49684
mac@otwellmawby.com
231.633.6303

www.otwellmawby.com

Environmental *Brownfield *Asbestos *Geotechnical *Materials Testing

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Attachment A Resolutions Approving Combined Brownfield Plan Attachment B Development Reimbursement Agreement

PROJECT SUMMARY

The former blighted and tax reverted building at 412 S. Mitchell Street, the former Better Bodies Health and Fitness Property, has been purchased and will be remodeled into commercial retail space.

The proposed project will demolish a portion of the building and remodel the balance of the building. There are extraordinary costs, including environmental due diligence, lead and asbestos abatement, and demotion, that challenge the economic viability of the development.

The redevelopment is consistent with the City of Cadillac Master Plan and zoning ordinance. Initial work is anticipated to begin in Spring 2018, with tax increment capture beginning in 2019. The estimated investment is \$200,000.

Project Name: 412 Cadillac

Project Location: The eligible property is located in at 412 S. Mitchell Street in the City of

Cadillac, Wexford County, Michigan with the Parcel Identification

Number 83-10-086-00-512-00.

Type of Eligible

Property: Part 201 Facility as defined by Part 201 of Michigan Act 451, as

amended

Eligible Activities: Environmental, Lead and Asbestos Abatement, Demolition

Eligible Activity Costs:

(excluding interest)

\$96,735

Years to Complete

Eligible Activities Payback: 19 Years for Local Capture and 20 Years for State Capture

Estimated Eligible

Investment: \$225,000

Annual Tax Revenue

Before Project: \$3,718

Estimated Annual Tax Revenue in First Year

After Project: \$13,774

ACT 381 COMBINED BROWNFIELD PLAN TO CONDUCT ELIGIBLE MDEQ ENVIRONMENTAL AND MSF NON-ENVIRONMENTAL ELIGIBLE ACTIVITIES

UNDER THE AUTHORITY OF THE BROWNFIELD REDEVELOPMENT FINANCING ACT, 1996 PA 381, AS AMENDED

1.0 INTRODUCTION

The Cadillac Brownfield Redevelopment Authority ("CBRA") is submitting this Act 381 Combined Brownfield Plan for MDEQ Environmental and MSF Non-Environmental Eligible Activities for the proposed Former Better Bodies Property in the City of Cadillac, Wexford County, Michigan (herein referred to as the "Eligible Property").

This Combined Brownfield Plan is submitted under the auspices of Act 381, P.A. 1996, as amended.

1.1 PROPOSED REDEVELOPMENT AND FUTURE USE - MCL 125.2663(1)(A)

The proposed project includes the acquisition of the former Better Bodies Health and Fitness Property and selective demolition, remodeling, and construction for the use of the building for use as a rental income property the operation of a commercial business.

The estimated investment is \$200,000.

1.2 ELIGIBLE PROPERTY INFORMATION - MCL 125.2663(1)(h)

1.2.1 **Property Eligibility and Location**

Property Eligibility – The former Better Bodies Health and Fitness property is a Part 201 Facility, based on Phase II Environmental investigation activities conducted on the property. As a result, the parcel qualifies as Eligible Property under Act 381, P.A. 1996 as amended. The property owned by 412 Cadillac, LLC, with Mr. Robert Munger, Managing Member. 412 Cadillac, LLC purchased the property on November 15, 2017 as tax reverted property from the County Treasurer's Office.

Location - The Eligible Property is located at 412 S. Mitchell Street in Cadillac with the Parcel Identification Number 83-10-086-00-512-00 with a total area of approximately 0.52 acres, with one building, the former Better Bodies Health and Fitness.

The legal description of the parcel is provided below. A Project Location Map and Eligible Property Map are included in the Appendix as Figures 1 and 2, respectively.

Site Name	<u>Parcel</u>	Legal Description
412 Cadillac	83-10-086-00-512-00	PART OF OUT LOT 7 - COM ON W LINE OF MITCHELL ST AT INT
		OF S LINE OF STIMSON ST EXTENDED: N PAR TO MITCHELL ST
		50 FT WLY AT RIGHT ANGLE TO MITCHELL ST 150 FT SELY PAR
		MITCHELL ST, 151.3 FT ELY TO MITCHELL ST 150 FT; NWLY
		100.10 FT TO POB MITCHELLS REVISED PLAT OF THE VILLAGE
		OF CLAM LAKE CITY OF CADILLAC

1.2.2 Current Ownership

The Eligible Property is owned by the 412 Cadillac, LLC. Contact: Mr. Robert Munger, Managing Member, 616-550-8090, robb@robbmunger.com

1.2.3 Proposed Future Ownership

The Eligible Property will remain owned by 412 Cadillac, LLC. Contact: Mr. Robert Munger, Managing Member, 616-550-8090, robb@robbmunger.com

1.2.4 Delinquent Taxes, Interest & Penalties

There are currently no delinquent taxes, interest or penalties due on the subject property.

1.2.5 Existing & Proposed Future Zoning for Eligible Property

The property is zoned General Business District (B-3), and governed by the provisions of the City of Cadillac Zoning Ordinance.

1.3 HISTORICAL, PREVIOUS USE AND OWNERSHIP OF EACH ELIGIBLE PROPERTY

1.3.1 Historic Use

According to the Phase I ESA, the subject property apparently remained undeveloped until the late 1800s or early 1900s. The 1906 Sanborn Fire Insurance Map depicted the subject property as developed with a residence and bicycle shop, which appears to be the first developed use of the subject property. Between 1906 and 1914, the subject property had remained developed, with the commercial building now being utilized as a livery. Additional development between these years also took place and was indicated as a delivery company with stables. This development was the eastern portion of the existing commercial building. A hide warehouse had also been constructed. The subject property remained developed over the years with the existing building being identified as auto sales and service business in the early 1920s. Between the early 1920s and the 1950 Sanborn Map, the subject property had remained developed with the existing commercial building which had been expanded to the west. The former residence had also been removed during these years. Several of the other buildings had remained on the property (hide warehouse small store). The subject property remained developed with the existing building in the 1960s and was identified as an auto sales and service operation. All of the other structures had been removed from the property. The subject property has remained

developed with the existing building since this time to the present. The building remained an automobile sales and service operation until the mid-1960s.

In the mid-1960s the subject property was converted to use as a Wick's Lumber Yard. These activities continued on the subject property until the mid to late 1980s. At this time, the subject property was renovated for use as a health and fitness gym. The subject property remained a gym until approximately the beginning of 2016 at which time the business closed. Since the closure of the business, the building has sat unoccupied.

The property was acquired by the Wexford County Treasurer's Office through tax foreclosure on April 1, 2017 and purchased by 412 Cadillac, LLC, on November 15, 2017 and has since remained vacant.

1.3.2 Previous Ownership

Wexford County acquired the property through tax foreclosure on April 1, 2017.

1.4 CURRENT USE OF ELIGIBLE PROPERTY

The former Better Bodies Health and Fitness property is developed with the existing commercial building and associated asphalt parking lot. The building was unoccupied and had most recently been used for a health and fitness gym.

1.5 SITE CONDITIONS AND KNOWN ENVIRONMENTAL CONTAMINATION SUMMARY

1.5.1 Site Conditions

The subject site has a 10,044-square foot, single story building with partial basement. The building exterior is finished, with painted brick and block, wood siding and metal exterior trim and siding, with rubber membrane roof, and a slab on grade poured concrete floors that is constructed of brick with flat roof. The drive way into the site enters the eastern portion of the property, into a parking area on the north side of the building. Figure 2 shows the pertinent features of the building and property.

Major utilities are present within the right-of-way along South Mitchell Street. Electrical service is overhead along South Mitchell Street, and appeared to connect to the west side of the building. Natural gas enters the property at the northwest corner of the building. The site is also served by the City of Cadillac water and sewer services. Communication lines are also overhead and enter the south side of the building. Storm water is handled through direct surface water runoff from across the property.

1.5.1 Known Environmental Contamination Summary

A Phase I Environmental Site Assessment was conducted in December 2017 on behalf of 412 Cadillac, LLC and identified the historical use of the subject property for automobile sales and service operations, and the potential existed for former in-ground hydraulic hoist systems and floor drains within the northern portion of the building. This portion of the building has been assumed to have been the location of the former service operations. A Phase II ESA was also

conducted in December 2017 to sample soil and groundwater within the interior of the building. Soil samples were submitted for laboratory analysis for volatile organic compounds (VOCs), polynuclear aromatics (PNAs), semi-volatile organic compounds (SVOCs) Michigan 10 metals, Diesel Range Organics (DRO), Gasoline Range Organics (GRO) and Oil Range Organic (ORO).

The Phase II ESA activities identified the presence of the following contaminants in soil and groundwater samples, collected from the subject property at concentrations exceeding MDEQ Part 201 risk-based screening level. The criteria exceedances identified are summarized in the following three tables:

Summary of Soil Concentrations Above MDEQ GCC

Sample Sample Parameter Exceeding		Parameter Analytical	GCC Exceeded (ug/Kg,				
Number	Depth (ft.)	Criteria / CAS#	Result (ug/Kg, ppb)	ppb)			
HA-2	2.0'	Selenium	1,400	GSI – 400			
		CAS #: 7782492	CAS #: 7782492				
HA-4	6.0'	Arsenic	7,300	DWP – 4,600			
		CAS #: 7440382		GSI – 4,600			
		Barium	380,000	GSI – 290,000			
		CAS #: 7440393					
		Selenium	2,100	GSI – 400			
		CAS #: 7782492					
		Zinc	260,000	GSI – 180,000			
		CAS #: 7440666					

DWP - MDEQ Part 201 Drinking Water Protection Criteria

GSI - MDEQ Part 201 Groundwater Surface Water Interface Protection Criteria

GCC - MDEQ Part 201 Generic Cleanup Criteria

CAS # - Chemical Abstracts Service

ppb - Parts per billion

ug/Kg - Micrograms per kilogram or ppb

Summary of Groundwater Concentrations Above MDEQ GCC

Sample ID	Sample Depth (Ft.)	Parameter Exceeding Criteria / CAS #	Parameter Analytical Result (ug/L, ppb)	GCC Exceeded (ug/L, ppb)
HA-3	7.00′	Lead	12	DWC - 4.0
		CAS #: 16065831		
HA-4	7.00'	Lead	14	DWC - 4.0
		CAS #: 16887006		

DWC – MDEQ Part 201 Drinking Water Criteria

GCC – MDEQ Part 201 Generic Cleanup Criteria

CAS # - Chemical Abstracts Service

ppb – Parts per billion

ug/L – Micrograms per Liter (i.e., parts per billion)

Summary of Soil Concentrations – Aesthetic

Sample ID	DRO Analytical Result (ppm)*	GRO Analytical Result (ppm)*	ORO Analytical Result (ppm)*	DRO Screening Values	GRO Screening Values	Type of Impact Present
HA-4 @ 6.0'	1,100	19	54,000	SVIA - <500 SDC - <1,050	SVIA - <350 SDC - <900	Aesthetic

DRO – Diesel Range Organics

GRO – Gasoline Range Organics

ORO – Oil Range Organics

GCC – MDEQ Part 201 Generic Cleanup Criteria / There are currently no GCC criteria established for DRO, GRO and ORO.

SVIA - Soil Volatilization to Indoor Air Criteria

SDC - < 0.5% Saturation for Direct Contact Criteria

ug/Kg – Micrograms per Kilogram (i.e., parts per billion)

* = The DRO, GRO and ORO methods are generally used for evaluating impact to a site from releases of products such as oils, fuel oils, diesel, hydraulic oil and lubricating oils. Results presented in PPM. The method detection limit is 4 mg/Kg and the generally accepted aesthetic criteria is 100 mg/kg. There are currently no screening values for ORO.

Based on the presence of contamination identified above in the two soil (HA-2 and HA-4) and the two groundwater (HA-3 and HA-4) samples collected from the subject property in excess of the MDEQ GCC for Drinking Water Protection Criteria, Groundwater Surface Water Interface Protection Criteria in soils, and the Groundwater Surface Water Interface Criteria for groundwater and aesthetic impacts (to soil and groundwater) with elevated concentrations of DRO, GRO and ORO; the subject property is classified as a "Facility" as defined by Part 201 of Michigan Act 451, as amended.

1.6 FUNCTIONALLY OBSOLETE, BLIGHTED AND/OR HISTORIC CONDITIONS

The property was tax reverted and, as such, meets the definition of blighted under Act 381, P.A. 1996 as amended. The property also meets qualifying Eligible Property under Act 381 as a Part 201 Facility.

1.7 INFORMATION REQUIRED BY SECTION 15(15) OF THE STATUTE

1.7.1 MSF Eligible Activity Sufficiency

The MSF Eligible Activities proposed under this Combined Brownfield Plan include: Lead and Asbestos Abatement and Demolition. Section 3 provides a detailed work scope for each of the MSF Eligible Activities. The following is a brief explanation of sufficiency for each Eligible Activity:

1.7.1.1 Lead and Asbestos Abatement: Lead and asbestos abatement will result in the appropriate management of lead and cadmium-based paint with appropriate training, materials handling, and air monitoring to ensure work safety, and removal of asbestos

containing materials (ACMs) by a certified asbestos contractor. The appropriate management of lead and cadmium-based paint and removal of asbestos prior to demolition will be sufficient to alleviate the brownfield conditions of the Eligible Property.

1.7.1.2 Demolition: The selective demolition of a portion of the existing building will provide for the redevelopment to meet code, space, and finish requirements. The selective demolition that would inhibit future development are sufficient to alleviate brownfield conditions on the Eligible Property.

1.7.2 MSF Eligible Activity Need

The MSF Eligible Activities proposed under this Combined Brownfield Plan include: Lead and Asbestos Abatement, and Demolition. Section 3 provides a detailed work scope for each of the MSF Eligible Activities. The following is a brief explanation of the need for each Eligible Activity:

- 1.7.2.1 Lead Asbestos Abatement: State and federal regulations require an assessment of the presence of lead and cadmium-based paint and asbestos prior to demolition of commercial buildings. If identified, precautions must be taken to protect human health and the environment, including worker training, air monitoring, and in the case of asbestos, abatement must be conducted by a certified asbestos abatement company.
- 1.7.2.2 **Demolition:** Selective demolition of the building must be conducted in order to meet code, space, and finish needs for the commercial leasing.

1.7.3 MSF Eligible Activity Cost Determination

The MSF Eligible Activities proposed under this Combined Brownfield Plan include: Lead and Asbestos Abatement, and Demolition. Section 3 provides a detailed work scope for each of the MSF Eligible Activities. The following is a brief explanation of the need for each Eligible Activity:

- 1.7.3.1 Lead Asbestos Abatement: Costs for the lead/cadmium paint and asbestos surveys are based on proposals from certified asbestos inspectors and abatement costs are based on a walkthrough of the buildings by a certified lead and asbestos inspector.
- 1.7.3.2 **Demolition:** Costs for demolition are based on internal company estimates and preliminary consultations with reputable local firms, net of recycling material revenues.

1.7.4 Public Purpose - MCL 125.2664(1)

The proposed Better Bodies - 412 S. Mitchell will convert a vacant commercial building into a retail commercial space for a future tenant.

The total projected investment is expected to be approximately \$225,000.

The project will significantly add to the local and state tax base. When completed, property taxes are estimated at \$13,774 per year (following the retirement of Brownfield obligations) with 39.90% of these revenues going to the State of Michigan and 60.10% to local taxing jurisdictions. The property currently generates \$3,718 and without redevelopment, the property value and property taxes will likely decline.

1.75 Reuse of Vacant Buildings and the Redevelopment of Blighted Property

The former Better Bodies Health and Fitness building is vacant and formerly tax-reverted and blighted.

1.7.6 Job Creation

The lessee has not yet been identified and therefore, specific job creation estimates cannot be provided. However, job creation is anticipated for any commercial or retail enterprise which leases the property.

1.7.6 Area of High Unemployment

The unemployment rate for Wexford County in 2016 was 5.6 percent, as compared to the State unemployment rate at 4.9 percent, according to the USDA Economic Research Service.

1.7.8 Level and Extent of Contamination Alleviated in Connection with the Eligible Activities

There is evidence of environmental impact to soil and groundwater on the property and the site is a Part 201 Facility as defined by Part 201 of Michigan Act 451, as amended.

1.7.9 Level of Private Sector Contribution to the Project

The private sector contribution to this project is expected to be approximately \$200,000.

1.7.10 Greenfield Comparison

A Greenfield site was not considered for the project. All Eligible Activities under this Combined Brownfield Plan would not be required on a Greenfield site.

1.7.11 Creation of New Brownfields

There is no anticipated creation of a new brownfield from the project.

1.7.12 Project Pro forma

A project pro forma has not been prepared for the project.

1.7.13 Other Incentives

No other incentives are anticipated for the project.

1.7.14 Other Information

None

2.0 **SCOPE OF WORK - MCL 125.2663(1)(B)**

The purpose of the proposed eligible activities proposed under this Combined Brownfield Plan is to conduct MDEQ Environmental Eligible Activities, including Phase I and Phase II Environmental Site Assessments, a Baseline Environmental Assessment and a Due Care Plan, and MSF Eligible Activities, including Lead and Asbestos Abatement, and Site and Selective Building Demolition.

2.1 MDEQ ELIGIBLE ACTIVITIES

Section 13(16), Act 381, PA 1996 as amended provides for State tax capture for site investigation activities and associated reports for a baseline environmental assessment and due care plan without Department approval. These MDEQ Eligible Activities are listed for qualification under the Brownfield Plan and are not part of the Act 381 Work Plan request to the Department.

2.1.1 Baseline Environmental Assessment

The work scope is to conduct a Phase I Environmental Site Assessments (ESAs) and Phase II ESA to meet environmental due diligence and All Appropriate Inquiry for 412 Cadillac, LLC.

- A. Phase I ESA: A Phase I ESA has been conducted for the parcels proposed for acquisition by 412 Cadillac, LLC, consistent with ASTM Standard E1527-13. The Phase I ESA included a review of historical and current information, including regulatory agency files, historical maps, and past uses to evaluate the potential for contamination, a site inspection of the property, and interviews with individuals knowledgeable about the past use of the property to identify any Recognized Environmental Conditions (RECs). A Phase I report was prepared with full documentation of the research and identified the historical use of the subject property for automobile sales and service operations, and the potential existed for former in-ground hydraulic hoist systems and floor drains within the northern portion of the building was identified as a Recognized Environmental Condition (REC).
- B. <u>Phase II ESA</u>: A Phase II ESA was conducted which included soil and groundwater samples within the northern interior portion of the building to determine whether a release had occurred. There were visual and olfactory evidence of a release. Soil and groundwater samples were submitted for laboratory analysis for volatile organic compounds (VOCs), polynuclear aromatics (PNAs), semi-volatile organic compounds (SVOCs) Michigan 10 metals, Diesel Range Organics (DRO), Gasoline Range Organics (GRO) and Oil Range Organic (ORO). Results did show the presence of metals in the soil and groundwater above MDEQ Generic Cleanup Criteria. As a result, the site is a Part 201 Facility, environmental due diligence was completed, and a Baseline Environmental Assessment was prepared on behalf of the owner.

2.1.2 Due Care Investigation and Activities

While the BEA provides an exemption from environmental liability for pre-existing contamination, new purchasers have due care obligations to prevent exposure to or exacerbation of pre-existing contamination. There are three primary due care activities proposed under this Brownfield Plan:

- A. <u>Phase II ESA Investigation</u>: Due to the historical presence of contaminated soil and groundwater on the Eligible Property, additional investigation may be required to determine if exposure pathways are complete and if mitigation measures are required.
- B. <u>Due Care Plan Preparation</u>: Following the completion of the Phase II ESA and determination of the redevelopment details of each future land use, the data summary and recommendations for meeting due care obligations will be included in a Due Care Plan. The Due Care Plan will describe the known contamination, proposed redevelopment activities, plans for mitigating unacceptable exposures and preventing exacerbation, recommendations for filing abandon container notices, notices to third parties who may be exposed to contamination (e.g., utility workers), and filing of Notices of Migration of Contamination, if necessary. In addition, an Environmental Construction Management Plan will be prepared to detail measures to protect on-site workers and construction measures to meet due care obligations.

2.1.3 Additional Response Activities

Not applicable.

2.1.3 Environmental Insurance

Not applicable.

2.1.4 Interest

Interest is included as an Eligible Activity. The Brownfield Eligible Activities of environmental due diligence have been privately financed by the Developer. Interest is calculated at 5.0% for 15 years for the purposes of this Combined Brownfield Plan.

2.1.5 Combined Brownfield Plan

The preparation, approval, and implementation of the Combined Brownfield Plan is included as Eligible Activities.

The following tables estimate the costs for Environmental Eligible Activities to be funded by tax increment revenues.

Estimated Cost of MDEQ Environmental Eligible Activities

MDEQ Environmental Eligible Activities	Estimated Cost
Baseline Environmental Assessment	\$10,200
Due Care Activities	\$4,700
Contingency (15%)	\$2,235
Eligible Activities Subtotal	\$17,135
Interest	\$7,627

MDEQ Environmental Eligible Activities	Estimated Cost
Combined Brownfield Plan Development, Approval, Implementation	\$5,000
Brownfield Authority Administrative and Operating Cost	\$3,500
MDEQ Environmental Eligible Activities Total	\$33,262

2.2 MSF NON-ENVIRONMENTAL ELIGIBLE ACTIVITIES

MSF Eligible Activities are requested under this plan under the auspices of Act 381. The City of Cadillac is a Qualified Local Government; however, MSF Non-Environmental Eligible Activities include only lead and asbestos abatement and demolition.

2.2.1. Demolition

Demolition will include site demolition and selective demolition of a portion of the building.

The following is a cost estimate for Site and Selective Demolition:

Site and Selective Demolition	Total	
Site Demolition	\$3,000	
Selective Demolition	\$45,000	
Contingency (15%)	<u>\$7,200</u>	
TOTAL	\$55,200	

2.2.2. Lead and Asbestos Abatement

Demolition or remodeling buildings that contain lead, cadmium and/or asbestos is subject to regulations to protect the health of the persons that may be affected. In addition, demolition can impact the concentration of lead, cadmium and/or asbestos in the soils that are in close proximity to the building. A lead/cadmium paint and asbestos survey has been conducted for all buildings on the site and identified the presence of lead/cadmium paint and asbestos. The presence of lead and cadmium-based paint in areas of disturbance and demolition which requires specific precautions, including personal protective equipment, worker training, and air monitoring to ensure levels of lead and cadmium are less than required levels. Asbestos in areas of disturbance or demolition must be abated by a certified asbestos contractor, with air monitoring to ensure a safe working environment. The scope of work includes the required surveys prior to demolition under State and Federal law, and lead and asbestos abatement.

The following is a cost estimate for lead and asbestos survey, monitoring, and abatement:

Lead and Asbestos Abatement	Total
Survey	\$2,000
Monitoring	\$1,000
Abatement	\$3,000
Contingency (15%)	<u>\$900</u>
TOTAL	\$6,900

2.2.3 Infrastructure Improvements

Better Bodies - 412 S. Mitchell is located in City of Cadillac, which is designated as a Qualified Local Unit of Government, or Core Community. However, no infrastructure improvements are anticipated as part of the Combined Brownfield Plan.

2.2.4 Site Preparation

Better Bodies - 412 S. Mitchell is located in the City of Cadillac, which is designated as a Qualified Local Unit of Government, or Core Community. However, no infrastructure improvements are anticipated as part of the Combined Brownfield Plan.

2.2.5 Interest

Interest is included as an Eligible Activity. The Brownfield Eligible Activities of lead and asbestos abatement and demolition will be privately financed by the Developer. Interest is calculated at 5.0% for 15 years for the purposes of this Combined Brownfield Plan.

2.2.6 Assistance to Land Bank Fast Track Authority

Not Applicable.

2.2.7 Relocation of Public Facilities or Service for Economic Development Purposes Not Applicable.

2.2.8 Develop/Prepare/Implement Combined Brownfield Plan

The preparation, approval and implementation of the Combined Brownfield Plan is included as Eligible Activities.

Estimated Cost of MSF Non-Environmental Eligible Activities

MSF Environmental Eligible Activities	Estimated Cost
Lead and Asbestos Abatement	\$6,000
Demolition	\$48,000
Contingency (15%)	\$8,100
Eligible Activities Subtotal	\$62,100

MSF Environmental Eligible Activities	Estimated Cost	
Interest	\$27,643	
Combined Brownfield Plan Development, Approval, Implementation	\$12,500	
Brownfield Authority Administrative and Operating Cost	\$3,500	
MDEQ Environmental Eligible Activities Total	\$105,743	

2.3 LOCAL ONLY ELIGIBLE ACTIVITIES

With the exception of Administrative and Operating Costs, there are no Eligible Activities that are specifically designated as "Local Only."

2.4 SCHEDULE AND COSTS

2.4.1 Schedule of Activities

The following is an estimated schedule of Eligible Activities:

Activity	Completion
Demolition	Second Qtr 2018
Initiate Renovation	Third Qtr 2017
Complete Renovation	Third Qtr 2018

2.4.2 Summary of Total Project Costs

SUMMARY OF MAXIMUM ELIGIBLE COSTS	
412 CADILLAC	
MDEQ Environmental Eligible Activity Costs Maximum	
Baseline Environmental Activities	\$ 10,200
Due Care Activities	\$ 4,700
Contingency	\$ 2,235
Subtotal	\$ 17,135
Interest (5% at 15 years)	\$ 7,627
Combined Brownfield Plan Review/Approval/Implementation	\$ 5,000
CBRA Admin/Operating Costs	\$ 3,500
MDEQ ENVIRONMENTAL ELIGIBLE ACTIVITY TOTAL	\$ 33,262
MSF Developmental Eligible Activity Cost Maximum	
Lead/Asbestos Abatement	\$ 6,000
Demolition	\$ 48,000
Contingency	\$ 8,100
Subtotal	\$ 62,100
Interest (5% at 15 years)	\$ 27,643
Combined Brownfield Plan Review/Approval/Implementation	\$ 12,500
CBRA Admin/Operating Costs	\$ 3,500
MSF DEVELOPMENTAL ELIGIBLE ACTIVITY TOTAL	\$ 105,743
LOCAL SITE REMEDIATION REVOLVING FUND	\$ -
Maximum Eligible Costs	\$ 139,005
STATE BROWNFIELD FUND	\$ 8,621

All Eligible Activities identified above will be allocated between the State and Local taxes in a proportional share, after the capture of the 3 mils for the State Brownfield Fund.

Eligible Activity Cost Tables and Tax Capture Tables are presented in the Exhibits.

3.0 TAX INCREMENT REVENUE ANALYSIS

3.1 Estimate of Captured Taxable Value and Tax Increment Revenues - MCL 125.2663(1)(c) The initial taxable value for the Eligible Property will be set at the taxable value as of the approval date of this Combined Brownfield Plan, anticipated on March 19, 2018.

Act 381 defines initial taxable value as the taxable value at the time the Brownfield Plan is adopted (in this case, anticipated on March 19, 2018), as shown by either the most recent

assessment roll for which equalization has been completed (in May) at the time the resolution is adopted (as of December 31, 2016) or, if provided by the brownfield plan, by the next assessment roll for which equalization will be completed (as of December 31, 2017) following the date the resolution adding that eligible property in the brownfield plan is adopted.

The initial taxable value established by this Brownfield Plan is based on the taxable value as of December 31, 2017 and is \$61,800\$ for real property.

The MDEQ Environmental and MSF Non-Environmental Eligible Activity cost is \$79,235 plus an estimated \$35,270 in interest, for a total of \$114,505. The Combined Brownfield Plan also includes \$17,500 in Combined Brownfield Plan Development, Approval, and Implementation and \$8,500 in CBRA Administrative and Operating Costs, and \$8,621 for the State Brownfield Fund, bringing the Maximum Eligible Activity Cost to \$147,627. The Combined Brownfield Plan does not provide for additional State tax capture in an amount equal to State tax capture for MDEQ Environmental Eligible Activities and additional Local tax capture for a period of *five years* for the Local Brownfield Revolving Fund. The overall investment for the Project is estimated at \$225,000.

Table 2 identifies taxable values for real and personal property, including tax increment revenues for the Eligible Property. In addition, 3 mils are captured and distributed to the State for the State Brownfield Redevelopment Fund. In accordance with Act 381, this share does not affect the State and local ratio.

The cash flow analysis for the project indicates payoff of the obligation in *nineteen* (19) years for Local Capture and *twenty* (20) years for State Capture from 2018. Brownfield capture under this Combined Brownfield Plan is limited to twenty (20) years to 2038, or less.

Redevelopment of the property is anticipated to be initiated in Spring 2018, with site and building demolition. The actual tax increment captured will be based on taxable value set through the property assessment process by the local unit of government and equalized by the County and the millage rates set each year by the taxing jurisdictions. The estimated tax increment captured by the Authority is summarized in the table below and detailed in Table 2.

Estimated Tax Increment Capture by the Authority

Year	Total Tax Revenues	Captured Taxes		Year	Total Tax Revenues	Captured Taxes	
2019	\$10,485	\$6,441	'	2034	\$12,826	\$8,669	
2020	\$10,621	\$6,570		2035	\$13,008	\$8,843	
2021	\$10,759	\$6,702		2036	\$13,194	\$9,020	
2022	\$10,900	\$6,836		2037	\$13,384	\$7,417	(
2023	\$11,043	\$6,972		2038	\$13,577	\$2,283	(2
2024	\$11,190	\$7,112		2039	\$13,774	\$0	
2025	\$11,339	\$7,254		2040	\$13,975	\$0	
2026	\$11,492	\$7,399		2041	\$14,180	\$0	
2027	\$11,647	\$7,547		2042	\$14,390	\$0	
2028	\$11,806	\$7,698		2043	\$14,603	\$0	
2029	\$11,968	\$7,852		2044	\$14,821	\$0	
2030	\$12,133	\$8,009		2045	\$15,043	\$0	
2031	\$12,301	\$8,169		2046	\$15,269	\$0	
2032	\$12,472	\$8,333		2047	\$15,500	\$0	
2033	\$12,648	\$8,499		2048	\$15,736	\$0	
			1				1
(1) Local Ta	ax Capture Ends		ı .	Total	\$386,085	\$139,128	
(2) State T	ay Cantura Ends						

(1) Local Tax Capture Ends	_
(2) State Tax Capture Ends	

Total	\$386,085	\$139,128

State Brownfield Fund \$8,621 Balance \$147,749

3.2 Method of Financing Plan Costs - MCL 125.2663(1)(d):

The Brownfield Eligible Activities of environmental due diligence, lead and asbestos abatement and demolition will be privately financed by the Developer, and the Combined Brownfield Plan Development, Approval, and Implementation will be financed by the Authority, with capture of Local and State taxes to reimburse Eligible Activities.

Maximum Amount of Indebtedness - MCL 125.2663(1)(e) 3.3

The maximum amount of indebtedness will be \$105,235 plus an estimated \$35,270 in interest costs.

3.4 Duration of Brownfield Plan - MCL 125.2663(1)(f)

The duration of the Plan will be the time to capture taxes in an amount equal to the Eligible Activity obligation, but no longer than twenty (20) years, with capture ending in 2038. As shown on Table 2, total costs of all Eligible Activities on the property redevelopment is expected to be repaid through tax increment financing within 19 years for Local Capture and 20 years for State Capture.

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3.5 <u>Estimate of Impact of Tax Increment Financing on Taxing Jurisdictions - MCL</u> 125.2663(1)(g):

Tables 2.1 and 2.2 identify annual and total tax revenues projected for capture from the increase in property tax valuations. Individual tax levies within each taxing jurisdiction are also presented on Table 2. Taxing jurisdictions will continue to receive their attendant tax allocation for the project beyond the duration of the plan.

The total tax capture is estimated at \$61,985 for Eligible Activities, \$27,592 in interest, \$15,000 for Combined Brownfield Plan Development, Approval, and Implementation, \$8,500 in CBRA Administration and Operation, and \$6,705 for a total capture of \$118,282. After the Brownfield obligation is met, tax revenues will accrue to the taxing jurisdictions in an amount estimated at almost \$11,540 per year on into the future.

3.6 <u>Description of Proposed Use of the Local Site Remediation Revolving Fund - MCL</u> 125.2663(1)(m)

Use of the Local Site Remediation Revolving Fund will be consistent with the requirements of Act 381, including expenses for Eligible Activities on Eligible Property.

4.0 SUMMARY OF RELOCATION ACTIVITIES

4.1 Estimate of Number of Persons Residing on Eligible Property - MCL 125.2663(1)(i)

There are currently no residential dwellings or residences that occupy the Eligible Property.

4.2 Plan for Residential Relocation - MCL 125.2663(1)(j)

The Eligible Property does not currently contain any residential dwellings; therefore, a plan for residential relocation is not applicable.

4.3 Provision of Costs of Relocation - MCL 125.2663(1)(k):

The Eligible Property does not currently contain any residential dwellings; therefore, a provision for residential relocation has not been allocated.

4.4 Strategy to Comply with Relocation Assistance Act, 1972 PA 227 - MCL 213.321 to 213.332 - MCL 125.2663(1)(I)

The Eligible Property does not currently contain any residential dwellings; therefore, relocation is not necessary.

5.0 OTHER MATERIAL REQUIRED BY THE AUTHORITY OR GOVERNING BODY - MCL 125.2663(1)(N):

None

EXHIBITS

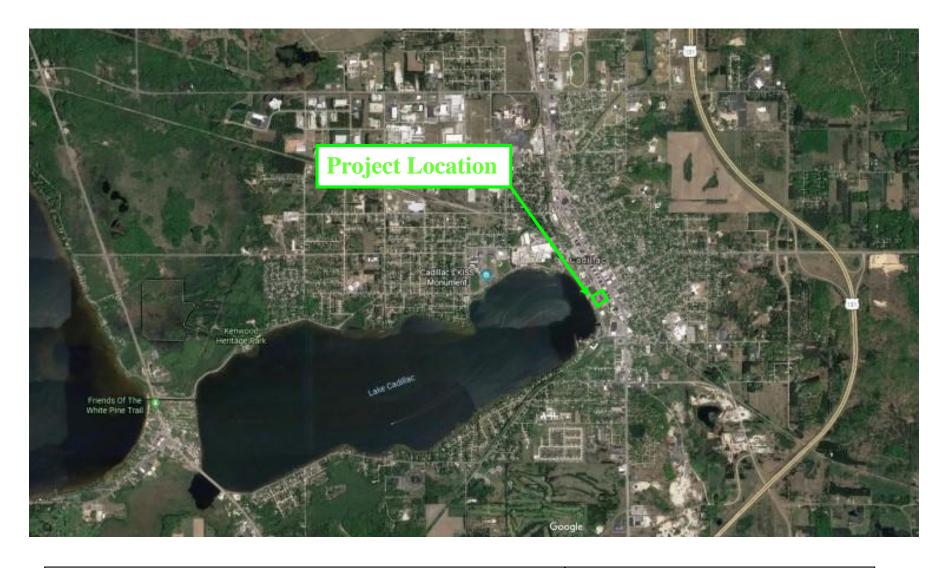
FIGURES	
Figure 1	Property Location Map
Figure 2	Eligible Property Boundaries
Figure 3	Site Photos

TABLES

Table 1.1	Environmental Eligible Activities
Table 1.2	Non-Environmental Eligible Activities
Table 2.1	Annual Revenue and Brownfield Capture Estimates
Table 2.2	Tax Increment Revenue Reimbursement Allocation Table

ATTACHMENTS

Attachment A Resolutions Approving Combined Brownfield Plan Attachment B Development Reimbursement Agreement



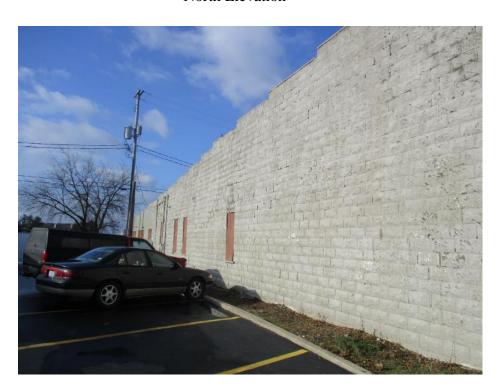
412 Cadillac Combined Brownfield Plan	Figure 1: Site Location
Cadillac Brownfield Redevelopment Authority	Date: February 2018



412 Cadillac Combined Brownfield Plan	Figure 2: Eligible Property
Cadillac Brownfield Redevelopment Authority	Date: February 2018



North Elevation



West Elevation

412 Cadillac Combined Brownfield Plan	Figure 3: Site Photos
Cadillac Brownfield Redevelopment Authority	Date: February 2018



Interior View - Main Floor



Interior View – Basement

412 Cadillac Combined Brownfield Plan	Figure 3: Site Photos
Cadillac Brownfield Redevelopment Authority	Date: February 2018

TABLE 1.1

MDEQ ELIGIBLE ACTIVITIES COSTS 412 CADILLAC - 412 S MITCHELL

CADILLAC BROWNFIELD REDEVELOPMENT AUTHORITY CADILLAC, MICHIGAN

Eligible Activity Description		TOTAL ELIGIBLE ACTIVITIES
Baseline Environmental Assessment Activities		
Phase I ESA		\$2,000
Phase II ESA		\$7,000
Baseline Environmental Assessment		\$1,200
	Subtotal	\$10,200
Due Care (7a) ObligationCompliance Activities		
Phase II Investigation to Support Due Care		\$3,500
Section 7A Compliance Analyses (Due Care Plans)		\$1,200
	Subtotal	\$4,700
Subtotal Totals		\$14,900
Contingencies (15%)		\$2,235
ELIGIBLE ACTIVITIES SUBTOTAL		\$17,135
INTEREST		\$7,627
Work Plan Development and Approval Costs		
Brownfield Plan and Work Plan Development and Approval		\$5,000
Administrative and Operation Costs*		<u>\$3,500</u>
	Subtotal	\$8,500
ELIGIBLE ACTIVITIES SUBTOTAL		\$33,262
**		

^{*}Local Tax Capture Only

TABLE 1.2

MSF ELIGIBLE ACTIVITIES COSTS 412 CADILLAC - 412 S MITCHELL CADILLAC BROWNFIELD REDEVELOPMENT AUTHORITY

CADILLAC, MICHIGAN

Eligible Activity Description		TOTAL ELIGIBLE ACTIVITIES
Lead and Asbestos Abatement		
Survey		\$2,000
Monitoring		\$1,000
Abatement		<u>\$3,000</u>
	Subtotal	\$6,000
Demolition		
Site Demolition		\$3,000
Selective Building Demolition		<u>\$45,000</u>
	Subtotal	\$48,000
Subtotal Totals		\$54,000
Contingencies (15%) MSF ELIGIBLE ACTIVITIES SUBTOTAL		\$8,100 \$63,400
MIST ELIGIBLE ACTIVITIES SUBTOTAL	1	\$62,100
INTEREST		\$27,643
Work Plan Development and Approval Costs		
Brownfield Plan and Work Plan Development and Approval		\$7,500
Brownfield Plan and Work Plan Implementation		\$5,000
Administrative and Operation Costs*		\$3,500
Transmission and Operation Cools	Subtotal	\$16,000
		, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
MSF ELIGIBLE ACTIVITIES SUBTOTAL		\$105,743
**		

^{*}Local Tax Capture Only

Table 2.1 - Annual Revenue and Brownfield Capture Estimates 412 Cadillac Combined Brownfield Plan **Cadillac Brownfield Redevelopment Authority**

	Estimated Taxable Value (TV) Increase Rate: 2.00	%			Ce	idiliac brownine	ela Redevelopiii	ient Authority									
	Plan Year		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	Revenue Year	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
	*Base Taxable Value	\$ 61,800 \$	\$ 61,800 \$	61,800 \$	61,800 \$	61,800 \$	61,800 \$	61,800 \$	61,800 \$	61,800 \$	61,800 \$	61,800 \$	61,800 \$	61,800 \$	61,800 \$	61,800 \$	61,800
	Annual Value Additions	Ş	\$ 225,000	\$	-												
	Cumulative Value Additions	Ş	\$ 225,000 \$	229,500 \$	234,090 \$	238,772 \$	243,547 \$	248,418 \$	253,387 \$	258,454 \$	263,623 \$	268,896 \$	274,274 \$	279,759 \$	285,354 \$	291,061 \$	296,883
	Estimated New TV	\$ 61,800		176,550 \$	178,845 \$	181,186 \$	183,574 \$	186,009 \$	188,493 \$	191,027 \$	193,612 \$	196,248 \$	198,937 \$	201,680 \$	204,477 \$	207,331 \$	210,241
	Incremental Difference (New TV - Base TV)	;	\$ 112,500 \$	114,750 \$	117,045 \$	119,386 \$	121,774 \$	124,209 \$	126,693 \$	129,227 \$	131,812 \$	134,448 \$	137,137 \$	139,880 \$	142,677 \$	145,531 \$	148,441
Total School Revenue	Millage Rate																
Total School Revenue	39.90% 24.000	00 \$ 1,483 \$	\$ 4,183 \$	4,237 \$	4,292 \$	4,348 \$	4,406 \$	4,464 \$	4,524 \$	4,585 \$	4,647 \$	4,710 \$	4,774 \$	4,840 \$	4,907 \$	4,976 \$	5,046
Total Local Revenue	Millage Rate																
	60.10% 36.157	74 \$ 2,235 \$	\$ 6,302 \$	6,384 \$	6,467 \$	6,551 \$	6,638 \$	6,726 \$	6,815 \$	6,907 \$	7,000 \$	7,096 \$	7,193 \$	7,292 \$	7,393 \$	7,497 \$	7,602
Total Revenue	Millage Rate																
	60.157	74 \$ 3,718		10,621 \$	10,759 \$	10,900 \$	11,043 \$	11,190 \$	11,339 \$	11,492 \$	11,647 \$	11,806 \$	11,968 \$	12,133 \$	12,301 \$	12,472 \$	12,648
			\$	3,718													
School Revenue	Millage Rate	41.92%	4 675 4	500 A	700 6	746 6	704 6	745 4	700 6	775 4	704 4	007 6	222 6	222 4	056 4	070 4	201
State Education Tax (SET) School Operating Tax	6.000 18.000	•		689 \$ 2,066 \$	702 \$ 2,107 \$	716 \$ 2,149 \$	731 \$ 2,192 \$	745 \$ 2,236 \$	760 \$ 2,280 \$	775 \$ 2,326 \$	791 \$ 2,373 \$	807 \$ 2,420 \$	823 \$ 2,468 \$	839 \$ 2,518 \$	856 \$ 2,568 \$	873 \$ 2,620 \$	891 2,672
School Operating Tax	School Total 24.000			2,754 \$	2,809 \$	2,865 \$	2,923 \$	2,981 \$	3,041 \$	3,101 \$	3,163 \$	3,227 \$		3,357 \$	3,424 \$	3,493 \$	3,563
	50100110001		2,700 \$	2,754 \$	2,003 \$	2,003 \$	2,323 \$	2,301 \$	3,041 \$	3,101 \$	3,103 \$	3,227 \$	3,231 \$	3,337 \$	3,424 \$	3,453 \$	3,303
Local Revenue	Millage Rate	58.08%															
City Operating	13.947	73 \$ - \$	\$ 1,569 \$	1,600 \$	1,632 \$	1,665 \$	1,698 \$	1,732 \$	1,767 \$	1,802 \$	1,838 \$	1,875 \$	1,913 \$	1,951 \$	1,990 \$	2,030 \$	2,070
Police and Fire Retirement	2.600	00 \$ - 5	\$ 293 \$	298 \$	304 \$	310 \$	317 \$	323 \$	329 \$	336 \$	343 \$	350 \$	357 \$	364 \$	371 \$	378 \$	386
County	6.779	•	·	778 \$	794 \$	809 \$	826 \$	842 \$	859 \$	876 \$	894 \$	912 \$	930 \$	948 \$	967 \$	987 \$	1,006
County Extra	1.420		·	163 \$	166 \$	170 \$	173 \$	176 \$	180 \$	184 \$	187 \$	191 \$		199 \$	203 \$	207 \$	211
CWTA	0.600		•	69 \$		72 \$	73 \$	75 \$	76 \$	78 \$	79 \$	81 \$		84 \$	86 \$	87 \$	89
Community on Aging	1.000 0.750		•	115 \$ 86 \$	117 \$ 88 \$	119 \$ 90 \$	122 \$	124 \$	127 \$	129 \$ 97 \$	132 \$	134 \$		140 \$	143 \$ 107 \$	146 \$ 109 \$	148
Library ISD	6.160		•	86 \$ 707 \$	88 \$ 721 \$	90 \$ 735 \$	91 \$ 750 \$	93 \$ 765 \$	95 \$ 780 \$	796 \$	99 \$ 812 \$	101 \$ 828 \$	103 \$ 845 \$	105 \$ 862 \$	107 \$ 879 \$	109 \$ 897 \$	914
Milfoil	0.000	•	•	- 4	- ¢	- 4	- \$	- \$	- \$	- ¢	- ¢	- \$	- ¢	- ¢	- ¢	- \$	- 914
	Local Total 33.257		·	3,816 \$	3,893 \$	3,970 \$	4,050 \$	4,131 \$	4,213 \$	4,298 \$	4,384 \$	4,471 \$	4,561 \$	4,652 \$	4,745 \$	4,840 \$	4,937
				**************************************	, .		,	, - ·		, +	, *	, ,	,	, · ·	, - +		,
Local Capture	Millage Rate																
TOTAL	57.2574	\$ -	\$ 6,441 \$	6,570 \$	6,702 \$	6,836 \$	6,972 \$	7,112 \$	7,254 \$	7,399 \$	7,547 \$	7,698 \$	7,852 \$	8,009 \$	8,169 \$	8,333 \$	8,499
		_															
Non-Capturable Millages	Millage Rate																
xxx	0.000		т т	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
CAPS Debt	2.900	00 \$ - \$	\$ 326 \$ \$ 326 \$	333 \$	339 \$ 339 \$	346 \$ 346 \$	353 \$ 353 \$	360 \$	367 \$ 367 \$	375 \$	382 \$ 382 \$	390 \$	398 \$ 398 \$	406 \$ 406 \$	414 \$ 414 \$	422 \$ 422 \$	430 430
		• · ·	ş 320 ş	333 \$	339 \$	346 \$	333 \$	360 Ş	30/ Ş	3/3 \$	362 \$	390 \$	390 \$	400 \$	414 \$	422 \$	430
	Estimated Taxable Value (TV) Increase Rate: 2.50	%															
	Estimated Taxable Value (TV) Increase Rate: 2.50 Plan Year	%	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
		%	16 2034	17 2035	18 2036	19 2037	2038	21 2039	22 2040	23 2041	2042	25 2043	26 2044	27 2045	2046	29 2047	30 2048
	Plan Year Revenue Year *Base Taxable Value	% 	2034		===								2044				
	Plan Year Revenue Year *Base Taxable Value Annual Value Additions		2034	2035 61,800 \$	2036 61,800 \$	2037 61,800 \$	2038 61,800 \$	2039 61,800 \$	2040 61,800 \$	2041 61,800 \$	2042 61,800 \$	2043 61,800 \$	2044 61,800 \$	2045 61,800 \$	2046 61,800 \$	2047 61,800 \$	2048 61,800
	Plan Year Revenue Year *Base Taxable Value Annual Value Additions Cumulative Value Additions		2034 \$ 61,800 \$ \$ 302,820 \$	2035 61,800 \$ 308,877 \$	2036 61,800 \$ 315,054 \$	2037 61,800 \$ 321,355 \$	2038 61,800 \$ 327,783 \$	2039 61,800 \$ 334,338 \$	2040 61,800 \$ 341,025 \$	2041 61,800 \$ 347,845 \$	2042 61,800 \$ 354,802 \$	2043 61,800 \$ 361,898 \$	2044 61,800 \$ 369,136 \$	2045 61,800 \$ 376,519 \$	2046 61,800 \$ 384,049 \$	2047 61,800 \$ 391,730 \$	2048 61,800 399,565
	Plan Year Revenue Year *Base Taxable Value Annual Value Additions Cumulative Value Additions Estimated New TV		\$ 61,800 \$ \$ 302,820 \$ \$ 213,210 \$	2035 61,800 \$ 308,877 \$ 216,238 \$	2036 61,800 \$ 315,054 \$ 219,327 \$	2037 61,800 \$ 321,355 \$ 222,478 \$	2038 61,800 \$ 327,783 \$ 225,691 \$	2039 61,800 \$ 334,338 \$ 228,969 \$	2040 61,800 \$ 341,025 \$ 232,312 \$	2041 61,800 \$ 347,845 \$ 235,723 \$	2042 61,800 \$ 354,802 \$ 239,201 \$	2043 61,800 \$ 361,898 \$ 242,749 \$	2044 61,800 \$ 369,136 \$ 246,368 \$	2045 61,800 \$ 376,519 \$ 250,060 \$	2046 61,800 \$ 384,049 \$ 253,825 \$	2047 61,800 \$ 391,730 \$ 257,665 \$	2048 61,800 399,565 261,583
	Plan Year Revenue Year *Base Taxable Value Annual Value Additions Cumulative Value Additions		2034 \$ 61,800 \$ \$ 302,820 \$	2035 61,800 \$ 308,877 \$	2036 61,800 \$ 315,054 \$	2037 61,800 \$ 321,355 \$	2038 61,800 \$ 327,783 \$	2039 61,800 \$ 334,338 \$	2040 61,800 \$ 341,025 \$	2041 61,800 \$ 347,845 \$	2042 61,800 \$ 354,802 \$	2043 61,800 \$ 361,898 \$	2044 61,800 \$ 369,136 \$	2045 61,800 \$ 376,519 \$	2046 61,800 \$ 384,049 \$	2047 61,800 \$ 391,730 \$	2048 61,800 399,565
Total School Revenue	Plan Year Revenue Year *Base Taxable Value Annual Value Additions Cumulative Value Additions Estimated New TV Incremental Difference (New TV - Base TV)		\$ 61,800 \$ \$ 302,820 \$ \$ 213,210 \$	2035 61,800 \$ 308,877 \$ 216,238 \$	2036 61,800 \$ 315,054 \$ 219,327 \$	2037 61,800 \$ 321,355 \$ 222,478 \$	2038 61,800 \$ 327,783 \$ 225,691 \$	2039 61,800 \$ 334,338 \$ 228,969 \$	2040 61,800 \$ 341,025 \$ 232,312 \$	2041 61,800 \$ 347,845 \$ 235,723 \$	2042 61,800 \$ 354,802 \$ 239,201 \$	2043 61,800 \$ 361,898 \$ 242,749 \$	2044 61,800 \$ 369,136 \$ 246,368 \$	2045 61,800 \$ 376,519 \$ 250,060 \$	2046 61,800 \$ 384,049 \$ 253,825 \$	2047 61,800 \$ 391,730 \$ 257,665 \$	2048 61,800 399,565 261,583
Total School Revenue	Plan Year Revenue Year *Base Taxable Value Annual Value Additions Cumulative Value Additions Estimated New TV Incremental Difference (New TV - Base TV)	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	2034 \$ 61,800 \$ \$ 302,820 \$ \$ 213,210 \$ \$ 151,410 \$	2035 61,800 \$ 308,877 \$ 216,238 \$ 154,438 \$	2036 61,800 \$ 315,054 \$ 219,327 \$ 157,527 \$	2037 61,800 \$ 321,355 \$ 222,478 \$ 160,678 \$	2038 61,800 \$ 327,783 \$ 225,691 \$ 163,891 \$	2039 61,800 \$ 334,338 \$ 228,969 \$ 167,169 \$	2040 61,800 \$ 341,025 \$ 232,312 \$ 170,512 \$	2041 61,800 \$ 347,845 \$ 235,723 \$ 173,923 \$	2042 61,800 \$ 354,802 \$ 239,201 \$ 177,401 \$	2043 61,800 \$ 361,898 \$ 242,749 \$ 180,949 \$	2044 61,800 \$ 369,136 \$ 246,368 \$ 184,568 \$	2045 61,800 \$ 376,519 \$ 250,060 \$ 188,260 \$	2046 61,800 \$ 384,049 \$ 253,825 \$ 192,025 \$	2047 61,800 \$ 391,730 \$ 257,665 \$ 195,865 \$	2048 61,800 399,565 261,583 199,783
	Plan Year Revenue Year *Base Taxable Value Annual Value Additions Cumulative Value Additions Estimated New TV Incremental Difference (New TV - Base TV)	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	\$ 61,800 \$ \$ 302,820 \$ \$ 213,210 \$	2035 61,800 \$ 308,877 \$ 216,238 \$	2036 61,800 \$ 315,054 \$ 219,327 \$	2037 61,800 \$ 321,355 \$ 222,478 \$	2038 61,800 \$ 327,783 \$ 225,691 \$	2039 61,800 \$ 334,338 \$ 228,969 \$	2040 61,800 \$ 341,025 \$ 232,312 \$	2041 61,800 \$ 347,845 \$ 235,723 \$	2042 61,800 \$ 354,802 \$ 239,201 \$	2043 61,800 \$ 361,898 \$ 242,749 \$	2044 61,800 \$ 369,136 \$ 246,368 \$	2045 61,800 \$ 376,519 \$ 250,060 \$	2046 61,800 \$ 384,049 \$ 253,825 \$	2047 61,800 \$ 391,730 \$ 257,665 \$	2048 61,800 399,565 261,583
Total School Revenue Total Local Revenue	Plan Year Revenue Year *Base Taxable Value Annual Value Additions Cumulative Value Additions Estimated New TV Incremental Difference (New TV - Base TV) Millage Rate 39.90% 24.000	500	2034 \$ 61,800 \$ \$ 302,820 \$ \$ 213,210 \$ \$ 151,410 \$	2035 61,800 \$ 308,877 \$ 216,238 \$ 154,438 \$	2036 61,800 \$ 315,054 \$ 219,327 \$ 157,527 \$	2037 61,800 \$ 321,355 \$ 222,478 \$ 160,678 \$	2038 61,800 \$ 327,783 \$ 225,691 \$ 163,891 \$	2039 61,800 \$ 334,338 \$ 228,969 \$ 167,169 \$	2040 61,800 \$ 341,025 \$ 232,312 \$ 170,512 \$	2041 61,800 \$ 347,845 \$ 235,723 \$ 173,923 \$	2042 61,800 \$ 354,802 \$ 239,201 \$ 177,401 \$	2043 61,800 \$ 361,898 \$ 242,749 \$ 180,949 \$	2044 61,800 \$ 369,136 \$ 246,368 \$ 184,568 \$	2045 61,800 \$ 376,519 \$ 250,060 \$ 188,260 \$	2046 61,800 \$ 384,049 \$ 253,825 \$ 192,025 \$	2047 61,800 \$ 391,730 \$ 257,665 \$ 195,865 \$	2048 61,800 399,565 261,583 199,783
	Plan Year Revenue Year *Base Taxable Value Annual Value Additions Cumulative Value Additions Estimated New TV Incremental Difference (New TV - Base TV) Millage Rate 39.90% 24.000 Millage Rate	500	2034 \$ 61,800 \$ \$ 302,820 \$ \$ 213,210 \$ \$ 151,410 \$	2035 61,800 \$ 308,877 \$ 216,238 \$ 154,438 \$	2036 61,800 \$ 315,054 \$ 219,327 \$ 157,527 \$	2037 61,800 \$ 321,355 \$ 222,478 \$ 160,678 \$	2038 61,800 \$ 327,783 \$ 225,691 \$ 163,891 \$	2039 61,800 \$ 334,338 \$ 228,969 \$ 167,169 \$	2040 61,800 \$ 341,025 \$ 232,312 \$ 170,512 \$	2041 61,800 \$ 347,845 \$ 235,723 \$ 173,923 \$	2042 61,800 \$ 354,802 \$ 239,201 \$ 177,401 \$	2043 61,800 \$ 361,898 \$ 242,749 \$ 180,949 \$	2044 61,800 \$ 369,136 \$ 246,368 \$ 184,568 \$	2045 61,800 \$ 376,519 \$ 250,060 \$ 188,260 \$	2046 61,800 \$ 384,049 \$ 253,825 \$ 192,025 \$	2047 61,800 \$ 391,730 \$ 257,665 \$ 195,865 \$	2048 61,800 399,565 261,583 199,783
Total Local Revenue	Plan Year Revenue Year *Base Taxable Value Annual Value Additions Cumulative Value Additions Estimated New TV Incremental Difference (New TV - Base TV) Millage Rate 39.90% 24.000 Millage Rate 60.10% 36.157	5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	2034 \$ 61,800 \$ \$ 302,820 \$ \$ 213,210 \$ \$ 151,410 \$	2035 61,800 \$ 308,877 \$ 216,238 \$ 154,438 \$	2036 61,800 \$ 315,054 \$ 219,327 \$ 157,527 \$	2037 61,800 \$ 321,355 \$ 222,478 \$ 160,678 \$	2038 61,800 \$ 327,783 \$ 225,691 \$ 163,891 \$	2039 61,800 \$ 334,338 \$ 228,969 \$ 167,169 \$	2040 61,800 \$ 341,025 \$ 232,312 \$ 170,512 \$	2041 61,800 \$ 347,845 \$ 235,723 \$ 173,923 \$	2042 61,800 \$ 354,802 \$ 239,201 \$ 177,401 \$	2043 61,800 \$ 361,898 \$ 242,749 \$ 180,949 \$	2044 61,800 \$ 369,136 \$ 246,368 \$ 184,568 \$ 5,913 \$ 8,908 \$	2045 61,800 \$ 376,519 \$ 250,060 \$ 188,260 \$	2046 61,800 \$ 384,049 \$ 253,825 \$ 192,025 \$	2047 61,800 \$ 391,730 \$ 257,665 \$ 195,865 \$	2048 61,800 399,565 261,583 199,783
Total Local Revenue Total Revenue	Plan Year Revenue Year *Base Taxable Value Annual Value Additions Cumulative Value Additions Estimated New TV Incremental Difference (New TV - Base TV) Millage Rate 39.90% 24.000 Millage Rate 60.10% 36.157 Millage Rate 60.157	5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	2034 \$ 61,800 \$ \$ 302,820 \$ \$ 213,210 \$ \$ 151,410 \$ \$ 5,117 \$ \$ 7,709 \$	2035 61,800 \$ 308,877 \$ 216,238 \$ 154,438 \$ 5,190 \$ 7,819 \$	2036 61,800 \$ 315,054 \$ 219,327 \$ 157,527 \$ 5,264 \$ 7,930 \$	2037 61,800 \$ 321,355 \$ 222,478 \$ 160,678 \$ 5,339 \$ 8,044 \$	2038 61,800 \$ 327,783 \$ 225,691 \$ 163,891 \$ 5,417 \$ 8,160 \$	2039 61,800 \$ 334,338 \$ 228,969 \$ 167,169 \$ 5,495 \$ 8,279 \$	2040 61,800 \$ 341,025 \$ 232,312 \$ 170,512 \$ 5,575 \$ 8,400 \$	2041 61,800 \$ 347,845 \$ 235,723 \$ 173,923 \$ 5,657 \$ 8,523 \$	2042 61,800 \$ 354,802 \$ 239,201 \$ 177,401 \$ 5,741 \$	2043 61,800 \$ 361,898 \$ 242,749 \$ 180,949 \$ 5,826 \$ 8,777 \$	2044 61,800 \$ 369,136 \$ 246,368 \$ 184,568 \$ 5,913 \$ 8,908 \$	2045 61,800 \$ 376,519 \$ 250,060 \$ 188,260 \$ 6,001 \$ 9,042 \$	2046 61,800 \$ 384,049 \$ 253,825 \$ 192,025 \$ 6,092 \$ 9,178 \$	2047 61,800 \$ 391,730 \$ 257,665 \$ 195,865 \$ 6,184 \$ 9,317 \$	2048 61,800 399,565 261,583 199,783 6,278
Total Local Revenue Total Revenue School Capture	Plan Year Revenue Year *Base Taxable Value Annual Value Additions Cumulative Value Additions Estimated New TV Incremental Difference (New TV - Base TV) Millage Rate 39.90% 24.000 Millage Rate 60.10% 36.157 Millage Rate 60.157	3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	2034 \$ 61,800 \$ \$ 302,820 \$ \$ 213,210 \$ \$ 151,410 \$ \$ 7,709 \$ \$ 12,826 \$	2035 61,800 \$ 308,877 \$ 216,238 \$ 154,438 \$ 5,190 \$ 7,819 \$	2036 61,800 \$ 315,054 \$ 219,327 \$ 157,527 \$ 5,264 \$ 7,930 \$	2037 61,800 \$ 321,355 \$ 222,478 \$ 160,678 \$ 5,339 \$ 8,044 \$	2038 61,800 \$ 327,783 \$ 225,691 \$ 163,891 \$ 5,417 \$ 8,160 \$	2039 61,800 \$ 334,338 \$ 228,969 \$ 167,169 \$ 5,495 \$ 8,279 \$	2040 61,800 \$ 341,025 \$ 232,312 \$ 170,512 \$ 5,575 \$ 8,400 \$	2041 61,800 \$ 347,845 \$ 235,723 \$ 173,923 \$ 5,657 \$ 8,523 \$ 14,180 \$	2042 61,800 \$ 354,802 \$ 239,201 \$ 177,401 \$ 5,741 \$ 8,649 \$	2043 61,800 \$ 361,898 \$ 242,749 \$ 180,949 \$ 5,826 \$ 8,777 \$ 14,603 \$	2044 61,800 \$ 369,136 \$ 246,368 \$ 184,568 \$ 5,913 \$ 8,908 \$	2045 61,800 \$ 376,519 \$ 250,060 \$ 188,260 \$ 6,001 \$ 9,042 \$ 15,043 \$	2046 61,800 \$ 384,049 \$ 253,825 \$ 192,025 \$ 6,092 \$ 9,178 \$ 15,269 \$	2047 61,800 \$ 391,730 \$ 257,665 \$ 195,865 \$ 6,184 \$ 9,317 \$ 15,500 \$	2048 61,800 399,565 261,583 199,783 6,278 9,458
Total Local Revenue Total Revenue School Capture State Education Tax (SET)	Plan Year Revenue Year *Base Taxable Value Annual Value Additions Cumulative Value Additions Estimated New TV Incremental Difference (New TV - Base TV) Millage Rate 39.90% 24.000 Millage Rate 60.10% 36.157 Millage Rate 60.157	3 3 3 3 3 3 3 3 3 3 4 4 4 4 3 3 3 4	2034 \$ 61,800 \$ \$ 302,820 \$ \$ 213,210 \$ \$ 151,410 \$ \$ 7,709 \$ \$ 12,826 \$	2035 61,800 \$ 308,877 \$ 216,238 \$ 154,438 \$ 5,190 \$ 7,819 \$ 13,008 \$	2036 61,800 \$ 315,054 \$ 219,327 \$ 157,527 \$ 5,264 \$ 7,930 \$ 13,194 \$	2037 61,800 \$ 321,355 \$ 222,478 \$ 160,678 \$ 5,339 \$ 8,044 \$ 13,384 \$	2038 61,800 \$ 327,783 \$ 225,691 \$ 163,891 \$ 5,417 \$ 8,160 \$ 13,577 \$	2039 61,800 \$ 334,338 \$ 228,969 \$ 167,169 \$ 5,495 \$ 8,279 \$ 13,774 \$	2040 61,800 \$ 341,025 \$ 232,312 \$ 170,512 \$ 5,575 \$ 8,400 \$ 13,975 \$	2041 61,800 \$ 347,845 \$ 235,723 \$ 173,923 \$ 5,657 \$ 8,523 \$ 14,180 \$	2042 61,800 \$ 354,802 \$ 239,201 \$ 177,401 \$ 5,741 \$ 8,649 \$ 14,390 \$	2043 61,800 \$ 361,898 \$ 242,749 \$ 180,949 \$ 5,826 \$ 8,777 \$ 14,603 \$	2044 61,800 \$ 369,136 \$ 246,368 \$ 184,568 \$ 5,913 \$ 8,908 \$ 14,821 \$	2045 61,800 \$ 376,519 \$ 250,060 \$ 188,260 \$ 6,001 \$ 9,042 \$ 15,043 \$	2046 61,800 \$ 384,049 \$ 253,825 \$ 192,025 \$ 6,092 \$ 9,178 \$ 15,269 \$	2047 61,800 \$ 391,730 \$ 257,665 \$ 195,865 \$ 6,184 \$ 9,317 \$ 15,500 \$	2048 61,800 399,565 261,583 199,783 6,278 9,458 15,736
Total Local Revenue Total Revenue School Capture	Plan Year Revenue Year *Base Taxable Value Annual Value Additions Cumulative Value Additions Estimated New TV Incremental Difference (New TV - Base TV) Millage Rate 39.90% 24.000 Millage Rate 60.10% 36.157 Millage Rate 60.157 Millage Rate 60.157	5 5 5 5 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7	2034 \$ 61,800 \$ \$ 302,820 \$ \$ 213,210 \$ \$ 151,410 \$ \$ 7,709 \$ \$ 12,826 \$ \$ 908 \$ \$ 2,725 \$	2035 61,800 \$ 308,877 \$ 216,238 \$ 154,438 \$ 5,190 \$ 7,819 \$ 13,008 \$	2036 61,800 \$ 315,054 \$ 219,327 \$ 157,527 \$ 5,264 \$ 7,930 \$ 13,194 \$	2037 61,800 \$ 321,355 \$ 222,478 \$ 160,678 \$ 5,339 \$ 8,044 \$ 13,384 \$	2038 61,800 \$ 327,783 \$ 225,691 \$ 163,891 \$ 5,417 \$ 8,160 \$ 13,577 \$	2039 61,800 \$ 334,338 \$ 228,969 \$ 167,169 \$ 5,495 \$ 8,279 \$ 13,774 \$	2040 61,800 \$ 341,025 \$ 232,312 \$ 170,512 \$ 5,575 \$ 8,400 \$ 13,975 \$ 1,023 \$ 3,069 \$	2041 61,800 \$ 347,845 \$ 235,723 \$ 173,923 \$ 5,657 \$ 8,523 \$ 14,180 \$	2042 61,800 \$ 354,802 \$ 239,201 \$ 177,401 \$ 5,741 \$ 8,649 \$ 14,390 \$	2043 61,800 \$ 361,898 \$ 242,749 \$ 180,949 \$ 5,826 \$ 8,777 \$ 14,603 \$ 1,086 \$ 3,257 \$	2044 61,800 \$ 369,136 \$ 246,368 \$ 184,568 \$ 5,913 \$ 8,908 \$ 14,821 \$	2045 61,800 \$ 376,519 \$ 250,060 \$ 188,260 \$ 6,001 \$ 9,042 \$ 15,043 \$ 1,130 \$ 3,389 \$	2046 61,800 \$ 384,049 \$ 253,825 \$ 192,025 \$ 6,092 \$ 9,178 \$ 15,269 \$	2047 61,800 \$ 391,730 \$ 257,665 \$ 195,865 \$ 6,184 \$ 9,317 \$ 15,500 \$	2048 61,800 399,565 261,583 199,783 6,278 9,458 15,736
Total Local Revenue Total Revenue School Capture State Education Tax (SET)	Plan Year Revenue Year *Base Taxable Value Annual Value Additions Cumulative Value Additions Estimated New TV Incremental Difference (New TV - Base TV) Millage Rate 39.90% 24.000 Millage Rate 60.10% 36.157 Millage Rate 60.157	5 5 5 5 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7	2034 \$ 61,800 \$ \$ 302,820 \$ \$ 213,210 \$ \$ 151,410 \$ \$ 7,709 \$ \$ 12,826 \$	2035 61,800 \$ 308,877 \$ 216,238 \$ 154,438 \$ 5,190 \$ 7,819 \$ 13,008 \$	2036 61,800 \$ 315,054 \$ 219,327 \$ 157,527 \$ 5,264 \$ 7,930 \$ 13,194 \$	2037 61,800 \$ 321,355 \$ 222,478 \$ 160,678 \$ 5,339 \$ 8,044 \$ 13,384 \$	2038 61,800 \$ 327,783 \$ 225,691 \$ 163,891 \$ 5,417 \$ 8,160 \$ 13,577 \$	2039 61,800 \$ 334,338 \$ 228,969 \$ 167,169 \$ 5,495 \$ 8,279 \$ 13,774 \$	2040 61,800 \$ 341,025 \$ 232,312 \$ 170,512 \$ 5,575 \$ 8,400 \$ 13,975 \$	2041 61,800 \$ 347,845 \$ 235,723 \$ 173,923 \$ 5,657 \$ 8,523 \$ 14,180 \$	2042 61,800 \$ 354,802 \$ 239,201 \$ 177,401 \$ 5,741 \$ 8,649 \$ 14,390 \$	2043 61,800 \$ 361,898 \$ 242,749 \$ 180,949 \$ 5,826 \$ 8,777 \$ 14,603 \$	2044 61,800 \$ 369,136 \$ 246,368 \$ 184,568 \$ 5,913 \$ 8,908 \$ 14,821 \$	2045 61,800 \$ 376,519 \$ 250,060 \$ 188,260 \$ 6,001 \$ 9,042 \$ 15,043 \$	2046 61,800 \$ 384,049 \$ 253,825 \$ 192,025 \$ 6,092 \$ 9,178 \$ 15,269 \$	2047 61,800 \$ 391,730 \$ 257,665 \$ 195,865 \$ 6,184 \$ 9,317 \$ 15,500 \$	2048 61,800 399,565 261,583 199,783 6,278 9,458 15,736
Total Local Revenue Total Revenue School Capture State Education Tax (SET)	Plan Year Revenue Year *Base Taxable Value Annual Value Additions Cumulative Value Additions Estimated New TV Incremental Difference (New TV - Base TV) Millage Rate 39.90% 24.000 Millage Rate 60.10% 36.157 Millage Rate 60.157 Millage Rate 60.157	5 5 5 5 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7	2034 \$ 61,800 \$ \$ 302,820 \$ \$ 213,210 \$ \$ 151,410 \$ \$ 7,709 \$ \$ 12,826 \$ \$ 908 \$ \$ 2,725 \$	2035 61,800 \$ 308,877 \$ 216,238 \$ 154,438 \$ 5,190 \$ 7,819 \$ 13,008 \$	2036 61,800 \$ 315,054 \$ 219,327 \$ 157,527 \$ 5,264 \$ 7,930 \$ 13,194 \$	2037 61,800 \$ 321,355 \$ 222,478 \$ 160,678 \$ 5,339 \$ 8,044 \$ 13,384 \$	2038 61,800 \$ 327,783 \$ 225,691 \$ 163,891 \$ 5,417 \$ 8,160 \$ 13,577 \$	2039 61,800 \$ 334,338 \$ 228,969 \$ 167,169 \$ 5,495 \$ 8,279 \$ 13,774 \$	2040 61,800 \$ 341,025 \$ 232,312 \$ 170,512 \$ 5,575 \$ 8,400 \$ 13,975 \$ 1,023 \$ 3,069 \$	2041 61,800 \$ 347,845 \$ 235,723 \$ 173,923 \$ 5,657 \$ 8,523 \$ 14,180 \$	2042 61,800 \$ 354,802 \$ 239,201 \$ 177,401 \$ 5,741 \$ 8,649 \$ 14,390 \$	2043 61,800 \$ 361,898 \$ 242,749 \$ 180,949 \$ 5,826 \$ 8,777 \$ 14,603 \$ 1,086 \$ 3,257 \$	2044 61,800 \$ 369,136 \$ 246,368 \$ 184,568 \$ 5,913 \$ 8,908 \$ 14,821 \$	2045 61,800 \$ 376,519 \$ 250,060 \$ 188,260 \$ 6,001 \$ 9,042 \$ 15,043 \$ 1,130 \$ 3,389 \$	2046 61,800 \$ 384,049 \$ 253,825 \$ 192,025 \$ 6,092 \$ 9,178 \$ 15,269 \$	2047 61,800 \$ 391,730 \$ 257,665 \$ 195,865 \$ 6,184 \$ 9,317 \$ 15,500 \$	2048 61,800 399,565 261,583 199,783 6,278 9,458 15,736
Total Local Revenue Total Revenue School Capture State Education Tax (SET) School Operating Tax	Plan Year Revenue Year *Base Taxable Value Annual Value Additions Cumulative Value Additions Estimated New TV Incremental Difference (New TV - Base TV) Millage Rate 39.90% 24.000 Millage Rate 60.10% 36.157 Millage Rate 60.157 Millage Rate 60.00% School Total 24.000	5 5 5 74 74 74 75 76 77 77 78 78 78 78 78 78 78 78 78 78 78	2034 \$ 61,800 \$ \$ 302,820 \$ \$ 213,210 \$ \$ 151,410 \$ \$ 5,117 \$ \$ 7,709 \$ \$ 12,826 \$ \$ 908 \$ \$ 2,725 \$ \$ 3,634 \$	2035 61,800 \$ 308,877 \$ 216,238 \$ 154,438 \$ 5,190 \$ 7,819 \$ 13,008 \$	2036 61,800 \$ 315,054 \$ 219,327 \$ 157,527 \$ 5,264 \$ 7,930 \$ 13,194 \$	2037 61,800 \$ 321,355 \$ 222,478 \$ 160,678 \$ 5,339 \$ 8,044 \$ 13,384 \$	2038 61,800 \$ 327,783 \$ 225,691 \$ 163,891 \$ 5,417 \$ 8,160 \$ 13,577 \$	2039 61,800 \$ 334,338 \$ 228,969 \$ 167,169 \$ 5,495 \$ 8,279 \$ 13,774 \$	2040 61,800 \$ 341,025 \$ 232,312 \$ 170,512 \$ 5,575 \$ 8,400 \$ 13,975 \$ 1,023 \$ 3,069 \$	2041 61,800 \$ 347,845 \$ 235,723 \$ 173,923 \$ 5,657 \$ 8,523 \$ 14,180 \$	2042 61,800 \$ 354,802 \$ 239,201 \$ 177,401 \$ 5,741 \$ 8,649 \$ 14,390 \$	2043 61,800 \$ 361,898 \$ 242,749 \$ 180,949 \$ 5,826 \$ 8,777 \$ 14,603 \$ 1,086 \$ 3,257 \$	2044 61,800 \$ 369,136 \$ 246,368 \$ 184,568 \$ 5,913 \$ 8,908 \$ 14,821 \$ 1,107 \$ 3,322 \$ 4,430 \$	2045 61,800 \$ 376,519 \$ 250,060 \$ 188,260 \$ 6,001 \$ 9,042 \$ 15,043 \$ 1,130 \$ 3,389 \$	2046 61,800 \$ 384,049 \$ 253,825 \$ 192,025 \$ 6,092 \$ 9,178 \$ 15,269 \$	2047 61,800 \$ 391,730 \$ 257,665 \$ 195,865 \$ 6,184 \$ 9,317 \$ 15,500 \$	2048 61,800 399,565 261,583 199,783 6,278 9,458 15,736
Total Local Revenue Total Revenue School Capture State Education Tax (SET) School Operating Tax Local Capture	Plan Year Revenue Year *Base Taxable Value Annual Value Additions Cumulative Value Additions Estimated New TV Incremental Difference (New TV - Base TV) Millage Rate 39.90% 24.000 Millage Rate 60.10% 36.157 Millage Rate 60.157 Millage Rate 60.000 School Total Millage Rate	3 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	2034 \$ 61,800 \$ \$ 302,820 \$ \$ 213,210 \$ \$ 151,410 \$ \$ 7,709 \$ \$ 12,826 \$ \$ 2,725 \$ \$ 3,634 \$	2035 61,800 \$ 308,877 \$ 216,238 \$ 154,438 \$ 5,190 \$ 7,819 \$ 13,008 \$ 927 \$ 2,780 \$ 3,707 \$	2036 61,800 \$ 315,054 \$ 219,327 \$ 157,527 \$ 5,264 \$ 7,930 \$ 13,194 \$ 2,835 \$ 3,781 \$	2037 61,800 \$ 321,355 \$ 222,478 \$ 160,678 \$ 5,339 \$ 8,044 \$ 13,384 \$ 964 \$ 2,892 \$ 3,856 \$	2038 61,800 \$ 327,783 \$ 225,691 \$ 163,891 \$ 5,417 \$ 8,160 \$ 13,577 \$ 983 \$ 2,950 \$ 3,933 \$	2039 61,800 \$ 334,338 \$ 228,969 \$ 167,169 \$ 5,495 \$ 8,279 \$ 13,774 \$ 1,003 \$ 3,009 \$ 4,012 \$	2040 61,800 \$ 341,025 \$ 232,312 \$ 170,512 \$ 5,575 \$ 8,400 \$ 13,975 \$ 1,023 \$ 3,069 \$ 4,092 \$	2041 61,800 \$ 347,845 \$ 235,723 \$ 173,923 \$ 5,657 \$ 8,523 \$ 14,180 \$ 1,044 \$ 3,131 \$ 4,174 \$	2042 61,800 \$ 354,802 \$ 239,201 \$ 177,401 \$ 5,741 \$ 8,649 \$ 14,390 \$ 1,064 \$ 3,193 \$ 4,258 \$	2043 61,800 \$ 361,898 \$ 242,749 \$ 180,949 \$ 5,826 \$ 8,777 \$ 14,603 \$ 1,086 \$ 3,257 \$ 4,343 \$	2044 61,800 \$ 369,136 \$ 246,368 \$ 184,568 \$ 5,913 \$ 8,908 \$ 14,821 \$ 1,107 \$ 3,322 \$ 4,430 \$	2045 61,800 \$ 376,519 \$ 250,060 \$ 188,260 \$ 6,001 \$ 9,042 \$ 15,043 \$ 1,130 \$ 3,389 \$ 4,518 \$	2046 61,800 \$ 384,049 \$ 253,825 \$ 192,025 \$ 6,092 \$ 9,178 \$ 15,269 \$ 1,152 \$ 3,456 \$ 4,609 \$	2047 61,800 \$ 391,730 \$ 257,665 \$ 195,865 \$ 6,184 \$ 9,317 \$ 15,500 \$ 1,175 \$ 3,526 \$ 4,701 \$	2048 61,800 399,565 261,583 199,783 6,278 9,458 15,736 1,199 3,596 4,795
Total Local Revenue Total Revenue School Capture State Education Tax (SET) School Operating Tax Local Capture City Operating	Plan Year Revenue Annual Value Additions Cumulative Value Additions Estimated New TV Incremental Difference (New TV - Base TV) Incremental Difference (New TV - Base	3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	2034 \$ 61,800 \$ \$ 302,820 \$ \$ 213,210 \$ \$ 151,410 \$ \$ 7,709 \$ \$ 12,826 \$ \$ 2,725 \$ \$ 3,634 \$ \$ 2,112 \$ \$ 394 \$	2035 61,800 \$ 308,877 \$ 216,238 \$ 154,438 \$ 5,190 \$ 7,819 \$ 13,008 \$ 927 \$ 2,780 \$ 3,707 \$	2036 61,800 \$ 315,054 \$ 219,327 \$ 157,527 \$ 5,264 \$ 7,930 \$ 13,194 \$ 945 \$ 2,835 \$ 3,781 \$	2037 61,800 \$ 321,355 \$ 222,478 \$ 160,678 \$ 5,339 \$ 8,044 \$ 13,384 \$ 964 \$ 2,892 \$ 3,856 \$	2038 61,800 \$ 327,783 \$ 225,691 \$ 163,891 \$ 5,417 \$ 8,160 \$ 13,577 \$ 983 \$ 2,950 \$ 3,933 \$	2039 61,800 \$ 334,338 \$ 228,969 \$ 167,169 \$ 5,495 \$ 8,279 \$ 13,774 \$ 1,003 \$ 3,009 \$ 4,012 \$	2040 61,800 \$ 341,025 \$ 232,312 \$ 170,512 \$ 5,575 \$ 8,400 \$ 13,975 \$ 1,023 \$ 3,069 \$ 4,092 \$	2041 61,800 \$ 347,845 \$ 235,723 \$ 173,923 \$ 5,657 \$ 8,523 \$ 14,180 \$ 1,044 \$ 3,131 \$ 4,174 \$	2042 61,800 \$ 354,802 \$ 239,201 \$ 177,401 \$ 5,741 \$ 8,649 \$ 14,390 \$ 1,064 \$ 3,193 \$ 4,258 \$	2043 61,800 \$ 361,898 \$ 242,749 \$ 180,949 \$ 5,826 \$ 8,777 \$ 14,603 \$ 1,086 \$ 3,257 \$ 4,343 \$	2044 61,800 \$ 369,136 \$ 246,368 \$ 184,568 \$ 5,913 \$ 8,908 \$ 14,821 \$ 1,107 \$ 3,322 \$ 4,430 \$	2045 61,800 \$ 376,519 \$ 250,060 \$ 188,260 \$ 6,001 \$ 9,042 \$ 15,043 \$ 1,130 \$ 3,389 \$ 4,518 \$	2046 61,800 \$ 384,049 \$ 253,825 \$ 192,025 \$ 6,092 \$ 9,178 \$ 15,269 \$ 1,152 \$ 3,456 \$ 4,609 \$	2047 61,800 \$ 391,730 \$ 257,665 \$ 195,865 \$ 6,184 \$ 9,317 \$ 15,500 \$ 1,175 \$ 3,526 \$ 4,701 \$	2048 61,800 399,565 261,583 199,783 6,278 9,458 15,736 1,199 3,596 4,795
Total Local Revenue Total Revenue School Capture State Education Tax (SET) School Operating Tax Local Capture City Operating Police and Fire Retirement County County Extra	Plan Year Revenue	500 500 500 500 500 500 500 500 500 500	2034 \$ 61,800 \$ \$ 302,820 \$ \$ 213,210 \$ \$ 151,410 \$ \$ 7,709 \$ \$ 12,826 \$ \$ 908 \$ \$ 2,725 \$ \$ 3,634 \$ \$ 2,112 \$ \$ 394 \$ \$ 1,027 \$ \$ 215 \$	2035 61,800 \$ 308,877 \$ 216,238 \$ 154,438 \$ 5,190 \$ 7,819 \$ 13,008 \$ 927 \$ 2,780 \$ 3,707 \$ 2,154 \$ 402 \$	2036 61,800 \$ 315,054 \$ 219,327 \$ 157,527 \$ 5,264 \$ 7,930 \$ 13,194 \$ 2,835 \$ 3,781 \$ 2,197 \$ 410 \$	2037 61,800 \$ 321,355 \$ 222,478 \$ 160,678 \$ 5,339 \$ 8,044 \$ 13,384 \$ 964 \$ 2,892 \$ 3,856 \$ 2,241 \$ 418 \$	2038 61,800 \$ 327,783 \$ 225,691 \$ 163,891 \$ 5,417 \$ 8,160 \$ 13,577 \$ 983 \$ 2,950 \$ 3,933 \$ 2,286 \$ 426 \$ 1,111 \$ 233 \$	2039 61,800 \$ 334,338 \$ 228,969 \$ 167,169 \$ 5,495 \$ 8,279 \$ 13,774 \$ 1,003 \$ 3,009 \$ 4,012 \$ 2,332 \$ 435 \$	2040 61,800 \$ 341,025 \$ 232,312 \$ 170,512 \$ 5,575 \$ 8,400 \$ 13,975 \$ 1,023 \$ 3,069 \$ 4,092 \$	2041 61,800 \$ 347,845 \$ 235,723 \$ 173,923 \$ 5,657 \$ 8,523 \$ 14,180 \$ 1,044 \$ 3,131 \$ 4,174 \$	2042 61,800 \$ 354,802 \$ 239,201 \$ 177,401 \$ 5,741 \$ 8,649 \$ 14,390 \$ 1,064 \$ 3,193 \$ 4,258 \$	2043 61,800 \$ 361,898 \$ 242,749 \$ 180,949 \$ 5,826 \$ 8,777 \$ 14,603 \$ 1,086 \$ 3,257 \$ 4,343 \$ 2,524 \$ 470 \$	2044 61,800 \$ 369,136 \$ 246,368 \$ 184,568 \$ 5,913 \$ 8,908 \$ 14,821 \$ 1,107 \$ 3,322 \$ 4,430 \$ 2,574 \$ 480 \$ 1,251 \$	2045 61,800 \$ 376,519 \$ 250,060 \$ 188,260 \$ 6,001 \$ 9,042 \$ 15,043 \$ 1,130 \$ 3,389 \$ 4,518 \$ 2,626 \$ 489 \$	2046 61,800 \$ 384,049 \$ 253,825 \$ 192,025 \$ 6,092 \$ 9,178 \$ 15,269 \$ 1,152 \$ 3,456 \$ 4,609 \$ 2,678 \$ 499 \$	2047 61,800 \$ 391,730 \$ 257,665 \$ 195,865 \$ 6,184 \$ 9,317 \$ 15,500 \$ 1,175 \$ 3,526 \$ 4,701 \$ 2,732 \$ 509 \$	2048 61,800 399,565 261,583 199,783 6,278 9,458 15,736 1,199 3,596 4,795 2,786 519 1,354 284
Total Local Revenue School Capture State Education Tax (SET) School Operating Tax Local Capture City Operating Police and Fire Retirement County County Extra CWTA	Plan Year Revenue	300 300 300 300 300 300 300 300 300 300	2034 \$ 61,800 \$ \$ 302,820 \$ \$ 213,210 \$ \$ 151,410 \$ \$ 7,709 \$ \$ 12,826 \$ \$ 2,725 \$ \$ 3,634 \$ \$ 2,112 \$ \$ 394 \$ \$ 1,027 \$ \$ 215 \$ \$ 91 \$	2035 61,800 \$ 308,877 \$ 216,238 \$ 154,438 \$ 5,190 \$ 7,819 \$ 13,008 \$ 2,780 \$ 3,707 \$ 2,154 \$ 402 \$ 1,047 \$ 219 \$ 93 \$	2036 61,800 \$ 315,054 \$ 219,327 \$ 157,527 \$ 5,264 \$ 7,930 \$ 13,194 \$ 2,835 \$ 3,781 \$ 2,197 \$ 410 \$ 1,068 \$ 224 \$ 95 \$	2037 61,800 \$ 321,355 \$ 222,478 \$ 160,678 \$ 5,339 \$ 8,044 \$ 13,384 \$ 964 \$ 2,892 \$ 3,856 \$ 2,241 \$ 418 \$ 1,089 \$ 228 \$ 96 \$	2038 61,800 \$ 327,783 \$ 225,691 \$ 163,891 \$ 5,417 \$ 8,160 \$ 13,577 \$ 983 \$ 2,950 \$ 3,933 \$ 2,286 \$ 426 \$ 1,111 \$ 233 \$ 98 \$	2039 61,800 \$ 334,338 \$ 228,969 \$ 167,169 \$ 5,495 \$ 8,279 \$ 13,774 \$ 1,003 \$ 3,009 \$ 4,012 \$ 2,332 \$ 435 \$ 1,133 \$ 237 \$ 100 \$	2040 61,800 \$ 341,025 \$ 232,312 \$ 170,512 \$ 5,575 \$ 8,400 \$ 13,975 \$ 1,023 \$ 3,069 \$ 4,092 \$ 2,378 \$ 443 \$ 1,156 \$ 242 \$ 102 \$	2041 61,800 \$ 347,845 \$ 235,723 \$ 173,923 \$ 5,657 \$ 8,523 \$ 14,180 \$ 1,044 \$ 3,131 \$ 4,174 \$ 2,426 \$ 452 \$ 1,179 \$ 247 \$ 104 \$	2042 61,800 \$ 354,802 \$ 239,201 \$ 177,401 \$ 5,741 \$ 8,649 \$ 14,390 \$ 1,064 \$ 3,193 \$ 4,258 \$ 2,474 \$ 461 \$ 1,203 \$ 252 \$ 106 \$	2043 61,800 \$ 361,898 \$ 242,749 \$ 180,949 \$ 5,826 \$ 8,777 \$ 14,603 \$ 1,086 \$ 3,257 \$ 4,343 \$ 2,524 \$ 470 \$ 1,227 \$ 257 \$ 109 \$	2044 61,800 \$ 369,136 \$ 246,368 \$ 184,568 \$ 5,913 \$ 8,908 \$ 14,821 \$ 1,107 \$ 3,322 \$ 4,430 \$ 2,574 \$ 480 \$ 1,251 \$ 262 \$ 111 \$	2045 61,800 \$ 376,519 \$ 250,060 \$ 188,260 \$ 6,001 \$ 9,042 \$ 15,043 \$ 1,130 \$ 3,389 \$ 4,518 \$ 2,626 \$ 489 \$ 1,276 \$ 267 \$ 113 \$	2046 61,800 \$ 384,049 \$ 253,825 \$ 192,025 \$ 6,092 \$ 9,178 \$ 15,269 \$ 1,152 \$ 3,456 \$ 4,609 \$ 2,678 \$ 499 \$ 1,302 \$ 273 \$ 115 \$	2047 61,800 \$ 391,730 \$ 257,665 \$ 195,865 \$ 6,184 \$ 9,317 \$ 15,500 \$ 1,175 \$ 3,526 \$ 4,701 \$ 2,732 \$ 509 \$ 1,328 \$ 278 \$ 118 \$	2048 61,800 399,565 261,583 199,783 6,278 9,458 15,736 1,199 3,596 4,795 2,786 519 1,354 284 120
Total Local Revenue School Capture State Education Tax (SET) School Operating Tax Local Capture City Operating Police and Fire Retirement County County Extra CWTA Community on Aging	Plan Year Revenue	3 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	2034 \$ 61,800 \$ \$ 302,820 \$ \$ 213,210 \$ \$ 151,410 \$ \$ 7,709 \$ \$ 12,826 \$ \$ 908 \$ \$ 2,725 \$ \$ 3,634 \$ \$ 2,112 \$ \$ 394 \$ \$ 1,027 \$ \$ 215 \$ \$ 91 \$ \$ 151 \$	2035 61,800 \$ 308,877 \$ 216,238 \$ 154,438 \$ 5,190 \$ 7,819 \$ 13,008 \$ 927 \$ 2,780 \$ 3,707 \$ 2,154 \$ 402 \$ 1,047 \$ 219 \$ 93 \$ 154 \$	2036 61,800 \$ 315,054 \$ 219,327 \$ 157,527 \$ 5,264 \$ 7,930 \$ 13,194 \$ 945 \$ 2,835 \$ 3,781 \$ 2,197 \$ 410 \$ 1,068 \$ 224 \$ 95 \$ 158 \$	2037 61,800 \$ 321,355 \$ 222,478 \$ 160,678 \$ 5,339 \$ 8,044 \$ 13,384 \$ 964 \$ 2,892 \$ 3,856 \$ 2,241 \$ 418 \$ 1,089 \$ 228 \$ 96 \$ 161 \$	2038 61,800 \$ 327,783 \$ 225,691 \$ 163,891 \$ 5,417 \$ 8,160 \$ 13,577 \$ 983 \$ 2,950 \$ 3,933 \$ 2,286 \$ 426 \$ 1,111 \$ 233 \$ 98 \$ 164 \$	2039 61,800 \$ 334,338 \$ 228,969 \$ 167,169 \$ 5,495 \$ 8,279 \$ 13,774 \$ 1,003 \$ 3,009 \$ 4,012 \$ 2,332 \$ 435 \$ 1,133 \$ 237 \$ 100 \$ 167 \$	2040 61,800 \$ 341,025 \$ 232,312 \$ 170,512 \$ 5,575 \$ 8,400 \$ 13,975 \$ 1,023 \$ 3,069 \$ 4,092 \$ 2,378 \$ 443 \$ 1,156 \$ 242 \$ 102 \$ 171 \$	2041 61,800 \$ 347,845 \$ 235,723 \$ 173,923 \$ 5,657 \$ 8,523 \$ 14,180 \$ 1,044 \$ 3,131 \$ 4,174 \$ 2,426 \$ 452 \$ 1,179 \$ 247 \$ 104 \$ 174 \$	2042 61,800 \$ 354,802 \$ 239,201 \$ 177,401 \$ 5,741 \$ 8,649 \$ 14,390 \$ 1,064 \$ 3,193 \$ 4,258 \$ 2,474 \$ 461 \$ 1,203 \$ 252 \$ 106 \$ 177 \$	2043 61,800 \$ 361,898 \$ 242,749 \$ 180,949 \$ 5,826 \$ 8,777 \$ 14,603 \$ 1,086 \$ 3,257 \$ 4,343 \$ 2,524 \$ 470 \$ 1,227 \$ 257 \$ 109 \$ 181 \$	2044 61,800 \$ 369,136 \$ 246,368 \$ 184,568 \$ 5,913 \$ 8,908 \$ 14,821 \$ 1,107 \$ 3,322 \$ 4,430 \$ 2,574 \$ 480 \$ 1,251 \$ 262 \$ 111 \$ 185 \$	2045 61,800 \$ 376,519 \$ 250,060 \$ 188,260 \$ 6,001 \$ 9,042 \$ 15,043 \$ 1,130 \$ 3,389 \$ 4,518 \$ 2,626 \$ 489 \$ 1,276 \$ 267 \$ 113 \$ 188 \$	2046 61,800 \$ 384,049 \$ 253,825 \$ 192,025 \$ 6,092 \$ 9,178 \$ 15,269 \$ 1,152 \$ 3,456 \$ 4,609 \$ 2,678 \$ 499 \$ 1,302 \$ 273 \$ 273 \$ 115 \$ 192 \$	2047 61,800 \$ 391,730 \$ 257,665 \$ 195,865 \$ 6,184 \$ 9,317 \$ 15,500 \$ 1,175 \$ 3,526 \$ 4,701 \$ 2,732 \$ 509 \$ 1,328 \$ 278 \$ 118 \$ 196 \$	2048 61,800 399,565 261,583 199,783 6,278 9,458 15,736 1,199 3,596 4,795 2,786 519 1,354 284 120 200
Total Local Revenue Total Revenue School Capture State Education Tax (SET) School Operating Tax Local Capture City Operating Police and Fire Retirement County County Extra CWTA Community on Aging Library	Plan Year Revenue	3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	2034 \$ 61,800 \$ \$ 302,820 \$ \$ 213,210 \$ \$ 151,410 \$ \$ 5,117 \$ \$ 7,709 \$ \$ 12,826 \$ \$ 2,725 \$ \$ 3,634 \$ \$ 2,112 \$ \$ 394 \$ \$ 1,027 \$ \$ 215 \$ \$ 91 \$ \$ 151 \$ \$ 114 \$	2035 61,800 \$ 308,877 \$ 216,238 \$ 154,438 \$ 5,190 \$ 7,819 \$ 13,008 \$ 927 \$ 2,780 \$ 3,707 \$ 2,154 \$ 402 \$ 1,047 \$ 219 \$ 93 \$ 154 \$ 116 \$	2036 61,800 \$ 315,054 \$ 219,327 \$ 157,527 \$ 5,264 \$ 7,930 \$ 13,194 \$ 945 \$ 2,835 \$ 3,781 \$ 2,197 \$ 410 \$ 1,068 \$ 224 \$ 95 \$ 158 \$ 118 \$	2037 61,800 \$ 321,355 \$ 222,478 \$ 160,678 \$ 5,339 \$ 8,044 \$ 13,384 \$ 964 \$ 2,892 \$ 3,856 \$ 2,241 \$ 418 \$ 1,089 \$ 228 \$ 96 \$ 161 \$ 121 \$	2038 61,800 \$ 327,783 \$ 225,691 \$ 163,891 \$ 5,417 \$ 8,160 \$ 13,577 \$ 983 \$ 2,950 \$ 3,933 \$ 2,286 \$ 426 \$ 1,111 \$ 233 \$ 98 \$ 164 \$ 123 \$	2039 61,800 \$ 334,338 \$ 228,969 \$ 167,169 \$ 5,495 \$ 8,279 \$ 13,774 \$ 1,003 \$ 3,009 \$ 4,012 \$ 2,332 \$ 435 \$ 1,133 \$ 237 \$ 100 \$ 167 \$ 125 \$	2040 61,800 \$ 341,025 \$ 232,312 \$ 170,512 \$ 5,575 \$ 8,400 \$ 13,975 \$ 1,023 \$ 3,069 \$ 4,092 \$ 2,378 \$ 443 \$ 1,156 \$ 242 \$ 102 \$ 171 \$ 128 \$	2041 61,800 \$ 347,845 \$ 235,723 \$ 173,923 \$ 5,657 \$ 8,523 \$ 14,180 \$ 1,044 \$ 3,131 \$ 4,174 \$ 2,426 \$ 452 \$ 1,179 \$ 247 \$ 104 \$ 174 \$ 104 \$ 174 \$	2042 61,800 \$ 354,802 \$ 239,201 \$ 177,401 \$ 5,741 \$ 8,649 \$ 14,390 \$ 1,064 \$ 3,193 \$ 4,258 \$ 2,474 \$ 461 \$ 1,203 \$ 252 \$ 106 \$ 177 \$ 133 \$	2043 61,800 \$ 361,898 \$ 242,749 \$ 180,949 \$ 5,826 \$ 8,777 \$ 14,603 \$ 1,086 \$ 3,257 \$ 4,343 \$ 2,524 \$ 470 \$ 1,227 \$ 257 \$ 109 \$ 181 \$ 136 \$	2044 61,800 \$ 369,136 \$ 246,368 \$ 184,568 \$ 5,913 \$ 8,908 \$ 14,821 \$ 1,107 \$ 3,322 \$ 4,430 \$ 2,574 \$ 480 \$ 1,251 \$ 262 \$ 111 \$ 185 \$ 138 \$	2045 61,800 \$ 376,519 \$ 250,060 \$ 188,260 \$ 6,001 \$ 9,042 \$ 15,043 \$ 1,130 \$ 3,389 \$ 4,518 \$ 2,626 \$ 489 \$ 1,276 \$ 267 \$ 113 \$ 188 \$ 141 \$	2046 61,800 \$ 384,049 \$ 253,825 \$ 192,025 \$ 6,092 \$ 9,178 \$ 15,269 \$ 1,152 \$ 3,456 \$ 4,609 \$ 2,678 \$ 499 \$ 1,302 \$ 273 \$ 115 \$ 192 \$ 144 \$	2047 61,800 \$ 391,730 \$ 257,665 \$ 195,865 \$ 6,184 \$ 9,317 \$ 15,500 \$ 1,175 \$ 3,526 \$ 4,701 \$ 2,732 \$ 509 \$ 1,328 \$ 278 \$ 118 \$ 196 \$ 147 \$	2048 61,800 399,565 261,583 199,783 6,278 9,458 15,736 1,199 3,596 4,795 2,786 519 1,354 284 120 200 150
Total Local Revenue Total Revenue School Capture State Education Tax (SET) School Operating Tax Local Capture City Operating Police and Fire Retirement County County Extra CWTA Community on Aging Library ISD	Plan Year Revenue	3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	2034 \$ 61,800 \$ \$ 302,820 \$ \$ 213,210 \$ \$ 151,410 \$ \$ 7,709 \$ \$ 12,826 \$ \$ 2,725 \$ \$ 3,634 \$ \$ 2,112 \$ \$ 394 \$ \$ 1,027 \$ \$ 15 \$ \$ 11,4 \$ \$ 933 \$	2035 61,800 \$ 308,877 \$ 216,238 \$ 154,438 \$ 5,190 \$ 7,819 \$ 13,008 \$ 927 \$ 2,780 \$ 3,707 \$ 2,154 \$ 402 \$ 1,047 \$ 219 \$ 93 \$ 154 \$ 116 \$ 951 \$	2036 61,800 \$ 315,054 \$ 219,327 \$ 157,527 \$ 5,264 \$ 7,930 \$ 13,194 \$ 945 \$ 2,835 \$ 3,781 \$ 2,197 \$ 410 \$ 1,068 \$ 224 \$ 95 \$ 158 \$ 118 \$ 970 \$	2037 61,800 \$ 321,355 \$ 222,478 \$ 160,678 \$ 5,339 \$ 8,044 \$ 13,384 \$ 964 \$ 2,892 \$ 3,856 \$ 2,241 \$ 418 \$ 1,089 \$ 228 \$ 96 \$ 161 \$ 121 \$ 990 \$	2038 61,800 \$ 327,783 \$ 225,691 \$ 163,891 \$ 5,417 \$ 8,160 \$ 13,577 \$ 983 \$ 2,950 \$ 3,933 \$ 2,286 \$ 426 \$ 1,111 \$ 233 \$ 98 \$ 164 \$ 123 \$ 1,010 \$	2039 61,800 \$ 334,338 \$ 228,969 \$ 167,169 \$ 5,495 \$ 8,279 \$ 13,774 \$ 1,003 \$ 3,009 \$ 4,012 \$ 2,332 \$ 435 \$ 1,133 \$ 237 \$ 100 \$ 167 \$ 125 \$ 1,030 \$	2040 61,800 \$ 341,025 \$ 232,312 \$ 170,512 \$ 5,575 \$ 8,400 \$ 13,975 \$ 1,023 \$ 3,069 \$ 4,092 \$ 2,378 \$ 443 \$ 1,156 \$ 242 \$ 102 \$ 102 \$ 171 \$ 128 \$ 1,050 \$	2041 61,800 \$ 347,845 \$ 235,723 \$ 173,923 \$ 5,657 \$ 8,523 \$ 14,180 \$ 1,044 \$ 3,131 \$ 4,174 \$ 2,426 \$ 452 \$ 1,179 \$ 247 \$ 104 \$ 114 \$ 130 \$ 1,071 \$	2042 61,800 \$ 354,802 \$ 239,201 \$ 177,401 \$ 5,741 \$ 8,649 \$ 14,390 \$ 1,064 \$ 3,193 \$ 4,258 \$ 2,474 \$ 461 \$ 1,203 \$ 252 \$ 106 \$ 177 \$ 133 \$ 1,093 \$	2043 61,800 \$ 361,898 \$ 242,749 \$ 180,949 \$ 5,826 \$ 8,777 \$ 14,603 \$ 1,086 \$ 3,257 \$ 4,343 \$ 2,524 \$ 470 \$ 1,227 \$ 257 \$ 109 \$ 181 \$ 136 \$ 1,115 \$	2044 61,800 \$ 369,136 \$ 246,368 \$ 184,568 \$ 5,913 \$ 8,908 \$ 14,821 \$ 1,107 \$ 3,322 \$ 4,430 \$ 2,574 \$ 480 \$ 1,251 \$ 262 \$ 111 \$ 185 \$ 185 \$ 138 \$ 1,137 \$	2045 61,800 \$ 376,519 \$ 250,060 \$ 188,260 \$ 6,001 \$ 9,042 \$ 15,043 \$ 1,130 \$ 3,389 \$ 4,518 \$ 2,626 \$ 489 \$ 1,276 \$ 267 \$ 113 \$ 188 \$ 141 \$ 1,160 \$	2046 61,800 \$ 384,049 \$ 253,825 \$ 192,025 \$ 6,092 \$ 9,178 \$ 15,269 \$ 1,152 \$ 3,456 \$ 4,609 \$ 2,678 \$ 499 \$ 1,302 \$ 273 \$ 115 \$ 192 \$ 144 \$ 1,183 \$	2047 61,800 \$ 391,730 \$ 257,665 \$ 195,865 \$ 6,184 \$ 9,317 \$ 15,500 \$ 1,175 \$ 3,526 \$ 4,701 \$ 2,732 \$ 509 \$ 1,328 \$ 278 \$ 118 \$ 196 \$ 147 \$ 1,207 \$	2048 61,800 399,565 261,583 199,783 6,278 9,458 15,736 1,199 3,596 4,795 2,786 519 1,354 284 120 200 150 1,231
Total Local Revenue Total Revenue School Capture State Education Tax (SET) School Operating Tax Local Capture City Operating Police and Fire Retirement County County Extra CWTA Community on Aging Library	Plan Year Revenue	300 300 300 300 300 300 300 300 300 300	2034 \$ 61,800 \$ \$ 302,820 \$ \$ 213,210 \$ \$ 151,410 \$ \$ 7,709 \$ \$ 12,826 \$ \$ 2,725 \$ \$ 3,634 \$ \$ 2,112 \$ \$ 394 \$ \$ 1,027 \$ \$ 215 \$ \$ 91 \$ \$ 151 \$ \$ 114 \$ \$ 933 \$ \$ - \$	2035 61,800 \$ 308,877 \$ 216,238 \$ 154,438 \$ 5,190 \$ 7,819 \$ 13,008 \$ 927 \$ 2,780 \$ 3,707 \$ 2,154 \$ 402 \$ 1,047 \$ 219 \$ 93 \$ 154 \$ 116 \$ 951 \$ - \$	2036 61,800 \$ 315,054 \$ 219,327 \$ 157,527 \$ 5,264 \$ 7,930 \$ 13,194 \$ 2,835 \$ 3,781 \$ 2,197 \$ 410 \$ 1,068 \$ 224 \$ 95 \$ 158 \$ 118 \$ 970 \$ - \$	2037 61,800 \$ 321,355 \$ 222,478 \$ 160,678 \$ 5,339 \$ 8,044 \$ 13,384 \$ 964 \$ 2,892 \$ 3,856 \$ 2,241 \$ 418 \$ 1,089 \$ 228 \$ 96 \$ 161 \$ 990 \$ - \$	2038 61,800 \$ 327,783 \$ 225,691 \$ 163,891 \$ 5,417 \$ 8,160 \$ 13,577 \$ 983 \$ 2,950 \$ 3,933 \$ 2,286 \$ 426 \$ 1,111 \$ 233 \$ 98 \$ 164 \$ 1,23 \$ 1,010 \$ - \$	2039 61,800 \$ 334,338 \$ 228,969 \$ 167,169 \$ 5,495 \$ 8,279 \$ 13,774 \$ 1,003 \$ 3,009 \$ 4,012 \$ 2,332 \$ 435 \$ 1,133 \$ 237 \$ 100 \$ 167 \$ 125 \$ 1,030 \$ - \$	2040 61,800 \$ 341,025 \$ 232,312 \$ 170,512 \$ 5,575 \$ 8,400 \$ 13,975 \$ 1,023 \$ 3,069 \$ 4,092 \$ 2,378 \$ 443 \$ 1,156 \$ 242 \$ 102 \$ 171 \$ 128 \$ 1,050 \$ - \$	2041 61,800 \$ 347,845 \$ 235,723 \$ 173,923 \$ 5,657 \$ 8,523 \$ 14,180 \$ 1,044 \$ 3,131 \$ 4,174 \$ 2,426 \$ 452 \$ 1,179 \$ 247 \$ 104 \$ 174 \$ 130 \$ 1,071 \$ - \$	2042 61,800 \$ 354,802 \$ 239,201 \$ 177,401 \$ 5,741 \$ 8,649 \$ 14,390 \$ 1,064 \$ 3,193 \$ 4,258 \$ 2,474 \$ 461 \$ 1,203 \$ 252 \$ 106 \$ 177 \$ 133 \$ 1,093 \$ - \$	2043 61,800 \$ 361,898 \$ 242,749 \$ 180,949 \$ 5,826 \$ 8,777 \$ 14,603 \$ 1,086 \$ 3,257 \$ 4,343 \$ 2,524 \$ 470 \$ 1,227 \$ 257 \$ 109 \$ 181 \$ 136 \$ 1,115 \$ - \$	2044 61,800 \$ 369,136 \$ 246,368 \$ 184,568 \$ 5,913 \$ 8,908 \$ 14,821 \$ 1,107 \$ 3,322 \$ 4,430 \$ 2,574 \$ 480 \$ 1,251 \$ 262 \$ 111 \$ 185 \$ 138 \$ 1,137 \$ - \$	2045 61,800 \$ 376,519 \$ 250,060 \$ 188,260 \$ 6,001 \$ 9,042 \$ 15,043 \$ 1,130 \$ 3,389 \$ 4,518 \$ 2,626 \$ 489 \$ 1,276 \$ 267 \$ 113 \$ 188 \$ 1,160 \$ - \$	2046 61,800 \$ 384,049 \$ 253,825 \$ 192,025 \$ 6,092 \$ 9,178 \$ 15,269 \$ 1,152 \$ 3,456 \$ 4,609 \$ 2,678 \$ 499 \$ 1,302 \$ 273 \$ 115 \$ 192 \$ 1,44 \$ 1,183 \$ - \$	2047 61,800 \$ 391,730 \$ 257,665 \$ 195,865 \$ 6,184 \$ 9,317 \$ 15,500 \$ 1,175 \$ 3,526 \$ 4,701 \$ 2,732 \$ 509 \$ 1,328 \$ 278 \$ 118 \$ 196 \$ 1,207 \$ - \$	2048 61,800 399,565 261,583 199,783 6,278 9,458 15,736 1,199 3,596 4,795 2,786 519 1,354 284 120 200 150 1,231
Total Local Revenue Total Revenue School Capture State Education Tax (SET) School Operating Tax Local Capture City Operating Police and Fire Retirement County County Extra CWTA Community on Aging Library ISD	Plan Year Revenue	300 300 300 300 300 300 300 300 300 300	2034 \$ 61,800 \$ \$ 302,820 \$ \$ 213,210 \$ \$ 151,410 \$ \$ 7,709 \$ \$ 12,826 \$ \$ 2,725 \$ \$ 3,634 \$ \$ 2,112 \$ \$ 394 \$ \$ 1,027 \$ \$ 15 \$ \$ 11,4 \$ \$ 933 \$	2035 61,800 \$ 308,877 \$ 216,238 \$ 154,438 \$ 5,190 \$ 7,819 \$ 13,008 \$ 927 \$ 2,780 \$ 3,707 \$ 2,154 \$ 402 \$ 1,047 \$ 219 \$ 93 \$ 154 \$ 116 \$ 951 \$	2036 61,800 \$ 315,054 \$ 219,327 \$ 157,527 \$ 5,264 \$ 7,930 \$ 13,194 \$ 945 \$ 2,835 \$ 3,781 \$ 2,197 \$ 410 \$ 1,068 \$ 224 \$ 95 \$ 158 \$ 118 \$ 970 \$	2037 61,800 \$ 321,355 \$ 222,478 \$ 160,678 \$ 5,339 \$ 8,044 \$ 13,384 \$ 964 \$ 2,892 \$ 3,856 \$ 2,241 \$ 418 \$ 1,089 \$ 228 \$ 96 \$ 161 \$ 121 \$ 990 \$	2038 61,800 \$ 327,783 \$ 225,691 \$ 163,891 \$ 5,417 \$ 8,160 \$ 13,577 \$ 983 \$ 2,950 \$ 3,933 \$ 2,286 \$ 426 \$ 1,111 \$ 233 \$ 98 \$ 164 \$ 123 \$ 1,010 \$	2039 61,800 \$ 334,338 \$ 228,969 \$ 167,169 \$ 5,495 \$ 8,279 \$ 13,774 \$ 1,003 \$ 3,009 \$ 4,012 \$ 2,332 \$ 435 \$ 1,133 \$ 237 \$ 100 \$ 167 \$ 125 \$ 1,030 \$	2040 61,800 \$ 341,025 \$ 232,312 \$ 170,512 \$ 5,575 \$ 8,400 \$ 13,975 \$ 1,023 \$ 3,069 \$ 4,092 \$ 2,378 \$ 443 \$ 1,156 \$ 242 \$ 102 \$ 102 \$ 171 \$ 128 \$ 1,050 \$	2041 61,800 \$ 347,845 \$ 235,723 \$ 173,923 \$ 5,657 \$ 8,523 \$ 14,180 \$ 1,044 \$ 3,131 \$ 4,174 \$ 2,426 \$ 452 \$ 1,179 \$ 247 \$ 104 \$ 114 \$ 130 \$ 1,071 \$	2042 61,800 \$ 354,802 \$ 239,201 \$ 177,401 \$ 5,741 \$ 8,649 \$ 14,390 \$ 1,064 \$ 3,193 \$ 4,258 \$ 2,474 \$ 461 \$ 1,203 \$ 252 \$ 106 \$ 177 \$ 133 \$ 1,093 \$	2043 61,800 \$ 361,898 \$ 242,749 \$ 180,949 \$ 5,826 \$ 8,777 \$ 14,603 \$ 1,086 \$ 3,257 \$ 4,343 \$ 2,524 \$ 470 \$ 1,227 \$ 257 \$ 109 \$ 181 \$ 136 \$ 1,115 \$	2044 61,800 \$ 369,136 \$ 246,368 \$ 184,568 \$ 5,913 \$ 8,908 \$ 14,821 \$ 1,107 \$ 3,322 \$ 4,430 \$ 2,574 \$ 480 \$ 1,251 \$ 262 \$ 111 \$ 185 \$ 138 \$ 1,137 \$ - \$	2045 61,800 \$ 376,519 \$ 250,060 \$ 188,260 \$ 6,001 \$ 9,042 \$ 15,043 \$ 1,130 \$ 3,389 \$ 4,518 \$ 2,626 \$ 489 \$ 1,276 \$ 267 \$ 113 \$ 188 \$ 141 \$ 1,160 \$	2046 61,800 \$ 384,049 \$ 253,825 \$ 192,025 \$ 6,092 \$ 9,178 \$ 15,269 \$ 1,152 \$ 3,456 \$ 4,609 \$ 2,678 \$ 499 \$ 1,302 \$ 273 \$ 115 \$ 192 \$ 144 \$ 1,183 \$	2047 61,800 \$ 391,730 \$ 257,665 \$ 195,865 \$ 6,184 \$ 9,317 \$ 15,500 \$ 1,175 \$ 3,526 \$ 4,701 \$ 2,732 \$ 509 \$ 1,328 \$ 278 \$ 118 \$ 196 \$ 147 \$ 1,207 \$	2048 61,800 399,565 261,583 199,783 6,278 9,458 15,736 1,199 3,596 4,795 2,786 519 1,354 284 120 200 150 1,231
Total Local Revenue Total Revenue School Capture State Education Tax (SET) School Operating Tax Local Capture City Operating Police and Fire Retirement County County Extra CWTA Community on Aging Library ISD Milfoil	Plan Year Revenue	300 300 300 300 300 300 300 300 300 300	2034 \$ 61,800 \$ \$ 302,820 \$ \$ 213,210 \$ \$ 151,410 \$ \$ 7,709 \$ \$ 12,826 \$ \$ 2,725 \$ \$ 3,634 \$ \$ 2,112 \$ \$ 394 \$ \$ 1,027 \$ \$ 215 \$ \$ 91 \$ \$ 151 \$ \$ 114 \$ \$ 933 \$ \$ - \$	2035 61,800 \$ 308,877 \$ 216,238 \$ 154,438 \$ 5,190 \$ 7,819 \$ 13,008 \$ 927 \$ 2,780 \$ 3,707 \$ 2,154 \$ 402 \$ 1,047 \$ 219 \$ 93 \$ 154 \$ 116 \$ 951 \$ - \$	2036 61,800 \$ 315,054 \$ 219,327 \$ 157,527 \$ 5,264 \$ 7,930 \$ 13,194 \$ 2,835 \$ 3,781 \$ 2,197 \$ 410 \$ 1,068 \$ 224 \$ 95 \$ 158 \$ 118 \$ 970 \$ - \$	2037 61,800 \$ 321,355 \$ 222,478 \$ 160,678 \$ 5,339 \$ 8,044 \$ 13,384 \$ 964 \$ 2,892 \$ 3,856 \$ 2,241 \$ 418 \$ 1,089 \$ 228 \$ 96 \$ 161 \$ 990 \$ - \$	2038 61,800 \$ 327,783 \$ 225,691 \$ 163,891 \$ 5,417 \$ 8,160 \$ 13,577 \$ 983 \$ 2,950 \$ 3,933 \$ 2,286 \$ 426 \$ 1,111 \$ 233 \$ 98 \$ 164 \$ 1,23 \$ 1,010 \$ - \$	2039 61,800 \$ 334,338 \$ 228,969 \$ 167,169 \$ 5,495 \$ 8,279 \$ 13,774 \$ 1,003 \$ 3,009 \$ 4,012 \$ 2,332 \$ 435 \$ 1,133 \$ 237 \$ 100 \$ 167 \$ 125 \$ 1,030 \$ - \$	2040 61,800 \$ 341,025 \$ 232,312 \$ 170,512 \$ 5,575 \$ 8,400 \$ 13,975 \$ 1,023 \$ 3,069 \$ 4,092 \$ 2,378 \$ 443 \$ 1,156 \$ 242 \$ 102 \$ 171 \$ 128 \$ 1,050 \$ - \$	2041 61,800 \$ 347,845 \$ 235,723 \$ 173,923 \$ 5,657 \$ 8,523 \$ 14,180 \$ 1,044 \$ 3,131 \$ 4,174 \$ 2,426 \$ 452 \$ 1,179 \$ 247 \$ 104 \$ 174 \$ 130 \$ 1,071 \$ - \$	2042 61,800 \$ 354,802 \$ 239,201 \$ 177,401 \$ 5,741 \$ 8,649 \$ 14,390 \$ 1,064 \$ 3,193 \$ 4,258 \$ 2,474 \$ 461 \$ 1,203 \$ 252 \$ 106 \$ 177 \$ 133 \$ 1,093 \$ - \$	2043 61,800 \$ 361,898 \$ 242,749 \$ 180,949 \$ 5,826 \$ 8,777 \$ 14,603 \$ 1,086 \$ 3,257 \$ 4,343 \$ 2,524 \$ 470 \$ 1,227 \$ 257 \$ 109 \$ 181 \$ 136 \$ 1,115 \$ - \$	2044 61,800 \$ 369,136 \$ 246,368 \$ 184,568 \$ 5,913 \$ 8,908 \$ 14,821 \$ 1,107 \$ 3,322 \$ 4,430 \$ 2,574 \$ 480 \$ 1,251 \$ 262 \$ 111 \$ 185 \$ 138 \$ 1,137 \$ - \$	2045 61,800 \$ 376,519 \$ 250,060 \$ 188,260 \$ 6,001 \$ 9,042 \$ 15,043 \$ 1,130 \$ 3,389 \$ 4,518 \$ 2,626 \$ 489 \$ 1,276 \$ 267 \$ 113 \$ 188 \$ 1,160 \$ - \$	2046 61,800 \$ 384,049 \$ 253,825 \$ 192,025 \$ 6,092 \$ 9,178 \$ 15,269 \$ 1,152 \$ 3,456 \$ 4,609 \$ 2,678 \$ 499 \$ 1,302 \$ 273 \$ 115 \$ 192 \$ 1,44 \$ 1,183 \$ - \$	2047 61,800 \$ 391,730 \$ 257,665 \$ 195,865 \$ 6,184 \$ 9,317 \$ 15,500 \$ 1,175 \$ 3,526 \$ 4,701 \$ 2,732 \$ 509 \$ 1,328 \$ 278 \$ 118 \$ 196 \$ 1,207 \$ - \$	2048 61,800 399,565 261,583 199,783 6,278 9,458 15,736 1,199 3,596 4,795 2,786 519 1,354 284 120 200 150 1,231
Total Local Revenue Total Revenue School Capture State Education Tax (SET) School Operating Tax Local Capture City Operating Police and Fire Retirement County County Extra CWTA Community on Aging Library ISD	Plan Year Revenue	24 24 25 25 25 25 25 25 25 25 25 25 25 25 25	2034 \$ 61,800 \$ \$ 302,820 \$ \$ 213,210 \$ \$ 151,410 \$ \$ 7,709 \$ \$ 12,826 \$ \$ 2,725 \$ \$ 3,634 \$ \$ 2,112 \$ \$ 394 \$ \$ 1,027 \$ \$ 215 \$ \$ 91 \$ \$ 151 \$ \$ 114 \$ \$ 933 \$ \$ - \$	2035 61,800 \$ 308,877 \$ 216,238 \$ 154,438 \$ 5,190 \$ 7,819 \$ 13,008 \$ 927 \$ 2,780 \$ 3,707 \$ 2,154 \$ 402 \$ 1,047 \$ 219 \$ 93 \$ 154 \$ 116 \$ 951 \$ - \$	2036 61,800 \$ 315,054 \$ 219,327 \$ 157,527 \$ 5,264 \$ 7,930 \$ 13,194 \$ 2,835 \$ 3,781 \$ 2,197 \$ 410 \$ 1,068 \$ 224 \$ 95 \$ 158 \$ 118 \$ 970 \$ - \$	2037 61,800 \$ 321,355 \$ 222,478 \$ 160,678 \$ 5,339 \$ 8,044 \$ 13,384 \$ 964 \$ 2,892 \$ 3,856 \$ 2,241 \$ 418 \$ 1,089 \$ 228 \$ 96 \$ 161 \$ 990 \$ - \$	2038 61,800 \$ 327,783 \$ 225,691 \$ 163,891 \$ 5,417 \$ 8,160 \$ 13,577 \$ 983 \$ 2,950 \$ 3,933 \$ 2,286 \$ 426 \$ 1,111 \$ 233 \$ 98 \$ 164 \$ 1,23 \$ 1,010 \$ - \$	2039 61,800 \$ 334,338 \$ 228,969 \$ 167,169 \$ 5,495 \$ 8,279 \$ 13,774 \$ 1,003 \$ 3,009 \$ 4,012 \$ 2,332 \$ 435 \$ 1,133 \$ 237 \$ 100 \$ 167 \$ 125 \$ 1,030 \$ - \$	2040 61,800 \$ 341,025 \$ 232,312 \$ 170,512 \$ 5,575 \$ 8,400 \$ 13,975 \$ 1,023 \$ 3,069 \$ 4,092 \$ 2,378 \$ 443 \$ 1,156 \$ 242 \$ 102 \$ 171 \$ 128 \$ 1,050 \$ - \$	2041 61,800 \$ 347,845 \$ 235,723 \$ 173,923 \$ 5,657 \$ 8,523 \$ 14,180 \$ 1,044 \$ 3,131 \$ 4,174 \$ 2,426 \$ 452 \$ 1,179 \$ 247 \$ 104 \$ 174 \$ 130 \$ 1,071 \$ - \$	2042 61,800 \$ 354,802 \$ 239,201 \$ 177,401 \$ 5,741 \$ 8,649 \$ 14,390 \$ 1,064 \$ 3,193 \$ 4,258 \$ 2,474 \$ 461 \$ 1,203 \$ 252 \$ 106 \$ 177 \$ 133 \$ 1,093 \$ - \$	2043 61,800 \$ 361,898 \$ 242,749 \$ 180,949 \$ 5,826 \$ 8,777 \$ 14,603 \$ 1,086 \$ 3,257 \$ 4,343 \$ 2,524 \$ 470 \$ 1,227 \$ 257 \$ 109 \$ 181 \$ 136 \$ 1,115 \$ - \$	2044 61,800 \$ 369,136 \$ 246,368 \$ 184,568 \$ 5,913 \$ 8,908 \$ 14,821 \$ 1,107 \$ 3,322 \$ 4,430 \$ 2,574 \$ 480 \$ 1,251 \$ 262 \$ 111 \$ 185 \$ 138 \$ 1,137 \$ - \$ 6,138 \$	2045 61,800 \$ 376,519 \$ 250,060 \$ 188,260 \$ 6,001 \$ 9,042 \$ 15,043 \$ 1,130 \$ 3,389 \$ 4,518 \$ 2,626 \$ 489 \$ 1,276 \$ 267 \$ 113 \$ 188 \$ 1,160 \$ - \$	2046 61,800 \$ 384,049 \$ 253,825 \$ 192,025 \$ 6,092 \$ 9,178 \$ 15,269 \$ 1,152 \$ 3,456 \$ 4,609 \$ 2,678 \$ 499 \$ 1,302 \$ 273 \$ 115 \$ 192 \$ 1,44 \$ 1,183 \$ - \$	2047 61,800 \$ 391,730 \$ 257,665 \$ 195,865 \$ 6,184 \$ 9,317 \$ 15,500 \$ 1,175 \$ 3,526 \$ 4,701 \$ 2,732 \$ 509 \$ 1,328 \$ 278 \$ 118 \$ 196 \$ 1,207 \$ - \$	2048 61,800 399,565 261,583 199,783 6,278 9,458 15,736 1,199 3,596 4,795 2,786 519 1,354 284 120 200 150 1,231
Total Local Revenue Total Revenue School Capture State Education Tax (SET) School Operating Tax Local Capture City Operating Police and Fire Retirement County County Extra CWTA Community on Aging Library ISD Milfoil	Plan Year Revenue	24 24 25 25 25 25 25 25 25 25 25 25 25 25 25	2034 \$ 61,800 \$ \$ 302,820 \$ \$ 213,210 \$ \$ 151,410 \$ \$ 7,709 \$ \$ 12,826 \$ \$ 908 \$ \$ 2,725 \$ \$ 3,634 \$ \$ 2,112 \$ \$ 394 \$ \$ 1,027 \$ \$ 215 \$ \$ 91 \$ \$ 114 \$ \$ 933 \$ \$ 5,036 \$	2035 61,800 \$ 308,877 \$ 216,238 \$ 154,438 \$ 5,190 \$ 7,819 \$ 13,008 \$ 927 \$ 2,780 \$ 3,707 \$ 2,154 \$ 402 \$ 1,047 \$ 219 \$ 93 \$ 154 \$ 116 \$ 951 \$ 5,136 \$	2036 61,800 \$ 315,054 \$ 219,327 \$ 157,527 \$ 5,264 \$ 7,930 \$ 13,194 \$ 945 \$ 2,835 \$ 3,781 \$ 2,197 \$ 410 \$ 1,068 \$ 224 \$ 95 \$ 158 \$ 118 \$ 970 \$ 5,239 \$	2037 61,800 \$ 321,355 \$ 222,478 \$ 160,678 \$ 5,339 \$ 8,044 \$ 13,384 \$ 964 \$ 2,892 \$ 3,856 \$ 2,241 \$ 418 \$ 1,089 \$ 228 \$ 96 \$ 161 \$ 121 \$ 990 \$ - \$ 5,344 \$	2038 61,800 \$ 327,783 \$ 225,691 \$ 163,891 \$ 5,417 \$ 8,160 \$ 13,577 \$ 983 \$ 2,950 \$ 3,933 \$ 2,286 \$ 426 \$ 1,111 \$ 233 \$ 98 \$ 164 \$ 123 \$ 1,010 \$ - \$ 5,451 \$	2039 61,800 \$ 334,338 \$ 228,969 \$ 167,169 \$ 5,495 \$ 8,279 \$ 13,774 \$ 1,003 \$ 3,009 \$ 4,012 \$ 2,332 \$ 435 \$ 1,133 \$ 237 \$ 100 \$ 167 \$ 125 \$ 1,030 \$ \$ 5,560 \$	2040 61,800 \$ 341,025 \$ 232,312 \$ 170,512 \$ 5,575 \$ 8,400 \$ 13,975 \$ 1,023 \$ 3,069 \$ 4,092 \$ 2,378 \$ 443 \$ 1,156 \$ 242 \$ 102 \$ 171 \$ 128 \$ 1,050 \$ - \$ 5,671 \$	2041 61,800 \$ 347,845 \$ 235,723 \$ 173,923 \$ 5,657 \$ 8,523 \$ 14,180 \$ 1,044 \$ 3,131 \$ 4,174 \$ 2,426 \$ 452 \$ 1,179 \$ 247 \$ 104 \$ 174 \$ 130 \$ 1,071 \$ 5,784 \$	2042 61,800 \$ 354,802 \$ 239,201 \$ 177,401 \$ 5,741 \$ 8,649 \$ 14,390 \$ 1,064 \$ 3,193 \$ 4,258 \$ 2,474 \$ 461 \$ 1,203 \$ 252 \$ 106 \$ 177 \$ 133 \$ 1,093 \$ - 1,093 \$ - 5,900 \$	2043 61,800 \$ 361,898 \$ 242,749 \$ 180,949 \$ 5,826 \$ 8,777 \$ 14,603 \$ 1,086 \$ 3,257 \$ 4,343 \$ 2,524 \$ 470 \$ 1,227 \$ 257 \$ 109 \$ 181 \$ 136 \$ 1,115 \$ - \$ 6,018 \$	2044 61,800 \$ 369,136 \$ 246,368 \$ 184,568 \$ 5,913 \$ 8,908 \$ 14,821 \$ 1,107 \$ 3,322 \$ 4,430 \$ 2,574 \$ 480 \$ 1,251 \$ 262 \$ 111 \$ 185 \$ 138 \$ 1,137 \$ - \$ 6,138 \$	2045 61,800 \$ 376,519 \$ 250,060 \$ 188,260 \$ 6,001 \$ 9,042 \$ 15,043 \$ 1,130 \$ 3,389 \$ 4,518 \$ 2,626 \$ 489 \$ 1,276 \$ 267 \$ 113 \$ 188 \$ 141 \$ 1,160 \$ - \$ 6,261 \$	2046 61,800 \$ 384,049 \$ 253,825 \$ 192,025 \$ 6,092 \$ 9,178 \$ 15,269 \$ 1,152 \$ 3,456 \$ 4,609 \$ 2,678 \$ 499 \$ 1,302 \$ 273 \$ 273 \$ 273 \$ 115 \$ 192 \$ 144 \$ 1,183 \$ - \$ 6,386 \$	2047 61,800 \$ 391,730 \$ 257,665 \$ 195,865 \$ 6,184 \$ 9,317 \$ 15,500 \$ 1,175 \$ 3,526 \$ 4,701 \$ 2,732 \$ 509 \$ 1,328 \$ 278 \$ 278 \$ 118 \$ 196 \$ 147 \$ 1,207 \$ - \$ 6,514 \$	2048 61,800 399,565 261,583 199,783 6,278 9,458 15,736 1,199 3,596 4,795 2,786 519 1,354 284 120 200 150 1,231 - 6,644
Total Local Revenue Total Revenue School Capture State Education Tax (SET) School Operating Tax Local Capture City Operating Police and Fire Retirement County County Extra CWTA Community on Aging Library ISD Milfoil	Plan Year Revenue	3 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	2034 \$ 61,800 \$ \$ 302,820 \$ \$ 213,210 \$ \$ 151,410 \$ \$ 7,709 \$ \$ 12,826 \$ \$ 908 \$ \$ 2,725 \$ \$ 3,634 \$ \$ 2,112 \$ \$ 394 \$ \$ 1,027 \$ \$ 215 \$ \$ 91 \$ \$ 114 \$ \$ 933 \$ \$ 5,036 \$	2035 61,800 \$ 308,877 \$ 216,238 \$ 154,438 \$ 5,190 \$ 7,819 \$ 13,008 \$ 927 \$ 2,780 \$ 3,707 \$ 2,154 \$ 402 \$ 1,047 \$ 219 \$ 93 \$ 154 \$ 116 \$ 951 \$ 5,136 \$	2036 61,800 \$ 315,054 \$ 219,327 \$ 157,527 \$ 5,264 \$ 7,930 \$ 13,194 \$ 945 \$ 2,835 \$ 3,781 \$ 2,197 \$ 410 \$ 1,068 \$ 224 \$ 95 \$ 158 \$ 118 \$ 970 \$ 5,239 \$	2037 61,800 \$ 321,355 \$ 222,478 \$ 160,678 \$ 5,339 \$ 8,044 \$ 13,384 \$ 964 \$ 2,892 \$ 3,856 \$ 2,241 \$ 418 \$ 1,089 \$ 228 \$ 96 \$ 161 \$ 121 \$ 990 \$ - \$ 5,344 \$	2038 61,800 \$ 327,783 \$ 225,691 \$ 163,891 \$ 5,417 \$ 8,160 \$ 13,577 \$ 983 \$ 2,950 \$ 3,933 \$ 2,286 \$ 426 \$ 1,111 \$ 233 \$ 98 \$ 164 \$ 123 \$ 1,010 \$ - \$ 5,451 \$	2039 61,800 \$ 334,338 \$ 228,969 \$ 167,169 \$ 5,495 \$ 8,279 \$ 13,774 \$ 1,003 \$ 3,009 \$ 4,012 \$ 2,332 \$ 435 \$ 1,133 \$ 237 \$ 100 \$ 167 \$ 125 \$ 1,030 \$ \$ 5,560 \$	2040 61,800 \$ 341,025 \$ 232,312 \$ 170,512 \$ 5,575 \$ 8,400 \$ 13,975 \$ 1,023 \$ 3,069 \$ 4,092 \$ 2,378 \$ 443 \$ 1,156 \$ 242 \$ 102 \$ 171 \$ 128 \$ 1,050 \$ - \$ 5,671 \$	2041 61,800 \$ 347,845 \$ 235,723 \$ 173,923 \$ 5,657 \$ 8,523 \$ 14,180 \$ 1,044 \$ 3,131 \$ 4,174 \$ 2,426 \$ 452 \$ 1,179 \$ 247 \$ 104 \$ 174 \$ 130 \$ 1,071 \$ 5,784 \$	2042 61,800 \$ 354,802 \$ 239,201 \$ 177,401 \$ 5,741 \$ 8,649 \$ 14,390 \$ 1,064 \$ 3,193 \$ 4,258 \$ 2,474 \$ 461 \$ 1,203 \$ 252 \$ 106 \$ 177 \$ 133 \$ 1,093 \$ - 1,093 \$ - 5,900 \$	2043 61,800 \$ 361,898 \$ 242,749 \$ 180,949 \$ 5,826 \$ 8,777 \$ 14,603 \$ 1,086 \$ 3,257 \$ 4,343 \$ 2,524 \$ 470 \$ 1,227 \$ 257 \$ 109 \$ 181 \$ 136 \$ 1,115 \$ - \$ 6,018 \$	2044 61,800 \$ 369,136 \$ 246,368 \$ 184,568 \$ 5,913 \$ 8,908 \$ 14,821 \$ 1,107 \$ 3,322 \$ 4,430 \$ 2,574 \$ 480 \$ 1,251 \$ 262 \$ 111 \$ 185 \$ 138 \$ 1,137 \$ - \$ 6,138 \$ 10,568 \$	2045 61,800 \$ 376,519 \$ 250,060 \$ 188,260 \$ 6,001 \$ 9,042 \$ 15,043 \$ 1,130 \$ 3,389 \$ 4,518 \$ 2,626 \$ 489 \$ 1,276 \$ 267 \$ 113 \$ 188 \$ 141 \$ 1,160 \$ - \$ 6,261 \$	2046 61,800 \$ 384,049 \$ 253,825 \$ 192,025 \$ 6,092 \$ 9,178 \$ 15,269 \$ 1,152 \$ 3,456 \$ 4,609 \$ 2,678 \$ 499 \$ 1,302 \$ 273 \$ 273 \$ 273 \$ 115 \$ 192 \$ 144 \$ 1,183 \$ - \$ 6,386 \$	2047 61,800 \$ 391,730 \$ 257,665 \$ 195,865 \$ 6,184 \$ 9,317 \$ 15,500 \$ 1,175 \$ 3,526 \$ 4,701 \$ 2,732 \$ 509 \$ 1,328 \$ 278 \$ 278 \$ 118 \$ 196 \$ 147 \$ 1,207 \$ - \$ 6,514 \$	2048 61,800 399,565 261,583 199,783 6,278 9,458 15,736 1,199 3,596 4,795 2,786 519 1,354 284 120 200 150 1,231 - 6,644
Total Local Revenue Total Revenue School Capture State Education Tax (SET) School Operating Tax Local Capture City Operating Police and Fire Retirement County County Extra CWTA Community on Aging Library ISD Milfoil Local Capture TOTAL Non-Capturable Millages xxx	Plan Year Revenue	200 25 25 25 25 25 25 25 25 25 25 25 25 25	2034 \$ 61,800 \$ \$ 302,820 \$ \$ 213,210 \$ \$ 151,410 \$ \$ 7,709 \$ \$ 12,826 \$ \$ 2,725 \$ \$ 3,634 \$ \$ 1,027 \$ \$ 11,027 \$ \$ 15,117 \$ \$ 5,117 \$ \$ 5,117 \$ \$ 5,117 \$ \$ 5,117 \$ \$ 5,117 \$ \$ 5,117 \$ \$ 5,117 \$ \$ 5,117 \$ \$ 5,117 \$ \$ 6,117 \$ \$ 7,709 \$ \$ 7,709 \$ \$ 12,826 \$ \$ 908 \$ \$ 1,027 \$	2035 61,800 \$ 308,877 \$ 216,238 \$ 154,438 \$ 5,190 \$ 7,819 \$ 13,008 \$ 2,780 \$ 3,707 \$ 2,154 \$ 402 \$ 1,047 \$ 219 \$ 93 \$ 154 \$ 116 \$ 951 \$ 5,136 \$ 8,843 \$	2036 61,800 \$ 315,054 \$ 219,327 \$ 157,527 \$ 5,264 \$ 7,930 \$ 13,194 \$ 2,835 \$ 3,781 \$ 2,197 \$ 410 \$ 1,068 \$ 224 \$ 95 \$ 158 \$ 118 \$ 970 \$ 5,239 \$ 9,020 \$	2037 61,800 \$ 321,355 \$ 222,478 \$ 160,678 \$ 5,339 \$ 8,044 \$ 13,384 \$ 964 \$ 2,892 \$ 3,856 \$ 2,241 \$ 418 \$ 1,089 \$ 228 \$ 96 \$ 161 \$ 121 \$ 990 \$ 5,344 \$ 9,200 \$	2038 61,800 \$ 327,783 \$ 225,691 \$ 163,891 \$ 5,417 \$ 8,160 \$ 13,577 \$ 983 \$ 2,950 \$ 3,933 \$ 2,286 \$ 426 \$ 1,111 \$ 233 \$ 98 \$ 164 \$ 123 \$ 1,010 \$ 5,451 \$ 9,384 \$	2039 61,800 \$ 334,338 \$ 228,969 \$ 167,169 \$ 5,495 \$ 8,279 \$ 13,774 \$ 1,003 \$ 3,009 \$ 4,012 \$ 2,332 \$ 435 \$ 1,133 \$ 237 \$ 100 \$ 167 \$ 125 \$ 1,030 \$ 5,560 \$ 9,572 \$	2040 61,800 \$ 341,025 \$ 232,312 \$ 170,512 \$ 5,575 \$ 8,400 \$ 13,975 \$ 1,023 \$ 3,069 \$ 4,092 \$ 2,378 \$ 443 \$ 1,156 \$ 242 \$ 102 \$ 171 \$ 128 \$ 1,050 \$ 5,671 \$ 9,763 \$	2041 61,800 \$ 347,845 \$ 235,723 \$ 173,923 \$ 5,657 \$ 8,523 \$ 14,180 \$ 1,044 \$ 3,131 \$ 4,174 \$ 2,426 \$ 452 \$ 1,179 \$ 247 \$ 104 \$ 174 \$ 130 \$ 1,071 \$ 5,784 \$ 9,958 \$	2042 61,800 \$ 354,802 \$ 239,201 \$ 177,401 \$ 5,741 \$ 8,649 \$ 14,390 \$ 1,064 \$ 3,193 \$ 4,258 \$ 2,474 \$ 461 \$ 1,203 \$ 252 \$ 106 \$ 177 \$ 133 \$ 1,093 \$ 5,900 \$ 10,158 \$	2043 61,800 \$ 361,898 \$ 242,749 \$ 180,949 \$ 5,826 \$ 8,777 \$ 14,603 \$ 1,086 \$ 3,257 \$ 4,343 \$ 2,524 \$ 470 \$ 1,227 \$ 257 \$ 109 \$ 181 \$ 136 \$ 1,115 \$ 6,018 \$ 10,361 \$	2044 61,800 \$ 369,136 \$ 246,368 \$ 184,568 \$ 5,913 \$ 8,908 \$ 14,821 \$ 1,107 \$ 3,322 \$ 4,430 \$ 2,574 \$ 480 \$ 1,251 \$ 262 \$ 111 \$ 185 \$ 138 \$ 1,137 \$ - \$ 6,138 \$ 10,568 \$	2045 61,800 \$ 376,519 \$ 250,060 \$ 188,260 \$ 6,001 \$ 9,042 \$ 15,043 \$ 1,130 \$ 3,389 \$ 4,518 \$ 2,626 \$ 489 \$ 1,276 \$ 267 \$ 113 \$ 188 \$ 141 \$ 1,160 \$ - \$ 6,261 \$ 10,779 \$	2046 61,800 \$ 384,049 \$ 253,825 \$ 192,025 \$ 6,092 \$ 9,178 \$ 15,269 \$ 1,152 \$ 3,456 \$ 4,609 \$ 2,678 \$ 499 \$ 1,302 \$ 273 \$ 115 \$ 192 \$ 144 \$ 1,183 \$ 6,386 \$ 10,995 \$	2047 61,800 \$ 391,730 \$ 257,665 \$ 195,865 \$ 6,184 \$ 9,317 \$ 15,500 \$ 1,175 \$ 3,526 \$ 4,701 \$ 2,732 \$ 509 \$ 1,328 \$ 278 \$ 118 \$ 196 \$ 147 \$ 1,207 \$ - \$ 6,514 \$ 11,215 \$	2048 61,800 399,565 261,583 199,783 6,278 9,458 15,736 1,199 3,596 4,795 2,786 519 1,354 284 120 200 1,231 - 6,644 11,439
Total Local Revenue School Capture State Education Tax (SET) School Operating Tax Local Capture City Operating Police and Fire Retirement County County Extra CWTA Community on Aging Library ISD Milfoil Local Capture TOTAL Non-Capturable Millages	Plan Year Revenue	300 310 310 310 310 310 310 310	2034 \$ 61,800 \$ \$ 302,820 \$ \$ 213,210 \$ \$ 151,410 \$ \$ 7,709 \$ \$ 12,826 \$ \$ 2,725 \$ \$ 3,634 \$ \$ 2,112 \$ \$ 394 \$ \$ 1,027 \$ \$ 215 \$ \$ 114 \$ \$ 933 \$ \$ 5,036 \$ \$ 8,669 \$	2035 61,800 \$ 308,877 \$ 216,238 \$ 154,438 \$ 5,190 \$ 7,819 \$ 13,008 \$ 2,780 \$ 3,707 \$ 2,154 \$ 402 \$ 1,047 \$ 219 \$ 93 \$ 154 \$ 116 \$ 951 \$ 5,136 \$ 8,843 \$	2036 61,800 \$ 315,054 \$ 219,327 \$ 157,527 \$ 5,264 \$ 7,930 \$ 13,194 \$ 2,835 \$ 3,781 \$ 2,197 \$ 410 \$ 1,068 \$ 224 \$ 95 \$ 158 \$ 118 \$ 970 \$ 5,239 \$ 9,020 \$	2037 61,800 \$ 321,355 \$ 222,478 \$ 160,678 \$ 5,339 \$ 8,044 \$ 13,384 \$ 964 \$ 2,892 \$ 3,856 \$ 2,241 \$ 418 \$ 1,089 \$ 228 \$ 96 \$ 161 \$ 121 \$ 990 \$ 5,344 \$ 9,200 \$	2038 61,800 \$ 327,783 \$ 225,691 \$ 163,891 \$ 5,417 \$ 8,160 \$ 13,577 \$ 983 \$ 2,950 \$ 3,933 \$ 2,286 \$ 426 \$ 1,111 \$ 233 \$ 98 \$ 164 \$ 123 \$ 1,010 \$ 5,451 \$ 9,384 \$	2039 61,800 \$ 334,338 \$ 228,969 \$ 167,169 \$ 5,495 \$ 8,279 \$ 13,774 \$ 1,003 \$ 3,009 \$ 4,012 \$ 2,332 \$ 435 \$ 1,133 \$ 237 \$ 100 \$ 167 \$ 125 \$ 1,030 \$ 5,560 \$ 9,572 \$	2040 61,800 \$ 341,025 \$ 232,312 \$ 170,512 \$ 5,575 \$ 8,400 \$ 13,975 \$ 1,023 \$ 3,069 \$ 4,092 \$ 2,378 \$ 443 \$ 1,156 \$ 242 \$ 102 \$ 171 \$ 128 \$ 1,050 \$ 5,671 \$ 9,763 \$	2041 61,800 \$ 347,845 \$ 235,723 \$ 173,923 \$ 5,657 \$ 8,523 \$ 14,180 \$ 1,044 \$ 3,131 \$ 4,174 \$ 2,426 \$ 452 \$ 1,179 \$ 247 \$ 104 \$ 174 \$ 130 \$ 1,071 \$ 5,784 \$ 9,958 \$	2042 61,800 \$ 354,802 \$ 239,201 \$ 177,401 \$ 5,741 \$ 8,649 \$ 14,390 \$ 1,064 \$ 3,193 \$ 4,258 \$ 2,474 \$ 461 \$ 1,203 \$ 252 \$ 106 \$ 177 \$ 133 \$ 1,093 \$ - \$ 5,900 \$	2043 61,800 \$ 361,898 \$ 242,749 \$ 180,949 \$ 5,826 \$ 8,777 \$ 14,603 \$ 1,086 \$ 3,257 \$ 4,343 \$ 2,524 \$ 470 \$ 1,227 \$ 257 \$ 257 \$ 257 \$ 109 \$ 181 \$ 136 \$ 1,115 \$ 6,018 \$ 10,361 \$	2044 61,800 \$ 369,136 \$ 246,368 \$ 184,568 \$ 5,913 \$ 8,908 \$ 14,821 \$ 1,107 \$ 3,322 \$ 4,430 \$ 2,574 \$ 480 \$ 1,251 \$ 262 \$ 111 \$ 185 \$ 138 \$ 1,137 \$ 6,138 \$ 10,568 \$	2045 61,800 \$ 376,519 \$ 250,060 \$ 188,260 \$ 6,001 \$ 9,042 \$ 15,043 \$ 1,130 \$ 3,389 \$ 4,518 \$ 2,626 \$ 489 \$ 1,276 \$ 267 \$ 113 \$ 188 \$ 141 \$ 1,160 \$ 6,261 \$ 10,779 \$	2046 61,800 \$ 384,049 \$ 253,825 \$ 192,025 \$ 6,092 \$ 9,178 \$ 15,269 \$ 1,152 \$ 3,456 \$ 4,609 \$ 2,678 \$ 499 \$ 1,302 \$ 273 \$ 115 \$ 192 \$ 144 \$ 1,183 \$ 6,386 \$ 10,995 \$	2047 61,800 \$ 391,730 \$ 257,665 \$ 195,865 \$ 6,184 \$ 9,317 \$ 15,500 \$ 1,175 \$ 3,526 \$ 4,701 \$ 2,732 \$ 509 \$ 1,328 \$ 278 \$ 118 \$ 196 \$ 147 \$ 1,207 \$ 6,514 \$ 11,215 \$	2048 61,800 399,565 261,583 199,783 6,278 9,458 15,736 1,199 3,596 4,795 2,786 519 1,354 284 120 200 150 1,231 - 6,644 11,439
Total Local Revenue School Capture State Education Tax (SET) School Operating Tax Local Capture City Operating Police and Fire Retirement County County Extra CWTA Community on Aging Library ISD Milfoil Local Capture TOTAL Non-Capturable Millages xxx	Plan Year Revenue	300 310 310 310 310 310 310 310	2034 \$ 61,800 \$ \$ 302,820 \$ \$ 213,210 \$ \$ 151,410 \$ \$ 7,709 \$ \$ 12,826 \$ \$ 2,725 \$ \$ 3,634 \$ \$ 1,027 \$ \$ 11,027 \$ \$ 15,117 \$ \$ 5,117 \$ \$ 5,117 \$ \$ 5,117 \$ \$ 5,117 \$ \$ 5,117 \$ \$ 5,117 \$ \$ 5,117 \$ \$ 5,117 \$ \$ 5,117 \$ \$ 6,117 \$ \$ 7,709 \$ \$ 7,709 \$ \$ 12,826 \$ \$ 908 \$ \$ 1,027 \$	2035 61,800 \$ 308,877 \$ 216,238 \$ 154,438 \$ 5,190 \$ 7,819 \$ 13,008 \$ 2,780 \$ 3,707 \$ 2,154 \$ 402 \$ 1,047 \$ 219 \$ 93 \$ 154 \$ 116 \$ 951 \$ 5,136 \$ 8,843 \$	2036 61,800 \$ 315,054 \$ 219,327 \$ 157,527 \$ 5,264 \$ 7,930 \$ 13,194 \$ 2,835 \$ 3,781 \$ 2,197 \$ 410 \$ 1,068 \$ 224 \$ 95 \$ 158 \$ 118 \$ 970 \$ 5,239 \$ 9,020 \$	2037 61,800 \$ 321,355 \$ 222,478 \$ 160,678 \$ 5,339 \$ 8,044 \$ 13,384 \$ 964 \$ 2,892 \$ 3,856 \$ 2,241 \$ 418 \$ 1,089 \$ 228 \$ 96 \$ 161 \$ 121 \$ 990 \$ 5,344 \$ 9,200 \$	2038 61,800 \$ 327,783 \$ 225,691 \$ 163,891 \$ 5,417 \$ 8,160 \$ 13,577 \$ 983 \$ 2,950 \$ 3,933 \$ 2,286 \$ 426 \$ 1,111 \$ 233 \$ 98 \$ 164 \$ 123 \$ 1,010 \$ 5,451 \$ 9,384 \$	2039 61,800 \$ 334,338 \$ 228,969 \$ 167,169 \$ 5,495 \$ 8,279 \$ 13,774 \$ 1,003 \$ 3,009 \$ 4,012 \$ 2,332 \$ 435 \$ 1,133 \$ 237 \$ 100 \$ 167 \$ 125 \$ 1,030 \$ 5,560 \$ 9,572 \$	2040 61,800 \$ 341,025 \$ 232,312 \$ 170,512 \$ 5,575 \$ 8,400 \$ 13,975 \$ 1,023 \$ 3,069 \$ 4,092 \$ 2,378 \$ 443 \$ 1,156 \$ 242 \$ 102 \$ 171 \$ 128 \$ 1,050 \$ 5,671 \$ 9,763 \$	2041 61,800 \$ 347,845 \$ 235,723 \$ 173,923 \$ 5,657 \$ 8,523 \$ 14,180 \$ 1,044 \$ 3,131 \$ 4,174 \$ 2,426 \$ 452 \$ 1,179 \$ 247 \$ 104 \$ 174 \$ 130 \$ 1,071 \$ 5,784 \$ 9,958 \$	2042 61,800 \$ 354,802 \$ 239,201 \$ 177,401 \$ 5,741 \$ 8,649 \$ 14,390 \$ 1,064 \$ 3,193 \$ 4,258 \$ 2,474 \$ 461 \$ 1,203 \$ 252 \$ 106 \$ 177 \$ 133 \$ 1,093 \$ 5,900 \$ 10,158 \$	2043 61,800 \$ 361,898 \$ 242,749 \$ 180,949 \$ 5,826 \$ 8,777 \$ 14,603 \$ 1,086 \$ 3,257 \$ 4,343 \$ 2,524 \$ 470 \$ 1,227 \$ 257 \$ 109 \$ 181 \$ 136 \$ 1,115 \$ 6,018 \$ 10,361 \$	2044 61,800 \$ 369,136 \$ 246,368 \$ 184,568 \$ 5,913 \$ 8,908 \$ 14,821 \$ 1,107 \$ 3,322 \$ 4,430 \$ 2,574 \$ 480 \$ 1,251 \$ 262 \$ 111 \$ 185 \$ 138 \$ 1,137 \$ 6,138 \$ 10,568 \$	2045 61,800 \$ 376,519 \$ 250,060 \$ 188,260 \$ 6,001 \$ 9,042 \$ 15,043 \$ 1,130 \$ 3,389 \$ 4,518 \$ 2,626 \$ 489 \$ 1,276 \$ 267 \$ 113 \$ 188 \$ 141 \$ 1,160 \$ - \$ 6,261 \$ 10,779 \$	2046 61,800 \$ 384,049 \$ 253,825 \$ 192,025 \$ 6,092 \$ 9,178 \$ 15,269 \$ 1,152 \$ 3,456 \$ 4,609 \$ 2,678 \$ 499 \$ 1,302 \$ 273 \$ 115 \$ 192 \$ 144 \$ 1,183 \$ 6,386 \$ 10,995 \$	2047 61,800 \$ 391,730 \$ 257,665 \$ 195,865 \$ 6,184 \$ 9,317 \$ 15,500 \$ 1,175 \$ 3,526 \$ 4,701 \$ 2,732 \$ 509 \$ 1,328 \$ 278 \$ 118 \$ 196 \$ 147 \$ 1,207 \$ - \$ 6,514 \$ 11,215 \$	2048 61,800 399,565 261,583 199,783 6,278 9,458 15,736 1,199 3,596 4,795 2,786 519 1,354 284 120 200 1,231 - 6,644 11,439

Table 2.2 - Tax Increment Revenue Reimbursement Allocation Table

412 Cadillac Combined Brownfield Plan

State School & Local Local-Only Brownfield Taxes Taxes Reimbursement Fund Proportionalit State 41.92% **55,331** \$ 63,953 8,621 \$ 83,674 58.08% Local **76,674** \$ 7,000 \$ 132,005 \$
29,762
102,243
132,005 TOTAL 100.0% \$ 8,621 \$ \$ 147,626 MDEQ MSF TOTAL

Estimated Total
Years of Capture: 20

Estimated Capture	9	\$ 132,005
Administrative Fee	es	\$ 7,000
State Revolving Fu	ınd	\$ 8,621
LSRRF		\$ -
	TOTAL	\$ 147 627

Estimated Tavable Val	lue (TV) Increase Rate:	2.50%																		
Estimated Taxable Val	Plan Year	2.50%		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
	Revenue Year		2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
	*Base Taxable Value		\$ 61,800 \$	61,800 \$	61,800 \$	61,800 \$	61,800 \$	61,800 \$	61,800 \$	61,800 \$	61,800 \$	61,800 \$	61,800 \$	61,800 \$	61,800 \$	61,800 \$	61,800 \$	61,800 \$	61,800 \$	61,800
	nual Value Additions		\$	225,000 \$	-	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	, , , , , ,	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	, , , , , ,	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	, , , , , ,	, , , , , , ,	, , , , , ,	, , , , , , , , , , , , , , , , , , , ,	, , , , , , , , , , , , , , , , , , , ,	,
	tive Value Additions		Ś	225,000 \$	230,625 \$	236,391 \$	242,300 \$	248,358 \$	254,567 \$	260,931 \$	267,454 \$	274,141 \$	280,994 \$	288,019 \$	295,219 \$	302,600 \$	310,165 \$	317,919 \$	325,867 \$	334,014
	Estimated New TV		\$ 61,800 \$	174,300 \$	177,113 \$	179,995 \$	182,950 \$	185,979 \$	189,083 \$	192,266 \$	195,527 \$	198,870 \$	202,297 \$	205,810 \$	209,410 \$	213,100 \$	216,882 \$		224,734 \$	228,807
Incremental Difference			\$	112,500 \$	115,313 \$					130,466 \$		137,070 \$	140,497 \$	144,010 \$			155,082 \$		162,934 \$	
Total School Revenue	Millage Rate	4 0000	ć 1402 ć	4 102 . Ć	4.227 Ć	4 202 ¢	4.240 ¢	4.406 6	4.464 6	4.524 . 6	4 F0F . Ć	4 C47 . ¢	4.710 ¢	4 774 . 6	4.040 ¢	4.007 ¢	4.07C ¢	F.046 . Ć	E 117 . Ĉ	F 100
Total Local Revenue	39.90% 2 Millage Rate	4.0000	\$ 1,483 \$	4,183 \$	4,237 \$	4,292 \$	4,348 \$	4,406 \$	4,464 \$	4,524 \$	4,585 \$	4,647 \$	4,710 \$	4,774 \$	4,840 \$	4,907 \$	4,976 \$	5,046 \$	5,117 \$	5,190
		6.1574	\$ 2,235 \$	6,302 \$	6,384 \$	6,467 \$	6,551 \$	6,638 \$	6,726 \$	6,815 \$	6,907 \$	7,000 \$	7,096 \$	7,193 \$	7,292 \$	7,393 \$	7,497 \$	7,602 \$	7,709 \$	7,819
<u>Total Revenue</u>	Millage Rate																			
	6	0.1574	\$ 3,718 \$	10,485 \$	10,621 \$	10,759 \$	10,900 \$	11,043 \$	11,190 \$	11,339 \$	11,492 \$	11,647 \$	11,806 \$	11,968 \$	12,133 \$	12,301 \$	12,472 \$	12,648 \$	12,826 \$	13,008
Plan Year			0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Calendar Year	notes	Capture Rate	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Total State Incremental Revenue		41.92%	\$ - \$	2,700 \$	2,754 \$	2,809 \$	2,865 \$	2,923 \$	2,981 \$	3,041 \$	3,101 \$	3,163 \$	3,227 \$	3,291 \$	3,357 \$	3,424 \$	3,493 \$		3,634 \$	3,707
State Brownfield Revolving Fund (50% of SET)			\$ - \$	338 \$	346 \$	355 \$	363 \$	373 \$	382 \$	391 \$	401 \$	411 \$	421 \$	432 \$	443 \$	454 \$	465 \$	477 \$	489 \$	501
State TIR Available for Reimbursement			\$ - \$	2,363 \$	2,408 \$	2,454 \$	2,502 \$	2,550 \$	2,599 \$	2,649 \$	2,700 \$	2,752 \$	2,805 \$	2,859 \$	2,914 \$	2,970 \$	3,027 \$	3,086 \$	3,145 \$	3,206
Total Local Incremental Revenue		58.08%	\$ - \$	3,741 \$	3,816 \$	3,893 \$	3,970 \$	4,050 \$	4,131 \$	4,213 \$	4,298 \$	4,384 \$	4,471 \$	4,561 \$	4,652 \$	4,745 \$	4,840 \$	4,937 \$	5,036 \$	5,136
BRA Administrative Fee Local TIR Available for Reimbursement	10%		\$ - \$ \$ - \$	374 \$ 3,367 \$	382 \$ 3,435 \$	389 \$ 3,503 \$	397 \$ 3,573 \$	405 \$ 3,645 \$	413 \$ 3,718 \$	421 \$ 3,792 \$	430 \$ 3,868 \$	438 \$ 3,945 \$	447 \$ 4,024 \$	456 \$ 4,105 \$	465 \$ 4,187 \$	475 \$ 4,271 \$	484 \$ 4,356 \$	494 \$ 4,443 \$	504 \$ 4,532 \$	5,110
Local Tix Available for Reinibursement			, - ,	3,307 3	3,433 3	3,303 \$	3,373 3	3,043 \$	3,710 3	3,732 3	3,000 \$	3,343 3	4,024 3	4,103 \$	4,107 3	4,271 3	4,330 3	4,445 5	4,332 3	3,110
Total State & Local TIR Available for Reimbursement		\$ -	\$ - \$	5,730 \$	5,843 \$	5,958 \$	6,075 \$	6,195 \$	6,317 \$	6,441 \$	6,568 \$	6,698 \$	6,830 \$	6,964 \$	7,101 \$	7,241 \$	7,383 \$	7,529 \$	7,677 \$	8,316
DEVELOPER	Beginning Balance		% Allocation	0%	0%	42%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Developer Reimbursement	balance	\$114,505	Allocation \$	- \$	- \$	2,531 \$	6,075 \$	6,195 \$	6,317 \$	6,441 \$	6,568 \$	6,698 \$	6,830 \$	6,964 \$	7,101 \$	7,241 \$	7,383 \$	7,529 \$	7,677 \$	8,316
Developer Reimbursement Balance		\$114,505	\$ 114,505 \$	114,505 \$	114,505 \$	111,974 \$	105,899 \$	99,704 \$	93,387 \$	86,946 \$	80,378 \$	73,680 \$	66,851 \$	59,887 \$	52,785 \$	45,545 \$	38,161 \$	30,632 \$	22,955 \$	14,640
beveloper nembarsement balance	Beginning	ÿ11 1 ,503	γ 11+,505 γ	114,505 \$	114,505	111,574 7	103,033 7	33,704 \$	33,307 7	00,540 \$	00,370 \$	73,000 \$	00,031 7	33,007	32,703 \$	45,545 V	30,101 7	30,032 7	22,555	14,040
CITY	Balance		% Allocation	100%	100%	58%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
City Reimbursement	\$132	,005 \$17,500	\$	5,730 \$	5,843 \$	3,427 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
City Reimbursement Balance			\$17,500 \$	11,770 \$	5,927 \$	2,500 \$	2,500 \$	2,500 \$	2,500 \$	2,500 \$	2,500 \$	2,500 \$	2,500 \$	2,500 \$	2,500 \$	2,500 \$	2,500 \$	2,500 \$	2,500 \$	2,500
MSF Non-Environmental Costs	\$ 1	2,005 \$ 102,243	\$ - \$	4,438 \$	4,525 \$	4,615 \$	4,705 \$	4,798 \$	4,893 \$	4,989 \$	5,087 \$	5,188 \$	5,290 \$	5,394 \$	5,500 \$	5,608 \$	5,719 \$	5,831 \$	5,946 \$	6,441
	77.45%	\$ 42,856	\$ - \$	1,830 \$	1,865 \$	1,901 \$	1,938 \$	1,975 \$	2,013 \$	2,052 \$	2,091 \$	2,132 \$	2,173 \$	2,215 \$	2,257 \$					-,
	77.45%															2,301 \$	2,345 \$		2,436 \$	2,483
Total MSF Reimbursement Balance	77.4370	\$ 59,387	\$ - \$	2,608 \$	2,660 \$	2,713 \$	2,768 \$	2,823 \$	2,880 \$	2,937 \$	2,996 \$	3,056 \$	3,117 \$	3,179 \$	3,243 \$	2,301 \$ 3,308 \$	2,345 \$ 3,374 \$	2,390 \$ 3,441 \$	2,436 \$ 3,510 \$	2,483 3,958
	77.43%	7 00,000	\$ - \$ \$ 102,243 \$		2,660 \$ 93,279 \$	2,713 \$ 88,665 \$	2,768 \$ 83,959 \$	2,823 \$ 79,161 \$	2,880 \$ 74,269 \$	2,937 \$ 69,279 \$	64,192 \$	3,056 \$ 59,005 \$	3,117 \$ 53,715 \$	3,179 \$ 48,321 \$				2,390 \$		
State MSF Balance to Be Reimbursed		7 00,000	\$ 102,243 \$ \$ 42,856 \$	2,608 \$ 97,805 \$ 41,026 \$	93,279 \$ 39,161 \$	88,665 \$ 37,260 \$	83,959 \$ 35,322 \$	79,161 \$ 33,347 \$	74,269 \$ 31,334 \$	69,279 \$ 29,282 \$	64,192 \$ 27,191 \$	59,005 \$ 25,059 \$	53,715 \$ 22,886 \$	48,321 \$ 20,672 \$	3,243 \$ 42,821 \$ 18,414 \$	3,308 \$ 37,213 \$ 16,114 \$	3,374 \$ 31,494 \$ 13,769 \$	2,390 \$ 3,441 \$ 25,662 \$ 11,379 \$	3,510 \$ 19,716 \$ 8,943 \$	3,958 13,276 6,460
State MSF Balance to Be Reimbursed Local MSF Balance to Be Reimbursed	11.43/6	7 00,000	\$ 102,243 \$	2,608 \$ 97,805 \$	93,279 \$	88,665 \$	83,959 \$	79,161 \$	74,269 \$	69,279 \$	64,192 \$	59,005 \$	53,715 \$	48,321 \$	3,243 \$ 42,821 \$	3,308 \$ 37,213 \$	3,374 \$ 31,494 \$	2,390 \$ 3,441 \$ 25,662 \$	3,510 \$ 19,716 \$	3,958 13,276
	-	17 30,00	\$ 102,243 \$ \$ 42,856 \$ \$ 59,387 \$	2,608 \$ 97,805 \$ 41,026 \$ 56,779 \$	93,279 \$ 39,161 \$ 54,118 \$	88,665 \$ 37,260 \$ 51,405 \$	83,959 \$ 35,322 \$ 48,637 \$	79,161 \$ 33,347 \$ 45,814 \$	74,269 \$ 31,334 \$ 42,935 \$	69,279 \$ 29,282 \$ 39,997 \$	64,192 \$ 27,191 \$ 37,001 \$	59,005 \$ 25,059 \$ 33,946 \$	53,715 \$ 22,886 \$ 30,829 \$	48,321 \$ 20,672 \$ 27,649 \$	3,243 \$ 42,821 \$ 18,414 \$ 24,407 \$	3,308 \$ 37,213 \$ 16,114 \$ 21,099 \$	3,374 \$ 31,494 \$ 13,769 \$ 17,725 \$	2,390 \$ 3,441 \$ 25,662 \$ 11,379 \$ 14,284 \$	3,510 \$ 19,716 \$ 8,943 \$ 10,774 \$	3,958 13,276 6,460 6,815
Local MSF Balance to Be Reimbursed MDEQ Environmental Costs	22.55%	14 33,33	\$ 102,243 \$ \$ 42,856 \$ \$ 59,387 \$	2,608 \$ 97,805 \$ 41,026 \$	93,279 \$ 39,161 \$	88,665 \$ 37,260 \$	83,959 \$ 35,322 \$	79,161 \$ 33,347 \$	74,269 \$ 31,334 \$	69,279 \$ 29,282 \$	64,192 \$ 27,191 \$	59,005 \$ 25,059 \$	53,715 \$ 22,886 \$	48,321 \$ 20,672 \$	3,243 \$ 42,821 \$ 18,414 \$	3,308 \$ 37,213 \$ 16,114 \$	3,374 \$ 31,494 \$ 13,769 \$	2,390 \$ 3,441 \$ 25,662 \$ 11,379 \$	3,510 \$ 19,716 \$ 8,943 \$	3,958 13,276 6,460
Local MSF Balance to Be Reimbursed MDEQ Environmental Costs State Tax Reimbursement		\$ 29,762	\$ 102,243 \$ \$ 42,856 \$ \$ 59,387 \$ \$ - \$	2,608 \$ 97,805 \$ 41,026 \$ 56,779 \$	93,279 \$ 39,161 \$ 54,118 \$	88,665 \$ 37,260 \$ 51,405 \$ 1,343 \$	83,959 \$ 35,322 \$ 48,637 \$	79,161 \$ 33,347 \$ 45,814 \$ 1,397 \$	74,269 \$ 31,334 \$ 42,935 \$	69,279 \$ 29,282 \$ 39,997 \$	64,192 \$ 27,191 \$ 37,001 \$	59,005 \$ 25,059 \$ 33,946 \$	53,715 \$ 22,886 \$ 30,829 \$	48,321 \$ 20,672 \$ 27,649 \$ 1,570 \$	3,243 \$ 42,821 \$ 18,414 \$ 24,407 \$	3,308 \$ 37,213 \$ 16,114 \$ 21,099 \$	3,374 \$ 31,494 \$ 13,769 \$ 17,725 \$	2,390 \$ 3,441 \$ 25,662 \$ 11,379 \$ 14,284 \$	3,510 \$ 19,716 \$ 8,943 \$ 10,774 \$	3,958 13,276 6,460 6,815
Local MSF Balance to Be Reimbursed MDEQ Environmental Costs State Tax Reimbursement	22.55%	\$ 29,762 \$ 12,475	\$ 102,243 \$ \$ 42,856 \$ \$ 59,387 \$ \$ - \$ \$ - \$	2,608 \$ 97,805 \$ 41,026 \$ 56,779 \$ 1,292 \$ 533 \$	93,279 \$ 39,161 \$ 54,118 \$ 1,317 \$ 543 \$	88,665 \$ 37,260 \$ 51,405 \$ 1,343 \$ 553 \$	83,959 \$ 35,322 \$ 48,637 \$ 1,370 \$ 564 \$	79,161 \$ 33,347 \$ 45,814 \$ 1,397 \$ 575 \$	74,269 \$ 31,334 \$ 42,935 \$ 1,424 \$ 586 \$	69,279 \$ 29,282 \$ 39,997 \$ 1,452 \$ 597 \$	64,192 \$ 27,191 \$ 37,001 \$ 1,481 \$ 609 \$	59,005 \$ 25,059 \$ 33,946 \$ 1,510 \$ 621 \$	53,715 \$ 22,886 \$ 30,829 \$ 1,540 \$ 632 \$	48,321 \$ 20,672 \$ 27,649 \$ 1,570 \$ 645 \$	3,243 \$ 42,821 \$ 18,414 \$ 24,407 \$ 1,601 \$ 657 \$	3,308 \$ 37,213 \$ 16,114 \$ 21,099 \$ 1,633 \$ 670 \$	3,374 \$ 31,494 \$ 13,769 \$ 17,725 \$ 1,665 \$ 683 \$	2,390 \$ 3,441 \$ 25,662 \$ 11,379 \$ 14,284 \$ 1,697 \$ 696 \$	3,510 \$ 19,716 \$ 8,943 \$ 10,774 \$ 1,731 \$ 709 \$	3,958 13,276 6,460 6,815 1,875 723
Local MSF Balance to Be Reimbursed MDEQ Environmental Costs State Tax Reimbursement Local Tax Reimbursement Total MDEQ Reimbursement Balance State MDEQ Balance to Be Reimbursed	- 22.55% 22.55%	\$ 29,762 \$ 12,475	\$ 102,243 \$ \$ 42,856 \$ \$ 59,387 \$ \$ - \$ \$ - \$ \$ \$ \$ 29,762 \$ \$ 12,475 \$	2,608 \$ 97,805 \$ 41,026 \$ 56,779 \$ 1,292 \$ 533 \$ 759 \$ 28,471 \$ 11,943 \$	93,279 \$ 39,161 \$ 54,118 \$ 1,317 \$ 543 \$ 774 \$ 27,153 \$ 11,400 \$	88,665 \$ 37,260 \$ 51,405 \$ 1,343 \$ 553 \$ 790 \$ 25,810 \$ 10,846 \$	83,959 \$ 35,322 \$ 48,637 \$ 1,370 \$ 564 \$ 806 \$ 24,440 \$ 10,282 \$	79,161 \$ 33,347 \$ 45,814 \$ 1,397 \$ 575 \$ 822 \$ 23,043 \$ 9,707 \$	74,269 \$ 31,334 \$ 42,935 \$ 1,424 \$ 586 \$ 838 \$ 21,619 \$ 9,121 \$	69,279 \$ 29,282 \$ 39,997 \$ 1,452 \$ 597 \$ 855 \$ 20,167 \$ 8,524 \$	64,192 \$ 27,191 \$ 37,001 \$ 1,481 \$ 609 \$ 872 \$ 18,686 \$ 7,915 \$	59,005 \$ 25,059 \$ 33,946 \$ 1,510 \$ 621 \$ 890 \$ 17,176 \$ 7,295 \$	53,715 \$ 22,886 \$ 30,829 \$ 1,540 \$ 632 \$ 907 \$ 15,636 \$ 6,662 \$	48,321 \$ 20,672 \$ 27,649 \$ 1,570 \$ 645 \$ 925 \$ 14,066 \$ 6,017 \$	3,243 \$ 42,821 \$ 18,414 \$ 24,407 \$ 1,601 \$ 657 \$ 944 \$ 12,465 \$ 5,360 \$	3,308 \$ 37,213 \$ 16,114 \$ 21,099 \$ 1,633 \$ 670 \$ 963 \$ 10,832 \$ 4,691 \$	3,374 \$ 31,494 \$ 13,769 \$ 17,725 \$ 1,665 \$ 683 \$ 982 \$ 9,168 \$ 4,008 \$	2,390 \$ 3,441 \$ 25,662 \$ 11,379 \$ 14,284 \$ 1,697 \$ 696 \$ 1,002 \$ 7,470 \$ 3,312 \$	3,510 \$ 19,716 \$ 8,943 \$ 10,774 \$ 1,731 \$ 709 \$ 1,022 \$ 5,739 \$ 2,603 \$	3,958 13,276 6,460 6,815 1,875 723 1,152 3,864 1,880
Local MSF Balance to Be Reimbursed MDEQ Environmental Costs State Tax Reimbursement Local Tax Reimbursement Total MDEQ Reimbursement Balance	- 22.55% 22.55%	\$ 29,762 \$ 12,475	\$ 102,243 \$ \$ 42,856 \$ \$ 59,387 \$ \$ - \$ \$ - \$ \$ 29,762 \$	2,608 \$ 97,805 \$ 41,026 \$ 56,779 \$ 1,292 \$ 533 \$ 759 \$ 28,471 \$	93,279 \$ 39,161 \$ 54,118 \$ 1,317 \$ 543 \$ 774 \$ 27,153 \$	88,665 \$ 37,260 \$ 51,405 \$ 1,343 \$ 553 \$ 790 \$ 25,810 \$	83,959 \$ 35,322 \$ 48,637 \$ 1,370 \$ 564 \$ 806 \$ 24,440 \$	79,161 \$ 33,347 \$ 45,814 \$ 1,397 \$ 575 \$ 822 \$ 23,043 \$	74,269 \$ 31,334 \$ 42,935 \$ 1,424 \$ 586 \$ 838 \$ 21,619 \$	69,279 \$ 29,282 \$ 39,997 \$ 1,452 \$ 597 \$ 855 \$ 20,167 \$	64,192 \$ 27,191 \$ 37,001 \$ 1,481 \$ 609 \$ 872 \$ 18,686 \$	59,005 \$ 25,059 \$ 33,946 \$ 1,510 \$ 621 \$ 890 \$ 17,176 \$	53,715 \$ 22,886 \$ 30,829 \$ 1,540 \$ 632 \$ 907 \$ 15,636 \$	48,321 \$ 20,672 \$ 27,649 \$ 1,570 \$ 645 \$ 925 \$ 14,066 \$	3,243 \$ 42,821 \$ 18,414 \$ 24,407 \$ 1,601 \$ 657 \$ 944 \$ 12,465 \$	3,308 \$ 37,213 \$ 16,114 \$ 21,099 \$ 1,633 \$ 670 \$ 963 \$ 10,832 \$	3,374 \$ 31,494 \$ 13,769 \$ 17,725 \$ 1,665 \$ 683 \$ 982 \$ 9,168 \$	2,390 \$ 3,441 \$ 25,662 \$ 11,379 \$ 14,284 \$ 1,697 \$ 696 \$ 1,002 \$ 7,470 \$	3,510 \$ 19,716 \$ 8,943 \$ 10,774 \$ 1,731 \$ 709 \$ 1,022 \$ 5,739 \$	3,958 13,276 6,460 6,815 1,875 723 1,152 3,864
Local MSF Balance to Be Reimbursed MDEQ Environmental Costs State Tax Reimbursement Local Tax Reimbursement Total MDEQ Reimbursement Balance State MDEQ Balance to Be Reimbursed	- 22.55% 22.55%	\$ 29,762 \$ 12,475	\$ 102,243 \$ \$ 42,856 \$ \$ 59,387 \$ \$ - \$ \$ - \$ \$ \$ \$ 29,762 \$ \$ 12,475 \$	2,608 \$ 97,805 \$ 41,026 \$ 56,779 \$ 1,292 \$ 533 \$ 759 \$ 28,471 \$ 11,943 \$	93,279 \$ 39,161 \$ 54,118 \$ 1,317 \$ 543 \$ 774 \$ 27,153 \$ 11,400 \$	88,665 \$ 37,260 \$ 51,405 \$ 1,343 \$ 553 \$ 790 \$ 25,810 \$ 10,846 \$	83,959 \$ 35,322 \$ 48,637 \$ 1,370 \$ 564 \$ 806 \$ 24,440 \$ 10,282 \$	79,161 \$ 33,347 \$ 45,814 \$ 1,397 \$ 575 \$ 822 \$ 23,043 \$ 9,707 \$	74,269 \$ 31,334 \$ 42,935 \$ 1,424 \$ 586 \$ 838 \$ 21,619 \$ 9,121 \$	69,279 \$ 29,282 \$ 39,997 \$ 1,452 \$ 597 \$ 855 \$ 20,167 \$ 8,524 \$	64,192 \$ 27,191 \$ 37,001 \$ 1,481 \$ 609 \$ 872 \$ 18,686 \$ 7,915 \$	59,005 \$ 25,059 \$ 33,946 \$ 1,510 \$ 621 \$ 890 \$ 17,176 \$ 7,295 \$	53,715 \$ 22,886 \$ 30,829 \$ 1,540 \$ 632 \$ 907 \$ 15,636 \$ 6,662 \$	48,321 \$ 20,672 \$ 27,649 \$ 1,570 \$ 645 \$ 925 \$ 14,066 \$ 6,017 \$	3,243 \$ 42,821 \$ 18,414 \$ 24,407 \$ 1,601 \$ 657 \$ 944 \$ 12,465 \$ 5,360 \$	3,308 \$ 37,213 \$ 16,114 \$ 21,099 \$ 1,633 \$ 670 \$ 963 \$ 10,832 \$ 4,691 \$	3,374 \$ 31,494 \$ 13,769 \$ 17,725 \$ 1,665 \$ 683 \$ 982 \$ 9,168 \$ 4,008 \$	2,390 \$ 3,441 \$ 25,662 \$ 11,379 \$ 14,284 \$ 1,697 \$ 696 \$ 1,002 \$ 7,470 \$ 3,312 \$	3,510 \$ 19,716 \$ 8,943 \$ 10,774 \$ 1,731 \$ 709 \$ 1,022 \$ 5,739 \$ 2,603 \$	3,958 13,276 6,460 6,815 1,875 723 1,152 3,864 1,880
Local MSF Balance to Be Reimbursed MDEQ Environmental Costs State Tax Reimbursement Local Tax Reimbursement Total MDEQ Reimbursement Balance State MDEQ Balance to Be Reimbursed Local MDEQ Balance to Be Reimbursed Total Annual Eligible Activity Reimbursement	22.55% 22.55%	\$ 29,762 \$ 12,475 \$ 17,287	\$ 102,243 \$ \$ 42,856 \$ \$ 59,387 \$ \$ - \$ \$ - \$ \$ 5 - \$ \$ 5 - \$ \$ 12,475 \$	2,608 \$ 97,805 \$ 41,026 \$ 56,779 \$ 1,292 \$ 533 \$ 759 \$ 28,471 \$ 11,943 \$ 16,528 \$	93,279 \$ 39,161 \$ 54,118 \$ 1,317 \$ 543 \$ 774 \$ 27,153 \$ 11,400 \$ 15,754 \$	88,665 \$ 37,260 \$ 51,405 \$ 1,343 \$ 553 \$ 790 \$ 25,810 \$ 10,846 \$ 14,964 \$	83,959 \$ 35,322 \$ 48,637 \$ 1,370 \$ 564 \$ 806 \$ 24,440 \$ 10,282 \$ 14,158 \$	79,161 \$ 33,347 \$ 45,814 \$ 1,397 \$ 575 \$ 822 \$ 23,043 \$ 9,707 \$ 13,336 \$	74,269 \$ 31,334 \$ 42,935 \$ 1,424 \$ 586 \$ 838 \$ 21,619 \$ 9,121 \$ 12,498 \$	69,279 \$ 29,282 \$ 39,997 \$ 1,452 \$ 597 \$ 855 \$ 20,167 \$ 8,524 \$ 11,643 \$	64,192 \$ 27,191 \$ 37,001 \$ 1,481 \$ 609 \$ 872 \$ 18,686 \$ 7,915 \$ 10,771 \$	59,005 \$ 25,059 \$ 33,946 \$ 1,510 \$ 621 \$ 890 \$ 17,176 \$ 7,295 \$ 9,881 \$	53,715 \$ 22,886 \$ 30,829 \$ 1,540 \$ 632 \$ 907 \$ 15,636 \$ 6,662 \$ 8,974 \$	48,321 \$ 20,672 \$ 27,649 \$ 1,570 \$ 645 \$ 925 \$ 14,066 \$ 6,017 \$ 8,049 \$	3,243 \$ 42,821 \$ 18,414 \$ 24,407 \$ 1,601 \$ 657 \$ 944 \$ 12,465 \$ 5,360 \$ 7,105 \$	3,308 \$ 37,213 \$ 16,114 \$ 21,099 \$ 1,633 \$ 670 \$ 963 \$ 10,832 \$ 4,691 \$ 6,142 \$	3,374 \$ 31,494 \$ 13,769 \$ 17,725 \$ 1,665 \$ 683 \$ 982 \$ 9,168 \$ 4,008 \$ 5,160 \$	2,390 \$ 3,441 \$ 25,662 \$ 11,379 \$ 14,284 \$ 1,697 \$ 696 \$ 1,002 \$ 7,470 \$ 3,312 \$ 4,158 \$	3,510 \$ 19,716 \$ 8,943 \$ 10,774 \$ 1,731 \$ 709 \$ 1,022 \$ 5,739 \$ 2,603 \$ 3,136 \$	3,958 13,276 6,460 6,815 723 1,152 3,864 1,880 1,984
Local MSF Balance to Be Reimbursed MDEQ Environmental Costs State Tax Reimbursement Local Tax Reimbursement Total MDEQ Reimbursement Balance State MDEQ Balance to Be Reimbursed Local MDEQ Balance to Be Reimbursed Total Annual Eligible Activity Reimbursement	- 22.55% 22.55%	\$ 29,762 \$ 12,475 \$ 17,287 \$ 7,000	\$ 102,243 \$ \$ 42,856 \$ \$ 59,387 \$ \$ - \$ \$ - \$ \$ 5 - \$ \$ 5 - \$ \$ 12,475 \$	2,608 \$ 97,805 \$ 41,026 \$ 56,779 \$ 1,292 \$ 533 \$ 759 \$ 28,471 \$ 11,943 \$ 16,528 \$	93,279 \$ 39,161 \$ 54,118 \$ 1,317 \$ 543 \$ 774 \$ 27,153 \$ 11,400 \$ 15,754 \$	88,665 \$ 37,260 \$ 51,405 \$ 1,343 \$ 553 \$ 790 \$ 25,810 \$ 10,846 \$ 14,964 \$	83,959 \$ 35,322 \$ 48,637 \$ 1,370 \$ 564 \$ 806 \$ 24,440 \$ 10,282 \$ 14,158 \$	79,161 \$ 33,347 \$ 45,814 \$ 1,397 \$ 575 \$ 822 \$ 23,043 \$ 9,707 \$ 13,336 \$	74,269 \$ 31,334 \$ 42,935 \$ 1,424 \$ 586 \$ 838 \$ 21,619 \$ 9,121 \$ 12,498 \$	69,279 \$ 29,282 \$ 39,997 \$ 1,452 \$ 597 \$ 855 \$ 20,167 \$ 8,524 \$ 11,643 \$	64,192 \$ 27,191 \$ 37,001 \$ 1,481 \$ 609 \$ 872 \$ 18,686 \$ 7,915 \$ 10,771 \$	59,005 \$ 25,059 \$ 33,946 \$ 1,510 \$ 621 \$ 890 \$ 17,176 \$ 7,295 \$ 9,881 \$	53,715 \$ 22,886 \$ 30,829 \$ 1,540 \$ 632 \$ 907 \$ 15,636 \$ 6,662 \$ 8,974 \$	48,321 \$ 20,672 \$ 27,649 \$ 1,570 \$ 645 \$ 925 \$ 14,066 \$ 6,017 \$ 8,049 \$	3,243 \$ 42,821 \$ 18,414 \$ 24,407 \$ 1,601 \$ 657 \$ 944 \$ 12,465 \$ 5,360 \$ 7,105 \$	3,308 \$ 37,213 \$ 16,114 \$ 21,099 \$ 1,633 \$ 670 \$ 963 \$ 10,832 \$ 4,691 \$ 6,142 \$	3,374 \$ 31,494 \$ 13,769 \$ 17,725 \$ 1,665 \$ 683 \$ 982 \$ 9,168 \$ 4,008 \$ 5,160 \$	2,390 \$ 3,441 \$ 25,662 \$ 11,379 \$ 14,284 \$ 1,697 \$ 696 \$ 1,002 \$ 7,470 \$ 3,312 \$ 4,158 \$	3,510 \$ 19,716 \$ 8,943 \$ 10,774 \$ 1,731 \$ 709 \$ 1,022 \$ 5,739 \$ 2,603 \$ 3,136 \$	3,958 13,276 6,460 6,815 723 1,152 3,864 1,880 1,984
Local MSF Balance to Be Reimbursed MDEQ Environmental Costs State Tax Reimbursement Local Tax Reimbursement Total MDEQ Reimbursement Balance State MDEQ Balance to Be Reimbursed Local MDEQ Balance to Be Reimbursed Total Annual Eligible Activity Reimbursement Local Only Costs	22.55% 22.55%	\$ 29,762 \$ 12,475 \$ 17,287 \$ 7,000	\$ 102,243 \$ \$ \$ \$ 42,856 \$ \$ \$ 59,387 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	2,608 \$ 97,805 \$ 41,026 \$ 56,779 \$ 1,292 \$ 533 \$ 759 \$ 28,471 \$ 11,943 \$ 16,528 \$ 5,730 \$	93,279 \$ 39,161 \$ 54,118 \$ 1,317 \$ 543 \$ 774 \$ 27,153 \$ 11,400 \$ 15,754 \$ 5,843 \$	88,665 \$ 37,260 \$ 51,405 \$ 1,343 \$ 553 \$ 790 \$ 25,810 \$ 10,846 \$ 14,964 \$ 5,958 \$	83,959 \$ 35,322 \$ 48,637 \$ 1,370 \$ 564 \$ 806 \$ 24,440 \$ 10,282 \$ 14,158 \$ 6,075 \$	79,161 \$ 33,347 \$ 45,814 \$ 1,397 \$ 575 \$ 822 \$ 23,043 \$ 9,707 \$ 13,336 \$ 6,195 \$	74,269 \$ 31,334 \$ 42,935 \$ 1,424 \$ 586 \$ 838 \$ 21,619 \$ 9,121 \$ 12,498 \$ 6,317 \$	69,279 \$ 29,282 \$ 39,997 \$ 1,452 \$ 597 \$ 855 \$ 20,167 \$ 8,524 \$ 11,643 \$ 6,441 \$	64,192 \$ 27,191 \$ 37,001 \$ 1,481 \$ 609 \$ 872 \$ 18,686 \$ 7,915 \$ 10,771 \$ 6,568 \$	59,005 \$ 25,059 \$ 33,946 \$ 1,510 \$ 621 \$ 890 \$ 17,176 \$ 7,295 \$ 9,881 \$ 6,698 \$	53,715 \$ 22,886 \$ 30,829 \$ 1,540 \$ 632 \$ 907 \$ 15,636 \$ 6,662 \$ 8,974 \$ 6,830 \$	48,321 \$ 20,672 \$ 27,649 \$ 1,570 \$ 645 \$ 925 \$ 14,066 \$ 6,017 \$ 8,049 \$ 6,964 \$	3,243 \$ 42,821 \$ 18,414 \$ 24,407 \$ 1,601 \$ 657 \$ 944 \$ 12,465 \$ 5,360 \$ 7,105 \$ 7,101 \$	3,308 \$ 37,213 \$ 16,114 \$ 21,099 \$ 1,633 \$ 670 \$ 963 \$ 10,832 \$ 4,691 \$ 6,142 \$ 7,241 \$	3,374 \$ 31,494 \$ 13,769 \$ 17,725 \$ 1,665 \$ 683 \$ 982 \$ 9,168 \$ 4,008 \$ 5,160 \$ 7,383 \$	2,390 \$ 3,441 \$ 25,662 \$ 11,379 \$ 14,284 \$ 1,697 \$ 696 \$ 1,002 \$ 7,470 \$ 3,312 \$ 4,158 \$ 7,529 \$	3,510 \$ 19,716 \$ 8,943 \$ 10,774 \$ 1,731 \$ 709 \$ 1,022 \$ 5,739 \$ 2,603 \$ 3,136 \$ 7,677 \$	3,958 13,276 6,460 6,815 1,875 723 1,152 3,864 1,880 1,984 8,316
Local MSF Balance to Be Reimbursed MDEQ Environmental Costs State Tax Reimbursement Local Tax Reimbursement Total MDEQ Reimbursement Balance State MDEQ Balance to Be Reimbursed Local MDEQ Balance to Be Reimbursed Total Annual Eligible Activity Reimbursement Local Only Costs Local Tax Reimbursement Total Local Only Reimbursement Balance	22.55% 22.55%	\$ 29,762 \$ 12,475 \$ 17,287 \$ 7,000	\$ 102,243 \$ \$ 42,856 \$ \$ 59,387 \$ \$ - \$ \$ - \$ \$ 5 29,762 \$ \$ 12,475 \$ \$ 17,287 \$ \$ - \$ \$ - \$	2,608 \$ 97,805 \$ 41,026 \$ 56,779 \$ 1,292 \$ 533 \$ 759 \$ 28,471 \$ 11,943 \$ 16,528 \$ 5,730 \$	93,279 \$ 39,161 \$ 54,118 \$ 1,317 \$ 543 \$ 774 \$ 27,153 \$ 11,400 \$ 15,754 \$ 5,843 \$	88,665 \$ 37,260 \$ 51,405 \$ 1,343 \$ 553 \$ 790 \$ 25,810 \$ 10,846 \$ 14,964 \$ 5,958 \$	83,959 \$ 35,322 \$ 48,637 \$ 1,370 \$ 564 \$ 806 \$ 24,440 \$ 10,282 \$ 14,158 \$ 6,075 \$	79,161 \$ 33,347 \$ 45,814 \$ 1,397 \$ 575 \$ 822 \$ 23,043 \$ 9,707 \$ 13,336 \$ 6,195 \$	74,269 \$ 31,334 \$ 42,935 \$ 1,424 \$ 586 \$ 838 \$ 21,619 \$ 9,121 \$ 12,498 \$ 6,317 \$	69,279 \$ 29,282 \$ 39,997 \$ 1,452 \$ 597 \$ 855 \$ 20,167 \$ 8,524 \$ 11,643 \$ 6,441 \$	64,192 \$ 27,191 \$ 37,001 \$ 1,481 \$ 609 \$ 872 \$ 18,686 \$ 7,915 \$ 10,771 \$ 6,568 \$	59,005 \$ 25,059 \$ 33,946 \$ 1,510 \$ 621 \$ 890 \$ 17,176 \$ 7,295 \$ 9,881 \$ 6,698 \$	53,715 \$ 22,886 \$ 30,829 \$ 1,540 \$ 632 \$ 907 \$ 15,636 \$ 6,662 \$ 8,974 \$ 6,830 \$	48,321 \$ 20,672 \$ 27,649 \$ 1,570 \$ 645 \$ 925 \$ 14,066 \$ 6,017 \$ 8,049 \$ 6,964 \$	3,243 \$ 42,821 \$ 18,414 \$ 24,407 \$ 1,601 \$ 657 \$ 944 \$ 12,465 \$ 5,360 \$ 7,105 \$ 7,101 \$	3,308 \$ 37,213 \$ 16,114 \$ 21,099 \$ 1,633 \$ 670 \$ 963 \$ 10,832 \$ 4,691 \$ 6,142 \$ 7,241 \$	3,374 \$ 31,494 \$ 13,769 \$ 17,725 \$ 1,665 \$ 683 \$ 982 \$ 9,168 \$ 4,008 \$ 5,160 \$ 7,383 \$	2,390 \$ 3,441 \$ 25,662 \$ 11,379 \$ 14,284 \$ 1,697 \$ 696 \$ 1,002 \$ 7,470 \$ 3,312 \$ 4,158 \$ 7,529 \$	3,510 \$ 19,716 \$ 8,943 \$ 10,774 \$ 1,731 \$ 709 \$ 1,022 \$ 5,739 \$ 2,603 \$ 3,136 \$ 7,677 \$	3,958 13,276 6,460 6,815 723 1,152 3,864 1,880 1,984 8,316
Local MSF Balance to Be Reimbursed MDEQ Environmental Costs State Tax Reimbursement Local Tax Reimbursement Total MDEQ Reimbursement Balance State MDEQ Balance to Be Reimbursed Local MDEQ Balance to Be Reimbursed Total Annual Eligible Activity Reimbursement Local Only Costs Local Tax Reimbursement	22.55% 22.55%	\$ 29,762 \$ 12,475 \$ 17,287 \$ 7,000	\$ 102,243 \$ \$ \$ \$ 42,856 \$ \$ \$ 59,387 \$ \$ \$ \$ - \$ \$ \$ \$ - \$ \$ \$ \$ 5 29,762 \$ \$ \$ 17,287 \$ \$ \$ - \$ \$ \$ \$ 7,000 \$ \$ \$ \$ 7,000 \$	2,608 \$ 97,805 \$ 41,026 \$ 56,779 \$ 1,292 \$ 533 \$ 759 \$ 28,471 \$ 11,943 \$ 16,528 \$ 5,730 \$	93,279 \$ 39,161 \$ 54,118 \$ 1,317 \$ 543 \$ 774 \$ 27,153 \$ 11,400 \$ 15,754 \$ 5,843 \$	88,665 \$ 37,260 \$ 51,405 \$ 1,343 \$ 553 \$ 790 \$ 25,810 \$ 10,846 \$ 14,964 \$ 5,958 \$	83,959 \$ 35,322 \$ 48,637 \$ 1,370 \$ 564 \$ 806 \$ 24,440 \$ 10,282 \$ 14,158 \$ 6,075 \$	79,161 \$ 33,347 \$ 45,814 \$ 1,397 \$ 575 \$ 822 \$ 23,043 \$ 9,707 \$ 13,336 \$ 6,195 \$	74,269 \$ 31,334 \$ 42,935 \$ 1,424 \$ 586 \$ 838 \$ 21,619 \$ 9,121 \$ 12,498 \$ 6,317 \$	69,279 \$ 29,282 \$ 39,997 \$ 1,452 \$ 597 \$ 855 \$ 20,167 \$ 8,524 \$ 11,643 \$ 6,441 \$	64,192 \$ 27,191 \$ 37,001 \$ 1,481 \$ 609 \$ 872 \$ 18,686 \$ 7,915 \$ 10,771 \$ 6,568 \$	59,005 \$ 25,059 \$ 33,946 \$ 1,510 \$ 621 \$ 890 \$ 17,176 \$ 7,295 \$ 9,881 \$ 6,698 \$	53,715 \$ 22,886 \$ 30,829 \$ 1,540 \$ 632 \$ 907 \$ 15,636 \$ 6,662 \$ 8,974 \$ 6,830 \$	48,321 \$ 20,672 \$ 27,649 \$ 1,570 \$ 645 \$ 925 \$ 14,066 \$ 6,017 \$ 8,049 \$ 6,964 \$	3,243 \$ 42,821 \$ 18,414 \$ 24,407 \$ 1,601 \$ 657 \$ 944 \$ 12,465 \$ 5,360 \$ 7,105 \$ 7,101 \$	3,308 \$ 37,213 \$ 16,114 \$ 21,099 \$ 1,633 \$ 670 \$ 963 \$ 10,832 \$ 4,691 \$ 6,142 \$ 7,241 \$	3,374 \$ 31,494 \$ 13,769 \$ 17,725 \$ 1,665 \$ 683 \$ 982 \$ 9,168 \$ 4,008 \$ 5,160 \$ 7,383 \$	2,390 \$ 3,441 \$ 25,662 \$ 11,379 \$ 14,284 \$ 1,697 \$ 696 \$ 1,002 \$ 7,470 \$ 3,312 \$ 4,158 \$ 7,529 \$ 494 \$ 530 \$	3,510 \$ 19,716 \$ 8,943 \$ 10,774 \$ 1,731 \$ 709 \$ 1,022 \$ 5,739 \$ 2,603 \$ 3,136 \$ 7,677 \$	3,958 13,276 6,460 6,815 723 1,152 3,864 1,880 1,984 8,316
Local MSF Balance to Be Reimbursed MDEQ Environmental Costs State Tax Reimbursement Local Tax Reimbursement Total MDEQ Reimbursement Balance State MDEQ Balance to Be Reimbursed Local MDEQ Balance to Be Reimbursed Total Annual Eligible Activity Reimbursement Local Only Costs Local Tax Reimbursement Total Local Only Reimbursement Balance Local Brownfield Revolving Fund State Tax Capture Local Tax Capture	22.55% 22.55%	\$ 29,762 \$ 12,475 \$ 17,287 \$ 7,000	\$ 102,243 \$ \$ \$ \$ 42,856 \$ \$ \$ 59,387 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	2,608 \$ 97,805 \$ 41,026 \$ 56,779 \$ 1,292 \$ 533 \$ 759 \$ 28,471 \$ 11,943 \$ 16,528 \$ 5,730 \$ 374 \$ 6,626 \$	93,279 \$ 39,161 \$ 54,118 \$ 1,317 \$ 543 \$ 774 \$ 27,153 \$ 11,400 \$ 15,754 \$ 5,843 \$ 382 \$ 6,244 \$	88,665 \$ 37,260 \$ 51,405 \$ 1,343 \$ 553 \$ 790 \$ 25,810 \$ 1,964 \$ 5,958 \$ 389 \$ 5,855 \$	83,959 \$ 35,322 \$ 48,637 \$ 1,370 \$ 564 \$ 806 \$ 24,440 \$ 10,282 \$ 14,158 \$ 6,075 \$ 397 \$ 5,458 \$	79,161 \$ 33,347 \$ 45,814 \$ 1,397 \$ 575 \$ 822 \$ 23,043 \$ 9,707 \$ 13,336 \$ 6,195 \$ 405 \$ 5,053 \$	74,269 \$ 31,334 \$ 42,935 \$ 1,424 \$ 586 \$ 838 \$ 21,619 \$ 9,121 \$ 12,498 \$ 6,317 \$ 413 \$ 4,640 \$	69,279 \$ 29,282 \$ 39,997 \$ 1,452 \$ 597 \$ 855 \$ 20,167 \$ 8,524 \$ 11,643 \$ 6,441 \$ 421 \$ 4,218 \$	64,192 \$ 27,191 \$ 37,001 \$ 1,481 \$ 609 \$ 872 \$ 18,686 \$ 7,915 \$ 10,771 \$ 6,568 \$ 430 \$ 3,789 \$	59,005 \$ 25,059 \$ 33,946 \$ 1,510 \$ 621 \$ 890 \$ 17,176 \$ 7,295 \$ 9,881 \$ 6,698 \$ 438 \$ 3,350 \$	53,715 \$ 22,886 \$ 30,829 \$ 1,540 \$ 632 \$ 907 \$ 15,636 \$ 6,662 \$ 8,974 \$ 6,830 \$ 447 \$ 2,903 \$	48,321 \$ 20,672 \$ 27,649 \$ 1,570 \$ 645 \$ 925 \$ 14,066 \$ 6,017 \$ 8,049 \$ 6,964 \$ 456 \$ 2,447 \$	3,243 \$ 42,821 \$ 18,414 \$ 24,407 \$ 1,601 \$ 657 \$ 944 \$ 12,465 \$ 7,105 \$ 7,101 \$	3,308 \$ 37,213 \$ 16,114 \$ 21,099 \$ 1,633 \$ 670 \$ 963 \$ 10,832 \$ 4,691 \$ 6,142 \$ 7,241 \$ 475 \$ 1,507 \$	3,374 \$ 31,494 \$ 13,769 \$ 17,725 \$ 1,665 \$ 683 \$ 982 \$ 9,168 \$ 4,008 \$ 5,160 \$ 7,383 \$ 484 \$ 1,023 \$	2,390 \$ 3,441 \$ 25,662 \$ 11,379 \$ 14,284 \$ 1,697 \$ 696 \$ 1,002 \$ 7,470 \$ 3,312 \$ 4,158 \$ 7,529 \$ 494 \$ 530 \$	3,510 \$ 19,716 \$ 8,943 \$ 10,774 \$ 1,731 \$ 709 \$ 1,022 \$ 5,739 \$ 2,603 \$ 3,136 \$ 7,677 \$ 504 \$ 26 \$	3,958 13,276 6,460 6,815 1,875 723 1,152 3,864 1,880 1,984 8,316
Local MSF Balance to Be Reimbursed MDEQ Environmental Costs State Tax Reimbursement Local Tax Reimbursement Total MDEQ Reimbursement Balance State MDEQ Balance to Be Reimbursed Local MDEQ Balance to Be Reimbursed Total Annual Eligible Activity Reimbursement Local Only Costs Local Tax Reimbursement Total Local Only Reimbursement Balance Local Brownfield Revolving Fund State Tax Capture	22.55% 22.55%	\$ 29,762 \$ 12,475 \$ 17,287 \$ 7,000	\$ 102,243 \$ \$ \$ \$ 42,856 \$ \$ \$ 59,387 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	2,608 \$ 97,805 \$ 41,026 \$ 56,779 \$ 1,292 \$ 533 \$ 759 \$ 28,471 \$ 11,943 \$ 16,528 \$ 5,730 \$ 374 \$ 6,626 \$	93,279 \$ 39,161 \$ 54,118 \$ 1,317 \$ 543 \$ 774 \$ 27,153 \$ 11,400 \$ 15,754 \$ 5,843 \$ 382 \$ 6,244 \$	88,665 \$ 37,260 \$ 51,405 \$ 1,343 \$ 553 \$ 790 \$ 25,810 \$ 10,846 \$ 14,964 \$ 5,958 \$ 389 \$ 5,855 \$	83,959 \$ 35,322 \$ 48,637 \$ 1,370 \$ 564 \$ 806 \$ 24,440 \$ 10,282 \$ 14,158 \$ 6,075 \$ 397 \$ 5,458 \$	79,161 \$ 33,347 \$ 45,814 \$ 1,397 \$ 575 \$ 822 \$ 23,043 \$ 9,707 \$ 13,336 \$ 6,195 \$ 405 \$ 5,053 \$	74,269 \$ 31,334 \$ 42,935 \$ 1,424 \$ 586 \$ 838 \$ 21,619 \$ 9,121 \$ 12,498 \$ 6,317 \$ 413 \$ 4,640 \$	69,279 \$ 29,282 \$ 39,997 \$ 1,452 \$ 597 \$ 855 \$ 20,167 \$ 8,524 \$ 11,643 \$ 6,441 \$ 421 \$ 4,218 \$	64,192 \$ 27,191 \$ 37,001 \$ 1,481 \$ 609 \$ 872 \$ 18,686 \$ 7,915 \$ 10,771 \$ 6,568 \$ 430 \$ 3,789 \$	59,005 \$ 25,059 \$ 33,946 \$ 1,510 \$ 621 \$ 890 \$ 17,176 \$ 7,295 \$ 9,881 \$ 6,698 \$ 438 \$ 3,350 \$	53,715 \$ 22,886 \$ 30,829 \$ 1,540 \$ 632 \$ 907 \$ 15,636 \$ 6,662 \$ 8,974 \$ 6,830 \$ 447 \$ 2,903 \$	48,321 \$ 20,672 \$ 27,649 \$ 1,570 \$ 645 \$ 925 \$ 14,066 \$ 6,017 \$ 8,049 \$ 6,964 \$ 456 \$ 2,447 \$	3,243 \$ 42,821 \$ 18,414 \$ 24,407 \$ 1,601 \$ 657 \$ 944 \$ 12,465 \$ 5,360 \$ 7,105 \$ 7,101 \$ 465 \$ 1,982 \$	3,308 \$ 37,213 \$ 16,114 \$ 21,099 \$ 1,633 \$ 670 \$ 963 \$ 10,832 \$ 4,691 \$ 6,142 \$ 7,241 \$ 475 \$ 1,507 \$	3,374 \$ 31,494 \$ 13,769 \$ 17,725 \$ 1,665 \$ 683 \$ 982 \$ 9,168 \$ 4,008 \$ 5,160 \$ 7,383 \$ 484 \$ 1,023 \$	2,390 \$ 3,441 \$ 25,662 \$ 11,379 \$ 14,284 \$ 1,697 \$ 696 \$ 1,002 \$ 7,470 \$ 3,312 \$ 4,158 \$ 7,529 \$ 494 \$ 530 \$	3,510 \$ 19,716 \$ 8,943 \$ 10,774 \$ 1,731 \$ 709 \$ 1,022 \$ 5,739 \$ 2,603 \$ 3,136 \$ 7,677 \$ 504 \$ 26 \$	3,958 13,276 6,460 6,815 1,875 723 1,152 3,864 1,880 1,984 8,316
Local MSF Balance to Be Reimbursed MDEQ Environmental Costs State Tax Reimbursement Local Tax Reimbursement Total MDEQ Reimbursement Balance State MDEQ Balance to Be Reimbursed Local MDEQ Balance to Be Reimbursed Total Annual Eligible Activity Reimbursement Local Tax Reimbursement Total Local Only Reimbursement Total Local Only Reimbursement Balance Local Brownfield Revolving Fund State Tax Capture Local Tax Capture Total LBRF Capture	22.55% 22.55%	\$ 29,762 \$ 12,475 \$ 17,287 \$ 7,000	\$ 102,243 \$ \$ \$ \$ 42,856 \$ \$ \$ 59,387 \$ \$ \$ \$ - \$ \$ \$ \$ - \$ \$ \$ \$ 5,2976 \$ \$ \$ 17,287 \$ \$ \$ - \$ \$ \$ \$ 7,000 \$ \$ \$ \$ - \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ 7,000 \$ \$ \$ \$ - \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ \$ \$ - \$	2,608 \$ 97,805 \$ 41,026 \$ 56,779 \$ 1,292 \$ 533 \$ 759 \$ 28,471 \$ 11,943 \$ 16,528 \$ 5,730 \$ 374 \$ 6,626 \$ - \$ - \$ - \$	93,279 \$ 39,161 \$ 54,118 \$ 1,317 \$ 543 \$ 774 \$ 27,153 \$ 11,400 \$ 15,754 \$ 5,843 \$ 382 \$ 6,244 \$ - \$ - \$ - \$ - \$	88,665 \$ 37,260 \$ 51,405 \$ 1,343 \$ 553 \$ 790 \$ 25,810 \$ 1,964 \$ 5,958 \$ 389 \$ 5,855 \$ - \$ - \$ - \$	83,959 \$ 35,322 \$ 48,637 \$ 1,370 \$ 564 \$ 806 \$ 24,440 \$ 10,282 \$ 14,158 \$ 6,075 \$ \$ 5,458 \$ - \$ - \$ - \$ - \$	79,161 \$ 33,347 \$ 45,814 \$ 1,397 \$ 575 \$ 822 \$ 23,043 \$ 9,707 \$ 13,336 \$ 6,195 \$ 5,053 \$ - \$ - \$ - \$	74,269 \$ 31,334 \$ 42,935 \$ 1,424 \$ 586 \$ 838 \$ 21,619 \$ 9,121 \$ 12,498 \$ 6,317 \$ 413 \$ 4,640 \$	69,279 \$ 29,282 \$ 39,997 \$ 1,452 \$ 597 \$ 855 \$ 20,167 \$ 8,524 \$ 11,643 \$ 6,441 \$ 421 \$ 4,218 \$ - \$ - \$ - \$ - \$	64,192 \$ 27,191 \$ 37,001 \$ 1,481 \$ 609 \$ 872 \$ 18,686 \$ 7,915 \$ 10,771 \$ 6,568 \$ 430 \$ 3,789 \$	59,005 \$ 25,059 \$ 33,946 \$ 1,510 \$ 621 \$ 890 \$ 17,176 \$ 7,295 \$ 9,881 \$ 6,698 \$ 438 \$ 3,350 \$	53,715 \$ 22,886 \$ 30,829 \$ 1,540 \$ 632 \$ 907 \$ 15,636 \$ 6,662 \$ 8,974 \$ 6,830 \$ 447 \$ 2,903 \$ - \$ - \$ - \$ - \$	48,321 \$ 20,672 \$ 27,649 \$ 1,570 \$ 645 \$ 925 \$ 14,066 \$ 6,017 \$ 8,049 \$ 6,964 \$ 456 \$ 2,447 \$ - \$ - \$ - \$	3,243 \$ 42,821 \$ 18,414 \$ 24,407 \$ 1,601 \$ 657 \$ 944 \$ 12,465 \$ 7,105 \$ 7,101 \$ 465 \$ 1,982 \$ - \$ - \$ - \$ - \$	3,308 \$ 37,213 \$ 16,114 \$ 21,099 \$ 1,633 \$ 670 \$ 963 \$ 10,832 \$ 4,691 \$ 6,142 \$ 7,241 \$ 475 \$ 1,507 \$ - \$ - \$ - \$ - \$	3,374 \$ 31,494 \$ 13,769 \$ 17,725 \$ 1,665 \$ 683 \$ 982 \$ 9,168 \$ 4,008 \$ 5,160 \$ 7,383 \$ 484 \$ 1,023 \$ - \$ - \$ - \$ - \$	2,390 \$ 3,441 \$ 25,662 \$ 11,379 \$ 14,284 \$ 1,697 \$ 696 \$ 1,002 \$ 7,470 \$ 3,312 \$ 4,158 \$ 7,529 \$ 494 \$ 530 \$	3,510 \$ 19,716 \$ 8,943 \$ 10,774 \$ 1,731 \$ 709 \$ 1,022 \$ 5,739 \$ 2,603 \$ 3,136 \$ 7,677 \$ 504 \$ 26 \$ - \$ - \$ - \$ - \$	3,958 13,276 6,460 6,815 723 1,152 3,864 1,880 1,984 8,316
Local MSF Balance to Be Reimbursed MDEQ Environmental Costs State Tax Reimbursement Local Tax Reimbursement Total MDEQ Reimbursement Balance State MDEQ Balance to Be Reimbursed Local MDEQ Balance to Be Reimbursed Total Annual Eligible Activity Reimbursement Local Only Costs Local Tax Reimbursement Total Local Only Reimbursement Balance Local Brownfield Revolving Fund State Tax Capture Local Tax Capture	22.55% 22.55%	\$ 29,762 \$ 12,475 \$ 17,287 \$ 7,000	\$ 102,243 \$ \$ \$ \$ 42,856 \$ \$ \$ 59,387 \$ \$ \$ \$ - \$ \$ \$ \$ - \$ \$ \$ \$ 5,2976 \$ \$ \$ 17,287 \$ \$ \$ - \$ \$ \$ \$ 7,000 \$ \$ \$ \$ - \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ 7,000 \$ \$ \$ \$ - \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ \$ \$ - \$	2,608 \$ 97,805 \$ 41,026 \$ 56,779 \$ 1,292 \$ 533 \$ 759 \$ 28,471 \$ 11,943 \$ 16,528 \$ 5,730 \$ 374 \$ 6,626 \$	93,279 \$ 39,161 \$ 54,118 \$ 1,317 \$ 543 \$ 774 \$ 27,153 \$ 11,400 \$ 15,754 \$ 5,843 \$ 382 \$ 6,244 \$ - \$ - \$	88,665 \$ 37,260 \$ 51,405 \$ 1,343 \$ 553 \$ 790 \$ 25,810 \$ 10,846 \$ 14,964 \$ 5,958 \$ 389 \$ 5,855 \$ - \$ - \$ - \$	83,959 \$ 35,322 \$ 48,637 \$ 1,370 \$ 564 \$ 806 \$ 24,440 \$ 10,282 \$ 14,158 \$ 6,075 \$ 397 \$ 5,458 \$	79,161 \$ 33,347 \$ 45,814 \$ 1,397 \$ 575 \$ 822 \$ 23,043 \$ 9,707 \$ 13,336 \$ 6,195 \$ 405 \$ 5,053 \$	74,269 \$ 31,334 \$ 42,935 \$ 1,424 \$ 586 \$ 838 \$ 21,619 \$ 9,121 \$ 12,498 \$ 6,317 \$ 413 \$ 4,640 \$	69,279 \$ 29,282 \$ 39,997 \$ 1,452 \$ 597 \$ 855 \$ 20,167 \$ 8,524 \$ 11,643 \$ 6,441 \$ 421 \$ 4,218 \$	64,192 \$ 27,191 \$ 37,001 \$ 1,481 \$ 609 \$ 872 \$ 18,686 \$ 7,915 \$ 10,771 \$ 6,568 \$ 430 \$ 3,789 \$	59,005 \$ 25,059 \$ 33,946 \$ 1,510 \$ 621 \$ 890 \$ 17,176 \$ 7,295 \$ 9,881 \$ 6,698 \$ 438 \$ 3,350 \$	53,715 \$ 22,886 \$ 30,829 \$ 1,540 \$ 632 \$ 907 \$ 15,636 \$ 6,662 \$ 8,974 \$ 6,830 \$ 447 \$ 2,903 \$	48,321 \$ 20,672 \$ 27,649 \$ 1,570 \$ 645 \$ 925 \$ 14,066 \$ 6,017 \$ 8,049 \$ 6,964 \$ 456 \$ 2,447 \$	3,243 \$ 42,821 \$ 18,414 \$ 24,407 \$ 1,601 \$ 657 \$ 944 \$ 12,465 \$ 5,360 \$ 7,105 \$ 7,101 \$ 465 \$ 1,982 \$	3,308 \$ 37,213 \$ 16,114 \$ 21,099 \$ 1,633 \$ 670 \$ 963 \$ 10,832 \$ 4,691 \$ 6,142 \$ 7,241 \$ 475 \$ 1,507 \$ - \$ - \$	3,374 \$ 31,494 \$ 13,769 \$ 17,725 \$ 1,665 \$ 683 \$ 982 \$ 9128 \$ 4,008 \$ 5,160 \$ 7,383 \$ 484 \$ 1,023 \$	2,390 \$ 3,441 \$ 25,662 \$ 11,379 \$ 14,284 \$ 1,697 \$ 696 \$ 1,002 \$ 7,470 \$ 3,312 \$ 4,158 \$ 7,529 \$ 494 \$ 530 \$	3,510 \$ 19,716 \$ 8,943 \$ 10,774 \$ 1,731 \$ 709 \$ 1,022 \$ 5,739 \$ 2,603 \$ 3,136 \$ 7,677 \$ 504 \$ 26 \$	3,958 13,276 6,460 6,815 1,875 723 1,152 3,864 1,880 1,984 8,316
Local MSF Balance to Be Reimbursed MDEQ Environmental Costs State Tax Reimbursement Local Tax Reimbursement Total MDEQ Reimbursement Balance State MDEQ Balance to Be Reimbursed Local MDEQ Balance to Be Reimbursed Total Annual Eligible Activity Reimbursement Local Only Costs Local Tax Reimbursement Total Local Only Reimbursement Balance Local Brownfield Revolving Fund State Tax Capture Local Tax Capture Total LBRF Capture	22.55% 22.55%	\$ 29,762 \$ 12,475 \$ 17,287 \$ 7,000	\$ 102,243 \$ \$ \$ \$ 42,856 \$ \$ \$ 59,387 \$ \$ \$ \$ - \$ \$ \$ \$ - \$ \$ \$ \$ 5,2976 \$ \$ \$ 17,287 \$ \$ \$ - \$ \$ \$ \$ 7,000 \$ \$ \$ \$ - \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ 7,000 \$ \$ \$ \$ - \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ \$ \$ - \$	2,608 \$ 97,805 \$ 41,026 \$ 56,779 \$ 1,292 \$ 533 \$ 759 \$ 28,471 \$ 11,943 \$ 16,528 \$ 5,730 \$ 374 \$ 6,626 \$ - \$ - \$ - \$	93,279 \$ 39,161 \$ 54,118 \$ 1,317 \$ 543 \$ 774 \$ 27,153 \$ 11,400 \$ 15,754 \$ 5,843 \$ 382 \$ 6,244 \$ - \$ - \$ - \$ - \$	88,665 \$ 37,260 \$ 51,405 \$ 1,343 \$ 553 \$ 790 \$ 25,810 \$ 1,964 \$ 5,958 \$ 389 \$ 5,855 \$ - \$ - \$ - \$	83,959 \$ 35,322 \$ 48,637 \$ 1,370 \$ 564 \$ 806 \$ 24,440 \$ 10,282 \$ 14,158 \$ 6,075 \$ \$ 5,458 \$ - \$ - \$ - \$ - \$	79,161 \$ 33,347 \$ 45,814 \$ 1,397 \$ 575 \$ 822 \$ 23,043 \$ 9,707 \$ 13,336 \$ 6,195 \$ 5,053 \$ - \$ - \$ - \$	74,269 \$ 31,334 \$ 42,935 \$ 1,424 \$ 586 \$ 838 \$ 21,619 \$ 9,121 \$ 12,498 \$ 6,317 \$ 413 \$ 4,640 \$	69,279 \$ 29,282 \$ 39,997 \$ 1,452 \$ 597 \$ 855 \$ 20,167 \$ 8,524 \$ 11,643 \$ 6,441 \$ 421 \$ 4,218 \$ - \$ - \$ - \$ - \$	64,192 \$ 27,191 \$ 37,001 \$ 1,481 \$ 609 \$ 872 \$ 18,686 \$ 7,915 \$ 10,771 \$ 6,568 \$ 430 \$ 3,789 \$	59,005 \$ 25,059 \$ 33,946 \$ 1,510 \$ 621 \$ 890 \$ 17,176 \$ 7,295 \$ 9,881 \$ 6,698 \$ 438 \$ 3,350 \$	53,715 \$ 22,886 \$ 30,829 \$ 1,540 \$ 632 \$ 907 \$ 15,636 \$ 6,662 \$ 8,974 \$ 6,830 \$ 447 \$ 2,903 \$ - \$ - \$ - \$ - \$	48,321 \$ 20,672 \$ 27,649 \$ 1,570 \$ 645 \$ 925 \$ 14,066 \$ 6,017 \$ 8,049 \$ 6,964 \$ 456 \$ 2,447 \$ - \$ - \$ - \$	3,243 \$ 42,821 \$ 18,414 \$ 24,407 \$ 1,601 \$ 657 \$ 944 \$ 12,465 \$ 7,105 \$ 7,101 \$ 465 \$ 1,982 \$ - \$ - \$ - \$ - \$	3,308 \$ 37,213 \$ 16,114 \$ 21,099 \$ 1,633 \$ 670 \$ 963 \$ 10,832 \$ 4,691 \$ 6,142 \$ 7,241 \$ 475 \$ 1,507 \$ - \$ - \$ - \$ - \$	3,374 \$ 31,494 \$ 13,769 \$ 17,725 \$ 1,665 \$ 683 \$ 982 \$ 9,168 \$ 4,008 \$ 5,160 \$ 7,383 \$ 484 \$ 1,023 \$ - \$ - \$ - \$ - \$	2,390 \$ 3,441 \$ 25,662 \$ 11,379 \$ 14,284 \$ 1,697 \$ 696 \$ 1,002 \$ 7,470 \$ 3,312 \$ 4,158 \$ 7,529 \$ 494 \$ 530 \$	3,510 \$ 19,716 \$ 8,943 \$ 10,774 \$ 1,731 \$ 709 \$ 1,022 \$ 5,739 \$ 2,603 \$ 3,136 \$ 7,677 \$ 504 \$ 26 \$ - \$ - \$ - \$ - \$	3,958 13,276 6,460 6,815 723 1,152 3,864 1,880 1,984 8,316

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			ocal and											
Estimated Taxable Val			State Capture Ends											
Estillated Taxable Vall	18	19	20	21	22	23	24	25	26	27	28	29	30	TOTALS
	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	
* \$ Ann	61,800 \$	61,800	\$ 61,800	\$ 61,800 \$	61,800 \$ \$	61,800 \$ - \$	61,800 \$	61,800 \$	61,800 \$ \$	61,800 \$ - \$	61,800 \$ - \$	61,800 \$ - \$	61,800	
Cumulat \$	342,364 \$	350,923	\$ 359,696	\$ 334,338 \$	341,025 \$	347,845 \$	354,802 \$	361,898 \$	369,136 \$	376,519 \$	384,049 \$	391,730 \$	399,565	
\$	232,982 \$			\$ 228,969 \$	232,312 \$	235,723 \$	239,201 \$	242,749 \$	246,368 \$	250,060 \$	253,825 \$	257,665 \$	261,583	
Incremental Difference \$	171,182 \$	175,462	\$ 179,848	\$ 167,169 \$	170,512 \$	173,923 \$	177,401 \$	180,949 \$	184,568 \$	188,260 \$	192,025 \$	195,865 \$	199,783	
Total School Revenue		<u> </u>	+											
\$	5,264 \$	5,339	\$ 5,417	\$ 5,495 \$	5,575 \$	5,657 \$	5,741 \$	5,826 \$	5,913 \$	6,001 \$	6,092 \$	6,184 \$	6,278	\$ 154,030
Total Local Revenue	7,930 \$	8,044	\$ 8,160	\$ 8,279 \$	8,400 \$	8,523 \$	8,649 \$	8,777 \$	8,908 \$	9,042 \$	9,178 \$	9,317 \$	9,458	\$ 232,055
Total Revenue	7,550 \$	0,044	9 0,100	, 6,275 ,	0,400 \$	0,323 \$	0,045 \$	0,777 \$	ر 500,0	3,042 3	3,170 \$	3,317 \$	3,430	232,033
\$	13,194 \$	13,384	\$ 13,577	\$ 13,774 \$	13,975 \$	14,180 \$	14,390 \$	14,603 \$	14,821 \$	15,043 \$	15,269 \$	15,500 \$	15,736	\$ 386,085
Plan Year	18	19	20	21	22	23	24	25	26	27	28	29	30	
Calendar Year	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	TOTAL
Total State Incremental Revenue \$ State Brownfield Revolving Fund (50% of SET) \$	3,781 \$ 514 \$	3,856 526		\$ - \$ \$ - \$	- \$ - \$	- \$ - \$	- \$ - \$	- \$ - \$	- \$ - \$	- \$ - \$	- \$ - \$	- \$ - \$	-	\$ 65,603 \$ 8,621
State TIR Available for Reimbursement \$	3,267 \$			\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-	\$ 56,982
Total Local Incremental Revenue \$	5,239 \$	5,344	\$ 5,451	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-	\$ 90,908
BRA Administrative Fee \$	- \$	-	\$ -	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-	\$ 7,000
Local TIR Available for Reimbursement \$	5,239 \$	5,344	\$ 5,451	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-	\$ 83,908
Total State & Local TIR Available for Reimbursement \$	8,506 \$	8,674	\$ 8,844	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-	\$ 140,889
DEVELOPER	100%	100%	100%	0%	0%	0%	0%	0%	0%					
Developer Reimbursement \$	8,506 \$	8,674	\$ 8,844	\$ - \$	- Ś	- Ś	- S	- S	- Ś	- S	- \$	- \$	-	\$ 125,890
Developer Reimbursement Balance \$				<u>τ</u>		тт	т							
Developer Reimbursement Balance \$	6,134 \$	(2,540)	\$ (11,385)	\$ (11,385) \$	(11,385) \$	(11,385) \$	(11,385) \$	(11,385) \$	(11,385) \$	(11,385) \$	(11,385) \$	(11,385) \$	(11,385)	
СІТУ		(2,540) 0%		<u>τ</u>		тт	т							\$ -
	6,134 \$	(2,540) 0% -	\$ (11,385) . 0% \$ -	(11,385) \$	(11,385) \$ 0%	(11,385) \$	(11,385) \$ 0%	(11,385) \$ 0%	(11,385) \$	(11,385) \$ 0%	(11,385) \$	(11,385) \$ 0%	(11,385) 0%	
CITY City Reimbursement \$	6,134 \$ 0% - \$	(2,540) 0% -	\$ (11,385) . 0% \$ -	(11,385) \$ 0% 5 - \$	(11,385) \$ 0% - \$	(11,385) \$ 0% - \$	(11,385) \$ 0% - \$	(11,385) \$ 0% - \$	(11,385) \$ 0% - \$	(11,385) \$ 0% - \$	(11,385) \$ 0% - \$	(11,385) \$ 0% - \$	(11,385) 0% -	\$ -
CITY City Reimbursement \$	0% - \$ 2,500 \$	(2,540) 0% - 2,500	\$ (11,385) 0% \$ - \$ 2,500	0% 5 - \$ 5 2,500 \$	(11,385) \$ 0% - \$	(11,385) \$ 0% - \$	(11,385) \$ 0% - \$	(11,385) \$ 0% - \$ 2,500 \$	(11,385) \$ 0% - \$ 2,500 \$	(11,385) \$ 0% - \$ 2,500 \$	(11,385) \$ 0% - \$	(11,385) \$ 0% - \$ 2,500 \$	(11,385) 0% -	\$ 15,000 \$ -
CITY City Reimbursement \$ City Reimbursement Balance \$ MSF Non-Environmental Costs \$	6,134 \$ 0% - \$ 2,500 \$	(2,540) 0% - 2,500 5,337	\$ (11,385) 0% \$ - \$ 2,500 \$	\$ (11,385) \$ 0% 5 - \$ \$ 2,500 \$	(11,385) \$ 0% - \$ 2,500 \$	(11,385) \$ 0% - \$ 2,500 \$	(11,385) \$ 0% - \$ 2,500 \$	(11,385) \$ 0% - \$ 2,500 \$	(11,385) \$ 0% - \$ 2,500 \$	(11,385) \$ 0% - \$ 2,500 \$	(11,385) \$ 0% - \$ 2,500 \$	(11,385) \$ 0% - \$ 2,500 \$	0% - 2,500	\$ 15,000 \$ - \$ 102,243
City Reimbursement \$ City Reimbursement Balance \$	0% - \$ 2,500 \$	(2,540) 0% - 2,500 5,337 2,579	\$ (11,385) 0% \$	0% 5 - \$ 5 2,500 \$	(11,385) \$ 0% - \$ 2,500 \$	(11,385) \$ 0% - \$ 2,500 \$	(11,385) \$ 0% - \$ 2,500 \$	(11,385) \$ 0% - \$ 2,500 \$	(11,385) \$ 0% - \$ 2,500 \$	(11,385) \$ 0% - \$ 2,500 \$	(11,385) \$ 0% - \$ 2,500 \$	(11,385) \$ 0% - \$ 2,500 \$	(11,385) 0% -	\$ 15,000 \$ -
CITY City Reimbursement \$ City Reimbursement Balance \$ MSF Non-Environmental Costs \$ State Tax Reimbursement \$ Local Tax Reimbursement \$ Total MSF Reimbursement Balance \$	6,134 \$ 0% - \$ 2,500 \$ 6,588 \$ 2,530 \$ 4,058 \$ 6,687 \$	(2,540) 0% - 2,500 5,337 2,579 2,758 1,350	\$ (11,385) 0% \$ \$ 2,500 \$ 1,351 \$ 1,351 \$ \$ \$ \$ \$	5 (11,385) \$ 0% 5 - \$ \$ 2,500 \$ \$ - \$ \$	(11,385) \$ 0% - \$ 2,500 \$ - \$ - \$ - \$ - \$ - \$ (0) \$	11,385) \$ 0% - \$ 2,500 \$ - \$ - \$ - \$ - \$ - \$ (0) \$	(11,385) \$ 0% - \$ 2,500 \$ - \$ - \$ - \$ - \$ (0) \$	(11,385) \$ 0% - \$ 2,500 \$ - \$ - \$ - \$ - \$ - \$ 00 \$	(11,385) \$ 0% - \$ 2,500 \$ - \$ - \$ - \$ - \$ - \$ 00 \$	(11,385) \$ 0% - \$ 2,500 \$ - \$ - \$ - \$ - \$ 00 \$	(11,385) \$ 0% - \$ 2,500 \$ - \$ - \$ - \$ - \$ 00 \$	(11,385) \$ 0% - \$ 2,500 \$ - \$ - \$ - \$ - \$ - \$ (0) \$	(11,385) 0% - 2,500 - - - - - (0)	\$ 15,000 \$ - \$ 102,243 \$ 42,856 \$ 59,387
CITY City Reimbursement \$ City Reimbursement Balance \$ MSF Non-Environmental Costs \$ State Tax Reimbursement \$ Local Tax Reimbursement \$	6,134 \$ 0% - \$ 2,500 \$ 6,588 \$ 2,530 \$ 4,058 \$	(2,540) 0% - 2,500 5,337 2,579 2,758 1,350 1,350	\$ (11,385) 0% \$ \$ 2,500 \$ 1,351 \$ 1,351 \$ (0) \$ (0)	0% 5 - \$ 5 2,500 \$	(11,385) \$ 0% - \$ 2,500 \$ - \$ - \$ - \$ - \$ - \$ - \$	(11,385) \$ 0% - \$ 2,500 \$ - \$ - \$ - \$ - \$ - \$ - \$	(11,385) \$ 0% - \$ 2,500 \$ - \$ - \$ - \$ - \$ - \$	(11,385) \$ 0% - \$ 2,500 \$ - \$ - \$ - \$ - \$ - \$ - \$	(11,385) \$ 0% - \$ 2,500 \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$	(11,385) \$ 0% - \$ 2,500 \$ - \$ - \$ - \$ - \$ - \$	(11,385) \$ 0% - \$ 2,500 \$ - \$ - \$ - \$ - \$ - \$ - \$	(11,385) \$ 0% - \$ 2,500 \$ - \$ - \$ - \$ - \$ - \$ - \$	(11,385) 0% - 2,500 - - -	\$ 15,000 \$ - \$ 102,243 \$ 42,856 \$ 59,387 \$ -
CITY City Reimbursement \$ City Reimbursement Balance \$ MSF Non-Environmental Costs State Tax Reimbursement \$ Local Tax Reimbursement \$ Local MSF Reimbursement Balance State MSF Balance to Be Reimbursed \$ Local MSF Balance to Be Reimbursed \$	6,134 \$ 0% - \$ 2,500 \$ 6,588 \$ 2,530 \$ 4,058 \$ 6,687 \$ 3,930 \$ 2,758 \$	(2,540) 0% 2,500 5,337 2,579 2,758 1,350 1,350 (0)	\$ (11,385) 0% \$ \$ 2,500 \$ 1,351 \$ 1,351 \$ (0) \$ (0) \$ (0)	(11,385) \$ (11,	(11,385) \$ 0% - \$ 2,500 \$ - \$ - \$ - \$ - \$ (0) \$ (0) \$ (0) \$	11,385) \$ 0% - \$ 2,500 \$ - \$ - \$ - \$ 00 \$ 00 \$ 00 \$ 00 \$ 00 \$ 00 \$ 00 \$ 00 \$ 00 \$	(11,385) \$ 0% - \$ 2,500 \$ - \$ - \$ - \$ - \$ (0) \$ (0) \$ (0) \$	(11,385) \$ 0%	(11,385) \$ 0% - \$ 2,500 \$ - \$ - \$ - \$ - \$ - \$ (0) \$ (0) \$ (0) \$	(11,385) \$ 0% - \$ 2,500 \$ - \$ - \$ - \$ - \$ 00 \$ (0) \$ (0) \$	(11,385) \$ 0% - \$ 2,500 \$ - \$ - \$ - \$ - \$ (0) \$ (0) \$ (0) \$	(11,385) \$ 0% - \$ 2,500 \$ - \$ - \$ - \$ - \$ (0) \$ (0) \$ (0) \$	(11,385) 0% - 2,500 - - - (0) (0)	\$ 15,000 \$ - \$ 102,243 \$ 42,856 \$ 59,387 \$ -
CITY City Reimbursement \$ City Reimbursement Balance \$ MSF Non-Environmental Costs \$ State Tax Reimbursement \$ Local Tax Reimbursement \$ Total MSF Reimbursement Balance \$ State MSF Balance to Be Reimbursed \$ Local MSF Balance to Be Reimbursed \$ MDEQ Environmental Costs \$	6,134 \$ 0% - \$ 2,500 \$ 6,588 \$ 2,530 \$ 4,058 \$ 6,687 \$ 3,930 \$ 2,758 \$ 1,918 \$	(2,540) 0% - 2,500 5,337 2,579 2,758 1,350 (0) 1,554	\$ (11,385) 0% \$ \$ 2,500 \$ 1,351 \$ 1,351 \$ \$ (0) \$ (0) \$ (0) \$ (0) \$ 393	(11,385) \$	(11,385) \$ 0% - \$ 2,500 \$ - \$ - \$ - \$ - \$ 00 \$ (0) \$ (0) \$	11,385) \$ 0% - \$ 2,500 \$ - \$ - \$ 0 \$ 0 \$ 0 \$ 0 \$ 0 \$	(11,385) \$ 0% - \$ 2,500 \$ - \$ - \$ - \$ - \$ (0) \$ (0) \$	(11,385) \$ 0% - \$ 2,500 \$ - \$ - \$ - \$ - \$ - \$ - \$ (0) \$ (0) \$	(11,385) \$ 0% - \$ 2,500 \$ - \$ - \$ - \$ - \$ - \$ (0) \$ (0) \$	(11,385) \$ 0% - \$ 2,500 \$ - \$ - \$ - \$ - \$ - \$ (0) \$ (0) \$	(11,385) \$ 0% - \$ 2,500 \$ - \$ - \$ - \$ - \$ (0) \$ (0) \$	(11,385) \$ 0% - \$ 2,500 \$ - \$ - \$ - \$ - \$ (0) \$ (0) \$	(11,385) 0% - 2,500 - - - (0) (0)	\$ 15,000 \$ - \$ 102,243 \$ 42,856 \$ 59,387 \$ - \$ 29,763
CITY City Reimbursement \$ City Reimbursement Balance \$ MSF Non-Environmental Costs \$ State Tax Reimbursement \$ Local Tax Reimbursement \$ State MSF Balance to Be Reimbursed \$ Local MSF Balance to Be Reimbursed \$ Local MSF Balance to Be Reimbursed \$ Local Tax Reimbursement \$ Local Tax Reimbursement \$ Local Tax Reimbursement \$ State Tax Reimbursement \$ Local Tax Reimbursement \$ Local Tax Reimbursement \$ State Tax Reimbursement \$ Local Tax Reimbursement \$ State Tax Reimbursement \$ St	6,134 \$ 0% - \$ 2,500 \$ 6,588 \$ 2,530 \$ 4,058 \$ 4,058 \$ 6,687 \$ 2,758 \$ 1,918 \$ 737 \$ 1,181 \$	(2,540) 0% 2,500 2,500 5,337 2,579 2,758 1,350 (0) 1,554 751 803	\$ (11,385) 0% \$ - : \$ 2,500 \$ 1,351 \$ 1,351 \$ (0) \$ (0) \$ (0) \$ 393 \$ 393 \$	(11,385) \$	(11,385) \$ 0% - \$ 2,500 \$ - \$ - \$ - \$ (0) \$ (0) \$ (0) \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$	(11,385) \$ 0%	(11,385) \$ 0% - \$ 2,500 \$ - \$ - \$ 00 \$ 00 \$ 00 \$ 00 \$ - \$ -	(11,385) \$ 0% - \$ 2,500 \$ - \$ - \$ - \$ 00 \$ 00 \$ 00 \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	(11,385) \$ 0% - \$ 2,500 \$ - \$ - \$ 00 \$ 00 \$ 00 \$ - \$ -	(11,385) \$ 0% - \$ 2,500 \$ - \$ - \$ - \$ - \$ - \$ (0) \$ (0) \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	(11,385) \$ 0% - \$ 2,500 \$ - \$ - \$ - \$ (0) \$ (0) \$ (0) \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$	(11,385) \$ 0% - \$ 2,500 \$ - \$ - \$ 00) \$ - \$ 00) \$ 00) \$ 00) \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$	(11,385) 0% - 2,500 (0) (0) (0)	\$ 15,000 \$ - \$ 102,243 \$ 42,856 \$ 59,387 \$ -
CITY City Reimbursement \$ City Reimbursement Balance \$ MSF Non-Environmental Costs \$ State Tax Reimbursement \$ Local Tax Reimbursement \$ Total MSF Reimbursement Balance \$ State MSF Balance to Be Reimbursed \$ Local MSF Balance to Be Reimbursed \$ MDEQ Environmental Costs \$ State Tax Reimbursement \$ Local Tax Reimbursement \$ State Tax Reimbursement \$ Local Tax Reimbursement \$ Total MDEQ Reimbursement \$ State Tax Reimbursement \$ St	6,134 \$ 0% - \$ 2,500 \$ 6,588 \$ 2,530 \$ 4,058 \$ 4,058 \$ 3,930 \$ 2,758 \$ 1,918 \$ 737 \$ 1,181 \$ 1,947 \$	(2,540) 0% - 2,500 5,337 2,579 2,758 1,350 1,350 (0) 1,554 751 803 393	\$ (11,385) 0% \$ \$ 2,500 \$ 1,351 \$ 1,351 \$ (0) \$ (0) \$ (0) \$ 393 \$ 393 \$ \$ (0)	(11,385) \$ 0% 5	(11,385) \$ 0% - \$ 2,500 \$ - \$ - \$ - \$ (0) \$ (0) \$ - \$ (0) \$ - \$ (0) \$ - \$ (0) \$ - \$ (0) \$	11,385) \$ 0% - \$ 2,500 \$ - \$ - \$ 0 \$ 0 \$ 0 \$ 0 \$ 0 \$	(11,385) \$ 0% - \$ 2,500 \$ - \$ - \$ (0) \$ (0) \$ - \$ (0) \$ - \$ (0) \$ - \$ (0)	(11,385) \$	(11,385) \$ 0% -	(11,385) \$ 0% - \$ 2,500 \$ - \$ - \$ - \$ (0) \$ (0) \$ - \$ - \$ (0) \$ - \$ (0) \$	(11,385) \$ 0% - \$ 2,500 \$ - \$ - \$ - \$ (0) \$ (0) \$ - \$ - \$ (0) \$ - \$ (0) \$ - \$ (0) \$	(11,385) \$ 0% - \$ 2,500 \$ - \$ - \$ - \$ (0) \$ (0) \$ - \$ - \$ (0) \$ - \$ - \$ (0) \$ - \$ (0) \$	(11,385)	\$ 15,000 \$ - \$ 102,243 \$ 42,856 \$ 59,387 \$ - \$ 29,763 \$ 12,475
CITY City Reimbursement \$ City Reimbursement Balance \$ MSF Non-Environmental Costs \$ State Tax Reimbursement \$ Local Tax Reimbursement \$ State MSF Balance to Be Reimbursed \$ Local MSF Balance to Be Reimbursed \$ Local MSF Balance to Be Reimbursed \$ Local Tax Reimbursement \$ Local Tax Reimbursement \$ State Tax Reimbursement \$ State Tax Reimbursement \$ State Tax Reimbursement \$ Local Tax Reimbursement \$ State Tax Reimbursement \$ St	6,134 \$ 0% - \$ 2,500 \$ 6,588 \$ 2,530 \$ 4,058 \$ 4,058 \$ 6,687 \$ 2,758 \$ 1,918 \$ 737 \$ 1,181 \$	(2,540) 0% - 2,500 5,337 2,579 2,758 1,350 (0) 1,554 751 803 393 393	\$ (11,385) 0% \$ \$ 2,500 \$ 1,351 \$ 1,351 \$ (0) \$ (0) \$ (0) \$ (0) \$ 393 \$ 393 \$ \$ (0) \$ (0) \$ (0)	0% 0% 0% 0 0 0 0 0 0	(11,385) \$ 0% - \$ 2,500 \$ - \$ - \$ - \$ (0) \$ (0) \$ (0) \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$	(11,385) \$ 0%	(11,385) \$ 0% - \$ 2,500 \$ - \$ - \$ 00 \$ 00 \$ 00 \$ 00 \$ - \$ -	(11,385) \$ 0% - \$ 2,500 \$ - \$ - \$ - \$ 00 \$ 00 \$ 00 \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	(11,385) \$ 0% - \$ 2,500 \$ - \$ - \$ 00 \$ 00 \$ 00 \$ - \$ -	(11,385) \$ 0% - \$ 2,500 \$ - \$ - \$ - \$ - \$ - \$ (0) \$ (0) \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	(11,385) \$ 0% - \$ 2,500 \$ - \$ - \$ - \$ (0) \$ (0) \$ (0) \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$	(11,385) \$ 0% - \$ 2,500 \$ - \$ - \$ 00) \$ - \$ 00) \$ 00) \$ 00) \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$	(11,385) 0% - 2,500 (0) (0) (0)	\$ 15,000 \$ - \$ 102,243 \$ 42,856 \$ 59,387 \$ - \$ 29,763 \$ 12,475
CITY City Reimbursement \$ City Reimbursement Balance \$ MSF Non-Environmental Costs \$ State Tax Reimbursement \$ Local Tax Reimbursement \$ Total MSF Reimbursement Balance \$ State MSF Balance to Be Reimbursed \$ Local MSF Balance to Be Reimbursed \$ MDEQ Environmental Costs \$ State Tax Reimbursement \$ Local Tax Reimbursement \$ Total MDEQ Reimbursement \$ State MDEQ Balance to Be Reimbursed \$ Total MDEQ Reimbursement \$ State MDEQ Balance to Be Reimbursed \$	6,134 \$ 0% - \$ 2,500 \$ 6,588 \$ 2,530 \$ 4,058 \$ 4,058 \$ 4,058 \$ 2,758 \$ 1,918 \$ 737 \$ 1,181 \$ 1,947 \$ 1,144 \$	(2,540) 0% - 2,500 5,337 2,579 2,758 1,350 1,350 (0) 1,554 751 803 393 393 (0)	\$ (11,385) 0% \$ \$ 2,500 \$ 1,351 \$ 1,351 \$ (0) \$ (0) \$ (0) \$ (0) \$ 393 \$ 393 \$ \$ (0) \$ (0) \$ (0) \$ (0) \$ (0) \$ (0) \$ (0)	Ox Ox	(11,385) \$ 0% - \$ 2,500 \$ - \$ - \$ - \$ (0) \$ (0) \$ - \$ - \$ (0) \$	11,385) \$ 0% - \$ 2,500 \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$	(11,385) \$ 0% - \$ 2,500 \$ - \$ - \$ - \$ (0) \$ (0) \$ - \$ - \$ (0) \$	(11,385) \$ 0% - \$ 2,500 \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$	(11,385) \$ 0% - \$ 2,500 \$ - \$ - \$ - \$ (0) \$ 00 \$ - \$ (0) \$ 00 \$ - \$ 00 \$	(11,385) \$ 0% - \$ 2,500 \$ - \$ - \$ - \$ (0) \$ (0) \$ - \$ - \$ - \$ (0) \$ (0) \$	(11,385) \$ 0% - \$ 2,500 \$ - \$ - \$ - \$ (0) \$ (0) \$ - \$ - \$ (0) \$ (0) \$ (0) \$ (0) \$ (0) \$ (0) \$	(11,385) \$ 0% - \$ 2,500 \$ - \$ - \$ - \$ (0) \$ (0) \$ - \$ - \$ (0) \$	(11,385) 0% - 2,500 (0) (0) (0) (0) (0) (0)	\$ 15,000 \$ - \$ 102,243 \$ 42,856 \$ 59,387 \$ - \$ 29,763 \$ 12,475
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CITY City Reimbursement \$ City Reimbursement Balance \$ MSF Non-Environmental Costs \$ State Tax Reimbursement \$ Local Tax Reimbursement \$ Total MSF Reimbursement Balance \$ State MSF Balance to Be Reimbursed \$ Local MSF Balance to Be Reimbursed \$ MDEQ Environmental Costs \$ State Tax Reimbursement \$ State Tax Reimbursement \$ Local Tax Reimbursement \$ Total MDEQ Reimbursement \$ Local Tax Reimbursement Balance \$ State MDEQ Balance to Be Reimbursed \$ Local MDEQ Balance to Be Reimbursed \$ Total Annual Eligible Activity Reimbursement \$ Local Only Costs Local Tax Reimbursement \$ Local Tax Reimbursement \$ S	6,134 \$ 0% - \$ 2,500 \$ 6,588 \$ 2,530 \$ 4,058 \$ 4,058 \$ 4,058 \$ 737 \$ 1,918 \$ 737 \$ 1,144 \$ 803 \$ 8,506 \$ - \$	(2,540) 0% - 2,500 5,337 2,579 2,758 1,350 1,350 (0) 1,554 751 803 393 393 (0) 6,891	\$ (11,385) 0% \$ \$ 2,500 \$ 1,351 \$ 1,351 \$ (0) \$ (0) \$ (0) \$ (0) \$ 393 \$ \$ (0) .	0% 0% 0% 0% 0% 0% 0% 0%	(11,385) \$ 0% - \$ 2,500 \$ - \$ - \$ - \$ (0) \$ (0) \$ - \$ (0) \$ (0) \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$	(11,385) \$	(11,385) \$ 0% - \$ 2,500 \$ - \$ - \$ (0) \$ (0) \$ - \$ (0) \$ (0) \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$	(11,385) \$	(11,385) \$ 0%	(11,385) \$ - \$ 2,500 \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$	(11,385) \$ 0% - \$ 2,500 \$ - \$ - \$ - \$ (0) \$ (0) \$ - \$ (0) \$ - \$ - \$ (0) \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$	(11,385) \$ 0% - \$ 2,500 \$ - \$ - \$ - \$ - \$ (0) \$ (0) \$ - \$ - \$ (0) \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$	(11,385)	\$ 15,000 \$ - \$ 102,243 \$ 42,856 \$ 59,387 \$ - \$ 29,763 \$ 12,475 \$ 17,287 \$ 132,006 \$ 7,000
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Notice to Taxing Jurisdiction WEXFORD COUNTY COUNCIL ON AGING

Combined Brownfield Plan – 412 Cadillac Cadillac Brownfield Redevelopment Authority March 6, 2018

The Cadillac City Council will hold a public hearing on Monday, March 19, 2018 at 6:00 p.m. in the City Council Chambers located in the Cadillac Municipal Complex at 200 North Lake Street, Cadillac, Michigan in consideration of the Combined Brownfield Plan for 412 Cadillac.

This notice is being provided to the Wexford County Council on Aging as a taxing jurisdiction that levies taxes subject to capture under Act 381, P.A. 1996.

Act 381 provides for the capture of the increased taxes due to investments made on contaminated, blighted, functional obsolete or historically designated properties, or brownfields, to reimburse certain Eligible Activities with the approval of a Combined Brownfield Plan, or amendments, by the Cadillac Brownfield Redevelopment Authority (CBRA) and the Cadillac City Council and, if state taxes are being captured, approval by the Michigan Department of Environmental Quality (MDEQ) for Environmental Eligible Activities and the Michigan Strategic Fund (MSF) for Non-Environmental Eligible Activities.

The description of the proposed Brownfield Eligible Property is the former Better Bodies building and property at 412 S. Mitchell Street with Parcel Identification Number 83-10-086-00-512-00.

The Combined Brownfield Plan (1) establishes the property at 412 S. Mitchell Street as Eligible Property, (2) outlines Environmental and Non-Environmental Eligible Activities and (3) provides for reimbursement of the Eligible Activity expenses from taxes generated by increased private investment on the property. The proposed project will capture certain Eligible Expenses for 412 Cadillac for its work to redevelop the subject property with estimated capital investment of \$200,000.

With the support of brownfield incentives, the project is estimated to generate approximately \$5,016 in property taxes for the Wexford County Council on Aging through the thirty-year term of the Combined Brownfield Plan and will continue to accrue beyond the plan. As part of the Combined Brownfield Plan, an estimated \$2,787 in Wexford County Council on Aging taxes would be captured for the proposed project.

The proposed Combined Brownfield Plan, maps and descriptions of the properties are available for public review during normal business hours at the Office of the City Clerk, 200 North Lake Street, Cadillac, Michigan. Copies may be made available for a reasonable charge. All aspects of the Combined Brownfield Plan are open for discussion at the public hearing.

Please contact Marcus Peccia, City Manager, at 231-775-0181 or mpeccia@cadillac-mi.net if you have questions or would like additional information.

Sent on March 6, 2018 to:

Kathy Kimmel Executive Director

kkimmel@wexfordcoa.org

Notice to Taxing Jurisdiction STATE OF MICHIGAN

Combined Brownfield Plan – 412 Cadillac Cadillac Brownfield Redevelopment Authority March 6, 2018

The Cadillac City Council will hold a public hearing on Monday, March 19, 2018 at 6:00 p.m. in the City Council Chambers located in the Cadillac Municipal Complex at 200 North Lake Street, Cadillac, Michigan in consideration of the Combined Brownfield Plan for 412 Cadillac.

This notice is being provided to the State of Michigan as a taxing jurisdiction that levies taxes subject to capture under Act 381, P.A. 1996.

Act 381 provides for the capture of the increased taxes due to investments made on contaminated, blighted, functional obsolete or historically designated properties, or brownfields, to reimburse certain Eligible Activities with the approval of a Combined Brownfield Plan, or amendments, by the Cadillac Brownfield Redevelopment Authority (CBRA) and the Cadillac City Council and, if state taxes are being captured, approval by the Michigan Department of Environmental Quality (MDEQ) for Environmental Eligible Activities and the Michigan Strategic Fund (MSF) for Non-Environmental Eligible Activities.

The description of the proposed Brownfield Eligible Property is the former Better Bodies building and property at 412 S. Mitchell Street with Parcel Identification Number 83-10-086-00-512-00.

The Combined Brownfield Plan (1) establishes the property at 412 S. Mitchell Street as Eligible Property, (2) outlines Environmental and Non-Environmental Eligible Activities and (3) provides for reimbursement of the Eligible Activity expenses from taxes generated by increased private investment on the property. The proposed project will capture certain Eligible Expenses for 412 Cadillac for its work to redevelop the subject property with estimated capital investment of \$200,000.

With the support of brownfield incentives, the project is estimated to generate approximately \$91,560 in State Education Taxes and School Operation taxes through the thirty-year term of the Combined Brownfield Plan and will continue to accrue beyond the plan. As part of the Combined Brownfield Plan, an estimated \$63,953 in SET and School Operating taxes, including an estimated \$8,621 for the State Brownfield Fund, would be captured for the proposed project.

The proposed Combined Brownfield Plan, maps and descriptions of the properties are available for public review during normal business hours at the Office of the City Clerk, 200 North Lake Street, Cadillac, Michigan. Copies may be made available for a reasonable charge. All aspects of the Combined Brownfield Plan are open for discussion at the public hearing.

Please contact Marcus Peccia, City Manager, at 231-775-0181 or mpeccia@cadillac-mi.net if you have questions or would like additional information.

Sent on March 6, 2018 to:

Rob Garza <u>garzar8@michigan.org</u>
Daniel Leonard <u>leonardd6@michigan.org</u>

Barb Westmoreland Julie Lowe Ron Smedley Jerrod Hale westmorelandb@michigan.gov lowej2@michigan.gov smedleyr@michigan.gov halej5@michigan.gov

Notice to Taxing Jurisdiction CADILLAC WEXFORD PUBLIC LIBRARY

Combined Brownfield Plan – 412 Cadillac Cadillac Brownfield Redevelopment Authority March 6, 2018

The Cadillac City Council will hold a public hearing on Monday, March 19, 2018 at 6:00 p.m. in the City Council Chambers located in the Cadillac Municipal Complex at 200 North Lake Street, Cadillac, Michigan in consideration of the Combined Brownfield Plan for 412 Cadillac.

This notice is being provided to the Cadillac Wexford Public Library as a taxing jurisdiction that levies taxes subject to capture under Act 381, P.A. 1996.

Act 381 provides for the capture of the increased taxes due to investments made on contaminated, blighted, functional obsolete or historically designated properties, or brownfields, to reimburse certain Eligible Activities with the approval of a Combined Brownfield Plan, or amendments, by the Cadillac Brownfield Redevelopment Authority (CBRA) and the Cadillac City Council and, if state taxes are being captured, approval by the Michigan Department of Environmental Quality (MDEQ) for Environmental Eligible Activities and the Michigan Strategic Fund (MSF) for Non-Environmental Eligible Activities.

The description of the proposed Brownfield Eligible Property is the former Better Bodies building and property at 412 S. Mitchell Street with Parcel Identification Number 83-10-086-00-512-00.

The Combined Brownfield Plan (1) establishes the property at 412 S. Mitchell Street as Eligible Property, (2) outlines Environmental and Non-Environmental Eligible Activities and (3) provides for reimbursement of the Eligible Activity expenses from taxes generated by increased private investment on the property. The proposed project will capture certain Eligible Expenses for 412 Cadillac for its work to redevelop the subject property with estimated capital investment of \$200,000.

With the support of brownfield incentives, the project is estimated to generate approximately \$3,762 in property taxes for the Library through the thirty-year term of the Combined Brownfield Plan and will continue to accrue beyond the plan. As part of the Combined Brownfield Plan, an estimated \$2,090 in Library taxes would be captured for the proposed project.

The proposed Combined Brownfield Plan, maps and descriptions of the properties are available for public review during normal business hours at the Office of the City Clerk, 200 North Lake Street, Cadillac, Michigan. Copies may be made available for a reasonable charge. All aspects of the Combined Brownfield Plan are open for discussion at the public hearing.

Please contact Marcus Peccia, City Manager, at 231-775-0181 or mpeccia@cadillac-mi.net if you have questions or would like additional information.

Sent on March 6, 2018 to:

Cathy Tacoma Executive Director

tacomac@cadillaclibrary.org

Notice to Taxing Jurisdiction WEXFORD-MISSAUKEE INTERMEDIATE SCHOOL DISTRICT

Combined Brownfield Plan – 412 Cadillac Cadillac Brownfield Redevelopment Authority March 6, 2018

The Cadillac City Council will hold a public hearing on Monday, March 19, 2018 at 6:00 p.m. in the City Council Chambers located in the Cadillac Municipal Complex at 200 North Lake Street, Cadillac, Michigan in consideration of the Combined Brownfield Plan for 412 Cadillac.

This notice is being provided to the Wexford-Missaukee intermediate School District (ISD) as a taxing jurisdiction that levies taxes subject to capture under Act 381, P.A. 1996.

Act 381 provides for the capture of the increased taxes due to investments made on contaminated, blighted, functional obsolete or historically designated properties, or brownfields, to reimburse certain Eligible Activities with the approval of a Combined Brownfield Plan, or amendments, by the Cadillac Brownfield Redevelopment Authority (CBRA) and the Cadillac City Council and, if state taxes are being captured, approval by the Michigan Department of Environmental Quality (MDEQ) for Environmental Eligible Activities and the Michigan Strategic Fund (MSF) for Non-Environmental Eligible Activities.

The description of the proposed Brownfield Eligible Property is the former Better Bodies building and property at 412 S. Mitchell Street with Parcel Identification Number 83-10-086-00-512-00.

The Combined Brownfield Plan (1) establishes the property at 412 S. Mitchell Street as Eligible Property, (2) outlines Environmental and Non-Environmental Eligible Activities and (3) provides for reimbursement of the Eligible Activity expenses from taxes generated by increased private investment on the property. The proposed project will capture certain Eligible Expenses for 412 Cadillac for its work to redevelop the subject property with estimated capital investment of \$200,000.

With the support of brownfield incentives, the project is estimated to generate approximately \$14,696 in property taxes for the WMISD through the thirty-year term of the Combined Brownfield Plan and will continue to accrue beyond the plan. As part of the Combined Brownfield Plan, an estimated \$8,165 in WMISD taxes would be captured for the proposed project.

The proposed Combined Brownfield Plan, maps and descriptions of the properties are available for public review during normal business hours at the Office of the City Clerk, 200 North Lake Street, Cadillac, Michigan. Copies may be made available for a reasonable charge. All aspects of the Combined Brownfield Plan are open for discussion at the public hearing.

Please contact Marcus Peccia, City Manager, at 231-775-0181 or mpeccia@cadillac-mi.net if you have questions or would like additional information.

Sent on March 6, 2018 to:

Jeff Jennette Superintendent

jjennette@wmisd.org

Notice to Taxing Jurisdiction CADILLAC/WEXFORD TRANSIT AUTHORITY

Combined Brownfield Plan – 412 Cadillac Cadillac Brownfield Redevelopment Authority March 6, 2018

The Cadillac City Council will hold a public hearing on Monday, March 19, 2018 at 6:00 p.m. in the City Council Chambers located in the Cadillac Municipal Complex at 200 North Lake Street, Cadillac, Michigan in consideration of the Combined Brownfield Plan for 412 Cadillac.

This notice is being provided to the Cadillac/Wexford Transit Authority as a taxing jurisdiction that levies taxes subject to capture under Act 381, P.A. 1996.

Act 381 provides for the capture of the increased taxes due to investments made on contaminated, blighted, functional obsolete or historically designated properties, or brownfields, to reimburse certain Eligible Activities with the approval of a Combined Brownfield Plan, or amendments, by the Cadillac Brownfield Redevelopment Authority (CBRA) and the Cadillac City Council and, if state taxes are being captured, approval by the Michigan Department of Environmental Quality (MDEQ) for Environmental Eligible Activities and the Michigan Strategic Fund (MSF) for Non-Environmental Eligible Activities.

The description of the proposed Brownfield Eligible Property is the former Better Bodies building and property at 412 S. Mitchell Street with Parcel Identification Number 83-10-086-00-512-00.

The Combined Brownfield Plan (1) establishes the property at 412 S. Mitchell Street as Eligible Property, (2) outlines Environmental and Non-Environmental Eligible Activities and (3) provides for reimbursement of the Eligible Activity expenses from taxes generated by increased private investment on the property. The proposed project will capture certain Eligible Expenses for 412 Cadillac for its work to redevelop the subject property with estimated capital investment of \$200,000.

With the support of brownfield incentives, the project is estimated to generate approximately \$3,010 in property taxes for CWTA through the thirty-year term of the Combined Brownfield Plan and will continue to accrue beyond the plan. As part of the Combined Brownfield Plan, an estimated \$1,672 in CWTA taxes would be captured for the proposed project.

The proposed Combined Brownfield Plan, maps and descriptions of the properties are available for public review during normal business hours at the Office of the City Clerk, 200 North Lake Street, Cadillac, Michigan. Copies may be made available for a reasonable charge. All aspects of the Combined Brownfield Plan are open for discussion at the public hearing.

Please contact Marcus Peccia, City Manager, at 231-775-0181 or mpeccia@cadillac-mi.net if you have questions or would like additional information.

Sent on March 6, 2018 to:

Carrie Thompson Executive Director

carrie@cwta.us

Notice to Taxing Jurisdiction WEXFORD COUNTY

Combined Brownfield Plan – 412 Cadillac Cadillac Brownfield Redevelopment Authority March 6, 2018

The Cadillac City Council will hold a public hearing on Monday, March 19, 2018 at 6:00 p.m. in the City Council Chambers located in the Cadillac Municipal Complex at 200 North Lake Street, Cadillac, Michigan in consideration of the Combined Brownfield Plan for 412 Cadillac.

This notice is being provided to Wexford County as a taxing jurisdiction that levies taxes subject to capture under Act 381, P.A. 1996.

Act 381 provides for the capture of the increased taxes due to investments made on contaminated, blighted, functional obsolete or historically designated properties, or brownfields, to reimburse certain Eligible Activities with the approval of a Combined Brownfield Plan, or amendments, by the Cadillac Brownfield Redevelopment Authority (CBRA) and the Cadillac City Council and, if state taxes are being captured, approval by the Michigan Department of Environmental Quality (MDEQ) for Environmental Eligible Activities and the Michigan Strategic Fund (MSF) for Non-Environmental Eligible Activities.

The description of the proposed Brownfield Eligible Property is the former Better Bodies building and property at 412 S. Mitchell Street with Parcel Identification Number 83-10-086-00-512-00.

The Combined Brownfield Plan (1) establishes the property at 412 S. Mitchell Street as Eligible Property, (2) outlines Environmental and Non-Environmental Eligible Activities and (3) provides for reimbursement of the Eligible Activity expenses from taxes generated by increased private investment on the property. The proposed project will capture certain Eligible Expenses for 412 Cadillac for its work to redevelop the subject property with estimated capital investment of \$200,000.

With the support of brownfield incentives, the project is estimated to generate approximately \$41,130 in property taxes for Wexford County through the thirty-year term of the Combined Brownfield Plan and will continue to accrue beyond the plan. As part of the Combined Brownfield Plan, an estimated \$22,850 in County taxes would be captured for the proposed project.

The proposed Combined Brownfield Plan, maps and descriptions of the properties are available for public review during normal business hours at the Office of the City Clerk, 200 North Lake Street, Cadillac, Michigan. Copies may be made available for a reasonable charge. All aspects of the Combined Brownfield Plan are open for discussion at the public hearing.

Please contact Marcus Peccia, City Manager, at 231-775-0181 or mpeccia@cadillac.mi.net if you have questions or would like additional information.

Sent on March 6, 2018 to:

Elaine Richardson County Clerk <u>e</u> Norma Kijorski Senior Executive Assistant <u>r</u>

erichardson@wexfordcounty.org nkijorski@wexfordcounty.org administration@wexfordcounty.org

Notice to Taxing Jurisdiction CITY OF CADILLAC

Combined Brownfield Plan – 412 Cadillac Cadillac Brownfield Redevelopment Authority March 6, 2018

The Cadillac City Council will hold a public hearing on Monday, March 19, 2018 at 6:00 p.m. in the City Council Chambers located in the Cadillac Municipal Complex at 200 North Lake Street, Cadillac, Michigan in consideration of the Combined Brownfield Plan for 412 Cadillac.

This notice is being provided to City of Cadillac as a taxing jurisdiction that levies taxes subject to capture under Act 381, P.A. 1996.

Act 381 provides for the capture of the increased taxes due to investments made on contaminated, blighted, functional obsolete or historically designated properties, or brownfields, to reimburse certain Eligible Activities with the approval of a Combined Brownfield Plan, or amendments, by the Cadillac Brownfield Redevelopment Authority (CBRA) and the Cadillac City Council and, if state taxes are being captured, approval by the Michigan Department of Environmental Quality (MDEQ) for Environmental Eligible Activities and the Michigan Strategic Fund (MSF) for Non-Environmental Eligible Activities.

The description of the proposed Brownfield Eligible Property is the former Better Bodies building and property at 412 S. Mitchell Street with Parcel Identification Number 83-10-086-00-512-00.

The Combined Brownfield Plan (1) establishes the property at 412 S. Mitchell Street as Eligible Property, (2) outlines Environmental and Non-Environmental Eligible Activities and (3) provides for reimbursement of the Eligible Activity expenses from taxes generated by increased private investment on the property. The proposed project will capture certain Eligible Expenses for 412 Cadillac for its work to redevelop the subject property with estimated capital investment of \$200,000.

With the support of brownfield incentives, the project is estimated to generate approximately \$83,002 in property taxes for the City of Cadillac through the thirty-year term of the Combined Brownfield Plan and will continue to accrue beyond the plan. As part of the Combined Brownfield Plan, an estimated \$46,111 in City taxes would be captured for the proposed project.

The proposed Combined Brownfield Plan, maps and descriptions of the properties are available for public review during normal business hours at the Office of the City Clerk, 200 North Lake Street, Cadillac, Michigan. Copies may be made available for a reasonable charge. All aspects of the Combined Brownfield Plan are open for discussion at the public hearing.

Please contact Marcus Peccia, City Manager, at 231-775-0181 or mpeccia@cadillac-mi.net if you have questions or would like additional information.

Sent on March 6, 2018 to:

Marcus Peccia City Manager

mpeccia@cadillac-mi.net



Cadillac Arts Council

Meeting Minutes (revised) Monday, September 25 2017

<u>Members Present</u>: Linda Anderson, Kurt Baney, MAL; Bobbie Brown, MAL; Paul Brown, Gopherwood; Vickie Essenmacher, MAL/Vice-President; Chris Fisher, MAL/President; Mollie Frier, MAL; Nancy Hellowell, Community Chorus; Bonnie Kolarevic, Garden Club; Bob MacCord, Cadillac Area Symphony; Sue Parker, Cadillac Area Artists Assn.; Laura Porter, Footliters; Rosemary Rokita, Friends of the Library/CAC Secretary; Jim Smith, MAL; Mike Smith, Clam Lake Band;

<u>Members Absent:</u> Lois Durham, MAL/Treasurer; Ruthann Fuentes, Cadillac Philharmonic; Renee Roda, MAL; Bryce Ropp, Cadillac String Assoc.

Members of the Public in attendance: Jennifer Brown, CAPS; Marsha Grace, CAPS

- 1. **Meeting called to order** at 7:04 p.m. by President, Chris Fisher.
- 2. Introductions: Members introduced themselves.
- 3. **Jennifer Brown**, Superintendent, Cadillac Area Public Schools (CAPS), introduced herself and provided information about the upcoming bond proposal for school-wide updates. She is asking for support for the entire school district. She noted in terms of "the arts", the proposal includes separate art & music classrooms, multi-purpose cafeterias, and the changes of seating and lighting in the community auditorium. An informational handout was passed out listing the improvements planned.

4. Treasurer's report:

Lois was not present. Chris reviewed the Treasurer's report with members. Jim S motioned to accept the Treasurer's report. Bob seconded. Motion approved.

- Secretary's report: Rosemary passed out April minutes (previously sent to members via email).
 Correction to show Kurt Baney as Art Festival Chairperson. Suggestions made to include phone numbers along with email addresses. Paul motioned to accept with correction, Vickie seconded.
 Motion approved.
- 6. Member Group Reports:

Clam Lake Band – Mike noted that they were blessed with good attendance and good weather this past summer. Membership grew with an increase of High School students. Sixteen trumpets one day!! Featured a college fight song segue. The "Battle of the March Kings", where the audience determines if the last song of the evening would be Sousa or Fillmore, drew another large crowd. This year, they played "2nd Place" too. The audience participation with young children and various percussion instruments was again entertaining. Mid-May thru June will have 2 hour practices in the Cadillac Junior High Band Room. The band will play every Monday, and will play July 4 thru 2nd week August. July 20-21 Arts Festival. Music Directors Zach and Chelsea VanderGraff are working on their 2018 program with first practice scheduled for May 14.

Cadillac Area Symphony Orchestra – Bob noted that the Orchestra started their 45th season with a rehearsal on September 19. Solid attendance with 42 members including 8 new instrumentalists. Board of Directors provided a mid-rehearsal reception. Welcomed a French foreign exchange student into their midst. First concert is on November 12 (a week earlier than usual). The theme this year is "Dreaming of Christmas". Seasonal music will be featured along with a couple of small group compositions. A special guest appearance will be made by a mystery man all covered in soot and dressed in fur from his head to his foot. "Before the Downbeat" will be a new addition to concerts this year, which will take place 45 minutes before the concert. It will be a half hour informational program during which the conductor or a principal player will discuss the music of the concert. Talks will present information about the composers, the musical styles, themes, etc. to help attendees listen more critically and appreciate the music even more. As always, the orchestra welcomes any musician from the area to dig out their instrument and join in. Even if you're from France!

Garden Club –Bonnie reported that the Garden Club had a busy summer, with visits to Pine View Gardens in June; chair yoga for garden work in July; a Garden Party in August; American Creative Design in September; and 25th anniversary dinner at Fox Hill in October. Holiday home tour is on the 1st Saturday 12/2/17. Programs continue throughout the year at St. Ann's on the 2nd Monday of the month at 7pm. Bonnie provided Rosemary with a copy of the Garden Club's 2017-2018 Member/Program book.

Cadillac Community Chorus – Nancy reported the Chorus had their main performance of the year, "Music through the Decades" the previous weekend, where members "sang their hearts out." Two performances on 9/23 and 9/24 had a great turnout for both. Now on break until May 2018.

Cadillac Area Artists Association – Sue reported they had a great Arts Festival in July. In August they had 450 kids participating at the Back to School event at the YMCA. In September they offered Open Art at the Senior Center. The CAAA has a \$10 membership fee to join and take part in events/monthly meetings. http://cadillacartists.org/

Gopherwood – Paul reported that there will be House Concert at the Brown's home on Saturday 9/30 with Rick West. Paul passed out flyers of the remaining concerts coming up through January. Lindsay Lou and the Flatbellys on 10/21; May Erlewine on November 11; Sumkali on January 13; all at the Elks (3rd floor). Most concerts are \$15/in advance, \$18 at door. \$7 for students (age13-18), \$9 at door. Under 12 with adult, free. Tickets at Toy Town; After 26 Depot Cafe; on-line at My North Tickets or by phone 800-836-0717. http://webpages.charter.net/pnbrown/gopherwood.htm

UpNorth Arts – Mollie reported that a major fundraiser with Matthew Ball Boogie Woogie Kid will take place at the Elks Club on September 29. In addition, there will be gift baskets as part of a silent auction. CAC member organizations have been invited to donate baskets. They have had classes and more are in the works. They have an active website and calendars with classes and open studios. They will have an open house in the near future. Lots of volunteer time, including a group from Rexair, has been donated to transform the space. There is a link for membership on their website: \$25 individual membership, \$60 for family. Room rental for CAC members is \$10/hour. Chris had t-shirts for sale with the group's logo. https://www.facebook.com/upnorthartsinc/

Cadillac Footliters / Junior Players – Laura reported she had 60 children (8-18 y.o., almost even mix of girls and boys) who participated in the Junior Footliters camp this past summer. Kids write their own scripts Monday – Thursday and on Friday they perform for their family members. For *Music Man* (Sept 28-29, Oct 5-6) they had 50 people audition. They had 63 people audition for *Elf, the Musical Jr*. (Nov 24-25, Dec 1-2). Future performances include *Almost Maine* (Jan 26-27, Feb 2-3); *12 Angry Men* (Apr 6-7, Apr 13-14); and *The Producers* (Jun 15-16, Jun 22-23). Tickets can be purchased at the door (\$12 - \$15) at the Community

Auditorium at the Cadillac High School. Or tickets are available ahead of the event at Brinks, Peebles, UPS Stores, Majestic Hair Design (\$10 - \$12). Membership fees are \$20 individual, \$30 for a family and \$5 for students. http://www.cadillacfootliters.com/

Friends of the Library – Rosemary and Vickie passed out flyers for three upcoming events: Grant Writing Program with Mary Gillett on 9/30; Iphone/Ipad Tricks and Tips on 11/4; "Early Japanese Immigration: A Local Connection" presentation by Dr. Iseri on 11/18. FOL has on-going books sales at the Library and is collecting receipts from Family Fare and other Spartan stores (receptacle at the Library). Members are invited to keep the FOL up to date on their events to include in their newsletter. Email information to Rosemary.

Cadillac String Association – Not represented tonight.

Philharmonic Club – Not represented tonight.

7. Committee Reports:

- a) Education Report Vickie reported that Matthew Ball Boogie Woogie Kid will play 2 performances at Mackinaw Trail on Friday September 29, prelude to the UpNorth Arts fundraiser later that night. Cost to CAC \$700. Matthew agreed to add on UNA event for an additional \$300, who are also providing lodging for him. TV 9&10 is doing an interview segment with him mention both CAC and UNA. Vickie is working with Matt Brown the new MT principal.
- b) Grants CAC grants were passed out to members, due on November 30 (not postmarked).
 - a. Bob noted that he was not given a copy of the CAC by-laws when he became a representative member of the CAC and was not aware of the rule about a group's attendance at CAC meetings affecting the percentage of a CAC grant that a group would be eligible for. He also noted that new members are not "welcomed" at their first meeting. No recognition that a new member has joined the group.
- c) **Publicity** –Nothing to report at this time.
- d) Festival –Kurt reported that the first meeting will be on November 13 at Linda's home at 1002 Sunset.
- 8. New Business: See update on UpNorth Arts, Inc above with member reports
- 9. Old Business:
 - **a.** Chris reported there was a good representation of members at the City Wide Clean-up on May 6 (the 1st Saturday in May). Members should remember for next year.
 - b. Need to replace Vicki Long with a new Member at Large
 - **c.** Chris noted she needs to get off of CAC as she will be beyond the allowed membership terms.

Adjournment: Meeting Adjourned at 8:21pm **Next meeting:** Working council – as needed

Full council/Next meeting – January 22, 2018 at UpNorth Arts, Inc.

April 23, 2018 at UpNorth Arts, Inc.

September 24, 2018 at UpNorth Arts, Inc.

Minutes submitted by Rosemary Rokita 11/12/17

Cadillac Arts Council Member List 2017

Member Group	Representative	Email
Clam Lake Band	Mike Smith	mcs_cadillac@earthlink.net
Cadillac Philharmonic	Ruthann Fuentes	ruthannfue@charter.net
Friends of the Library (FOL)	Rosemary Rokita	rokitaro55@gmail.com
Cadillac Area Artists' Assoc. (CAAA)	Sue Parker	dirtydredger@me.com
Gopherwood Concerts	Paul Brown	pnbrown@charter.net
Footliters	Laura Porter	goodluckcharm62@yahoo.com
Cadillac Community Chorus	Nancy Hellowell	hellowellnk@gmail.com
Cadillac Symphony Orchestra	Bob MacCord	rpmac55@yahoo.com
Cadillac Garden Club	Bonnie Kolarevic	bkolarevic6610@gmail.com
Cadillac String Association	Bryce Ropp	bryceropp@gmail.com
UpNorth Arts	Chris Fisher	clf4455@hotmail.com

MEMBERS AT LARGE

Name	Name Title (if Date term began* Email				
Name	Title (if officer)	Date term began*		Email	
Chris Fisher	President /UNA		1/2016 Pres	clf4455@hotmail.com	
Vickie Essenmacher	Vice President	4/2013 MAL	1/2016 VP	vessenmacher@gmail.com	
Rosemary Rokita	Secretary/FOL		1/2017 Secy	rokitaro55@gmail.com	
Lois Durham	Treasurer	1/2014 MAL	1/2016 Trsr	durhamlois@gmail.com	
Linda Anderson		1/2017		jalanderson68@gmail.com	
Kurtis Baney		4/2016		Kmbaney@gmail.com	
Bobbie Brown		1/2014		bbrownsmile@charter.net	
Mollie Frier		1/2014		smollfri@yahoo.com	
Renee Roda		4/2016		redc@wmis.net	
Jim Smith		1/2013		jms011@sbcglobal.net	

^{*}Officers – 1 year terms / 5 consecutive term maximum MAL members - 3 year terms / 9 consecutive years maximum

Standing Committees:

Kurt Baney	Arts Festival (Chair) 2017	kmbaney@gmail.com
Vickie Essenmacher	Education (Chair) 2017	vessenmacher@charter.net
Lois Dunham	Budget (Chair) 2017	durhamlois@gmail.com
Paul Brown	Nominating (Chair) 2017	pnbrown@charter.net



Cadillac Arts Council

Meeting Minutes Monday, January 22, 2018

<u>Members Present</u>: Linda Anderson, MAL; Kurt Baney, MAL; Paul Brown, Gopherwood; Lois Durham, MAL/Treasurer; Vickie Essenmacher, MAL/Vice-President; Chris Fisher, MAL/President; Ruthann Fuentes, Cadillac Philharmonic; Bonnie Kolarevic, Garden Club; Bob MacCord, Cadillac Area Symphony; Jo Tibbits (covering for Sue Parker) Cadillac Area Artists Assn.; Jen Neff (covering for Laura Porter), Footliters; Rosemary Rokita, Friends of the Library/CAC Secretary; Jim Smith, MAL; Mike Smith, Clam Lake Band.

<u>Members Absent:</u> Bobbie Brown, MAL; Mollie Frier, MAL; Renee Roda, MAL; Bryce Ropp, Cadillac String Assoc.; Nancy Hellowell, Community Chorus.

Members of the Public in attendance: Marty Scarbrough; Bev Rowland, Cadillac Philharmonic Club

- 1. **Meeting called to order** at 7:00 p.m. by President, Chris Fisher.
- 2. **Introductions**: Members and public introduced themselves.

3. Treasurer's report:

Lois presented the ledger. Confirmed there is \$3,442.45 in the checking account. When the UpNorth Arts Center opened their own checking account, CAC checks were made to the UpNorth Arts Center in the amount of \$2,684.83 and\$10,000 as previously discussed and approved. Lois explained that Madison House was the booking agent for the Accidentals who performed at the Arts Festival. Bob M motioned to accept the Treasurer's report. Kurt B seconded. Motion approved.

The budget was reviewed. Lois and Chris explained that the City of Cadillac gives the CAC \$10,500 annually, the same amount for approximately the last 20 years. There was discussion as to whether the City should be approached for a possible increase in funding. Also mention if Wexford County should be approached for possible funding. Mention of a Recreation Plan and if that would provide any funding for the Arts. The CAC does not pay for the entire cost of the Arts Festival in July. CAC is budgeting \$5360 and the Cadillac Area Artists Association (CAAA) contributes approximately the same. Vickie pointed out that in the CAC by-laws, the budget is to be approved by January 15. Chris suggested that at April's meeting, that the by-laws are reviewed, under new business. Jim S motioned to accept the Budget as is, Vickie E seconded. Motion approved.

4. **Secretary's report:** Rosemary passed out September minutes (previously sent to members via email). She pointed out that the minutes passed out have a revision that includes the dates that officers and MAL members originally took their offices. Thanks to Vickie E who researched these dates from past minutes. Bob M motioned to accept with revision, Kurt B seconded. Motion approved.

5. Member Group Reports:

Friends of the Library – Rosemary reported that they had a great attendance for Dr. George's presentation on the Civil War. Good pre-event coverage in the Cadillac News prior. A used book sale as part of the North American Snow Fest will take place February 1-3. Vickie made reminder of FOL collecting receipts from Family Fare and other Spartan stores (receptacle at the Library). Members are invited to keep the FOL up to date on their events to include in their newsletter. Email information to Rosemary.

Garden Club –Bonnie reminded everyone that the City-wide clean up will take place the first Saturday in May. Paul noted that the CAC members groups are expected to participate in this clean-up as part of their association with the City of Cadillac funding and support.

Gopherwood –Paul passed out flyers of the remaining concerts coming up through May. Including Olivia Manville & the Aquatic Troupe, Joshua Davis (house concert), Made in Michigan Fundraiser, Luke Winslow King, Jen Sygit (house concert). Made in Michigan Fundraiser/Silent Auction will benefit Gopherwood and Club Cadillac. Gopherwood have recently started to identify annually another organization in town to share the funds raised at this event. Most events at the Elks (3rd floor) unless otherwise noted. Most concerts (unless otherwise noted) are \$15/in advance, \$18 at door. \$7 for students (age13-18), \$9 at door. Under 12 with adult, free. Tickets at Toy Town; After 26 Depot Cafe; on-line at My North Tickets or by phone 800-836-0717. webpages.charter.net/pnbrown/gopherwood.htm

Philharmonic Club — Ruthann reported that on February 5 the Patriots choral group will perform at Zion Lutheran church at 12:30. The Philharmonic will participate on a future date at Chico's Give Back Tuesday where they will receive 10-15% of sales. On May 17 the group will have a fundraiser. They will go to Gwen Frostic studio and Alpaca Farm Boutique in Benzonia and lunch at Tomato at Crystal Mountain with time for a walk in the Art Park. The cost is \$60 and includes bus transportation from Cadillac. Call Ruthann for more information 231-779-3959. www.facebook.com/CadillacPhilharmonicClub/

Cadillac Footliters / Junior Players — Deb reported that they have a play beginning this weekend - *Almost Maine* (Jan 26-27, Feb 2-3); *12 Angry Men* (Apr 6-7, Apr 13-14); and *The Producers* (Jun 15-16, Jun 22-23). Tickets can be purchased at the door (\$12 - \$15) at the Community Auditorium at the Cadillac High School. Or tickets are available ahead of the event at Brinks, Peebles, UPS Stores, Majestic Hair Design (\$10 - \$12). Membership fees are \$20 individual, \$30 for a family and \$5 for students. www.cadillacfootliters.com/

Cadillac Area Symphony Orchestra – Bob reported that they have 40-50 members. Rehearsals will begin on 2/20/18 at the CAPS Senior High Band Room 7-9pm. In keeping with the *Locally Grown Series* the Orchestra will be performing on Sunday, April 29 at 3pm with the Cadillac Landing Dance Company under Lindsey Rumohr and Choreographer Tiffany Rice. Pieces that will be performed include but are not limited to: Nabucco – (Overture) composed by Verdi; selections from Swan Lake (Tchaikovsky); City Trees (Markowski), Strange Humors (Mackey), Under the Rug (Mackey). Also performing will be mezzo-soprano Kaitlyn Adams singing Hallelujah (Hurley). cadillacsymphony.org/calendar/

Clam Lake Band – Mike reported the band is in their 42nd year and are led by Music Directors Zach and Chelsea VanderGraff, continuing their goals of "excellent musicianship, increased membership and quality concerts for our community's enjoyment." Their first practice is scheduled for May 14 and will continue Monday evening thru June with 2 hour practices (7-9pm) in the Cadillac Junior High Band Room. Everyone is welcome to join. The band will play every Monday beginning July 2 thru August 13, plus the Arts Festival on July 21.

Cadillac Area Artists Association – Jo reported they will participate in the Women's Wellness Expo on February 24, 11a-4p. http://www.cadillacareaymca.org/womens-wellness-expo/. They will offer free Kids Art Activities in the multi-purpose room and Teen Center. Arts and drawing stations will be available for all ages 2.5 to 12 years of age. It will be a fun and interactive place for youth and adults to hang out. In March they will have Marcy Carrara teaching the Basics of Painting. The CAAA has a \$10 membership fee

to join and take part in events/monthly meetings. <u>cadillacartists.org/.</u> In **August** they will sponsor a joint venture with UpNorth Arts – a four day water color class with Helga Flowers.

UpNorth Arts – Chris reported they plan to have regularly scheduled classes in water color, fused glass, writers' group. The Irish dancers are practicing upstairs. They are working with the seniors. The Cadillac Wexford Library plans to start a Saturday Children's Art class/program. Photography class is planned for February 7. The calendar is not up to date on their website. They are looking for teacher applications, especially for music. The Gift Shop hours are Monday and Thursday 4-7pm and Tuesday, Wednesday and Saturday 10am – 1pm. www.facebook.com/upnorthartsinc/

Cadillac Community Chorus – Not represented tonight. www.facebook.com/CadillacCommunityChorus/

Cadillac String Association – Not represented tonight. cadillacstrings.org/

6. Committee Reports:

- a) **Grants** A list was passed out that showed the money awarded each member group that requested funding. Vicki explained that the Grant committee came up with a formula. Everyone was give 60% of what they requested. For every meeting (3 annually) that a member group missed, their award was reduced by 1/3 as instructed in the by-laws.
- b) **Publicity** After discussion it was determined that the Publicity committee was primarily responsible for the Arts Festival and that Kurt would also be the chair for this committee.
- c) **Festival** –Kurt reported that this is the 50th year for the festival. The group has already met 4-5 times with more meetings to come. They have discussed increasing family activities, including: chalk art; having pianos scattered in public areas around the city, painted up attractively, for people to play spontaneously as well as planned events; traveling entertainers (i.e. clowns, magicians, musicians) moving among the crowd. Cindy Foley is designing a t-shirt.

 www.facebook.com/CadillacFestivalOfTheArts/
- d) **Education** There are plans to bring Martina Hahn, artist, to Cadillac fall of 2018. Vickie E is working with the Mackinaw Trail for 2 performances and then a FOL public performance that night but it would seem that there are many groups that would be interested in Martina.
- e) **Nomination:** Kurt brought forth the slate, which included: President Paul Brown; Vice President Vickie Essenmacher; Treasurer Lois Durham; Secretary Rosemary Rokita.

7. New Business:

Officer Elections: Kurt B. motioned that the slate of officers be approved. Vickie E seconded. Motion approved. Paul spoke briefly about the need for members of various member groups to be more involved in the CAC and to take turns in representing their member group. Chris thanked everyone for all the work they have done as members of their own organizations and the CAC.

8. Old Business:

Adjournment: Meeting Adjourned at 8:07pm

Next meeting: Working council – as needed

Full council/Next meeting – April 23, 2018 and September 24, 2018 at UpNorth Arts, Inc.

Minutes submitted by Rosemary Rokita 2/18/18

Cadillac Arts Council Member List 2018

Member Group	Representative	Email
Clam Lake Band	Mike Smith	mcs_cadillac@earthlink.net
Cadillac Philharmonic	Ruthann Fuentes	ruthannfue@charter.net
Friends of the Library (FOL)	Rosemary Rokita	rokitaro55@gmail.com
Cadillac Area Artists' Assoc. (CAAA)	Sue Parker	dirtydredger@me.com
Gopherwood Concerts	Paul Brown	pnbrown@charter.net
Footliters	Laura Porter	goodluckcharm62@yahoo.com
Cadillac Community Chorus	Nancy Hellowell	hellowellnk@gmail.com
Cadillac Symphony Orchestra	Bob MacCord	rpmac55@yahoo.com
Cadillac Garden Club	Bonnie Kolarevic	bkolarevic6610@gmail.com
Cadillac String Association	Bryce Ropp	bryceropp@gmail.com
UpNorth Arts	Chris Fisher	clf4455@hotmail.com

MEMBERS AT LARGE

Name	Title	Date term began*		Email
	(if officer)			
Paul Brown	President		1/2018 Pres	pnbrown@charter.net
	/Gopherwood			
Vickie Essenmacher	Vice President	4/2013 MAL	1/2016 VP	vessenmacher@gmail.com
Rosemary Rokita	Secretary/FOL		1/2017 Secy	rokitaro55@gmail.com
Lois Durham	Treasurer	1/2014 MAL	1/2016 Trsr	durhamlois@gmail.com
Linda Anderson		1/2017		jalanderson68@gmail.com
Kurtis Baney		4/2016		Kmbaney@gmail.com
Bobbie Brown		1/2014		bbrownsmile@charter.net
Mollie Frier		1/2014		smollfri@yahoo.com
Renee Roda		4/2016		redc@wmis.net
Jim Smith		1/2013		jms011@sbcglobal.net

^{*}Officers – 1 year terms / 5 consecutive term maximum MAL members - 3 year terms / 9 consecutive years maximum

Standing Committees:

Starianing Committeess		
Kurt Baney	Arts Festival (Chair) 2017	kmbaney@gmail.com
Vickie Essenmacher	Education (Chair) 2017	vessenmacher@charter.net
Lois Dunham	Budget (Chair) 2017	durhamlois@gmail.com
Paul Brown Nominating (Chair) 2017		pnbrown@charter.net



MEETING MINUTES Cadillac Zoning Board of Appeals 5:30 P.M. December 21, 2017

CONVENE MEETING

Chairperson Nichols called to order a meeting of the Cadillac Zoning Board of Appeals at 5:38 p.m. on December 21, 2017.

ROLL CALL

MEMBERS PRESENT: Allen, Bontrager, Nichols, Ault, Paveglio, Genzink

MEMBER ABSENT: Walkley, Engels

STAFF PRESENT: Coy

APPROVAL OF MEETING AGENDA

Motion by Paveglio to approve the December 21, 2017 agenda. Supported by Ault. The motion was unanimously approved on a roll call vote.

APPROVE THE APRIL 20, 2017 MEETING MINUTES

Coy spoke and said that he started preparing the meeting minutes from April 20, 2017 the day following the meeting in April recognizing at the time that this board does not always meet monthly. He believes the minutes from April 20th to be very accurate.

Motion by Bontrager to approve the April 20, 2017 meeting minutes as presented. Support by Allen. The motion was unanimously approved on a roll call vote.

VARIANCE APPLICATION FROM

Lakeside Development Co. LLC 1027 Charlotte N.W. Grand Rapids, MI 49504

Re: 301 N. Lake Street apartments and condominiums

Mr. Leo Schaut who represents Lakeside Development was not in attendance. Coy spoke with Mr. Schaut who lives in Grand Rapids earlier in the week.

SITE AND ZONING

The property site is described as; UNIT 205 301 LAKE STREET CONDOMINIUM L587 P1304, CITY OF CADILLAC (Tax Identification Number 10-032-00-205-00) As noted, the common address is 301 N. Lake Street, Cadillac, MI

Nichols turned the meeting over to staff.

Coy spoke and said the applicant is asking for a variance from the Zoning Ordinance on the parking space requirement for apartments and condominiums which is two parking spaces per unit (Section 46-659). Lakeside Development has added two one bedroom apartments. They did this by splitting two of the three bedroom apartments into four apartments. The total number of units at 301 N. Lake Street is now 24 and the ordinance requires 48 parking spaces. The complex currently has 42 parking spaces including the garages. Coy using a power point showed pictures of the complex and its parking lot looking west.

Coy mentioned the letter written by the applicant Leo Schaut that was with the Variance Application and also a letter with site drawings written by the applicant's attorney Andrew C. Vredenburg with Foster Swift Collins in Grand Rapids. The letter from Mr. Vredenburg explains the way the two additional units will be added and the letter from Mr. Schaut explains the current parking and the number of excess parking spaces he feels they already have. Coy said he has counted unused parking spaces between the hours of 8:00am and 5:30pm a number of times since the application was filed. During the daytime normal working hours there have always been in excess of 14 parking spaces available.

Coy talked about this development having been approved by the Planning Commission (PC) as a six story condominium complex in April of 2003. The minutes from that April meeting explain that there would be parking underneath the building at ground level. The minutes also mention prior Zoning Board (ZBA) approval for the building to be 80 feet high in this B-1 Zoned District. The ZBA approval was requested versus going for a rezoning to a B-2 District which allows buildings up to 80 feet in height. In the PC motion for approval it also reads that "final plans shall be subject to review and approval by the zoning administrator". The finished project ended up being three stories and 48 feet in height with no parking underneath the condominiums.

Coy added that the site is located within the Downtown Development Authority (DDA) who has a parking program specifically for properties with deficient parking spaces.

Coy quoted the standard for granting a variance in Section 46-69(b)(2) from the City Code of Ordinances. "The Zoning Board of appeals may authorize a variance from the strict application of the provisions of the Zoning Ordinance where by reason of exceptional narrowness, shallowness, shape or area of a specific piece of property at the time of enactment of the Ordinance or by reason of exceptional conditions of such property, the strict application of the regulations enacted would result in peculiar or exceptional practical difficulties to, or exceptional undue hardship upon the owner of such property."

Coy said the shape of the parcel is unique which made designing the building and parking area challenging. There is no additional property on the site to expand parking.

Coy next went over the standards in Section 46-69(4) of the Code of Ordinances. The standards state that in consideration of a variance, the Zoning Board of Appeals shall first determine that the proposed variance will not result in conditions which:

Standard – The variance will not impair an adequate supply of light and air to adjacent property.

Finding – The requested variance is not anticipated to impair an adequate supply of light and air to adjacent properties.

Standard - The requested variance will not unreasonably increase congestion in public streets.

Finding – The variance request is not anticipated to impact traffic volumes.

Standard – The requested variance will not increase the danger of fire or endanger the public safety.

Finding – The requested variance is not anticipated to increase the danger of fire or endanger the public safety. Our Fire Department did a commercial rental inspection on December 12, 2017.

Standard – The requested variance will not unreasonably diminish or impair established property values within the surrounding area.

Finding – The requested variance is not anticipated to impair surrounding property values.

Standard – The requested variance will not impair the public health, safety, comfort, morals, or welfare of the inhabitants of the city.

Finding – The requested variance is not anticipated to impair the public health, safety, comfort, morals, or welfare of the inhabitants of the city.

Coy said that notification of the public hearing on this application was given via first-class mail to all property owners and residents within 300 feet of the subject site and a notice of the hearing was placed in the Cadillac News. These notices were provided not less than 15 days prior to the hearing date. The city has received no public comment on the proposed variance application. There was no one in attendance to speak for or against the variance application.

Coy concluded his presentation with "based on a finding of compliance or non-compliance with the standards of the ordinance, the Board shall approve, approve with conditions, or deny the variance application." Reasonable conditions may be attached to an approval in order to achieve compliance with the standards of the ordinance.

Coy asked if there were any questions. He also asked Nichols if he remembers this case coming before the ZBA in 2003? Nichols gave a history and said the plan for a six story building was scrapped because steel prices for the necessary structural pieces became to cost prohibitive. He added that the developers were granted a number of items in the variance approval besides the height.

Coy spoke and said that the way Harbor View Apartments gets around the two parking spaces per unit is that it's written in the leases that only one vehicle is allowed per apartment on site.

Coy also explained that the DDA handles parking deficiencies with apartments located above Mitchell Street businesses by having the property owners participate in the parking surcharge based on the number of parking spaces needed. These are possible ways the applicant may be able to solve the issue.

Ault said that years ago she rented an apartment downtown and used the public parking spaces as the property owner did not have available parking. Genzink said he felt having the owner write into some of the leases that only one parking space is available might be a good solution.

Paveglio asked Coy if the apartments have already been added. Coy said he believes the apartments are done and added that the Fire Marshall did an inspection of the apartment complex on December 12th. Paveglio added that the complex was compliant with its parking and now is non-compliant so he's not sure if a variance is the way to go about solving the problem.

Coy said that even though the Planning Commission in 2003 gave the Zoning Administrator the right to approve final plans he is not comfortable with this application because the final construction project is very different from what the PC discussed and approved. It went from a six story 80 foot tall building to a 48 foot high three story building. He added that this whole issue may be a non-issue if when the Code of Ordinances is updated and approved by City Council the parking standards are reduced. Other cities are reducing their parking space requirements for apartment complexes and box stores.

Paveglio said this is a situation the applicant caused themselves and he is reluctant to approve a variance when the applicant created the practical difficulty. Genzink said he's having difficulty with making a decision because they're not using all the available spaces now. Bontrager added that currently there is not an existing problem.

Paveglio reminded everyone that granting a variance is permanent. He added that the solution should be left up to the applicant/owner not the ZBA.

Genzink made a motion to approve the variance request allowing current parking with the condition that the applicant, Lakeside Development needs to submit a plan to the Zoning Administrator and Community Development Director explaining how they will handle parking deficiencies when it occurs in the future.

Support by Allen. The motion was unanimously approved on a roll call vote. Coy will write a letter to the applicant that will include a date for a parking deficiency plan to be submitted by.

PUBLIC COMMENTS - NONE

BOARD MEMBER COMMENTS – NONE

ADJOURN - Chairperson Nichols adjourned the meeting at 6:38 pm.



MEETING MINUTES CADILLAC PLANNING COMMISSION November 27, 2017 6:00 P.M.

CALL TO ORDER

Chairman Putvin called the meeting to order at 6:05 p.m.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

ROLL CALL

MEMBERS PRESENT: Fent, Filkins, Peterson, Schichtel, Putvin

STAFF PRESENT: Wallace, Coy, & Peccia

APPROVAL OF AGENDA

Motion by Filkins, supported by Fent to approve the November 27, 2017 meeting agenda. The motion unanimously was approved.

APPROVAL OF PLANNING COMMISSION MINUTES

Motion by Fent, supported by Peterson to approve the October 23, 2017 meeting minutes. The motion unanimously was approved.

PUBLIC HEARINGS

Public hearing on the application from Howard Wright for a Special Land Use (SLU) at 1216 Leeson Avenue to operate Wrights Customs & Body Shop at this location. The site is zoned I-1 Light Industrial.

Putvin turned the meeting over to Coy who prepared the staff report. He explained that Wright's business was located in Haring Township. He purchased this property on Leeson Avenue in August of 2017 believing that the zoning already allowed for an auto body shop. Section 46-491(1) from the City Code of Ordinances identifies "Auto engine and body repair, and undercoating shops when completely enclosed" are allowed in the I-1 district as a Special Land Use requiring Planning Commission approval. Using a power point presentation he showed pictures of the site and a neighboring industrial property that stores product outdoors. Coy explained that the neighboring properties are also zoned for industrial use.

Coy then went through the nine standards for approving a Special Land Use and explained that staff does not feel there are any findings that would make the proposed land use a problem. The site is a large piece of property and the building on site is of adequate size for the indoor work on vehicles. He also said that the painting operation would be regularly inspected by the Fire Marshal for fumes and other possible hazardous emissions.

Coy did recommend that if the commission approves the Special Land Use the word truck be included as Section 46-491(1) uses the word "auto" only. He also added that the public notice went in the newspaper and was mailed to neighboring property owners in accordance with the Michigan Zoning Enabling Act. There was no verbal or written correspondence received on this SLU application.

Putvin asked a question on the use of the word truck versus light truck as written in the staff report. Fent suggested the word "vehicle" may be a better description as this would allow the applicant to do body work on a variety of autos, trucks, and possibly farm tractors.

Fent also added that he believed the building may have been vacant for as long as 20 years and feels this would be a good use of the building and property. Schichtel agreed. Putvin opened the floor for public comment and there was none. Putvin closed public hearing.

Motion by Peterson to approve the Special Land Use permit for Wrights Customs & Body Shop for "Vehicle engine and body repair, and undercoating shops when completely enclosed" in a building. Support by Filkins. On a roll call vote the motion passed unanimously.

Public hearing on the application from William Goodwill for a Special Land Use (SLU) at 305 Seneca Place for approval as a two-family residential property in an existing building. The site is zoned R-3 One-Family Residential.

Putvin turned the meeting over to Wallace. He stated that the property at 305 Seneca had been adjusted from a single family home to a two-unit dwelling to address a family situation and was not intended as an ongoing two-unit use. The property is now going to be sold and the owner wishes to clarify what use would be allowed.

Wallace reviewed the general standards for approving a Special Land Use, as well as specific standards that must be met related to two-family and multiple family use requests including lot size, lot coverage, and minimum square footage standards. There must be two parking spaces per unit with clear ingress and egress and these spaces cannot be developed in the required front yard or side yard setback. In addition, two-family uses in single-family zones shall not be within three times the required lot width of the underlying zoning of each other (150' in this case). All standards are met.

In response to the public notice being mailed to neighboring property owners in accordance with the Michigan Zoning Enabling Act, two letters were received. One letter acknowledged that they did not see how things would change as there have been two separate families living there. The other letter stated the opinion that it would set a bad precedent to formally establish a two-family use in a single-family neighborhood.

Wallace reviewed staff recommendations if the Board felt inclined to consider approval of the request, which included a 10' x 20' parking pad, garden shed for the secondary dwelling, yard area use, as well as requirements for any future rental units.

Putvin asked if there were any other rentals around the subject property. A review of the rental registrations did not identify any multi-family rentals within 150'. Putvin asked about the 10' x 20' parking pad; what surface type? Wallace said that would be up to the discretion of the Planning Board. There were no further questions for staff.

Applicant William Goodwill was present to answer any questions. Fent mentioned the prior existence of boats/cars up on blocks at this site. Mr. Goodwill said the lease agreement would be specific to prohibit this; no motor homes, no boats. There were no further questions for Mr. Goodwill.

Peccia commented that should the Planning Commission consider this application request favorably, it would put a freeze on additional multi-family rental developments in this area (150' radius).

Putvin opened the floor for public comment and there was none. Putvin closed public hearing.

Board further discussed storage shed location (required to be in rear or side yard), restriction for no further lot splits for this property, 10' x 20' parking space, and timeframe for achieving compliance with conditions.

Motion by Filkins to recommend the approval of the Special Land Use request by Mr. Goodwill to have a duplex unit at 305 Seneca Place subject to the following conditions:

- 1. That a 10' x 20' parking stall be added off the south side of the main driveway, to be paved within one year.
- 2. That a garden shed be provided for the secondary dwelling unit to have a minimum of 64 square feet and to be installed within one year.
- 3. That the yard area to the south of the dwelling units be usable by the occupants of both dwelling units
- 4. That any of the units to be rented be registered with the city's rental inspection program.
- 5. That the unit be inspected by the city's fire department to assure that the units meet all applicable separation requirements between the units.
- 6. That no further lot subdivision take place for this property.

Motion seconded by Fent and passed unanimously on a roll call vote.

A written approval will be sent to Mr. Goodwill.

NEW BUSINESS

Vacation of James E. Potvin Street in the Potvin Industrial Park

This item is the consideration of the vacation of the James E. Potvin Street, currently a paper street (not yet constructed). Planning Board consideration would come in the form of a recommendation that will be forwarded to the City Council for their meeting on December 18,

2017. Piranha Hose Products is looking at acquiring about 30 acres of available property across the street from their current facility to create a campus feel for their development. Lot 9 is essentially 40-50% tied up in wetlands, so the area that was set up for the James E. Potvin Street is important in making everything work in terms of parking and circulation. The City does not incur any risk to repair the parking or circulation aisles should they ever be damaged due to utility maintenance as there is a storm drain located in the right-of-way.

Fent made a motion for a recommendation to City Council that James E. Putvin Street be vacated to allow Piranha Hose Products to implement their plan. Motion seconded by Schichtel and passed unanimously on a roll call vote.

OLD BUSINESS – None.

BOARD MEMBER COMMENTS Schichtel commented on the wonderful Christmas in the Park.

COMMUNICATIONS – None.

PUBLIC COMMENTS - None

OTHER BUSINESS - None

ADJOURN – There being no additional business, Putvin adjourned the meeting at 7:25 p.m.



SPECIAL MEETING MINUTES CADILLAC PLANNING COMMISSION February 12, 2018 at 6:00 P.M.

CALL TO ORDER

Chairman Putvin called the meeting to order at 6:00 p.m.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

ROLL CALL

MEMBERS PRESENT: Baumann, Bunce, Fent, Filkins, Gregg, Smith, Putvin

STAFF PRESENT: Wallace, Peccia

Putvin stated that there had not been a Planning Commission meeting in December, 2017 or January 2018.

APPROVAL OF AGENDA

Motion by Filkins, supported by Smith to approve the February 12, 2018 meeting agenda. The motion unanimously was approved.

APPROVAL OF PLANNING COMMISSION MINUTES

Motion by Filkins, supported by Putvin to approve the November 27, 2017 meeting minutes. The motion unanimously was approved.

NEW BUSINESS – Request for mixed PUD less than 20 acres (Oleson block downtown).

Peccia introduced this item. He recalled for the Board the process that was involved in establishing the language to create a new section of code that ultimately the City Council did ratify and approve by ordinance. That section of code is referred to as the Mixed Use Planned Unit Development district (MPUD), which commonly provides for properties that are 20 acres in size to be appropriate for this section to be used. There is also a subsection that allows through an application process for properties smaller in size to use this section. Board members were given a letter from the developer that lists the benefits to the City as to why using this section of code would be appropriate. Staff does concur with the letter and believes that for this subject property, should there be a unified plan submitted, the MPUD process would be the appropriate process to use. There is no action before this commission tonight with respect to reviewing preliminary site plans or sketch plans. Peccia asked Mr. Wallace to further elaborate on the letter provided by the developer.

Wallace began by stating that the MPUD district was created originally with the Teri Dee project in mind. While it was anticipated that the areas that might take advantage of this were of a larger

nature requiring the 20 acres, it was also understood that there could potentially be some complicated, intensely developed smaller areas, so there was a waiver process written into the MPUD district. The waiver process requires the Planning Commission to make a recommendation to the City Council that the eligibility requirements are met and that the reasons submitted for waiving that size for the MPUD district are accepted. A developer or group of developers must submit a sketch plan showing singly or together that they have unified control of the property, which can then be submitted under the MPUD process. It is a two-step process requiring both a sketch plan submittal and then a final site plan submittal. At both levels it requires both the Planning Commission and City Council to take action if we go through with the MPUD planning process.

Wallace read from the letter submitted by Robb Munger which points out the benefits to the City in waiving the requirement of the 20 acres, and points to which staff concurs.

Briefly, re-establishing a new zero or near zero lot line block face along Mitchell Street would provide visual interest very close to the pedestrian network in the downtown. This project would increase building density, including much needed housing development, the need for which is seen in a recent housing study conducted by the Alliance for Economic Success. This project will be designed in keeping with modern form-based principles of development, allowing greater building heights on corners, adding value and visual interest in the downtown corridor. This project will create a large increase in tax increment revenue which can be used to pay for the public infrastructure portions of this project.

The scale and investment level of this project is large enough to attract grant funds from the Michigan Economic Development Corporation (MEDC). Staff has been in contact with Dan Leonard from the MEDC and they are very interested because of the progress we have made through Cadillac Commons. They have looked at the plan concepts for this property (Oleson Block) and within certain parameters from their side believe that it meets with their criteria for contributing funds to the project. This project has the potential to drive further private investment in downtown Cadillac much like our progress on the Cadillac Commons generated more private investment. We are beginning to get additional inquiries regarding development sites both in the downtown and near downtown as a result of all this activity.

Peccia added that the City is well immersed in the State of Michigan Redevelopment Ready certification program which is designed for municipalities large and small to go through to essentially create a streamlined way of working with developers. Going through the MPUD avenue helps us in the eyes of the MEDC, which is the corporation running the redevelopment program, because this is an initiative that the program encourages municipalities to use. Wallace stated in the near future we are going to be required to submit two or three sites to the MDEC and since there is such strong interest at this time in this project, it would most likely be one of the leading candidates to be submitted to meet the redevelopment ready community criteria.

Filkins asked about Shelby Street. Wallace said the street could function as a through street either as a public street or private street. The concepts that staff has seen for the most part seem to view that street as an important through movement. It looks like they see the merit in keeping the street open.

The question was asked if there was a public policy reason for stipulating 20 acres? Wallace said some of the leading sites that were being looked at may have been interchange areas and those parcels tend to be of a larger nature.

Fent asked how many developers the commission would be dealing with, and would they get a site plan. Peccia stated it could be one developer or a group, but a single plan would be submitted by developer(s) showing unified control of the property.

The clock tower was mentioned. It is currently located on private property, with an easement allowing its placement, but relocation to the new Trailhead is being discussed.

Peccia clarified that we are only talking about the lot that has been presented to the commission tonight (Oleson Block).

Baumann made a motion that the Planning Commission recommends to the City Council that they waive the 20 acre requirement to take advantage of the MPUD district for the site as submitted under the provision that the developer or developers who submit do so with unified control of the property and have the ability to submit one unified plan through the MPUD process. Motion seconded by Gregg. Unanimously approved on role call vote.

OLD BUSINESS – None.

BOARD MEMBER COMMENTS Fent asked if the vacation of James E. Potvin Street had passed at Council level. Filkins and Peccia answered that it had been approved by Council.

COMMUNICATIONS – None.

PUBLIC COMMENTS - None

<u>OTHER BUSINESS</u> - Putvin announced that there is another commission meeting this month (February 26, 2018). He also asked that staff get a card for Joe Schichtel, who has resigned from the Commission due to health reasons.

ADJOURN – There being no additional business, Putvin adjourned the meeting at 6:44 p.m.

Minutes Downtown Development Authority (DDA) Business Improvement District (BID) Board

Regular Meeting January 31, 2018

A regular meeting of the Cadillac Downtown Development Authority (DDA) and Business Improvement District (BID) Board was held on Wednesday, January 31, 2018 in the Municipal Complex Conference room, 200 N. Lake St., Cadillac, Michigan.

MEMBERS PRESENT: Barnes, Bosscher, Coffey, Crawley, Huckle, LeVand, Peccia, C. Schultz

STAFF PRESENT: Payne, Wallace, Coy, Cornell

CALL TO ORDER Meeting was called to order by Chairman LeVand at 7:30 a.m.

MINUTES/REPORTS

Motion by Coffey, seconded by Bosscher to approve the minutes of the December 13, 2017 meeting. Motion passed unanimously.

Peccia presented the Treasurer's Report. Motion by Coffey, seconded by Barnes to approve the report. Motion passed unanimously.

COMMITTEE REPORT/UPDATES

Streetscape Committee – A meeting will be scheduled for February. A rep from a landscape architect firm will be invited to give a presentation on pavement/paver options with costs, design options, et cetera.

Parking Lot Committee – Committee met. One change made to overnight parking. There were four spaces added by the Baker College building, extending the existing bay to the north. The parking map has been updated and is on-line. LeVand said there are spaces in the Baker college lot that are to be for public parking. Signage was discussed as we do not want to lose sight of the fact that there are four public parking spaces in that lot.

Wayfinding Committee – Committee has not met, but Wallace has attended a meeting with a group that is interested in fostering ideas to improve Cadillac and there is a great deal of desire to look at signage as traffic enters the Cadillac area. Robb Munger offered to have some design concepts done and hopefully will have something available in a month or two for review.

There was a brief discussion on the possibility of having brown tourist attraction type signs along state highways that would identify Cadillac. Peccia stated it might be worth further investigation. Wallace stated this type of signage would need to qualify under the Uniform Manual of Traffic Control Devices.

OLD BUSINESS – Handicap parking behind Masonic building.

Wallace stated that at the last meeting the board reversed their position and there will be no conversion of more spaces to 2-hour parking. We will rescind the extra handicap space since observation by board members has shown that usually the handicap spaces are empty and, therefore, the need is not demonstrated. Motion by Huckle, seconded by Barnes to remove the newest sign and keep the original handicap space. Ayes: Barnes, Bosscher, Crawley, Huckle, LeVand, Peccia, C. Schultz. Nays: Coffey. Motion carried. Huckle said Mr. Hamilton (Masonic rep) needs to be notified before we do this. He further feels strongly that before we make decisions like this to make a change in the downtown, that we first contact and inform the business(s) that would be affected.

Redevelopment Ready Communities update – The Redevelopment Ready certification process consists of six core sections (Best Practices) with a total of 41 sections in which we need to be compliant; 40 of which we already do. There are further details and documentation required on some of the items. We are approximately 40% complete with the entire process. Peccia serves on a steering committee for this program and while Cadillac is not yet certified, we have met the standards and are engaged, and qualify for technical assistance grants and other funding initiatives.

Before going onto New Business, LeVand asked about information Wallace was going to bring to the Board regarding proposed route north/south through town that was discussed at the last meeting. Wallace is nearly finished with this and will try to have it ready for the next meeting.

NEW BUSINESS

Oleson Block update. Peccia and Wallace had gone to Birmingham where other participants included Robb Munger and the CEO of Michigan Community Capital (MCC), a private, non-profit organization that the State of Michigan partnered with Mr. Munger on the Oleson development project. MCC is going to take the leadership position for essentially the western half of the property and Mr. Munger will maintain the leadership role for the eastern half of the property. Both parties have signed off on their own private development agreement. Dean DeKryger will be the design build contractor. The State of Michigan Strategic Fund Board recently met and after receiving a presentation and testimony on the merits of the Oleson Block project, a \$3 million low interest loan was awarded to MCC. The MCC board will meet in approximately mid-February to green light the program. An application has been received by the City to have the MPUD code apply to this project.

Lakeside Produce flower basket proposal – Coy received an e-mail from Lakeside and they would like to do our baskets again this year at the same price as last year (\$59 per basket for 62 baskets). Wallace will contact Hope Network to see if there is any increase in their contract and will report this to the board at the next meeting. LeVand asked if 62 baskets included any for the Commons. Discussion on adding some along Elk Avenue to complement all the recent amenities. Huckle suggested talking to the businesses along there about contributing money for a basket. Motion by Huckle, seconded by Coffey to accept last year's contract with the addition of approving up to 70 baskets. Passed unanimously.

Discussion on expanding DDA district boundaries – Wallace said there have been interested parties looking at potential housing and commercial development opportunities. Some would be near the downtown just outside the DDA district boundaries. There is never a better time to add properties to a DDA district than when they are undeveloped because we capture the full value of the new construction in the tax increments to help fund the downtown improvements. Should we start evaluating this possibility?

LeVand asked that this be referred to the Administrative Committee and that a meeting be set up. The committee will then bring their recommendation to the full board.

Façade application – 119 S. Mitchell Street

An application was received late afternoon the day before this meeting. Freiberg Holdings is asking to be able to participate in our façade loan program for their restaurant project at 119 S. Mitchell Street. They have identified their cost and have lined up Fifth Third Bank. In the façade program, two bids are recommended, but not required. They would like to use their current contractor. They provided a quote from their contractor, Orshal Construction, in the amount of 51,550.00. Peccia said this would be a good opportunity for the DDA to get involved in helping a new business get up and running. It is a loan program, so the DDA will get the funding back. Motion by Barnes, supported by Coffey, to approve a low interest loan up to \$30,000. Passed unanimously. LeVand suggested that signage be included. Wallace will mention this to the Freibergs.

Wallace said he and Coy are working on an application to Healthy Communities for a \$15,000 grant to assist with the trailhead project and bike stands in the Commons area. We may find out in a week or two if we are successful in obtaining this grant.

COMMUNICATIONS/OTHER ITEMS –

Coy asked for letters of support from the DDA for the following: to DCA regarding decorating downtown light poles, to ZBA for new business at 838 N. Mitchell (Ace Hardware), and regarding grant being sought for twelve decorative bike stands. Motion by Huckle, seconded by Coffey to approve all three letters as requested. Motion passed unanimously.

Meeting adjourned at 8:57 a.m.