# CADILLAC LOFTS BROWNFIELD PLAN AMENDMENT



Cadillac City Council May 18, 2020

## AMENDMENT PURPOSE

 Initial public infrastructure needs to begin to coordinate with Cadillac Lofts

 Original Brownfield Plan includes match for CDBG, but CDBG funding is not currently an option.

 Increase budget for public infrastructure for reimbursement



## BROWNFIELD TAX INCREMENT FINANCING

- The increased taxes generated by additional private investment are captured and used to reimburse approved eligible activities over time.
- Taxes are only captured on Brownfield Eligible Property.
- Capture is limited to the amount spent on Brownfield Eligible Activities.

### WHAT IS ELIGIBLE PROPERTY?

- The property must be a "facility" with hazardous substances in the soil or groundwater at levels exceeding MDEQ criteria; or
- Blighted declared a public nuisance or has utilities disconnected; or
- Functionally obsolete no longer able to be used for its intended purpose; AND
- A brownfield plan must be approved by the brownfield authority and the governing body to become Eligible Property.







### WHAT ARE ELIGIBLE ACTIVITIES?

- Environmental Activities
  - Investigation: BEA
  - Protection: Due Care
  - Remediation: Additional Response
- Non-Environmental Activities
  - Lead and Asbestos Abatement
  - Demolition
  - Site Preparation
  - Infrastructure



### **CADILLAC LOFTS**

- Former Olesons store had been vacant for over 10 years.
- Michigan Community Capital, 501(c)(3) public charity developed for public-private partnerships for the "missing middle."
- Combines federal New Market Tax Credits, federal and state grants, private equity and financing to complete projects that do not private sector return requirements.
- Cadillac Lofts included a \$740,000 CDBG Grant,\$1.5 million MEDC Community Revitalization Grant, \$499,000 EGLE Brownfield Grant and \$267,140 Loan, Commercial Redevelopment Act and Neighborhood Enterprise Zone abatements.
- No developer fee, will likely not break even for first two years and projected annual Internal Rate of Return of below 2%



## **KEY FACTORS**

- The purpose of the amendment is to provide additional funding for public infrastructure improvements.
- Infrastructure improvements were part of the original project and Brownfield Plan.
- The original Brownfield Plan included only a match for CDBG grant that is currently not available.
- There is a need to initiate the first phase this spring/summer in conjunction with the completion of the first building
- The additional funding does not significantly extend the reimbursement timeline based on a recalculation of TIF revenues.
- The local tax capture (except ISD taxes) would go to the DDA and not to the City's General Fund and other taxing jurisdictions. Schools are held harmless.
- Brownfield capture includes State tax capture.
- Most all of the Private Eligible Activities have been funded by a CDBG grant and an EGLE grant.

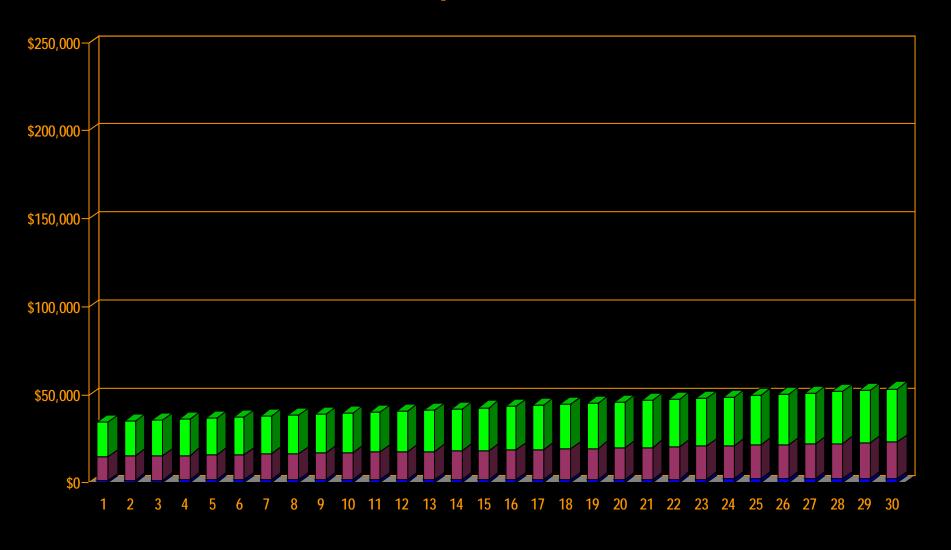
## **Environmental Eligible Activity Costs**

Eligible Activities		
Baseline Environmental Assessment		\$19,000
Phase I Environmental Site Assessment	\$2,000	
Phase II Environmental Site Assessment	\$15,000	
Baseline Environmental Assessment	\$2,000	
Due Care Activities		\$66,500
Due Care Assessment/Plan	\$9,000	
Due Care Measures (Soil Disposal, Vapor)	\$57,500	
Subtotal		\$85,000
Contingencies (15%)		<u>\$12,825</u>
Eligible Activities Subtotal		\$98,325
Interest (4% for 10 years)		<u>\$11,140</u>
Environmental Eligible Activities Total		<u>\$109,465</u>
Work Plan Development, Review, Implementation		<u>\$15,000</u>
Environmental Eligible Activities Total		\$124,465
Administrative and Operation Costs (Local Only)		\$20,000

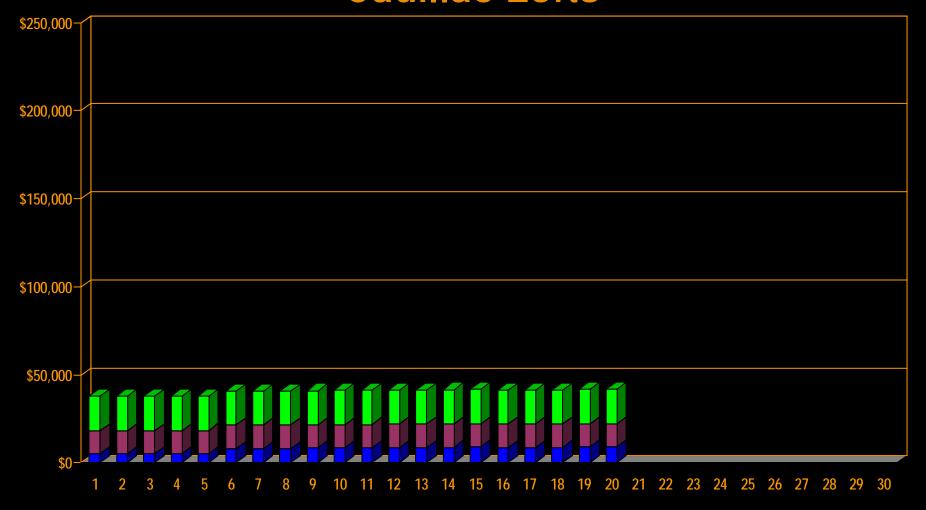
## Non-Environmental Eligible Activity Costs

Eligible Activities	Original Cost	Amended Cost	Difference
PRIVATE ELIGIBLE ACTIVIES			
Private Infrastructure – Stormwater	\$152,000	\$152,000	
Site Preparation	\$165,520	\$165,520	
Subtotal	\$317,770	\$317,770	
Contingency	<u>\$47,665</u>	<u>\$47,665</u>	
Subtotal	\$365,435	\$365,435	
Interest (4% for 10 years)	<u>\$85,120</u>	<u>\$85,120</u>	
Private Eligible Activities Total	\$450,555	\$450,555	
PUBLIC ELIGIBLE ACTIVITIES			
Road Improvements/Parking	\$300,000	\$875,000	\$575,000
Interest	\$69,800	\$189,785	\$119,985
Work Plan Development, Implementation	<u>\$20,000</u>	<u>\$20,000</u>	
City Eligible Activity Total	\$389,800	\$1,084,785	\$694,985
MSF Eligible Activities Subtotal	\$840,355	\$1,535,340	\$694,985
Administrative and Operation Cost (Local Only)	\$30,000	\$30,000	

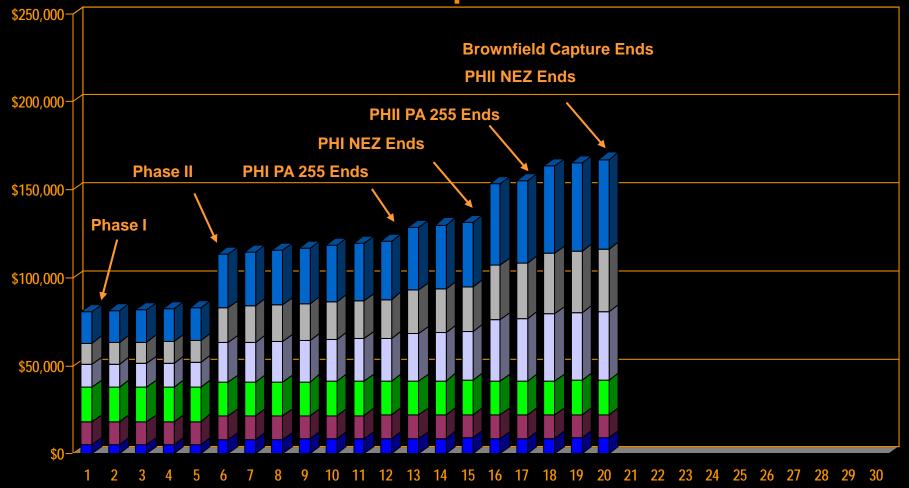
## No Improvement



# Initial Taxable Value Revenues Cadillac Lofts

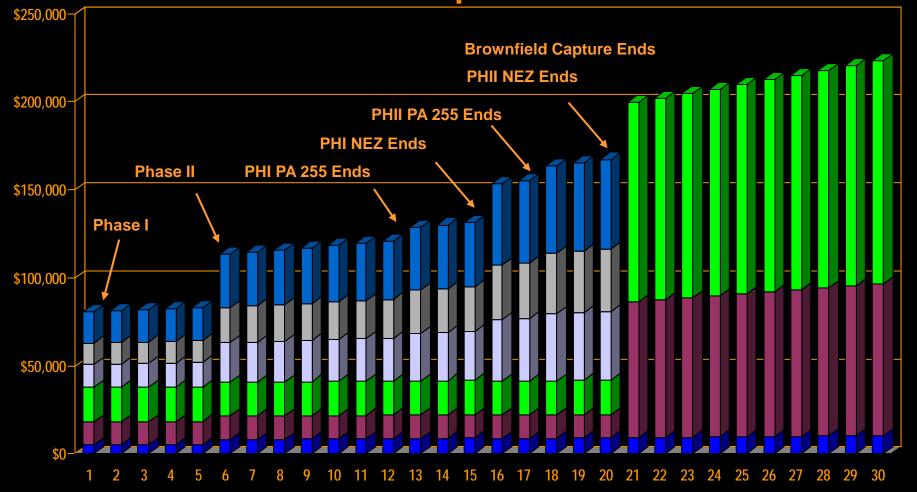


# Captured Taxes and Revenues Cadillac Lofts – Capture and Revenues



■ CAPS DEBT ■ STATE REVENUES ■ LOCAL REVENUES ■ CITY CAPTURE ■ OTHER LOCAL TOTAL ■ STATE CAPTURE

# Captured Taxes and Revenues Cadillac Lofts – Capture and Revenues



■ CAPS DEBT ■ STATE REVENUES ■ LOCAL REVENUES ■ CITY CAPTURE ■ OTHER LOCAL TOTAL ■ STATE CAPTURE

## BROWNFIELD SUMMARY

- Economic development projects have extraordinary costs (Eligible Activities) that affect financial viability.
- These costs can be paid from pending street bond proceeds, then reimbursed over time by the capture of increased property tax revenues resulting from additional private investment on the Brownfield Eligible Property. (Future budget amendment for project costs forthcoming)
- The capture is <u>only</u> on the Brownfield Eligible Property and <u>only</u> for the length of time to repay the actual Eligible Activity expenses.

## **BROWNFIELD SUMMARY Cont.**

- After Eligible Activity expenses are reimbursed, the revenue goes to the taxing jurisdictions.
- Schools are held harmless; debt millages are not captured
- Brownfield projects bring in significant State funding to support local economic development projects.

# CADILLAC LOFTS BROWNFIELD PLAN AMENDMENT



Cadillac City Council May 18, 2020



May 18, 2020 City Council Meeting Agenda 6 p.m. by Remote Electronic Participation 200 N. Lake St. – Cadillac, MI 49601

#### We support each other in serving our community

CALL TO ORDER 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 regular meeting held on May 4, 2020. Support Document III-A

#### IV. PUBLIC HEARINGS

- A. Public hearing to consider adoption of Resolution Approving Brownfield Plan Amendment for Cadillac Lofts.

  <u>Support Document IV-A</u>
- B. Public hearing to consider adoption of Ordinance to Amend Section 42-201 and 42-202(3) of Chapter 42 of the Cadillac City Code to Increase Water Rates. <u>Support Document IV-B</u>
- C. Public hearing to consider adoption of Ordinance to Amend Section 42-374 of Chapter 42 of the Cadillac City Code to Increase Sewer Rates. Support Document IV-C

#### **Cadillac City Council Agenda**

May 18, 2020 Page 2

> D. Public hearing to consider adoption of Ordinance Establishing General Appropriations Act for Fiscal Year 2021.
>  Support Document IV-D

#### V. APPOINTMENTS

- A. Recommendation regarding reappointment to the Cadillac-Wexford Transit Authority. Support Document V-A
- B. Recommendation regarding reappointment to the Brownfield Redevelopment Authority. Support Document V-B
- VI. CITY MANAGER'S REPORT
  - A. COVID-19 Update
- VII. PUBLIC COMMENTS

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

- VIII. GOOD OF THE ORDER
  - IX. 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



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#### **Cadillac City Council Agenda**

May 18, 2020 Page 2

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CALL TO ORDER MAYOR ROLL CALL SANDI

I. APPROVAL OF AGENDA

ACTION NEEDED – MAYOR REQUESTS MOTION TO APPROVE THE AGENDA AS PRESENTED – ROLL CALL

II. PUBLIC COMMENTS MAYOR

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

#### III. CONSENT AGENDA

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### ACTION NEEDED – MAYOR REQUESTS MOTION TO APPROVE THE CONSENT AGENDA AS PRESENTED – ROLL CALL

A. Minutes from the regular meeting held on May 4, 2020. Support Document III-A

#### IV. PUBLIC HEARINGS

A. Public hearing to consider adoption of Resolution Approving Brownfield Plan Amendment for Cadillac Lofts. Support Document IV-A

#### HOLD PUBLIC HEARING

ACTION NEEDED – MAYOR REQUESTS MOTION TO ADOPT THE RESOLUTION APPROVING BROWNFIELD PLAN AMENDMENT FOR CADILLAC LOFTS – ROLL CALL

B. Public hearing to consider adoption of Ordinance to Amend Section 42-201 and 42-202(3) of Chapter 42 of the Cadillac City Code to Increase Water Rates. Support Document IV-B

#### HOLD PUBLIC HEARING

ACTION NEEDED – MAYOR REQUESTS MOTION TO APPROVE THE RESOLUTION TO ADOPT ORDINANCE TO AMEND SECTION 42-201 AND 42-202(3) OF CHAPTER 42 OF THE CADILLAC CITY CODE TO INCREASE WATER RATES IN THE CITY OF CADILLAC 7.5% - ROLL CALL

C. Public hearing to consider adoption of Ordinance to Amend Section 42-374 of Chapter 42 of the Cadillac City Code to Increase Sewer Rates. <u>Support Document IV-C</u>

#### HOLD PUBLIC HEARING

ACTION NEEDED – MAYOR REQUESTS MOTION TO APPROVE THE RESOLUTION TO ADOPT ORDINANCE TO AMEND SECTION 42-374 OF CHAPTER 42 OF THE CADILLAC CITY CODE TO INCREASE SEWER RATES IN THE CITY OF CADILLAC 5% - ROLL CALL

D. Public hearing to consider adoption of Ordinance Establishing General Appropriations
 Act for Fiscal Year 2021.

 Support Document IV-D

#### HOLD PUBLIC HEARING

ACTION NEEDED – MAYOR REQUESTS MOTION TO APPROVE THE RESOLUTION TO ADOPT ORDINANCE ESTABLISHING GENERAL APPROPRIATIONS ACT FOR FISCAL YEAR 2021 – ROLL CALL

#### V. APPOINTMENTS

A. Recommendation regarding reappointment to the Cadillac-Wexford Transit Authority. Support Document V-A

ACTION NEEDED – MAYOR REQUESTS MOTION TO APPROVE THE REAPPOINTMENT OF MICHAEL HAYES TO THE CADILLAC-WEXFORD TRANSIT AUTHORITY FOR A 2-YEAR TERM TO EXPIRE ON JUNE 5, 2022 – ROLL CALL

#### Cadillac City Council Agenda

May 18, 2020 Page 3

B. Recommendation regarding reappointment to the Brownfield Redevelopment Authority. Support Document V-B

ACTION NEEDED – MAYOR REQUESTS MOTION TO APPROVE THE REAPPOINTMENT OF CARLA FILKINS TO THE BROWNFIELD REDEVELOPMENT AUTHORITY FOR A 3-YEAR TERM TO EXPIRE ON MAY 19, 2023 – ROLL CALL

VI. CITY MANAGER'S REPORT

A. COVID-19 Update

VII. PUBLIC COMMENTS MAYOR

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

VIII. GOOD OF THE ORDER MAYOR/COUNCIL/MARCUS

IX. ADJOURNMENT MAYOR

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#### **ACT 381 BROWNFIELD PLAN AMENDMENT APRIL 2020**

## CADILLAC LOFTS 201, 207 and 215 MITCHELL STREET and 208 EAST CASS STREET CADILLAC, MICHIGAN 49601

#### **Cadillac Brownfield Redevelopment Authority**

May 2020

Prepared by:

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Original Brownfield Plan Approval

Cadillac Brownfield Redevelopment Authority: March 18, 2019
Cadillac City Council: April 15, 2019

Brownfield Plan Amendment – May 2020

**Approved by Cadillac Brownfield** 

Redevelopment Authority: <u>March 16, 2020</u>

Public Hearing: <u>May 18, 2020</u>

**Approved by Cadillac** 

City Council: <u>May 18, 2020</u>

## Brownfield Plan Amendment Cadillac Lofts City of Cadillac, Wexford County, Michigan

#### **Table of Contents**

1.0 INTRODUCTION	3
1.1 Proposed Redevelopment and Future Use for Each Eligible Property	3
1.2 Eligible Property Information	4
1.3 Public Purpose	4
2.0 INFORMATION REQUIRED BY SECTION 13(2) OF THE STATUTE	5
2.1 Description of Project and Plan Costs	5
2.1 Summary of Eligible Activities	6
2.3 Estimate of Captured Taxable Value and Tax Increment Revenues	10
2.4 Method of Financing and Description of Advances Made by the Municipality	11
2.5 Maximum Amount of Note or Bond Indebtedness	
2.6 Beginning Date and Duration of Capture	12
2.7 Estimated Impact of Tax Increment Financing on Tax Revenues of Taxing Jurisdictions	12
2.8 Legal Description, Location, and Determination of Eligibility	13
2.9 Estimate of Number of Persons Residing on Eligible Property	14
2.10 Plan for Residential Relocation	
2.11 Provision of Costs of Relocation	15
2.12 Strategy to Comply with Relocation Assistance Act, 1972 PA 227	15
2.13 Other Material Required by the Authority or Governing Body Body	

#### **FIGURES**

- Figure 1.1 Eligible Property Location Map
- Figure 1.2 Downtown Location Map
- Figure 2.1 Eligible Property Boundaries
- Figure 2.2 Parcel Map

#### **TABLES**

- Table 1.1 Environmental Eligible Activities Costs and Schedule
- Table 1.2 Non-Environmental Eligible Activities Costs and Schedule
- Table 1.3 Local Only Eligible Activities Cost and Schedule
- Table 2.1 Annual Revenue and Brownfield Capture Estimates
- Table 2.2 Tax Increment Revenue Reimbursement Allocation Table
- Table 3. Impact on Tax Jurisdictions

#### **ATTACHMENTS**

Attachment A – Brownfield Plan Resolutions

Attachment B – Interlocal Agreement: Cadillac Brownfield Redevelopment Authority/Cadillac Downtown Development Authority

#### **Project Summary**

Cadillac Lofts, LLC has acquired the former Oleson's property in downtown Cadillac and is redeveloping the site into a mixed use commercial and residential property. The redevelopment of the 3.5-acre site includes the removal of two of the existing buildings for the Phase I building and removal of the remaining third building for the Phase II building. Each of the two buildings will have footprint of approximately 6,000, with the main floor commercial and the three upper floors with 42 residential apartments.

The City of Cadillac has secured a \$831,864 Community Development Block Grant (CDBG) on behalf of Cadillac Lofts for asbestos abatement, demolition, and site work and a \$499,000 Michigan Department of Environment, Great Lakes and Energy (EGLE) Brownfield Grant and a \$267,140 EGLE Brownfield Loan for environmental response activity and Phase II demolition.

This Brownfield Plan will provide incremental tax revenues to repay certain Eligible Activities under the EGLE Brownfield Loan, as well as additional site preparation and infrastructure costs that are not covered by either the CDBG grant or the EGLE Brownfield Grant or Loan. Reimbursement of these Brownfield Eligible Activity expenses are critical to the economic viability of the redevelopment. The purpose of this Amendment is to increase the Eligible Activity budget for Public Infrastructure Improvements, due to the lack of availability of CDBG funding.

Previous environmental investigations have identified the presence of contaminants in soil and groundwater exceeding EGLE Generic Cleanup Criteria on two of the four property parcels. As a result, these parcels are a Part 201 Facility and qualifies as Brownfield Eligible Property under Act 381, and the other two parcels qualify as Eligible Property as adjacent parcels.

Project Name: Cadillac Lofts

**Project Location:** The Eligible Property is comprised of four parcels located between Mitchell, Cass,

Shelby, and Chapin Streets in downtown Cadillac, Wexford County, Michigan; with the following addresses and Parcel Identification Numbers: 201 South Mitchell Street, 10-086-00-207-00; 207 South Mitchell Street, 10-086-00-198-00; 215 South Mitchell

Street, 10-086-00-196-00; and 208 E Cass Street, 10-086-00-280-00.

**After Project Obligation:** 

\$170,070

**Type of Eligible Property**: Part 201 Facility and Adjacent or Contiguous

Eligible Activities: Baseline Environmental Assessment Activities, Due Care Activities, Asbestos

Abatement, Demolition, Site Preparation, Infrastructure

Eligible Acti	vities	Environmental	Non-Environmental	TOTAL
Eligible Activities		\$98,325	\$1,240,435	\$1,338780
Interest		\$11,140	\$274,905	\$286,045
ELIGIBLE ACTIVITY SUBTOTAL		\$109,465	\$1,515,340	\$1,624,805
Brownfield Plan Development	t and Approval	\$10,000	\$15,000	\$25,000
<b>Brownfield Plan Implementat</b>	ion	\$5,000	\$10,000	\$15,000
TOTAL ELIGIBLE ACTIVITY		\$124,465	\$1,540,340	\$1,664,805
Administrative and Operating	Cost (Local Only)	\$20,000	\$30,000	\$50,000
Years to Complete	20 years for Local	Annual Tax Revenue		
Eligible Activities Payback:	and Stgte Capture;	Before Project:	\$32,080	
Estimated		Estimated Annual Ta	ıx	
Investment:	\$13,000,000	Revenue in First Yea	r	

#### **BROWNFIELD PLAN AMENDMENT**

### CADILLAC LOFTS CADILLAC, WEXFORD COUNTY, MICHIGAN

#### CADILLAC BROWNFIELD REDEVELOPMENT AUTHORITY

#### 1.0 INTRODUCTION

Act 381, P.A. 1996, as amended, was enacted to promote the revitalization, redevelopment and reuse of contaminated, tax reverted, blighted, functionally obsolete, or historically designated property through incentives adopted as part of a Brownfield Plan. The Brownfield Plan outlines the qualifications, costs, impacts, and incentives for the project.

The Brownfield Plan must be approved by the brownfield redevelopment authority established under Act 381 and the governing body of the authority's municipality in order to take effect. The Michigan Department of Environmental Quality must approve Environmental Eligible Activities and the Michigan Strategic Fund must approve Non-Environmental Eligible Activities for State tax capture. The City of Cadillac established the City of Cadillac Brownfield Redevelopment Authority under the procedures required under Act 381 on December 6, 1996, the first such Authority in the State of Michigan.

The Brownfield Plan describes the public purpose and qualifying factors for determining the site as an eligible property, the eligible activities and estimated costs, the impacts of tax increment financing, and other project factors. The purpose of this Amendment is to increase the Eligible Activity budget for Public Infrastructure Improvements, due to the lack of availability of CDBG funding.

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

The proposed redevelopment will be transformational for a major high-profile site in downtown Cadillac that is currently significantly underutilized. The project includes the development of two buildings, the first of which will include 6,000 net square feet and the second 6,500 net square feet of commercial retail space on the first floor and 42 residential units on the upper three floors, for a total of 12,500 square feet commercial/retail and 84 downtown residential units. Both buildings will have substantial sidewalk and patio space and improvements, as well as public space between the buildings. The project will also include associated infrastructure improvements to Mitchell, Cass, Shelby, and Chapin Streets, as well as additional proposed

public parking, primarily funded through a CDBG grant. The Brownfield Plan includes \$300,000 in public infrastructure costs to support these improvements.

The estimated private investment is anticipated at over \$13 million. The development is anticipated to provide between 25 - 35 jobs as part the commercial/retail component, a portion of which will be the relocated businesses and the balance will be new jobs.

#### 1.2 Eligible Property Information

The Eligible Property includes four parcels, as described below:

Parcel Number	Address	Description	Acreage	Qualifying Status
10-086-00-207-00	201 South Mitchell Street	LOT 6, BLK 7 MITCHELLS REVISED PLAT OF THE VILLAGE OF CLAM LAKE, CITY OF CADILLAC EASE REC IN L 371 PG 331 & AMENDED IN L 387 PG 839	0.17	Adjacent
10-086-00-198-00	207 South Mitchell Street	E 1/2 OF LOT 1 & S 1/2 OF LOT 5, BLOCK 7, MITCHELL'S REVISED PLAT OF THE VILLAGE OF CLAM LAKE CITY OF CADILLAC	0.90	Part 201 Facility
10-086-00-196-00	215 South Mitchell Street	W 1/2 OF LOT 1, LOTS 2, 3, 4 & N 1/2 LOT 5, LOTS 7 THRU 12 AND VACATED ALLEY IN BLOCK 7 ALSO THAT PORTION OF VAC S SHELBY ST DESC AS COM AT THE SE COR OF LOT 10, E ALG E CHAPIN ST 47 FT, N 175 FT, W 7 FT, N 125 FT, W 40 FT, S TO POB. MITCHELLS REVISED PLAT OF THE VILLAGE OF CLAM LAKE CITY OF CADILLAC EASE REC IN L 371 PG 331.	1.91	Part 201 Facility
10-086-00-280-00	208 E Cass Street	THE N 85 FT. OF LOT 7,AND E 1/2 VAC. S SHELBY ST ADJ AND LOTS 8 AND 9, BLOCK 12 MITCHELLS REVISED PLAT OF THE VILLAGE OF CLAM LAKE CITY OF CADILLAC	0.51	Adjacent
		TOTAL	3.48	

#### 1.3 Public Purpose *MCL* 125.2664(5):

The redevelopment of the former Olesons property will remove underutilized buildings and significantly increase the value of downtown property, upgrading public infrastructure, increasing property taxes, providing retail space and employment, and meeting a critical need for downtown walkable housing. When completed, property taxes are estimated at \$170,070 per year (following the retirement of Brownfield obligations).

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

#### 2.1 Description of Project and Plan Costs MCL 125.2663(2)(a):

The redevelopment of the former Oleson's property into a mixed use commercial residential development will transform downtown Cadillac and spur significant spin-off investment. The Brownfield Plan includes Environmental and Non-Environmental Eligible Activities:

#### Environmental Eligible Activities include:

- Baseline Environmental Assessment Activities
  - o Phase I Environmental Site Assessment
  - o Phase II Environmental Site Assessment
  - o Baseline Environmental Assessment
- Due Care Activities
  - o Due Care Planning and Documentation
  - o Due Care Response Activities
  - o Vapor Mitigation

#### Non-Environmental Eligible Activities include:

- Site Preparation
- Public Infrastructure

#### Other Eligible Activities include:

- Brownfield Plan development and approval;
- Brownfield Plan implementation; and
- Administrative and operating costs of the CBRA with local tax capture only.
- Interest (Estimated at 2.5% for 10 years for EGLE Brownfield Loan, 4.0% for 10 years for Private Eligible Activities, and 3% for 15 years for Public Eligible Activities)

Eligible Activities	Environmental	Non-Environmental	TOTAL
Eligible Activities	\$98,325	\$1,240,435	\$1,338,760
Interest	\$11,140	\$274,905	\$286,045
ELIGIBLE ACTIVITY SUBTOTAL	\$109,465	\$1,515,340	\$1,624,805
Brownfield Plan Development and Approval	\$10,000	\$15,000	\$25,000
Brownfield Plan Implementation	\$5,000	\$10,000	\$15,000
TOTAL ELIGIBLE ACTIVITY	\$124,465	\$1,540,340	\$1,664,805
Administrative and Operating Cost (Local Only)	\$20,000	\$30,000	\$50,000

Additional detail is provided in Table 1.1: Environmental Eligible Activities and Table 1.2 Non-Environmental Eligible Activities.

#### 2.1 Summary of Eligible Activities MCL 125.2663(2)(b):

Act 381 provides for the costs of certain Environmental and Non-Environmental Eligible Activities to be reimbursed through tax increment financing. The following is a summary of Environmental Eligible Activities and Non-Environmental Activities.

#### **EGLE Eligible Activities**

- 1. <u>Baseline Environmental Assessment (BEA) Activities</u>: BEA Activities include Phase I Environmental Site Assessments (ESAs), Phase II ESAs, and Baseline Environmental Assessments to provide an exemption for the developer and assigns from environmental liability for pre-existing contamination. Act 381 includes provisions for Baseline Environmental Activities to be conducted prior to the approval of a Brownfield Plan for local tax capture (Section 13b.(9)(b)) and for State tax capture without MDEQ approval (Section 13b.(8)(a-b)), as long as included in a subsequent Brownfield Plan.
  - A. <u>Phase I ESA</u>: A Phase I ESA has been conducted for all parcels acquired by the Cadillac Lofts, LLC, consistent with ASTM Standard E1527-13. The Phase I ESA includes 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 both the grounds and the exterior and interior of buildings on the property, and interviews with individuals knowledgeable about the past use of the property to identify any Recognized Environmental Conditions (RECs). The Phase I report identified the following RECs:
    - 1. The historical use of the subject property as a dry-cleaning business;
    - 2. The historical use of the subject property as a photography/film developing business;
    - 3. The historical use of the subject property as commercial printing businesses;
    - 4. The historical use of the subject property as a paint shop;
    - 5. The historical use of the subject property as a furniture repair business; and
    - 6. Documented soil and groundwater impacts.
  - B. <u>Phase II ESA</u>: A Phase II Environmental Site Assessment was conducted for the Eligible Property in February 2018 to investigate the RECs as part of the environmental due diligence process for property acquisition. A Phase II ESA conducted in 2010 has previously identified the presence of tetrachloroethene (PCE) in soils and groundwater in excess of EGLE Generic Cleanup Criteria (GCC).

- The Phase II ESA conducted in February 2018 also identified the presence of metals in soils in excess of EGLE Generic Cleanup Criteria (GCC). As a result, the property qualifies as Brownfield Eligible Property as a Part 201 Facility.
- C. <u>Baseline Environmental Assessment</u>: A Baseline Environmental Assessment (BEA) has been prepared on behalf of Cadillac Lofts, LLC to provide an exemption from environmental liability for pre-existing contamination. The BEA was completed in general accordance with the Michigan Department of Environmental Quality's (MDEQ's) "Contents of BEA Report," dated September 2015.
- 2. <u>Due Care Investigation and Activities</u>: 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. Act 381 includes provisions for Due Care Investigation Activities to be conducted prior to Brownfield Plan approval for local tax capture (Section 13b.(9)(b)) and for State tax capture without MDEQ approval (Section 13b.(8)(a,c)), as long as included in a subsequent Brownfield Plan. 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 soils on the Eligible Property, and the likely existence of an Underground Storage Tanks (USTs), additional investigation will be required to determine if exposure pathways are complete and if mitigation measures are required.
  - B. <u>Due Care Planning and Documentation</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 onsite workers and construction measures to meet due care obligations. Once the due care measures are completed, Documentation of Due Care Compliance will be compiled.
  - C. <u>Due Care Exposure Pathway Mitigation</u>: The Due Care Plan and Environmental Construction Management Plan will identify specific measures to be taken to address due care requirements. These activities could include soil remediation; developing and implementing a soils management

plan to safely relocate soils on the property; engineered barriers to prevent direct contact with soils or vapors; and/or institutional controls if necessary. These measures will be subject to approval of an Act 381 Work Plan by the MDEQ for State tax capture.

#### **Other Activities**

<u>Brownfield Plan and Work Plan Preparation:</u> The preparation and approval of the Brownfield Plan and Act 381 Work Plans are included as Eligible Activities. These costs are allocated between MDEQ Environmental Eligible Activities and MSF Developmental Eligible Activities.

<u>Brownfield Plan and Work Plan Implementation:</u> The implementation of the Brownfield Plan and Act 381 Work Plans are included as Eligible Activities. These costs are allocated between MDEQ Environmental Eligible Activities and MSF Developmental Eligible Activities.

Administrative and Operating Costs: An estimate of reasonable and actual administrative and operating costs of the Cadillac Brownfield Redevelopment Authority (CBRA) is included as Eligible Activities as a Local Only Cost. These costs are split between EGLE Environmental Eligible Activities and MSF Non-Environmental Eligible Activities.

<u>Interest</u>: Interest is included as an Eligible Activity. Interest is calculated at 2.5% for 10 years for the EGLE Brownfield Loan, 5.0% for 15 years for other Eligible Activity costs for the purposes of this Brownfield Plan.

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

**EGLE Environmental Eligible Activity Cost** 

EGEL Elivironmental English Activity Cost			
Eligible Activities	Estimated Cost		
Baseline Environmental Assessment	\$19.000		
Due Care Activities	\$66,500		
Contingency (15%)	\$12,825		
EGLE Eligible Activities Subtotal	\$98,325		
Interest	\$11,140		
EGLE Environmental Eligible Activities Total	\$109,465		
Brownfield Plan/Work Plan Development and Approval Cost	\$10,000		
Brownfield Plan/Work Plan Implementation Cost	<u>\$5,000</u>		
ENVIRONMENTAL ELIGIBLE ACTIVITIES TOTAL	\$124,465		
CBRA Administrative and Operation Costs	<u>\$20,000</u>		

#### **MSF Non-Environmental Eligible Activities**

MSF Non-Environmental Eligible Activities are included under this Brownfield Plan under the auspices of Act 381. The MSF Non-Environmental Eligible Activities include site preparation.

 Site Preparation: Site preparation will consist of geotechnical engineering, temporary site and erosion control, land balancing and grading.

Site Preparation	Total	
Compaction and Sub-Base Preparation	\$15,000	
Geotechnical Engineering	\$7,500	
Grading and Land Balance	\$30,000	
Relocation of Active Utilities \$30,		
Staking	\$7,500	
Temporary Facilities, Site Control	\$62,200	
Engineering	\$13,320	
Contingency (15%)	\$24,830	
TOTAL	\$190,350	

Infrastructure: Infrastructure will include low-impact design stormwater improvements and public infrastructure and parking.

Infrastructure	Total	
Low Impact Stormwater System	\$140,000	
Engineering	\$12,250	
Contingency (15%)	\$22,835	
Public Infrastructure and Parking	<u>\$875,000</u>	
TOTAL	\$1,050,085	

#### **Other Activities**

<u>Brownfield Plan and Work Plan Preparation:</u> The preparation and approval of the Brownfield Plan and Act 381 Work Plans are included as Eligible Activities. These costs are allocated between EGLE Environmental Eligible Activities and MSF Developmental Eligible Activities.

<u>Brownfield Plan and Work Plan Implementation:</u> The implementation of the Brownfield Plan and Act 381 Work Plans are included as Eligible Activities. These costs are allocated between EGLE Environmental Eligible Activities and MSF Developmental Eligible Activities.

Administrative and Operating Costs: An estimate of reasonable and actual administrative and operating costs of the Cadillac Brownfield Redevelopment Authority (CBRA) is included as Eligible Activities for Local Only capture. These costs are split between EGLE Environmental Eligible Activities and MSF Non-Environmental Eligible Activities.

<u>Interest</u>: Interest is included as an Eligible Activity. Interest is calculated at 2.5% for 10 years for the EGLE Brownfield Loan and at 5.0% for 15 years for other Eligible Activity costs for the purposes of this Brownfield Plan.

#### 2.3 Estimate of Captured Taxable Value and Tax Increment Revenues MCL 125.2663(2)(c):

The initial taxable value or base value for the Eligible Property was set at the taxable value as of the original approval date of this Brownfield Plan by the CBRA and the Cadillac City Council in April 2018. The initial taxable value established by this Brownfield Plan is based on the taxable value as of December 31, 2016 and is \$551,090.

The EGLE Environmental and MSF Non-Environmental Eligible Activity cost is \$1,338,760 plus an estimated \$286,045 in interest and \$40,000 in Brownfield Plan/Work Plan Development, Approval and Implementation, for a total of \$1,664,805. The Brownfield Plan also includes \$50,000 in CBRA Administrative and Operating Costs and capture of 50% of the State Education Tax for the State Brownfield Fund as required by Act 381, estimated at \$169,297 for this Brownfield Plan. The Brownfield Plan also provides deposits into the Local Brownfield Revolving Fund during the time of capture and five years after capture, with State tax capture limited to an amount equal to State tax capture for EGLE Environmental Eligible Activities, estimated at \$51,315 and Local tax capture, estimated at \$479,774 for a total of \$531,089. The overall investment for the Project is estimated at over \$13,000,000.

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 overall contribution of local taxes is consistent with the ratio of captured local taxes (58.77%) to captured State taxes (41.23%).

The cash flow analysis for the project indicates payoff of the obligation in in *twenty (20)* years from 2019 for Local and State Capture, with an additional *five (5) years* for the Local Brownfield Revolving Fund, as provided in Section 13(5) of Act 381, P.A. 1996 as amended.

Redevelopment of the property is anticipated to be initiated in Winter 2019, with contaminated debris removal, other environmental response activities and 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.

Estimate Tax Revenues and Tax Increment Capture by the Authority

Year	Total Tax Revenues	Cap	tured Taxes
2020	\$79,628	\$	42,382
2021	\$79,838	\$	42,562
2022	\$80,530	\$	43,200
2023	\$81,233	\$	43,848
2024	\$81,947	\$	44,506
2025	\$116,092	\$	75,622
2026	\$117,328	\$	76,757
2027	\$118,583	\$	77,908
2028	\$119,856	\$	79,077
2029	\$121,149	\$	80,263
2030	\$122,461	\$	81,467
2031	\$123,793	\$	82,689
2032	\$115,004	\$	74,240
2033	\$116,224	\$	75,354
2034	\$117,463	\$	76,484

Year	Total Tax Revenues	Cap	otured Taxes
2035	\$171,128	\$	102,585
2036	\$173,190	\$	104,124
2037	\$177,489	\$	104,347
2038	\$179,646	\$	121,452
2039	\$181,835	\$	102,572
2040	\$196,360	\$	117,854
2041	\$198,800	\$	94,999
2042	\$201,277	\$	96,424
2043	\$203,791	\$	97,870
2044	\$206,343	\$	99,338
2045	\$208,933	\$	8,603
2046	\$211,561	\$	8,732
2047	\$69,482	\$	8,863
2048	\$70,017	\$	8,996
2049	\$70,560	\$	9,131

Total \$3,994,077 \$ 2,082,252

#### 2.4 Method of Financing and Description of Advances Made by the Municipality MCL 125.2663(2)(d):

Environmental Eligible Activity Costs and Non-Environmental Eligible Activity Costs will be financed by an EGLE Brownfield Loan for certain Environmental and Non-Environmental Eligible Activities, by the Developer for additional Eligible Activities, and by the City for the public infrastructure component, with reimbursement from Brownfield TIF.

#### 2.5 Maximum Amount of Note or Bond Indebtedness MCL 125.2663(2)(e):

The maximum amount of Eligible Activities is anticipated to be will be \$1,428,760. No public notes or bond indebtedness is anticipated.

#### 2.6 Beginning Date and Duration of Capture MCL 125.2663(2)(f):

The anticipated beginning date of capture is 2020, estimated to be the first year tax increment revenues are available. The duration of Brownfield Plan capture will be the time to capture taxes in an amount equal to the Eligible Activity obligation, Interest, State Brownfield Fund, Local Brownfield Revolving Fund, and Administrative and Operation Costs. 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 20 years for Local and State Capture, with an additional tax capture for the Local Brownfield Revolving Fund during the time of capture and five years, not to exceed the total cost of all Eligible Activities approved in the Brownfield plan and for EGLE Environmental Eligible Activities for State tax capture.

#### 2.7 Estimated Impact of Tax Increment Financing on Tax Revenues of Taxing Jurisdictions MCL 125.2663(2)(q):

Table 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 2.1. Local taxes, with the exception of Intermediate School District taxes are subject to capture by the Cadillac Downtown Development Authority (DDA). An Interlocal Agreement has been approved by and executed between the CBRA and the DDA to provide for capture of local taxes for the reimbursement of Brownfield Eligible Activities under this Brownfield Plan. A copy of the Interlocal Agreement is attached. Table 3 presents the allocation of tax capture for 20 years and the total tax increment for the 30-year duration of the Brownfield Plan. The DDA will continue to receive their attendant tax allocation for the project beyond the duration of the plan.

The total tax capture is estimated at \$1,388,760 for Eligible Activities, plus an estimated \$286,045 in interest, \$40,000 in Brownfield Plan development, approval and implementation, \$50,000 in CBRA Administrative and Operating costs, an estimated \$169,297 for the State Brownfield Fund and an estimated \$531,089 for the Local Brownfield Fund for a total capture of \$2,082,251. After the Brownfield obligation is met, tax revenues in an amount estimated at \$141,000 per year on into the future, totaling an additional estimated \$3,075,000 will accrue to the taxing jurisdictions and over the 30-year period of the Brownfield Plan.

#### 2.8 Legal Description, Location, and Determination of Eligibility MCL 125.2663(2)(h):

<u>Legal Description</u>: The legal description of the eligible property follows:

Parcel Number Address		Description	Acreage	Qualifying Status		
10-086-00-207-00	201 South Mitchell Street	LOT 6, BLK 7 MITCHELLS REVISED PLAT OF THE VILLAGE OF CLAM LAKE, CITY OF CADILLAC EASE REC IN L 371 PG 331 & AMENDED IN L 387 PG 839	0.17	Adjacent		
10-086-00-198-00	207 South Mitchell Street	E 1/2 OF LOT 1 & S 1/2 OF LOT 5, BLOCK 7, MITCHELL'S REVISED PLAT OF THE VILLAGE OF CLAM LAKE CITY OF CADILLAC	0.90	Part 201 Facility		
10-086-00-196-00	215 South Mitchell Street	W 1/2 OF LOT 1, LOTS 2, 3, 4 & N 1/2 LOT 5, LOTS 7 THRU 12 AND VACATED ALLEY IN BLOCK 7 ALSO THAT PORTION OF VAC S SHELBY ST DESC AS COM AT THE SE COR OF LOT 10, E ALG E CHAPIN ST 47 FT, N 175 FT, W 7 FT, N 125 FT, W 40 FT, S TO POB. MITCHELLS REVISED PLAT OF THE VILLAGE OF CLAM LAKE CITY OF CADILLAC EASE REC IN L 371 PG 331.	1.91	Part 201 Facility		
10-086-00-280-00	208 E Cass Street	THE N 85 FT. OF LOT 7,AND E 1/2 VAC. S SHELBY ST ADJ AND LOTS 8 AND 9, BLOCK 12 MITCHELLS REVISED PLAT OF THE VILLAGE OF CLAM LAKE CITY OF CADILLAC	0.51	Adjacent		
		TOTAL	3.48			

<u>Location</u>: The Eligible Property is located between Mitchell, Cass, Shelby, and Chapin Streets in downtown Cadillac, Michigan. Figure 1 depicts the location of the Eligible Property and Figure 2 depicts the Eligible Property boundaries.

<u>Eligibility Determination</u>: A Phase II Environmental Site Assessment (ESA) was conducted on the subject property in January 2010 which identified the presence of tetrachloroethene (PCE) in soils and groundwater in concentrations above EGLE Generic Cleanup Criteria (GCC) for Drinking Water Protection Criteria in soils and Drinking Water Criteria in groundwater.

An additional Phase II and Due Care Investigation was conducted on the subject property in February 2018 and included collection of soil samples in conjunction with a preliminary geotechnical investigation in the vicinity of the former dry cleaner and sampling of fill materials that exhibited evidence of potential impact. Laboratory analysis of the soil samples collected from the subject property during this investigation identified the

presence of lead and mercury at concentrations above EGLE GCC for Direct Contact Criteria and Groundwater Surface Water Interface Protection Criteria in selected areas, with anticipated impact in fill materials that will need to be excavated for the building foundations and parking area base and transported off-site.

During the investigation activities, soil gas samples were also collected from the subject property. PCE was identified in the soil gas samples collected beneath the basement of the former grocery store (VP-2) exceed screening values for the Volatilization to Indoor Air Pathway (VIAP), which indicates there is potential for PCE to migrate to indoor air at concentrations that exceed acceptable exposure levels. The following is summary of EGLE Criteria Exceedances for Soil and Groundwater:

#### **Summary of Soil Concentrations Above EGLE GCC**

Sample Number	Sample Depth	Parameter Over Criteria	CAS#	Parameter Analytical Result (ug/Kg, ppb)	GCC Exceeded (ug/Kg, ppb)
GP-5	4.0'	Tetrachloroethene	127184	136	DWP- 100
GP-6	2.0'	Tetrachloroethene	127184	143	DWP- 100
MW-4	35.0′	Tetrachloroethene	127184	128	DWP- 100
SB-10	4-4.5	Lead	7439921	500,000	DC- 450,000
		Mercury	Varies	350	GSI – 50

DWP – EGLE Part 201 Drinking Water Protection Criteria

GSI - EGLE Part 201 Groundwater Surface Water Interface Protection Criteria

GCC - EGLE Part 201 Generic Cleanup Criteria

DC - EGLE Dart 201 Direct Contact Criteria

CAS # - Chemical Abstracts Service

ppb - Parts per billion

ug/Kg - Micrograms per kilogram or ppb

#### **Summary of Groundwater Concentrations Above EGLE GCC**

Sample ID	Sample Depth	Parameter Over Criteria	CAS#	Parameter Analytical Result (ug/L, ppb)	GCC Exceeded (ug/L, ppb)
MW-4	42-44'	Tetrachloroethene	127184	6	DWC - 5.0
MW-5	42-44'	Tetrachloroethene	127184	6	DWC - 5.0

DWC - EGLE Part 201 Drinking Water Criteria

GCC - EGLE Part 201 Generic Cleanup Criteria

CAS # - Chemical Abstracts Service

ppb - Parts per billion

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

<u>Personal Property</u>: Personal Property is included as part of the Eligible Property.

#### 2.9 Estimate of Number of Persons Residing on Eligible Property MCL 125.2663(2)(i):

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

#### 2.10 Plan for Residential Relocation MCL 125.2663(2)(j):

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

#### 2.11 Provision of Costs of Relocation MCL 125.2663(2)(k):

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

#### 2.12 Strategy to Comply with Relocation Assistance Act, 1972 PA 227 MCL 125.2663(2)(I):

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

#### 2.13 Other Material Required by the Authority or Governing Body MCL 125.2663(2)(m):

None

#### **EXHIBITS**

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- **Figure 1.1 Eligible Property Location Map**
- **Figure 1.2 Downtown Location Map**
- **Figure 2.1 Eligible Property Boundaries**
- Figure 2.2 Parcel Map

#### **TABLES**

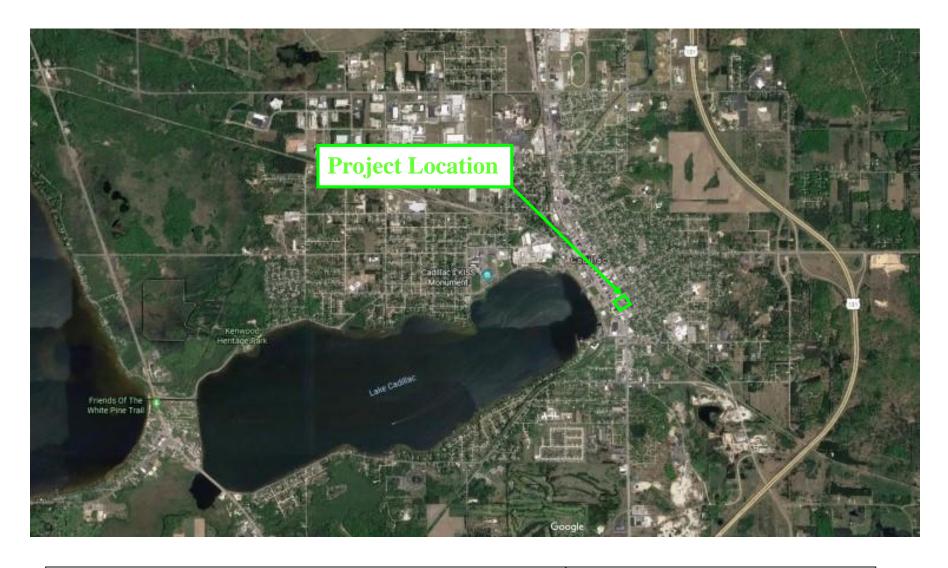
- **Table 1.1 Environmental Eligible Activities Costs and Schedule**
- **Table 1.2 Non-Environmental Eligible Activities Costs and Schedule**
- **Table 1.3 Local Only Eligible Activities Cost and Schedule**
- **Table 2.1 Annual Revenue and Brownfield Capture Estimates**
- Table 2.2 Tax Increment Revenue Reimbursement Allocation Table
- **Table 3. Impact on Tax Jurisdictions**

#### **ATTACHMENTS**

Attachment A – Brownfield Plan Resolutions

Attachment B – Interlocal Agreement: Cadillac Brownfield Redevelopment Authority/Cadillac Downtown

Development Authority



Former Olesons Redevelopment – Cadillac Lofts Brownfield Plan	Figure 1.1: Site Location
Cadillac Brownfield Redevelopment Authority	Date: April 2019



Former Olesons Redevelopment – Cadillac Lofts Brownfield Plan	Figure 1.2: Downtown Location
Cadillac Brownfield Redevelopment Authority	Date: April 2019



Former Olesons Redevelopment – Cadillac Lofts Brownfield Plan	Figure 2.1: Eligible Property Boundaries
Cadillac Brownfield Redevelopment Authority	Date: April 2019



Former Olesons Redevelopment – Cadillac Lofts Brownfield Plan	Figure 2.2: Parcel Map
Cadillac Brownfield Redevelopment Authority	Date: April 2019

Table 1.1 EGLE Eligible Activities Costs and Schedule								
Cadillac Lofts - Cadillac Brownfield Redevelopment Aut	hority							
EGLE Eligible Activities	Cost	Completion Season/Year						
Department Specific Activities								
BEA Actiivities								
Phase I ESA	\$2,000	Spring 2018						
Phase II ESA	\$15,000	Spring 2018						
Baseline Environmental Assessment	\$2,000	Spring 2018						
Subtotal	\$19,000							
Due Care Activities								
Section 7A Compliance Analysis	\$9,000	Winter 2018						
Due Care Measures								
Soil Removal, Transport and Disposal	\$50,000	Spring 2021						
Vapor Mitigation	\$7,500	Winter 2018						
Subtotal	\$66,500							
EGLE Eligible Activities Subtotal	\$85,500							
Contingency (15%)	\$12,825							
EGLE Eligible Activities Subtotal	\$98,325							
Interest (5% for 15 Years)	\$11,140							
EGLE Eligible Activities Total Costs	\$109,465							
Brownfield Plan/Act 381 Work Plan Preparation	\$10,000	Spring 2019						
Brownfield Plan/Act 381 Work Plan Implementation	\$5,000	on-going						
EGLE Eligible Activities Total Costs	\$124,465							

Table 1.2 MSF Eligible Activities Costs a Cadillac Lofts - Cadillac Brownfield Redevelo			Build	ing !	Building 2		
MSF Eligible Activities	Cost	Completion Season/Year	Cost	Completion Season/Year	Cost	Completion Season/Year	
Private Infrastructure Improvements							
Low Impact Stormwater System	\$140,000	Spring 2019		Spring 2019	\$0	Summer 2023	
Soft Costs	\$12,250	Winter 2018		Winter 2018	\$0	Spring 2023	
Subtotal	\$152,250				\$0		
Site Preparation							
Compaction and Sub-Base Preparation	\$15,000	Spring 2019/Spring 2021	\$15,000	Spring 2019			
Geotechnical Engineering	\$7,500	Spring 2018	\$7,500	Spring 2018			
Grading and Land Balancing	\$30,000	Spring 2021	\$30,000	S;pring 2019			
Relocation of Active Utilities	\$30,000	Spring 2021			\$30,000	Spring 2023	
Staking	\$7,500	Spring 2019	\$7,500	Spring 2019			
Temporary Facilities, Site Control, Protection	\$62,200	Spring 2019	\$62,200	Spring 2019			
Soft Costs	\$13,320	Winter 2018	\$8,070	Winter 2018	\$5,250	Winter 2022	
Subtotal	\$165,520		\$130,270		\$35,250		
Private MSF Eligible Activities Sub-Total	\$317,770		\$130,270		\$35,250		
Contingency (15%)*	\$47,665		\$19,540		\$5,287		
Private MSF Eligible Activities SubTotal	\$365,435		\$149,810		\$81,037		
Interest (4% for 10 years)	\$85,120		\$34,895		\$50,225		
Private MSF Eligible Activities Total	\$450,555		\$334,514		\$171,798		
Public Infrastructure Improvements							
Road Improvements	\$775,000		\$775,000	Spring 2020			
Public Parking	\$100,000				\$100,000	Fall 2023	
Subtotal	\$875,000		\$775,000		\$100,000		
Interest (3% for 15 years)	\$189,785						
City MSF Eligible Activities Total	\$1,064,785		\$1,550,000		\$200,000		
Brownfield Plan/Act 381 Work Plan Preparation	\$15,000	Spring 2019	\$15,000	Spring 2019			
Brownfield Plan/Act 381 Work Plan Implementation	\$5,000	on-going	\$5,000	on-going	\$5,000	on-going	
City MSF Eligible Activities Total	\$1,084,785		\$2,345,000		\$305,000		
				· · · · · · · · · · · · · · · · · · ·			
MSF Eligible Activities Total Costs	\$1,535,340		\$2,679,514		\$476,798		

Table 1.3 Local Only Eligible Activities Costs and Schedule								
Local-Only Eligible Activities Cost and Schedule	Line Item Cost	Eligible Activity Cost	Completion Season/Year Phase I/Phase II					
Environmental Subtotal		\$20,000						
Administrative and Operating Costs	\$20,000		On-Going					
Non-Environmental Subtotal		\$30,000						
Administrative and Operating Costs	\$30,000		On-Going					
Eligible Activities Subtotal		\$50,000						
Contingency (15%)								
Interest								
Brownfield Plan and/or Work Plan Preparation								
Brownfield Plan and/or Work Plan Implementation								
MSF Eligible Activities Total Costs		\$50,000						

# Table 2.1 - Annual Revenue and Brownfield Capture Estimates - PA 255/NEZ Amendment April 2020 Cadillac Lofts Redevelopment Cadillac Brownfield Redevelopment Authority

	Estimated Taxable Value (TV) Increase Rate:	1.50%	48.14%											Phase	PA 255 Ends		Phas	se I NEZ Ends	Phase	se II PA 25
	Plan Year			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
	Revenue Year		2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
	*Base Taxable Value	\$	551,090 \$	551,090 \$	551,090 \$	551,090 \$	551,090 \$	551,090 \$	551,090 \$	551,090 \$	551,090 \$	551,090 \$	551,090 \$	551,090 \$	551,090 \$	551,090 \$	551,090 \$	551,090 \$	551,090 \$	55
	Land Value	\$	128,229 \$	130,152 \$	132,105 \$	134,086 \$	136,098 \$	138,139 \$	140,211 \$	142,314 \$	144,449 \$	146,616 \$	148,815 \$	151,047 \$	153,313					
Reference	G&D	\$	66,137 \$	67,129 \$	68,136 \$	69,158 \$	70,195 \$	71,248 \$	72,317 \$	73,402 \$	74,503 \$	75,620 \$	76,755 \$	77,906 \$	79,075 \$	80,261 \$	81,465 \$	82,687		
	Annual Value Additions - Commercial		\$	410,000				\$	410,000											
	Annual Value Additions - Residential		\$	1,640,000				\$	1,640,000											
	Cumulative Value Additions - Commercial		\$	410,000 \$	416,150 \$	422,392 \$	428,728 \$	435,159 \$	851,686 \$	864,462 \$	877,429 \$	890,590 \$	903,949 \$	917,508 \$	931,271 \$	945,240 \$	959,418 \$	973,810 \$	988,417 \$	1,00
	Cumulative Value Additions - Residential		\$	1,640,000 \$	1,664,600 \$	1,689,569 \$	1,714,913 \$	1,740,636 \$	3,406,746 \$	3,457,847 \$	3,509,715 \$	3,562,360 \$	3,615,796 \$	3,670,033 \$	3,725,083 \$	3,780,959 \$	3,837,674 \$	3,895,239 \$	3,953,668 \$	4,01
	Estimated New TV	\$	551,090 \$	1,781,090 \$	1,791,706 \$	1,810,315 \$	1,829,203 \$	1,848,375 \$	2,892,834 \$	2,927,960 \$	2,963,614 \$	2,999,801 \$	3,036,532 \$	3,073,814 \$	3,111,655 \$	2,994,450 \$	3,031,101 \$	3,068,301 \$	3,022,132 \$	3,05
li li	ncremental Difference (New TV - Base TV)		\$	1,230,000 \$	1,240,616 \$	1,259,225 \$	1,278,113 \$	1,297,285 \$	2,341,744 \$	2,376,870 \$	2,412,524 \$	2,448,711 \$	2,485,442 \$	2,522,724 \$	2,560,565 \$	2,443,360 \$	2,480,011 \$	2,517,211 \$	2,471,042 \$	2,5
	David Tarras Charles		42.226 6	42.226 6	42.226 6	42.226 6	42.226 6	42.226 6	42.226 6	42.226 6	42.226 6	42.226 6	42.226 6	42.226 6	42.226	42.226 6	42.226 6	42.226	42.226 6	;
	Base Taxes - State	\$	13,226 \$	13,226 \$	13,226 \$	13,226 \$	13,226 \$	13,226 \$	13,226 \$	13,226 \$	13,226 \$	13,226 \$	13,226 \$	13,226 \$	13,226 \$	13,226 \$	13,226 \$	13,226 \$	13,226 \$	;
	Base Taxes - Local (w/out CAPS debt)	\$	18,854 \$	18,854 \$	18,854 \$	18,854 \$	18,854 \$	18,854 \$	18,854 \$	18,854 \$	18,854 \$	18,854 \$	18,854 \$	18,854 \$	18,854 \$	18,854 \$	18,854 \$	18,854 \$	18,854 \$	
	Base Taxes - Total	\$	32,080 \$	32,080 \$	32,080 \$	32,080 \$	32,080 \$	32,080 \$	32,080 \$	32,080 \$	32,080 \$	32,080 \$	32,080 \$	32,080 \$	32,080 \$	32,080 \$	32,080 \$	32,080 \$	32,080 \$	
	/			20.522 4	00 === 4		22.575 4	24.425 4	FC 000 A	53.045 A	== 004 4	50 750 A	50.554 A	50 F4F A		E0.544 A	50 500 A	50.440	50.005 A	
•	e w/out PA 255 and NEZ		\$	29,520 \$	29,775 \$	30,221 \$	30,675 \$	31,135 \$	56,202 \$	57,045 \$	57,901 \$	58,769 \$	59,651 \$	60,545 \$	61,454 \$	58,641 \$	59,520 \$	60,413 \$	59,305 \$	
Local Capture	w/out PA 255 and NEZ		\$	42,081 \$	42,444 \$	43,081 \$	43,727 \$	44,383 \$	80,116 \$	81,318 \$	82,538 \$	83,776 \$	85,032 \$	86,308 \$	87,603 \$	83,593 \$	84,847 \$	86,119 \$	84,540 \$	
	Total Capture		\$	71,601 \$	72,219 \$	73,302 \$	74,402 \$	75,518 \$	136,318 \$	138,363 \$	140,438 \$	142,545 \$	144,683 \$	146,853 \$	149,056 \$	142,233 \$	144,367 \$	146,532 \$	143,845 \$	
x Abatement - State	EO9/ Sch	nol Operating		Ć1 0/IE	¢1 070	¢1 001	¢1 020	Ć1 OEO	¢2 022	¢2 000	¢2 040	¢4.000	¢4.000	¢4 120	¢4 101	¢2.040	¢2.070	\$2.110	¢2.141	
ix Abatement - State	50% Schi	ool Operating		\$1,845 \$3.507	\$1,873 \$3,559	\$1,901 \$3,613	\$1,929 \$3,667	\$1,958 \$3,722	\$3,833 \$7,285	\$3,890 \$7,394	\$3,948 \$7,505	\$4,008 \$7,617	\$4,068 \$7,732	\$4,129 \$7.847	\$4,191 \$7,965	\$2,048 \$10,921	\$2,078 \$11,085	\$2,110 \$11,251	\$2,141 \$11,420	
lue - Total	30%			\$5,352	\$5,432	\$5,514	\$5,596	\$5,680	\$11,117	\$11,284	\$11,453	\$11,625	\$11,799	\$11,976	\$12,156	\$12,969	\$13,163	\$13,361	\$13,561	
batement - State	50% SET.	/School Operati	ing	\$9,840	\$9,988	\$10,137	\$10,289	\$10,444	\$20,440	\$20,747	\$21,058	\$21,374	\$21,695	\$22,020	\$22,350	\$22,686	\$23,026	\$23,371	\$11,420	
batement - Local	50%			\$14,027	\$14,237	\$14,451	\$14,668	\$14,888	\$29,138	\$29,575	\$30,019	\$30,469	\$30,926	\$31,390	\$31,861	\$32,339	\$32,824	\$33,316	\$16,279	
oatement - Total				\$23,867	\$24,225	\$24,588	\$24,957	\$25,332	\$49,579	\$50,322	\$51,077	\$51,843	\$52,621	\$53,410	\$54,211	\$55,024	\$55,850	\$56,688	\$27,699	
55/NEZ Tax Abatement- State				\$11,685	\$11,860	\$12,038	\$12,219	\$12,402	\$24,273	\$24,637	\$25,007	\$25,382	\$25,763	\$26,149	\$26,541	\$24,733	\$25,104	\$25,481	\$13,561	
55/NEZ Tax Abatement- Local				\$17,534	\$17,797	\$18,064	\$18,335	\$18,610	\$36,423	\$36,969	\$37,523	\$38,086	\$38,658	\$39,237	\$39,826 \$66,367	\$43,260 \$67.993	\$43,909	\$44,567 \$70.048	\$27,699	
55/NEZ Tax Abatement- Total				\$29,219	\$29,657	\$30,102	\$30,553	\$31,012	\$60,696	\$61,606	\$62,530	\$63,468	\$64,420	\$65,386	\$66,367	\$67,993	\$69,013	\$70,048	\$41,260	
	Not Continue Chate			47.025 6	47.045 6	40.402 6	40.456 6	40.722 6	24.020 6	22.400 6	22.004 6	22.207 6	22.000 ¢	24.206 6	24.042	22.007 6	24.446 6	24.022	45.744 6	
	Net Capture - State		\$	17,835 \$	17,915 \$	18,183 \$	18,456 \$	18,733 \$	31,929 \$	32,408 \$	32,894 \$	33,387 \$	33,888 \$	34,396 \$	34,912 \$	33,907 \$	34,416 \$	34,932 \$	45,744 \$	
	Net Capture - Local		\$	24,547 \$	24,647 \$	25,017 \$	25,392 \$	25,773 \$	43,694 \$	44,349 \$	45,014 \$	45,689 \$	46,375 \$	47,070 \$	47,777 \$	40,333 \$	40,938 \$	41,552 \$	56,841 \$	
	Net Capture Total		\$	42,382 \$	42,562 \$	43,200 \$	43,848 \$	44,506 \$	75,622 \$	76,757 \$	77,908 \$	79,077 \$	80,263 \$	81,467 \$	82,689 \$	74,240 \$	75,354 \$	76,484 \$	102,585 \$	
ol Revenue	Millage Rate																			
or nevenue	39.27%	24.0000 \$	13,226 \$	31,061 \$	31,141 \$	31,409 \$	31,682 \$	31,959 \$	45,155 \$	45,634 \$	46,120 \$	46,613 \$	47,114 \$	47,623 \$	48,138 \$	47,133 \$	47,642 \$	48,158 \$	58,970 \$	
al Revenue	Millage Rate		15,220 \$	31,001 9	51,141 \$	31,403 \$	31,002 J	31,333 \$	45,155 Ç	45,054 \$	40,120 \$	40,013 \$	47,114 9	47,023 9	40,130	47,155 \$	47,042 9	40,130	30,370 \$	
ii	60.73%	37.1122 \$	20,452 \$	48,566 \$	48,697 \$	49,121 \$	49,551 \$	49,988 \$	70,937 \$	71,694 \$	72,463 \$	73,243 \$	74,035 \$	74,839 \$	75,654 \$	67,871 \$	68,582 \$	69,304 \$	112,158 \$	
enue	Millage Rate		20,432 3	48,300 \$	48,037 \$	43,121 3	43,331 3	43,388 \$	70,537 \$	71,034 \$	72,403 \$	73,243 \$	74,033 \$	74,033 \$	73,034 3	07,871 \$	00,382 Ş	09,304 \$	112,136 \$	
uc	Williage Nate	61.1122 \$	33,678 \$	79,628 \$	79,838 \$	80,530 \$	81,233 \$	81,947 \$	116,092 \$	117,328 \$	118,583 \$	119,856 \$	121,149 \$	122,461 \$	123,793 \$	115,004 \$	116,224 \$	117,463 \$	171,128 \$	
		01.1122 \$	33,070 \$	75,020 \$	32,080 \$	32,080 \$	32,080 \$	32,080 \$	32,080 \$	32,080 \$	32,080 \$	32,080 \$	32,080 \$	32,080 \$	32,080 \$	32,080	110,224 9	117,405	171,120 9	
				Ą	32,000 \$	32,080 \$	32,080 \$	32,080 Ş	32,080 \$	32,080 \$	32,080 \$	32,080 \$	32,080 \$	32,080 \$	32,000 3	32,000				
pture	Millage Rate		41.23%																	
ation Tax (SET)	25%	6.0000 \$	- \$	4,459 \$	4,479 \$	4,546 \$	4,614 \$	4,683 \$	7,982 \$	8,102 \$	8,223 \$	8,347 \$	8,472 \$	8,599 \$	8,728 \$	8,477 \$	8,604 \$	8,733 \$	11,436 \$	
erating Tax	75%	18.0000 \$	- ş	13,376 \$	13,436 \$	13,637 \$	13,842 \$	14,050 \$	23,947 \$	24,306 \$	24,670 \$	25,040 \$	25,416 \$	25,797 \$	26,184 \$	25,430 \$	25,812 \$	26,199 \$	34,308 \$	
erating rax		24.0000 \$	- 3			18,183 \$				32,408 \$	32,894 \$	33,387 \$		34,396 \$	34,912 \$	33,907 \$	34,416 \$	34,932 \$	45,744 \$	
	School Total	24.0000 \$	- >	17,835 \$	17,915 \$	18,183 \$	18,456 \$	18,733 \$	31,929 \$	32,408 \$	32,894 \$	33,387 \$	33,888 \$	34,396 \$	34,912 \$	33,907 \$	34,416 \$	34,932 \$	45,744 \$	
tur <u>e</u>	Millage Rate		58.77%																	
	40.77%	13.9473 \$	30.77%	10,007 \$	10,048 \$	10,199 \$	10,352 \$	10,507 \$	17,813 \$	18,080 \$	18,351 \$	18,626 \$	18,906 \$	19,189 \$	19,477 \$	16,443 \$	16,689 \$	16,940 \$	23,172 \$	
ting	7.60%		- ş																	
Pension	5.71%	2.6000 \$ 1.9548 \$	- \$ - \$	1,866 \$ 1,403 \$	1,873 \$ 1,408 \$	1,901 \$ 1,429 \$	1,930 \$ 1,451 \$	1,959 \$ 1,473 \$	3,321 \$ 2,497 \$	3,370 \$ 2,534 \$	3,421 \$ 2,572 \$	3,472 \$ 2,611 \$	3,524 \$ 2,650 \$	3,577 \$ 2,689 \$	3,631 \$ 2,730 \$	3,065 \$ 2,305 \$	3,111 \$ 2,339 \$	3,158 \$ 2,374 \$	4,320 \$ 3,248 \$	
cated	19.82%	6.7797 \$	- \$ - \$	1,403 \$ 4,864 \$	1,408 \$ 4,884 \$	4,958 \$	5,032 \$	5,107 \$	2,497 \$ 8,659 \$	2,534 \$ 8,788 \$	2,572 \$ 8,920 \$	2,611 \$ 9,054 \$	9,190 \$	9,328 \$	2,730 \$ 9,468 \$	7,993 \$	2,339 \$ 8,113 \$	2,374 \$ 8,234 \$	3,248 \$ 11,264 \$	
ty	2.78%	0.9500 \$	- \$ - \$	4,864 \$	4,884 \$	4,958 \$ 695 \$	705 \$	716 \$	1,213 \$	1,231 \$	8,920 \$ 1,250 \$	1,269 \$	1,288 \$	1,307 \$	1,327 \$	7,993 \$ 1,120 \$	8,113 \$ 1,137 \$	8,234 \$ 1,154 \$	11,264 \$	
itrol	0.58%	0.9500 \$	- \$	144 \$	144 \$	146 \$	148 \$	151 \$	255 \$	259 \$	263 \$	267 \$	271 \$	275 \$	1,327 \$ 279 \$	236 \$	239 \$	1,154 \$	332 \$	
u oi	0.58%		- \$						255 \$		263 \$		271 \$	275 \$	279 \$	236 \$	239 \$	243 \$		
elief	0.50%	0.1700 \$ 0.1000 \$	- \$ - \$	122 \$ 72 \$	122 \$ 72 \$	124 \$ 73 \$	126 \$ 74 \$	128 \$ 75 \$	128 \$	220 \$ 130 \$	132 \$	227 \$ 134 \$	136 \$	138 \$	140 \$	118 \$	120 \$	121 \$	282 \$ 166 \$	
ille)																884 \$				
	2.19%	0.7500 \$	- \$	538 \$	540 \$	548 \$	557 \$	565 \$	958 \$	972 \$	987 \$	1,002 \$	1,017 \$	1,032 \$	1,047 \$		897 \$	911 \$	1,246 \$	
	1.75%	0.6000 \$	- \$	431 \$	432 \$	439 \$	445 \$	452 \$	766 \$	778 \$	789 \$	801 \$	813 \$	826 \$	838 \$	707 \$	718 \$	729 \$	997 \$	
	18.01%	6.1604 \$	- \$		4,438 \$	4,505 \$	4,572 \$	4,641 \$	7,868 \$	7,986 \$	8,105 \$	8,227 \$	8,350 \$	8,476 \$	8,603 \$	7,263 \$	7,371 \$	7,482 \$	10,235 \$	
	Local Total	34.2122 \$	- \$	24,547 \$	24,647 \$	25,017 \$	25,392 \$	25,773 \$	43,694 \$	44,349 \$	45,014 \$	45,689 \$	46,375 \$	47,070 \$	47,777 \$	40,333 \$	40,938 \$	41,552 \$	56,841 \$	
and Cambura	A ATH																			
Local Capture	Millage Rate			42.222 *	40.505 4	42.200 *	42.045 4	******	75.555	30 30-	77.000 *	70.0 1	00.000 *	04.45= *	22 522	74.7-5	75.05. 4	<b>.</b>	402 505 4	,
		<b>8.2122</b> \$	- \$	42,382 \$	42,562 \$	43,200 \$	43,848 \$	44,506 \$	75,622 \$	76,757 \$	77,908 \$	79,077 \$	80,263 \$	81,467 \$	82,689 \$	74,240 \$	75,354 \$	76,484 \$	102,585 \$	
	Cumulative Capture			\$	84,944 \$	128,145 \$	171,993 \$	216,499 \$	292,121 \$	368,878 \$	446,786 \$	525,863 \$	606,126 \$	687,593 \$	770,282 \$	844,522 \$	919,876 \$	996,360 \$	1,098,946 \$	
	Millage Rate																	<u> </u>		
rable Millages	9					<u>,</u>	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- I ¢	- Ś	,
	9	0.0000 \$	- \$		- \$	- \$										т -		- ,		
rable Millages	6	0.0000 \$ 2.9000 \$	- \$	- \$ 5,165 \$ <b>5,165 \$</b>	5,196 \$ 5,196 \$	5,250 \$ 5,250 \$	5,305 \$ <b>5,305</b> \$	5,360 \$ 5,360 \$	8,389 \$ 8,389 \$	8,491 \$ <b>8,491 \$</b>	8,594 \$ 8,594 \$	8,699 \$ <b>8,699</b> \$	8,806 \$ 8,806 \$	8,914 \$ <b>8,914 \$</b>	9,024 \$ <b>9,024</b> \$	8,684 \$	8,790 \$ <b>8,790 \$</b>	8,898 \$ 8,898 \$	8,764 \$ <b>8,764</b> \$	

# Table 2.1 - Annual Revenue and Brownfield Capture Estimates - PA 255/NEZ Amendment April 2020 Cadillac Lofts Redevelopment Cadillac Brownfield Redevelopment Authority

						1										
	Estimated Taxable Value (TV) Inci	rease Rate:	1.50%	18	Phas 19	se II NEZ Ends	21	22	23	24	25	26	27	28	29	30
		enue Year		2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
	*Base Taxa	able Value	\$	551,090 \$	551,090 \$	551,090	\$ 551,090 \$	551,090 \$	551,090 \$	551,090 \$	551,090 \$	551,090 \$	551,090 \$	551,090 \$	551,090 \$	551,090
	L	and Value														
Reference	Annual Malus Additions Co	G&D														
	Annual Value Additions - Co Annual Value Additions - R															
	Cumulative Value Additions - Co		\$	1,018,292 \$	1,033,566 \$	1,049,070	\$ 1,064,806 \$	1,080,778 \$	1,096,989 \$	1,113,444 \$	1,130,146 \$	1,147,098 \$	1,164,305 \$	1,181,769 \$	1,199,496 \$	1,217,488
	Cumulative Value Additions - R	Residential	\$	4,073,167 \$	4,134,265 \$	4,196,279	\$ 4,259,223 \$	4,323,111 \$	4,387,958 \$	4,453,777 \$	4,520,584 \$	4,588,393 \$	4,657,218 \$	4,727,077 \$	4,797,983 \$	4,869,953
		ed New TV	\$	3,096,819 \$	3,135,005 \$	3,173,764	\$ 3,213,104 \$	3,253,034 \$	3,293,564 \$	3,334,701 \$	3,376,455 \$	3,418,835 \$	3,461,852 \$	3,505,513 \$	3,549,829 \$	3,594,810
In	ncremental Difference (New TV	- Base TV)	\$	2,545,729 \$	2,583,915 \$	2,622,674	\$ 2,662,014 \$	2,701,944 \$	2,742,474 \$	2,783,611 \$	2,825,365 \$	2,867,745 \$	2,910,762 \$	2,954,423 \$	2,998,739 \$	3,043,720
	Base Taxes - State		\$	13,226 \$	13,226 \$	13,226	\$ 13,226 \$	13,226 \$	13,226 \$	13,226 \$	13,226 \$	13,226 \$	13,226 \$	13,226 \$	13,226 \$	13,226
	Base Taxes - State  Base Taxes - Local (w/out	CAPS deht)		18,854 \$	13,226 \$	18,854		18,854 \$	18,854 \$	18,854 \$	13,226 \$	13,226 \$	18,854 \$	18,854 \$	18,854 \$	18,854
	Base Taxes - Total	CAI 5 debty	Š	32,080 \$	32,080 \$	32,080		32,080 \$	32,080 \$	32,080 \$	32,080 \$	32,080 \$	32,080 \$	32,080 \$	32,080 \$	32,080
				, ,		ŕ							, ,			•
State Capture	e w/out PA 255 and NEZ		\$	61,098 \$	62,014 \$	62,944	\$ 63,888 \$	64,847 \$	65,819 \$	66,807 \$	67,809 \$	68,826 \$	69,858 \$	70,906 \$	71,970 \$	73,049
Local Capture	w/out PA 255 and NEZ		\$	87,095 \$	88,401 \$	89,727		92,439 \$	93,826 \$	95,233 \$	96,662 \$	98,112 \$	99,584 \$	101,077 \$	102,593 \$	104,132
	Total Capture		\$	148,193 \$	150,415 \$	152,672	\$ 154,962 \$	157,286 \$	159,645 \$	162,040 \$	164,471 \$	166,938 \$	169,442 \$	171,983 \$	174,563 \$	177,182
PA 255 Tax Abatement - State		50% \$4	chool Operat													
PA 255 Tax Abatement - State PA 255 Tax Abatement - Local		50% 30	coor operat													
PA 255 Value - Total																
NEZ Tax Abatement - State NEZ Tax Abatement - Local		50% SI 50%	ET/School Op	\$11,765 \$16,771	\$11,941 \$17,023	\$12,120 \$17,278										
NEZ Tax Abatement - Total		30%		\$28,536	\$28,964	\$29,398										
Total PA 255/NEZ Tax Abatement- State				\$11,765	\$11,941	\$12,120										
Total PA 255/NEZ Tax Abatement- Local Total PA 255/NEZ Tax Abatement- Total				\$16,771 \$28,536	\$17,023 \$28.964	\$17,278										
Total PA 255/NEZ Tax Abatement- Total				\$28,530	\$28,904	\$29,398										
	Net Capture - State		ś	49,333 \$	50,073 \$	50,824	\$ 63,888 \$	64,847 \$	65,819 \$	66,807 \$	67,809 \$	68,826 \$	69,858 \$	70,906 \$	71,970 \$	73,049
	Net Capture - Local		\$	70,324 \$	71,379 \$	72,450		92,439 \$	93,826 \$	95,233 \$	96,662 \$	98,112 \$	99,584 \$	101,077 \$	102,593 \$	104,132
	Net Capture Total		\$	119,657 \$	121,452 \$	123,273	\$ 154,962 \$	157,286 \$	159,645 \$	162,040 \$	164,471 \$	166,938 \$	169,442 \$	171,983 \$	174,563 \$	177,182
Total School Revenue		Millage Ra														
Total Lacal Barranca		39.27%	24.0000 \$	62,559 \$	63,299 \$	64,050	\$ 77,115 \$	78,073 \$	79,046 \$	80,033 \$	81,035 \$	82,052 \$	83,084 \$	84,132 \$	85,196 \$	86,275
<u>Total Local Revenue</u>		Millage Ra 60.73%	37.1122 \$	114,930 \$	116,347 \$	117,785	\$ 119,245 \$	120,727 \$	122,231 \$	123,758 \$	125,308 \$	126,881 \$	128,477 \$	130,097 \$	131,742 \$	133,411
Total Revenue		Millage Ra		111,550 Ç	110,5 \$	117,703	φ 113,2.13 ψ	120,727 \$	122,231 V	125,750 ¢	125,500 ¢	120,001	120,	150,057	101,7 12	155,111
			61.1122 \$	177,489 \$	179,646 \$	181,835	\$ 196,360 \$	198,800 \$	201,277 \$	203,791 \$	206,343 \$	208,933 \$	211,561 \$	214,230 \$	216,938 \$	219,687
State Education Tax (SET)		Millage Ra 25%	6.0000 \$	12,333 \$	12,518 \$	12,706	\$ 15,972 \$	16,212 \$	16,455 \$	16,702 \$	16,952 \$	17,206 \$	17,465 \$	17,727 \$	17,992 \$	18,262
School Operating Tax		75%	18.0000 \$	36,999 \$	37,554 \$	38,118	\$ 47,916 \$	48,635 \$	49,365 \$	50,105 \$	50,857 \$	51,619 \$	52,394 \$	53,180 \$	53,977 \$	54,787
	School Total		24.0000 \$	49,333 \$	50,073 \$	50,824		64,847 \$	65,819 \$	66,807 \$	67,809 \$	68,826 \$	69,858 \$	70,906 \$	71,970 \$	73,049
<u>Local Capture</u>		Millage Ra	ate													
City Operating		40.77%	13.9473 \$	28,669 \$	29,099 \$	29,536	\$ 37,128 \$	37,685 \$	38,250 \$	38,824 \$	39,406 \$	39,997 \$	40,597 \$	41,206 \$	41,824 \$	42,452
Fire/Police Pension		7.60%	2.6000 \$	5,344 \$	5,425 \$	5,506	6,921 \$	7,025 \$	7,130 \$	7,237 \$	7,346 \$	7,456 \$	7,568 \$	7,681 \$	7,797 \$	7,914
DDA County Allocated		5.71% 19.82%	1.9548 \$ 6.7797 \$	4,018 \$ 13,936 \$	4,078 \$ 14,145 \$	4,140 S	\$ 5,204 \$ \$ 18,048 \$	5,282 \$ 18,318 \$	5,361 \$ 18,593 \$	5,441 \$ 18,872 \$	5,523 \$ 19,155 \$	5,606 \$ 19,442 \$	5,690 \$ 19,734 \$	5,775 \$ 20,030 \$	5,862 \$ 20,331 \$	5,950 20,636
Public Safety		2.78%	0.9500 \$	1,953 \$	1,982 \$	2,012	\$ 2,529 \$	2,567 \$	2,605 \$	2,644 \$	2,684 \$	2,724 \$	2,765 \$	2,807 \$	2,849 \$	2,892
Animal Control		0.58%	0.2000 \$	411 \$	417 \$	424		540 \$	548 \$	557 \$	565 \$	574 \$	582 \$	591 \$	600 \$	609
MSUE		0.50%	0.1700 \$	349 \$	355 \$	360	\$ 453 \$	459 \$	466 \$	473 \$	480 \$	488 \$	495 \$	502 \$	510 \$	517
Veterans Relief		0.29%	0.1000 \$	206 \$	209 \$	212		270 \$	274 \$	278 \$	283 \$	287 \$	291 \$	295 \$	300 \$	304
Library		2.19%	0.7500 \$	1,542 \$	1,565 \$	1,588	\$ 1,997 \$	2,026 \$	2,057 \$	2,088 \$	2,119 \$	2,151 \$	2,183 \$	2,216 \$	2,249 \$	2,283
CWTA ISD		1.75%	0.6000 \$	1,233 \$	1,252 \$ 12,853 \$	1,271 S	1,597 \$	1,621 \$	1,645 \$	1,670 \$	1,695 \$	1,721 \$	1,746 \$	1,773 \$	1,799 \$	1,826
120	Local Total	18.01%	6.1604 \$ <b>34.2122 \$</b>	12,663 \$ <b>70,324 \$</b>	71,379 \$	72,450	\$ 16,399 \$ \$ <b>91,073</b> \$	16,645 \$ <b>92,439</b> \$	16,895 \$ 93,826 \$	17,148 \$ 95,233 \$	17,405 \$ <b>96,662</b> \$	17,666 \$ 98,112 \$	17,931 \$ <b>99,584</b> \$	18,200 \$ 101,077 \$	18,473 \$ 102,593 \$	18,751 <b>104,132</b>
	200011000		J	. 3,324 3	. 2,3,3 4	. 2,430	, 51,075 3	32,433 \$	55,020 \$	33,233 4	33,002 3	55,112 9	55,504 \$	202,077	202,333 3	204,232
State and Local Capture		Millage R	ate													
TOTAL			58.2122 \$	119,657 \$	121,452 \$	123,273		157,286 \$	159,645 \$	162,040 \$	164,471 \$	166,938 \$	169,442 \$	171,983 \$	174,563 \$	177,182
	Cumulative Capture		\$	1,322,726 \$	1,444,178 \$	1,567,451	\$ 1,722,413 \$	1,879,699 \$	2,039,344 \$	2,201,384 \$	2,365,855 \$	2,532,793 \$	2,702,235 \$	2,874,218 \$	3,048,781 \$	3,225,963
Non-Capturable Millages		Millage R					ė ^									
CAPS Debt			0.0000 \$ 2.9000 \$	- \$ 8,981 \$	- \$ 9,092 \$	9,204	\$ - \$ \$ 9,318 \$	- \$ 9,434 \$	- \$ 9,551 \$	- \$ 9,671 \$	- \$ 9,792 \$	- \$ 9,915 \$	- \$ 10,039 \$	- \$ 10,166 \$	- \$ 10,295 \$	10,425
5. 11 5 Sept			2.9000 \$	8,981 \$	9,092 \$	9,204		9,434 \$	9,551 \$	9,671 \$	9,792 \$	9,915 \$	10,039 \$	10,166 \$	10,295 \$	10,425
			11 7	J,502 Y	-,002 4	5,257	. 5,525 9	-, 7	-,002 4	-, 4	-,,,= 4	-,5-25 4	_3,003 4	_3,±00 ¥	,	20,.23

#### Table 2.2 - Tax Increment Revenue Reimbursement Allocation Table - PA 210/NEZ Amendment April 2020

Cadillac Lofts Redevelopment
Cadillac Brownfield Redevelopment Authority

Maximum Reimbursement	Proportionality	nool & Local Taxes	E	State Brownfield Fund	LBRF	Lo	ocal-Only Taxes	Total
State	41.2%	\$ 549,108	\$	169,297	\$ 51,315			\$ 769,720
Local	58.8%	\$ 782,758	\$	-	\$ 479,774	\$	50,000	\$ 1,312,532
TOTAL	100.0%	\$ 1,331,865	\$	169,297	\$ 531,089			\$ 2,082,251
MDEQ		\$ 124,465		-	-			
MSF		\$ 1,207,400						
TOTAL		\$ 1,331,865						



Estimated Captur	e	\$ 1,331,865
Administrative Fe	es	\$ 50,000
State Revolving Fu	und	\$ 169,297
LSRRF		\$ 531,089
	TOTAL	\$ 2 082 251

Estimated Taxable Va	lue (TV) Increase Rate:	1.50%																
	Plan Year			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	Revenue Year		2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
	*Base Taxable Value		\$ 551,090		551,090 \$			, +	, ,								551,090 \$	551,090
	nual Value Additions			\$ 410,000 \$	- \$		- \$		-,	- \$	- \$	- \$	- \$	- :		- \$	- \$	-
Cumula	tive Value Additions			\$ 410,000 \$	416,150 \$	, ,		, +	, ,			, ,	, ,	,	, ,		959,418 \$	973,810
	Estimated New TV		\$ 551,090		759,165 \$		,	,00,0.0 4		983,321 \$	989,804 \$	996,385 \$			1,016,725 \$			1,037,995
Incremental Difference	e (New TV - Base TV)			\$	208,075 \$	211,196 \$	214,364 \$	217,580 \$	425,843 \$	432,231 \$	438,714 \$	445,295 \$	451,974 \$	458,754	\$ 465,635 \$	472,620 \$	479,709 \$	486,905
Plan Year				1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Calendar Year	notes		2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Total State Incremental Revenue			\$ -		17,915 \$								33,888 \$				34,416 \$	34,932
State Brownfield Revolving Fund (50% of SET)		50%	•	7 2,223 7	2,239 \$	2,273 \$	2,307 \$	2,342 \$	3,991 \$	4,051 \$	4,112 \$	4,173 \$	4,236 \$	4,300	4,364 \$	4,238 \$	4,302 \$	4,367
State TIR Available for Reimbursement			\$ -	\$ 15,606 \$	15,675 \$	15,910 \$	16,149 \$	16,391 \$	27,938 \$	28,357 \$	28,782 \$	29,214 \$	29,652 \$	30,097	30,548 \$	29,669 \$	30,114 \$	30,566
Total Local Incremental Revenue			\$ -	\$ 24,547 \$	24,647 \$	25,017 \$	25,392 \$	25,773 \$	43,694 \$	44,349 \$	45,014 \$	45,689 \$	46,375 \$	47,070	47,777 \$	40,333 \$	40,938 \$	41,552
BRA Administrative Fee	6%		\$ -	\$ 1,473 \$	1,479 \$	1,501 \$	1,524 \$	1,546 \$	2,622 \$	2,661 \$	2,701 \$	2,741 \$	2,782 \$	2,824	2,867 \$	2,420 \$	2,456 \$	2,493
Local TIR Available for Reimbursement			\$ -	\$ 23,074 \$	23,169 \$	23,516 \$	23,869 \$	24,227 \$	41,072 \$	41,688 \$	42,313 \$	42,948 \$	43,592 \$	44,246	44,910 \$	37,913 \$	38,482 \$	39,059
Total State & Local TIR Available			\$ -	\$ 38,680 \$	38,844 \$	39,426 \$	40,018 \$	40,618 \$	69,010 \$	70,045 \$	71,096 \$	72,162 \$	73,244 \$	74,343	75,458 \$	67,582 \$	68,596 \$	69,625
Developer Reimbursement		Principal	\$96,710	0%	0%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%
Developer Kelinbursement		Interest	-	\$	- \$		4,014 \$	4,074 \$		5,752 \$	5,855 \$	5,959 \$	6,065 \$	5,986		5,342 \$	5,439 \$	5,537
Cumulative Capture		Total	\$122,615	\$	- \$	3,955 \$	7,969 \$	12,043 \$	18,792 \$	24,545 \$	30,400 \$	36,359 \$	42,424 \$	48,410	54,503 \$	59,845 \$	65,284 \$	70,820
Developer Reimbursement Balance			\$ 122,615	\$ 122,615   \$	122,615 \$	118,660 \$	114,646 \$	110,572 \$	103,823 \$	98,071 \$	92,216 \$	86,256 \$	80,191 \$	74,205	68,112   \$	62,770 \$	57,332 \$	51,795
		Principal	\$98,325	Payment					\$	10,947 \$	10,947 \$	10,947 \$	10,947 \$	10,947	10,947 \$	10,947 \$	10,947 \$	10,947
EGLE Brownfield Loan	Beginning	Interest																
<del></del>	Balance	Total	\$109,465	% Allocation														
EGLE Loan Reimbursement				\$	- \$	- \$	- \$	т	т т	10,947 \$	10,947 \$	10,947 \$	10,947 \$	10,947		10,947 \$	10,947 \$	10,947
City Reimbursement Balance				\$109,465 \$	109,465 \$	109,465 \$	109,465 \$	109,465 \$	109,465 \$	98,519 \$	87,572 \$	76,626 \$	65,679 \$	54,733	\$ 43,786 \$	32,840 \$	21,893 \$	10,947
		Dringinal	¢ 010 000	¢ 2/2 000														
	Beginning	Principal Interest		\$ 343,000														
CITY	Beginning Balance	Principal Interest Total	\$ 189,785	\$ <b>343,000</b>	100%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%
CITY City Reimbursement		Interest	\$ 189,785		100% 38,844 \$	3070	90% 36,004 \$		90% 62,088 \$	90% 53,170 \$	90% 54,116 \$	90% 55,075 \$	90% 56,049 \$	90% 57,037	3070	90% 50,955 \$	90% 51,867 \$	90% 52,792
		Interest	\$ 189,785	100%		3070								3070	3070			
City Reimbursement		Interest	\$ 189,785 \$ 1,099,785 \$ 74,315	100%	38,844 \$	3070	36,004 \$	36,544 \$	62,088 \$	53,170 \$	54,116 \$	55,075 \$	56,049 \$	57,037	58,041 \$	50,955 \$		
City Reimbursement Cumulative Capture	Balance	Interest Total	\$ 189,785 \$ 1,099,785 \$ 74,315	100% \$ 38,680 \$ \$ 1,099,785 \$	38,844 \$	35,472 \$	36,004 \$ 989,466 \$	36,544 \$	62,088 \$ <b>890,834</b>   \$	53,170 \$	54,116 \$ 783,548 \$	55,075 \$ <b>728,473</b> \$	56,049 \$ 672,424 \$	57,037 5	58,041 \$ 557,346 \$	50,955 \$  506,391 \$	51,867 \$ 454,525 \$	52,792 <b>401,733</b>
City Reimbursement Cumulative Capture City Reimbursement Balance	Balance	Interest Total	\$ 189,785 \$ 1,099,785 \$ 74,315	100% \$ 38,680 \$ \$ 1,099,785 \$	38,844 \$	35,472 \$	36,004 \$ 989,466 \$	36,544 \$	62,088 \$ <b>890,834</b>   \$	53,170 \$	54,116 \$ 783,548 \$	55,075 \$ <b>728,473</b> \$	56,049 \$ 672,424 \$	57,037 5	58,041 \$ 557,346 \$	50,955 \$  506,391 \$	51,867 \$ 454,525 \$	52,792 <b>401,733</b>
City Reimbursement Cumulative Capture City Reimbursement Balance	Balance	Interest Total	\$ 189,785 \$ 1,099,785 \$ 74,315	100% \$ 38,680 \$ \$ 1,099,785   \$	38,844 \$ 1,060,941   \$	35,472 \$ 1,025,470   \$	36,004 \$ 989,466   \$	36,544 \$ 952,922   \$	62,088 \$ 890,834   \$	53,170 \$  837,664   \$	54,116 \$ 783,548   \$	55,075 \$  728,473   \$	56,049 \$ 672,424   \$	57,037 :	5 58,041 \$ 5 557,346   \$	50,955 \$ 506,391   \$	51,867 \$ 454,525 \$	52,792 <b>401,733</b>
City Reimbursement Cumulative Capture City Reimbursement Balance	Balance	Interest Total	\$ 189,785 \$ 1,099,785 \$ 74,315	100% \$ 38,680 \$ \$ 1,099,785 \$ \$ 35,065 \$	38,844 \$	35,472 \$ 1,025,470   \$	36,004 \$ 989,466   \$	36,544 \$ 952,922   \$	62,088 \$  890,834   \$  60,997   \$	53,170 \$  837,664   \$	54,116 \$ 783,548 \$	55,075 \$ <b>728,473</b> \$	56,049 \$ 672,424   \$	57,037 5	5 58,041 \$ 5 557,346   \$ 6 64,986   \$	50,955 \$  506,391 \$	51,867 \$ 454,525 \$	52,792 <b>401,733</b>
City Reimbursement Cumulative Capture City Reimbursement Balance  MSF Non-Environmental Costs State Tax Reimbursement Local Tax Reimbursement	Balance    MDEQ/EA %   1   1   1   1   1   1   1   1   1	Interest Total	\$ 189,785 \$ 1,099,785 \$ 74,315 \$ 1,207,400 \$ 497,793 \$ 709,608	\$ 38,680 \$  \$ 1,099,785 \$  \$ 35,065 \$  \$ 14,147 \$  \$ 20,918 \$	38,844 \$  1,060,941 \$  35,214 \$  14,210 \$  21,003 \$	35,472 \$  1,025,470 \$  35,742 \$  14,423 \$  21,318 \$	36,004 \$  989,466 \$  36,278 \$  14,640 \$  21,638 \$	36,544 \$  952,922 \$  36,822 \$  14,859 \$  21,963 \$	62,088 \$  890,834 \$  60,997 \$  24,694 \$  36,303 \$	53,170 \$  837,664 \$  61,912 \$  25,064 \$  36,847 \$	54,116 \$  783,548 \$  62,840 \$  25,440 \$  37,400 \$	55,075 \$  728,473 \$  63,783 \$  25,822 \$ 37,961 \$	56,049 \$ 672,424 \$ 64,740 \$ 26,209 \$ 38,531 \$	57,037 : 615,387 : 64,026 ; 25,920 : 38,106 :	5 58,041 \$ 5 557,346 \$ 6 64,986 \$ 6 26,309 \$ 7 38,677 \$	50,955 \$  506,391 \$  58,203 \$  25,551 \$  32,652 \$	51,867 \$  454,525 \$  59,076 \$ 25,935 \$ 33,141 \$	52,792 <b>401,733</b> 59,962 26,324 33,638
City Reimbursement Cumulative Capture City Reimbursement Balance  MSF Non-Environmental Costs State Tax Reimbursement Local Tax Reimbursement Total MSF Reimbursement Balance	Balance    MDEQ/EA %   1   1   1   1   1   1   1   1   1	Interest Total  State/Local % 11.23%	\$ 189,785 \$ 1,099,785 \$ 74,315 \$ 1,207,400 \$ 497,793 \$ 709,608	\$ 38,680 \$ \$ \$ 1,099,785 \$ \$ \$ 35,065 \$ \$ \$ 14,147 \$ \$ 20,918 \$ \$ 1,172,335 \$	38,844 \$  1,060,941 \$  35,214 \$  14,210 \$  21,003 \$  1,137,121 \$	35,472 \$  1,025,470 \$  35,742 \$  14,423 \$  21,318 \$  1,101,379 \$	36,004 \$  989,466 \$  36,278 \$  14,640 \$  21,638 \$  1,065,101 \$	36,544 \$  952,922 \$  952,922 \$  14,859 \$  21,963 \$  1,028,279 \$	62,088 \$  890,834 \$  60,997 \$  24,694 \$  36,303 \$  967,282 \$	53,170 \$  837,664 \$  61,912 \$  25,064 \$  36,847 \$  905,371 \$	54,116 \$  783,548 \$  62,840 \$  25,440 \$  37,400 \$  842,530 \$	55,075 \$  728,473 \$  63,783 \$  25,822 \$  37,961 \$  778,747 \$	56,049 \$  672,424 \$  64,740 \$  26,209 \$  38,531 \$  714,008 \$	57,037 :  615,387 :  64,026 : 25,920 : 38,106 : 649,982 :	5 58,041 \$ 5 557,346 \$ 6 64,986 \$ 6 26,309 \$ 6 38,677 \$ 6 584,996 \$	50,955 \$  506,391 \$  58,203 \$ 25,551 \$ 32,652 \$ 526,793 \$	51,867 \$  454,525 \$  59,076 \$  25,935 \$  33,141 \$  467,717 \$	52,792 <b>401,733</b> 59,962 26,324 33,638 407,755
City Reimbursement Cumulative Capture City Reimbursement Balance  MSF Non-Environmental Costs State Tax Reimbursement Local Tax Reimbursement Total MSF Reimbursement Balance State MSF Balance to Be Reimbursed	MDEQ/EA %   90.65%	Interest Total  State/Local % 11.23% 88.77%	\$ 189,785 \$ 1,099,785 \$ 74,315 \$ 1,207,400 \$ 497,793 \$ 709,608	\$ 38,680 \$ \$ \$ 1,099,785 \$ \$ \$ 1,099,785 \$ \$ \$ 14,147 \$ \$ 20,918 \$ \$ 1,172,335 \$ \$ 483,645 \$ \$	38,844 \$ 1,060,941 \$ 35,214 \$ 14,210 \$ 21,003 \$ 1,137,121 \$ 469,435 \$	35,472 \$  1,025,470 \$  35,742 \$  14,423 \$  21,318 \$  21,101,379 \$  455,012 \$	36,004 \$  989,466 \$  36,278 \$  14,640 \$  21,638 \$  1,065,101 \$  440,372 \$	36,544 \$  952,922 \$  36,822 \$  14,859 \$  21,963 \$  1,028,279 \$  425,512 \$	62,088 \$  890,834 \$  60,997 \$  24,694 \$  36,303 \$  967,282 \$  400,819 \$	53,170 \$  837,664 \$  61,912 \$  25,064 \$  36,847 \$  905,371 \$  375,755 \$	54,116 \$  783,548 \$  62,840 \$  25,440 \$  37,400 \$  842,530 \$  842,530 \$  350,314 \$	55,075 \$  728,473 \$  63,783 \$  25,822 \$  37,961 \$  778,747 \$  324,493 \$	56,049 \$ 672,424 \$ 64,740 \$ 26,209 \$ 38,531 \$ 714,008 \$ 298,284 \$	57,037 : 615,387 : 64,026 : 25,920 : 38,106 : 649,982 : 272,364 : 272,364 : 272,364	5 58,041 \$ 5 557,346 \$ 6 64,986 \$ 7 26,309 \$ 7 38,677 \$ 7 5 584,996 \$ 7 246,055 \$ 7 246,055 \$	50,955 \$  506,391 \$  58,203 \$  25,551 \$  32,652 \$  32,652 \$  32,652 \$  220,504 \$	51,867 \$  454,525 \$  59,076 \$ 25,935 \$ 33,141 \$ 467,717 \$ 194,569 \$	52,792 401,733 59,962 26,324 33,638 407,755 168,245
City Reimbursement Cumulative Capture City Reimbursement Balance  MSF Non-Environmental Costs State Tax Reimbursement Local Tax Reimbursement Total MSF Reimbursement Balance	MDEQ/EA %   90.65%	Interest Total  State/Local % 11.23%	\$ 189,785 \$ 1,099,785 \$ 74,315 \$ 1,207,400 \$ 497,793 \$ 709,608	\$ 38,680 \$ \$ \$ 1,099,785 \$ \$ \$ 1,099,785 \$ \$ \$ 14,147 \$ \$ 20,918 \$ \$ 1,172,335 \$ \$ 483,645 \$ \$	38,844 \$  1,060,941 \$  35,214 \$  14,210 \$  21,003 \$  1,137,121 \$	35,472 \$  1,025,470 \$  35,742 \$  14,423 \$  21,318 \$  21,101,379 \$  455,012 \$	36,004 \$  989,466 \$  36,278 \$  14,640 \$  21,638 \$  1,065,101 \$	36,544 \$  952,922 \$  36,822 \$  14,859 \$  21,963 \$  1,028,279 \$	62,088 \$  890,834 \$  60,997 \$  24,694 \$  36,303 \$  967,282 \$	53,170 \$  837,664 \$  61,912 \$  25,064 \$  36,847 \$  905,371 \$	54,116 \$  783,548 \$  62,840 \$  25,440 \$  37,400 \$  842,530 \$	55,075 \$  728,473 \$  63,783 \$  25,822 \$  37,961 \$  778,747 \$	56,049 \$  672,424 \$  64,740 \$  26,209 \$  38,531 \$  714,008 \$	57,037 :  615,387 :  64,026 : 25,920 : 38,106 : 649,982 :	\$ 557,346 \$ \$ 557,346 \$ \$ 64,986 \$ \$ 26,309 \$ \$ 38,677 \$ \$ 584,996 \$ \$ 246,055 \$	50,955 \$  506,391 \$  58,203 \$ 25,551 \$ 32,652 \$ 526,793 \$	51,867 \$  454,525 \$  59,076 \$  25,935 \$  33,141 \$  467,717 \$	52,792 <b>401,733</b> 59,962 26,324 33,638 407,755
City Reimbursement Cumulative Capture City Reimbursement Balance  MSF Non-Environmental Costs State Tax Reimbursement Local Tax Reimbursement Total MSF Reimbursement Balance State MSF Balance to Be Reimbursed	MDEQ/EA %   90.65%	Interest Total  State/Local % 11.23% 88.77% \$ 1,331,865	\$ 189,785 \$ 1,099,785 \$ 74,315 \$ 1,207,400 \$ 497,793 \$ 709,608	\$ 38,680 \$ \$ \$ 1,099,785 \$ \$ \$ 1,099,785 \$ \$ \$ 14,147 \$ \$ 20,918 \$ \$ 1,172,335 \$ \$ 483,645 \$ \$	38,844 \$ 1,060,941 \$ 35,214 \$ 14,210 \$ 21,003 \$ 1,137,121 \$ 469,435 \$	35,472 \$  1,025,470 \$  1,025,470 \$  14,423 \$ 21,318 \$ 1,101,379 \$ 455,012 \$ 646,368 \$	36,004 \$  989,466 \$  36,278 \$  14,640 \$  21,638 \$  1,065,101 \$  440,372 \$	36,544 \$  952,922 \$  36,822 \$  14,859 \$  21,963 \$  1,028,279 \$  425,512 \$	62,088 \$  890,834 \$  60,997 \$  24,694 \$  36,303 \$  967,282 \$  400,819 \$  566,463 \$	53,170 \$  837,664 \$  61,912 \$  25,064 \$  36,847 \$  905,371 \$  375,755 \$	54,116 \$  783,548 \$  62,840 \$  25,440 \$  37,400 \$  842,530 \$  842,530 \$  350,314 \$	55,075 \$  728,473 \$  63,783 \$  25,822 \$  37,961 \$  778,747 \$  324,493 \$	56,049 \$ 672,424 \$ 64,740 \$ 26,209 \$ 38,531 \$ 714,008 \$ 298,284 \$	57,037 : 615,387 : 64,026 : 25,920 : 38,106 : 649,982 : 272,364 : 272,364 : 272,364	5 58,041 \$ 5 557,346 \$ 5 6 64,986 \$ 6 26,309 \$ 6 38,677 \$ 6 584,996 \$ 7 246,055 \$ 7 338,941 \$	50,955 \$  506,391 \$  58,203 \$  25,551 \$  32,652 \$  32,652 \$  32,652 \$  220,504 \$	51,867 \$  454,525 \$  59,076 \$ 25,935 \$ 33,141 \$ 467,717 \$ 194,569 \$	52,792 401,733 59,962 26,324 33,638 407,755 168,245
City Reimbursement Cumulative Capture 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/EA %   90.65%   90.65%	Interest Total  State/Local % 11.23% 88.77% \$ 1,331,865	\$ 189,785 \$ 1,099,785 \$ 74,315 \$ 1,207,400 \$ 497,793 \$ 709,608 \$ 1,331,865 \$ 124,465 \$ 5 51,315	\$ 38,680 \$ \$ \$ 1,099,785 \$ \$ \$ 1,099,785 \$ \$ \$ \$ 14,147 \$ \$ 20,918 \$ \$ 1,172,335 \$ \$ 483,645 \$ \$ 688,689 \$ \$ \$ 3,615 \$ \$ \$ 1,458 \$ \$	38,844 \$  1,060,941 \$  35,214 \$  14,210 \$  21,003 \$  1,137,121 \$  469,435 \$  667,686 \$	35,472 \$  1,025,470 \$  35,742 \$  14,423 \$  21,318 \$  21,318 \$  455,012 \$  646,368 \$  3,684 \$  1,487 \$	36,004 \$  989,466 \$  36,278 \$  14,640 \$  21,638 \$  1,065,101 \$  440,372 \$  624,729 \$  3,740 \$  1,509 \$	36,544 \$ 952,922 \$ 36,822 \$ 14,859 \$ 21,963 \$ 1,028,279 \$ 425,512 \$ 602,766 \$ 3,796 \$ 1,532 \$	62,088 \$  890,834 \$  60,997 \$  24,694 \$  36,303 \$  967,282 \$  400,819 \$  566,463 \$  6,288 \$  2,546 \$	53,170 \$  837,664 \$  61,912 \$  25,064 \$  36,847 \$  905,371 \$  529,616 \$  6,382 \$  2,584 \$	54,116 \$  783,548 \$  62,840 \$ 25,440 \$ 37,400 \$ 842,530 \$ 492,216 \$  6,478 \$ 2,622 \$	55,075 \$  728,473 \$  63,783 \$  25,822 \$ 37,961 \$  778,747 \$ 324,493 \$ 454,255 \$	64,740 \$ 64,740 \$ 26,209 \$ 38,531 \$ 714,008 \$ 298,284 \$ 415,724 \$	64,026   25,920   38,106   649,982   272,364   377,618   6,600   2,672	5 58,041 \$ 5 557,346 \$ 5 557,346 \$ 6 64,986 \$ 5 26,309 \$ 5 246,055 \$ 338,941 \$ 6 6,699 \$ 7 2,712 \$	50,955 \$  506,391 \$  58,203 \$  25,551 \$  32,652 \$  526,793 \$  220,504 \$  306,289 \$	51,867 \$  454,525 \$  59,076 \$  25,935 \$  33,141 \$  467,717 \$  194,569 \$  273,148 \$	52,792 401,733 59,962 26,324 33,638 407,755 168,245 239,509 6,181 2,714
City Reimbursement Cumulative Capture 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	MDEQ/EA %   90.65%   90.65%   93.5%	Interest Total  State/Local % 11.23% \$ 1,331,865	\$ 1,099,785 \$ 1,099,785 \$ 74,315 \$ 1,207,400 \$ 497,793 \$ 709,608 \$ 1,331,865 \$ 5 124,465 \$ 5 13,15 \$ 73,150	\$ 38,680 \$  \$ 1,099,785 \$  \$ 1,099,785 \$  \$ 35,065 \$  \$ 14,147 \$  \$ 20,918 \$  \$ 1,172,335 \$  \$ 483,645 \$  \$ 688,689 \$  \$ 3,615 \$  \$ 1,458 \$  \$ 1,458 \$  \$ 2,156 \$	38,844 \$  1,060,941 \$  35,214 \$  14,210 \$  21,003 \$  1,137,121 \$  469,435 \$  667,686 \$  1,465 \$  2,165 \$	35,472 \$  1,025,470 \$  1,025,470 \$  35,742 \$  14,423 \$  21,318 \$  1,101,379 \$  455,012 \$  646,368 \$  458,48 \$  1,487 \$  2,188 \$  2,188 \$	36,004 \$  989,466 \$  36,278 \$  14,640 \$  21,638 \$  1,065,101 \$  440,372 \$  624,729 \$  3,740 \$  1,509 \$  2,231 \$	36,544 \$  952,922 \$  36,822 \$  14,859 \$  21,963 \$  1,028,279 \$  425,512 \$  602,766 \$  3,796 \$  1,532 \$  2,264 \$	62,088 \$  890,834 \$  60,997 \$ 24,694 \$ 36,303 \$ 967,282 \$ 400,819 \$ 566,463 \$ 566,463 \$ 2,546 \$ 2,546 \$ 2,546 \$ 3,742 \$ \$ 3,742 \$ \$	53,170 \$  837,664 \$  61,912 \$  25,064 \$  36,847 \$  905,371 \$  375,755 \$  529,616 \$  6,382 \$  2,584 \$  3,398 \$	54,116 \$  783,548 \$  62,840 \$  25,440 \$  37,400 \$  842,530 \$  350,314 \$  492,216 \$  6,478 \$  2,622 \$  3,855 \$	55,075 \$  728,473 \$  63,783 \$  25,822 \$  37,961 \$  778,747 \$  324,493 \$  454,255 \$  6,575 \$  2,662 \$  3,913 \$	64,740 \$ 64,740 \$ 26,209 \$ 38,531 \$ 714,008 \$ 298,284 \$ 415,724 \$  6,674 \$ 2,702 \$ 3,972 \$	64,026 . 25,920 . 38,106 . 649,982 . 272,364 . 377,618	5 58,041 \$ 5 557,346 \$ 5 557,346 \$ 5 26,309 \$ 5 38,677 \$ 5 584,996 \$ 5 246,055 \$ 246,055 \$ 338,941 \$ 5 338,941 \$ 5 338,941 \$ 5 338,941 \$	50,955 \$  506,391 \$  58,203 \$  25,551 \$  32,652 \$  526,793 \$  220,504 \$  306,289 \$  6,000 \$  2,634 \$  3,366 \$	51,867 \$  454,525 \$  59,076 \$  25,935 \$  33,141 \$  467,717 \$  194,569 \$  273,148 \$  6,090 \$  2,673 \$  3,416 \$	52,792 401,733 59,962 26,324 33,638 407,755 168,245 239,509 6,181 2,714 3,468
City Reimbursement Cumulative Capture 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 Total MDEQ Reimbursement Balance	MDEQ/EA %   90.65%   90.65%   93.5%	Interest Total  State/Local % 11.23% \$ 1,331,865	\$ 1,099,785 \$ 1,099,785 \$ 74,315 \$ 1,207,400 \$ 497,793 \$ 709,608 \$ 1,331,865 \$ 124,465 \$ 51,315 \$ 73,150	\$ 38,680 \$ \$ 1,099,785 \$ \$ 1,099,785 \$ \$ \$ 14,147 \$ \$ \$ 20,918 \$ \$ 1,172,335 \$ \$ 483,645 \$ \$ 688,689 \$ \$ \$ 1,458 \$ \$ 1,458 \$ \$ 2,156 \$ \$ 2,156 \$ \$ \$ 2,156 \$ \$ \$ 120,850 \$ \$	38,844 \$  1,060,941 \$  35,214 \$  14,210 \$  21,003 \$  1,137,121 \$  469,435 \$  667,686 \$  3,630 \$  1,465 \$  2,165 \$  117,220 \$	35,472 \$  1,025,470 \$  1,025,470 \$  14,423 \$  1,101,379 \$  455,012 \$  646,368 \$  3,684 \$  1,487 \$  1,487 \$  2,198 \$  113,536 \$	36,004 \$  989,466 \$  36,278 \$  14,640 \$  21,638 \$  1,065,101 \$  440,372 \$  624,729 \$  3,740 \$  1,509 \$  2,231 \$  109,796 \$	36,544 \$  952,922 \$  36,822 \$  14,859 \$  21,963 \$  1,028,279 \$  425,512 \$  602,766 \$  3,796 \$  1,532 \$  2,264 \$  106,000 \$	62,088 \$  890,834 \$  60,997 \$  24,694 \$  36,303 \$  967,282 \$  400,819 \$  566,463 \$  6,288 \$  2,546 \$  3,742 \$  99,712 \$	53,170 \$  837,664 \$  61,912 \$  25,064 \$  905,371 \$  375,755 \$  529,616 \$  6,382 \$  2,584 \$  2,584 \$  93,330 \$	54,116 \$  783,548 \$  62,840 \$  25,440 \$  37,400 \$  842,530 \$  492,216 \$  6,478 \$  2,622 \$  86,852 \$  86,852 \$	55,075 \$  728,473 \$  63,783 \$  25,822 \$  37,961 \$  778,747 \$  324,493 \$  454,255 \$  6,575 \$  2,662 \$  2,662 \$  3,913 \$  80,277 \$	64,740 \$ 64,740 \$ 26,209 \$ 38,531 \$ 714,008 \$ 298,284 \$ 415,724 \$  6,674 \$ 2,702 \$ 3,972 \$ 73,604 \$	64,026 . 25,920 . 38,106 . 649,982 . 272,364 . 377,618 . 6,600 . 2,672 . 3,928 . 67,003	5 58,041 \$ 5 557,346 \$ 5 6 64,986 \$ 5 26,309 \$ 5 38,677 \$ 6 584,996 \$ 246,055 \$ 338,941 \$ 6 6,699 \$ 2,712 \$ 6 3,987 \$ 6 3,987 \$ 6 6,699 \$ 6 3,987 \$ 6 6,699 \$ 7,12 \$ 6 6,699 \$ 7,12 \$ 7,12 \$ 8 6,699 \$ 7,12 \$ 8 6,699 \$ 8 6,699 \$ 7,12 \$ 8 6,699 \$ 8 6,699 \$ 8 7,12 \$ 8 6,699 \$ 8 6,699 \$ 8 7,12 \$ 8 6,699 \$ 8 7,12 \$ 8 6,699 \$ 8 7,12 \$ 8 6,699 \$ 8 7,12 \$ 8 6,699 \$ 8 7,12 \$ 8 6,699 \$ 8 7,12 \$ 8 6,699 \$ 8 7,12 \$ 8 6,699 \$ 8 7,12 \$ 8 6,699 \$ 8 7,12 \$ 8	50,955 \$  506,391 \$  58,203 \$  25,551 \$  32,652 \$  526,793 \$  220,504 \$  306,289 \$  6,000 \$  2,634 \$  3,366 \$  54,305 \$	51,867 \$  454,525 \$  59,076 \$  25,935 \$  33,141 \$  467,717 \$  194,569 \$  273,148 \$  6,090 \$  2,673 \$  2,673 \$  3,416 \$  48,215 \$	52,792 401,733 59,962 26,324 33,638 407,755 168,245 239,509 6,181 2,714 3,468 42,033
City Reimbursement Cumulative Capture City Reimbursement Balance  MISF 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 Local Tax Reimbursement State MDEQ Reimbursement Balance State MDEQ Balance to Be Reimbursed	MDEQ/EA %   90.65%   90.65%   93.5%	Interest Total  State/Local % 11.23% \$ 1,331,865	\$ 1,099,785 \$ 1,099,785 \$ 74,315 \$ 1,207,400 \$ 497,793 \$ 709,608 \$ 1,331,865 \$ 124,465 \$ 51,315 \$ 73,150	\$ 38,680 \$ \$ \$ 1,099,785 \$ \$ \$ 1,099,785 \$ \$ \$ 14,147 \$ \$ \$ 1,172,335 \$ \$ 483,645 \$ \$ 688,689 \$ \$ \$ 1,458 \$ 1,458 \$ \$ 1,458 \$ \$ 1,458 \$ 1,	38,844 \$  1,060,941 \$  35,214 \$  14,210 \$  21,003 \$  1,137,121 \$  469,435 \$  667,686 \$  3,630 \$  1,465 \$  2,165 \$  2,165 \$  117,220 \$  48,392 \$	35,472 \$  1,025,470 \$  1,025,470 \$  35,742 \$  14,423 \$  21,318 \$  1,101,379 \$  455,012 \$  646,368 \$  1,487 \$  2,198 \$  2,198 \$  113,536 \$  46,905 \$	36,004 \$  989,466 \$  36,278 \$  14,640 \$  21,638 \$  1,065,101 \$  440,372 \$  624,729 \$  3,740 \$  1,509 \$  2,231 \$  109,796 \$  45,396 \$	36,544 \$  952,922 \$  36,822 \$  14,859 \$  21,963 \$  1,028,279 \$  425,512 \$  602,766 \$  3,796 \$  1,532 \$  2,264 \$  106,000 \$  43,864 \$  43,864 \$	62,088 \$  890,834 \$  60,997 \$ 24,694 \$ 36,303 \$ 967,282 \$ 566,463 \$   60,288 \$ 2,546 \$ 3,742 \$ 99,712 \$ 41,318 \$ 541	53,170 \$  837,664 \$  61,912 \$  25,064 \$  36,847 \$  905,371 \$  375,755 \$  529,616 \$  6,382 \$  2,584 \$  3,788 \$  378,785 \$  338,735 \$	54,116 \$  783,548 \$  62,840 \$ 25,440 \$ 37,400 \$ 842,530 \$ 492,216 \$  6,478 \$ 2,622 \$ 3,855 \$ 86,852 \$ 36,112 \$	55,075 \$  728,473 \$  63,783 \$  25,822 \$  37,961 \$  778,747 \$  454,255 \$  6,575 \$  2,662 \$  3,913 \$  80,277 \$  33,450 \$	64,740 \$ 64,740 \$ 26,209 \$ 38,531 \$ 714,008 \$ 415,724 \$  6,674 \$ 2,702 \$ 3,972 \$ 73,604 \$ 73,074 \$	64,026   25,920   38,106   649,982   272,364   377,618   6,600   2,672   3,928   67,003   28,077	5 58,041 \$ 5 557,346 \$ 5 557,346 \$ 6 64,986 \$ 5 38,677 \$ 5 524,996 \$ 6 246,055 \$ 338,941 \$ 6 6,699 \$ 6 2,712 \$ 3,987 \$ 6 60,304 \$ 5 52,365 \$	50,955 \$  506,391 \$  58,203 \$  25,551 \$  32,652 \$  526,793 \$  220,594 \$  306,289 \$  6,000 \$  2,634 \$  3,366 \$  54,305 \$  52,731 \$	51,867 \$  454,525 \$  59,076 \$  25,935 \$  33,141 \$  467,717 \$  467,717 \$  273,148 \$  6,090 \$  2,673 \$  3,416 \$  48,215 \$  20,057 \$	52,792 401,733 
City Reimbursement Cumulative Capture 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 Total MDEQ Reimbursement Balance	MDEQ/EA %   90.65%   90.65%   93.5%	Interest Total  State/Local % 11.23% \$ 1,331,865	\$ 1,099,785 \$ 1,099,785 \$ 74,315 \$ 1,207,400 \$ 497,793 \$ 709,608 \$ 1,331,865 \$ 124,465 \$ 51,315 \$ 73,150	\$ 38,680 \$ \$ 1,099,785 \$ \$ 1,099,785 \$ \$ \$ 14,147 \$ \$ \$ 20,918 \$ \$ 1,172,335 \$ \$ 483,645 \$ \$ 688,689 \$ \$ \$ 1,458 \$ \$ 1,458 \$ \$ 2,156 \$ \$ 2,156 \$ \$ \$ 2,156 \$ \$ \$ 120,850 \$ \$	38,844 \$  1,060,941 \$  35,214 \$  14,210 \$  21,003 \$  1,137,121 \$  469,435 \$  667,686 \$  3,630 \$  1,465 \$  2,165 \$  117,220 \$	35,472 \$  1,025,470 \$  1,025,470 \$  35,742 \$  14,423 \$  21,318 \$  1,101,379 \$  455,012 \$  646,368 \$  1,487 \$  2,198 \$  2,198 \$  113,536 \$  46,905 \$	36,004 \$  989,466 \$  36,278 \$  14,640 \$  21,638 \$  1,065,101 \$  440,372 \$  624,729 \$  3,740 \$  1,509 \$  2,231 \$  109,796 \$	36,544 \$  952,922 \$  36,822 \$  14,859 \$  21,963 \$  1,028,279 \$  425,512 \$  602,766 \$  3,796 \$  1,532 \$  2,264 \$  106,000 \$	62,088 \$  890,834 \$  60,997 \$ 24,694 \$ 36,303 \$ 967,282 \$ 566,463 \$   60,288 \$ 2,546 \$ 3,742 \$ 99,712 \$ 41,318 \$ 541	53,170 \$  837,664 \$  61,912 \$  25,064 \$  905,371 \$  375,755 \$  529,616 \$  6,382 \$  2,584 \$  2,584 \$  93,330 \$	54,116 \$  783,548 \$  62,840 \$  25,440 \$  37,400 \$  842,530 \$  492,216 \$  6,478 \$  2,622 \$  86,852 \$  86,852 \$	55,075 \$  728,473 \$  63,783 \$  25,822 \$  37,961 \$  778,747 \$  324,493 \$  454,255 \$  6,575 \$  2,662 \$  2,662 \$  3,913 \$  80,277 \$	64,740 \$ 64,740 \$ 26,209 \$ 38,531 \$ 714,008 \$ 298,284 \$ 415,724 \$  6,674 \$ 2,702 \$ 3,972 \$ 73,604 \$	64,026 . 25,920 . 38,106 . 649,982 . 272,364 . 377,618 . 6,600 . 2,672 . 3,928 . 67,003	5 58,041 \$ 5 557,346 \$ 5 557,346 \$ 6 64,986 \$ 5 38,677 \$ 5 524,996 \$ 6 246,055 \$ 338,941 \$ 6 6,699 \$ 6 2,712 \$ 3,987 \$ 6 60,304 \$ 5 52,365 \$	50,955 \$  506,391 \$  58,203 \$  25,551 \$  32,652 \$  526,793 \$  220,504 \$  306,289 \$  6,000 \$  2,634 \$  3,366 \$  54,305 \$	51,867 \$  454,525 \$  59,076 \$  25,935 \$  33,141 \$  467,717 \$  194,569 \$  273,148 \$  6,090 \$  2,673 \$  2,673 \$  3,416 \$  48,215 \$	52,792 401,733 59,962 26,324 33,638 407,755 168,245 239,509 6,181 2,714 3,468 42,033
City Reimbursement Cumulative Capture City Reimbursement Balance  MISF 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 Local Tax Reimbursement State MDEQ Reimbursement Balance State MDEQ Balance to Be Reimbursed	MDEQ/EA %   90.65%   90.65%   93.5%	Interest Total  State/Local % 11.23% 88.77% \$ 1,331,865	\$ 1,099,785 \$ 1,099,785 \$ 74,315 \$ 1,207,400 \$ 497,793 \$ 709,608 \$ 1,331,865 \$ 124,465 \$ 51,315 \$ 73,150	\$ 38,680 \$  \$ 1,099,785 \$  \$ 1,099,785 \$  \$ 14,147 \$  \$ 20,918 \$  \$ 1,172,335 \$  \$ 483,645 \$  \$ 688,689 \$  \$ 1,458 \$  \$ 1,458 \$  \$ 1,458 \$  \$ 1,458 \$  \$ 1,458 \$  \$ 1,458 \$  \$ 1,458 \$  \$ 1,458 \$  \$ 1,458 \$  \$ 1,458 \$  \$ 1,458 \$  \$ 70,994 \$	38,844 \$  1,060,941 \$  35,214 \$  14,210 \$  21,003 \$  1,137,121 \$  469,435 \$  667,686 \$  3,630 \$  1,465 \$  2,165 \$  2,165 \$  117,220 \$  48,392 \$	35,472 \$  1,025,470 \$  1,025,470 \$  14,423 \$ 21,318 \$ 1,101,379 \$  455,012 \$ 646,368 \$  1,487 \$ 2,198 \$ 113,536 \$ 46,905 \$ 66,631 \$	36,004 \$  989,466 \$  36,278 \$  14,640 \$  21,638 \$  1,065,101 \$  440,372 \$  624,729 \$  3,740 \$  1,509 \$  2,231 \$  109,796 \$  45,396 \$	36,544 \$  952,922 \$  36,822 \$  14,859 \$  21,963 \$  1,028,279 \$  425,512 \$  602,766 \$  1,532 \$  2,264 \$  106,000 \$  43,864 \$  62,136 \$	62,088 \$  890,834 \$  60,997 \$  24,694 \$  36,303 \$  967,282 \$  400,819 \$  566,463 \$  2,546 \$  3,742 \$  99,712 \$  41,318 \$  58,394 \$	53,170 \$  837,664 \$  61,912 \$  25,064 \$  36,847 \$  905,371 \$  375,755 \$  529,616 \$  6,382 \$  2,584 \$  3,788 \$  93,330 \$  38,735 \$  54,596 \$	54,116 \$  783,548 \$  62,840 \$ 25,440 \$ 37,400 \$ 842,530 \$ 492,216 \$  6,478 \$ 2,622 \$ 3,855 \$ 86,852 \$ 36,112 \$	55,075 \$  728,473 \$  63,783 \$  25,822 \$  37,961 \$  778,747 \$  454,255 \$  6,575 \$  2,662 \$  3,913 \$  80,277 \$  33,450 \$	64,740 \$ 64,740 \$ 26,209 \$ 38,531 \$ 714,008 \$ 415,724 \$  6,674 \$ 2,702 \$ 3,972 \$ 73,604 \$ 73,074 \$	64,026   25,920   38,106   649,982   272,364   377,618   6,600   2,672   3,928   67,003   28,077	5 58,041 \$ 5 557,346 \$ 5 557,346 \$ 6 64,986 \$ 6 26,309 \$ 6 38,677 \$ 6 584,996 \$ 7 246,055 \$ 7 346,055 \$ 7 349,04 \$ 7 712 \$ 7 7	50,955 \$  506,391 \$  58,203 \$  25,551 \$  32,652 \$  526,793 \$  220,594 \$  306,289 \$  6,000 \$  2,634 \$  3,366 \$  54,305 \$  52,731 \$	51,867 \$  454,525 \$  59,076 \$  25,935 \$  33,141 \$  467,717 \$  467,717 \$  273,148 \$  6,090 \$  2,673 \$  3,416 \$  48,215 \$  20,057 \$	52,792 401,733 
City Reimbursement Cumulative Capture 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 Total MDEQ Reimbursement Balance State MDEQ Balance to Be Reimbursed Local MDEQ Balance to Be Reimbursed Local Only Costs Local Tax Reimbursement	MDEQ/EA %   90.65%   90.65%   93.5%	Interest Total  State/Local % 11.23% 88.77% \$ 1,331,865	\$ 1,099,785 \$ 1,099,785 \$ 74,315 \$ 1,207,400 \$ 497,793 \$ 709,608 \$ 1,331,865 \$ 124,465 \$ 51,315 \$ 73,150	\$ 38,680 \$ \$ 1,099,785 \$ \$ 1,099,785 \$ \$ 14,147 \$ \$ \$ 1,172,335 \$ \$ 483,645 \$ \$ 688,689 \$ \$ 1,458 \$ \$ 2,156 \$ \$ 120,850 \$ \$ 120,850 \$ \$ 49,857 \$ \$ 70,994 \$ \$	38,844 \$  1,060,941 \$  35,214 \$  14,210 \$  21,003 \$  1,137,121 \$  667,686 \$  3,630 \$  1,465 \$  2,165 \$  117,220 \$  48,392 \$  68,828 \$  1,479 \$	35,472 \$ 1,025,470 \$ 1,025,470 \$ 14,423 \$ 21,318 \$ 1,101,379 \$ 455,012 \$ 646,368 \$ 1,487 \$ 2,198 \$ 113,536 \$ 46,905 \$ 66,631 \$ 1,501 \$	36,004 \$  989,466 \$  36,278 \$  14,640 \$  21,638 \$  1,065,101 \$  440,372 \$  624,729 \$  3,740 \$  1,509 \$  2,231 \$  109,796 \$  45,396 \$  64,400 \$  1,524 \$	36,544 \$  952,922 \$  36,822 \$  14,859 \$  21,963 \$  1,028,279 \$  425,512 \$  602,766 \$  1,532 \$  2,264 \$  106,000 \$  43,864 \$  62,136 \$  1,546 \$	62,088 \$  890,834 \$  60,997 \$  24,694 \$  36,303 \$  967,282 \$  400,819 \$  566,463 \$  2,546 \$  3,742 \$  99,712 \$  41,318 \$  58,394 \$  2,622 \$	53,170 \$  837,664 \$  61,912 \$  25,064 \$  36,847 \$  905,371 \$  529,616 \$  2,584 \$  3,798 \$  93,330 \$  38,735 \$  54,596 \$  2,661 \$	54,116 \$  783,548 \$  62,840 \$ 25,440 \$ 37,400 \$ 842,530 \$ 492,216 \$  6,478 \$ 2,622 \$ 3,855 \$ 86,852 \$ 50,740 \$  2,701 \$	55,075 \$  728,473 \$  63,783 \$  25,822 \$  37,961 \$  778,747 \$  454,255 \$  454,255 \$  2,662 \$  3,913 \$  80,277 \$  33,450 \$  46,827 \$  2,741 \$	64,740 \$ 64,740 \$ 26,209 \$ 38,531 \$ 714,008 \$ 415,724 \$ 2,702 \$ 3,972 \$ 73,604 \$ 42,855 \$ 2,782 \$	64,026   25,920   38,106   649,982   272,364   377,618   6,600   2,672   3,928   67,003   28,077   38,927   2,824	\$ 58,041 \$ 557,346 \$ \$ 557,346 \$ \$ 557,346 \$ \$ 557,346 \$ \$ 557,346 \$ \$ 557,346 \$ \$ 558,996 \$ \$ 38,677 \$ \$ 584,996 \$ \$ 246,055 \$ \$ 338,941 \$ \$ 56 6,699 \$ \$ 2,712 \$ \$ 58 3,987 \$ \$ 56 2,5365 \$ \$ 34,940 \$ \$ 56 2,867 \$ \$ \$ 34,940 \$ \$ \$ 56 2,867 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	50,955 \$  506,391 \$  58,203 \$  25,551 \$  32,652 \$  526,793 \$  220,504 \$  306,289 \$  6,000 \$  2,634 \$  3,366 \$  54,305 \$  54,305 \$  22,731 \$  31,574 \$	51,867 \$  454,525 \$  59,076 \$  25,935 \$  33,141 \$  467,717 \$  194,759 \$  273,148 \$  6,090 \$  2,673 \$  3,416 \$  48,215 \$  20,057 \$  28,157 \$  2,456 \$	52,792 401,733 
City Reimbursement Cumulative Capture 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 Local Tax Reimbursement Total MDEQ Reimbursement Balance State MDEQ Balance to Be Reimbursed Local MDEQ Balance to Be Reimbursed Local Only Costs	MDEQ/EA %   90.65%   90.65%   93.5%	Interest Total  State/Local % 11.23% 88.77% \$ 1,331,865	\$ 1,099,785 \$ 1,099,785 \$ 74,315 \$ 1,207,400 \$ 497,793 \$ 709,608 \$ 1,331,865 \$ 124,465 \$ 51,315 \$ 73,150	\$ 38,680 \$  \$ 1,099,785 \$  \$ 1,099,785 \$  \$ 14,147 \$  \$ 20,918 \$  \$ 1,172,335 \$  \$ 483,645 \$  \$ 688,689 \$  \$ 1,458 \$  \$ 1,458 \$  \$ 1,458 \$  \$ 1,458 \$  \$ 1,458 \$  \$ 1,458 \$  \$ 1,458 \$  \$ 1,458 \$  \$ 1,458 \$  \$ 1,458 \$  \$ 1,458 \$  \$ 70,994 \$	38,844 \$  1,060,941 \$  35,214 \$  14,210 \$  21,003 \$  1,137,121 \$  469,435 \$  667,686 \$  3,630 \$  1,465 \$  2,165 \$  117,220 \$  48,392 \$  68,828 \$	35,472 \$ 1,025,470 \$ 1,025,470 \$ 14,423 \$ 21,318 \$ 1,101,379 \$ 455,012 \$ 646,368 \$ 1,487 \$ 2,198 \$ 113,536 \$ 46,905 \$ 66,631 \$ 1,501 \$	36,004 \$  989,466 \$  36,278 \$  14,640 \$  21,638 \$  1,065,101 \$  440,372 \$  624,729 \$  3,740 \$  1,509 \$  2,231 \$  109,796 \$  45,396 \$  64,400 \$	36,544 \$  952,922 \$  36,822 \$  14,859 \$  21,963 \$  1,028,279 \$  425,512 \$  602,766 \$  1,532 \$  2,264 \$  106,000 \$  43,864 \$  62,136 \$  1,546 \$	62,088 \$  890,834 \$  60,997 \$  24,694 \$  36,303 \$  967,282 \$  400,819 \$  566,463 \$  2,546 \$  3,742 \$  99,712 \$  41,318 \$  58,394 \$  2,622 \$	53,170 \$  837,664 \$  61,912 \$  25,064 \$  36,847 \$  905,371 \$  375,755 \$  529,616 \$  6,382 \$  2,584 \$  3,788 \$  93,330 \$  38,735 \$  54,596 \$	54,116 \$  783,548 \$  62,840 \$  25,440 \$  37,400 \$  842,530 \$  350,314 \$  492,216 \$  6,478 \$  2,622 \$  3,855 \$  86,852 \$  36,112 \$  50,740 \$	55,075 \$  728,473 \$  63,783 \$  25,822 \$ 37,961 \$  778,747 \$  324,493 \$ 454,255 \$  6,575 \$ 2,662 \$ 3,913 \$ 80,277 \$ 33,450 \$ 46,827 \$	64,740 \$ 64,740 \$ 26,209 \$ 38,531 \$ 714,008 \$ 415,724 \$ 2,702 \$ 3,972 \$ 73,604 \$ 42,855 \$ 2,782 \$	64,026   25,920   38,106   649,982   272,364   377,618   6,600   2,672   3,928   67,003   28,077   38,927	\$ 58,041 \$ 557,346 \$ \$ 557,346 \$ \$ 557,346 \$ \$ 557,346 \$ \$ 557,346 \$ \$ 557,346 \$ \$ 558,996 \$ \$ 38,677 \$ \$ 584,996 \$ \$ 246,055 \$ \$ 338,941 \$ \$ 56 6,699 \$ \$ 2,712 \$ \$ 58 3,987 \$ \$ 56 2,5365 \$ \$ 34,940 \$ \$ 56 2,867 \$ \$ \$ 34,940 \$ \$ \$ 56 2,867 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	50,955 \$  506,391 \$  58,203 \$  25,551 \$  32,652 \$  526,793 \$  220,504 \$  306,289 \$  6,000 \$  2,634 \$  3,366 \$  54,305 \$  22,731 \$  31,574 \$	51,867 \$  454,525 \$  59,076 \$  25,935 \$  33,141 \$  467,717 \$  194,569 \$  273,148 \$  6,090 \$  2,673 \$  3,416 \$  48,215 \$  20,057 \$  28,157 \$	52,792 401,733 59,962 26,324 33,638 407,755 168,245 239,509 6,181 2,714 3,468 42,033 17,344 24,690
City Reimbursement Cumulative Capture 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 Total MDEQ Reimbursement Balance State MDEQ Balance to Be Reimbursed Local MDEQ Balance to Be Reimbursed Local Only Costs Local Tax Reimbursement	MDEQ/EA %   90.65%   90.65%   93.5%	Interest Total  State/Local % 11.23% 88.77% \$ 1,331,865	\$ 1,099,785 \$ 1,099,785 \$ 74,315 \$ 1,207,400 \$ 497,793 \$ 709,608 \$ 1,331,865 \$ 124,465 \$ 51,315 \$ 73,150	\$ 38,680 \$ \$ 1,099,785 \$ \$ 1,099,785 \$ \$ 14,147 \$ \$ \$ 1,172,335 \$ \$ 483,645 \$ \$ 688,689 \$ \$ 1,458 \$ \$ 2,156 \$ \$ 120,850 \$ \$ 120,850 \$ \$ 49,857 \$ \$ 70,994 \$ \$	38,844 \$  1,060,941 \$  35,214 \$  14,210 \$  21,003 \$  1,137,121 \$  667,686 \$  3,630 \$  1,465 \$  2,165 \$  117,220 \$  48,392 \$  68,828 \$  1,479 \$	35,472 \$  1,025,470 \$  1,025,470 \$  14,423 \$ 21,318 \$ 1,101,379 \$  455,012 \$ 646,368 \$  1,487 \$ 1,187 \$  113,536 \$ 46,905 \$ 66,631 \$  1,501 \$  45,547 \$	36,004 \$  989,466 \$  36,278 \$  14,640 \$  21,638 \$  1,065,101 \$  440,372 \$  624,729 \$  3,740 \$  1,509 \$  2,231 \$  109,796 \$  45,396 \$  64,400 \$  1,524 \$  44,024 \$	36,544 \$  952,922 \$  36,822 \$  14,859 \$  21,963 \$  1,028,279 \$  425,512 \$  602,766 \$  1,532 \$  2,264 \$  106,000 \$  43,864 \$  62,136 \$  1,546 \$  42,477 \$	62,088 \$  890,834 \$  60,997 \$  24,694 \$  36,303 \$  967,282 \$  400,819 \$  566,463 \$  6,288 \$  2,546 \$  3,742 \$  99,712 \$  41,318 \$  58,394 \$  2,622 \$  39,856 \$	53,170 \$  837,664 \$  61,912 \$  25,064 \$  36,847 \$  905,371 \$  529,616 \$  2,584 \$  3,798 \$  93,330 \$  38,735 \$  54,596 \$  2,661 \$	54,116 \$  783,548 \$  62,840 \$ 25,440 \$ 37,400 \$ 842,530 \$ 492,216 \$  6,478 \$ 2,622 \$ 3,855 \$ 86,852 \$ 50,740 \$  2,701 \$	55,075 \$  728,473 \$  63,783 \$  25,822 \$  37,961 \$  778,747 \$  454,255 \$  454,255 \$  2,662 \$  3,913 \$  80,277 \$  33,450 \$  46,827 \$  2,741 \$	64,740 \$ 64,740 \$ 26,209 \$ 38,531 \$ 714,008 \$ 298,284 \$ 415,724 \$  6,674 \$ 2,702 \$ 3,972 \$ 73,604 \$ 30,749 \$ 42,855 \$  2,782 \$  28,970 \$	64,026   25,920   38,106   649,982   272,364   377,618   6,600   2,672   3,928   67,003   28,077   38,927   2,824	\$ 58,041 \$ \$ 557,346 \$ \$ 557,346 \$ \$ 64,986 \$ \$ \$ 26,309 \$ \$ \$ 38,677 \$ \$ \$ 584,996 \$ \$ \$ 246,055 \$ \$ \$ 338,941 \$ \$ 6,699 \$ \$ \$ 3,987 \$ \$ \$ 60,304 \$ \$ \$ 23,279 \$	50,955 \$  506,391 \$  58,203 \$  25,551 \$  32,652 \$  526,793 \$  220,504 \$  306,289 \$  6,000 \$  2,634 \$  3,366 \$  54,305 \$  54,305 \$  22,731 \$  31,574 \$	51,867 \$  454,525 \$  59,076 \$  25,935 \$  33,141 \$  467,717 \$  194,759 \$  273,148 \$  6,090 \$  2,673 \$  3,416 \$  48,215 \$  20,057 \$  28,157 \$  2,456 \$	52,792 401,733 
City Reimbursement Cumulative Capture 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 Local Tax Reimbursement Total MDEQ Reimbursement Balance State MDEQ Balance to Be Reimbursed Local MDEQ Balance to Be Reimbursed Local Only Costs Local Tax Reimbursement Total Local Only Reimbursement Balance	MDEQ/EA %   90.65%   90.65%   93.5%	Interest Total  State/Local % 11.23% 88.77% \$ 1,331,865	\$ 1,099,785 \$ 1,099,785 \$ 74,315 \$ 1,207,400 \$ 497,793 \$ 709,608 \$ 1,331,865 \$ 124,465 \$ 51,315 \$ 73,150	\$ 38,680 \$ \$ 1,099,785 \$ \$ 1,099,785 \$ \$ \$ 1,4147 \$ \$ \$ 48,527 \$ \$ 1,473 \$ \$ \$ 1,458 \$ 1,458 \$ \$ 1,458 \$ \$ 1,458 \$ \$ 1,458 \$ \$ 1,458 \$ \$ 1,458 \$ \$ 1,458 \$ 1,458 \$ \$ 1,458 \$ \$ 1,458 \$ 1	38,844 \$  1,060,941 \$  35,214 \$  14,210 \$  21,003 \$  1,137,121 \$  469,435 \$  667,686 \$  3,630 \$  1,465 \$  2,165 \$  117,220 \$  48,392 \$  68,828 \$  1,479 \$	35,472 \$  1,025,470 \$  1,025,470 \$  14,423 \$ 21,318 \$ 1,101,379 \$  455,012 \$ 646,368 \$  1,487 \$ 1,187 \$  113,536 \$ 46,905 \$ 66,631 \$  1,501 \$  45,547 \$	36,004 \$  989,466 \$  36,278 \$  14,640 \$  21,638 \$  1,065,101 \$  440,372 \$  624,729 \$  3,740 \$  1,509 \$  2,231 \$  109,796 \$  45,396 \$  64,400 \$  1,524 \$  44,024 \$	36,544 \$  952,922 \$  36,822 \$  14,859 \$  21,963 \$  1,028,279 \$  425,512 \$  602,766 \$  1,532 \$  2,264 \$  106,000 \$  43,864 \$  62,136 \$  1,546 \$  42,477 \$	62,088 \$  890,834 \$  60,997 \$  24,694 \$  36,303 \$  967,282 \$  400,819 \$  566,463 \$  6,288 \$  2,546 \$  3,742 \$  99,712 \$  41,318 \$  58,394 \$  2,622 \$  39,856 \$	53,170 \$  837,664 \$  61,912 \$  25,064 \$  36,847 \$  905,371 \$  375,755 \$  529,616 \$  6,382 \$  2,584 \$  93,330 \$  38,735 \$  54,596 \$  2,661 \$  37,195 \$	54,116 \$  783,548 \$  62,840 \$  25,440 \$  37,400 \$  842,530 \$  350,314 \$  492,216 \$  6,478 \$  2,622 \$  36,122 \$  50,740 \$  2,701 \$	55,075 \$  728,473 \$  63,783 \$  25,822 \$ 37,961 \$  778,747 \$  324,493 \$ 454,255 \$  6,575 \$  2,662 \$ 3,913 \$ 80,277 \$ 33,450 \$ 46,827 \$  2,741 \$  31,753 \$	64,740 \$ 64,740 \$ 26,209 \$ 38,531 \$ 714,008 \$ 298,284 \$ 415,724 \$  6,674 \$ 2,702 \$ 3,972 \$ 73,604 \$ 30,749 \$ 42,855 \$  2,782 \$  28,970 \$	64,026   25,920   38,106   649,982   272,364   377,618   6,600   2,672   3,928   67,003   28,077   38,927   2,824   26,146   1	\$ 58,041 \$ \$ 557,346 \$ \$ 557,346 \$ \$ 26,309 \$ \$ 38,677 \$ \$ 584,996 \$ \$ 246,055 \$ \$ 338,941 \$ \$ 6,699 \$ \$ 3,987 \$ \$ 60,304 \$ \$ 5 25,365 \$ \$ 34,940 \$ \$ 23,279 \$	50,955 \$  506,391 \$  58,203 \$ 25,551 \$ 32,652 \$ 526,793 \$ 220,504 \$ 6,000 \$ 2,634 \$ 3,366 \$ 54,305 \$ 22,731 \$ 31,574 \$  2,420 \$	51,867 \$  454,525 \$  59,076 \$  25,935 \$  33,141 \$  467,717 \$  194,569 \$  273,148 \$  6,090 \$  2,673 \$  3,416 \$  48,215 \$  20,057 \$  28,157 \$  2,456 \$	52,792 401,733 59,962 26,324 33,638 407,755 168,245 239,509 6,181 2,714 3,468 42,033 17,344 24,690 2,493
City Reimbursement Cumulative Capture 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 Balance State MDEQ Balance to Be Reimbursed Local MDEQ Balance to Be Reimbursed Local Only Costs Local Tax Reimbursement Total Local Only Reimbursement Balance	MDEQ/EA %   90.65%   90.65%   93.5%	Interest Total  State/Local % 11.23% 88.77% \$ 1,331,865	\$ 1,099,785 \$ 1,099,785 \$ 74,315 \$ 1,207,400 \$ 497,793 \$ 709,608 \$ 1,331,865 \$ 124,465 \$ 51,315 \$ 73,150	\$ 38,680 \$ \$ 1,099,785 \$ \$ 1,099,785 \$ \$ \$ 1,4147 \$ \$ \$ 48,527 \$ \$ 1,473 \$ \$ \$ 1,458 \$ 1,458 \$ \$ 1,458 \$ \$ 1,458 \$ \$ 1,458 \$ \$ 1,458 \$ \$ 1,458 \$ \$ 1,458 \$ 1,458 \$ \$ 1,458 \$ \$ 1,458 \$ 1	38,844 \$  1,060,941 \$  35,214 \$  14,210 \$  21,003 \$  1,137,121 \$  469,435 \$  667,686 \$  3,630 \$  1,465 \$  2,165 \$  117,220 \$  48,392 \$  68,828 \$  1,479 \$	35,472 \$  1,025,470 \$  1,025,470 \$  14,423 \$ 21,318 \$ 1,101,379 \$  455,012 \$ 646,368 \$  1,487 \$ 1,187 \$  113,536 \$ 46,905 \$ 66,631 \$  1,501 \$  45,547 \$	36,004 \$  989,466 \$  36,278 \$  14,640 \$  21,638 \$  1,065,101 \$  440,372 \$  624,729 \$  3,740 \$  1,509 \$  2,231 \$  109,796 \$  45,396 \$  64,400 \$  1,524 \$  44,024 \$	36,544 \$  952,922 \$  36,822 \$  14,859 \$  21,963 \$  1,028,279 \$  425,512 \$  602,766 \$  1,532 \$  2,264 \$  106,000 \$  43,864 \$  62,136 \$  1,546 \$  42,477 \$	62,088 \$  890,834 \$  60,997 \$  24,694 \$  36,303 \$  967,282 \$  400,819 \$  566,463 \$  6,288 \$  2,546 \$  3,742 \$  99,712 \$  41,318 \$  58,394 \$  2,622 \$  39,856 \$	53,170 \$  837,664 \$  61,912 \$  25,064 \$  36,847 \$  905,371 \$  375,755 \$  529,616 \$  6,382 \$  2,584 \$  93,330 \$  38,735 \$  54,596 \$  2,661 \$  37,195 \$	54,116 \$  783,548 \$  62,840 \$  25,440 \$  37,400 \$  842,530 \$  350,314 \$  492,216 \$  6,478 \$  2,622 \$  36,122 \$  50,740 \$  2,701 \$	55,075 \$  728,473 \$  63,783 \$  25,822 \$ 37,961 \$  778,747 \$  324,493 \$ 454,255 \$  6,575 \$  2,662 \$ 3,913 \$ 80,277 \$ 33,450 \$ 46,827 \$  2,741 \$  31,753 \$	64,740 \$ 64,740 \$ 26,209 \$ 38,531 \$ 714,008 \$ 298,284 \$ 415,724 \$  6,674 \$ 2,702 \$ 3,972 \$ 73,604 \$ 30,749 \$ 42,855 \$  2,782 \$  28,970 \$	64,026   25,920   38,106   649,982   272,364   377,618   6,600   2,672   3,928   67,003   28,077   38,927   2,824   26,146   1	\$ 58,041 \$ \$ 557,346 \$ \$ 557,346 \$ \$ 26,309 \$ \$ 38,677 \$ \$ 584,996 \$ \$ 246,055 \$ \$ 338,941 \$ \$ 6,699 \$ \$ 3,987 \$ \$ 60,304 \$ \$ 5 25,365 \$ \$ 34,940 \$ \$ 23,279 \$	50,955 \$  506,391 \$  58,203 \$ 25,551 \$ 32,652 \$ 526,793 \$ 220,504 \$ 6,000 \$ 2,634 \$ 3,366 \$ 54,305 \$ 22,731 \$ 31,574 \$  2,420 \$	51,867 \$  454,525 \$  59,076 \$  25,935 \$  33,141 \$  467,717 \$  467,717 \$  273,148 \$  6,090 \$  2,673 \$  3,416 \$  48,215 \$  20,057 \$  28,157 \$  2,456 \$  18,403 \$  67,622 \$	52,792 401,733 59,962 26,324 33,638 407,755 168,245 239,509 6,181 2,714 3,468 42,033 17,344 24,690 2,493
City Reimbursement Cumulative Capture 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 Local Tax Reimbursement Docal MDEQ Reimbursement Balance State MDEQ Balance to Be Reimbursed Local MDEQ Balance to Be Reimbursed Local Only Costs Local Only Costs Local Tax Reimbursement Total Local Only Reimbursement Balance  Total Annual Reimbursement	MDEQ/EA %   90.65%   90.65%   93.5%	Interest Total  State/Local % 11.23% 88.77% \$ 1,331,865	\$ 1,099,785 \$ 1,099,785 \$ 74,315 \$ 1,207,400 \$ 497,793 \$ 709,608 \$ 1,331,865 \$ 124,465 \$ 51,315 \$ 73,150 \$ 50,000	\$ 38,680 \$ \$ 1,099,785 \$ \$ 1,099,785 \$ \$ \$ 1,4147 \$ \$ \$ 48,527 \$ \$ 1,473 \$ \$ \$ 1,458 \$ 1,458 \$ \$ 1,458 \$ \$ 1,458 \$ \$ 1,458 \$ \$ 1,458 \$ \$ 1,458 \$ \$ 1,458 \$ 1,458 \$ \$ 1,458 \$ \$ 1,458 \$ 1	38,844 \$  1,060,941 \$  35,214 \$  14,210 \$  21,003 \$  1,137,121 \$  469,435 \$  667,686 \$  3,630 \$  1,465 \$  2,165 \$  117,220 \$  48,392 \$  68,828 \$  1,479 \$	35,472 \$  1,025,470 \$  1,025,470 \$  14,423 \$ 21,318 \$ 21,318 \$ 21,318 \$ 45,012 \$  455,017 \$  3,684 \$ 445,05 \$ 2,198 \$ 2,198 \$ 46,905 \$ 66,631 \$  1,501 \$  45,547 \$  40,927 \$	36,004 \$  989,466 \$  36,278 \$  14,640 \$  21,638 \$  1,065,101 \$  440,372 \$  624,729 \$  3,740 \$  1,509 \$  2,231 \$  109,796 \$  45,396 \$  64,400 \$  1,524 \$  44,024 \$	36,544 \$  952,922 \$  36,822 \$  14,859 \$  21,963 \$  1,028,279 \$  425,512 \$  602,766 \$  1,532 \$  2,264 \$  106,000 \$  43,864 \$  62,136 \$  1,546 \$  42,477 \$  42,164 \$	62,088 \$  890,834 \$  890,834 \$  60,997 \$  24,694 \$  36,303 \$  967,282 \$  400,819 \$  566,463 \$  6,288 \$  2,546 \$  3,742 \$  99,712 \$  41,318 \$  58,394 \$  2,622 \$  39,856 \$  69,906 \$  2,50%	53,170 \$  837,664 \$  61,912 \$ 25,064 \$ 36,847 \$ 905,371 \$ 375,755 \$ 529,616 \$  6,382 \$ 2,584 \$ 3,798 \$ 93,330 \$ \$ 4,596 \$  2,661 \$  37,195 \$  70,955 \$	54,116 \$  783,548 \$  62,840 \$ 25,440 \$ 37,400 \$ 842,530 \$ 492,216 \$  6,478 \$ 2,622 \$ 3,855 \$ 86,852 \$ 50,740 \$  2,701 \$  34,494 \$ 72,019 \$	55,075 \$  728,473 \$  63,783 \$  25,822 \$  37,961 \$  778,747 \$  454,255 \$  454,255 \$  2,662 \$  3,913 \$  80,277 \$  46,827 \$  2,741 \$  31,753 \$  73,099 \$	56,049 \$ 672,424 \$ 64,740 \$ 26,209 \$ 38,531 \$ 714,008 \$ 415,724 \$ 2,702 \$ 3,972 \$ 73,604 \$ 42,855 \$ 2,782 \$ 2,782 \$  28,970 \$ 74,196 \$	64,026   25,920   38,106   649,982   272,364   377,618   6,600   2,672   3,928   67,003   28,077   38,927   2,824   73,450   5,00%	5 58,041 \$ 5 58,041 \$ 6 557,346 \$ 7 557,346 \$ 7 558,996 \$ 7 26,055 \$ 7 28,071 \$ 7 28,071 \$ 7 3,987 \$ 7 2,867 \$ 7 2,867 \$ 7 3,987 \$ 7 3,987 \$ 7 4,552 \$ 7 5 23,279 \$ 7 5 23,279 \$ 7 5 5,00%	50,955 \$  506,391 \$  58,203 \$ 25,551 \$ 32,652 \$ 526,793 \$ 220,504 \$ 306,289 \$  6,000 \$ 2,634 \$ 3,366 \$ 54,305 \$ 54,305 \$ 22,731 \$ 21,574 \$  2,420 \$  5,666,623 \$	51,867 \$  454,525 \$  59,076 \$  25,935 \$  33,141 \$  467,717 \$  467,717 \$  273,148 \$  6,090 \$  2,673 \$  3,416 \$  48,215 \$  20,057 \$  28,157 \$  2,456 \$  18,403 \$  67,622 \$	52,792 401,733 
City Reimbursement Cumulative Capture 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 Total MDEQ Reimbursement Balance State MDEQ Balance to Be Reimbursed Local MDEQ Balance to Be Reimbursed Local Only Costs Local Tax Reimbursement Total Local Only Reimbursement Balance  Local MDEQ Balance to Be Reimbursed Local Tax Reimbursement  Local Coll Reimbursement Total Local Only Reimbursement Balance  Total Annual Reimbursement  LOCAL BROWNFIELD REVOLVING FUND LBRF Deposits * State Tax Capture	MDEQ/EA %   90.65%   90.65%   93.5%	Interest Total  State/Local %  11.23%  \$8.77%  \$ 1,331,865	\$ 1,099,785 \$ 1,099,785 \$ 74,315 \$ 1,207,400 \$ 497,793 \$ 709,608 \$ 1,331,865 \$ 51,315 \$ 73,150 \$ 50,000 \$ Allocation %	\$ 38,680 \$  \$ 1,099,785 \$  \$ 1,099,785 \$  \$ 14,147 \$  \$ 20,918 \$  \$ 1,172,335 \$  \$ 483,645 \$  \$ 483,645 \$  \$ 1,458 \$  \$ 1	38,844 \$ 1,060,941 \$  35,214 \$ 14,210 \$ 21,003 \$ 1,137,121 \$ 469,435 \$ 667,686 \$  1,465 \$ 2,165 \$ 117,220 \$ 48,392 \$ 68,828 \$  1,479 \$  47,048 \$  40,323 \$  - \$ - \$	35,472 \$  1,025,470 \$  1,025,470 \$  14,423 \$ 21,318 \$ 1,101,379 \$  455,012 \$ 646,368 \$  1,487 \$ 2,198 \$ 113,536 \$ 46,905 \$ 66,631 \$  1,501 \$  45,547 \$  40,927 \$  - \$ - \$	36,004 \$  989,466 \$  36,278 \$  14,640 \$  21,638 \$  1,065,101 \$  400,372 \$  624,729 \$  3,740 \$  1,509 \$  2,231 \$  109,796 \$  45,396 \$  64,400 \$  1,524 \$  41,541 \$  - \$  - \$	36,544 \$  952,922 \$  36,822 \$  14,859 \$  21,963 \$  1,028,279 \$  425,512 \$  602,766 \$  1,532 \$  1,532 \$  1,532 \$  2,264 \$  106,000 \$  43,864 \$  62,136 \$  1,546 \$  42,477 \$  42,164 \$	62,088 \$  890,834 \$  60,997 \$ 24,694 \$ 36,303 \$ 967,282 \$ 400,819 \$ 566,463 \$ 566,463 \$ 546,546 \$ 569,546 \$ 569,960 \$ 569,960 \$ 569,960 \$ 569,960 \$ 569,960 \$ 569,960 \$ 569,960 \$ 569,960 \$ 569,960 \$ 569,960 \$ 569,960 \$ 569,960 \$ 569,960 \$ 569,960 \$ 569,960 \$ 569,960 \$ 569,960 \$ 569,960 \$ 569,960 \$ 569,960	53,170 \$  837,664 \$  61,912 \$  25,064 \$  36,847 \$  905,371 \$  375,755 \$  2,584 \$  2,584 \$  3,798 \$  93,330 \$  38,735 \$  54,596 \$   2,661 \$  70,955 \$  2.50%  3,476 \$  709 \$	54,116 \$  783,548 \$  62,840 \$  25,440 \$  37,400 \$  842,530 \$  350,314 \$  492,216 \$  492,216 \$  5,0740 \$  2,701 \$  34,494 \$  72,019 \$  2.50%  5,254 \$  720 \$	55,075 \$  728,473 \$  63,783 \$  25,822 \$ 37,961 \$  778,747 \$  324,493 \$ 454,255 \$  2,662 \$  3,913 \$  80,277 \$  33,450 \$  46,827 \$  2,741 \$  31,753 \$  73,099 \$  2.50%  7,058 \$  730 \$	64,740 \$ 64,740 \$ 26,209 \$ 38,531 \$ 714,008 \$ 298,284 \$ 415,724 \$  6,674 \$ 2,702 \$ 3,972 \$ 73,604 \$ 30,749 \$ 42,855 \$  2,782 \$  28,970 \$  74,196 \$  2.50%  8,889 \$ 741 \$	64,026   25,920   38,106   649,982   272,364   377,618   6,600   2,677   3,928   67,003   28,077   38,927   2,824   26,146   73,450   5.00%	5 58,041 \$ 5 557,346 \$ 5 557,346 \$ 6 64,986 \$ 6 26,309 \$ 6 38,677 \$ 6 584,996 \$ 7 246,055 \$ 7 338,941 \$ 7 712 \$ 7 713	50,955 \$  506,391 \$  58,203 \$  25,551 \$  32,652 \$  526,793 \$  220,504 \$  2,634 \$  3,366 \$  54,305 \$  22,731 \$  31,574 \$   2,420 \$   5,008  19,758 \$  1,483 \$	51,867 \$  454,525 \$  59,076 \$  25,935 \$  33,141 \$  467,717 \$  194,569 \$  2,673 \$  3,416 \$  48,215 \$  20,057 \$  28,157 \$   18,403 \$  67,622 \$  5.00%  23,188 \$  1,506 \$	52,792 401,733 59,962 26,324 33,638 407,755 168,245 239,509 6,181 2,714 3,468 42,033 17,344 24,690 2,493 15,910 68,637 5,00% 26,669 1,528
City Reimbursement Cumulative Capture 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 Balance State MDEQ Balance to Be Reimbursed Local MDEQ Balance to Be Reimbursed Local Tax Reimbursement Balance Total Annual Reimbursement Total Local Only Reimbursement Total Local Only Reimbursement LOCAL BROWNFIELD REVOLVING FUND LBRF Deposits *	MDEQ/EA %   90.65%   90.65%   93.5%	Interest Total  State/Local %  11.23%  \$8.77%  \$ 1,331,865	\$ 1,099,785 \$ 1,099,785 \$ 74,315 \$ 74,315 \$ 1,207,400 \$ 497,793 \$ 709,608 \$ 1,331,865 \$ 51,315 \$ 51,315 \$ 73,150 \$ 40,000 \$ 50,000 \$ 50,00	\$ 38,680 \$  \$ 1,099,785 \$	38,844 \$  1,060,941 \$  35,214 \$  14,210 \$  21,003 \$  1,137,121 \$  469,435 \$  667,686 \$  1,465 \$  2,165 \$  117,220 \$  48,392 \$  68,828 \$  1,479 \$  47,048 \$  40,323 \$	35,472 \$ 1,025,470 \$ 1,025,470 \$  11,025,470 \$  14,423 \$ 21,318 \$ 21,318 \$ 21,318 \$ 45,017 \$  45,017 \$  46,368 \$  1,487 \$ 2,198 \$ 2,198 \$ 113,536 \$ 46,905 \$ 66,631 \$  1,501 \$  45,547 \$  40,927 \$  - \$ - \$ - \$ - \$ - \$ - \$	36,004 \$  989,466 \$  36,278 \$  14,640 \$  21,638 \$  1,065,101 \$  624,729 \$  3,740 \$  1,509 \$  2,231 \$  109,796 \$  45,396 \$  64,400 \$  44,024 \$  41,541 \$  - \$  - \$  - \$  - \$  - \$  - \$  - \$	36,544 \$  952,922 \$  36,822 \$  14,859 \$  21,963 \$  1,028,279 \$  425,512 \$  602,766 \$  1,532 \$  2,264 \$  106,000 \$  43,864 \$  62,136 \$  1,546 \$  42,477 \$  42,164 \$  - \$  - \$  - \$  - \$  - \$  - \$  - \$	62,088 \$  890,834 \$  60,997 \$  24,694 \$  36,303 \$  967,282 \$  566,463 \$  6,288 \$  2,546 \$  3,742 \$  99,712 \$  41,318 \$  58,394 \$  2,622 \$  39,856 \$  69,906 \$  2.50%  1,725 \$  698 \$  1,027 \$  1,027 \$	53,170 \$  837,664 \$  61,912 \$ 25,064 \$  36,847 \$  905,371 \$  375,755 \$  529,616 \$  6,382 \$ 2,584 \$  3,798 \$  93,330 \$  38,735 \$  54,596 \$  70,955 \$  2,50%  3,476 \$	54,116 \$  783,548 \$  62,840 \$  25,440 \$  37,400 \$  842,530 \$  350,314 \$  492,216 \$  3,855 \$  86,852 \$  36,112 \$  50,740 \$  2,701 \$  34,494 \$  72,019 \$  2,50%  5,254 \$	55,075 \$  728,473 \$  63,783 \$  25,822 \$  37,961 \$  778,747 \$  324,493 \$  454,255 \$  6,575 \$  2,662 \$  3,913 \$  80,277 \$  34,50 \$  46,827 \$  2,741 \$  31,753 \$  73,099 \$  2.50%	56,049 \$ 672,424 \$ 64,740 \$ 26,209 \$ 38,531 \$ 714,008 \$ 298,284 \$ 415,724 \$  2,702 \$ 3,972 \$ 73,604 \$ 2,782 \$  2,782 \$  2,782 \$  2,782 \$  2,782 \$  2,782 \$  2,781 \$  2,50%  8,889 \$  741 \$ 1,000 \$	64,026   25,920   38,106   649,982   272,364   377,618   67,003   28,077   38,927   2,824   73,450   5.00%	5 58,041 \$ 5 58,041 \$ 5 58,041 \$ 5 6 4,986 \$ 5 26,309 \$ 5 26,055 \$ 6 246,055 \$ 6 246,055 \$ 6 38,877 \$ 5 584,996 \$ 6 2,712 \$ 6 3,987 \$ 6 2,712 \$ 6 3,987 \$ 7 2,525 \$ 7 4,552 \$ 5 7 4,552 \$ 5 7 4,552 \$ 5 1,527 \$ 6 1,527 \$ 6 2,245 \$	50,955 \$  506,391 \$  58,203 \$ 25,551 \$ 32,652 \$ 526,793 \$ 220,504 \$ 306,289 \$  6,000 \$ 2,634 \$ 3,366 \$ 54,305 \$ 22,731 \$ 31,574 \$  2,420 \$  20,859 \$  66,623 \$  5,00%  19,758 \$	51,867 \$  454,525 \$  59,076 \$  25,935 \$  33,141 \$  467,717 \$  194,569 \$  273,148 \$  6,090 \$  2,673 \$  3,416 \$  48,215 \$  20,057 \$  28,157 \$  2,456 \$  18,403 \$  67,622 \$  5,00%  23,188 \$	52,792 401,733 59,962 26,324 33,638 407,755 168,245 239,509 6,181 2,714 3,468 42,033 17,349 24,693 15,910 68,637 5,00% 26,669

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

Footnotes:			

					I											
				loc	cal State EA				ı	ocal LBRF						
Estimated Taxable Val					pture Ends					Capture Ends						
	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	TOTALS
	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	_
* \$			551,090 \$	551,090 \$	551,090	\$ 551,090	551,090 \$	551,090 \$	551,090	\$ 551,090	\$ 551,090	\$ 551,090 \$	551,090 \$	551,090 \$	551,090	
Ann \$																
Cumulat \$												\$ 1,164,305 \$				
·	1,045,298 \$				1,075,625		1,091,479 \$				\$ 1,124,639			1,150,838 \$		
Incremental Difference \$	494,208 \$	5 501,622 \$	509,146 \$	516,783 \$	524,535	\$ 532,403	\$ 540,389 \$	548,495 \$	556,722	\$ 565,073	\$ 573,549	\$ 582,152 \$	590,885 \$	599,748 \$	608,744	
Plan Year	16	17	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	2048	2049	TOTAL
Total State Incremental Revenue \$	, ,		49,333 \$		50,824				66,807		\$ 68,826					
State Brownfield Revolving Fund (50% of SET) \$ State TIR Available for Reimbursement \$	5,718 \$ 40,026 \$	5,804 \$	6,167 \$ 43,166 \$	6,259 \$	6,353		, 0,100 y	8,227 \$	8,351	-,	\$ 8,603 \$ 60,223		0,005 \$	0,550 \$		\$ 169,297
State TIR Available for Reimbursement \$	40,026 \$	40,626 \$	43,166 \$	43,814 \$	44,471	\$ 55,902	5 56,741 \$	57,592 \$	58,456	\$ 59,333	\$ 60,223	\$ 61,126 \$	62,043 \$	62,974 \$	63,918	\$ 1,185,077
Total Local Incremental Revenue \$	56,841 \$	57,694 \$	70,324 \$	71,379 \$	72,450	\$ 91,073	92,439 \$	93,826 \$	95,233	\$ 96,662	\$ 98,112	\$ 99,584 \$	101,077 \$	102,593 \$	104,132	\$ 1,871,590
BRA Administrative Fee \$	3,410 \$	3,462 \$	4,219 \$	4,283 \$	4,347	\$ 5,464	5,546 \$	5,630 \$	5,714	\$ 5,800	\$ 5,887	\$ 5,975 \$	6,065 \$	6,156 \$	6,248	\$ 112,295
Local TIR Available for Reimbursement \$	53,431 \$	54,232 \$	66,105 \$	67,096 \$	68,103	\$ 85,609	\$ 86,893 \$	88,196 \$	89,519	\$ 90,862	\$ 92,225	\$ 93,609 \$	95,013 \$	96,438 \$	97,884	\$ 1,759,294
Total State & Local TIR Available \$	93,457 \$	94,859 \$	109,271 \$	110,910 \$	112,573	\$ 141,511	\$ 143,634 \$	145,788 \$	147,975	\$ 150,195	\$ 152,448	\$ 154,735 \$	157,056 \$	159,411 \$	161,803	\$ 2,944,371
Developer Reimbursement	10% 8,276 \$	10%	10% 10,961 \$	10%	11%	0%	0%	0%	- 0%	0%	0%	5 - S	0%		0%	
Cumulative Capture \$		9,515 \$	99,572 \$	11,125 \$ 110,697 \$	11,918 <b>122,615</b>	\$ - :	- >	- 3		\$ -	<b>,</b> -	\$ - \$	- >	- 3	-	
Developer Reimbursement Balance \$			23,043 \$	11,918 \$	(0)	\$ (0)	\$ (0) \$	(0) \$	(0)	\$ (0)	\$ (0	) \$ (0) \$	(0) \$	(0) \$	(0)	Ś -
\$			20,010 7	11,010 \$	(-/	<del>,</del> (-)	(-) +	(-7 7	(-)	(-)	7 (-)	(-) +	(-7  7	(-7  7	(-)	-
EGLE Brownfield Loan	20,5 .7				j											
EGLE Loan Reimbursement \$	10,947 \$	· - \$	- \$	- \$	_ i	\$ - !	5 - \$	- \$	-	\$ -	\$ -	\$ - \$	- \$	- \$	-	\$ 109,465
City Reimbursement Balance \$	- \$	- \$	- \$	- \$	-	\$ - :	\$ - \$	- \$		\$ -	\$ -	\$ - \$	- \$	- \$	-	\$ -
													•	•		•
CITY	200/	000/	200/	000/	750/	201	20/	20/	00/	201		, , ,	201	20/	20/	
	90% 33,963 \$	90% 85,344 \$	90% 98,310 \$	90% 99,785 \$	75% 84,332	9% \$ - !	0% 5 - 5	- Ś	- :	9% \$ -	\$ -	5 - S	0% - \$	0% - \$	-	\$ 1,099,785
<u> </u>	33,903 \$	65,344 \$	98,310 \$	99,785 \$	64,332	\$ - :	- >	- >	-	, -	<b>&gt;</b> -	\$ - \$	- >	- >		\$ 1,099,785
City Reimbursement Balance \$	367,770 \$	282,426 \$	184,116 \$	84,331 \$	(0)	\$ (0)	\$ (0) \$	(0) \$	(0)	\$ (0)	\$ (0	) \$ (0) \$	(0) \$	(0) \$	(0)	\$ -
only normalisement buttered by	007,770 \$	202) 120 \$	10 1,110 ¢	-	(0)	, (5)	(3) \$	(0) \$	(9)				(0)  \$	(0) \$	(*)	
MCF New Free dearway and all Control	70.200 6	70.544 6	70.205 6	02.004 Ć	70.444	<u> </u>	, ,	<u></u>		ć	<u></u>	ć l <i>ć</i>		l ć		ć 4 307 400
MSF Non-Environmental Costs \$ State Tax Reimbursement \$			78,396 \$ 36,197 \$	93,004 \$ 36,740 \$	78,441 27,676			- \$ - \$	- :		\$ - \$ -	\$ - \$ \$ - \$			-	\$ 1,207,400 \$ 497,793
State Tax Reimbursement \$ Local Tax Reimbursement \$	44,805 \$	45,477 \$	42,199 \$	56,264 \$	50,765	•	· · · · · · · · ·				\$ -	\$ - \$			-	\$ 709,608
Total MSF Reimbursement Balance \$			171,445 \$	78,441 \$	(0)				(0)			) \$ (0) \$			(0)	
State MSF Balance to Be Reimbursed 5			64,416 \$	27,676 \$	(0)				(0)			) \$ (0) \$			(0)	
Local MSF Balance to Be Reimbursed \$	194,705 \$	149,228 \$	107,029 \$	50,765 \$	(0)	\$ (0)	\$ (0) \$	(0) \$	(0)	\$ (0)	\$ (0,	) \$ (0) \$	(0) \$	(0) \$	(0)	
MDEO Environmental Costs	8 070 6	9 200 6	7 250 6	0 507 6	8,799	Ċ		· ·	1	ć	ć	e 16	1 6	16		¢ 124 466
MDEQ Environmental Costs \$ State Tax Reimbursement \$			7,369 \$ 3,731 \$	<i>9,587 \$</i> 3,787 \$	2,853			- \$ - \$	- :		\$ - \$ -	\$ - \$ \$ - \$			-	\$ 124,466 \$ 51,315
Local Tax Reimbursement \$			3,638 \$	5,800 \$	5,946				-		\$ -	\$ - \$			-	
Total MDEQ Reimbursement Balance \$			18,386 \$	8,799 \$	(1)				(0)			) \$ (0) \$			(0)	
State MDEQ Balance to Be Reimbursed \$			6,640 \$	2,853 \$	(0)	\$ (0)	\$ (0) \$	(0) \$	(0)	\$ (0)		) \$ (0) \$	(0) \$	(0) \$	(0)	
Local MDEQ Balance to Be Reimbursed \$	20,071 \$	15,383 \$	11,746 \$	5,946 \$	(0)	\$ (0)	\$ (0) \$	(0) \$	(0)	\$ (0)	\$ (0,	) \$ (0) \$	(0) \$	(0) \$	(0)	
Local Only Costs \$	3,410 \$	3,462 \$	4,219 \$	4,283 \$	536	\$ - ;	\$ - \$	- \$		\$ -	\$ -	\$ - \$	- \$	- \$	-	\$ 50,000
Local Tax Reimbursement																
Total Local Only Reimbursement Balance \$	12,499 \$	9,038 \$	4,818 \$	536 \$	(0)	\$ (0)	\$ (0) \$	(0) \$	(0)	\$ (0)	\$ (0,	) \$ (0) \$	(0) \$	(0) \$	(0)	\$ -
Total Annual Reimbursement \$	89,858 \$	91,206 \$	89,985 \$	106,874 \$	87,776	\$ - ;	\$ - \$	- \$		\$ -	\$ -	\$ - \$	- \$	- \$	-	\$ 1,381,866
					į											
LOCAL BROWNFIELD REVOLVING FUND	7.50%	7.50%	7.50%	7.50%	7.50%	100.00%	100.00%	100.00%	100.00%	100.00%	ć F34.000	ć F24 000 Å	F34 000 A	F31 000 A	F34 000	<u> </u>
LBRF Deposits * \$			48,988 \$	57,306 \$	65,749		\$ 262,511 \$	350,707 \$	440,227	\$ 531,089	\$ 531,089			, , , , , , ,	531,089	\$ -
State Tax Capture \$ Local Tax Capture \$			3,237 \$ 4,958 \$	3,286 \$ 5,032 \$	3,335 5,108		\$ 86,893 \$	88,196 \$	89,519	\$ 90,862	·	\$ - \$ \$ - \$			-	\$ 51,315 \$ 479,774
Total LBRF Capture \$			8,195 \$	8,318 \$	8,443						\$ -	\$ - \$				\$ 531,089
* Up to five years of capture for LBRF Deposits a																

* Up to five years of capture for LBRF Depos	ts a
from DEQ & Local TIR only.	

Footnotes:

### **TABLE 3 IMPACT ON TAXING JURISDICTIONS**

## BROWNFIELD PLAN - THIRTY YEAR DURATION

#### **CADILLAC LOFTS**

#### **CADILLAC BROWNFIELD REDEVELOPMENT AUTHORITY**

		Millages	Millage	Percent	Total Capture	Total Revenues
			Total	Allocation	\$2,082,252	\$3,075,787
City of Cadillac*			16.5473	48.37%	\$634,828	\$924,686
Allocated		13.9473				
Police Fire Retirement		2.6000				
Wexford County*			8.9497	26.16%	\$343,350	\$500,122
County Allocated		6.7797				
Public Safety		0.9500				
Animal Control		0.2000				
MSUE		0.1700				
Veterans Relief		0.1000				
Library		0.7500				
DDA*		1.9548	1.9548	5.71%	\$74,995	\$109,237
CWTA*		0.6000	0.6000	1.75%	\$23,019	\$33,529
Cadillac Area Public Schools				0.00%		\$0
School Debt*		5.8000				
ISD		6.1604	6.1604	18.01%	\$236,340	\$344,252
Local Taxes Total	58.77%	40.0122	34.2122	100.00%	\$1,312,532	\$1,911,825
State Taxes	41.23%		24.0000		\$600,423	\$1,163,961
School Operating		18.0000				
State Educ Tax		3.0000				
State Brownfield Fund		3.0000			\$169,297	
Total		64.0122	58.2122		\$2,082,252	\$3,075,787

<sup>\*</sup> Local Taxes (except ISD) are subject to DDA capture. Interlocal Agreement provides for Brownfield Reimbursement

<sup>\*\*</sup> Debt Millage not captured as part of brownfield plan

Re: Reappointment of Carla Filkins to a Three-Year Term on the Brownfield Redevelopment Authority

Carla Filkins has expressed interest in being reappointed to serve as a member of the Brownfield Redevelopment Authority for a three-year term.

#### **Recommended Council Action:**

Reappoint Carla Filkins to a three-year term on the Brownfield Redevelopment Authority, which will expire on 5/19/2023.

Re: Reappointment of Carla Filkins to a Three-Year Term on the Brownfield Redevelopment Authority

Carla Filkins has expressed interest in being reappointed to serve as a member of the Brownfield Redevelopment Authority for a three-year term.

#### **Recommended Council Action:**

Reappoint Carla Filkins to a three-year term on the Brownfield Redevelopment Authority, which will expire on 5/19/2023.

Re: Reappointment of Michael Hayes to a Two-Year Term on the Cadillac-Wexford Transit Authority

Michael Hayes has expressed interest in continuing his service on the Cadillac-Wexford Transit Authority as the City-appointed member for a two-year term. Michael was first appointed as a City-appointed member on the CWTA in 2018.

#### **Recommended Council Action:**

Reappoint Michael Hayes to a two-year term on the Cadillac-Wexford Transit Authority as the City-appointed member, which will expire on 6/5/2022.

Re: Reappointment of Michael Hayes to a Two-Year Term on the Cadillac-Wexford Transit Authority

Michael Hayes has expressed interest in continuing his service on the Cadillac-Wexford Transit Authority as the City-appointed member for a two-year term. Michael was first appointed as a City-appointed member on the CWTA in 2018.

#### **Recommended Council Action:**

Reappoint Michael Hayes to a two-year term on the Cadillac-Wexford Transit Authority as the City-appointed member, which will expire on 6/5/2022.



# **City Council Meeting**

May 18, 2020 6:00 p.m.

By Remote Electronic Participation

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



# **City Council Meeting**

May 18, 2020 6:00 p.m.

By Remote Electronic Participation

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

#### **City Council**

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



**Mayor** Carla J. Filkins

**Mayor Pro-Tem** Tiyi Schippers

Councilmembers
Bryan Elenbaas
Robert J. Engels
Stephen King

# NOTICE THAT THE REGULAR MEETING OF THE CITY COUNCIL WILL ONLY BE HELD BY REMOTE ELECTRONIC PARTICIPATION

MAY 18, 2020 at 6:00 p.m.

The City Council of the City Cadillac will hold its regular meeting on May 18, 2020 at 6:00 p.m. This meeting will only be held electronically pursuant to the Open Meetings Act and Governor Whitmer's Executive Order 2020-75. The purpose of the meeting will be to discuss, consider and decide on issues and items coming before the City Council. The full City Council packet is available on the City's website at <a href="https://www.cadillac-mi.net">www.cadillac-mi.net</a>.

Pursuant to the Open Meetings Act, Act 267 of 1976, and Executive Order 2020-75, the City also gives notice of the following:

- 1. **Reason for Electronic Meeting**. The City Council is holding its regular meeting by electronic means only because, pursuant to Executive Order 2020-77, City Hall is closed to the public, residents must remain at home or in their place of residence to the maximum extent feasible, and all in-person government activities have been suspended except for critical infrastructure workers and workers necessary to conduct minimum basic operations.
- 2. **Procedures.** The public may participate in the meeting and may make public comment electronically by video or telephone conference using the following information:

Online Meeting Link: <a href="https://global.gotomeeting.com/join/679802717">https://global.gotomeeting.com/join/679802717</a>

OR, you can dial in using your phone.
United States: 1 (872) 240-3212
Access Code/Conference Room: 679-802-717

- 3. <u>Contact Information.</u> For those people who desire to contact members of the City Council to provide input or ask questions on the business that will come before the public body at the meeting, please contact Sandra Wasson, City Clerk, at <a href="mailto:swasson@Cadillac-MI.net">swasson@Cadillac-MI.net</a> prior to the start of the meeting.
- 4. **Persons with Disabilities**. Persons with disabilities may participate in the meeting through the methods set forth in paragraph 2. Individuals with disabilities requiring auxiliary aids or services in order to attend electronically should notify the City Clerk at (231) 775-0181 within a reasonable time in advance of the meeting.

Dated: May 14, 2020 Sandra Wasson, City Clerk

#### **City Council**

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



**Mayor** Carla J. Filkins

**Mayor Pro-Tem** Tiyi Schippers

Councilmembers Bryan Elenbaas Robert J. Engels Stephen King

# NOTICE THAT THE REGULAR MEETING OF THE CITY COUNCIL WILL ONLY BE HELD BY REMOTE ELECTRONIC PARTICIPATION

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Dated: May 14, 2020 Sandra Wasson, City Clerk

#### CITY COUNCIL MEETING MINUTES

May 4, 2020

By Remote Electronic Participation 200 N. Lake St. - Cadillac, Michigan 49601

#### CALL TO ORDER

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

#### ROLL CALL

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

Council Absent: None

Staff Present: Peccia, Roberts, Wallace, Dietlin, Ottjepka, Payne, Homier, Wasson

#### APPROVAL OF AGENDA

#### 2020-064 Approve agenda as amended.

Motion was made by Schippers and supported by King to approve the agenda as amended to add the setting of a public hearing on the proposed Cadillac Phase II Municipal Well Field Project under the City Manager's Report.

Motion unanimously approved.

#### PUBLIC COMMENTS

There were no public comments.

#### **CONSENT AGENDA**

#### 2020-065 Approve consent agenda as presented.

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

Motion unanimously approved.

#### CITY MANAGER'S REPORT

#### A. COVID-19 Update

City Manager Peccia summarized the current COVID-19 update provided by District Health Department #10. He noted additional information can be found on the City's website at <a href="www.cadillac-mi.net">www.cadillac-mi.net</a>, the District Health Department #10 website at <a href="www.dhd10.org">www.dhd10.org</a>, the State of Michigan website at <a href="www.Michigan.gov/coronavirus">www.dhd10.org</a>, the State of Michigan website at <a href="www.dww.dwd10.org">www.ddl10.org</a>, the State of the Cadillac Visitors website at <a href="www.cadillacmichigan.com/covidupdates">www.cadillacmichigan.com/covidupdates</a>. He stated replays of public meetings can be found on the Cadillac Community Television website at <a href="www.cctv-cadillac.org">www.cctv-cadillac.org</a>.

Peccia noted the hotline number being facilitated by the Wexford County Prosecutor's Office

is 231-942-765. He stated the hotline is for questions regarding COVID-19 related matters. He noted there is also an email address COVID19@wexford county.org. that can be used for COVID-19 related questions.

Peccia provided a brief update regarding Public Works and Utilities staff. He noted City offices are still closed in terms of physical public access to the facilities.

B. Set public hearing regarding Cadillac Phase II Municipal Well Field Project.

Peccia noted this item was added to the agenda due to the thirty (30) day public notice requirement.

<u>2020-066 Set public hearing regarding Cadillac Phase II Municipal Well Field Project.</u>
Motion was made by King and supported by Elenbaas to set a public hearing for June 15, 2020 regarding the proposed Cadillac Phase II Municipal Well Field Project.

Motion unanimously approved.

C. Bids and recommendation regarding W. Mason Street & W. Bremer Street Improvement Project.

Peccia stated three (3) bids were received and it is being recommended to award the contract for the W. Mason Street &W. Bremer Street Improvement Project to the lowest bidder, CJ's Excavating, Inc. for the bid amount of \$622,258.84. He stated a 10% contingency is requested for City engineer-approved field changes in unit quantity or scope due to unknowns in underground municipal construction, bringing the total recommended award amount to \$684,484.72.

Elenbaas asked if it is common practice to approve a 10% contingency amount for this type of project.

Peccia stated it is common practice to request a 10% contingency amount.

2020-067 Award contract for W. Mason Street & W. Bremer Street Improvement Project. Motion was made by Schippers and supported by Elenbaas to award the contract for the W. Mason Street & W. Bremer Street Improvement Project to CJ's Excavating, Inc. in the amount of \$622,258.84 and to approve a 10% contingency for City engineer-approved field changes in unit quantity or scope due to unknowns in underground municipal construction, bringing the total award amount to \$684,484.72.

Motion unanimously approved.

#### INTRODUCTION OF ORDINANCES AND RESOLUTIONS

A. Adopt resolution to introduce Ordinance Establishing General Appropriations Act for Fiscal Year 2021 and set a public hearing for May 18, 2020.

Peccia noted the next three (3) items are regarding the setting of a public hearing for May 18, 2020. He stated information on the items will be presented at the public hearings, accordingly.

#### 2020-068 Set public hearing for Ordinance 2020-04.

Motion was made by Engels and supported by Schippers to adopt the resolution to introduce Ordinance Establishing General Appropriations Act for Fiscal Year 2021 and set a public hearing for May 18, 2020.

Motion unanimously approved.

B. Adopt resolution to Ordinance to Amend Section 42-201 and 42-202(3) of Chapter 42 of the Cadillac City Code to Increase Water Rates in the City of Cadillac 7.5% and set a public hearing for May 18, 2020.

Peccia stated discussions regarding the proposed water and sewer rate increases were held during the budget work session. He noted information will be presented at the public hearings.

#### 2020-069 Set public hearing for Ordinance 2020-05.

Motion was made by Schippers and supported by Engels to adopt the resolution introduce Ordinance to Amend Section 42-201 and 42-202(3) of Chapter 42 of the Cadillac City Code to Increase Water Rates in the City of Cadillac 7.5% and set a public hearing for May 18, 2020.

Motion unanimously approved.

C. Adopt resolution to introduce Ordinance to Amend Section 42-374 of Chapter 42 of the Cadillac City Code to Increase Sewer Rates in the City of Cadillac 5% and set a public hearing for May 18, 2020.

#### 2020-070 Set public hearing for Ordinance 2020-06.

Motion was made by Engels and supported by Schippers to adopt the resolution introduce Ordinance to Amend Section 42-374 of Chapter 42 of the Cadillac City Code to Increase Sewer Rates in the City of Cadillac 5% and set a public hearing for May 18, 2020.

Motion unanimously approved.

#### TABLED ITEMS

A. Rotary Pavilion Sign Upgrade.

Peccia stated this item was previously introduced at a prior meeting and was subsequently tabled pursuant to Council discussion at that time.

Owen Roberts, Director of Finance, stated he reached out to Pro Image Design to address some of the questions raised by Council when the item was first introduced at the meeting held on April 6, 2020. He noted the company is currently operational. He stated the sign would be removed from the site for up to two (2) weeks to be retrofitted with the electronic insert and then will be brought back and reinstalled at its current location.

Roberts stated the sign would be fully programmable from any internet connection with the appropriate security login credentials. He noted the sign would be capable of scrolling multiple messages and is programmable up to ninety-nine (99) years in advance.

Roberts noted the question of investing in capital during this time was raised at the previous meeting. He stated even thirty (30) days from now we will still be in a unique environment and we view the sign as a tool to spread important messages to the community. He noted the sign is located in a very high traffic area and could be used to provide important updates and communication to the community. He stated from that perspective we overcame the financial concerns and are recommending that we move forward with the upgraded resolution sign from Pro Image Design, Inc. in the amount of \$19,992.20.

Elenbaas asked about the exterior condition of the sign.

Roberts stated the entire middle section of the sign will be completely redone.

King stated that with many companies experiencing economic crisis right now we have to be especially sensitive to being fiscally responsible. He noted he believes the sign would be a great asset to the community at some point in time. He stated he does not think it is responsible to spend this money now on this type of perk when so many local businesses are struggling and watching how the City is spending its money, which is actually their money.

Schippers stated she believes part of the job of the City is to communicate to the citizens. She noted in a swiftly changing situation, some of the messages that could be placed on the sign could include ways to get information or help. She stated she believes communication is one of the primary responsibilities of the City especially in times like these. She noted she does not view this as a perk she views it as an essential improvement much needed at this time.

King stated he does not view this as an essential item and as a business owner he would never spend this money during this time of crisis to make sure those funds are available if they were needed.

Schippers stated she understand the concerns but sees great value in this project.

Motion was made by Schippers to award the Rotary Pavilion Sign Upgrade Project to Pro Image Design, Inc. in the amount of \$19,992.20.

There was no support for the motion.

Motion failed.

#### 2020-071 Table Rotary Pavilion Sign Upgrade Project.

Motion was made by Elenbaas and supported by King to table the Rotary Pavilion Sign Upgrade Project for one (1) month.

Ayes: Elenbaas, Engels, King, Mayor Filkins

Nays: Schippers

Motion carried.

### PUBLIC COMMENTS

There were no public comments.

#### GOOD OF THE ORDER

Peccia stated if future meetings will be held remotely, electronic meeting notices will be posted accordingly.

Engels asked that information regarding five (5) and possibly ten (10) year projections be provided during the public hearings on the proposed water and sewer rate increases.

#### **ADJOURNMENT**

Respectfully submitted,

Carla J. Filkins, Mayor

Sandra L. Wasson, City Clerk

#### **CITY COUNCIL MEETING MINUTES**

May 4, 2020

By Remote Electronic Participation 200 N. Lake St. - Cadillac, Michigan 49601

#### **CALL TO ORDER**

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

#### ROLL CALL

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

Council Absent: None

Staff Present: Peccia, Roberts, Wallace, Dietlin, Ottjepka, Payne, Homier, Wasson

#### APPROVAL OF AGENDA

#### 2020-064 Approve agenda as amended.

Motion was made by Schippers and supported by King to approve the agenda as amended to add the setting of a public hearing on the proposed Cadillac Phase II Municipal Well Field Project under the City Manager's Report.

Motion unanimously approved.

#### PUBLIC COMMENTS

There were no public comments.

#### CONSENT AGENDA

#### 2020-065 Approve consent agenda as presented.

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

Motion unanimously approved.

#### **CITY MANAGER'S REPORT**

#### A. COVID-19 Update

City Manager Peccia summarized the current COVID-19 update provided by District Health Department #10. He noted additional information can be found on the City's website at <a href="www.cadillac-mi.net">www.cadillac-mi.net</a>, the District Health Department #10 website at <a href="www.dhd10.org">www.dhd10.org</a>, the State of Michigan website at <a href="www.Michigan.gov/coronavirus">www.dhd10.org</a>, and on the Cadillac Visitors website at <a href="www.cadillacmichigan.com/covidupdates">www.cadillacmichigan.com/covidupdates</a>. He stated replays of public meetings can be found on the Cadillac Community Television website at <a href="www.cctv-cadillac.org">www.cctv-cadillac.org</a>.

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Motion unanimously approved.

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Peccia stated three (3) bids were received and it is being recommended to award the contract for the W. Mason Street &W. Bremer Street Improvement Project to the lowest bidder, CJ's Excavating, Inc. for the bid amount of \$622,258.84. He stated a 10% contingency is requested for City engineer-approved field changes in unit quantity or scope due to unknowns in underground municipal construction, bringing the total recommended award amount to \$684,484.72.

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Peccia stated discussions regarding the proposed water and sewer rate increases were held during the budget work session. He noted information will be presented at the public hearings.

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Motion unanimously approved.

C. Adopt resolution to introduce Ordinance to Amend Section 42-374 of Chapter 42 of the Cadillac City Code to Increase Sewer Rates in the City of Cadillac 5% and set a public hearing for May 18, 2020.

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Motion unanimously approved.

#### TABLED ITEMS

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King stated he does not view this as an essential item and as a business owner he would never spend this money during this time of crisis to make sure those funds are available if they were needed.

Schippers stated she understand the concerns but sees great value in this project.

Motion was made by Schippers to award the Rotary Pavilion Sign Upgrade Project to Pro Image Design, Inc. in the amount of \$19,992.20.

There was no support for the motion.

Motion failed.

#### 2020-071 Table Rotary Pavilion Sign Upgrade Project.

Motion was made by Elenbaas and supported by King to table the Rotary Pavilion Sign Upgrade Project for one (1) month.

Ayes: Elenbaas, Engels, King, Mayor Filkins

Nays: Schippers

Motion carried.

#### **PUBLIC COMMENTS**

There were no public comments.

### GOOD OF THE ORDER

Peccia stated if future meetings will be held remotely, electronic meeting notices will be posted accordingly.

Engels asked that information regarding five (5) and possibly ten (10) year projections be provided during the public hearings on the proposed water and sewer rate increases.

#### **ADJOURNMENT**

Respectfully submitted,

Carla J. Filkins, Mayor

Sandra L. Wasson, City Clerk



# **City Council Meeting**

May 18, 2020 6:00 p.m.

By Remote Electronic Participation

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



May 18, 2020 City Council Meeting Agenda 6 p.m. by Remote Electronic Participation 200 N. Lake St. – Cadillac, MI 49601

#### We support each other in serving our community

CALL TO ORDER 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 regular meeting held on May 4, 2020. Support Document III-A

#### IV. PUBLIC HEARINGS

- A. Public hearing to consider adoption of Resolution Approving Brownfield Plan Amendment for Cadillac Lofts.
   Support Document IV-A
- B. Public hearing to consider adoption of Ordinance to Amend Section 42-201 and 42-202(3) of Chapter 42 of the Cadillac City Code to Increase Water Rates.
  <u>Support Document IV-B</u>
- C. Public hearing to consider adoption of Ordinance to Amend Section 42-374 of Chapter 42 of the Cadillac City Code to Increase Sewer Rates. Support Document IV-C

#### **Cadillac City Council Agenda**

May 18, 2020 Page 2

> D. Public hearing to consider adoption of Ordinance Establishing General Appropriations Act for Fiscal Year 2021.
>  Support Document IV-D

#### V. APPOINTMENTS

- A. Recommendation regarding reappointment to the Cadillac-Wexford Transit Authority. Support Document V-A
- B. Recommendation regarding reappointment to the Brownfield Redevelopment Authority. Support Document V-B
- VI. CITY MANAGER'S REPORT
  - A. COVID-19 Update
- VII. PUBLIC COMMENTS

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

- VIII. GOOD OF THE ORDER
  - IX. 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 MEETING MINUTES**

May 4, 2020

By Remote Electronic Participation 200 N. Lake St. - Cadillac, Michigan 49601

#### **CALL TO ORDER**

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

#### ROLL CALL

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

Council Absent: None

Staff Present: Peccia, Roberts, Wallace, Dietlin, Ottjepka, Payne, Homier, Wasson

#### APPROVAL OF AGENDA

#### 2020-064 Approve agenda as amended.

Motion was made by Schippers and supported by King to approve the agenda as amended to add the setting of a public hearing on the proposed Cadillac Phase II Municipal Well Field Project under the City Manager's Report.

Motion unanimously approved.

#### PUBLIC COMMENTS

There were no public comments.

#### CONSENT AGENDA

#### 2020-065 Approve consent agenda as presented.

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

Motion unanimously approved.

#### **CITY MANAGER'S REPORT**

#### A. COVID-19 Update

City Manager Peccia summarized the current COVID-19 update provided by District Health Department #10. He noted additional information can be found on the City's website at <a href="www.cadillac-mi.net">www.cadillac-mi.net</a>, the District Health Department #10 website at <a href="www.dhd10.org">www.dhd10.org</a>, the State of Michigan website at <a href="www.Michigan.gov/coronavirus">www.dhd10.org</a>, and on the Cadillac Visitors website at <a href="www.cadillacmichigan.com/covidupdates">www.cadillacmichigan.com/covidupdates</a>. He stated replays of public meetings can be found on the Cadillac Community Television website at <a href="www.cctv-cadillac.org">www.cctv-cadillac.org</a>.

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<u>2020-066 Set public hearing regarding Cadillac Phase II Municipal Well Field Project.</u>
Motion was made by King and supported by Elenbaas to set a public hearing for June 15, 2020 regarding the proposed Cadillac Phase II Municipal Well Field Project.

Motion unanimously approved.

C. Bids and recommendation regarding W. Mason Street & W. Bremer Street Improvement Project.

Peccia stated three (3) bids were received and it is being recommended to award the contract for the W. Mason Street &W. Bremer Street Improvement Project to the lowest bidder, CJ's Excavating, Inc. for the bid amount of \$622,258.84. He stated a 10% contingency is requested for City engineer-approved field changes in unit quantity or scope due to unknowns in underground municipal construction, bringing the total recommended award amount to \$684,484.72.

Elenbaas asked if it is common practice to approve a 10% contingency amount for this type of project.

Peccia stated it is common practice to request a 10% contingency amount.

2020-067 Award contract for W. Mason Street & W. Bremer Street Improvement Project. Motion was made by Schippers and supported by Elenbaas to award the contract for the W. Mason Street & W. Bremer Street Improvement Project to CJ's Excavating, Inc. in the amount of \$622,258.84 and to approve a 10% contingency for City engineer-approved field changes in unit quantity or scope due to unknowns in underground municipal construction, bringing the total award amount to \$684,484.72.

Motion unanimously approved.

#### INTRODUCTION OF ORDINANCES AND RESOLUTIONS

A. Adopt resolution to introduce Ordinance Establishing General Appropriations Act for Fiscal Year 2021 and set a public hearing for May 18, 2020.

Peccia noted the next three (3) items are regarding the setting of a public hearing for May 18, 2020. He stated information on the items will be presented at the public hearings, accordingly.

#### 2020-068 Set public hearing for Ordinance 2020-04.

Motion was made by Engels and supported by Schippers to adopt the resolution to introduce Ordinance Establishing General Appropriations Act for Fiscal Year 2021 and set a public hearing for May 18, 2020.

Motion unanimously approved.

B. Adopt resolution to Ordinance to Amend Section 42-201 and 42-202(3) of Chapter 42 of the Cadillac City Code to Increase Water Rates in the City of Cadillac 7.5% and set a public hearing for May 18, 2020.

Peccia stated discussions regarding the proposed water and sewer rate increases were held during the budget work session. He noted information will be presented at the public hearings.

#### 2020-069 Set public hearing for Ordinance 2020-05.

Motion was made by Schippers and supported by Engels to adopt the resolution introduce Ordinance to Amend Section 42-201 and 42-202(3) of Chapter 42 of the Cadillac City Code to Increase Water Rates in the City of Cadillac 7.5% and set a public hearing for May 18, 2020.

Motion unanimously approved.

C. Adopt resolution to introduce Ordinance to Amend Section 42-374 of Chapter 42 of the Cadillac City Code to Increase Sewer Rates in the City of Cadillac 5% and set a public hearing for May 18, 2020.

#### 2020-070 Set public hearing for Ordinance 2020-06.

Motion was made by Engels and supported by Schippers to adopt the resolution introduce Ordinance to Amend Section 42-374 of Chapter 42 of the Cadillac City Code to Increase Sewer Rates in the City of Cadillac 5% and set a public hearing for May 18, 2020.

Motion unanimously approved.

#### TABLED ITEMS

A. Rotary Pavilion Sign Upgrade.

Peccia stated this item was previously introduced at a prior meeting and was subsequently tabled pursuant to Council discussion at that time.

Owen Roberts, Director of Finance, stated he reached out to Pro Image Design to address some of the questions raised by Council when the item was first introduced at the meeting held on April 6, 2020. He noted the company is currently operational. He stated the sign would be removed from the site for up to two (2) weeks to be retrofitted with the electronic

insert and then will be brought back and reinstalled at its current location.

Roberts stated the sign would be fully programmable from any internet connection with the appropriate security login credentials. He noted the sign would be capable of scrolling multiple messages and is programmable up to ninety-nine (99) years in advance.

Roberts noted the question of investing in capital during this time was raised at the previous meeting. He stated even thirty (30) days from now we will still be in a unique environment and we view the sign as a tool to spread important messages to the community. He noted the sign is located in a very high traffic area and could be used to provide important updates and communication to the community. He stated from that perspective we overcame the financial concerns and are recommending that we move forward with the upgraded resolution sign from Pro Image Design, Inc. in the amount of \$19,992.20.

Elenbaas asked about the exterior condition of the sign.

Roberts stated the entire middle section of the sign will be completely redone.

King stated that with many companies experiencing economic crisis right now we have to be especially sensitive to being fiscally responsible. He noted he believes the sign would be a great asset to the community at some point in time. He stated he does not think it is responsible to spend this money now on this type of perk when so many local businesses are struggling and watching how the City is spending its money, which is actually their money.

Schippers stated she believes part of the job of the City is to communicate to the citizens. She noted in a swiftly changing situation, some of the messages that could be placed on the sign could include ways to get information or help. She stated she believes communication is one of the primary responsibilities of the City especially in times like these. She noted she does not view this as a perk she views it as an essential improvement much needed at this time.

King stated he does not view this as an essential item and as a business owner he would never spend this money during this time of crisis to make sure those funds are available if they were needed.

Schippers stated she understand the concerns but sees great value in this project.

Motion was made by Schippers to award the Rotary Pavilion Sign Upgrade Project to Pro Image Design, Inc. in the amount of \$19,992.20.

There was no support for the motion.

Motion failed.

#### 2020-071 Table Rotary Pavilion Sign Upgrade Project.

Motion was made by Elenbaas and supported by King to table the Rotary Pavilion Sign Upgrade Project for one (1) month.

Ayes: Elenbaas, Engels, King, Mayor Filkins

Nays: Schippers

Motion carried.

#### **PUBLIC COMMENTS**

There were no public comments.

#### GOOD OF THE ORDER

Peccia stated if future meetings will be held remotely, electronic meeting notices will be posted accordingly.

Engels asked that information regarding five (5) and possibly ten (10) year projections be provided during the public hearings on the proposed water and sewer rate increases.

#### **ADJOURNMENT**

Respectfully submitted,

Carla J. Filkins, Mayor

Sandra L. Wasson, City Clerk

#### **City Council**

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



**Mayor** Carla J. Filkins

**Mayor Pro-Tem** Tiyi Schippers

Councilmembers
Robert J. Engels
Stephen King
Bryan Elenbaas

RESOLUTION NO.

### RESOLUTION APPROVING BROWNFIELD PLAN AMENDMENT FOR CADILLAC LOFTS

At a regular meeting of the City Council of the City of Cadillac, Wexford County, Michigan, held by remote electronic participation pursuant to the Open Meetings Act, Act 267 of 1976, and Executive Order 2020-75 on the 18<sup>th</sup> day of May 2020, at 6:00 p.m., the following resolution was offered by

Councilperson	and supported by
Councilnerson	

**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, a Brownfield Plan for Cadillac Lofts was approved by the CBRA in March 2019 and the City Council in April 2019 that: (1) established the property at 201, 207 and 215 Mitchell Street and 208 East Cass Street as Eligible Property, (2) outlined Environmental and Non-Environmental Eligible Activities, and (3) provided for reimbursement of the Eligible Activity expenses from taxes generated by increased private investment on the property; and

**WHEREAS,** the Brownfield Plan included an allocation for Public Infrastructure Improvements to match a future proposal Community Development Block Grant (CDBG) and the CDBG grant is not available at this time; and

**WHEREAS,** there are short-term and mid-term infrastructure improvements that are necessary and benefit not only Cadillac Lofts but the broader community and an increase in

City of Cadillac
Resolution No
Page 2 of 3

the public infrastructure improvement budget in the Brownfield Plan is necessary to provide for reimbursement from the capture of increased State and Local taxes; and

WHEREAS, a Brownfield Plan Amendment to increase the public infrastructure improvement budget was prepared, reviewed and approved by the CBRA at their March 16, 2020 meeting and recommended approval of the Brownfield Plan Amendment to the City Council, finding the Brownfield Plan Amendment 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

**WHEREAS**, pursuant to Act 381, the City Council set a public hearing for May 18, 2020 regarding the City Council's proposed adoption of the Brownfield Plan Amendment and transmitted notice of the public hearing to the applicable taxing authorities and published notice of the public hearing in the manner required by Act 381; and

**WHEREAS**, the City Council conducted a public hearing on May 5, 2020, at which all interested persons had an opportunity to be heard and any written communications regarding the Brownfield Plan Amendment were received and considered, as required by Act 381; and

**WHEREAS,** the City Council has made the following determinations and findings:

- 1. The Brownfield Plan Amendment constitutes a public purpose under Act 381; and
- 2. The Brownfield Plan Amendment meets all of the requirements for a Brownfield Plan set forth in Act 381; and
- 3. The proposed method of financing the costs of Eligible Activities by private financing arranged by the developer, and public infrastructure by the City is feasible and the CBRA will not arrange financing; and
- 4. The costs of Eligible Activities proposed are reasonable and necessary to carry out the purposes of Act 381; and
- 5. The amount of captured taxable value estimated to result from adoption of the Brownfield Plan Amendment is reasonable; and

**WHEREAS**, the City has determined that the Cadillac Lofts project and public infrastructure improvements as set forth in the Brownfield Plan Amendment will be beneficial to the City and that approving the Brownfield Plan Amendment is in the best interest of the health, safety, and welfare of the City's residents.

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

1. The City hereby approves and adopts the Brownfield Plan Amendment, attached hereto as Exhibit A.

City of Cadillac Resolution No. Page 3 of 3	
2.	This Resolution shall be maintained in the files of the City Clerk.
	Should any section, clause or phrase of this Resolution be declared by the invalid, the same shall not affect the validity of this Resolution as a whole nor eof, other than the part so declared to be invalid.
4. repealed, but	Any and all resolutions that are in conflict with this Resolution are hereby only to the extent to give this Resolution full force and effect.
YEAS:	
NAYS:	
STATE OF MI	CHIGAN )
COUNTY OF V	VEXFORD )

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 18th day of May 2020.

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

Telephone No: (231) 775-0181

#### **ACT 381 BROWNFIELD PLAN AMENDMENT APRIL 2020**

# CADILLAC LOFTS 201, 207 and 215 MITCHELL STREET and 208 EAST CASS STREET CADILLAC, MICHIGAN 49601

#### **Cadillac Brownfield Redevelopment Authority**

May 2020

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

Original Brownfield Plan Approval

Cadillac Brownfield Redevelopment Authority: March 18, 2019
Cadillac City Council: April 15, 2019

Brownfield Plan Amendment – May 2020

**Approved by Cadillac Brownfield** 

Redevelopment Authority: <u>March 16, 2020</u>

Public Hearing: \_\_\_*May 18, 2020*\_\_

**Approved by Cadillac** 

City Council: <u>May 18, 2020</u>

# Brownfield Plan Amendment Cadillac Lofts City of Cadillac, Wexford County, Michigan

#### **Table of Contents**

1.0 INTRODUCTION	3
1.1 Proposed Redevelopment and Future Use for Each Eligible Property	3
1.2 Eligible Property Information	4
1.3 Public Purpose	4
2.0 INFORMATION REQUIRED BY SECTION 13(2) OF THE STATUTE	5
2.1 Description of Project and Plan Costs	5
2.1 Summary of Eligible Activities	6
2.3 Estimate of Captured Taxable Value and Tax Increment Revenues	10
2.4 Method of Financing and Description of Advances Made by the Municipality	11
2.5 Maximum Amount of Note or Bond Indebtedness	12
2.6 Beginning Date and Duration of Capture	12
2.7 Estimated Impact of Tax Increment Financing on Tax Revenues of Taxing Jurisdictions	12
2.8 Legal Description, Location, and Determination of Eligibility	13
2.9 Estimate of Number of Persons Residing on Eligible Property	14
2.10 Plan for Residential Relocation	
2.11 Provision of Costs of Relocation	15
2.12 Strategy to Comply with Relocation Assistance Act, 1972 PA 227	15
2.13 Other Material Required by the Authority or Governing Body Body	15

#### **FIGURES**

- Figure 1.1 Eligible Property Location Map
- Figure 1.2 Downtown Location Map
- Figure 2.1 Eligible Property Boundaries
- Figure 2.2 Parcel Map

#### **TABLES**

- Table 1.1 Environmental Eligible Activities Costs and Schedule
- Table 1.2 Non-Environmental Eligible Activities Costs and Schedule
- Table 1.3 Local Only Eligible Activities Cost and Schedule
- Table 2.1 Annual Revenue and Brownfield Capture Estimates
- Table 2.2 Tax Increment Revenue Reimbursement Allocation Table
- Table 3. Impact on Tax Jurisdictions

#### **ATTACHMENTS**

Attachment A – Brownfield Plan Resolutions

Attachment B – Interlocal Agreement: Cadillac Brownfield Redevelopment Authority/Cadillac Downtown Development Authority

#### **Project Summary**

Cadillac Lofts, LLC has acquired the former Oleson's property in downtown Cadillac and is redeveloping the site into a mixed use commercial and residential property. The redevelopment of the 3.5-acre site includes the removal of two of the existing buildings for the Phase I building and removal of the remaining third building for the Phase II building. Each of the two buildings will have footprint of approximately 6,000, with the main floor commercial and the three upper floors with 42 residential apartments.

The City of Cadillac has secured a \$831,864 Community Development Block Grant (CDBG) on behalf of Cadillac Lofts for asbestos abatement, demolition, and site work and a \$499,000 Michigan Department of Environment, Great Lakes and Energy (EGLE) Brownfield Grant and a \$267,140 EGLE Brownfield Loan for environmental response activity and Phase II demolition.

This Brownfield Plan will provide incremental tax revenues to repay certain Eligible Activities under the EGLE Brownfield Loan, as well as additional site preparation and infrastructure costs that are not covered by either the CDBG grant or the EGLE Brownfield Grant or Loan. Reimbursement of these Brownfield Eligible Activity expenses are critical to the economic viability of the redevelopment. The purpose of this Amendment is to increase the Eligible Activity budget for Public Infrastructure Improvements, due to the lack of availability of CDBG funding.

Previous environmental investigations have identified the presence of contaminants in soil and groundwater exceeding EGLE Generic Cleanup Criteria on two of the four property parcels. As a result, these parcels are a Part 201 Facility and qualifies as Brownfield Eligible Property under Act 381, and the other two parcels qualify as Eligible Property as adjacent parcels.

Project Name: Cadillac Lofts

**Project Location:** The Eligible Property is comprised of four parcels located between Mitchell, Cass,

Shelby, and Chapin Streets in downtown Cadillac, Wexford County, Michigan; with the following addresses and Parcel Identification Numbers: 201 South Mitchell Street, 10-086-00-207-00; 207 South Mitchell Street, 10-086-00-198-00; 215 South Mitchell

Street, 10-086-00-196-00; and 208 E Cass Street, 10-086-00-280-00.

**After Project Obligation:** 

\$170,070

**Type of Eligible Property**: Part 201 Facility and Adjacent or Contiguous

Eligible Activities: Baseline Environmental Assessment Activities, Due Care Activities, Asbestos

Abatement, Demolition, Site Preparation, Infrastructure

Eligible Acti	vities	Environmental	Non-Environmental	TOTAL
Eligible Activities		\$98,325	\$1,240,435	\$1,338780
Interest		\$11,140	\$274,905	\$286,045
ELIGIBLE ACTIVITY SUBTOTAL		\$109,465	\$1,515,340	\$1,624,805
Brownfield Plan Development	and Approval	\$10,000	\$15,000	\$25,000
<b>Brownfield Plan Implementat</b>	ion	\$5,000	\$10,000	\$15,000
TOTAL ELIGIBLE ACTIVITY		\$124,465	\$1,540,340	\$1,664,805
Administrative and Operating	Cost (Local Only)	\$20,000	\$30,000	\$50,000
Years to Complete	20 years for Local	Annual Tax Revenue	•	
Eligible Activities Payback:	and Stgte Capture;	Before Project:	\$32,080	
Estimated		Estimated Annual Ta	ıx	
Investment:	\$13,000,000	Revenue in First Yea	r	

#### **BROWNFIELD PLAN AMENDMENT**

### CADILLAC LOFTS CADILLAC, WEXFORD COUNTY, MICHIGAN

#### CADILLAC BROWNFIELD REDEVELOPMENT AUTHORITY

#### 1.0 INTRODUCTION

Act 381, P.A. 1996, as amended, was enacted to promote the revitalization, redevelopment and reuse of contaminated, tax reverted, blighted, functionally obsolete, or historically designated property through incentives adopted as part of a Brownfield Plan. The Brownfield Plan outlines the qualifications, costs, impacts, and incentives for the project.

The Brownfield Plan must be approved by the brownfield redevelopment authority established under Act 381 and the governing body of the authority's municipality in order to take effect. The Michigan Department of Environmental Quality must approve Environmental Eligible Activities and the Michigan Strategic Fund must approve Non-Environmental Eligible Activities for State tax capture. The City of Cadillac established the City of Cadillac Brownfield Redevelopment Authority under the procedures required under Act 381 on December 6, 1996, the first such Authority in the State of Michigan.

The Brownfield Plan describes the public purpose and qualifying factors for determining the site as an eligible property, the eligible activities and estimated costs, the impacts of tax increment financing, and other project factors. The purpose of this Amendment is to increase the Eligible Activity budget for Public Infrastructure Improvements, due to the lack of availability of CDBG funding.

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

The proposed redevelopment will be transformational for a major high-profile site in downtown Cadillac that is currently significantly underutilized. The project includes the development of two buildings, the first of which will include 6,000 net square feet and the second 6,500 net square feet of commercial retail space on the first floor and 42 residential units on the upper three floors, for a total of 12,500 square feet commercial/retail and 84 downtown residential units. Both buildings will have substantial sidewalk and patio space and improvements, as well as public space between the buildings. The project will also include associated infrastructure improvements to Mitchell, Cass, Shelby, and Chapin Streets, as well as additional proposed

public parking, primarily funded through a CDBG grant. The Brownfield Plan includes \$300,000 in public infrastructure costs to support these improvements.

The estimated private investment is anticipated at over \$13 million. The development is anticipated to provide between 25 - 35 jobs as part the commercial/retail component, a portion of which will be the relocated businesses and the balance will be new jobs.

#### 1.2 Eligible Property Information

The Eligible Property includes four parcels, as described below:

Parcel Number	Address	Description	Acreage	Qualifying Status
10-086-00-207-00	201 South Mitchell Street	LOT 6, BLK 7 MITCHELLS REVISED PLAT OF THE VILLAGE OF CLAM LAKE, CITY OF CADILLAC EASE REC IN L 371 PG 331 & AMENDED IN L 387 PG 839	0.17	Adjacent
10-086-00-198-00	207 South Mitchell Street	E 1/2 OF LOT 1 & S 1/2 OF LOT 5, BLOCK 7, MITCHELL'S REVISED PLAT OF THE VILLAGE OF CLAM LAKE CITY OF CADILLAC	0.90	Part 201 Facility
10-086-00-196-00	215 South Mitchell Street	W 1/2 OF LOT 1, LOTS 2, 3, 4 & N 1/2 LOT 5, LOTS 7 THRU 12 AND VACATED ALLEY IN BLOCK 7 ALSO THAT PORTION OF VAC S SHELBY ST DESC AS COM AT THE SE COR OF LOT 10, E ALG E CHAPIN ST 47 FT, N 175 FT, W 7 FT, N 125 FT, W 40 FT, S TO POB. MITCHELLS REVISED PLAT OF THE VILLAGE OF CLAM LAKE CITY OF CADILLAC EASE REC IN L 371 PG 331.	1.91	Part 201 Facility
10-086-00-280-00	208 E Cass Street	THE N 85 FT. OF LOT 7,AND E 1/2 VAC. S SHELBY ST ADJ AND LOTS 8 AND 9, BLOCK 12 MITCHELLS REVISED PLAT OF THE VILLAGE OF CLAM LAKE CITY OF CADILLAC	0.51	Adjacent
		TOTAL	3.48	

#### 1.3 Public Purpose *MCL 125.2664(5):*

The redevelopment of the former Olesons property will remove underutilized buildings and significantly increase the value of downtown property, upgrading public infrastructure, increasing property taxes, providing retail space and employment, and meeting a critical need for downtown walkable housing. When completed, property taxes are estimated at \$170,070 per year (following the retirement of Brownfield obligations).

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

#### 2.1 Description of Project and Plan Costs MCL 125.2663(2)(a):

The redevelopment of the former Oleson's property into a mixed use commercial residential development will transform downtown Cadillac and spur significant spin-off investment. The Brownfield Plan includes Environmental and Non-Environmental Eligible Activities:

#### Environmental Eligible Activities include:

- Baseline Environmental Assessment Activities
  - o Phase I Environmental Site Assessment
  - o Phase II Environmental Site Assessment
  - o Baseline Environmental Assessment
- Due Care Activities
  - o Due Care Planning and Documentation
  - o Due Care Response Activities
  - o Vapor Mitigation

#### Non-Environmental Eligible Activities include:

- Site Preparation
- Public Infrastructure

#### Other Eligible Activities include:

- Brownfield Plan development and approval;
- Brownfield Plan implementation; and
- Administrative and operating costs of the CBRA with local tax capture only.
- Interest (Estimated at 2.5% for 10 years for EGLE Brownfield Loan, 4.0% for 10 years for Private Eligible Activities, and 3% for 15 years for Public Eligible Activities)

Eligible Activities	Environmental	Non-Environmental	TOTAL
Eligible Activities	\$98,325	\$1,240,435	\$1,338,760
Interest	\$11,140	\$274,905	\$286,045
ELIGIBLE ACTIVITY SUBTOTAL	\$109,465	\$1,515,340	\$1,624,805
Brownfield Plan Development and Approval	\$10,000	\$15,000	\$25,000
Brownfield Plan Implementation	\$5,000	\$10,000	\$15,000
TOTAL ELIGIBLE ACTIVITY	\$124,465	\$1,540,340	\$1,664,805
Administrative and Operating Cost (Local Only)	\$20,000	\$30,000	\$50,000

Additional detail is provided in Table 1.1: Environmental Eligible Activities and Table 1.2 Non-Environmental Eligible Activities.

#### 2.1 Summary of Eligible Activities *MCL 125.2663(2)(b):*

Act 381 provides for the costs of certain Environmental and Non-Environmental Eligible Activities to be reimbursed through tax increment financing. The following is a summary of Environmental Eligible Activities and Non-Environmental Activities.

#### **EGLE Eligible Activities**

- 1. <u>Baseline Environmental Assessment (BEA) Activities</u>: BEA Activities include Phase I Environmental Site Assessments (ESAs), Phase II ESAs, and Baseline Environmental Assessments to provide an exemption for the developer and assigns from environmental liability for pre-existing contamination. Act 381 includes provisions for Baseline Environmental Activities to be conducted prior to the approval of a Brownfield Plan for local tax capture (Section 13b.(9)(b)) and for State tax capture without MDEQ approval (Section 13b.(8)(a-b)), as long as included in a subsequent Brownfield Plan.
  - A. <u>Phase I ESA</u>: A Phase I ESA has been conducted for all parcels acquired by the Cadillac Lofts, LLC, consistent with ASTM Standard E1527-13. The Phase I ESA includes 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 both the grounds and the exterior and interior of buildings on the property, and interviews with individuals knowledgeable about the past use of the property to identify any Recognized Environmental Conditions (RECs). The Phase I report identified the following RECs:
    - 1. The historical use of the subject property as a dry-cleaning business;
    - 2. The historical use of the subject property as a photography/film developing business;
    - 3. The historical use of the subject property as commercial printing businesses;
    - 4. The historical use of the subject property as a paint shop;
    - 5. The historical use of the subject property as a furniture repair business; and
    - 6. Documented soil and groundwater impacts.
  - B. <u>Phase II ESA</u>: A Phase II Environmental Site Assessment was conducted for the Eligible Property in February 2018 to investigate the RECs as part of the environmental due diligence process for property acquisition. A Phase II ESA conducted in 2010 has previously identified the presence of tetrachloroethene (PCE) in soils and groundwater in excess of EGLE Generic Cleanup Criteria (GCC).

- The Phase II ESA conducted in February 2018 also identified the presence of metals in soils in excess of EGLE Generic Cleanup Criteria (GCC). As a result, the property qualifies as Brownfield Eligible Property as a Part 201 Facility.
- C. <u>Baseline Environmental Assessment</u>: A Baseline Environmental Assessment (BEA) has been prepared on behalf of Cadillac Lofts, LLC to provide an exemption from environmental liability for pre-existing contamination. The BEA was completed in general accordance with the Michigan Department of Environmental Quality's (MDEQ's) "Contents of BEA Report," dated September 2015.
- 2. <u>Due Care Investigation and Activities</u>: 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. Act 381 includes provisions for Due Care Investigation Activities to be conducted prior to Brownfield Plan approval for local tax capture (Section 13b.(9)(b)) and for State tax capture without MDEQ approval (Section 13b.(8)(a,c)), as long as included in a subsequent Brownfield Plan. 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 soils on the Eligible Property, and the likely existence of an Underground Storage Tanks (USTs), additional investigation will be required to determine if exposure pathways are complete and if mitigation measures are required.
  - B. <u>Due Care Planning and Documentation</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 onsite workers and construction measures to meet due care obligations. Once the due care measures are completed, Documentation of Due Care Compliance will be compiled.
  - C. <u>Due Care Exposure Pathway Mitigation</u>: The Due Care Plan and Environmental Construction Management Plan will identify specific measures to be taken to address due care requirements. These activities could include soil remediation; developing and implementing a soils management

plan to safely relocate soils on the property; engineered barriers to prevent direct contact with soils or vapors; and/or institutional controls if necessary. These measures will be subject to approval of an Act 381 Work Plan by the MDEQ for State tax capture.

#### **Other Activities**

<u>Brownfield Plan and Work Plan Preparation:</u> The preparation and approval of the Brownfield Plan and Act 381 Work Plans are included as Eligible Activities. These costs are allocated between MDEQ Environmental Eligible Activities and MSF Developmental Eligible Activities.

<u>Brownfield Plan and Work Plan Implementation:</u> The implementation of the Brownfield Plan and Act 381 Work Plans are included as Eligible Activities. These costs are allocated between MDEQ Environmental Eligible Activities and MSF Developmental Eligible Activities.

Administrative and Operating Costs: An estimate of reasonable and actual administrative and operating costs of the Cadillac Brownfield Redevelopment Authority (CBRA) is included as Eligible Activities as a Local Only Cost. These costs are split between EGLE Environmental Eligible Activities and MSF Non-Environmental Eligible Activities.

<u>Interest</u>: Interest is included as an Eligible Activity. Interest is calculated at 2.5% for 10 years for the EGLE Brownfield Loan, 5.0% for 15 years for other Eligible Activity costs for the purposes of this Brownfield Plan.

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

**EGLE Environmental Eligible Activity Cost** 

Eligible Activities	Estimated Cost
Baseline Environmental Assessment	\$19.000
Due Care Activities	\$66,500
Contingency (15%)	\$12,825
EGLE Eligible Activities Subtotal	\$98,325
Interest	\$11,140
EGLE Environmental Eligible Activities Total	\$109,465
Brownfield Plan/Work Plan Development and Approval Cost	<u>\$10,000</u>
Brownfield Plan/Work Plan Implementation Cost	<u>\$5,000</u>
ENVIRONMENTAL ELIGIBLE ACTIVITIES TOTAL	\$124,465
CBRA Administrative and Operation Costs	<u>\$20,000</u>

#### **MSF Non-Environmental Eligible Activities**

MSF Non-Environmental Eligible Activities are included under this Brownfield Plan under the auspices of Act 381. The MSF Non-Environmental Eligible Activities include site preparation.

 Site Preparation: Site preparation will consist of geotechnical engineering, temporary site and erosion control, land balancing and grading.

Site Preparation	Total
Compaction and Sub-Base Preparation	\$15,000
Geotechnical Engineering	\$7,500
Grading and Land Balance	\$30,000
Relocation of Active Utilities	\$30,000
Staking	\$7,500
Temporary Facilities, Site Control	\$62,200
Engineering	\$13,320
Contingency (15%)	\$24,830
TOTAL	\$190,350

 Infrastructure: Infrastructure will include low-impact design stormwater improvements and public infrastructure and parking.

Infrastructure	Total
Low Impact Stormwater System	\$140,000
Engineering	\$12,250
Contingency (15%)	\$22,835
Public Infrastructure and Parking	<u>\$875,000</u>
TOTAL	\$1,050,085

#### **Other Activities**

<u>Brownfield Plan and Work Plan Preparation:</u> The preparation and approval of the Brownfield Plan and Act 381 Work Plans are included as Eligible Activities. These costs are allocated between EGLE Environmental Eligible Activities and MSF Developmental Eligible Activities.

<u>Brownfield Plan and Work Plan Implementation:</u> The implementation of the Brownfield Plan and Act 381 Work Plans are included as Eligible Activities. These costs are allocated between EGLE Environmental Eligible Activities and MSF Developmental Eligible Activities.

Administrative and Operating Costs: An estimate of reasonable and actual administrative and operating costs of the Cadillac Brownfield Redevelopment Authority (CBRA) is included as Eligible Activities for Local Only capture. These costs are split between EGLE Environmental Eligible Activities and MSF Non-Environmental Eligible Activities.

<u>Interest</u>: Interest is included as an Eligible Activity. Interest is calculated at 2.5% for 10 years for the EGLE Brownfield Loan and at 5.0% for 15 years for other Eligible Activity costs for the purposes of this Brownfield Plan.

#### 2.3 Estimate of Captured Taxable Value and Tax Increment Revenues MCL 125.2663(2)(c):

The initial taxable value or base value for the Eligible Property was set at the taxable value as of the original approval date of this Brownfield Plan by the CBRA and the Cadillac City Council in April 2018. The initial taxable value established by this Brownfield Plan is based on the taxable value as of December 31, 2016 and is \$551,090.

The EGLE Environmental and MSF Non-Environmental Eligible Activity cost is \$1,338,760 plus an estimated \$286,045 in interest and \$40,000 in Brownfield Plan/Work Plan Development, Approval and Implementation, for a total of \$1,664,805. The Brownfield Plan also includes \$50,000 in CBRA Administrative and Operating Costs and capture of 50% of the State Education Tax for the State Brownfield Fund as required by Act 381, estimated at \$169,297 for this Brownfield Plan. The Brownfield Plan also provides deposits into the Local Brownfield Revolving Fund during the time of capture and five years after capture, with State tax capture limited to an amount equal to State tax capture for EGLE Environmental Eligible Activities, estimated at \$51,315 and Local tax capture, estimated at \$479,774 for a total of \$531,089. The overall investment for the Project is estimated at over \$13,000,000.

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 overall contribution of local taxes is consistent with the ratio of captured local taxes (58.77%) to captured State taxes (41.23%).

The cash flow analysis for the project indicates payoff of the obligation in in *twenty (20)* years from 2019 for Local and State Capture, with an additional *five (5) years* for the Local Brownfield Revolving Fund, as provided in Section 13(5) of Act 381, P.A. 1996 as amended.

Redevelopment of the property is anticipated to be initiated in Winter 2019, with contaminated debris removal, other environmental response activities and 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.

Estimate Tax Revenues and Tax Increment Capture by the Authority

Year	Total Tax Revenues	Cap	tured Taxes
2020	\$79,628	\$	42,382
2021	\$79,838	\$	42,562
2022	\$80,530	\$	43,200
2023	\$81,233	\$	43,848
2024	\$81,947	\$	44,506
2025	\$116,092	\$	75,622
2026	\$117,328	\$	76,757
2027	\$118,583	\$	77,908
2028	\$119,856	\$	79,077
2029	\$121,149	\$	80,263
2030	\$122,461	\$	81,467
2031	\$123,793	\$	82,689
2032	\$115,004	\$	74,240
2033	\$116,224	\$	75,354
2034	\$117,463	\$	76,484

Year	Total Tax Revenues	Cap	otured Taxes
2035	\$171,128	\$	102,585
2036	\$173,190	\$	104,124
2037	\$177,489	\$	104,347
2038	\$179,646	\$	121,452
2039	\$181,835	\$	102,572
2040	\$196,360	\$	117,854
2041	\$198,800	\$	94,999
2042	\$201,277	\$	96,424
2043	\$203,791	\$	97,870
2044	\$206,343	\$	99,338
2045	\$208,933	\$	8,603
2046	\$211,561	\$	8,732
2047	\$69,482	\$	8,863
2048	\$70,017	\$	8,996
2049	\$70,560	\$	9,131

Total \$3,994,077 \$ 2,082,252

#### 2.4 Method of Financing and Description of Advances Made by the Municipality MCL 125.2663(2)(d):

Environmental Eligible Activity Costs and Non-Environmental Eligible Activity Costs will be financed by an EGLE Brownfield Loan for certain Environmental and Non-Environmental Eligible Activities, by the Developer for additional Eligible Activities, and by the City for the public infrastructure component, with reimbursement from Brownfield TIF.

#### 2.5 Maximum Amount of Note or Bond Indebtedness MCL 125.2663(2)(e):

The maximum amount of Eligible Activities is anticipated to be will be \$1,428,760. No public notes or bond indebtedness is anticipated.

#### 2.6 Beginning Date and Duration of Capture MCL 125.2663(2)(f):

The anticipated beginning date of capture is 2020, estimated to be the first year tax increment revenues are available. The duration of Brownfield Plan capture will be the time to capture taxes in an amount equal to the Eligible Activity obligation, Interest, State Brownfield Fund, Local Brownfield Revolving Fund, and Administrative and Operation Costs. 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 20 years for Local and State Capture, with an additional tax capture for the Local Brownfield Revolving Fund during the time of capture and five years, not to exceed the total cost of all Eligible Activities approved in the Brownfield plan and for EGLE Environmental Eligible Activities for State tax capture.

#### 2.7 Estimated Impact of Tax Increment Financing on Tax Revenues of Taxing Jurisdictions MCL 125.2663(2)(q):

Table 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 2.1. Local taxes, with the exception of Intermediate School District taxes are subject to capture by the Cadillac Downtown Development Authority (DDA). An Interlocal Agreement has been approved by and executed between the CBRA and the DDA to provide for capture of local taxes for the reimbursement of Brownfield Eligible Activities under this Brownfield Plan. A copy of the Interlocal Agreement is attached. Table 3 presents the allocation of tax capture for 20 years and the total tax increment for the 30-year duration of the Brownfield Plan. The DDA will continue to receive their attendant tax allocation for the project beyond the duration of the plan.

The total tax capture is estimated at \$1,388,760 for Eligible Activities, plus an estimated \$286,045 in interest, \$40,000 in Brownfield Plan development, approval and implementation, \$50,000 in CBRA Administrative and Operating costs, an estimated \$169,297 for the State Brownfield Fund and an estimated \$531,089 for the Local Brownfield Fund for a total capture of \$2,082,251. After the Brownfield obligation is met, tax revenues in an amount estimated at \$141,000 per year on into the future, totaling an additional estimated \$3,075,000 will accrue to the taxing jurisdictions and over the 30-year period of the Brownfield Plan.

#### 2.8 Legal Description, Location, and Determination of Eligibility MCL 125.2663(2)(h):

<u>Legal Description</u>: The legal description of the eligible property follows:

Parcel Number Address		Description	Acreage	Qualifying Status		
10-086-00-207-00	201 South Mitchell Street	LOT 6, BLK 7 MITCHELLS REVISED PLAT OF THE VILLAGE OF CLAM LAKE, CITY OF CADILLAC EASE REC IN L 371 PG 331 & AMENDED IN L 387 PG 839	0.17	Adjacent		
10-086-00-198-00	207 South Mitchell Street	E 1/2 OF LOT 1 & S 1/2 OF LOT 5, BLOCK 7, MITCHELL'S REVISED PLAT OF THE VILLAGE OF CLAM LAKE CITY OF CADILLAC	0.90	Part 201 Facility		
10-086-00-196-00	215 South Mitchell Street	W 1/2 OF LOT 1, LOTS 2, 3, 4 & N 1/2 LOT 5, LOTS 7 THRU 12 AND VACATED ALLEY IN BLOCK 7 ALSO THAT PORTION OF VAC S SHELBY ST DESC AS COM AT THE SE COR OF LOT 10, E ALG E CHAPIN ST 47 FT, N 175 FT, W 7 FT, N 125 FT, W 40 FT, S TO POB. MITCHELLS REVISED PLAT OF THE VILLAGE OF CLAM LAKE CITY OF CADILLAC EASE REC IN L 371 PG 331.	1.91	Part 201 Facility		
10-086-00-280-00	208 E Cass Street	THE N 85 FT. OF LOT 7,AND E 1/2 VAC. S SHELBY ST ADJ AND LOTS 8 AND 9, BLOCK 12 MITCHELLS REVISED PLAT OF THE VILLAGE OF CLAM LAKE CITY OF CADILLAC	0.51	Adjacent		
		TOTAL	3.48			

<u>Location</u>: The Eligible Property is located between Mitchell, Cass, Shelby, and Chapin Streets in downtown Cadillac, Michigan. Figure 1 depicts the location of the Eligible Property and Figure 2 depicts the Eligible Property boundaries.

<u>Eligibility Determination</u>: A Phase II Environmental Site Assessment (ESA) was conducted on the subject property in January 2010 which identified the presence of tetrachloroethene (PCE) in soils and groundwater in concentrations above EGLE Generic Cleanup Criteria (GCC) for Drinking Water Protection Criteria in soils and Drinking Water Criteria in groundwater.

An additional Phase II and Due Care Investigation was conducted on the subject property in February 2018 and included collection of soil samples in conjunction with a preliminary geotechnical investigation in the vicinity of the former dry cleaner and sampling of fill materials that exhibited evidence of potential impact. Laboratory analysis of the soil samples collected from the subject property during this investigation identified the

presence of lead and mercury at concentrations above EGLE GCC for Direct Contact Criteria and Groundwater Surface Water Interface Protection Criteria in selected areas, with anticipated impact in fill materials that will need to be excavated for the building foundations and parking area base and transported off-site.

During the investigation activities, soil gas samples were also collected from the subject property. PCE was identified in the soil gas samples collected beneath the basement of the former grocery store (VP-2) exceed screening values for the Volatilization to Indoor Air Pathway (VIAP), which indicates there is potential for PCE to migrate to indoor air at concentrations that exceed acceptable exposure levels. The following is summary of EGLE Criteria Exceedances for Soil and Groundwater:

#### **Summary of Soil Concentrations Above EGLE GCC**

Sample Number	Sample Depth	Parameter Over Criteria	CAS#	Parameter Analytical Result (ug/Kg, ppb)	GCC Exceeded (ug/Kg, ppb)
GP-5	4.0'	Tetrachloroethene	127184	136	DWP- 100
GP-6	2.0'	Tetrachloroethene	127184	143	DWP- 100
MW-4	35.0′	Tetrachloroethene	127184	128	DWP- 100
SB-10	4-4.5	Lead	7439921	500,000	DC- 450,000
		Mercury	Varies	350	GSI – 50

DWP – EGLE Part 201 Drinking Water Protection Criteria

GSI - EGLE Part 201 Groundwater Surface Water Interface Protection Criteria

GCC - EGLE Part 201 Generic Cleanup Criteria

DC - EGLE Dart 201 Direct Contact Criteria

CAS # - Chemical Abstracts Service

ppb – Parts per billion

ug/Kg - Micrograms per kilogram or ppb

#### **Summary of Groundwater Concentrations Above EGLE GCC**

Sample ID	Sample Depth	Parameter Over Criteria	CAS#	Parameter Analytical Result (ug/L, ppb)	GCC Exceeded (ug/L, ppb)
MW-4	42-44'	Tetrachloroethene	127184	6	DWC - 5.0
MW-5	42-44'	Tetrachloroethene	127184	6	DWC - 5.0

DWC - EGLE Part 201 Drinking Water Criteria

GCC - EGLE Part 201 Generic Cleanup Criteria

CAS # - Chemical Abstracts Service

ppb - Parts per billion

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

<u>Personal Property</u>: Personal Property is included as part of the Eligible Property.

#### 2.9 Estimate of Number of Persons Residing on Eligible Property MCL 125.2663(2)(i):

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

#### 2.10 Plan for Residential Relocation MCL 125.2663(2)(j):

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

#### 2.11 Provision of Costs of Relocation MCL 125.2663(2)(k):

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

#### 2.12 Strategy to Comply with Relocation Assistance Act, 1972 PA 227 MCL 125.2663(2)(I):

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

#### 2.13 Other Material Required by the Authority or Governing Body MCL 125.2663(2)(m):

None

#### **EXHIBITS**

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- **Figure 1.1 Eligible Property Location Map**
- **Figure 1.2 Downtown Location Map**
- **Figure 2.1 Eligible Property Boundaries**
- Figure 2.2 Parcel Map

#### **TABLES**

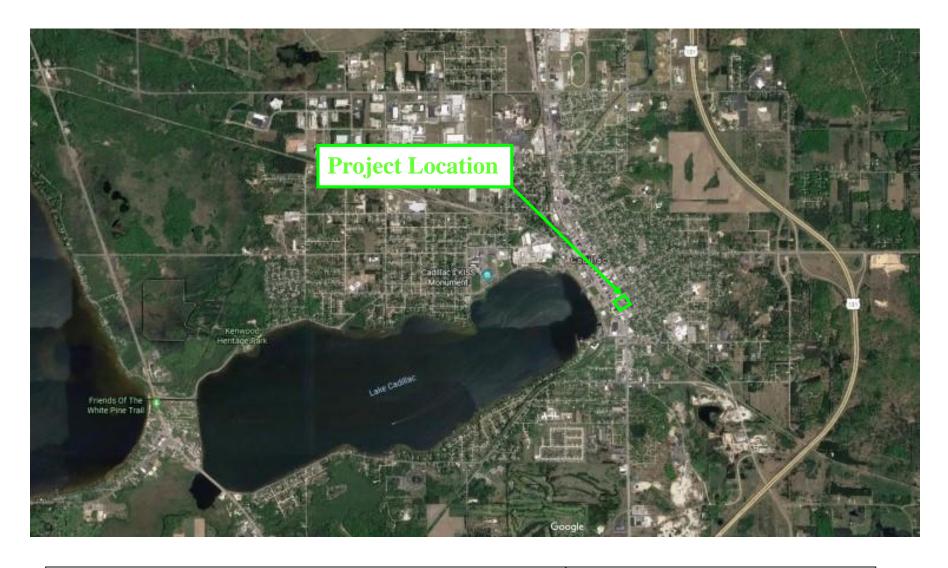
- **Table 1.1 Environmental Eligible Activities Costs and Schedule**
- **Table 1.2 Non-Environmental Eligible Activities Costs and Schedule**
- **Table 1.3 Local Only Eligible Activities Cost and Schedule**
- **Table 2.1 Annual Revenue and Brownfield Capture Estimates**
- Table 2.2 Tax Increment Revenue Reimbursement Allocation Table
- **Table 3. Impact on Tax Jurisdictions**

#### **ATTACHMENTS**

Attachment A – Brownfield Plan Resolutions

Attachment B – Interlocal Agreement: Cadillac Brownfield Redevelopment Authority/Cadillac Downtown

Development Authority



Former Olesons Redevelopment – Cadillac Lofts Brownfield Plan	Figure 1.1: Site Location
Cadillac Brownfield Redevelopment Authority	Date: April 2019



Former Olesons Redevelopment – Cadillac Lofts Brownfield Plan	Figure 1.2: Downtown Location
Cadillac Brownfield Redevelopment Authority	Date: April 2019



Former Olesons Redevelopment – Cadillac Lofts Brownfield Plan	Figure 2.1: Eligible Property Boundaries
Cadillac Brownfield Redevelopment Authority	Date: April 2019



Former Olesons Redevelopment – Cadillac Lofts Brownfield Plan	Figure 2.2: Parcel Map
Cadillac Brownfield Redevelopment Authority	Date: April 2019

Table 1.1 EGLE Eligible Activities Costs and Schedule								
Cadillac Lofts - Cadillac Brownfield Redevelopment Aut	hority							
EGLE Eligible Activities	Cost	Completion Season/Year						
Department Specific Activities								
BEA Actiivities								
Phase I ESA	\$2,000	Spring 2018						
Phase II ESA	\$15,000	Spring 2018						
Baseline Environmental Assessment	\$2,000	Spring 2018						
Subtotal	\$19,000							
Due Care Activities								
Section 7A Compliance Analysis	\$9,000	Winter 2018						
Due Care Measures								
Soil Removal, Transport and Disposal	\$50,000	Spring 2021						
Vapor Mitigation	\$7,500	Winter 2018						
Subtotal	\$66,500							
EGLE Eligible Activities Subtotal	\$85,500							
Contingency (15%)	\$12,825							
EGLE Eligible Activities Subtotal	\$98,325							
Interest (5% for 15 Years)	\$11,140							
EGLE Eligible Activities Total Costs	\$109,465							
Brownfield Plan/Act 381 Work Plan Preparation	\$10,000	Spring 2019						
Brownfield Plan/Act 381 Work Plan Implementation	\$5,000	on-going						
EGLE Eligible Activities Total Costs	\$124,465							

Table 1.2 MSF Eligible Activities Costs a Cadillac Lofts - Cadillac Brownfield Redevelo			Build	ing!	Building 2		
MSF Eligible Activities	Cost	Completion Season/Year	Cost	Completion Season/Year	Cost	Completion Season/Year	
Private Infrastructure Improvements							
Low Impact Stormwater System	\$140,000	Spring 2019		Spring 2019	\$0	Summer 2023	
Soft Costs	\$12,250	Winter 2018		Winter 2018	\$0	Spring 2023	
Subtotal	\$152,250				\$0		
Site Preparation							
Compaction and Sub-Base Preparation	\$15,000	Spring 2019/Spring 2021	\$15,000	Spring 2019			
Geotechnical Engineering	\$7,500	Spring 2018	\$7,500	Spring 2018			
Grading and Land Balancing	\$30,000	Spring 2021	\$30,000	S;pring 2019			
Relocation of Active Utilities	\$30,000	Spring 2021			\$30,000	Spring 2023	
Staking	\$7,500	Spring 2019	\$7,500	Spring 2019			
Temporary Facilities, Site Control, Protection	\$62,200	Spring 2019	\$62,200	Spring 2019			
Soft Costs	\$13,320	Winter 2018	\$8,070	Winter 2018	\$5,250	Winter 2022	
Subtotal	\$165,520		\$130,270		\$35,250		
Private MSF Eligible Activities Sub-Total	\$317,770		\$130,270		\$35,250		
Contingency (15%)*	\$47,665		\$19,540		\$5,287		
Private MSF Eligible Activities SubTotal	\$365,435		\$149,810		\$81,037		
Interest (4% for 10 years)	\$85,120		\$34,895		\$50,225		
Private MSF Eligible Activities Total	\$450,555		\$334,514		\$171,798		
Public Infrastructure Improvements							
Road Improvements	\$775,000		\$775,000	Spring 2020			
Public Parking	\$100,000				\$100,000	Fall 2023	
Subtotal	\$875,000		\$775,000		\$100,000		
Interest (3% for 15 years)	\$189,785						
City MSF Eligible Activities Total	\$1,064,785		\$1,550,000		\$200,000		
Brownfield Plan/Act 381 Work Plan Preparation	\$15,000	Spring 2019	\$15,000	Spring 2019			
Brownfield Plan/Act 381 Work Plan Implementation	\$5,000	on-going	\$5,000	on-going	\$5,000	on-going	
City MSF Eligible Activities Total	\$1,084,785		\$2,345,000		\$305,000		
MSF Eligible Activities Total Costs	\$1,535,340		\$2,679,514		\$476,798		

Table 1.3 Local Only Eligible Activities Costs and Schedule								
Local-Only Eligible Activities Cost and Schedule	Line Item Cost	Eligible Activity Cost	Completion Season/Year Phase I/Phase II					
Environmental Subtotal		\$20,000						
Administrative and Operating Costs	\$20,000		On-Going					
Non-Environmental Subtotal		\$30,000						
Administrative and Operating Costs	\$30,000		On-Going					
Eligible Activities Subtotal		\$50,000						
Contingency (15%)								
Interest								
Brownfield Plan and/or Work Plan Preparation								
Brownfield Plan and/or Work Plan Implementation								
MSF Eligible Activities Total Costs		\$50,000						

## Table 2.1 - Annual Revenue and Brownfield Capture Estimates - PA 255/NEZ Amendment April 2020 Cadillac Lofts Redevelopment Cadillac Brownfield Redevelopment Authority

	Estimated Taxable Value (TV) Increase Rate:	1.50%	48.14%											Phase	PA 255 Ends		Phas	se I NEZ Ends	Phase	se II PA 25
	Plan Year			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
	Revenue Year		2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
	*Base Taxable Value	\$	551,090 \$	551,090 \$	551,090 \$	551,090 \$	551,090 \$	551,090 \$	551,090 \$	551,090 \$	551,090 \$	551,090 \$	551,090 \$	551,090 \$	551,090 \$	551,090 \$	551,090 \$	551,090 \$	551,090 \$	55
	Land Value	\$	128,229 \$	130,152 \$	132,105 \$	134,086 \$	136,098 \$	138,139 \$	140,211 \$	142,314 \$	144,449 \$	146,616 \$	148,815 \$	151,047 \$	153,313					
Reference	G&D	\$	66,137 \$	67,129 \$	68,136 \$	69,158 \$	70,195 \$	71,248 \$	72,317 \$	73,402 \$	74,503 \$	75,620 \$	76,755 \$	77,906 \$	79,075 \$	80,261 \$	81,465 \$	82,687		
	Annual Value Additions - Commercial		\$	410,000				\$	410,000											
	Annual Value Additions - Residential		\$	1,640,000				\$	1,640,000											
	Cumulative Value Additions - Commercial		\$	410,000 \$	416,150 \$	422,392 \$	428,728 \$	435,159 \$	851,686 \$	864,462 \$	877,429 \$	890,590 \$	903,949 \$	917,508 \$	931,271 \$	945,240 \$	959,418 \$	973,810 \$	988,417 \$	1,00
	Cumulative Value Additions - Residential		\$	1,640,000 \$	1,664,600 \$	1,689,569 \$	1,714,913 \$	1,740,636 \$	3,406,746 \$	3,457,847 \$	3,509,715 \$	3,562,360 \$	3,615,796 \$	3,670,033 \$	3,725,083 \$	3,780,959 \$	3,837,674 \$	3,895,239 \$	3,953,668 \$	4,01
	Estimated New TV	\$	551,090 \$	1,781,090 \$	1,791,706 \$	1,810,315 \$	1,829,203 \$	1,848,375 \$	2,892,834 \$	2,927,960 \$	2,963,614 \$	2,999,801 \$	3,036,532 \$	3,073,814 \$	3,111,655 \$	2,994,450 \$	3,031,101 \$	3,068,301 \$	3,022,132 \$	3,05
li li	ncremental Difference (New TV - Base TV)		\$	1,230,000 \$	1,240,616 \$	1,259,225 \$	1,278,113 \$	1,297,285 \$	2,341,744 \$	2,376,870 \$	2,412,524 \$	2,448,711 \$	2,485,442 \$	2,522,724 \$	2,560,565 \$	2,443,360 \$	2,480,011 \$	2,517,211 \$	2,471,042 \$	2,5
	David Tarras Charles		42.226 6	42.226 6	42.226 6	42.226 6	42.226 6	42.226 6	42.226 6	42.226 6	42.226 6	42.226 6	42.226 6	42.226 6	42.226	42.226 6	42.226 6	42.226	42.226 6	;
	Base Taxes - State	\$	13,226 \$	13,226 \$	13,226 \$	13,226 \$	13,226 \$	13,226 \$	13,226 \$	13,226 \$	13,226 \$	13,226 \$	13,226 \$	13,226 \$	13,226 \$	13,226 \$	13,226 \$	13,226 \$	13,226 \$	;
	Base Taxes - Local (w/out CAPS debt)	\$	18,854 \$	18,854 \$	18,854 \$	18,854 \$	18,854 \$	18,854 \$	18,854 \$	18,854 \$	18,854 \$	18,854 \$	18,854 \$	18,854 \$	18,854 \$	18,854 \$	18,854 \$	18,854 \$	18,854 \$	
	Base Taxes - Total	>	32,080 \$	32,080 \$	32,080 \$	32,080 \$	32,080 \$	32,080 \$	32,080 \$	32,080 \$	32,080 \$	32,080 \$	32,080 \$	32,080 \$	32,080 \$	32,080 \$	32,080 \$	32,080 \$	32,080 \$	
	/			20.522 4	00 === 4		22.575 4	24.425 4	FC 000 A	53.045 A	== 004 4	50 750 A	50.554 A	50 F4F A		E0.544 A	50 500 A	50.440	50.005 A	
•	e w/out PA 255 and NEZ		\$	29,520 \$	29,775 \$	30,221 \$	30,675 \$	31,135 \$	56,202 \$	57,045 \$	57,901 \$	58,769 \$	59,651 \$	60,545 \$	61,454 \$	58,641 \$	59,520 \$	60,413 \$	59,305 \$	
Local Capture	w/out PA 255 and NEZ		\$	42,081 \$	42,444 \$	43,081 \$	43,727 \$	44,383 \$	80,116 \$	81,318 \$	82,538 \$	83,776 \$	85,032 \$	86,308 \$	87,603 \$	83,593 \$	84,847 \$	86,119 \$	84,540 \$	
	Total Capture		\$	71,601 \$	72,219 \$	73,302 \$	74,402 \$	75,518 \$	136,318 \$	138,363 \$	140,438 \$	142,545 \$	144,683 \$	146,853 \$	149,056 \$	142,233 \$	144,367 \$	146,532 \$	143,845 \$	
x Abatement - State	EO9/ Sch	nol Operating		Ć1 0/IE	¢1 070	¢1 001	¢1 020	Ć1 OEO	¢2 022	¢2 000	¢2 040	¢4.000	¢4.000	¢4 120	¢4 101	¢2.040	¢2.070	\$2.110	¢2.141	
ix Abatement - State	50% Schi	ool Operating		\$1,845 \$3.507	\$1,873 \$3,559	\$1,901 \$3,613	\$1,929 \$3,667	\$1,958 \$3,722	\$3,833 \$7,285	\$3,890 \$7,394	\$3,948 \$7,505	\$4,008 \$7,617	\$4,068 \$7,732	\$4,129 \$7.847	\$4,191 \$7,965	\$2,048 \$10,921	\$2,078 \$11,085	\$2,110 \$11,251	\$2,141 \$11,420	
lue - Total	30%			\$5,352	\$5,432	\$5,514	\$5,596	\$5,680	\$11,117	\$11,284	\$11,453	\$11,625	\$11,799	\$11,976	\$12,156	\$12,969	\$13,163	\$13,361	\$13,561	
batement - State	50% SET.	/School Operati	ing	\$9,840	\$9,988	\$10,137	\$10,289	\$10,444	\$20,440	\$20,747	\$21,058	\$21,374	\$21,695	\$22,020	\$22,350	\$22,686	\$23,026	\$23,371	\$11,420	
batement - Local	50%			\$14,027	\$14,237	\$14,451	\$14,668	\$14,888	\$29,138	\$29,575	\$30,019	\$30,469	\$30,926	\$31,390	\$31,861	\$32,339	\$32,824	\$33,316	\$16,279	
oatement - Total				\$23,867	\$24,225	\$24,588	\$24,957	\$25,332	\$49,579	\$50,322	\$51,077	\$51,843	\$52,621	\$53,410	\$54,211	\$55,024	\$55,850	\$56,688	\$27,699	
55/NEZ Tax Abatement- State				\$11,685	\$11,860	\$12,038	\$12,219	\$12,402	\$24,273	\$24,637	\$25,007	\$25,382	\$25,763	\$26,149	\$26,541	\$24,733	\$25,104	\$25,481	\$13,561	
55/NEZ Tax Abatement- Local				\$17,534	\$17,797	\$18,064	\$18,335	\$18,610	\$36,423	\$36,969	\$37,523	\$38,086	\$38,658	\$39,237	\$39,826 \$66,367	\$43,260 \$67.993	\$43,909	\$44,567 \$70.048	\$27,699	
55/NEZ Tax Abatement- Total				\$29,219	\$29,657	\$30,102	\$30,553	\$31,012	\$60,696	\$61,606	\$62,530	\$63,468	\$64,420	\$65,386	\$66,367	\$67,993	\$69,013	\$70,048	\$41,260	
	Not Continue Chate			47.025 6	47.045 6	40.402 6	40.456 6	40.722 6	24.020 6	22.400 6	22.004 6	22.207 6	22.000 ¢	24.206 6	24.042	22.007 6	24.446 6	24.022	45.744 6	
	Net Capture - State		\$	17,835 \$	17,915 \$	18,183 \$	18,456 \$	18,733 \$	31,929 \$	32,408 \$	32,894 \$	33,387 \$	33,888 \$	34,396 \$	34,912 \$	33,907 \$	34,416 \$	34,932 \$	45,744 \$	
	Net Capture - Local		\$	24,547 \$	24,647 \$	25,017 \$	25,392 \$	25,773 \$	43,694 \$	44,349 \$	45,014 \$	45,689 \$	46,375 \$	47,070 \$	47,777 \$	40,333 \$	40,938 \$	41,552 \$	56,841 \$	
	Net Capture Total		\$	42,382 \$	42,562 \$	43,200 \$	43,848 \$	44,506 \$	75,622 \$	76,757 \$	77,908 \$	79,077 \$	80,263 \$	81,467 \$	82,689 \$	74,240 \$	75,354 \$	76,484 \$	102,585 \$	
ol Revenue	Millage Rate																			
or nevenue	39.27%	24.0000 \$	13,226 \$	31,061 \$	31,141 \$	31,409 \$	31,682 \$	31,959 \$	45,155 \$	45,634 \$	46,120 \$	46,613 \$	47,114 \$	47,623 \$	48,138 \$	47,133 \$	47,642 \$	48,158 \$	58,970 \$	
al Revenue	Millage Rate		15,220 9	31,001 9	51,141 \$	31,403 \$	31,002 J	31,333 \$	45,155 Ç	45,054 \$	40,120 \$	40,013 \$	47,114 9	47,023 9	40,130	47,155 \$	47,042 9	40,130	30,370 \$	
ii	60.73%	37.1122 \$	20,452 \$	48,566 \$	48,697 \$	49,121 \$	49,551 \$	49,988 \$	70,937 \$	71,694 \$	72,463 \$	73,243 \$	74,035 \$	74,839 \$	75,654 \$	67,871 \$	68,582 \$	69,304 \$	112,158 \$	
enue	Millage Rate		20,432 3	48,300 \$	48,037 \$	43,121 3	43,331 3	43,388 \$	70,537 \$	71,034 \$	72,403 \$	73,243 \$	74,033 \$	74,033 \$	73,034 3	07,871 \$	00,382 Ş	09,304 \$	112,136 \$	
uc	Williage Nate	61.1122 \$	33,678 \$	79,628 \$	79,838 \$	80,530 \$	81,233 \$	81,947 \$	116,092 \$	117,328 \$	118,583 \$	119,856 \$	121,149 \$	122,461 \$	123,793 \$	115,004 \$	116,224 \$	117,463 \$	171,128 \$	
		01.1122 \$	33,070 \$	75,020 \$	32,080 \$	32,080 \$	32,080 \$	32,080 \$	32,080 \$	32,080 \$	32,080 \$	32,080 \$	32,080 \$	32,080 \$	32,080 \$	32,080	110,224 9	117,405	171,120 9	
				Ą	32,000 \$	32,080 \$	32,080 \$	32,080 Ş	32,080 \$	32,080 \$	32,080 \$	32,080 \$	32,080 \$	32,000 \$	32,000 3	32,000				
pture	Millage Rate		41.23%																	
ation Tax (SET)	25%	6.0000 \$	- \$	4,459 \$	4,479 \$	4,546 \$	4,614 \$	4,683 \$	7,982 \$	8,102 \$	8,223 \$	8,347 \$	8,472 \$	8,599 \$	8,728 \$	8,477 \$	8,604 \$	8,733 \$	11,436 \$	
erating Tax	75%	18.0000 \$	- ş	13,376 \$	13,436 \$	13,637 \$	13,842 \$	14,050 \$	23,947 \$	24,306 \$	24,670 \$	25,040 \$	25,416 \$	25,797 \$	26,184 \$	25,430 \$	25,812 \$	26,199 \$	34,308 \$	
erating rax		24.0000 \$	- 3			18,183 \$				32,408 \$	32,894 \$	33,387 \$		34,396 \$	34,912 \$	33,907 \$	34,416 \$	34,932 \$	45,744 \$	
	School Total	24.0000 \$	- >	17,835 \$	17,915 \$	18,183 \$	18,456 \$	18,733 \$	31,929 \$	32,408 \$	32,894 \$	33,387 \$	33,888 \$	34,396 \$	34,912 \$	33,907 \$	34,416 \$	34,932 \$	45,744 \$	
tur <u>e</u>	Millage Rate		58.77%																	
	40.77%	13.9473 \$	30.77%	10,007 \$	10,048 \$	10,199 \$	10,352 \$	10,507 \$	17,813 \$	18,080 \$	18,351 \$	18,626 \$	18,906 \$	19,189 \$	19,477 \$	16,443 \$	16,689 \$	16,940 \$	23,172 \$	
ting	7.60%		- ş																	
Pension	5.71%	2.6000 \$ 1.9548 \$	- \$ - \$	1,866 \$ 1,403 \$	1,873 \$ 1,408 \$	1,901 \$ 1,429 \$	1,930 \$ 1,451 \$	1,959 \$ 1,473 \$	3,321 \$ 2,497 \$	3,370 \$ 2,534 \$	3,421 \$ 2,572 \$	3,472 \$ 2,611 \$	3,524 \$ 2,650 \$	3,577 \$ 2,689 \$	3,631 \$ 2,730 \$	3,065 \$ 2,305 \$	3,111 \$ 2,339 \$	3,158 \$ 2,374 \$	4,320 \$ 3,248 \$	
cated	19.82%	6.7797 \$	- \$ - \$	1,403 \$ 4,864 \$	1,408 \$ 4,884 \$	4,958 \$	5,032 \$	5,107 \$	2,497 \$ 8,659 \$	2,534 \$ 8,788 \$	2,572 \$ 8,920 \$	2,611 \$ 9,054 \$	9,190 \$	9,328 \$	2,730 \$ 9,468 \$	7,993 \$	2,339 \$ 8,113 \$	2,374 \$ 8,234 \$	3,248 \$ 11,264 \$	
ty	2.78%	0.9500 \$	- \$ - \$	4,864 \$	4,884 \$	4,958 \$ 695 \$	705 \$	716 \$	1,213 \$	1,231 \$	8,920 \$ 1,250 \$	1,269 \$	1,288 \$	1,307 \$	1,327 \$	7,993 \$ 1,120 \$	8,113 \$ 1,137 \$	8,234 \$ 1,154 \$	11,264 \$	
itrol	0.58%	0.9500 \$	- \$	144 \$	144 \$	146 \$	148 \$	151 \$	255 \$	259 \$	263 \$	267 \$	271 \$	275 \$	1,327 \$ 279 \$	236 \$	239 \$	1,154 \$	332 \$	
u oi	0.58%		- \$						255 \$		263 \$		271 \$	275 \$	279 \$	236 \$	239 \$	243 \$		
elief	0.50%	0.1700 \$ 0.1000 \$	- \$ - \$	122 \$ 72 \$	122 \$ 72 \$	124 \$ 73 \$	126 \$ 74 \$	128 \$ 75 \$	128 \$	220 \$ 130 \$	132 \$	227 \$ 134 \$	136 \$	138 \$	140 \$	118 \$	120 \$	121 \$	282 \$ 166 \$	
illei																884 \$				
	2.19%	0.7500 \$	- \$	538 \$	540 \$	548 \$	557 \$	565 \$	958 \$	972 \$	987 \$	1,002 \$	1,017 \$	1,032 \$	1,047 \$		897 \$	911 \$	1,246 \$	
	1.75%	0.6000 \$	- \$	431 \$	432 \$	439 \$	445 \$	452 \$	766 \$	778 \$	789 \$	801 \$	813 \$	826 \$	838 \$	707 \$	718 \$	729 \$	997 \$	
	18.01%	6.1604 \$	- \$		4,438 \$	4,505 \$	4,572 \$	4,641 \$	7,868 \$	7,986 \$	8,105 \$	8,227 \$	8,350 \$	8,476 \$	8,603 \$	7,263 \$	7,371 \$	7,482 \$	10,235 \$	
	Local Total	34.2122 \$	- \$	24,547 \$	24,647 \$	25,017 \$	25,392 \$	25,773 \$	43,694 \$	44,349 \$	45,014 \$	45,689 \$	46,375 \$	47,070 \$	47,777 \$	40,333 \$	40,938 \$	41,552 \$	56,841 \$	
and Cambura	A ATH																			
Local Capture	Millage Rate			42.222 *	40.505 4	42.200 *	42.045 4	*****	75.555	30 30-	77.000 *	70.0 1	00.000 *	04.45= *	22 522	74.7-5	75.05. 4	<b>.</b>	402 505 4	,
		<b>8.2122</b> \$	- \$	42,382 \$	42,562 \$	43,200 \$	43,848 \$	44,506 \$	75,622 \$	76,757 \$	77,908 \$	79,077 \$	80,263 \$	81,467 \$	82,689 \$	74,240 \$	75,354 \$	76,484 \$	102,585 \$	
	Cumulative Capture			\$	84,944 \$	128,145 \$	171,993 \$	216,499 \$	292,121 \$	368,878 \$	446,786 \$	525,863 \$	606,126 \$	687,593 \$	770,282 \$	844,522 \$	919,876 \$	996,360 \$	1,098,946 \$	
	Millage Rate																	<u> </u>		
rable Millages	9					<u>,</u>	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- I ¢	- Ś	,
	9	0.0000 \$	- \$		- \$	- \$										т -		- ,		
rable Millages	6	0.0000 \$ 2.9000 \$	- \$	- \$ 5,165 \$ <b>5,165 \$</b>	5,196 \$ 5,196 \$	5,250 \$ 5,250 \$	5,305 \$ <b>5,305</b> \$	5,360 \$ 5,360 \$	8,389 \$ 8,389 \$	8,491 \$ <b>8,491 \$</b>	8,594 \$ 8,594 \$	8,699 \$ <b>8,699</b> \$	8,806 \$ 8,806 \$	8,914 \$ <b>8,914 \$</b>	9,024 \$ <b>9,024</b> \$	8,684 \$	8,790 \$ <b>8,790 \$</b>	8,898 \$ 8,898 \$	8,764 \$ <b>8,764</b> \$	

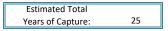
## Table 2.1 - Annual Revenue and Brownfield Capture Estimates - PA 255/NEZ Amendment April 2020 Cadillac Lofts Redevelopment Cadillac Brownfield Redevelopment Authority

	Estimated Taxable Value (TV) Inc	crease Rate:	1.50%	18	Phas 19	e II NEZ Ends	21	22	23	24	25	26	27	28	29	30
		venue Year		2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
	*Base Tax	able Value	\$	551,090 \$	551,090 \$	551,090	551,090 \$	551,090 \$	551,090 \$	551,090 \$	551,090 \$	551,090 \$	551,090 \$	551,090 \$	551,090 \$	551,090
	ι	Land Value														
Reference	Annual Value Additions C	G&D														
	Annual Value Additions - Co Annual Value Additions - F															
	Cumulative Value Additions - Co		\$	1,018,292 \$	1,033,566 \$	1,049,070	1,064,806 \$	1,080,778 \$	1,096,989 \$	1,113,444 \$	1,130,146 \$	1,147,098 \$	1,164,305 \$	1,181,769 \$	1,199,496 \$	1,217,488
	Cumulative Value Additions - F	Residential	\$	4,073,167 \$	4,134,265 \$	4,196,279	4,259,223 \$	4,323,111 \$	4,387,958 \$	4,453,777 \$	4,520,584 \$	4,588,393 \$	4,657,218 \$	4,727,077 \$	4,797,983 \$	4,869,953
		ed New TV	\$	3,096,819 \$	3,135,005 \$	3,173,764	3,213,104 \$	3,253,034 \$	3,293,564 \$	3,334,701 \$	3,376,455 \$	3,418,835 \$	3,461,852 \$	3,505,513 \$	3,549,829 \$	3,594,810
1	Incremental Difference (New TV	- Base TV)	\$	2,545,729 \$	2,583,915 \$	2,622,674	2,662,014 \$	2,701,944 \$	2,742,474 \$	2,783,611 \$	2,825,365 \$	2,867,745 \$	2,910,762 \$	2,954,423 \$	2,998,739 \$	3,043,720
	Base Taxes - State		\$	13,226 \$	13,226 \$	13,226	13,226 \$	13,226 \$	13,226 \$	13,226 \$	13,226 \$	13,226 \$	13,226 \$	13,226 \$	13,226 \$	13,226
	Base Taxes - State  Base Taxes - Local (w/out	t CAPS deht)		18,854 \$	18,854 \$	18,854		18,854 \$	18,854 \$	18,854 \$	13,226 \$	18,854 \$	18,854 \$	18,854 \$	18,854 \$	18,854
	Base Taxes - Total	t chi s debij	Š	32,080 \$	32,080 \$	32,080		32,080 \$	32,080 \$	32,080 \$	32,080 \$	32,080 \$	32,080 \$	32,080 \$	32,080 \$	32,080
														, ,		•
State Captur	re w/out PA 255 and NEZ		\$	61,098 \$	62,014 \$	62,944	63,888 \$	64,847 \$	65,819 \$	66,807 \$	67,809 \$	68,826 \$	69,858 \$	70,906 \$	71,970 \$	73,049
Local Captur	e w/out PA 255 and NEZ		\$	87,095 \$	88,401 \$	89,727	, +	92,439 \$	93,826 \$	95,233 \$	96,662 \$	98,112 \$	99,584 \$	101,077 \$	102,593 \$	104,132
	Total Capture		\$	148,193 \$	150,415 \$	152,672	154,962 \$	157,286 \$	159,645 \$	162,040 \$	164,471 \$	166,938 \$	169,442 \$	171,983 \$	174,563 \$	177,182
PA 255 Tax Abatement - State		50% \$4	chool Operat													
PA 255 Tax Abatement - State PA 255 Tax Abatement - Local		50% 50	choor Operat													
PA 255 Value - Total																
NEZ Tax Abatement - State		50% SI 50%	ET/School Op	\$11,765 \$16,771	\$11,941 \$17,023	\$12,120										
NEZ Tax Abatement - Local NEZ Tax Abatement - Total		50%		\$28,536	\$28,964	\$17,278 \$29,398										
Total PA 255/NEZ Tax Abatement- State				\$11,765	\$11,941	\$12,120										
Total PA 255/NEZ Tax Abatement- Local				\$16,771	\$17,023	\$17,278										
Total PA 255/NEZ Tax Abatement- Total			<del></del>	\$28,536	\$28,964	\$29,398										
	Net Capture - State		Ś	49,333 \$	50,073 \$	50,824	63,888 \$	64,847 \$	65,819 \$	66,807 \$	67,809 \$	68,826 \$	69,858 \$	70,906 \$	71,970 \$	73,049
	Net Capture - Local		\$	70,324 \$	71,379 \$	72,450		92,439 \$	93,826 \$	95,233 \$	96,662 \$	98,112 \$	99,584 \$	101,077 \$	102,593 \$	104,132
	Net Capture Total		\$	119,657 \$	121,452 \$	123,273		157,286 \$	159,645 \$	162,040 \$	164,471 \$	166,938 \$	169,442 \$	171,983 \$	174,563 \$	177,182
Total School Revenue		Millage R														
		39.27%	24.0000 \$	62,559 \$	63,299 \$	64,050	77,115 \$	78,073 \$	79,046 \$	80,033 \$	81,035 \$	82,052 \$	83,084 \$	84,132 \$	85,196 \$	86,275
Total Local Revenue		Millage Ra 60.73%	37.1122 \$	114,930 \$	116,347 \$	117,785	119,245 \$	120,727 \$	122,231 \$	123,758 \$	125,308 \$	126,881 \$	128,477 \$	130,097 \$	131,742 \$	133,411
Total Revenue		Millage R		114,950 \$	110,547 \$	117,765	119,243 \$	120,727 3	122,231 3	123,736 \$	123,306 \$	120,001 3	120,4// 3	130,097 3	131,742 3	155,411
			61.1122 \$	177,489 \$	179,646 \$	181,835	196,360 \$	198,800 \$	201,277 \$	203,791 \$	206,343 \$	208,933 \$	211,561 \$	214,230 \$	216,938 \$	219,687
School Capture		Millage R														
State Education Tax (SET) School Operating Tax		25% 75%	6.0000 \$ 18.0000 \$	12,333 \$ 36,999 \$	12,518 \$ 37,554 \$	12,706 S	5 15,972 \$ 6 47,916 \$	16,212 \$ 48,635 \$	16,455 \$ 49,365 \$	16,702 \$ 50,105 \$	16,952 \$ 50,857 \$	17,206 \$ 51,619 \$	17,465 \$ 52,394 \$	17,727 \$ 53,180 \$	17,992 \$ 53,977 \$	18,262 54,787
School Operating Tax	School Total	/5%	24.0000 \$	49,333 \$	50,073 \$	50,824		64,847 \$	65,819 \$	66,807 \$	67,809 \$	68,826 \$	69,858 \$	70,906 \$	71,970 \$	73,049
	School rotal		24.0000	45,333 \$	30,073 \$	30,024	, 03,000 \$	04,047 \$	03,013 \$	00,007	07,005 \$	00,020 \$	05,030 \$	70,500 \$	71,570 \$	73,043
Local Capture		Millage R	ate													
City Operating		40.77%	13.9473 \$	28,669 \$	29,099 \$	29,536	37,128 \$	37,685 \$	38,250 \$	38,824 \$	39,406 \$	39,997 \$	40,597 \$	41,206 \$	41,824 \$	42,452
Fire/Police Pension		7.60%	2.6000 \$	5,344 \$	5,425 \$	5,506	6,921 \$	7,025 \$	7,130 \$	7,237 \$	7,346 \$	7,456 \$	7,568 \$	7,681 \$	7,797 \$	7,914
DDA		5.71%	1.9548 \$	4,018 \$	4,078 \$	4,140 \$	5,204 \$	5,282 \$	5,361 \$	5,441 \$	5,523 \$	5,606 \$	5,690 \$	5,775 \$	5,862 \$	5,950
County Allocated Public Safety		19.82% 2.78%	6.7797 \$ 0.9500 \$	13,936 \$ 1,953 \$	14,145 \$ 1,982 \$	14,357 S	18,048 \$ 2,529 \$	18,318 \$ 2,567 \$	18,593 \$ 2,605 \$	18,872 \$ 2,644 \$	19,155 \$ 2,684 \$	19,442 \$ 2,724 \$	19,734 \$ 2,765 \$	20,030 \$ 2,807 \$	20,331 \$ 2,849 \$	20,636 2,892
Animal Control		0.58%	0.9500 \$	411 \$	417 \$	424		2,567 \$ 540 \$	2,605 \$ 548 \$	557 \$	565 \$	574 \$	582 \$	591 \$	600 \$	609
MSUE		0.50%	0.1700 \$	349 \$	355 \$	360		459 \$	466 \$	473 \$	480 \$	488 \$	495 \$	502 \$	510 \$	517
Veterans Relief		0.29%	0.1000 \$	206 \$	209 \$	212		270 \$	274 \$	278 \$	283 \$	287 \$	291 \$	295 \$	300 \$	304
Library		2.19%	0.7500 \$	1,542 \$	1,565 \$	1,588	1,997 \$	2,026 \$	2,057 \$	2,088 \$	2,119 \$	2,151 \$	2,183 \$	2,216 \$	2,249 \$	2,283
CWTA		1.75%	0.6000 \$	1,233 \$	1,252 \$	1,271	1,597 \$	1,621 \$	1,645 \$	1,670 \$	1,695 \$	1,721 \$	1,746 \$	1,773 \$	1,799 \$	1,826
ISD		18.01%	6.1604 \$	12,663 \$	12,853 \$	13,046	16,399 \$	16,645 \$	16,895 \$	17,148 \$	17,405 \$	17,666 \$	17,931 \$	18,200 \$	18,473 \$	18,751
	Local Total		34.2122 \$	70,324 \$	71,379 \$	72,450	91,073 \$	92,439 \$	93,826 \$	95,233 \$	96,662 \$	98,112 \$	99,584 \$	101,077 \$	102,593 \$	104,132
State and Local Capture		Millage R	ate													
TOTAL		iviiilage K	58.2122 \$	119,657 \$	121,452 \$	123,273	154,962 \$	157,286 \$	159,645 \$	162,040 \$	164,471 \$	166,938 \$	169,442 \$	171,983 \$	174,563 \$	177,182
- <del></del>	Cumulative Capture		\$	1,322,726 \$	1,444,178 \$	1,567,451		1,879,699 \$	2,039,344 \$	2,201,384 \$	2,365,855 \$	2,532,793 \$	2,702,235 \$	2,874,218 \$	3,048,781 \$	3,225,963
			'	•						•			•	•	•	
Non-Capturable Millages		Millage R	ate													
			0.0000 \$	- \$	- \$	- !		- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
CAPS Debt			2.9000 \$	8,981 \$	9,092 \$	9,204		9,434 \$	9,551 \$	9,671 \$	9,792 \$	9,915 \$	10,039 \$	10,166 \$	10,295 \$	10,425
			\$	8,981 \$	9,092 \$	9,204	9,318 \$	9,434 \$	9,551 \$	9,671 \$	9,792 \$	9,915 \$	10,039 \$	10,166 \$	10,295 \$	10,425

#### Table 2.2 - Tax Increment Revenue Reimbursement Allocation Table - PA 210/NEZ Amendment April 2020

Cadillac Lofts Redevelopment
Cadillac Brownfield Redevelopment Authority

					Cadillac	Bro	wnfield Re	aeve	elopment <i>F</i>	lutr	iority
Maximum Reimbursement	Proportionality	Scl	hool & Local Taxes	В	State Brownfield Fund		LBRF	L	ocal-Only Taxes		Total
State	41.2%	\$	549,108	\$	169,297	\$	51,315			\$	769,720
Local	58.8%	\$	782,758	\$	-	\$	479,774	\$	50,000	\$	1,312,532
TOTAL	100.0%	\$	1,331,865	\$	169,297	\$	531,089			\$	2,082,251
MDEQ		\$	124,465		-						
MSF		\$	1,207,400								
TOTAL		\$	1,331,865								



Estimated Capture	\$	1,331,865
Administrative Fees	\$	50,000
State Revolving Fund	\$	169,297
LSRRF	\$	531,089
TOTAL	ć	2.002.254

Estimated Taxable Va	lue (TV) Increase Rate:	1.50%																
	Plan Year			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	Revenue Year		2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
	*Base Taxable Value		\$ 551,090		551,090 \$			, +									551,090 \$	551,090
	nual Value Additions			\$ 410,000 \$	- \$		- \$		-,	- \$	- \$	- \$	- \$	- :		- \$	- \$	-
Cumula	tive Value Additions			\$ 410,000 \$	416,150 \$	, ,		, ,				, ,	, ,	,			959,418 \$	973,810
	Estimated New TV		\$ 551,090		759,165 \$		, - ,	, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		,-	989,804 \$	996,385 \$			1,016,725 \$			1,037,995
Incremental Difference	e (New TV - Base TV)			\$	208,075 \$	211,196 \$	214,364 \$	217,580	425,843 \$	432,231 \$	438,714 \$	445,295 \$	451,974 \$	458,754	\$ 465,635 \$	472,620 \$	479,709 \$	486,905
Plan Year				1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Calendar Year	notes		2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Total State Incremental Revenue	·		\$ -		17,915 \$								33,888 \$				34,416 \$	34,932
State Brownfield Revolving Fund (50% of SET)		50%	•	ÿ 2,223 ÿ	2,239 \$	2,273 \$	2,307 \$	2,342 \$	3,991 \$	4,051 \$	4,112 \$	4,173 \$	4,236 \$	4,300	4,364 \$	4,238 \$	4,302 \$	4,367
State TIR Available for Reimbursement			\$ -	\$ 15,606 \$	15,675 \$	15,910 \$	16,149 \$	16,391	27,938 \$	28,357 \$	28,782 \$	29,214 \$	29,652 \$	30,097	30,548 \$	29,669 \$	30,114 \$	30,566
Total Local Incremental Revenue			\$ -	\$ 24,547 \$	24,647 \$	25,017 \$	25,392 \$	25,773 \$	43,694 \$	44,349 \$	45,014 \$	45,689 \$	46,375 \$	47,070	47,777 \$	40,333 \$	40,938 \$	41,552
BRA Administrative Fee	6%		\$ -	\$ 1,473 \$	1,479 \$	1,501 \$	1,524 \$	1,546	2,622 \$	2,661 \$	2,701 \$	2,741 \$	2,782 \$	2,824	2,867 \$	2,420 \$	2,456 \$	2,493
Local TIR Available for Reimbursement			\$ -	\$ 23,074 \$	23,169 \$	23,516 \$	23,869 \$	24,227	41,072 \$	41,688 \$	42,313 \$	42,948 \$	43,592 \$	44,246	44,910 \$	37,913 \$	38,482 \$	39,059
Total State & Local TIR Available			\$ -	\$ 38,680 \$	38,844 \$	39,426 \$	40,018 \$	40,618 \$	69,010 \$	70,045 \$	71,096 \$	72,162 \$	73,244 \$	74,343	75,458 \$	67,582 \$	68,596 \$	69,625
Developer Reimbursement		Principal	\$96,710	0%	0%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%
Developer neminursement		Interest		\$	- \$		4,014 \$				5,855 \$	5,959 \$	6,065 \$	5,986		5,342 \$	5,439 \$	5,537
Cumulative Capture		Total	\$122,615	\$	- \$	3,955 \$	7,969 \$	12,043	18,792 \$	24,545 \$	30,400 \$	36,359 \$	42,424 \$	48,410	54,503 \$	59,845 \$	65,284 \$	70,820
Developer Reimbursement Balance			\$ 122,615	\$ 122,615 \$	122,615 \$	118,660   \$	114,646 \$	110,572 \$	103,823 \$	98,071 \$	92,216 \$	86,256 \$	80,191 \$	74,205	68,112   \$	62,770 \$	57,332 \$	51,795
		Principal	\$98,325	Payment					\$	10,947 \$	10,947 \$	10,947 \$	10,947 \$	10,947	10,947 \$	10,947 \$	10,947 \$	10,947
EGLE Brownfield Loan	Beginning	Interest																
<del></del>	Balance	Total	\$109,465	% Allocation														
EGLE Loan Reimbursement				\$	- \$	- \$	- \$		т т	10,947 \$	10,947 \$	10,947 \$	10,947 \$	10,947		10,947 \$	10,947 \$	10,947
City Reimbursement Balance				\$109,465 \$	109,465 \$	109,465 \$	109,465 \$	109,465	109,465 \$	98,519 \$	87,572 \$	76,626 \$	65,679 \$	54,733	\$ 43,786 \$	32,840 \$	21,893 \$	10,947
		Dringinal		¢ 2/2 000														
	Beginning	Principal Interest		\$ 343,000									•					
CITY	Beginning Balance	Principal Interest Total	\$ 189,785	\$ <b>343,000</b>	100%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%
CITY City Reimbursement		Interest	\$ 189,785		100% 38,844 \$	3070	90% 36,004 \$		90%	90% 53,170 \$	90% 54,116 \$	90% 55,075 \$	90% 56,049 \$	90% 57,037	3070	90% 50,955 \$	90% 51,867 \$	90% 52,792
		Interest	\$ 189,785	100%		3070								3070	3070			
City Reimbursement		Interest	\$ 189,785 \$ 1,099,785 \$ 74,315	100%	38,844 \$	3070	36,004 \$	36,544 \$	62,088 \$	53,170 \$	54,116 \$	55,075 \$	56,049 \$	57,037	58,041 \$	50,955 \$		
City Reimbursement Cumulative Capture	Balance	Interest Total	\$ 189,785 \$ 1,099,785 \$ 74,315	100% \$ 38,680 \$ \$ \$ 1,099,785 \$	38,844 \$	35,472 \$ 1,025,470   \$	36,004 \$ 989,466 \$	36,544 \$	62,088 \$	53,170 \$	54,116 \$ 783,548 \$	55,075 \$ <b>728,473</b> \$	56,049 \$ 672,424 \$	57,037 5	58,041 \$ 557,346 \$	50,955 \$  506,391 \$	51,867 \$ 454,525 \$	52,792 <b>401,733</b>
City Reimbursement Cumulative Capture City Reimbursement Balance	Balance	Interest Total	\$ 189,785 \$ 1,099,785 \$ 74,315	100% \$ 38,680 \$ \$ \$ 1,099,785 \$	38,844 \$	35,472 \$ 1,025,470   \$	36,004 \$ 989,466 \$	36,544 \$	62,088 \$	53,170 \$	54,116 \$ 783,548 \$	55,075 \$ <b>728,473</b> \$	56,049 \$ 672,424 \$	57,037 5	58,041 \$ 557,346 \$	50,955 \$  506,391 \$	51,867 \$ 454,525 \$	52,792 <b>401,733</b>
City Reimbursement Cumulative Capture City Reimbursement Balance	Balance	Interest Total	\$ 189,785 \$ 1,099,785 \$ 74,315	100% \$ 38,680 \$ \$ 1,099,785   \$	38,844 \$ 1,060,941   \$	35,472 \$ 1,025,470   \$	36,004 \$ 989,466   \$	36,544 \$	62,088 \$ 890,834 \$	53,170 \$  837,664   \$	54,116 \$ 783,548   \$	55,075 \$  728,473   \$	56,049 \$ 672,424   \$	57,037 :	5 58,041 \$ 5 557,346   \$	50,955 \$ 506,391   \$	51,867 \$ 454,525 \$	52,792 <b>401,733</b>
City Reimbursement Cumulative Capture City Reimbursement Balance	Balance	Interest Total	\$ 189,785 \$ 1,099,785 \$ 74,315	100% \$ 38,680 \$ \$ 1,099,785 \$ \$ 35,065 \$	38,844 \$	35,472 \$ 1,025,470   \$	36,004 \$ 989,466   \$	36,544 \$	62,088 \$ 890,834 \$ 60,997 \$	53,170 \$  837,664   \$  61,912   \$	54,116 \$ 783,548 \$	55,075 \$ <b>728,473</b> \$	56,049 \$ 672,424   \$	57,037 5	5 58,041 \$ 5 557,346   \$ 6 64,986   \$	50,955 \$  506,391 \$	51,867 \$ 454,525 \$	52,792 <b>401,733</b>
City Reimbursement Cumulative Capture City Reimbursement Balance  MSF Non-Environmental Costs State Tax Reimbursement Local Tax Reimbursement	Balance    MDEQ/EA %   90.65% 4	Interest Total	\$ 189,785 \$ 1,099,785 \$ 74,315 \$ 1,207,400 \$ 497,793 \$ 709,608	\$ 38,680 \$  \$ 1,099,785 \$  \$ 35,065 \$  \$ 14,147 \$  \$ 20,918 \$	38,844 \$  1,060,941 \$  35,214 \$  14,210 \$  21,003 \$	35,472 \$  1,025,470 \$  35,742 \$  14,423 \$  21,318 \$	36,004 \$  989,466 \$  36,278 \$  14,640 \$  21,638 \$	36,544 \$ 952,922 \$ 36,822 \$ 14,859 \$ 21,963 \$	62,088 \$ 890,834 \$ 60,997 \$ 24,694 \$ 36,303 \$	53,170 \$  837,664 \$  61,912 \$  25,064 \$  36,847 \$	54,116 \$  783,548 \$  62,840 \$  25,440 \$  37,400 \$	55,075 \$  728,473 \$  63,783 \$  25,822 \$ 37,961 \$	56,049 \$ 672,424 \$ 64,740 \$ 26,209 \$ 38,531 \$	57,037 : 615,387 : 64,026 ; 25,920 : 38,106 :	5 58,041 \$ 5 557,346 \$ 6 64,986 \$ 6 26,309 \$ 7 38,677 \$	50,955 \$  506,391 \$  58,203 \$  25,551 \$  32,652 \$	51,867 \$  454,525 \$  59,076 \$ 25,935 \$ 33,141 \$	52,792 <b>401,733</b> 59,962 26,324 33,638
City Reimbursement Cumulative Capture City Reimbursement Balance  MSF Non-Environmental Costs State Tax Reimbursement Local Tax Reimbursement Total MSF Reimbursement Balance	Balance    MDEQ/EA %   90.65% 4	Interest Total  state/Local % 11.23%	\$ 189,785 \$ 1,099,785 \$ 74,315 \$ 1,207,400 \$ 497,793 \$ 709,608	\$ 38,680 \$  \$ 1,099,785 \$  \$ 1,099,785 \$  \$ 14,147 \$  \$ 20,918 \$  \$ 1,172,335 \$	38,844 \$  1,060,941 \$  35,214 \$  14,210 \$  21,003 \$  1,137,121 \$	35,472 \$  1,025,470 \$  35,742 \$  14,423 \$  21,318 \$  1,101,379 \$	36,004 \$  989,466 \$  36,278 \$  14,640 \$  21,638 \$  1,065,101 \$	36,544 \$ 952,922 \$ 36,822 \$ 14,859 \$ 21,963 \$ 1,028,279 \$	62,088 \$ 890,834 \$ 60,997 \$ 24,694 \$ 36,303 \$ 967,282 \$	53,170 \$  837,664 \$  61,912 \$  25,064 \$  36,847 \$  905,371 \$	54,116 \$  783,548 \$  62,840 \$ 25,440 \$ 37,400 \$ 842,530 \$	55,075 \$  728,473 \$  63,783 \$  25,822 \$  37,961 \$  778,747 \$	56,049 \$  672,424 \$  64,740 \$  26,209 \$  38,531 \$  714,008 \$	57,037 :  615,387 :  64,026 : 25,920 : 38,106 : 649,982 :	5 58,041 \$ 5 557,346 \$ 6 64,986 \$ 6 26,309 \$ 6 38,677 \$ 6 584,996 \$	50,955 \$  506,391 \$  58,203 \$ 25,551 \$ 32,652 \$ 526,793 \$	51,867 \$  454,525 \$  59,076 \$  25,935 \$  33,141 \$  467,717 \$	52,792 <b>401,733</b> 59,962 26,324 33,638 407,755
City Reimbursement Cumulative Capture City Reimbursement Balance  MSF Non-Environmental Costs State Tax Reimbursement Local Tax Reimbursement Total MSF Reimbursement Balance State MSF Balance to Be Reimbursed	MDEQ/EA %   5   90.65%   5	Interest Total  State/Local % 11.23% 18.77%	\$ 189,785 \$ 1,099,785 \$ 74,315 \$ 1,207,400 \$ 497,793 \$ 709,608	\$ 38,680 \$ \$ 1,099,785 \$ \$ 14,147 \$ \$ 20,918 \$ \$ 1,172,335 \$ \$ 483,645 \$	38,844 \$ 1,060,941 \$ 35,214 \$ 14,210 \$ 21,003 \$ 1,137,121 \$ 469,435 \$	35,472 \$  1,025,470 \$  1,025,470 \$  35,742 \$  14,423 \$  21,318 \$  21,318 \$  1,101,379 \$  455,012 \$	36,004 \$  989,466 \$  36,278 \$  14,640 \$  21,638 \$  1,065,101 \$  440,372 \$	36,544 \$ 952,922 \$ 36,822 \$ 14,859 \$ 21,963 \$ 1,028,279 \$ 425,512 \$	60,997 \$ 24,694 \$ 36,303 \$ 967,282 \$ 400,819 \$	53,170 \$  837,664 \$  61,912 \$  25,064 \$  36,847 \$  905,371 \$  375,755 \$	54,116 \$  783,548 \$  62,840 \$  25,440 \$  37,400 \$  842,530 \$  350,314 \$	55,075 \$  728,473 \$  63,783 \$  25,822 \$  37,961 \$  778,747 \$  324,493 \$	56,049 \$ 672,424 \$ 64,740 \$ 26,209 \$ 38,531 \$ 714,008 \$ 298,284 \$	57,037 : 615,387 : 64,026 : 25,920 : 38,106 : 649,982 : 272,364 : 272,364 : 272,364	5 58,041 \$ 5 557,346 \$ 6 64,986 \$ 7 26,309 \$ 7 38,677 \$ 7 5 584,996 \$ 7 246,055 \$ 7 246,055 \$	50,955 \$  506,391 \$  58,203 \$  25,551 \$  32,652 \$  32,652 \$  32,652 \$  220,504 \$	51,867 \$  454,525 \$  59,076 \$ 25,935 \$ 33,141 \$ 467,717 \$ 194,569 \$	52,792 401,733 59,962 26,324 33,638 407,755 168,245
City Reimbursement Cumulative Capture City Reimbursement Balance  MSF Non-Environmental Costs State Tax Reimbursement Local Tax Reimbursement Total MSF Reimbursement Balance	MDEQ/EA %   5   90.65%   5	Interest Total  state/Local % 11.23%	\$ 189,785 \$ 1,099,785 \$ 74,315 \$ 1,207,400 \$ 497,793 \$ 709,608	\$ 38,680 \$ \$ 1,099,785 \$ \$ 14,147 \$ \$ 20,918 \$ \$ 1,172,335 \$ \$ 483,645 \$	38,844 \$  1,060,941 \$  35,214 \$  14,210 \$  21,003 \$  1,137,121 \$	35,472 \$  1,025,470 \$  1,025,470 \$  35,742 \$  14,423 \$  21,318 \$  21,318 \$  1,101,379 \$  455,012 \$	36,004 \$  989,466 \$  36,278 \$  14,640 \$  21,638 \$  1,065,101 \$	36,544 \$ 952,922 \$ 36,822 \$ 14,859 \$ 21,963 \$ 1,028,279 \$ 425,512 \$	62,088 \$ 890,834 \$ 60,997 \$ 24,694 \$ 36,303 \$ 967,282 \$	53,170 \$  837,664 \$  61,912 \$  25,064 \$  36,847 \$  905,371 \$  375,755 \$	54,116 \$  783,548 \$  62,840 \$ 25,440 \$ 37,400 \$ 842,530 \$	55,075 \$  728,473 \$  63,783 \$  25,822 \$  37,961 \$  778,747 \$	56,049 \$  672,424 \$  64,740 \$  26,209 \$  38,531 \$  714,008 \$	57,037 :  615,387 :  64,026 : 25,920 : 38,106 : 649,982 :	\$ 557,346 \$ \$ 557,346 \$ \$ 64,986 \$ \$ 26,309 \$ \$ 38,677 \$ \$ 584,996 \$ \$ 246,055 \$	50,955 \$  506,391 \$  58,203 \$ 25,551 \$ 32,652 \$ 526,793 \$	51,867 \$  454,525 \$  59,076 \$  25,935 \$  33,141 \$  467,717 \$	52,792 <b>401,733</b> 59,962 26,324 33,638 407,755
City Reimbursement Cumulative Capture City Reimbursement Balance  MSF Non-Environmental Costs State Tax Reimbursement Local Tax Reimbursement Total MSF Reimbursement Balance State MSF Balance to Be Reimbursed	MDEQ/EA %   5   90.65%   5	Interest Total  State/Local % 11.23% 88.77% \$ 1,331,865	\$ 189,785 \$ 1,099,785 \$ 74,315 \$ 1,207,400 \$ 497,793 \$ 709,608	\$ 38,680 \$ \$ 1,099,785 \$ \$ 14,147 \$ \$ 20,918 \$ \$ 1,172,335 \$ \$ 483,645 \$	38,844 \$ 1,060,941 \$ 35,214 \$ 14,210 \$ 21,003 \$ 1,137,121 \$ 469,435 \$	35,472 \$  1,025,470 \$  1,025,470 \$  14,423 \$ 21,318 \$  1,101,379 \$  455,012 \$ 646,368 \$	36,004 \$  989,466 \$  36,278 \$  14,640 \$  21,638 \$  1,065,101 \$  440,372 \$	36,544 \$ 952,922 \$ 36,822 \$ 14,859 \$ 21,963 \$ 1,028,279 \$ 425,512 \$	62,088 \$ 890,834 \$ 60,997 \$ 24,694 \$ 36,303 \$ 967,282 \$ 400,819 \$ 566,463 \$	53,170 \$  837,664 \$  61,912 \$  25,064 \$  36,847 \$  905,371 \$  375,755 \$  529,616 \$	54,116 \$  783,548 \$  62,840 \$  25,440 \$  37,400 \$  842,530 \$  350,314 \$	55,075 \$  728,473 \$  63,783 \$  25,822 \$  37,961 \$  778,747 \$  324,493 \$	56,049 \$ 672,424 \$ 64,740 \$ 26,209 \$ 38,531 \$ 714,008 \$ 298,284 \$	57,037 : 615,387 : 64,026 : 25,920 : 38,106 : 649,982 : 272,364 : 272,364 : 272,364	5 58,041 \$ 5 557,346 \$ 5 6 64,986 \$ 6 26,309 \$ 6 38,677 \$ 6 584,996 \$ 7 246,055 \$ 7 338,941 \$	50,955 \$  506,391 \$  58,203 \$  25,551 \$  32,652 \$  32,652 \$  32,652 \$  220,504 \$	51,867 \$  454,525 \$  59,076 \$ 25,935 \$ 33,141 \$ 467,717 \$ 194,569 \$	52,792 401,733 59,962 26,324 33,638 407,755 168,245
City Reimbursement Cumulative Capture 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/EA %   \$\frac{90.65\%}{2}   \$\frac{90.65\%}{2}   \$\frac{1}{2}   \$\frac{1}{	Interest Total  State/Local % 11.23% 18.77% \$ 1,331,865	\$ 189,785 \$ 1,099,785 \$ 74,315 \$ 74,315 \$ 1,207,400 \$ 497,793 \$ 709,608 \$ 1,331,865 \$ 124,465 \$ 51,315	\$ 38,680 \$ \$ 1,099,785 \$ \$ \$ 1,099,785 \$ \$ \$ \$ 14,147 \$ \$ 20,918 \$ \$ 1,172,335 \$ \$ 483,645 \$ \$ 688,689 \$ \$ \$ 3,615 \$ \$ \$ 1,458 \$ \$	38,844 \$  1,060,941 \$  35,214 \$  14,210 \$  21,003 \$  1,137,121 \$  469,435 \$  667,686 \$	35,472 \$  1,025,470 \$  35,742 \$  14,423 \$  21,318 \$  21,318 \$  455,012 \$  646,368 \$  3,684 \$  1,487 \$	36,004 \$  989,466 \$  36,278 \$  14,640 \$  21,638 \$  1,065,101 \$  440,372 \$  624,729 \$  3,740 \$  1,509 \$	36,544 \$ 952,922 \$ 36,822 \$ 14,859 \$ 21,963 \$ 1,028,279 \$ 425,512 \$ 602,766 \$  3,796 \$ 1,532 \$	62,088 \$ 890,834 \$ 890,834 \$ 60,997 \$ 24,694 \$ 36,303 \$ 967,282 \$ 566,463 \$  6,288 \$ 2,546 \$	53,170 \$  837,664 \$  61,912 \$  25,064 \$  36,847 \$  905,371 \$  375,755 \$  529,616 \$  6,382 \$  2,584 \$	54,116 \$  783,548 \$  62,840 \$ 25,440 \$ 37,400 \$ 842,530 \$ 492,216 \$  6,478 \$ 2,622 \$	55,075 \$  728,473 \$  63,783 \$  25,822 \$ 37,961 \$  778,747 \$ 324,493 \$ 454,255 \$	64,740 \$ 64,740 \$ 26,209 \$ 38,531 \$ 714,008 \$ 298,284 \$ 415,724 \$	64,026   25,920   38,106   649,982   272,364   377,618   6,600   2,672	5 58,041 \$ 5 557,346 \$ 5 557,346 \$ 6 64,986 \$ 5 26,309 \$ 5 246,055 \$ 338,941 \$ 6 6,699 \$ 7 2,712 \$	50,955 \$  506,391 \$  58,203 \$  25,551 \$  32,652 \$  526,793 \$  220,504 \$  306,289 \$	51,867 \$  454,525 \$  59,076 \$  25,935 \$  33,141 \$  467,717 \$  194,569 \$  273,148 \$	52,792 401,733 59,962 26,324 33,638 407,755 168,245 239,509 6,181 2,714
City Reimbursement Cumulative Capture 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	MDEQ/EA %   90.65%   4   90.65%   5   9   35%   4	Interest Total  State/Local %  11.23%  \$ 1,331,865	\$ 1,207,400 \$ 1,207,400 \$ 497,793 \$ 709,608 \$ 1,331,865 \$ 51,315 \$ 73,150	\$ 38,680 \$  \$ 1,099,785 \$  \$ 35,065 \$  \$ 14,147 \$  \$ 20,918 \$  \$ 1,172,335 \$  \$ 483,645 \$  \$ 688,689 \$  \$ 3,615 \$  \$ 1,458 \$  \$ 1,458 \$  \$ 2,156 \$	38,844 \$  1,060,941 \$  35,214 \$  14,210 \$  21,003 \$  1,137,121 \$  469,435 \$  667,686 \$  1,465 \$  2,165 \$	35,472 \$  1,025,470 \$  1,025,470 \$  35,742 \$  14,423 \$  21,318 \$  1,101,379 \$  455,012 \$  466,368 \$  446,368 \$  1,487 \$  2,198 \$	36,004 \$  989,466 \$  36,278 \$  14,640 \$  21,638 \$  1,065,101 \$  440,372 \$  624,729 \$  3,740 \$  1,509 \$  2,231 \$	36,544 \$ 952,922 \$ 36,822 \$ 14,859 \$ 21,963 \$ 1,028,279 \$ 425,512 \$ 602,766 \$ 3,796 \$ 1,532 \$ 1,284 \$ 2,264 \$	62,088 \$ 890,834 \$ 890,834 \$ 60,997 \$ 24,694 \$ 36,303 \$ 967,282 \$ 400,819 \$ 566,463 \$ 6,288 \$ 2,546 \$ 3,742 \$	53,170 \$  837,664 \$  61,912 \$  25,064 \$  36,847 \$  905,371 \$  375,755 \$  529,616 \$  6,382 \$  2,584 \$  3,788 \$	54,116 \$  783,548 \$  62,840 \$  25,440 \$  37,400 \$  842,530 \$  350,314 \$  492,216 \$  6,478 \$  2,622 \$  3,855 \$	55,075 \$  728,473 \$  63,783 \$  25,822 \$  37,961 \$  778,747 \$  324,493 \$  454,255 \$  6,575 \$  2,662 \$  3,913 \$	64,740 \$ 64,740 \$ 26,209 \$ 38,531 \$ 714,008 \$ 298,284 \$ 415,724 \$  6,674 \$ 2,702 \$ 3,972 \$	64,026 . 25,920 . 38,106 . 649,982 . 272,364 . 377,618	5 58,041 \$ 5 557,346 \$ 5 557,346 \$ 5 26,309 \$ 5 38,677 \$ 5 584,996 \$ 5 246,055 \$ 246,055 \$ 338,941 \$ 5 338,941 \$ 5 338,941 \$ 5 338,941 \$	50,955 \$  506,391 \$  58,203 \$  25,551 \$  32,652 \$  526,793 \$  220,504 \$  306,289 \$  6,000 \$  2,634 \$  3,366 \$	51,867 \$  454,525 \$  59,076 \$  25,935 \$  33,141 \$  467,717 \$  194,569 \$  273,148 \$  6,090 \$  2,673 \$  3,416 \$	52,792 401,733 59,962 26,324 33,638 407,755 168,245 239,509 6,181 2,714 3,468
City Reimbursement Cumulative Capture 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 Total MDEQ Reimbursement Balance	MDEQ/EA %   90.65%   4   90.65%   5   9   35%   4	Interest Total  State/Local %  11.23%  \$ 1,331,865	\$ 1,099,785 \$ 1,099,785 \$ 74,315 \$ 1,207,400 \$ 497,793 \$ 709,608 \$ 1,331,865 \$ 124,465 \$ 51,315 \$ 73,150	\$ 38,680 \$  \$ 1,099,785 \$  \$ 1,099,785 \$  \$ 14,147 \$  \$ 20,918 \$  \$ 1,172,335 \$  \$ 483,645 \$  \$ 688,689 \$  \$ 1,458 \$  \$ 1,458 \$  \$ 2,156 \$  \$ 120,850 \$	38,844 \$  1,060,941 \$  35,214 \$  14,210 \$  21,003 \$  1,137,121 \$  469,435 \$  667,686 \$  3,630 \$  1,465 \$  2,165 \$  117,220 \$	35,472 \$  1,025,470 \$  1,025,470 \$  14,423 \$  1,101,379 \$  455,012 \$  646,368 \$  3,684 \$  1,487 \$  1,487 \$  2,198 \$  113,536 \$	36,004 \$  989,466 \$  36,278 \$  14,640 \$  21,638 \$  1,065,101 \$  440,372 \$  624,729 \$  3,740 \$  1,509 \$  2,231 \$  109,796 \$	36,544 \$  952,922 \$  36,822 \$  14,859 \$  21,963 \$  1,028,279 \$  425,512 \$  602,766 \$  3,796 \$  1,532 \$  2,264 \$  106,000 \$	62,088 \$ 890,834 \$ 890,834 \$ 60,997 \$ 24,694 \$ 36,303 \$ 967,282 \$ 400,819 \$ 566,463 \$ 6,288 \$ 2,546 \$ 2,546 \$ 3,742 \$ 99,712 \$	53,170 \$  837,664 \$  61,912 \$  25,064 \$  905,371 \$  375,755 \$  529,616 \$  6,382 \$  2,584 \$  2,584 \$  93,330 \$  93,330 \$	54,116 \$  783,548 \$  62,840 \$  25,440 \$  37,400 \$  842,530 \$  492,216 \$  6,478 \$  2,622 \$  86,852 \$  86,852 \$	55,075 \$  728,473 \$  63,783 \$  25,822 \$  37,961 \$  778,747 \$  324,493 \$  454,255 \$  6,575 \$  2,662 \$  2,662 \$  3,913 \$  80,277 \$	64,740 \$ 64,740 \$ 26,209 \$ 38,531 \$ 714,008 \$ 298,284 \$ 415,724 \$  6,674 \$ 2,702 \$ 3,972 \$ 73,604 \$	64,026 . 25,920 . 38,106 . 649,982 . 272,364 . 377,618 . 6,600 . 2,672 . 3,928 . 67,003	5 58,041 \$ 5 557,346 \$ 5 6 64,986 \$ 5 26,309 \$ 5 38,677 \$ 6 584,996 \$ 246,055 \$ 338,941 \$ 6 6,699 \$ 2,712 \$ 6 3,987 \$ 6 3,987 \$ 6 6,699 \$ 6 3,987 \$ 6 6,699 \$ 7,12 \$ 6 6,699 \$ 7,12 \$ 7,12 \$ 8 6,699 \$ 7,12 \$ 8 6,699 \$ 7,12 \$ 8 6,699 \$ 7,12 \$ 8 6,699 \$ 7,12 \$ 8 6,699 \$ 7,12 \$ 8 6,699 \$ 7,12 \$ 8 6,699 \$ 7,12 \$ 8 6,699 \$ 7,12 \$ 8 6,699 \$ 7,12 \$ 8 6,699 \$ 7,12 \$ 8 6,699 \$ 7,12 \$ 8 6,699 \$ 7,12 \$ 8 6,699 \$ 7,12 \$ 8 6,699 \$ 7,12 \$ 8 6,699 \$ 7,12 \$ 8 7,12 \$	50,955 \$  506,391 \$  58,203 \$  25,551 \$  32,652 \$  526,793 \$  220,504 \$  306,289 \$  6,000 \$  2,634 \$  3,366 \$  54,305 \$	51,867 \$  454,525 \$  59,076 \$  25,935 \$  33,141 \$  467,717 \$  194,569 \$  273,148 \$  6,090 \$  2,673 \$  2,673 \$  3,416 \$  48,215 \$	52,792 401,733 59,962 26,324 33,638 407,755 168,245 239,509 6,181 2,714 3,468 42,033
City Reimbursement Cumulative Capture City Reimbursement Balance  MISF 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 Local Tax Reimbursement State MDEQ Reimbursement Balance State MDEQ Balance to Be Reimbursed	MDEQ/EA %   90.65%   4   90.65%   5   9   35%   4	Interest Total  State/Local %  11.23%  \$ 1,331,865	\$ 1,099,785 \$ 1,099,785 \$ 74,315 \$ 1,207,400 \$ 497,793 \$ 709,608 \$ 1,331,865 \$ 51,315 \$ 73,150	\$ 38,680 \$ \$ 1,099,785 \$ \$ 1,099,785 \$ \$ 14,147 \$ \$ 20,918 \$ 1,172,335 \$ \$ 483,645 \$ \$ 688,689 \$ \$ \$ 1,458 \$ \$ 2,156 \$ \$ 1,458 \$ \$ 2,156 \$ \$ 1,20,850 \$ \$ 120,850 \$ \$ 120,850 \$ \$ 120,850 \$ \$ 120,850 \$ \$ 120,850 \$ \$ 120,850 \$ \$ 14,857 \$ \$	38,844 \$  1,060,941 \$  35,214 \$  14,210 \$  21,003 \$  1,137,121 \$  469,435 \$  667,686 \$  3,630 \$  1,465 \$  2,165 \$  2,165 \$  117,220 \$  48,392 \$	35,472 \$  1,025,470 \$  1,025,470 \$  35,742 \$  1,423 \$  21,318 \$  1,101,379 \$  455,012 \$  646,368 \$  1,487 \$  2,198 \$  2,198 \$  3,684 \$  1,487 \$  2,198 \$  46,905 \$	36,004 \$  989,466 \$  36,278 \$  14,640 \$  21,638 \$  1,065,101 \$  440,372 \$  624,729 \$  3,740 \$  1,509 \$  2,231 \$  109,796 \$  45,336 \$	36,544 \$ 952,922 \$ 36,822 \$ 14,859 \$ 21,963 \$ 1,028,279 \$ 425,512 \$ 602,766 \$ 3,796 \$ 1,532 \$ 2,264 \$ 2,264 \$ 106,000 \$ 43,864 \$	62,088 \$ 890,834 \$ 890,834 \$ 60,997 \$ 24,694 \$ 36,303 \$ 967,282 \$ 566,463 \$ 6,288 \$ 2,546 \$ 3,742 \$ 99,712 \$ 41,318 \$	53,170 \$  837,664 \$  61,912 \$  25,064 \$  905,371 \$  375,755 \$  529,616 \$  6,382 \$  2,584 \$  3,798 \$  373,330 \$  38,733 \$  38,733 \$	54,116 \$  783,548 \$	55,075 \$  728,473 \$  63,783 \$  25,822 \$  37,961 \$  778,747 \$  454,255 \$  6,575 \$  2,662 \$  3,913 \$  80,277 \$  33,450 \$	64,740 \$ 64,740 \$ 26,209 \$ 38,531 \$ 714,008 \$ 415,724 \$  6,674 \$ 2,702 \$ 3,972 \$ 73,604 \$ 73,074 \$	64,026   25,920   38,106   649,982   272,364   377,618   6,600   2,672   3,928   67,003   28,077	5 58,041 \$ 5 557,346 \$ 5 557,346 \$ 6 64,986 \$ 5 38,677 \$ 5 524,996 \$ 6 246,055 \$ 338,941 \$ 6 6,699 \$ 6 2,712 \$ 3,987 \$ 6 60,304 \$ 5 52,365 \$	50,955 \$  506,391 \$  58,203 \$  25,551 \$  32,652 \$  526,793 \$  220,594 \$  306,289 \$  6,000 \$  2,634 \$  3,366 \$  54,305 \$  52,731 \$	51,867 \$  454,525 \$  59,076 \$  25,935 \$  33,141 \$  467,717 \$  467,717 \$  273,148 \$  6,090 \$  2,673 \$  3,416 \$  48,215 \$  20,057 \$	52,792 401,733 59,962 26,324 33,638 407,755 168,245 239,509 6,181 2,714 3,468 42,033 17,344
City Reimbursement Cumulative Capture 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 Total MDEQ Reimbursement Balance	MDEQ/EA %   90.65%   4   90.65%   5   9   35%   4	Interest Total  State/Local %  11.23%  \$ 1,331,865	\$ 1,099,785 \$ 1,099,785 \$ 74,315 \$ 1,207,400 \$ 497,793 \$ 709,608 \$ 1,331,865 \$ 51,315 \$ 73,150	\$ 38,680 \$  \$ 1,099,785 \$  \$ 1,099,785 \$  \$ 14,147 \$  \$ 20,918 \$  \$ 1,172,335 \$  \$ 483,645 \$  \$ 688,689 \$  \$ 1,458 \$  \$ 1,458 \$  \$ 2,156 \$  \$ 120,850 \$	38,844 \$  1,060,941 \$  35,214 \$  14,210 \$  21,003 \$  1,137,121 \$  469,435 \$  667,686 \$  3,630 \$  1,465 \$  2,165 \$  117,220 \$	35,472 \$  1,025,470 \$  1,025,470 \$  35,742 \$  1,423 \$  21,318 \$  1,101,379 \$  455,012 \$  646,368 \$  1,487 \$  2,198 \$  2,198 \$  3,684 \$  1,487 \$  2,198 \$  46,905 \$	36,004 \$  989,466 \$  36,278 \$  14,640 \$  21,638 \$  1,065,101 \$  440,372 \$  624,729 \$  3,740 \$  1,509 \$  2,231 \$  109,796 \$	36,544 \$  952,922 \$  36,822 \$  14,859 \$  21,963 \$  1,028,279 \$  425,512 \$  602,766 \$  3,796 \$  1,532 \$  2,264 \$  106,000 \$  43,864 \$	62,088 \$ 890,834 \$ 890,834 \$ 60,997 \$ 24,694 \$ 36,303 \$ 967,282 \$ 566,463 \$ 6,288 \$ 2,546 \$ 3,742 \$ 99,712 \$ 41,318 \$	53,170 \$  837,664 \$  61,912 \$  25,064 \$  905,371 \$  375,755 \$  529,616 \$  6,382 \$  2,584 \$  3,798 \$  373,330 \$  38,733 \$  38,733 \$	54,116 \$  783,548 \$  62,840 \$  25,440 \$  37,400 \$  842,530 \$  492,216 \$  6,478 \$  2,622 \$  86,852 \$  86,852 \$	55,075 \$  728,473 \$  63,783 \$  25,822 \$  37,961 \$  778,747 \$  324,493 \$  454,255 \$  6,575 \$  2,662 \$  2,662 \$  3,913 \$  80,277 \$	64,740 \$ 64,740 \$ 26,209 \$ 38,531 \$ 714,008 \$ 298,284 \$ 415,724 \$  6,674 \$ 2,702 \$ 3,972 \$ 73,604 \$	64,026 . 25,920 . 38,106 . 649,982 . 272,364 . 377,618 . 6,600 . 2,672 . 3,928 . 67,003	5 58,041 \$ 5 557,346 \$ 5 557,346 \$ 6 64,986 \$ 5 38,677 \$ 5 524,996 \$ 6 246,055 \$ 338,941 \$ 6 6,699 \$ 6 2,712 \$ 3,987 \$ 6 60,304 \$ 5 52,365 \$	50,955 \$  506,391 \$  58,203 \$  25,551 \$  32,652 \$  526,793 \$  220,504 \$  306,289 \$  6,000 \$  2,634 \$  3,366 \$  54,305 \$	51,867 \$  454,525 \$  59,076 \$  25,935 \$  33,141 \$  467,717 \$  194,569 \$  273,148 \$  6,090 \$  2,673 \$  2,673 \$  3,416 \$  48,215 \$	52,792 401,733 59,962 26,324 33,638 407,755 168,245 239,509 6,181 2,714 3,468 42,033
City Reimbursement Cumulative Capture City Reimbursement Balance  MISF 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 Local Tax Reimbursement State MDEQ Reimbursement Balance State MDEQ Balance to Be Reimbursed	MDEQ/EA %   90.65%   4   90.65%   5   9   35%   4	Interest Total  State/Local % 11.23% 8.77% \$ 1,331,865	\$ 1,099,785 \$ 1,099,785 \$ 74,315 \$ 1,207,400 \$ 497,793 \$ 709,608 \$ 1,331,865 \$ 51,315 \$ 73,150	\$ 38,680 \$  \$ 1,099,785 \$  \$ 1,099,785 \$  \$ 14,127 \$  \$ 20,918 \$  \$ 1,172,335 \$  \$ 483,645 \$  \$ 688,689 \$  \$ 1,458 \$  \$ 1,458 \$  \$ 1,458 \$  \$ 1,458 \$  \$ 1,458 \$  \$ 1,458 \$  \$ 1,458 \$  \$ 7,994 \$	38,844 \$  1,060,941 \$  35,214 \$  14,210 \$  21,003 \$  1,137,121 \$  469,435 \$  667,686 \$  3,630 \$  1,465 \$  2,165 \$  2,165 \$  117,220 \$  48,392 \$	35,472 \$  1,025,470 \$  1,025,470 \$  14,423 \$ 21,318 \$ 1,101,379 \$ 455,012 \$ 646,368 \$  1,487 \$ 2,198 \$ 113,536 \$ 46,905 \$ 66,631 \$	36,004 \$  989,466 \$  36,278 \$  14,640 \$  21,638 \$  1,065,101 \$  440,372 \$  624,729 \$  3,740 \$  1,509 \$  2,231 \$  109,796 \$  45,336 \$	36,544 \$  952,922 \$  36,822 \$  14,859 \$  21,963 \$  1,028,279 \$  425,512 \$  602,766 \$  3,796 \$  1,532 \$  2,264 \$  106,000 \$  43,864 \$  62,136 \$	62,088 \$ 890,834 \$ 890,834 \$  60,997 \$ 24,694 \$ 36,303 \$ 967,282 \$ 400,819 \$ 566,463 \$ 566,463 \$  6,288 \$ 2,546 \$ 3,742 \$ 99,712 \$ 41,318 \$ 58,394 \$	53,170 \$  837,664 \$  61,912 \$  25,064 \$  36,847 \$  905,371 \$  375,755 \$  529,616 \$  6,382 \$  2,584 \$  3,798 \$  93,330 \$  38,735 \$  54,596 \$	54,116 \$  783,548 \$	55,075 \$  728,473 \$  63,783 \$  25,822 \$  37,961 \$  778,747 \$  454,255 \$  6,575 \$  2,662 \$  3,913 \$  80,277 \$  33,450 \$	64,740 \$ 64,740 \$ 26,209 \$ 38,531 \$ 714,008 \$ 415,724 \$  6,674 \$ 2,702 \$ 3,972 \$ 73,604 \$ 73,074 \$	64,026   25,920   38,106   649,982   272,364   377,618   6,600   2,672   3,928   67,003   28,077	5 58,041 \$ 5 557,346 \$ 5 557,346 \$ 6 64,986 \$ 6 26,309 \$ 6 38,677 \$ 6 584,996 \$ 7 246,055 \$ 7 346,055 \$ 7 349,04 \$ 7 712 \$ 7 7	50,955 \$  506,391 \$  58,203 \$  25,551 \$  32,652 \$  526,793 \$  220,594 \$  306,289 \$  6,000 \$  2,634 \$  3,366 \$  54,305 \$  52,731 \$	51,867 \$  454,525 \$  59,076 \$  25,935 \$  33,141 \$  467,717 \$  467,717 \$  273,148 \$  6,090 \$  2,673 \$  3,416 \$  48,215 \$  20,057 \$	52,792 401,733 59,962 26,324 33,638 407,755 168,245 239,509 6,181 2,714 3,468 42,033 17,344
City Reimbursement Cumulative Capture 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 Total MDEQ Reimbursement Balance State MDEQ Balance to Be Reimbursed Local MDEQ Balance to Be Reimbursed Local Only Costs Local Tax Reimbursement	MDEQ/EA %   90.65%   4   90.65%   5   9.35%   4	Interest Total  State/Local % 11.23% 8.77% \$ 1,331,865	\$ 189,785 \$ 1,099,785 \$ 74,315 \$ 74,315 \$ 1,207,400 \$ 497,793 \$ 709,608 \$ 1,331,865 \$ 51,315 \$ 73,150 \$ 50,000	\$ 38,680 \$  \$ 1,099,785 \$  \$ 1,099,785 \$  \$ 14,147 \$  \$ 20,918 \$  \$ 1,172,335 \$  \$ 483,645 \$  \$ 688,689 \$  \$ 3,615 \$  \$ 1,458 \$  \$ 2,156 \$  \$ 1,20,850 \$  \$ 120,850 \$  \$ 120,850 \$  \$ 120,850 \$  \$ 120,850 \$  \$ 14,473 \$	38,844 \$  1,060,941 \$  35,214 \$  14,210 \$  21,003 \$  1,137,121 \$  667,686 \$  3,630 \$  1,465 \$  2,165 \$  117,220 \$  48,392 \$  68,828 \$  1,479 \$	35,472 \$ 1,025,470 \$ 1,025,470 \$ 14,423 \$ 21,318 \$ 1,101,379 \$ 455,012 \$ 455,012 \$ 455,012 \$ 455,012 \$ 455,012 \$ 646,368 \$ 1,487 \$ 2,198 \$ 113,536 \$ 46,905 \$ 66,631 \$	36,004 \$  989,466 \$  36,278 \$  14,640 \$  21,638 \$  1,065,101 \$  440,372 \$  624,729 \$  1,509 \$  2,231 \$  109,796 \$  45,396 \$  64,400 \$  1,524 \$	36,544 \$  952,922 \$  36,822 \$  14,859 \$  21,963 \$  1,028,279 \$  425,512 \$  602,766 \$  3,796 \$  1,532 \$  2,264 \$  1,6000 \$  43,864 \$  62,136 \$  1,546 \$	62,088 \$ 890,834 \$ 890,834 \$ 60,997 \$ 24,694 \$ 36,303 \$ 967,282 \$ 566,463 \$  6,288 \$ 2,546 \$ 3,742 \$ 99,712 \$ 41,318 \$ 58,394 \$  2,622 \$	53,170 \$  837,664 \$  61,912 \$  25,064 \$  36,847 \$  905,371 \$  525,616 \$  2,584 \$  3,798 \$  93,330 \$  93,330 \$  54,596 \$  2,661 \$	54,116 \$  783,548 \$	55,075 \$  728,473 \$  63,783 \$  25,822 \$  37,961 \$  778,747 \$  454,255 \$  454,255 \$  2,662 \$  3,913 \$  80,277 \$  33,450 \$  46,827 \$  2,741 \$	64,740 \$ 64,740 \$ 26,209 \$ 38,531 \$ 714,008 \$ 415,724 \$ 2,702 \$ 3,972 \$ 73,604 \$ 42,855 \$ 2,782 \$	64,026   25,920   38,106   649,982   272,364   377,618   6,600   2,672   3,928   67,003   28,077   38,927   2,824	\$ 58,041 \$ 557,346 \$ \$ 557,346 \$ \$ 557,346 \$ \$ 557,346 \$ \$ 557,346 \$ \$ 557,346 \$ \$ 558,996 \$ \$ 38,677 \$ \$ 584,996 \$ \$ 246,055 \$ \$ 338,941 \$ \$ 56 6,699 \$ \$ 2,712 \$ \$ 58 3,987 \$ \$ 56 2,5365 \$ \$ 34,940 \$ \$ 56 2,867 \$ \$ \$ 34,940 \$ \$ \$ 56 2,867 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	50,955 \$  506,391 \$  58,203 \$  25,551 \$  32,652 \$  526,793 \$  220,504 \$  306,289 \$  6,000 \$  2,634 \$  3,366 \$  54,305 \$  54,305 \$  22,731 \$  31,574 \$	51,867 \$  454,525 \$  59,076 \$  25,935 \$  33,141 \$  467,717 \$  194,759 \$  273,148 \$  6,090 \$  2,673 \$  3,416 \$  48,215 \$  20,057 \$  28,157 \$  2,456 \$	52,792 401,733 59,962 26,324 33,638 407,755 168,245 239,509 6,181 2,714 3,468 42,033 17,344 24,690 2,493
City Reimbursement Cumulative Capture 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 Local Tax Reimbursement Total MDEQ Reimbursement Balance State MDEQ Balance to Be Reimbursed Local MDEQ Balance to Be Reimbursed Local Only Costs	MDEQ/EA %   90.65%   4   90.65%   5   9.35%   4	Interest Total  State/Local % 11.23% 8.77% \$ 1,331,865	\$ 189,785 \$ 1,099,785 \$ 74,315 \$ 74,315 \$ 1,207,400 \$ 497,793 \$ 709,608 \$ 1,331,865 \$ 51,315 \$ 73,150 \$ 50,000	\$ 38,680 \$  \$ 1,099,785 \$  \$ 1,099,785 \$  \$ 14,127 \$  \$ 20,918 \$  \$ 1,172,335 \$  \$ 483,645 \$  \$ 688,689 \$  \$ 1,458 \$  \$ 1,458 \$  \$ 1,458 \$  \$ 1,458 \$  \$ 1,458 \$  \$ 1,458 \$  \$ 1,458 \$  \$ 7,994 \$	38,844 \$  1,060,941 \$  35,214 \$  14,210 \$  21,003 \$  1,137,121 \$  469,435 \$  667,686 \$  3,630 \$  1,465 \$  2,165 \$  117,220 \$  48,392 \$  68,828 \$	35,472 \$ 1,025,470 \$ 1,025,470 \$ 14,423 \$ 21,318 \$ 1,101,379 \$ 455,012 \$ 455,012 \$ 455,012 \$ 455,012 \$ 455,012 \$ 646,368 \$ 1,487 \$ 2,198 \$ 113,536 \$ 46,905 \$ 66,631 \$	36,004 \$  989,466 \$  36,278 \$  14,640 \$  21,638 \$  1,065,101 \$  440,372 \$  624,729 \$  3,740 \$  1,509 \$  2,231 \$  109,796 \$  45,396 \$  64,400 \$	36,544 \$  952,922 \$  36,822 \$  14,859 \$  21,963 \$  1,028,279 \$  425,512 \$  602,766 \$  3,796 \$  1,532 \$  2,264 \$  1,6000 \$  43,864 \$  62,136 \$  1,546 \$	62,088 \$ 890,834 \$ 890,834 \$ 60,997 \$ 24,694 \$ 36,303 \$ 967,282 \$ 566,463 \$  6,288 \$ 2,546 \$ 3,742 \$ 99,712 \$ 41,318 \$ 58,394 \$  2,622 \$	53,170 \$  837,664 \$  61,912 \$  25,064 \$  36,847 \$  905,371 \$  525,616 \$  2,584 \$  3,798 \$  93,330 \$  93,330 \$  54,596 \$  2,661 \$	54,116 \$  783,548 \$  62,840 \$  25,440 \$  37,400 \$  842,530 \$  350,314 \$  492,216 \$  6,478 \$  2,622 \$  3,855 \$  86,852 \$  36,112 \$  50,740 \$	55,075 \$  728,473 \$  63,783 \$  25,822 \$  37,961 \$  778,747 \$  324,493 \$  454,255 \$  2,662 \$  3,913 \$  80,277 \$  33,450 \$  46,827 \$	64,740 \$ 64,740 \$ 26,209 \$ 38,531 \$ 714,008 \$ 415,724 \$ 2,702 \$ 3,972 \$ 73,604 \$ 42,855 \$ 2,782 \$	64,026   25,920   38,106   649,982   272,364   377,618   6,600   2,672   3,928   67,003   28,077   38,927	\$ 58,041 \$ 557,346 \$ \$ 557,346 \$ \$ 557,346 \$ \$ 557,346 \$ \$ 557,346 \$ \$ 557,346 \$ \$ 558,996 \$ \$ 38,677 \$ \$ 584,996 \$ \$ 246,055 \$ \$ 338,941 \$ \$ 56 6,699 \$ \$ 2,712 \$ \$ 58 3,987 \$ \$ 56 2,5365 \$ \$ 34,940 \$ \$ 56 2,867 \$ \$ \$ 34,940 \$ \$ \$ 56 2,867 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	50,955 \$  506,391 \$  58,203 \$  25,551 \$  32,652 \$  526,793 \$  220,504 \$  306,289 \$  6,000 \$  2,634 \$  3,366 \$  54,305 \$  22,731 \$  31,574 \$	51,867 \$  454,525 \$  59,076 \$  25,935 \$  33,141 \$  467,717 \$  194,569 \$  273,148 \$  6,090 \$  2,673 \$  3,416 \$  48,215 \$  20,057 \$  28,157 \$	52,792 401,733 59,962 26,324 33,638 407,755 168,245 239,509 6,181 2,714 3,468 42,033 17,344 24,690
City Reimbursement Cumulative Capture 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 Total MDEQ Reimbursement Balance State MDEQ Balance to Be Reimbursed Local MDEQ Balance to Be Reimbursed Local Only Costs Local Only Costs Local Tax Reimbursement	MDEQ/EA %   90.65%   4   90.65%   5   9.35%   4	Interest Total  State/Local % 11.23% 8.77% \$ 1,331,865	\$ 189,785 \$ 1,099,785 \$ 74,315 \$ 74,315 \$ 1,207,400 \$ 497,793 \$ 709,608 \$ 1,331,865 \$ 51,315 \$ 73,150 \$ 50,000	\$ 38,680 \$  \$ 1,099,785 \$  \$ 1,099,785 \$  \$ 14,147 \$  \$ 20,918 \$  \$ 1,172,335 \$  \$ 483,645 \$  \$ 688,689 \$  \$ 3,615 \$  \$ 1,458 \$  \$ 2,156 \$  \$ 1,20,850 \$  \$ 120,850 \$  \$ 120,850 \$  \$ 120,850 \$  \$ 120,850 \$  \$ 14,473 \$	38,844 \$  1,060,941 \$  35,214 \$  14,210 \$  21,003 \$  1,137,121 \$  667,686 \$  3,630 \$  1,465 \$  2,165 \$  117,220 \$  48,392 \$  68,828 \$  1,479 \$	35,472 \$  1,025,470 \$  1,025,470 \$  14,423 \$ 21,318 \$ 1,101,379 \$  455,012 \$ 646,368 \$  1,487 \$ 1,187 \$  113,536 \$ 46,905 \$ 66,631 \$  1,501 \$  45,547 \$	36,004 \$  989,466 \$  36,278 \$  14,640 \$  21,638 \$  1,065,101 \$  440,372 \$  624,729 \$  3,740 \$  1,509 \$  2,231 \$  109,796 \$  45,396 \$  64,400 \$  1,524 \$  44,024 \$	36,544 \$  952,922 \$  36,822 \$  14,859 \$  21,963 \$  1,028,279 \$  425,512 \$  602,766 \$  3,796 \$  1,536 \$  2,264 \$  106,000 \$  43,864 \$  62,136 \$  1,546 \$	62,088 \$ 890,834 \$ 890,834 \$ 60,997 \$ 24,694 \$ 36,303 \$ 967,282 \$ 400,819 \$ 566,463 \$ 566,463 \$ 6,288 \$ 2,546 \$ 2,546 \$ 3,742 \$ 99,712 \$ 41,318 \$ 58,394 \$ 2,622 \$ 39,856 \$	53,170 \$  837,664 \$  61,912 \$  25,064 \$  36,847 \$  905,371 \$  375,755 \$  52,616 \$  6,382 \$  2,584 \$  3,798 \$  93,330 \$  38,735 \$  54,596 \$  2,661 \$  37,195 \$	54,116 \$  783,548 \$	55,075 \$  728,473 \$  63,783 \$  25,822 \$  37,961 \$  778,747 \$  454,255 \$  454,255 \$  2,662 \$  3,913 \$  80,277 \$  33,450 \$  46,827 \$  2,741 \$	64,740 \$ 64,740 \$ 26,209 \$ 38,531 \$ 714,008 \$ 298,284 \$ 415,724 \$  6,674 \$ 2,702 \$ 3,972 \$ 73,604 \$ 30,749 \$ 42,855 \$  2,782 \$  28,970 \$	64,026   25,920   38,106   649,982   272,364   377,618   6,600   2,672   3,928   67,003   28,077   38,927   2,824	\$ 58,041 \$ \$ 557,346 \$ \$ 557,346 \$ \$ 26,309 \$ \$ 38,677 \$ \$ 584,996 \$ \$ 246,055 \$ \$ 338,941 \$ \$ 6,699 \$ \$ 3,987 \$ \$ 60,304 \$ \$ 5 25,365 \$ \$ 34,940 \$ \$ 23,279 \$	50,955 \$  506,391 \$  58,203 \$  25,551 \$  32,652 \$  526,793 \$  220,504 \$  306,289 \$  6,000 \$  2,634 \$  3,366 \$  54,305 \$  54,305 \$  22,731 \$  31,574 \$	51,867 \$  454,525 \$  59,076 \$  25,935 \$  33,141 \$  467,717 \$  194,759 \$  273,148 \$  6,090 \$  2,673 \$  3,416 \$  48,215 \$  20,057 \$  28,157 \$  2,456 \$	52,792 401,733 59,962 26,324 33,638 407,755 168,245 239,509 6,181 2,714 3,468 42,033 17,344 24,690 2,493
City Reimbursement Cumulative Capture 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 Local Tax Reimbursement Total MDEQ Reimbursement Balance State MDEQ Balance to Be Reimbursed Local MDEQ Balance to Be Reimbursed Local Only Costs Local Tax Reimbursement Total Local Only Reimbursement Balance	MDEQ/EA %   90.65%   4   90.65%   5   9.35%   4	Interest Total  State/Local % 11.23% 8.77% \$ 1,331,865	\$ 189,785 \$ 1,099,785 \$ 74,315 \$ 74,315 \$ 1,207,400 \$ 497,793 \$ 709,608 \$ 1,331,865 \$ 51,315 \$ 73,150 \$ 50,000	\$ 38,680 \$ \$ 1,099,785 \$ \$ 1,099,785 \$ \$ 14,147 \$ \$ \$ 20,918 \$ \$ 1,172,335 \$ \$ 483,645 \$ \$ 688,689 \$ \$ \$ 1,458 \$ \$ 2,156 \$ \$ 2,156 \$ \$ \$ 2,156 \$ \$ \$ 120,850 \$ \$ 49,857 \$ \$ 70,994 \$ \$ \$ 1,473 \$	38,844 \$  1,060,941 \$  35,214 \$  14,210 \$  21,003 \$  1,137,121 \$  469,435 \$  667,686 \$  3,630 \$  1,465 \$  2,165 \$  117,220 \$  48,392 \$  68,828 \$  1,479 \$	35,472 \$  1,025,470 \$  1,025,470 \$  14,423 \$ 21,318 \$ 1,101,379 \$  455,012 \$ 646,368 \$  1,487 \$ 1,187 \$  113,536 \$ 46,905 \$ 66,631 \$  1,501 \$  45,547 \$	36,004 \$  989,466 \$  36,278 \$  14,640 \$  21,638 \$  1,065,101 \$  440,372 \$  624,729 \$  3,740 \$  1,509 \$  2,231 \$  109,796 \$  45,396 \$  64,400 \$  1,524 \$  44,024 \$	36,544 \$  952,922 \$  36,822 \$  14,859 \$  21,963 \$  1,028,279 \$  425,512 \$  602,766 \$  3,796 \$  1,536 \$  2,264 \$  106,000 \$  43,864 \$  62,136 \$  1,546 \$	62,088 \$ 890,834 \$ 890,834 \$ 60,997 \$ 24,694 \$ 36,303 \$ 967,282 \$ 400,819 \$ 566,463 \$ 566,463 \$ 6,288 \$ 2,546 \$ 2,546 \$ 3,742 \$ 99,712 \$ 41,318 \$ 58,394 \$ 2,622 \$ 39,856 \$	53,170 \$  837,664 \$  61,912 \$  25,064 \$  36,847 \$  905,371 \$  375,755 \$  52,616 \$  6,382 \$  2,584 \$  3,798 \$  93,330 \$  38,735 \$  54,596 \$  2,661 \$  37,195 \$	54,116 \$  783,548 \$  62,840 \$  25,440 \$  37,400 \$  842,530 \$  350,314 \$  492,216 \$  6,478 \$  2,622 \$  36,112 \$  50,740 \$  2,701 \$	55,075 \$  728,473 \$  63,783 \$  25,822 \$ 37,961 \$  778,747 \$  324,493 \$ 454,255 \$  6,575 \$  2,662 \$ 3,913 \$ 80,277 \$ 33,450 \$ 46,827 \$  2,741 \$  31,753 \$	64,740 \$ 64,740 \$ 26,209 \$ 38,531 \$ 714,008 \$ 298,284 \$ 415,724 \$  6,674 \$ 2,702 \$ 3,972 \$ 73,604 \$ 30,749 \$ 42,855 \$  2,782 \$  28,970 \$	64,026   25,920   38,106   649,982   272,364   377,618   6,600   2,672   3,928   67,003   28,077   38,927   2,824   26,146   1	\$ 58,041 \$ \$ 557,346 \$ \$ 557,346 \$ \$ 26,309 \$ \$ 38,677 \$ \$ 584,996 \$ \$ 246,055 \$ \$ 338,941 \$ \$ 6,699 \$ \$ 3,987 \$ \$ 60,304 \$ \$ 5 25,365 \$ \$ 34,940 \$ \$ 23,279 \$	50,955 \$  506,391 \$  58,203 \$ 25,551 \$ 32,652 \$ 526,793 \$ 220,504 \$ 6,000 \$ 2,634 \$ 3,366 \$ 54,305 \$ 22,731 \$ 31,574 \$  2,420 \$	51,867 \$  454,525 \$  59,076 \$  25,935 \$  33,141 \$  467,717 \$  194,569 \$  273,148 \$  6,090 \$  2,673 \$  3,416 \$  48,215 \$  20,057 \$  28,157 \$  2,456 \$	52,792 401,733 59,962 26,324 33,638 407,755 168,245 239,509 6,181 2,714 3,468 42,033 17,344 24,690 2,493
City Reimbursement Cumulative Capture 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 Balance State MDEQ Balance to Be Reimbursed Local MDEQ Balance to Be Reimbursed Local Only Costs Local Tax Reimbursement Total Local Only Reimbursement Balance	MDEQ/EA %   90.65%   4   90.65%   5   9.35%   4	Interest Total  State/Local % 11.23% 8.77% \$ 1,331,865	\$ 189,785 \$ 1,099,785 \$ 74,315 \$ 74,315 \$ 1,207,400 \$ 497,793 \$ 709,608 \$ 1,331,865 \$ 51,315 \$ 73,150 \$ 50,000	\$ 38,680 \$ \$ 1,099,785 \$ \$ 1,099,785 \$ \$ 14,147 \$ \$ \$ 20,918 \$ \$ 1,172,335 \$ \$ 483,645 \$ \$ 688,689 \$ \$ \$ 1,458 \$ \$ 2,156 \$ \$ 2,156 \$ \$ \$ 2,156 \$ \$ \$ 120,850 \$ \$ 49,857 \$ \$ 70,994 \$ \$ \$ 1,473 \$	38,844 \$  1,060,941 \$  35,214 \$  14,210 \$  21,003 \$  1,137,121 \$  469,435 \$  667,686 \$  3,630 \$  1,465 \$  2,165 \$  117,220 \$  48,392 \$  68,828 \$  1,479 \$	35,472 \$  1,025,470 \$  1,025,470 \$  14,423 \$ 21,318 \$ 1,101,379 \$  455,012 \$ 646,368 \$  1,487 \$ 1,187 \$  113,536 \$ 46,905 \$ 66,631 \$  1,501 \$  45,547 \$	36,004 \$  989,466 \$  36,278 \$  14,640 \$  21,638 \$  1,065,101 \$  440,372 \$  624,729 \$  3,740 \$  1,509 \$  2,231 \$  109,796 \$  45,396 \$  64,400 \$  1,524 \$  44,024 \$	36,544 \$  952,922 \$  36,822 \$  14,859 \$  21,963 \$  1,028,279 \$  425,512 \$  602,766 \$  3,796 \$  1,536 \$  2,264 \$  106,000 \$  43,864 \$  62,136 \$  1,546 \$	62,088 \$ 890,834 \$ 890,834 \$ 60,997 \$ 24,694 \$ 36,303 \$ 967,282 \$ 400,819 \$ 566,463 \$ 566,463 \$ 6,288 \$ 2,546 \$ 2,546 \$ 3,742 \$ 99,712 \$ 41,318 \$ 58,394 \$ 2,622 \$ 39,856 \$	53,170 \$  837,664 \$  61,912 \$  25,064 \$  36,847 \$  905,371 \$  375,755 \$  52,616 \$  6,382 \$  2,584 \$  3,798 \$  93,330 \$  38,735 \$  54,596 \$  2,661 \$  37,195 \$	54,116 \$  783,548 \$  62,840 \$  25,440 \$  37,400 \$  842,530 \$  350,314 \$  492,216 \$  6,478 \$  2,622 \$  36,112 \$  50,740 \$  2,701 \$	55,075 \$  728,473 \$  63,783 \$  25,822 \$ 37,961 \$  778,747 \$  324,493 \$ 454,255 \$  6,575 \$  2,662 \$ 3,913 \$ 80,277 \$ 33,450 \$ 46,827 \$  2,741 \$  31,753 \$	64,740 \$ 64,740 \$ 26,209 \$ 38,531 \$ 714,008 \$ 298,284 \$ 415,724 \$  6,674 \$ 2,702 \$ 3,972 \$ 73,604 \$ 30,749 \$ 42,855 \$  2,782 \$  28,970 \$	64,026   25,920   38,106   649,982   272,364   377,618   6,600   2,672   3,928   67,003   28,077   38,927   2,824   26,146   1	\$ 58,041 \$ \$ 557,346 \$ \$ 557,346 \$ \$ 26,309 \$ \$ 38,677 \$ \$ 584,996 \$ \$ 246,055 \$ \$ 338,941 \$ \$ 6,699 \$ \$ 3,987 \$ \$ 60,304 \$ \$ 5 25,365 \$ \$ 34,940 \$ \$ 23,279 \$	50,955 \$  506,391 \$  58,203 \$ 25,551 \$ 32,652 \$ 526,793 \$ 220,504 \$ 6,000 \$ 2,634 \$ 3,366 \$ 54,305 \$ 22,731 \$ 31,574 \$  2,420 \$	51,867 \$  454,525 \$  59,076 \$  25,935 \$  33,141 \$  467,717 \$  467,717 \$  273,148 \$  6,090 \$  2,673 \$  3,416 \$  48,215 \$  20,057 \$  28,157 \$  2,456 \$  18,403 \$  67,622 \$	52,792 401,733 59,962 26,324 33,638 407,755 168,245 239,509 6,181 2,714 3,468 42,033 17,344 24,690 2,493
City Reimbursement Cumulative Capture 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 Local Tax Reimbursement Docal MDEQ Reimbursement Balance State MDEQ Balance to Be Reimbursed Local MDEQ Balance to Be Reimbursed Local Only Costs Local Only Costs Local Tax Reimbursement Total Local Only Reimbursement Balance  Total Annual Reimbursement	MDEQ/EA %   90.65%   4   90.65%   5   9.35%   4	Interest Total  State/Local % 11.23% 8.77% \$ 1,331,865	\$ 1,099,785 \$ 1,099,785 \$ 74,315 \$ 1,207,400 \$ 497,793 \$ 709,608 \$ 1,331,865 \$ 51,315 \$ 73,150 \$ 50,000	\$ 38,680 \$ \$ 1,099,785 \$ \$ 1,099,785 \$ \$ 14,147 \$ \$ \$ 20,918 \$ \$ 1,172,335 \$ \$ 483,645 \$ \$ 688,689 \$ \$ \$ 1,458 \$ \$ 2,156 \$ \$ 2,156 \$ \$ \$ 2,156 \$ \$ \$ 120,850 \$ \$ 49,857 \$ \$ 70,994 \$ \$ \$ 1,473 \$	38,844 \$  1,060,941 \$  35,214 \$  14,210 \$  21,003 \$  1,137,121 \$  469,435 \$  667,686 \$  3,630 \$  1,465 \$  2,165 \$  117,220 \$  48,392 \$  68,828 \$  1,479 \$	35,472 \$ 1,025,470 \$ 1,025,470 \$ 35,742 \$ 14,423 \$ 21,318 \$ 21,318 \$ 21,318 \$ 455,012 \$ 455,012 \$ 455,012 \$ 1,487 \$ 2,198 \$ 1,487 \$ 2,198 \$ 1,487 \$ 2,198 \$ 113,536 \$ 66,631 \$ 1,501 \$ 45,547 \$ 40,927 \$	36,004 \$  989,466 \$  36,278 \$  14,640 \$  21,638 \$  1,065,101 \$  440,372 \$  624,729 \$  3,740 \$  1,509 \$  2,231 \$  109,796 \$  45,396 \$  64,400 \$  1,524 \$  44,024 \$	36,544 \$  952,922 \$  36,822 \$  14,859 \$  21,963 \$  1,028,279 \$  425,512 \$  425,602,766 \$  1,532 \$  2,264 \$  106,000 \$  43,864 \$  62,136 \$  1,546 \$  42,477 \$  42,477 \$	62,088 \$  890,834 \$  890,834 \$  60,997 \$  24,694 \$  36,303 \$  967,282 \$  566,463 \$  6,288 \$  2,546 \$  3,742 \$  99,712 \$  41,318 \$  58,394 \$  2,622 \$  39,856 \$  69,906 \$  2,50%	53,170 \$  837,664 \$  61,912 \$  25,064 \$  36,847 \$  905,371 \$  375,755 \$  529,616 \$  6,382 \$  2,584 \$  3,798 \$  93,330 \$  54,596 \$  2,661 \$  37,195 \$  70,955 \$	54,116 \$  783,548 \$	55,075 \$  728,473 \$	56,049 \$ 672,424 \$ 64,740 \$ 26,209 \$ 38,531 \$ 714,008 \$ 415,724 \$ 2,702 \$ 3,972 \$ 73,604 \$ 42,855 \$ 2,782 \$ 2,782 \$  28,970 \$ 74,196 \$	64,026   25,920   38,106   649,982   272,364   377,618   6,600   2,672   3,928   67,003   28,077   38,927   2,824   73,450   5,00%	5 58,041 \$ 5 58,041 \$ 6 557,346 \$ 5 64,986 \$ 5 26,309 \$ 6 26,309 \$ 6 38,677 \$ 6 584,996 \$ 7 246,055 \$ 7 246,055 \$ 7 24,552 \$ 7 24,552 \$ 5 34,940 \$ 6 2,867 \$ 7 2,867 \$ 7 3,552 \$ 5 3,279 \$ 7 3,552 \$ 5 3,279 \$ 6 7 4,552 \$	50,955 \$  506,391 \$  58,203 \$ 25,551 \$ 32,652 \$ 526,793 \$ 220,504 \$ 306,289 \$  6,000 \$ 2,634 \$ 3,366 \$ 54,305 \$ 54,305 \$ 22,731 \$ 21,574 \$  2,420 \$  50,6623 \$	51,867 \$  454,525 \$  59,076 \$  25,935 \$  33,141 \$  467,717 \$  467,717 \$  273,148 \$  6,090 \$  2,673 \$  3,416 \$  48,215 \$  20,057 \$  28,157 \$  2,456 \$  18,403 \$  67,622 \$	52,792  401,733  59,962 26,324 33,638 407,755 168,245 239,509 6,181 2,714 3,468 42,033 17,344 24,690  2,493 15,910 68,637
City Reimbursement Cumulative Capture 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 Total MDEQ Reimbursement Balance State MDEQ Balance to Be Reimbursed Local MDEQ Balance to Be Reimbursed Local Only Costs Local Tax Reimbursement Total Local Only Reimbursement Balance  Local MDEQ Balance to Be Reimbursed Local Tax Reimbursement  Local Coll Reimbursement Total Local Only Reimbursement Balance  Total Annual Reimbursement  LOCAL BROWNFIELD REVOLVING FUND LBRF Deposits * State Tax Capture	MDEQ/EA %   90.65%   4   90.65%   5   9.35%   4	Interest Total  State/Local % 11.23% 13.31,865  11.23% 18.77%	\$ 1,099,785 \$ 1,099,785 \$ 74,315 \$ 1,207,400 \$ 497,793 \$ 709,608 \$ 1,331,865 \$ 51,315 \$ 73,150 \$ 50,000 Allocation %	\$ 38,680 \$  \$ 1,099,785 \$  \$ 1,099,785 \$  \$ 14,147 \$  \$ 20,918 \$  \$ 1,172,335 \$  \$ 483,645 \$  \$ 688,689 \$  \$ 1,458 \$  \$ 1,458 \$  \$ 1,458 \$  \$ 1,458 \$  \$ 120,850 \$  \$ 120,850 \$  \$ 120,850 \$  \$ 120,850 \$  \$ 149,857 \$  \$ 70,994 \$  \$ 1,473 \$  \$ 48,527 \$  \$ 40,153 \$  \$ - \$  \$ - \$  \$ - \$  \$ - \$  \$ - \$	38,844 \$  1,060,941 \$  35,214 \$  14,210 \$  21,003 \$  1,137,121 \$  469,435 \$  667,686 \$  2,165 \$  1,465 \$  2,165 \$  117,220 \$  48,392 \$  68,828 \$  1,479 \$  47,048 \$  40,323 \$  - \$  - \$	35,472 \$  1,025,470 \$  1,025,470 \$  14,423 \$ 21,318 \$ 1,101,379 \$ 455,012 \$ 646,368 \$  1,487 \$ 1,187 \$ 45,905 \$ 66,631 \$  1,501 \$  45,547 \$  40,927 \$	36,004 \$  989,466 \$  36,278 \$  14,640 \$  21,638 \$  1,065,101 \$  440,372 \$  624,729 \$  3,740 \$  1,509 \$  2,231 \$  109,796 \$  45,396 \$  64,400 \$  1,524 \$  44,024 \$  41,541 \$	36,544 \$  952,922 \$  36,822 \$  14,859 \$  21,963 \$  1,028,279 \$  425,512 \$  602,766 \$  2,264 \$  1,532 \$  2,264 \$  1,532 \$  2,264 \$  43,864 \$  62,136 \$  42,477 \$  42,477 \$	62,088 \$ 890,834 \$ 890,834 \$ 890,834 \$  60,997 \$ 24,694 \$ 36,303 \$ 967,282 \$ 400,819 \$ 566,463 \$ 566,463 \$ 2,546 \$ 2,546 \$ 3,742 \$ 99,712 \$ 41,318 \$ 58,394 \$  2,622 \$  39,856 \$ 69,906 \$	53,170 \$  837,664 \$  61,912 \$  25,064 \$  36,847 \$  905,371 \$  375,755 \$  2,584 \$  3,798 \$  93,330 \$  38,735 \$  54,596 \$   70,955 \$  2.50%  3,476 \$  709 \$	54,116 \$  783,548 \$  62,840 \$  25,440 \$  37,400 \$  842,530 \$  350,314 \$  492,216 \$  2,622 \$  3,855 \$  86,852 \$  36,112 \$  50,740 \$  2,701 \$  34,494 \$  72,019 \$  2.50%  5,254 \$  720 \$	55,075 \$  728,473 \$  63,783 \$  25,822 \$ 37,961 \$  778,747 \$  324,493 \$ 454,255 \$  2,662 \$  3,913 \$  80,277 \$  33,450 \$  46,827 \$  2,741 \$  31,753 \$  73,099 \$  2.50%  7,058 \$  730 \$	64,740 \$ 64,740 \$ 26,209 \$ 38,531 \$ 714,008 \$ 298,284 \$ 415,724 \$  6,674 \$ 2,702 \$ 3,972 \$ 73,604 \$ 30,749 \$ 42,855 \$  2,782 \$  28,970 \$  74,196 \$  2.50%  8,889 \$ 741 \$	64,026   25,920   38,106   649,982   272,364   377,618   6,600   2,677   3,928   67,003   28,077   38,927   2,824   26,146   73,450   5.00%	5 58,041 \$ 5 557,346 \$ 5 557,346 \$ 6 64,986 \$ 6 26,309 \$ 6 38,677 \$ 6 584,996 \$ 7 246,055 \$ 7 338,941 \$ 7 712 \$ 7 713	50,955 \$  506,391 \$  58,203 \$  25,551 \$  32,652 \$  526,793 \$  220,504 \$  2,634 \$  3,366 \$  54,305 \$  22,731 \$  31,574 \$   2,420 \$   5,008  19,758 \$  1,483 \$	51,867 \$  454,525 \$  59,076 \$  25,935 \$  33,141 \$  467,717 \$  194,569 \$  2,673 \$  3,416 \$  48,215 \$  20,057 \$  28,157 \$  18,403 \$  67,622 \$  5.00%  23,188 \$  1,506 \$	52,792  401,733  59,962 26,324 33,638 407,755 168,245 239,509 6,181 2,714 3,468 42,033 17,344 24,690 2,493 15,910 68,637  5.00% 26,669 1,528
City Reimbursement Cumulative Capture 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 Balance State MDEQ Balance to Be Reimbursed Local MDEQ Balance to Be Reimbursed Local Tax Reimbursement Balance Total Annual Reimbursement Total Local Only Reimbursement Total Local Only Reimbursement LOCAL BROWNFIELD REVOLVING FUND LBRF Deposits *	MDEQ/EA %   90.65%   4   90.65%   5   9.35%   4	Interest Total  State/Local % 11.23% 13.31,865  11.23% 18.77%	\$ 1,099,785 \$ 1,099,785 \$ 74,315 \$ 1,207,400 \$ 497,793 \$ 709,608 \$ 1,331,865 \$ 51,315 \$ 51,315 \$ 73,150 \$ 50,000 Allocation %	\$ 1,00%   \$ 38,680   \$ \$ 1,099,785   \$ \$ 1,099,785   \$ \$ 1,4147   \$ \$ 20,918   \$ \$ 1,172,335   \$ \$ 483,645   \$ \$ 688,689   \$ \$ \$ 1,458   \$ \$ 5 1,256   \$ \$ 2,156   \$ \$ 5 120,850   \$ \$ 49,857   \$ \$ 70,994   \$ \$ \$ 1,473   \$ \$ \$ \$ 48,527   \$ \$ \$ 48,527   \$ \$ \$ 48,527   \$ \$ \$ 48,527   \$ \$ \$ 40,153   \$ \$ \$ \$ \$ 40,153   \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	38,844 \$  1,060,941 \$  35,214 \$  14,210 \$  21,003 \$  1,137,121 \$  469,435 \$  667,686 \$  1,465 \$  2,165 \$  117,220 \$  48,392 \$  68,828 \$  1,479 \$  47,048 \$  40,323 \$	35,472 \$ 1,025,470 \$ 1,025,470 \$  11,025,470 \$  14,423 \$ 21,318 \$ 21,318 \$ 21,318 \$ 455,012 \$  455,012 \$  455,012 \$  1,487 \$ 2,198 \$ 2,198 \$ 2,198 \$ 113,536 \$ 66,631 \$  1,501 \$  45,547 \$  40,927 \$  - \$ - \$ - \$ - \$ - \$ - \$	36,004 \$  989,466 \$  36,278 \$  14,640 \$  21,638 \$  21,638 \$  440,372 \$  624,729 \$  3,740 \$  1,509 \$  2,231 \$  109,796 \$  45,396 \$  64,400 \$  44,024 \$  41,541 \$  - \$  - \$  - \$  - \$  - \$  - \$  - \$	36,544 \$  952,922 \$  36,822 \$  14,859 \$  21,963 \$  1,028,279 \$  425,512 \$  602,766 \$  3,796 \$  1,532 \$  2,264 \$  1,532 \$  2,264 \$  1,536 \$  43,864 \$  62,136 \$  1,546 \$  42,477 \$  42,164 \$	62,088 \$  890,834 \$  890,834 \$  24,694 \$  36,303 \$  967,282 \$  566,463 \$  6,288 \$  2,546 \$  3,742 \$  99,712 \$  41,318 \$  58,394 \$  2,622 \$  39,856 \$  69,906 \$  2,50%  1,725 \$  698 \$  1,027 \$  1,027 \$	53,170 \$  837,664 \$  61,912 \$  25,064 \$  36,847 \$  905,371 \$  52,061 \$  375,755 \$  529,616 \$  2,584 \$  3,798 \$  93,330 \$  2,661 \$  37,195 \$  70,955 \$  2.50%  3,476 \$  3,476 \$  1,092 \$	54,116 \$  783,548 \$  62,840 \$ 25,440 \$ 37,400 \$ 842,530 \$ 350,314 \$ 492,216 \$  6,478 \$ 2,622 \$ 3,855 \$ 86,852 \$ 36,112 \$ 50,740 \$  2,701 \$  34,494 \$  72,019 \$  2,50%  5,254 \$	55,075 \$  728,473 \$  63,783 \$  25,822 \$  37,961 \$  778,747 \$  324,493 \$  454,255 \$  6,575 \$  2,662 \$  3,913 \$  80,277 \$  34,50 \$  46,827 \$  2,741 \$  31,753 \$  73,099 \$  2.50%	56,049 \$ 672,424 \$ 64,740 \$ 26,209 \$ 38,531 \$ 714,008 \$ 298,284 \$ 415,724 \$  2,702 \$ 3,972 \$ 73,604 \$ 2,782 \$  2,782 \$  2,782 \$  2,782 \$  2,782 \$  2,782 \$  2,781 \$  2,50%  8,889 \$  741 \$ 1,000 \$	64,026   25,920   38,106   649,982   272,364   377,618   67,003   28,077   38,927   2,824   73,450   5.00%	5 58,041 \$ 5 58,041 \$ 5 58,041 \$ 5 6 4,986 \$ 5 26,309 \$ 5 26,055 \$ 6 246,055 \$ 6 246,055 \$ 6 38,877 \$ 5 584,996 \$ 6 2,712 \$ 6 3,987 \$ 6 2,712 \$ 6 3,987 \$ 7 2,525 \$ 7 4,552 \$ 5 7 4,552 \$ 5 7 4,552 \$ 5 1,527 \$ 6 1,527 \$ 6 2,245 \$	50,955 \$  506,391 \$  58,203 \$ 25,551 \$ 32,652 \$ 526,793 \$ 220,504 \$ 306,289 \$  6,000 \$ 2,634 \$ 3,366 \$ 54,305 \$ 22,731 \$ 31,574 \$  2,420 \$  20,859 \$  66,623 \$  5,00%  19,758 \$	51,867 \$  454,525 \$  59,076 \$  25,935 \$  33,141 \$  467,717 \$  194,569 \$  273,148 \$  6,090 \$  2,673 \$  3,416 \$  48,215 \$  20,057 \$  28,157 \$  2,456 \$  18,403 \$  67,622 \$  5,00%  23,188 \$	52,792  401,733  59,962 26,324 33,638 407,755 168,245 239,509 6,181 2,714 3,468 42,033 17,344 24,690 2,493 15,910 68,637

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

Footnotes:			

					I					Ī						
				loc	cal State EA				ı	Local LBRF						
Estimated Taxable Val					pture Ends					Capture Ends						
	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	TOTALS
	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	_
* \$		, ,	551,090 \$	551,090 \$	551,090	\$ 551,090	551,090 \$	551,090 \$	551,090	\$ 551,090	\$ 551,090	\$ 551,090 \$	551,090 \$	551,090 \$	551,090	
Ann \$																
Cumulat \$												\$ 1,164,305 \$				
·	1,045,298 \$				1,075,625		1,091,479 \$			\$ 1,116,163	\$ 1,124,639			1,150,838 \$		
Incremental Difference \$	494,208 \$	501,622 \$	509,146 \$	516,783 \$	524,535	\$ 532,403	\$ 540,389 \$	548,495 \$	556,722	\$ 565,073	\$ 573,549	\$ 582,152 \$	590,885 \$	599,748 \$	608,744	
Plan Year	16	17	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	2048	2049	TOTAL
Total State Incremental Revenue \$	, ,		49,333 \$		50,824						\$ 68,826					
State Brownfield Revolving Fund (50% of SET) \$ State TIR Available for Reimbursement \$	5,718 \$ 40,026 \$	5,804 \$	6,167 \$ 43,166 \$	6,259 \$	6,353		, 0,100 y	8,227 \$	-,	\$ 8,476	\$ 8,603 \$ 60,223		0,005 \$	0,550 \$		\$ 169,297
State TIR Available for Reimbursement \$	40,026 \$	40,626 \$	43,166 \$	43,814 \$	44,471	\$ 55,902	5 56,741 \$	57,592 \$	58,456	\$ 59,333	\$ 60,223	\$ 61,126 \$	62,043 \$	62,974 \$	63,918	\$ 1,185,077
Total Local Incremental Revenue \$	56,841 \$	57,694 \$	70,324 \$	71,379 \$	72,450	\$ 91,073	92,439 \$	93,826 \$	95,233	\$ 96,662	\$ 98,112	\$ 99,584 \$	101,077 \$	102,593 \$	104,132	\$ 1,871,590
BRA Administrative Fee \$	3,410 \$	3,462 \$	4,219 \$	4,283 \$	4,347	\$ 5,464	5,546 \$	5,630 \$	5,714	\$ 5,800	\$ 5,887	\$ 5,975 \$	6,065 \$	6,156 \$	6,248	\$ 112,295
Local TIR Available for Reimbursement \$	53,431 \$	54,232 \$	66,105 \$	67,096 \$	68,103	\$ 85,609	\$ 86,893 \$	88,196 \$	89,519	\$ 90,862	\$ 92,225	\$ 93,609 \$	95,013 \$	96,438 \$	97,884	\$ 1,759,294
Total State & Local TIR Available \$	93,457 \$	94,859 \$	109,271 \$	110,910 \$	112,573	\$ 141,511	\$ 143,634 \$	145,788 \$	147,975	\$ 150,195	\$ 152,448	\$ 154,735 \$	157,056 \$	159,411 \$	161,803	\$ 2,944,371
Developer Reimbursement \$	10% 8,276 \$	10%	10% 10,961 \$	10%	11%	0%	0%	0%	0%	0% \$ -	<u>c</u>	5 - S	0%		0%	
Cumulative Capture \$		9,515 \$ <b>88,612 \$</b>	99,572 \$	11,125 \$ 110,697 \$	11,918 <b>122,615</b>	\$ - :	- >	- 3		\$ -	<b>&gt;</b> -	\$ - \$	- >	- 3	-	
Developer Reimbursement Balance \$			23,043 \$	11,918 \$	(0)	\$ (0)	\$ (0) \$	(0) \$	(0)	\$ (0)	\$ (0	) \$ (0) \$	(0) \$	(0) \$	(0)	Ś -
\$			20,010 7	11,010 \$	(-/	<del>,</del> (-)	(-) +	(-7 7	(-/	7 (-)	7 (-	(-) +	(-7  7	(-7  7	(-)	,
EGLE Brownfield Loan	20,5 .7				į											
EGLE Loan Reimbursement \$	10,947 \$	- \$	- \$	- \$	i	\$ - :	s - \$	- \$		\$ -	\$ -	\$ - \$	- Ś	- \$	-	\$ 109,465
City Reimbursement Balance \$		- \$	- \$	- \$	-	\$ - ;	\$ - \$	- \$	-	\$ -	\$ -	\$ - \$	- \$	- \$	-	\$ -
·														·		
CITY					j											
CITY	90%	90%	90%	90%	75%	0%	0%	0%	0%	0%	09		0%	0%	0%	4 4000 705
City Reimbursement \$	33,963 \$	85,344 \$	98,310 \$	99,785 \$	84,332	\$ - !	- \$	- \$	-	\$ -	Ş -	\$ - \$	- \$	- \$	-	\$ 1,099,785
City Reimbursement Balance \$	367,770 \$	282,426 \$	184,116 \$	84,331 \$	(0)	\$ (0)	\$ (0) \$	(0) \$	(0)	\$ (0)	ć /n	) \$ (0) \$	(0) \$	(0) \$	(0)	ć
City Reinibursement Buitince 3	307,770 3	282,420 3	104,110 3	-	(0)	<i>\$</i> (0) ,	5 (0) \$	(0) 3	(0)		0) د		(0) 3	(0) 3	(0)	, -
						_				_				1 4		4
MSF Non-Environmental Costs \$			78,396 \$	93,004 \$	78,441							\$ - \$			-	\$ 1,207,400
State Tax Reimbursement \$ Local Tax Reimbursement \$	33,564 \$ 44,805 \$	34,068 \$ 45,477 \$	36,197 \$ 42,199 \$	36,740 \$ 56,264 \$	27,676 50,765	•	· · · · · · · · ·	- \$ - \$		\$ - \$ -	\$ - \$ -	\$ - \$ \$ - \$				\$ 497,793 \$ 709,608
Total MSF Reimbursement Balance \$			171,445 \$	78,441 \$	(0)				(0)			) \$ (0) \$			- (0)	
State MSF Balance to Be Reimbursed \$			64,416 \$	27,676 \$	(0)							) \$ (0) \$			(0)	7
Local MSF Balance to Be Reimbursed \$			107,029 \$	50,765 \$	(0)							) \$ (0) \$			(0)	
MDFO Facility and a Control	0.070	0.222 4	7.000 1	0.507 1	0.700	ć					*	٠	. 1.2	1.2	1	<u>-</u>
MDEQ Environmental Costs \$ State Tax Reimbursement \$			7,369 \$	<i>9,587 \$</i> 3,787 \$	<i>8,799</i> 2,853						-	\$ - \$ \$ - \$				\$ 124,466 \$ 51,315
State Tax Reimbursement \$ Local Tax Reimbursement \$			3,731 \$ 3,638 \$	5,800 \$	2,853 5,946						\$ - \$ -	\$ - \$			-	
Total MDEQ Reimbursement Balance \$			18,386 \$	8,799 \$	(1)							) \$ (0) \$			(0)	
State MDEQ Balance to Be Reimbursed 5			6,640 \$	2,853 \$	(0)	\$ (0)						) \$ (0) \$			(0)	
Local MDEQ Balance to Be Reimbursed \$	20,071 \$	15,383 \$	11,746 \$	5,946 \$	(0)	\$ (0)	\$ (0) \$	(0) \$	(0)	\$ (0)	\$ (0	) \$ (0) \$	(0) \$	(0) \$	(0)	
Local Only Costs \$	3,410 \$	3,462 \$	4,219 \$	4,283 \$	536	\$ - :	\$ - \$	- \$		\$ -	\$ -	\$ - \$	- 5	- Ś	-	\$ 50,000
Local Tax Reimbursement	,	, , ,					<del>-</del>	<del>-</del> <del>-</del>					1.7	1.7		
Total Local Only Reimbursement Balance \$	12,499 \$	9,038 \$	4,818 \$	536 \$	(0)	\$ (0)	\$ (0) \$	(0) \$	(0)	\$ (0)	\$ (0	) \$ (0) \$	(0) \$	(0) \$	(0)	\$ -
Total Annual Reimbursement \$	89,858 \$	91,206 \$	89,985 \$	106,874 \$	87,776	\$ - ;	s - \$	- \$	-	\$ -	\$ -	\$ - \$	- \$	- \$	-	\$ 1,381,866
					j											
LOCAL BROWNFIELD REVOLVING FUND	7.50%	7.50%	7.50%	7.50%	7.50%	100.00%	100.00%	100.00%	100.00%	100.00%	A F04 0	A F21 200 1	F24 000 <sup>1</sup>	F24 200 1	F24 204	
LBRF Deposits * \$			48,988 \$	57,306 \$	65,749		262,511 \$	350,707 \$	440,227	\$ 531,089	\$ 531,089			, , , , , , ,	531,089	\$ -
State Tax Capture \$ Local Tax Capture \$			3,237 \$ 4,958 \$	3,286 \$ 5,032 \$	3,335 5,108		\$ 86,893 \$	88,196 \$	89,519	\$ 90,862	*	\$ - \$ \$ - \$			-	\$ 51,315 \$ 479,774
Total LBRF Capture \$			8,195 \$	8,318 \$	8,443						\$ -	\$ - \$				\$ 531,089
* Up to five years of capture for LBRF Deposits a	, ,		,							,				,		

* Up to five years of capture for LBRF Depos	ts a
from DEQ & Local TIR only.	

Footnotes:

#### **TABLE 3 IMPACT ON TAXING JURISDICTIONS**

### BROWNFIELD PLAN - THIRTY YEAR DURATION

#### **CADILLAC LOFTS**

#### **CADILLAC BROWNFIELD REDEVELOPMENT AUTHORITY**

		Millages	Millage	Percent	Total Capture	Total Revenues
			Total	Allocation	\$2,082,252	\$3,075,787
City of Cadillac*			16.5473	48.37%	\$634,828	\$924,686
Allocated		13.9473				
Police Fire Retirement		2.6000				
Wexford County*			8.9497	26.16%	\$343,350	\$500,122
County Allocated		6.7797				
Public Safety		0.9500				
Animal Control		0.2000				
MSUE		0.1700				
Veterans Relief		0.1000				
Library		0.7500				
DDA*		1.9548	1.9548	5.71%	\$74,995	\$109,237
CWTA*		0.6000	0.6000	1.75%	\$23,019	\$33,529
Cadillac Area Public Schools				0.00%		\$0
School Debt*		5.8000				
ISD		6.1604	6.1604	18.01%	\$236,340	\$344,252
Local Taxes Total	58.77%	40.0122	34.2122	100.00%	\$1,312,532	\$1,911,825
State Taxes	41.23%		24.0000		\$600,423	\$1,163,961
School Operating		18.0000				
State Educ Tax		3.0000				
State Brownfield Fund		3.0000			\$169,297	
Total		64.0122	58.2122		\$2,082,252	\$3,075,787

<sup>\*</sup> Local Taxes (except ISD) are subject to DDA capture. Interlocal Agreement provides for Brownfield Reimbursement

<sup>\*\*</sup> Debt Millage not captured as part of brownfield plan

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



**Mayor** Carla J. Filkins

**Mayor Pro-Tem** Tiyi Schippers

Councilmembers Stephen King Robert J. Engels Bryan Elenbaas

#### **RESOLUTION NO. 2020-XXXX**

# RESOLUTION TO ADOPT AN ORDINANCE TO AMEND SECTIONS 42-201 AND 42-202(3) OF CHAPTER 42 OF THE CADILLAC CITY CODE TO INCREASE WATER RATES IN THE CITY OF CADILLAC 7.5%.

At a regular meeting of the City Council of the City of Cadillac, Wexford County, Michigan, held by remote electronic participation pursuant to the Open Meetings Act, Act 267 of 1976, and Executive Order 2020-75 on the 18th day of May, 2020, at 6:00 p.m.

PRESENT: COUNCIL MEMBERS:	
ABSENT: COUNCIL MEMBER:	

The following preamble and resolution was offered by XXXXXX and seconded by XXXXXX.

WHEREAS, the City has established a water supply system for the residents and businesses of the City;

WHEREAS, the City charges for the use of the water system for the purpose of recovering the cost of construction, reconstruction, maintenance, repair, and operation of the system;

WHEREAS, Section 42-374 of the Cadillac City Code provides that City staff or designated parties shall periodically review the charges, rates, fees, rules, and regulations of the water system and report the results of the review to the City Council with respective recommendations for any adjustments;

WHEREAS, pursuant to Article 16, Section 16.3 of the City Charter, the City may fix just and reasonable water rates and other charges from time to time as may be deemed advisable;

WHEREAS, the City staff has reviewed the water supply system rates and has recommended a rate increase of 7.5%;

WHEREAS, the City wishes to consider increasing rates for the water supply system by 10%;

WHEREAS, the City held a duly noticed public hearing regarding the proposed ordinance on May 18, 2020; and

WHEREAS, the City concludes that adopting the proposed ordinance is in the best interest of the public health, safety, and welfare.

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

- 1. Ordinance No. 2020-XX, Ordinance to Amend Sections 42-201 and 42-202(3) of Chapter 42 of the Cadillac City Code to Increase Water Rates in the City of Cadillac 7.5% (the "Ordinance," attached as Exhibit A) is hereby adopted.
  - 2. The Ordinance shall be filed with the City Clerk.
- 3. The City Clerk shall publish a Notice of Adoption and Summary of the Ordinance within seven (7) days after its adoption.
- 4. Any and all resolutions that are in conflict with this Resolution are hereby repealed, but only to the extent to give this Resolution full force and effect.

City of Cadillac Resolution No. 2020-XXXX Page 3 of 3

YEAS: COUNCIL MEMBERS:	
NAYS:	
STATE OF MICHIGAN	) )ss
COUNTY OF WEXFORD	)
	the City of Cadillac, hereby certify this to be a true an . 2020-xxxx, duly adopted at a regular meeting of the Cit May, 2020.
	Sandra Wasson Cadillac City Clerk

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



**Mayor** Carla J. Filkins

**Mayor Pro-Tem** Tiyi Schippers

Councilmembers
Bryan Elenbaas
Stephen King
Robert J. Engels

#### ORDINANCE NO. 2020-xx

AN ORDINANCE TO AMEND SECTIONS 42-201 AND 42-202(3) OF CHAPTER 42 OF THE CADILLAC CITY CODE TO INCREASE WATER RATES IN THE CITY OF CADILLAC 7.5%.

#### THE CITY OF CADILLAC ORDAINS:

#### Section 1.

The City hereby amends Section 42-201 of the Cadillac City Code, entitled "Service rates," which shall read as follows:

The rates for water service furnished by the city water supply system shall be as follows:

#### (1) *Monthly service charges.*

Meter Size (in inches)	Charge (per month)
5/8	\$7.78
3/4	\$11.45
1	\$19.07
1 1/2	\$38.23
2	\$60.97
3	\$133.53
4	\$228.92
6	\$476.97
8	\$686.82

#### (2) Commodity charge.

Volume (100 cubic-foot unit)	Per Month (per unit)
0 to 600 cu. ft.	\$1.63
601 to 10,000 cu. ft.	\$1.39
10,001 to 100,000 cu. ft.	\$1.23
100,001 to 250,000 cu. ft.	\$1.08
250,001 and above	\$0.94

#### Section 2.

The City hereby amends Section 42-202(3) of the Cadillac City Code, which shall read as follows:

The rates for providing fire protection sprinklers shall be as follows:

Line Size (in inches)	Charges (per month)
3/4	\$2.78
1	\$4.76
1 ½	\$9.46
2	\$15.27
3	\$33.15
4	\$57.02
6	\$118.99
8	\$171.46
10	\$276.16
12	\$409.34

#### Section 3.

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

#### Section 4.

This Ordinance shall take effect July 1, 2020.

Ordinance No. 2020-xx Page 3 of 3	
Approved this 18th day of May, 2020.	
Sandra Wasson, Clerk	Carla J. Filkins, Mayor
I, Sandra Wasson, City Clerk of the City of	Cadillac, Michigan, do hereby certify that Ordinance
No. 2020-xx was published in the Cadillac	News on the, 2020.
	Sandra Wassan City Clark
	Sandra Wasson, City Clerk

City of Cadillac

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



**Mayor** Carla J. Filkins

**Mayor Pro-Tem** Tiyi Schippers

Councilmembers Stephen King Robert J. Engels Bryan Elenbaas

#### **RESOLUTION NO. 2020-xxxx**

# RESOLUTION TO ADOPT AN ORDINANCE TO AMEND SECTION 42-374 OF CHAPTER 42 OF THE CITY CODE TO INCREASE SEWER RATES IN THE CITY OF CADILLAC 5%.

At a regular meeting of the City Council of the City of Cadillac, Wexford County, Michigan, held by remote electronic participation pursuant to the Open Meetings Act, Act 267 of 1976, and Executive Order 2020-75 on the 18th day of May, 2020, at 6:00 p.m.

PRESENT: COUNCIL MEMBERS:
ABSENT: COUNCIL MEMBERS:
The following preamble and resolution was offered by XXXXX and seconded by XXXXXX.

WHEREAS, the City has established a sewer supply system for the residents and businesses of the City;

WHEREAS, the City charges for the use of the sewer system for the purpose of recovering the cost of construction, reconstruction, maintenance, repair, and operation of the system;

WHEREAS, Section 42-374 of the Cadillac City Code provides that City staff or designated parties shall periodically review the charges, rates, fees, rules, and regulations of the sewer system and report the results of the review to the City Council with respective recommendations for any adjustments;

WHEREAS, pursuant to Article 16, Section 16.3 of the City Charter, the City may fix just and reasonable sewer rates and other charges from time to time as may be deemed advisable;

WHEREAS, the City staff has reviewed the sewer supply system rates and has recommended a rate increase of 5%;

WHEREAS, the City wishes to consider increasing rates for the sewer supply system by 5%;

WHEREAS, the City held a duly noticed public hearing regarding the proposed ordinance on May 18, 2020; and

WHEREAS, the City concludes that adopting the proposed ordinance is in the best interest of the public health, safety, and welfare.

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

- 1. Ordinance No. 2020-XX, Ordinance to Amend Section 42-374 of Chapter 42 of the City Code to Increase Sewer Rates in the City of Cadillac 5% (the "Ordinance," attached as Exhibit A) is hereby adopted.
  - 2. The Ordinance shall be filed with the City Clerk.
- 3. The City Clerk shall publish a Notice of Adoption and Summary of the Ordinance within seven (7) days after its adoption.
- 4. Any and all resolutions that are in conflict with this Resolution are hereby repealed, but only to the extent to give this Resolution full force and effect.

City of Cadillac Resolution No. 2020-xxxx Page **3** of **3** 

YEAS: COUNCIL MEMBERS:	
NAYS:	
STATE OF MICHIGAN	)
COUNTY OF WEXFORD	)ss )
	the City of Cadillac, hereby certify this to be a true and 2020-xxxx, duly adopted at a regular meeting of the City Iay, 2020.
	Sandra Wasson
	Cadillac City Clerk

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



**Mayor** Carla J. Filkins

**Mayor Pro-Tem** Tiyi Schippers

Councilmembers Stephen King Robert J. Engels Bryan Elenbaas

#### **ORDINANCE NO. 2020-XX**

## AN ORDINANCE TO AMEND SECTION 42-374 OF CHAPTER 42 OF THE CITY CODE TO INCREASE SEWER RATES IN THE CITY OF CADILLAC 5%.

#### THE CITY OF CADILLAC ORDAINS:

#### Section 1.

The City hereby amends Section 42-374 of the Cadillac City Code, entitled "Monthly wastewater user services charges," which shall read as follows:

No free service shall be furnished by the system to the city or to any person, firm or corporation, public or private, or to any public agency or instrumentality.

#### (1) *Metered users.*

a. *Base Rate.* The base rate for metered users is as follows:

Meter Size (in inches)	Service Charge (per month)
5/8	\$11.31
3/4	\$17.00
1	\$28.31
1 1/2	\$56.60
2	\$90.59
3	\$198.31
4	\$339.75
6	\$707.95
8	\$1,019.40

b. *Commodity charges*. A charge of \$2.62 per 100 cubic feet of metered water used will be charged each month.

- (2) *Unmetered users (flat rate).* Unmetered users will be charged according to the following rate schedule:
  - a. Room charge: Count living, dining, bedrooms and kitchens. **DO NOT COUNT** bathrooms, halls, storage closets. This charge includes lavatories, dishwashing, laundry, and all other domestic uses except bathtubs, showers and toilets.

Rooms	Per Month
1 to 3 rooms, inclusive	\$9.79
4 to 6 rooms, inclusive	\$10.96
7 to 8 rooms, inclusive	\$12.94
Each additional room	\$1.80

- b. For each additional bathtub or shower, add \$4.69 per month.
- c. For each additional toilet, add \$5.16 per month
- (3) *Surcharges.* Additional charges will be in accordance with the following schedule:

Parameter	Parameter Surcharge (per month-per pound)	Base Concentration (in mg/L)
Suspended Solids	\$0.38	215
Biochemical oxygen		185
demand	\$0.55	165
Phosphorus	\$3.66	10
Nitrogen	\$8.57	20
Total organic carbon	\$3.08	600
Chemical oxygen demand	\$1.32	600
Total chlorides	\$0.69	600

- (4) *Unmetered users with private water systems.* The monthly wastewater user service charges for those homes, businesses and other customers who do not have city water available, and are using a private water supply system shall be as follows:
  - a. All commercial, industrial, and institutional accounts shall have a water meter installed. The meter shall be installed under the direction of the city utilities department. The cost of installation shall be borne by the owner. The cost of replacement shall be borne by the utilities department.

City of Cadillac Ordinance No. 2020-XX Page 3 of 4

- b. All residential customers shall be given the option of having a water meter installed as provided for above, or the residential customer shall be billed a flat rate sewer charge equal to the average billing as determined on an annual basis.
- c. The average monthly residential sewer bill, as of July 1, 2020, is a charge of \$29.72.
- (5) Watering adjustment basis.
  - a. For all residential users, charges for sewer for the months of May, June, July, August and September shall be computed for each account based on the average metered water consumption for the base period of the preceding October, November, December January and February. If no previous base history is available, a citywide residential average will be used.
  - b. For all other users, a separate meter may be purchased and installed at owner's expense, which will be utilized for watering only with the billing to reflect that amount.

#### Section 2.

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

#### Section 3

Sandra Wasson, Clerk	Carla J. Filkins, Mayor
Approved this 18th day of May, 2020.	
This ordinance shall take effect july 1, 2020	•
This Ordinance shall take effect July 1, 2020	
<u> 5ection 3</u> .	

Page 4 of 4	
I, Sandra Wasson, City Clerk of the City of Cadillac, Mic	chigan, do hereby certify that Ordinance
No. 2020-xx was published in the Cadillac News on the _	day of, 2020.
Sand	ra Wasson, City Clerk

City of Cadillac Ordinance No. 2020-XX

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



**Mayor** Carla J. Filkins

**Mayor Pro-Tem** Tiyi Schippers

Councilmembers Stephen King Robert J. Engels Bryan Elenbaas

#### **RESOLUTION NO. 2020-xxxx**

### RESOLUTION TO ADOPT ORDINANCE NO. 2020-xx, ORDINANCE ESTABLISHING GENERAL APPROPRIATIONS ACT FOR FISCAL YEAR 2021

At a regular meeting of the City Council of the City of Cadillac, Wexford County, Michigan, held by remote electronic participation pursuant to the Open Meetings Act, Act 267 of 1976, and Executive Order 2020-75 on the 18th day of May, 2020, at 6:00 p.m.

PRESENT: COUNCIL MEMBERS:	
ABSENT: COUNCIL MEMBER:	

The following preamble and resolution was offered by <u>XXXXXX</u> and seconded by <u>XXXXXX</u>.

WHEREAS, the Uniform Budgeting and Accounting Act, 1968 PA 2, as amended, requires the City Council of the City of Cadillac to pass a general appropriations act for all funds, except trust or agency, internal service, enterprise, debt service or capital project funds for which the City Council may pass a special appropriation act; and

WHEREAS, Section 10.3 of the Charter of the City of Cadillac (the "Charter") requires a public hearing be held in the second half of the month of April on the proposed budget before final adoption; that notice of the public hearing be published at least ten (10) days in advance of the hearing; and that the complete proposed budget be on file for public inspection during office hours at the office of the City Clerk for a period of not less than (10) days prior to such public hearing; and

WHEREAS, on the 4th day of April, 2020 a notice of hearing was published as required by Section 10.3 of the Charter, and a public hearing on the proposed budget for Fiscal Year 2021 was held on the 20th day of April, 2020; and

WHEREAS, Section 10.4 of the Charter requires the City Council to adopt a budget by ordinance between the 10th day of May and the last day of May of each year appropriating the money needed for municipal purposes during the next fiscal year and provide for a levy of the amount necessary to be raised by taxes upon real and personal property; and

WHEREAS, Section 5.2 of the Charter requires each proposed ordinance be introduced in written or printed form, identified by a short title containing a preamble stating its purpose and, following

City of Cadillac Resolution No. 2020-xxxx Page 2 of 2

introduction of the proposed ordinance, requires the City Clerk to publish a summary of the proposed ordinance in a local newspaper of general circulation in the City and make copies of the proposed ordinance available for examination at the office of the City Clerk and provide copies at a reasonable charge; and

WHEREAS, the City Council introduced Ordinance No. 2020-xx, Ordinance Adopting General Appropriations Act for Fiscal Year 2021 (the "Ordinance"), on May 4, 2020, and scheduled a public hearing on the Ordinance for May 18, 2020, at 6:00 p.m.;

WHEREAS, the City Council conducted a public hearing regarding the Ordinance on May 18, 2020 at 6:00 p.m. in the Council Chambers, Cadillac Municipal Complex, 200 Lake Street, Cadillac, Michigan;

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

- 1. The Ordinance, which is attached as Exhibit A, is hereby adopted.
- 2. The Ordinance shall be filed with the City Clerk.
- 3. The City Clerk shall publish a summary of the Ordinance in a newspaper of general circulation in the City within seven (7) days.
- 4. Any and all resolutions that are in conflict with this Resolution are hereby repealed upon the effective date of the Ordinance.

YEAS: COUNCIL MEMBERS		
NAYS:		
STATE OF MICHIGAN	)	
COUNTY OF WEXFORD	) )	
•	he City of Cadillac, hereby certify this to be a true and complete copy of adopted at a regular meeting of the City Council held on the 18th day of	
	Sandra Wasson Cadillac City Clerk	_

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



**Mayor** Carla J. Filkins

**Mayor Pro-Tem** Tiyi Schippers

Councilmembers Stephen King Robert J. Engels Bryan Elenbaas

#### **ORDINANCE NO. 2020-xx**

## ORDINANCE ESTABLISHING GENERAL APPROPRIATIONS ACT FOR FISCAL YEAR 2021

#### THE CITY OF CADILLAC ORDAINS:

#### Section 1, Title.

This Ordinance shall be known as the City of Cadillac General Appropriations Act for Fiscal Year 2021.

#### Section 2, Public Hearing on the Budget.

Pursuant to MCL 141.412 and Section 10.3 of the City Charter, notice of a public hearing on the proposed budget was published in a newspaper of general circulation on April 8, 2020, and a public hearing on the proposed budget was held on April 20, 2020.

#### Section 3, Expenditures.

The City hereby appropriates the expenditures for the fiscal year commencing July 1, 2020 and ending June 30, 2021 on a departmental and activity total basis as follows:

Φ**52** 100

#### **General Fund Expenditures**

Legislative	\$53,100
Office of the City Manager	303,100
Financial Services	335,200
City Clerk/Treasurer Department	319,000
Election Services	14,200
Assessing Services	138,500
Legal Services	200,000
Engineering Services	85,500
City Complex	356,400
Police Department	2,153,000
Code Enforcement	16,700
Fire Department	1,522,700
Public Works	919,900
Culture and Recreation	291,800
Economic Development and Assistance	218,400
Intergovernmental	100,700
Other	130,000

Total Expenditures \$7,158,200

Section 4, Estimated Revenues.

The City estimates that revenues for the fiscal year commencing July 1, 2020 and ending June 30, 2021 will be as follows:

#### **General Fund**

<b>Total Revenues</b>	\$7,159,600
Interest and Rents	51,500
Miscellaneous	20,000
Fines & Forfeits	15,000
Charges for Services	1,059,600
Intergovernmental	1,897,000
Licenses & Permits	139,500
Taxes	\$3,977,000

### Section 5, Budgets.

The City hereby approves budgets for the fiscal year commencing July 1, 2020 and ending June 30, 2021 for the following funds in the amounts set forth below:

	Revenues	<b>Expenses</b>
Governmental Funds		
Major Street Fund	\$2,978,700	\$1,724,900
Local Street Fund	2,432,000	889,400
Cemetery Operating Fund	179,500	179,400
Cadillac Development Fund	78,000	78,000
Building Inspection Fund	90,000	90,000
Naval Reserve Center Fund	23,000	23,000
Lake Treatment Fund	0	16,000
H.L. Green Operating Fund	500	0
2016 General Obligation Capital Improvement Bond	160,000	160,000
Industrial Park Fund	87,500	87,500
Special Assessment Capital Projects Fund	30,500	30,500
Trailhead at Cadillac Commons Fund	450,000	450,000
Cemetery Perpetual Care Fund	28,000	28,000
Capital Projects Fund	1,500	500

Proprietary Funds         Auto Parking Fund       \$93,500       \$91,900         Water & Sewer Fund       4,447,000       4,421,730         Capital       10,037,000
Water & Sewer Fund 4,447,000 4,421,730 Capital 10,037,000
Capital 10,037,000
Capital 10,037,000
•
Debt Service 620,000
Building Authority Operating Fund 155,500 140,500
Central Stores & Municipal Garage Fund 684,000 684,000
Capital 262,500
Debt Service 50,000
Information Technology Fund 210,500 208,600
Capital 70,000
Self-Insurance Fund 1.635,000 1.635,000
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Employee Safety Fund 12,000 12,000
Pension Trust Fund
Police & Fire Retirement System 1,097,500 1,097,500
1,000,000 1,0
Component Units
Local Development Finance Authority Operating Fund 275,000 274,900
Local Development Finance Authority Utility Fund 25,500 15,400
Local Development Finance Authority Capital Projects Fund 350,500 350,500
Downtown Development Authority Operating Fund 32,000 32,000
Downtown Development Authority Capital Projects Fund 81,000 81,000
Brownfield Redevelopment Authority Operating Fund 34,500 34,500

#### Section 6, Millage Levies.

- (a) The City will levy a tax of 13.7774 mills for the period of July 1, 2020 through June 30, 2021, on all real and personal taxable property in the City, according to the valuation of the same. This tax is levied for the purpose of defraying the general expense and liability of the City and is levied pursuant to Section 20.6, Article 20 of the City Charter. The maximum authorized levy according to the City Charter is 15.00 mills.
- (b) The City further levies a tax of 2.60 mills for the period of July 1, 2020 through June 30, 2021, on all real and personal taxable property in the City, according to the valuation of the same. This tax is levied for the purpose of defraying the cost of supporting the retirement plan for personnel of the police and fire departments of the City pursuant to the provisions of Public Act 345 of 1937, as amended, as approved by a vote of the citizens of the City on November 8, 1977.

City of Cadillac Ordinance No. 2020-xx Page **4** of **4** 

(c) The City further levies a tax of 1.9387 mills for the period of July 1, 2020 through June 30, 2021, on all real and personal taxable property in the City, according to the valuation of the same in a district known as the Downtown Development District. This tax is levied for the purpose of defraying the cost of the Downtown Development Authority.

#### Section 7, Adoption of Budget by Reference.

The general fund budget of the City is hereby adopted by reference, with revenues and activity expenditures as indicated in Sections 5 and 6 of this Act.

#### Section 8, Transfer Within Appropriation Centers.

The City Manager is hereby authorized to make budgetary transfers within the appropriation centers established throughout this budget. All transfers between appropriations may be made only by further resolution of the City Council pursuant to Section 10.5 of the City Charter and Section 19(2) of the provisions of the Michigan Uniform Accounting and Budget Act.

#### Section 9, Appropriations by Resolution,

The City Council may, by resolution, make additional appropriations during the 2021 Fiscal Year for unanticipated expenditures required of the City, but such expenditures shall not exceed the amount by which actual and anticipated revenues of the fiscal year are exceeding the revenues as estimated in the budget unless the appropriations are necessary to relieve an emergency endangering the public health, peace or safety.

Section 10, Effective Date. This Ordinance shall take effect on July 1, 2020.	
Approved this 18th day of May, 2020.	
Sandra Wasson, Clerk	Carla J. Filkins, Mayor

### **COUNCIL COMMUNICATION**

Re: Reappointment of Michael Hayes to a Two-Year Term on the Cadillac-Wexford Transit Authority

Michael Hayes has expressed interest in continuing his service on the Cadillac-Wexford Transit Authority as the City-appointed member for a two-year term. Michael was first appointed as a City-appointed member on the CWTA in 2018.

#### **Recommended Council Action:**

Reappoint Michael Hayes to a two-year term on the Cadillac-Wexford Transit Authority as the City-appointed member, which will expire on 6/5/2022.

### **COUNCIL COMMUNICATION**

Re: Reappointment of Carla Filkins to a Three-Year Term on the Brownfield Redevelopment Authority

Carla Filkins has expressed interest in being reappointed to serve as a member of the Brownfield Redevelopment Authority for a three-year term.

#### **Recommended Council Action:**

Reappoint Carla Filkins to a three-year term on the Brownfield Redevelopment Authority, which will expire on 5/19/2023.

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



**Mayor** Carla J. Filkins

Mayor Pro-Tem Tiyi Schippers

Councilmembers Stephen King Robert J. Engels Bryan Elenbaas

#### **ORDINANCE NO. 2020-xx**

### ORDINANCE ESTABLISHING GENERAL APPROPRIATIONS ACT FOR FISCAL YEAR 2021

#### THE CITY OF CADILLAC ORDAINS:

#### Section 1, Title.

This Ordinance shall be known as the City of Cadillac General Appropriations Act for Fiscal Year 2021.

#### Section 2, Public Hearing on the Budget.

Pursuant to MCL 141.412 and Section 10.3 of the City Charter, notice of a public hearing on the proposed budget was published in a newspaper of general circulation on April 8, 2020, and a public hearing on the proposed budget was held on April 20, 2020.

#### Section 3, Expenditures.

The City hereby appropriates the expenditures for the fiscal year commencing July 1, 2020 and ending June 30, 2021 on a departmental and activity total basis as follows:

Φ**52** 100

#### **General Fund Expenditures**

Legislative	\$53,100
Office of the City Manager	303,100
Financial Services	335,200
City Clerk/Treasurer Department	319,000
Election Services	14,200
Assessing Services	138,500
Legal Services	200,000
Engineering Services	85,500
City Complex	356,400
Police Department	2,153,000
Code Enforcement	16,700
Fire Department	1,522,700
Public Works	919,900
Culture and Recreation	291,800
Economic Development and Assistance	218,400
Intergovernmental	100,700
Other	130,000

Total Expenditures \$7,158,200

Section 4, Estimated Revenues.

The City estimates that revenues for the fiscal year commencing July 1, 2020 and ending June 30, 2021 will be as follows:

#### **General Fund**

<b>Total Revenues</b>	\$7,159,600
Interest and Rents	51,500
Miscellaneous	20,000
Fines & Forfeits	15,000
Charges for Services	1,059,600
Intergovernmental	1,897,000
Licenses & Permits	139,500
Taxes	\$3,977,000

### Section 5, Budgets.

The City hereby approves budgets for the fiscal year commencing July 1, 2020 and ending June 30, 2021 for the following funds in the amounts set forth below:

	Revenues	<b>Expenses</b>
Governmental Funds		
Major Street Fund	\$2,978,700	\$1,724,900
Local Street Fund	2,432,000	889,400
Cemetery Operating Fund	179,500	179,400
Cadillac Development Fund	78,000	78,000
Building Inspection Fund	90,000	90,000
Naval Reserve Center Fund	23,000	23,000
Lake Treatment Fund	0	16,000
H.L. Green Operating Fund	500	0
2016 General Obligation Capital Improvement Bond	160,000	160,000
Industrial Park Fund	87,500	87,500
Special Assessment Capital Projects Fund	30,500	30,500
Trailhead at Cadillac Commons Fund	450,000	450,000
Cemetery Perpetual Care Fund	28,000	28,000
Capital Projects Fund	1,500	500

	Revenues	Expenses
Proprietary Funds Auto Parking Fund	\$93,500	\$91,900
Water & Sewer Fund  Capit  Debt Servi		4,421,730 10,037,000 620,000
Building Authority Operating Fund	155,500	140,500
Central Stores & Municipal Garage Fund  Capit  Debt Servi		684,000 262,500 50,000
Information Technology Fund Capit	210,500 tal	208,600 70,000
Self-Insurance Fund Employee Safety Fund	1,635,000 12,000	1,635,000 12,000
Pension Trust Fund Police & Fire Retirement System	1,097,500	1,097,500
Component Units  Local Development Finance Authority Operating Fund Local Development Finance Authority Utility Fund Local Development Finance Authority Capital Projects Fund Downtown Development Authority Operating Fund Downtown Development Authority Capital Projects Fund Brownfield Redevelopment Authority Operating Fund	275,000 25,500 ad 350,500 32,000 81,000 34,500	274,900 15,400 350,500 32,000 81,000 34,500

#### Section 6, Millage Levies.

- (a) The City will levy a tax of 13.7774 mills for the period of July 1, 2020 through June 30, 2021, on all real and personal taxable property in the City, according to the valuation of the same. This tax is levied for the purpose of defraying the general expense and liability of the City and is levied pursuant to Section 20.6, Article 20 of the City Charter. The maximum authorized levy according to the City Charter is 15.00 mills.
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City of Cadillac Ordinance No. 2020-xx Page **4** of **4** 

(c) The City further levies a tax of 1.9387 mills for the period of July 1, 2020 through June 30, 2021, on all real and personal taxable property in the City, according to the valuation of the same in a district known as the Downtown Development District. This tax is levied for the purpose of defraying the cost of the Downtown Development Authority.

#### Section 7, Adoption of Budget by Reference.

The general fund budget of the City is hereby adopted by reference, with revenues and activity expenditures as indicated in Sections 5 and 6 of this Act.

#### Section 8, Transfer Within Appropriation Centers.

The City Manager is hereby authorized to make budgetary transfers within the appropriation centers established throughout this budget. All transfers between appropriations may be made only by further resolution of the City Council pursuant to Section 10.5 of the City Charter and Section 19(2) of the provisions of the Michigan Uniform Accounting and Budget Act.

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Section 10, Effective Date. This Ordinance shall take effect on July 1, 2020.		
Approved this 18th day of May, 2020.		
Sandra Wasson, Clerk	Carla J. Filkins, Mayor	

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



**Mayor** Carla J. Filkins

**Mayor Pro-Tem** Tiyi Schippers

Councilmembers Stephen King Robert J. Engels Bryan Elenbaas

#### **ORDINANCE NO. 2020-xx**

## ORDINANCE ESTABLISHING GENERAL APPROPRIATIONS ACT FOR FISCAL YEAR 2021

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Proprietary Funds         Auto Parking Fund       \$93,500       \$91,900         Water & Sewer Fund       4,447,000       4,421,730         Capital       10,037,000
Water & Sewer Fund 4,447,000 4,421,730 Capital 10,037,000
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1,000,000 1,0
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#### Section 6, Millage Levies.

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City of Cadillac Ordinance No. 2020-xx Page **4** of **4** 

(c) The City further levies a tax of 1.9387 mills for the period of July 1, 2020 through June 30, 2021, on all real and personal taxable property in the City, according to the valuation of the same in a district known as the Downtown Development District. This tax is levied for the purpose of defraying the cost of the Downtown Development Authority.

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Section 10, Effective Date. This Ordinance shall take effect on July 1, 2020.	
Approved this 18th day of May, 2020.	
Sandra Wasson, Clerk	Carla J. Filkins, Mayor

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



**Mayor** Carla J. Filkins

**Mayor Pro-Tem** Tiyi Schippers

Councilmembers Stephen King Robert J. Engels Bryan Elenbaas

#### **ORDINANCE NO. 2020-XX**

## AN ORDINANCE TO AMEND SECTION 42-374 OF CHAPTER 42 OF THE CITY CODE TO INCREASE SEWER RATES IN THE CITY OF CADILLAC 5%.

#### THE CITY OF CADILLAC ORDAINS:

#### Section 1.

The City hereby amends Section 42-374 of the Cadillac City Code, entitled "Monthly wastewater user services charges," which shall read as follows:

No free service shall be furnished by the system to the city or to any person, firm or corporation, public or private, or to any public agency or instrumentality.

#### (1) *Metered users.*

a. *Base Rate.* The base rate for metered users is as follows:

Meter Size (in inches)	Service Charge (per month)
5/8	\$11.31
3/4	\$17.00
1	\$28.31
1 1/2	\$56.60
2	\$90.59
3	\$198.31
4	\$339.75
6	\$707.95
8	\$1,019.40

b. *Commodity charges*. A charge of \$2.62 per 100 cubic feet of metered water used will be charged each month.

- (2) *Unmetered users (flat rate).* Unmetered users will be charged according to the following rate schedule:
  - a. Room charge: Count living, dining, bedrooms and kitchens. **DO NOT COUNT** bathrooms, halls, storage closets. This charge includes lavatories, dishwashing, laundry, and all other domestic uses except bathtubs, showers and toilets.

Rooms	Per Month
1 to 3 rooms, inclusive	\$9.79
4 to 6 rooms, inclusive	\$10.96
7 to 8 rooms, inclusive	\$12.94
Each additional room	\$1.80

- b. For each additional bathtub or shower, add \$4.69 per month.
- c. For each additional toilet, add \$5.16 per month
- (3) *Surcharges.* Additional charges will be in accordance with the following schedule:

Parameter	Parameter Surcharge (per month-per pound)	Base Concentration (in mg/L)
Suspended Solids	\$0.38	215
Biochemical oxygen		185
demand	\$0.55	185
Phosphorus	\$3.66	10
Nitrogen	\$8.57	20
Total organic carbon	\$3.08	600
Chemical oxygen demand	\$1.32	600
Total chlorides	\$0.69	600

- (4) *Unmetered users with private water systems.* The monthly wastewater user service charges for those homes, businesses and other customers who do not have city water available, and are using a private water supply system shall be as follows:
  - a. All commercial, industrial, and institutional accounts shall have a water meter installed. The meter shall be installed under the direction of the city utilities department. The cost of installation shall be borne by the owner. The cost of replacement shall be borne by the utilities department.

City of Cadillac Ordinance No. 2020-XX Page 3 of 4

- b. All residential customers shall be given the option of having a water meter installed as provided for above, or the residential customer shall be billed a flat rate sewer charge equal to the average billing as determined on an annual basis.
- c. The average monthly residential sewer bill, as of July 1, 2020, is a charge of \$29.72.
- (5) Watering adjustment basis.
  - a. For all residential users, charges for sewer for the months of May, June, July, August and September shall be computed for each account based on the average metered water consumption for the base period of the preceding October, November, December January and February. If no previous base history is available, a citywide residential average will be used.
  - b. For all other users, a separate meter may be purchased and installed at owner's expense, which will be utilized for watering only with the billing to reflect that amount.

#### Section 2.

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

#### Section 3.

<u> 5ecuon 5</u> .	
This Ordinance shall take effect July 1, 2020.	
Approved this 18th day of May, 2020.	
Sandra Wasson, Clerk	Carla J. Filkins, Mayor

Page 4 of 4	
I, Sandra Wasson, City Clerk of the City of Cadillac, I	Michigan, do hereby certify that Ordinance
No. 2020-xx was published in the Cadillac News on the	ne, 2020.
$\overline{S}$	andra Wasson, City Clerk

City of Cadillac Ordinance No. 2020-XX

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



**Mayor** Carla J. Filkins

**Mayor Pro-Tem** Tiyi Schippers

Councilmembers Stephen King Robert J. Engels Bryan Elenbaas

#### **ORDINANCE NO. 2020-XX**

### AN ORDINANCE TO AMEND SECTION 42-374 OF CHAPTER 42 OF THE CITY CODE TO INCREASE SEWER RATES IN THE CITY OF CADILLAC 5%.

#### THE CITY OF CADILLAC ORDAINS:

#### Section 1.

The City hereby amends Section 42-374 of the Cadillac City Code, entitled "Monthly wastewater user services charges," which shall read as follows:

No free service shall be furnished by the system to the city or to any person, firm or corporation, public or private, or to any public agency or instrumentality.

#### (1) *Metered users.*

a. *Base Rate.* The base rate for metered users is as follows:

Meter Size (in inches)	Service Charge (per month)
5/8	\$11.31
3/4	\$17.00
1	\$28.31
1 1/2	\$56.60
2	\$90.59
3	\$198.31
4	\$339.75
6	\$707.95
8	\$1,019.40

b. *Commodity charges*. A charge of \$2.62 per 100 cubic feet of metered water used will be charged each month.

- (2) *Unmetered users (flat rate).* Unmetered users will be charged according to the following rate schedule:
  - a. Room charge: Count living, dining, bedrooms and kitchens. **DO NOT COUNT** bathrooms, halls, storage closets. This charge includes lavatories, dishwashing, laundry, and all other domestic uses except bathtubs, showers and toilets.

Rooms	Per Month
1 to 3 rooms, inclusive	\$9.79
4 to 6 rooms, inclusive	\$10.96
7 to 8 rooms, inclusive	\$12.94
Each additional room	\$1.80

- b. For each additional bathtub or shower, add \$4.69 per month.
- c. For each additional toilet, add \$5.16 per month
- (3) *Surcharges.* Additional charges will be in accordance with the following schedule:

Parameter	Parameter Surcharge (per month-per pound)	Base Concentration (in mg/L)
Suspended Solids	\$0.38	215
Biochemical oxygen		185
demand	\$0.55	165
Phosphorus	\$3.66	10
Nitrogen	\$8.57	20
Total organic carbon	\$3.08	600
Chemical oxygen demand	\$1.32	600
Total chlorides	\$0.69	600

- (4) *Unmetered users with private water systems.* The monthly wastewater user service charges for those homes, businesses and other customers who do not have city water available, and are using a private water supply system shall be as follows:
  - a. All commercial, industrial, and institutional accounts shall have a water meter installed. The meter shall be installed under the direction of the city utilities department. The cost of installation shall be borne by the owner. The cost of replacement shall be borne by the utilities department.

City of Cadillac Ordinance No. 2020-XX Page 3 of 4

- b. All residential customers shall be given the option of having a water meter installed as provided for above, or the residential customer shall be billed a flat rate sewer charge equal to the average billing as determined on an annual basis.
- c. The average monthly residential sewer bill, as of July 1, 2020, is a charge of \$29.72.
- (5) Watering adjustment basis.
  - a. For all residential users, charges for sewer for the months of May, June, July, August and September shall be computed for each account based on the average metered water consumption for the base period of the preceding October, November, December January and February. If no previous base history is available, a citywide residential average will be used.
  - b. For all other users, a separate meter may be purchased and installed at owner's expense, which will be utilized for watering only with the billing to reflect that amount.

#### Section 2.

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

#### Section 3.

<u>section s.</u>	
This Ordinance shall take effect July 1, 2020	
Approved this 18th day of May, 2020.	
Sandra Wasson, Clerk	Carla J. Filkins, Mayor

Page 4 of 4	
I, Sandra Wasson, City Clerk of the City of Cadillac, Mic	chigan, do hereby certify that Ordinance
No. 2020-xx was published in the Cadillac News on the _	day of, 2020.
Sand	ra Wasson, City Clerk

City of Cadillac Ordinance No. 2020-XX

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



**Mayor** Carla J. Filkins

**Mayor Pro-Tem** Tiyi Schippers

Councilmembers
Bryan Elenbaas
Stephen King
Robert J. Engels

#### ORDINANCE NO. 2020-xx

AN ORDINANCE TO AMEND SECTIONS 42-201 AND 42-202(3) OF CHAPTER 42 OF THE CADILLAC CITY CODE TO INCREASE WATER RATES IN THE CITY OF CADILLAC 7.5%.

#### THE CITY OF CADILLAC ORDAINS:

#### Section 1.

The City hereby amends Section 42-201 of the Cadillac City Code, entitled "Service rates," which shall read as follows:

The rates for water service furnished by the city water supply system shall be as follows:

#### (1) *Monthly service charges.*

Meter Size (in inches)	Charge (per month)
5/8	\$7.78
3/4	\$11.45
1	\$19.07
1 1/2	\$38.23
2	\$60.97
3	\$133.53
4	\$228.92
6	\$476.97
8	\$686.82

#### (2) Commodity charge.

Volume (100 cubic-foot unit)	Per Month (per unit)
0 to 600 cu. ft.	\$1.63
601 to 10,000 cu. ft.	\$1.39
10,001 to 100,000 cu. ft.	\$1.23
100,001 to 250,000 cu. ft.	\$1.08
250,001 and above	\$0.94

#### Section 2.

The City hereby amends Section 42-202(3) of the Cadillac City Code, which shall read as follows:

The rates for providing fire protection sprinklers shall be as follows:

Line Size (in inches)	Charges (per month)
3/4	\$2.78
1	\$4.76
1 ½	\$9.46
2	\$15.27
3	\$33.15
4	\$57.02
6	\$118.99
8	\$171.46
10	\$276.16
12	\$409.34

#### Section 3.

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

#### Section 4.

This Ordinance shall take effect July 1, 2020.

Carla J. Filkins, Mayor
of Cadillac, Michigan, do hereby certify that Ordinance
ac News on the, 2020.
Sandra Wasson, City Clerk

City of Cadillac

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



**Mayor** Carla J. Filkins

**Mayor Pro-Tem** Tiyi Schippers

Councilmembers
Bryan Elenbaas
Stephen King
Robert J. Engels

#### ORDINANCE NO. 2020-xx

AN ORDINANCE TO AMEND SECTIONS 42-201 AND 42-202(3) OF CHAPTER 42 OF THE CADILLAC CITY CODE TO INCREASE WATER RATES IN THE CITY OF CADILLAC 7.5%.

#### THE CITY OF CADILLAC ORDAINS:

#### Section 1.

The City hereby amends Section 42-201 of the Cadillac City Code, entitled "Service rates," which shall read as follows:

The rates for water service furnished by the city water supply system shall be as follows:

#### (1) *Monthly service charges.*

Meter Size (in inches)	Charge (per month)
5/8	\$7.78
3/4	\$11.45
1	\$19.07
1 1/2	\$38.23
2	\$60.97
3	\$133.53
4	\$228.92
6	\$476.97
8	\$686.82

#### (2) Commodity charge.

Volume (100 cubic-foot unit)	Per Month (per unit)
0 to 600 cu. ft.	\$1.63
601 to 10,000 cu. ft.	\$1.39
10,001 to 100,000 cu. ft.	\$1.23
100,001 to 250,000 cu. ft.	\$1.08
250,001 and above	\$0.94

#### Section 2.

The City hereby amends Section 42-202(3) of the Cadillac City Code, which shall read as follows:

The rates for providing fire protection sprinklers shall be as follows:

Line Size (in inches)	Charges (per month)
3/4	\$2.78
1	\$4.76
1 ½	\$9.46
2	\$15.27
3	\$33.15
4	\$57.02
6	\$118.99
8	\$171.46
10	\$276.16
12	\$409.34

#### Section 3.

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

#### Section 4.

This Ordinance shall take effect July 1, 2020.

Ordinance No. 2020-xx Page 3 of 3	
Approved this 18th day of May, 2020.	
Sandra Wasson, Clerk	Carla J. Filkins, Mayor
I, Sandra Wasson, City Clerk of the City of	Cadillac, Michigan, do hereby certify that Ordinance
No. 2020-xx was published in the Cadillac	News on the, 2020.
	Sandra Wassan City Clark
	Sandra Wasson, City Clerk

City of Cadillac

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



**Mayor** Carla J. Filkins

**Mayor Pro-Tem** Tiyi Schippers

Councilmembers Stephen King Robert J. Engels Bryan Elenbaas

#### **RESOLUTION NO. 2020-xxxx**

# RESOLUTION TO ADOPT AN ORDINANCE TO AMEND SECTION 42-374 OF CHAPTER 42 OF THE CITY CODE TO INCREASE SEWER RATES IN THE CITY OF CADILLAC 5%.

At a regular meeting of the City Council of the City of Cadillac, Wexford County, Michigan, held by remote electronic participation pursuant to the Open Meetings Act, Act 267 of 1976, and Executive Order 2020-75 on the 18th day of May, 2020, at 6:00 p.m.

PRESENT: COUNCIL MEMBERS:
ABSENT: COUNCIL MEMBERS:
The following preamble and resolution was offered by XXXXX and seconded by XXXXXX.

WHEREAS, the City has established a sewer supply system for the residents and businesses of the City;

WHEREAS, the City charges for the use of the sewer system for the purpose of recovering the cost of construction, reconstruction, maintenance, repair, and operation of the system;

WHEREAS, Section 42-374 of the Cadillac City Code provides that City staff or designated parties shall periodically review the charges, rates, fees, rules, and regulations of the sewer system and report the results of the review to the City Council with respective recommendations for any adjustments;

WHEREAS, pursuant to Article 16, Section 16.3 of the City Charter, the City may fix just and reasonable sewer rates and other charges from time to time as may be deemed advisable;

WHEREAS, the City staff has reviewed the sewer supply system rates and has recommended a rate increase of 5%;

WHEREAS, the City wishes to consider increasing rates for the sewer supply system by 5%;

WHEREAS, the City held a duly noticed public hearing regarding the proposed ordinance on May 18, 2020; and

WHEREAS, the City concludes that adopting the proposed ordinance is in the best interest of the public health, safety, and welfare.

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

- 1. Ordinance No. 2020-XX, Ordinance to Amend Section 42-374 of Chapter 42 of the City Code to Increase Sewer Rates in the City of Cadillac 5% (the "Ordinance," attached as Exhibit A) is hereby adopted.
  - 2. The Ordinance shall be filed with the City Clerk.
- 3. The City Clerk shall publish a Notice of Adoption and Summary of the Ordinance within seven (7) days after its adoption.
- 4. Any and all resolutions that are in conflict with this Resolution are hereby repealed, but only to the extent to give this Resolution full force and effect.

City of Cadillac Resolution No. 2020-xxxx Page **3** of **3** 

YEAS: COUNCIL MEMBERS:	
NAYS:	<del></del>
STATE OF MICHIGAN	)
COUNTY OF WEXFORD	)ss )
	the City of Cadillac, hereby certify this to be a true and 2020-xxxx, duly adopted at a regular meeting of the City (ay, 2020.
	Sandra Wasson
	Cadillac City Clerk

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



**Mayor** Carla J. Filkins

**Mayor Pro-Tem** Tiyi Schippers

Councilmembers Stephen King Robert J. Engels Bryan Elenbaas

#### **RESOLUTION NO. 2020-xxxx**

## RESOLUTION TO ADOPT AN ORDINANCE TO AMEND SECTION 42-374 OF CHAPTER 42 OF THE CITY CODE TO INCREASE SEWER RATES IN THE CITY OF CADILLAC 5%.

At a regular meeting of the City Council of the City of Cadillac, Wexford County, Michigan, held by remote electronic participation pursuant to the Open Meetings Act, Act 267 of 1976, and Executive Order 2020-75 on the 18th day of May, 2020, at 6:00 p.m.

PRESENT: COUNCIL MEMBERS: _	
ABSENT: COUNCIL MEMBERS:	

The following preamble and resolution was offered by XXXXX and seconded by XXXXXX.

WHEREAS, the City has established a sewer supply system for the residents and businesses of the City;

WHEREAS, the City charges for the use of the sewer system for the purpose of recovering the cost of construction, reconstruction, maintenance, repair, and operation of the system;

WHEREAS, Section 42-374 of the Cadillac City Code provides that City staff or designated parties shall periodically review the charges, rates, fees, rules, and regulations of the sewer system and report the results of the review to the City Council with respective recommendations for any adjustments;

WHEREAS, pursuant to Article 16, Section 16.3 of the City Charter, the City may fix just and reasonable sewer rates and other charges from time to time as may be deemed advisable;

WHEREAS, the City staff has reviewed the sewer supply system rates and has recommended a rate increase of 5%;

WHEREAS, the City wishes to consider increasing rates for the sewer supply system by 5%;

WHEREAS, the City held a duly noticed public hearing regarding the proposed ordinance on May 18, 2020; and

WHEREAS, the City concludes that adopting the proposed ordinance is in the best interest of the public health, safety, and welfare.

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

- 1. Ordinance No. 2020-XX, Ordinance to Amend Section 42-374 of Chapter 42 of the City Code to Increase Sewer Rates in the City of Cadillac 5% (the "Ordinance," attached as Exhibit A) is hereby adopted.
  - 2. The Ordinance shall be filed with the City Clerk.
- 3. The City Clerk shall publish a Notice of Adoption and Summary of the Ordinance within seven (7) days after its adoption.
- 4. Any and all resolutions that are in conflict with this Resolution are hereby repealed, but only to the extent to give this Resolution full force and effect.

City of Cadillac Resolution No. 2020-xxxx Page **3** of **3** 

YEAS: COUNCIL MEMBERS:	
NAYS:	
STATE OF MICHIGAN	)
COUNTY OF WEXFORD	)ss )
	the City of Cadillac, hereby certify this to be a true and 2020-xxxx, duly adopted at a regular meeting of the City Iay, 2020.
	Sandra Wasson
	Cadillac City Clerk

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



**Mayor** Carla J. Filkins

**Mayor Pro-Tem** Tiyi Schippers

Councilmembers Stephen King Robert J. Engels Bryan Elenbaas

#### **RESOLUTION NO. 2020-XXXX**

# RESOLUTION TO ADOPT AN ORDINANCE TO AMEND SECTIONS 42-201 AND 42-202(3) OF CHAPTER 42 OF THE CADILLAC CITY CODE TO INCREASE WATER RATES IN THE CITY OF CADILLAC 7.5%.

At a regular meeting of the City Council of the City of Cadillac, Wexford County, Michigan, held by remote electronic participation pursuant to the Open Meetings Act, Act 267 of 1976, and Executive Order 2020-75 on the 18th day of May, 2020, at 6:00 p.m.

PRESENT: COUNCIL MEMBERS:	
ABSENT: COUNCIL MEMBER:	

The following preamble and resolution was offered by XXXXXX and seconded by XXXXXX.

WHEREAS, the City has established a water supply system for the residents and businesses of the City;

WHEREAS, the City charges for the use of the water system for the purpose of recovering the cost of construction, reconstruction, maintenance, repair, and operation of the system;

WHEREAS, Section 42-374 of the Cadillac City Code provides that City staff or designated parties shall periodically review the charges, rates, fees, rules, and regulations of the water system and report the results of the review to the City Council with respective recommendations for any adjustments;

WHEREAS, pursuant to Article 16, Section 16.3 of the City Charter, the City may fix just and reasonable water rates and other charges from time to time as may be deemed advisable:

WHEREAS, the City staff has reviewed the water supply system rates and has recommended a rate increase of 7.5%;

WHEREAS, the City wishes to consider increasing rates for the water supply system by 10%;

WHEREAS, the City held a duly noticed public hearing regarding the proposed ordinance on May 18, 2020; and

WHEREAS, the City concludes that adopting the proposed ordinance is in the best interest of the public health, safety, and welfare.

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

- 1. Ordinance No. 2020-XX, Ordinance to Amend Sections 42-201 and 42-202(3) of Chapter 42 of the Cadillac City Code to Increase Water Rates in the City of Cadillac 7.5% (the "Ordinance," attached as Exhibit A) is hereby adopted.
  - 2. The Ordinance shall be filed with the City Clerk.
- 3. The City Clerk shall publish a Notice of Adoption and Summary of the Ordinance within seven (7) days after its adoption.
- 4. Any and all resolutions that are in conflict with this Resolution are hereby repealed, but only to the extent to give this Resolution full force and effect.

City of Cadillac Resolution No. 2020-XXXX Page 3 of 3

YEAS: COUNCIL MEMBERS:		
NAYS:		
STATE OF MICHIGAN	)	
COUNTY OF WEXFORD	)ss )	
	lo. 2020-xxxx, dul	dillac, hereby certify this to be a true and ly adopted at a regular meeting of the City
		Sandra Wasson
		Cadillac City Clerk

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



**Mayor** Carla J. Filkins

**Mayor Pro-Tem** Tiyi Schippers

Councilmembers Stephen King Robert J. Engels Bryan Elenbaas

#### **RESOLUTION NO. 2020-XXXX**

# RESOLUTION TO ADOPT AN ORDINANCE TO AMEND SECTIONS 42-201 AND 42-202(3) OF CHAPTER 42 OF THE CADILLAC CITY CODE TO INCREASE WATER RATES IN THE CITY OF CADILLAC 7.5%.

At a regular meeting of the City Council of the City of Cadillac, Wexford County, Michigan, held by remote electronic participation pursuant to the Open Meetings Act, Act 267 of 1976, and Executive Order 2020-75 on the 18th day of May, 2020, at 6:00 p.m.

PRESENT: COUNCIL MEMBERS:	
ABSENT: COUNCIL MEMBER:	

The following preamble and resolution was offered by XXXXXX and seconded by XXXXXX.

WHEREAS, the City has established a water supply system for the residents and businesses of the City;

WHEREAS, the City charges for the use of the water system for the purpose of recovering the cost of construction, reconstruction, maintenance, repair, and operation of the system;

WHEREAS, Section 42-374 of the Cadillac City Code provides that City staff or designated parties shall periodically review the charges, rates, fees, rules, and regulations of the water system and report the results of the review to the City Council with respective recommendations for any adjustments;

WHEREAS, pursuant to Article 16, Section 16.3 of the City Charter, the City may fix just and reasonable water rates and other charges from time to time as may be deemed advisable;

WHEREAS, the City staff has reviewed the water supply system rates and has recommended a rate increase of 7.5%;

WHEREAS, the City wishes to consider increasing rates for the water supply system by 10%;

WHEREAS, the City held a duly noticed public hearing regarding the proposed ordinance on May 18, 2020; and

WHEREAS, the City concludes that adopting the proposed ordinance is in the best interest of the public health, safety, and welfare.

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

- 1. Ordinance No. 2020-XX, Ordinance to Amend Sections 42-201 and 42-202(3) of Chapter 42 of the Cadillac City Code to Increase Water Rates in the City of Cadillac 7.5% (the "Ordinance," attached as Exhibit A) is hereby adopted.
  - 2. The Ordinance shall be filed with the City Clerk.
- 3. The City Clerk shall publish a Notice of Adoption and Summary of the Ordinance within seven (7) days after its adoption.
- 4. Any and all resolutions that are in conflict with this Resolution are hereby repealed, but only to the extent to give this Resolution full force and effect.

City of Cadillac Resolution No. 2020-XXXX Page 3 of 3

YEAS: COUNCIL MEMBERS:	
NAYS:	
STATE OF MICHIGAN	) )ec
COUNTY OF WEXFORD	)ss )
	the City of Cadillac, hereby certify this to be a true and 2020-xxxx, duly adopted at a regular meeting of the City ay, 2020.
	Sandra Wasson Cadillac City Clerk

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



**Mayor** Carla J. Filkins

**Mayor Pro-Tem** Tiyi Schippers

Councilmembers Stephen King Robert J. Engels Bryan Elenbaas

#### **RESOLUTION NO. 2020-xxxx**

### RESOLUTION TO ADOPT ORDINANCE NO. 2020-xx, ORDINANCE ESTABLISHING GENERAL APPROPRIATIONS ACT FOR FISCAL YEAR 2021

At a regular meeting of the City Council of the City of Cadillac, Wexford County, Michigan, held by remote electronic participation pursuant to the Open Meetings Act, Act 267 of 1976, and Executive Order 2020-75 on the 18th day of May, 2020, at 6:00 p.m.

PRESENT: COUNCIL MEMBERS:	_	
ABSENT: COUNCIL MEMBER:	· · · · · · · · · · · · · · · · · · ·	

The following preamble and resolution was offered by <u>XXXXXX</u> and seconded by <u>XXXXXX</u>.

WHEREAS, the Uniform Budgeting and Accounting Act, 1968 PA 2, as amended, requires the City Council of the City of Cadillac to pass a general appropriations act for all funds, except trust or agency, internal service, enterprise, debt service or capital project funds for which the City Council may pass a special appropriation act; and

WHEREAS, Section 10.3 of the Charter of the City of Cadillac (the "Charter") requires a public hearing be held in the second half of the month of April on the proposed budget before final adoption; that notice of the public hearing be published at least ten (10) days in advance of the hearing; and that the complete proposed budget be on file for public inspection during office hours at the office of the City Clerk for a period of not less than (10) days prior to such public hearing; and

WHEREAS, on the 4th day of April, 2020 a notice of hearing was published as required by Section 10.3 of the Charter, and a public hearing on the proposed budget for Fiscal Year 2021 was held on the 20th day of April, 2020; and

WHEREAS, Section 10.4 of the Charter requires the City Council to adopt a budget by ordinance between the 10th day of May and the last day of May of each year appropriating the money needed for municipal purposes during the next fiscal year and provide for a levy of the amount necessary to be raised by taxes upon real and personal property; and

WHEREAS, Section 5.2 of the Charter requires each proposed ordinance be introduced in written or printed form, identified by a short title containing a preamble stating its purpose and, following

City of Cadillac Resolution No. 2020-xxxx Page 2 of 2

introduction of the proposed ordinance, requires the City Clerk to publish a summary of the proposed ordinance in a local newspaper of general circulation in the City and make copies of the proposed ordinance available for examination at the office of the City Clerk and provide copies at a reasonable charge; and

WHEREAS, the City Council introduced Ordinance No. 2020-xx, Ordinance Adopting General Appropriations Act for Fiscal Year 2021 (the "Ordinance"), on May 4, 2020, and scheduled a public hearing on the Ordinance for May 18, 2020, at 6:00 p.m.;

WHEREAS, the City Council conducted a public hearing regarding the Ordinance on May 18, 2020 at 6:00 p.m. in the Council Chambers, Cadillac Municipal Complex, 200 Lake Street, Cadillac, Michigan;

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

- 1. The Ordinance, which is attached as Exhibit A, is hereby adopted.
- 2. The Ordinance shall be filed with the City Clerk.
- 3. The City Clerk shall publish a summary of the Ordinance in a newspaper of general circulation in the City within seven (7) days.
- 4. Any and all resolutions that are in conflict with this Resolution are hereby repealed upon the effective date of the Ordinance.

YEAS: COUNCIL MEMBERS:		
NAYS:		
STATE OF MICHIGAN	)	
COUNTY OF WEXFORD	)	
•	•	ac, hereby certify this to be a true and complete copy of lar meeting of the City Council held on the 18th day of
		Sandra Wasson Cadillac City Clerk

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



**Mayor** Carla J. Filkins

**Mayor Pro-Tem** Tiyi Schippers

Councilmembers Stephen King Robert J. Engels Bryan Elenbaas

#### **RESOLUTION NO. 2020-xxxx**

### RESOLUTION TO ADOPT ORDINANCE NO. 2020-xx, ORDINANCE ESTABLISHING GENERAL APPROPRIATIONS ACT FOR FISCAL YEAR 2021

At a regular meeting of the City Council of the City of Cadillac, Wexford County, Michigan, held by remote electronic participation pursuant to the Open Meetings Act, Act 267 of 1976, and Executive Order 2020-75 on the 18th day of May, 2020, at 6:00 p.m.

PRESENT: COUNCIL MEMBERS:	
ABSENT: COUNCIL MEMBER:	

The following preamble and resolution was offered by <u>XXXXXX</u> and seconded by <u>XXXXXX</u>.

WHEREAS, the Uniform Budgeting and Accounting Act, 1968 PA 2, as amended, requires the City Council of the City of Cadillac to pass a general appropriations act for all funds, except trust or agency, internal service, enterprise, debt service or capital project funds for which the City Council may pass a special appropriation act; and

WHEREAS, Section 10.3 of the Charter of the City of Cadillac (the "Charter") requires a public hearing be held in the second half of the month of April on the proposed budget before final adoption; that notice of the public hearing be published at least ten (10) days in advance of the hearing; and that the complete proposed budget be on file for public inspection during office hours at the office of the City Clerk for a period of not less than (10) days prior to such public hearing; and

WHEREAS, on the 4th day of April, 2020 a notice of hearing was published as required by Section 10.3 of the Charter, and a public hearing on the proposed budget for Fiscal Year 2021 was held on the 20th day of April, 2020; and

WHEREAS, Section 10.4 of the Charter requires the City Council to adopt a budget by ordinance between the 10th day of May and the last day of May of each year appropriating the money needed for municipal purposes during the next fiscal year and provide for a levy of the amount necessary to be raised by taxes upon real and personal property; and

WHEREAS, Section 5.2 of the Charter requires each proposed ordinance be introduced in written or printed form, identified by a short title containing a preamble stating its purpose and, following

City of Cadillac Resolution No. 2020-xxxx Page 2 of 2

introduction of the proposed ordinance, requires the City Clerk to publish a summary of the proposed ordinance in a local newspaper of general circulation in the City and make copies of the proposed ordinance available for examination at the office of the City Clerk and provide copies at a reasonable charge; and

WHEREAS, the City Council introduced Ordinance No. 2020-xx, Ordinance Adopting General Appropriations Act for Fiscal Year 2021 (the "Ordinance"), on May 4, 2020, and scheduled a public hearing on the Ordinance for May 18, 2020, at 6:00 p.m.;

WHEREAS, the City Council conducted a public hearing regarding the Ordinance on May 18, 2020 at 6:00 p.m. in the Council Chambers, Cadillac Municipal Complex, 200 Lake Street, Cadillac, Michigan;

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

- 1. The Ordinance, which is attached as Exhibit A, is hereby adopted.
- 2. The Ordinance shall be filed with the City Clerk.
- 3. The City Clerk shall publish a summary of the Ordinance in a newspaper of general circulation in the City within seven (7) days.
- 4. Any and all resolutions that are in conflict with this Resolution are hereby repealed upon the effective date of the Ordinance.

YEAS: COUNCIL MEMBERS:		
NAYS:		
STATE OF MICHIGAN	)	
COUNTY OF WEXFORD	) )	
•	e City of Cadillac, hereby certify this to be a true and complete copy o lopted at a regular meeting of the City Council held on the 18th day of	
	Sandra Wasson Cadillac City Clerk	_

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



**Mayor** Carla J. Filkins

**Mayor Pro-Tem** Tiyi Schippers

Councilmembers
Robert J. Engels
Stephen King
Bryan Elenbaas

RESOLUTION NO.

## RESOLUTION APPROVING BROWNFIELD PLAN AMENDMENT FOR CADILLAC LOFTS

At a regular meeting of the City Council of the City of Cadillac, Wexford County, Michigan, held by remote electronic participation pursuant to the Open Meetings Act, Act 267 of 1976, and Executive Order 2020-75 on the 18<sup>th</sup> day of May 2020, at 6:00 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, a Brownfield Plan for Cadillac Lofts was approved by the CBRA in March 2019 and the City Council in April 2019 that: (1) established the property at 201, 207 and 215 Mitchell Street and 208 East Cass Street as Eligible Property, (2) outlined Environmental and Non-Environmental Eligible Activities, and (3) provided for reimbursement of the Eligible Activity expenses from taxes generated by increased private investment on the property; and

**WHEREAS,** the Brownfield Plan included an allocation for Public Infrastructure Improvements to match a future proposal Community Development Block Grant (CDBG) and the CDBG grant is not available at this time; and

**WHEREAS,** there are short-term and mid-term infrastructure improvements that are necessary and benefit not only Cadillac Lofts but the broader community and an increase in

City of Cadillac
Resolution No
Page 2 of 3

the public infrastructure improvement budget in the Brownfield Plan is necessary to provide for reimbursement from the capture of increased State and Local taxes; and

WHEREAS, a Brownfield Plan Amendment to increase the public infrastructure improvement budget was prepared, reviewed and approved by the CBRA at their March 16, 2020 meeting and recommended approval of the Brownfield Plan Amendment to the City Council, finding the Brownfield Plan Amendment 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

**WHEREAS**, pursuant to Act 381, the City Council set a public hearing for May 18, 2020 regarding the City Council's proposed adoption of the Brownfield Plan Amendment and transmitted notice of the public hearing to the applicable taxing authorities and published notice of the public hearing in the manner required by Act 381; and

**WHEREAS**, the City Council conducted a public hearing on May 5, 2020, at which all interested persons had an opportunity to be heard and any written communications regarding the Brownfield Plan Amendment were received and considered, as required by Act 381; and

**WHEREAS,** the City Council has made the following determinations and findings:

- 1. The Brownfield Plan Amendment constitutes a public purpose under Act 381; and
- 2. The Brownfield Plan Amendment meets all of the requirements for a Brownfield Plan set forth in Act 381; and
- 3. The proposed method of financing the costs of Eligible Activities by private financing arranged by the developer, and public infrastructure by the City is feasible and the CBRA will not arrange financing; and
- 4. The costs of Eligible Activities proposed are reasonable and necessary to carry out the purposes of Act 381; and
- 5. The amount of captured taxable value estimated to result from adoption of the Brownfield Plan Amendment is reasonable; and

**WHEREAS**, the City has determined that the Cadillac Lofts project and public infrastructure improvements as set forth in the Brownfield Plan Amendment will be beneficial to the City and that approving the Brownfield Plan Amendment is in the best interest of the health, safety, and welfare of the City's residents.

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

1. The City hereby approves and adopts the Brownfield Plan Amendment, attached hereto as Exhibit A.

City of Cadillac
Resolution No
Page 3 of 3

- 2. This Resolution shall be maintained in the files of the City Clerk.
- 3. 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 and all resolutions that are in conflict with this Resolution are hereby repealed, but only to the extent to give this Resolution full force and effect.

YEAS:	<u>.</u>
NAYS:	<u>-</u>
STATE OF MICHIGAN	
STATE OF MICHIGAN	5
COUNTY OF WEXFORD	;
	_

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 18th day of May 2020.

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

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



**Mayor** Carla J. Filkins

**Mayor Pro-Tem** Tiyi Schippers

Councilmembers
Robert J. Engels
Stephen King
Bryan Elenbaas

RESOLUTION NO.

## RESOLUTION APPROVING BROWNFIELD PLAN AMENDMENT FOR CADILLAC LOFTS

At a regular meeting of the City Council of the City of Cadillac, Wexford County, Michigan, held by remote electronic participation pursuant to the Open Meetings Act, Act 267 of 1976, and Executive Order 2020-75 on the 18<sup>th</sup> day of May 2020, at 6:00 p.m., the following resolution was offered by

Councilperson	and supported by
Councilnerson	

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, a Brownfield Plan for Cadillac Lofts was approved by the CBRA in March 2019 and the City Council in April 2019 that: (1) established the property at 201, 207 and 215 Mitchell Street and 208 East Cass Street as Eligible Property, (2) outlined Environmental and Non-Environmental Eligible Activities, and (3) provided for reimbursement of the Eligible Activity expenses from taxes generated by increased private investment on the property; and

**WHEREAS,** the Brownfield Plan included an allocation for Public Infrastructure Improvements to match a future proposal Community Development Block Grant (CDBG) and the CDBG grant is not available at this time; and

**WHEREAS,** there are short-term and mid-term infrastructure improvements that are necessary and benefit not only Cadillac Lofts but the broader community and an increase in

City of Cadillac
Resolution No
Page 2 of 3

the public infrastructure improvement budget in the Brownfield Plan is necessary to provide for reimbursement from the capture of increased State and Local taxes; and

WHEREAS, a Brownfield Plan Amendment to increase the public infrastructure improvement budget was prepared, reviewed and approved by the CBRA at their March 16, 2020 meeting and recommended approval of the Brownfield Plan Amendment to the City Council, finding the Brownfield Plan Amendment 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

**WHEREAS**, pursuant to Act 381, the City Council set a public hearing for May 18, 2020 regarding the City Council's proposed adoption of the Brownfield Plan Amendment and transmitted notice of the public hearing to the applicable taxing authorities and published notice of the public hearing in the manner required by Act 381; and

**WHEREAS**, the City Council conducted a public hearing on May 5, 2020, at which all interested persons had an opportunity to be heard and any written communications regarding the Brownfield Plan Amendment were received and considered, as required by Act 381; and

**WHEREAS,** the City Council has made the following determinations and findings:

- 1. The Brownfield Plan Amendment constitutes a public purpose under Act 381; and
- 2. The Brownfield Plan Amendment meets all of the requirements for a Brownfield Plan set forth in Act 381; and
- 3. The proposed method of financing the costs of Eligible Activities by private financing arranged by the developer, and public infrastructure by the City is feasible and the CBRA will not arrange financing; and
- 4. The costs of Eligible Activities proposed are reasonable and necessary to carry out the purposes of Act 381; and
- 5. The amount of captured taxable value estimated to result from adoption of the Brownfield Plan Amendment is reasonable; and

**WHEREAS**, the City has determined that the Cadillac Lofts project and public infrastructure improvements as set forth in the Brownfield Plan Amendment will be beneficial to the City and that approving the Brownfield Plan Amendment is in the best interest of the health, safety, and welfare of the City's residents.

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

1. The City hereby approves and adopts the Brownfield Plan Amendment, attached hereto as Exhibit A.

City of Cadillac Resolution No. Page 3 of 3	
2.	This Resolution shall be maintained in the files of the City Clerk.
	Should any section, clause or phrase of this Resolution be declared by the invalid, the same shall not affect the validity of this Resolution as a whole nor eof, other than the part so declared to be invalid.
4. repealed, but	Any and all resolutions that are in conflict with this Resolution are hereby only to the extent to give this Resolution full force and effect.
YEAS:	
NAYS:	
STATE OF MI	CHIGAN )
COUNTY OF V	VEXFORD )

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 18th day of May 2020.

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

Telephone No: (231) 775-0181