



ACT 381 BROWNFIELD PLAN

**KOTOBUKI SEATING, INC.
5200 S SPRINKLE ROAD
PORTAGE, MI 49002**

**FOR:
CITY OF PORTAGE BROWNFIELD REDEVELOPMENT AUTHORITY**

MAY 1, 2022

Recommended for approval by the Brownfield Redevelopment Authority on: _____

Approved by the governing body of the local jurisdiction on: _____

Prepared by:

**ENVIROLOGIC TECHNOLOGIES, INC.
2960 INTERSTATE PARKWAY
KALAMAZOO, MI 49048
(269) 342-1100**

TABLE OF CONTENTS

1.0 INTRODUCTION	1
1.1 PROPOSED REDEVELOPMENT AND FUTURE USE FOR EACH ELIGIBLE PROPERTY	1
1.2 ELIGIBLE PROPERTY INFORMATION	2
2.0 INFORMATION REQUIRED BY SECTION 13(2) OF THE STATUTE	2
2.1 DESCRIPTION OF COSTS TO BE PAID FOR WITH TAX INCREMENT REVENUES	2
2.2 SUMMARY OF ELIGIBLE ACTIVITIES	3
2.3 ESTIMATE OF CAPTURED TAXABLE VALUE AND TAX INCREMENT REVENUES	4
2.4 METHOD OF FINANCING AND DESCRIPTION OF ADVANCES MADE BY THE MUNICIPALITY	4
2.5 MAXIMUM AMOUNT OF NOTE OR BONDED INDEBTEDNESS	4
2.6 DURATION OF BROWNFIELD PLAN.....	4
2.7 ESTIMATED IMPACT OF TAX INCREMENT FINANCING ON REVENUES OF TAXING JURISDICTIONS	5
2.8 LEGAL DESCRIPTION, PROPERTY MAP, STATEMENT OF QUALIFYING CHARACTERISTICS AND PERSONAL PROPERTY	5
2.9 ESTIMATES OF RESIDENTS AND DISPLACEMENT OF INDIVIDUALS/FAMILIES	6
2.10 PLAN FOR RELOCATION OF DISPLACED PERSONS	6
2.11 PROVISIONS FOR RELOCATION COSTS	6
2.12 STRATEGY FOR COMPLIANCE WITH MICHIGAN’S RELOCATION ASSISTANCE LAW.....	6
2.13 OTHER MATERIAL THAT THE AUTHORITY OR GOVERNING BODY CONSIDERS PERTINENT	6

EXHIBITS

FIGURES

FIGURE 1: *Location Map of the Eligible Property*

FIGURE 2: *Site Plan*

TABLE

TABLE 1: *Summary of Eligible Costs*

TABLE 2: *Total Captured Incremental Taxes Estimates*

TABLE 3: *Estimated Reimbursement Schedule*

ACT 381 BROWNFIELD PLAN

1.0 INTRODUCTION

1.1 Proposed Redevelopment and Future Use for Each Eligible Property

Envirologic has prepared this Act 381 Brownfield Plan on the behalf of the City of Portage Brownfield Redevelopment Authority for a single parcel of land located on the corner of Meredith and Sprinkle Road (Figure 1). This project will add a new 32,000-square-foot manufacturing building to create a manufacturing campus for Kotobuki Seating, Inc. (KSI). This new building will be built as an addition to an existing 35,360-square-foot warehouse building that will be retained and updated. This project will also include the removal of a blighted former car wash immediately north of the existing structure to prepare the land for the new build. Frontage on both Sprinkle and Meredith will be improved with walking paths, drives, and landscaping.

This project will result in approximately 50 new jobs in the manufacturing district in the City of Portage. These new jobs will include managers, supervisors, engineers, sales, production, fabrication, IT, finance, assembly, and warehousing jobs. The expected starting wage for unskilled labor is \$15.00 to \$18.00 per hour and for skilled factory labor \$19.00 to \$24.00 per hour. KSI uses competitive wage studies to establish wages for non-production jobs which will be competitively paid by what the surveys show to be the median in the Midwest. KSI will offer fully competitive benefit plans, and the cost to the employees will be below the national average. Capital investment is expected to be \$5.5 million. The project is intended to start in 2022 with the demolition of the car wash and to be completed in 2023.

Overall, this project is set to serve a public purpose to the City of Portage, expanding the tax base, adding jobs to the manufacturing district, investing significant capital into the community, improving public infrastructure, and removing a blighted structure. The Project Site has been declared blighted by the governing body and thus is an “eligible property” under the Act 381. This is based on evidence of vandalism, graffiti, and physical damage to the property which renders the property an attractive nuisance to children because of its physical condition. Evidence of drug use and other illegal activity renders the property dangerous to the safety of persons or property. The utilities serving the property have been destroyed or damaged by vandalism, and the building has no functional building systems (i.e., power, water, or sewer). The Resolution declaring the property blighted is attached (Attachment E).

The subject property consists of one irregular-shaped parcel of land occupying approximately 8.6 acres. The property is partially developed, consisting of a 35,360-square-foot office interiors distribution center and a vacant car wash which will be demolished. The remainder of the property consists of undeveloped land which will become part of the new manufacturing campus, along with concrete walking paths, drives, and landscaping which will be maintained and improved.

1.2 Eligible Property Information

The following parcel of property is subject to this Plan:

Parcel ID 00001-010-Q
5200 S Sprinkle Road, Portage, Michigan 49002
approximately 8.6 acres

The Project Site consists of one parcel of land. The site has been declared blighted by the governing body and thus is an “eligible property” under the Act.

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

2.1 Description of Costs to Be Paid for With Tax Increment Revenues

This Brownfield Plan has been developed to reimburse existing and anticipated costs to be incurred by Kotobuki Seating, Inc. (KSI). Tax increment revenues will be captured for reimbursement from local tax increment revenues. School taxes will only be captured to cover statutorily approved activities. Preparation of an Act 381 Brownfield Plan for the approval of school tax capture is not anticipated.

Eligible activities that are statutorily eligible for reimbursement with both local and school tax increment revenues include the Phase I Environmental Site Assessment (ESA) and Pre-Demolition Hazardous Materials Building Survey. All other eligible costs will be reimbursed with only local tax increment revenues. Specific costs to be paid for with tax increment revenues are detailed in Table 1 and described below. These are necessary activities and costs to allow the project to move forward and remedy the blighted conditions of the property.

Eligible costs for reimbursement include Pre-Approved Activities, which consist of a Phase I ESA and Pre-Demolition Hazardous Materials Building Survey. The Phase I ESA was conducted at a cost of approximately \$3,000. The Pre-Demolition Hazardous Materials Building Survey was conducted to identify asbestos-containing materials that may be required to be abated prior to renovation activities, as well as to identify if lead-based paint is present to assist with worker safety procedures and disposal requirements. The Pre-Demolition Hazardous Materials Building Survey was completed at an approximate cost of \$4,000.

The project includes “non-environmental costs” that are eligible for reimbursement through the Brownfield Plan. Specific non-environmental eligible costs include public infrastructure improvements, asbestos abatement costs, universal waste removal, and building and site demolition.

Public infrastructure improvements include water main relocation and related soft costs such as engineering, design, legal, and other professional. The anticipated cost for the water main relocation is \$135,000, and soft costs are \$35,000. Relocation of the water main and related soft costs are necessary to make the site developable. Public

infrastructure improvements also include urban stormwater management systems, which is anticipated to cost \$40,000.

The anticipated cost for asbestos abatement, inclusive of disposal and air monitoring, and hazardous materials/universal waste collection and disposal is \$15,000. Asbestos abatement and related costs are necessary as part of the demolition of the blighted building.

Eligible activities as part of building demolition consist of whole building demolition for the car wash, interior demolition at the existing warehouse building, and disposal costs. Costs for building demolition are anticipated to be \$50,000 and are necessary to remove blight.

Site demolition may include the removal of abandoned utilities, pavement, sidewalk, or other related structures, disposal costs, and soft costs such as engineering, design, legal, and other professional. Removal of abandoned utilities is estimated at \$15,000, and other site demolition costs are estimated at \$40,000. Soft costs related to site demolition are estimated at \$5,500.

Site preparation includes geotechnical engineering, estimated at \$15,000, and construction staking, estimated at \$35,000. These costs are necessary for the removal of blight, watermain relocation, and preparation for future development.

Development of the Brownfield Plan is also an eligible activity, estimated at a proposed cost of \$10,000. Plan preparation costs were/will be incurred by Kotobuki Seating, Inc. and include fees, Plan preparation, communications and meetings, and other professional services needed for the preparation, adoption, and submittal of the Brownfield Plan.

Contingency costs of 15% on eligible activities that have yet to be completed are also included as an eligible expense in this Brownfield Plan and are estimated at \$59,325.

The total potential brownfield eligible activity costs to be incurred by the Developer, including contingencies, are estimated at \$461,825. Eligible costs are detailed in Table 1.

In addition to Developer costs, the Administrative Cost of the Authority is an eligible activity. This cost is calculated at 5% of the available local tax increment annually and over the life of this Plan is estimated to be \$38,781.

2.2 Summary of Eligible Activities

Eligible costs for reimbursement include Pre-Approved Activities, which consist of a Phase I ESA and Pre-Demolition Hazardous Materials Building Survey. Non-environmental eligible costs include public infrastructure improvements, asbestos abatement costs, universal waste removal, and building and site demolition. Infrastructure improvement related to the watermain relocation is an eligible activity

and also includes soft costs related to the eligible activity. Public infrastructure improvement includes geotechnical engineering and staking costs, which are eligible activities. The construction of a new urban stormwater management system is an eligible public infrastructure improvement. Costs for asbestos abatement are inclusive of disposal and air monitoring. Eligible activities related to building demolition consists of whole building demolition, interior demolition, removal of utilities, disposal costs, and soft costs related to the eligible activity. Site demolition will include the removal of abandoned utilities, pavement, sidewalk, or other related structures, and disposal costs. The development of the Brownfield Plan, implementation of the Brownfield Plan, and contingencies are also eligible activities. These are necessary activities and costs to allow the project to move forward and remedy the blighted conditions of the property.

2.3 Estimate of Captured Taxable Value and Tax Increment Revenues

Based on when this Plan is approved, the initial taxable value will be the 2022 value of \$1,123,500. The capture and reimbursement schedules are depicted in Tables 2 and 3.

Project activities will be initiated in 2022 with construction occurring throughout 2022. It is anticipated that the new construction will be completed in 2023. The first year that tax increment will be collected is 2024.

After completion of the project, the projected taxable value is estimated at \$2,423,500. Reimbursements will be made on the actual tax increment that is realized. The estimated captured taxable value for this redevelopment by year and in aggregate for each taxing jurisdiction is depicted in tabular form (Table 2). Once eligible expenses are reimbursed, the Authority may capture up to five full years of the tax increment and deposit the revenues into a Local Brownfield Revolving Fund (LBRF) or an amount not to exceed the total cost of eligible activities. The Plan also includes a flat fee of 5% for administrative and operating expenses of the City of Portage Brownfield Redevelopment Authority. A summary of the estimated reimbursement schedule and the amount of capture into the LBRF by year and in aggregate is presented in Table 3.

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

All eligible activities are being funded by the Developer.

No advances by the municipality have been made or are anticipated.

2.5 Maximum Amount of Note or Bonded Indebtedness

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

2.6 Duration of Brownfield Plan

The Authority intends to begin capture of tax increment in 2024. This Plan will then remain in place until the eligible activities have been fully reimbursed and up to five full years of capture into the LBRF (not to exceed the amount of eligible activities) is

complete or local tax capture reaches 15 years by policy (unless other agreements are made or 30 years by statute) whichever occurs sooner.

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

The estimated amount of tax increment revenues to be captured for this redevelopment from each taxing jurisdiction by year and in aggregate is presented in Table 2.

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

The property subject to this Plan consists of one parcel that is approximately 8.6 acres in size and is located at 5200 S Sprinkle Road in the City of Portage, Michigan (property). The parcel I.D. for the subject property is 00001-010-Q. The property subject to this Brownfield Plan is the geographic property described herein and shown in Figure 2. Any change in address or parcel identification numbers will not affect the property subject to this Plan.

The legal description for the parcel is as follows:

5200 S Sprinkle Road (00001-010-Q)

SEC 1-3-11 COM NE COR SEC 1, TH W 63.78 FT TO THE W LINE OF SPRINKLE RD AS EXTENDED, TH SWLY ALG SD W LINE 1661.24 FT TO A PT 500 FT NELY FROM CTR LI OF MEREDITH ST, TH N 33 DEG-27'-15" W 271.29 FT, TH W 271.91 FT TO CTR LI OF MEREDITH ST, TH S 500 FT ALG SD LI TO W LI OF SPRINKLE RD TH NELY 500 FT TO POB; ALSO INCLUDING SEC 1-3-11 COM AT INT OF NWLY ROW SPRINKLE RD & W LI E 1/2 NE 1/4 SEC 1, TH N ALG SD W LI 500 FT TO POB TH CON'T N ALG SD W LI 163 FT, TH N 89 DEG-34'-45" E 474.96 FT, TH S 54 DEG-12'-18" W 247.01 FT, TH S 6 DEG-01'-06" W 20.13 FT, TH S 89 DEG-34'-45" W 271.29 FT TO POB. RES N 15 FT IN COMMON WITH OTHERS FOR ROW. ALSO 30 FT WIDE PARCEL COM AT INT N ROW LI SPRINKLE RD & W LI MEREDITH RD, TH N 56 DEG-32'-45" E 500 FT FOR POB, TH N 33 DEG-27'-15" W 271.29 FT, TH N 6 DEG-01'-06" E 20.13 FT, TH N 54 DEG-12'-18" E 17.21 FT, TH S 33 DEG-27'-15" E 287.53 FT TO NWLY ROW SPRINKLE RD, TH S 56 DEG-32'-45" W ALG SD ROW 30 FT TO POB. RES ROW IN COMMON WITH ADJACENT PARCELS OVER 30 FT DRIVE TO SPRINKLE RD ALSO INCLUDING SEC 1-3-11 COM AT NE COR SEC 1, TH S 333 FT, TH W 362.35, TH S 40 FT, TH W 329.65 FT, TH S 410 FT TO POB, TH W 633 FT, TH S 164.63 FT, TH E 474.96 FT, TH N 54 DEG E 152.90 FT, TH N 40 DEG E 73.90 FT, TH N 44 DEG W 22.10 FT TO POB ALSO INCLUDING SEC 1-3-11 COM AT NE COR SEC 1, TH S 333 FT, TH W 362.35 FT, TH S 40 FT, TH W 329.65 FT, TH S 410 FT, TH S 44 DEG E 22.10 FT, TH S 40 DEG W 73.90 FT, TH S 54 DEG W 285.53 FT FOR POB, TH S 33 DEG E 291.50 FT TO WLY ROW LI OF SPRINKLE RD, TH S 56 DEG W ALG SD ROW 97.09 FT, TH N 33 DEG W 287.53 FT, TH N 54 DEG E 97.15 FT POB ALSO INCLUDING SEC 1, T 3 S, R11 W, COMM AT NE CORNER OF SD SEC 1; TH S 00° 23' 15" E ON E LN OF SD SEC 1 A DISTANCE OF 332.92 FT (RECORDED 333.00 FT); TH S 90° 00' 00" W PARALLEL WITH N LN OF SD SEC 1 A DISTANCE OF 361.94 FT (RECORDED 362.35 FT); TH S 00° 23' 15" E PARALLEL WITH SD E SEC LN 40.00 FT; TH S 90° 00'

00" W PARALLEL WITH SD N SEC LN 329.65 FT TO A POINT 633.00 FT E OF W LN OF E HALF OF NE FRACTIONAL QTR OF SD SEC 1; TH S 00° 23' 33" E (RECORDED S 00° 25' 15" E) PARALLEL WITH SD W LN 410.54 FT (RECORDED 410.00 FT); TH S 47° 25' 31" E (RECORDED S 44° 49' 39" E) 22.10 FT TO NWERLY LN OF A 30 FT WIDE GENERAL EASEMENT AND ROW GRANT PER LIBER 1180, PAGES 19 & 20; TH S 40° 57' 54" W (RECORDED S 40° 55' 18" W) ON SD NWERLY EASEMENT AND ROW LN 74.97 FT (RECORDED 73.90 FT); TH S 54° 12' 12" W (RECORDED S 54° 12' 18" W) ON SD NWERLY EASEMENT AND ROW LN 57.12 FT TO POB OF LAND HEREIN DESCRIBED; TH S 33° 35' 03" E 298.34 FT TO WERLY ROW LN OF S SPRINKLE ROAD; TH SWERLY 71.65 FT ON SD WERLY ROW LN AND ON A 1314.07 FOOT RADIUS CURVE TO RIGHT WHOSE CHORD BEARS S 54° 59' 06" W 71.64 FT; TH S 56° 32' 50" W (RECORDED S 56° 32' 45" W) ON SD WERLY ROW LN 156.84 FT; TH N 33° 31' 26" W 290.96 FT (RECORDED 33° 27' 15" W 291.50 FT) TO SD NWERLY EASEMENT AND ROW LN; TH N 54° 12' 12" E (RECORDED N 54° 12' 18" E) ON SD NWERLY EASEMENT AND ROW LN 228.33 FT TO POB.SPLIT/COMBINED ON 11/08/2021 FROM 00001-010-D, 00001-010-F, 00001-010-L, 00001-010-I, 00001-010-P;

The structure has been designated “blighted” as defined by the Brownfield Redevelopment Financing Act 381, MCL 125.2652(u), by the City of Portage governing body. Thus, the property meets the definition of an “eligible property” as defined by Public Act 381, the Brownfield Redevelopment Financing Act of 1996, as amended, based upon this “blighted” designation. A copy of the resolution declaring the property as blighted is provided in Attachment E. This Brownfield Plan does intend to capture tax increment revenues associated with personal property tax, if available.

2.9 Estimates of Residents and Displacement of Individuals/Families

There are no residents or families residing at this property, and thus no residents, families, or individuals will be displaced by the project.

2.10 Plan for Relocation of Displaced Persons

Not applicable.

2.11 Provisions for Relocation Costs

Not applicable.

2.12 Strategy for Compliance with Michigan’s Relocation Assistance Law

Not applicable.

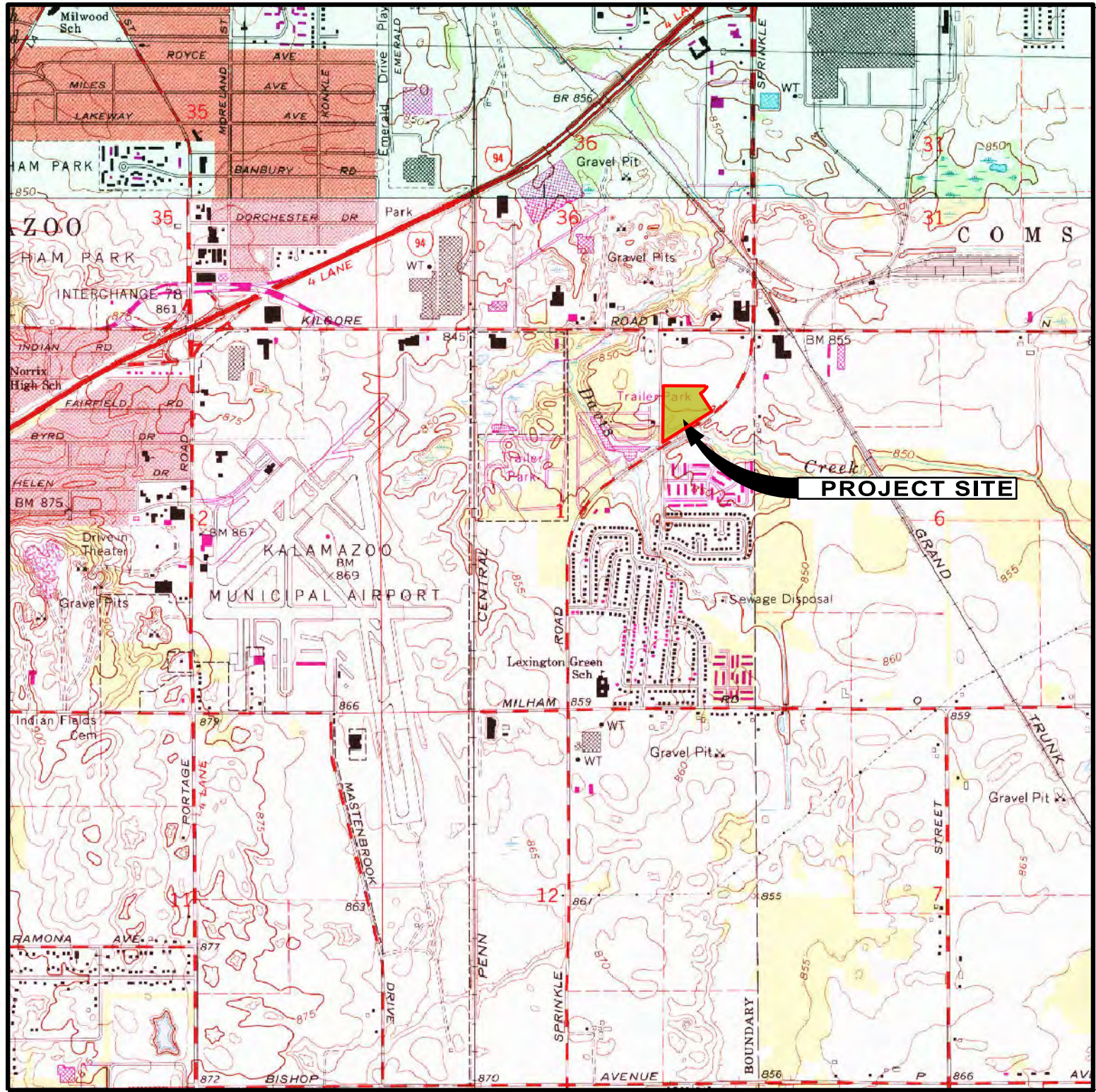
2.13 Other Material that the Authority or Governing Body Considers Pertinent

Not applicable.

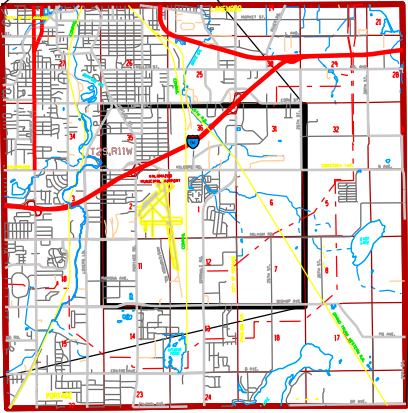
FIGURE 1

LOCATION MAP

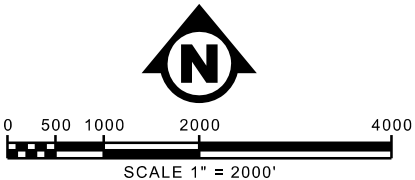




SOURCE: PORTAGE, MICHIGAN USGS 7.5 MINUTE TOPOGRAPHIC QUADRANGLE MAPS
 MAPTECH® U.S. TERRAIN SERIES™ ©MAPTECH®, INC. 606-433-8500



T 3 S. R. 11 W.
 KALAMAZOO COUTNY
 PORTAGE, MICHIGAN



envirollogic
 environmental consulting + services
 2960 INTERSTATE PARKWAY
 KALAMAZOO, MICHIGAN 49048
 PH: (269) 342-1100 FAX: (269) 342-4945

FUTURE KOTOBUKI SEATING DEVELOPMENT

5200 S SPRINKLE RD
 PORTAGE, MI 49002

LOCATION MAP

PROJECT NO.
 210071

FIGURE No.

1

FIGURE 2

SITE PLAN



SCALE 1" = 100'
0 50 100 200

NOTE:
THIS IS NOT A PROPERTY BOUNDARY SURVEY, PROPERTY BOUNDARIES SHOWN ON THIS MAP
ARE BASED ON AVAILABLE FURNISHED INFORMATION AND ARE APPROXIMATE ONLY AND
SHOULD NOT BE USED TO ESTABLISH PROPERTY BOUNDARY LOCATION IN THE FIELD.

FUTURE KOTOBUKI SEATING DEVELOPMENT

5200 S SPRINKLE RD
PORTAGE, MI 49002

SITE PLAN


envirollogic
environmental consulting + services
2960 INTERSTATE PARKWAY
KALAMAZOO, MICHIGAN 49048
PH: (269) 342-1100 FAX: (269) 342-4945

PROJECT NO.
210071

FIGURE No.

2

TABLE 1

SUMMARY OF ELIGIBLE ACTIVITIES

EGLE Eligible Activities Costs and Schedule		
EGLE Eligible Activities	Cost	Completion Season/Year
Department Specific Activities		
<i>Phase I Environmental Site Assessment</i>	\$3,000	2022
<i>Pre-Demo, Hazardous Material, Lead, Mold, and Asbestos Surveys</i>	\$4,000	2021
EGLE Eligible Activities Subtotal	\$7,000	
Contingency (0%)	\$0	
Interest (0%)	\$0	
Brownfield Plan and/or Work Plan Preparation	\$0	
Brownfield Plan and/or Work Plan Implementation	\$0	
EGLE Eligible Activities Total Costs	\$7,000	

MSF Eligible Activities Costs and Schedule		
MSF Eligible Activities	Cost	Completion Season/Year
Demolition Subtotal	\$50,000	2022–2023
<i>Building Demolition</i>	\$50,000	
Site Demolition	\$60,500	2022–2023
<i>Removal of Abandoned Utilities</i>	\$15,000	
<i>Other Site Demolition</i>	\$40,000	
<i>Soft Costs</i>	\$5,500	
Site Preparation	\$50,000	2022–2023
<i>Geotechnical Engineering</i>	\$15,000	
<i>Staking</i>	\$35,000	
Lead, Asbestos, Mold Abatement Subtotal	\$15,000	2022–2023
<i>Lead and Asbestos Abatement and Hazardous Materials Removal</i>	\$15,000	
Public Infrastructure Improvements Subtotal	\$210,000	2022–2023
<i>Water Main Relocation</i>	\$135,000	
<i>Urban Stormwater Management Systems (Traditional)</i>	\$40,000	
<i>Soft Costs</i>	\$35,000	
Brownfield Plan and/or Work Plan Preparation	\$10,000	2021–2022
MSF Eligible Activities Subtotal	\$395,500	
Contingency (15%)	\$59,325	
Interest (0%)	\$0	
MSF Eligible Activities Total Costs	\$454,825	
Eligible Activities (EGLE & MSF) Total Costs	\$461,825	

TABLE 2

TIF TABLE (TAX CAPTURE)

Table 2 [2022 Initial Taxable Value]
Tax Increment Revenue Capture Estimates
Kotobuki Seating Inc.
5200 S Sprinkle Rd
Portage, Michigan
May 2022

Estimated Taxable Value (TV) Increase Rate:		1% per year																			
Plan Year		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	TOTAL		
Calendar Year		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040			
*Base Taxable Value	\$	1,123,500	\$ 1,123,500	\$ 1,123,500	\$ 1,123,500	\$ 1,123,500	\$ 1,123,500	\$ 1,123,500	\$ 1,123,500	\$ 1,123,500	\$ 1,123,500	\$ 1,123,500	\$ 1,123,500	\$ 1,123,500	\$ 1,123,500	\$ 1,123,500	\$ 1,123,500	\$ 1,123,500			
Estimated New TV	\$	2,423,500	\$ 2,447,735	\$ 2,472,212	\$ 2,496,934	\$ 2,521,904	\$ 2,547,123	\$ 2,572,594	\$ 2,598,320	\$ 2,624,303	\$ 2,650,546	\$ 2,677,052	\$ 2,703,822	\$ 2,730,860	\$ 2,758,169	\$ 2,785,751	\$ 2,813,608	\$ 2,841,744			
Incremental Difference (New TV - Base TV)	\$	1,300,000	\$ 1,324,235	\$ 1,348,712	\$ 1,373,434	\$ 1,398,404	\$ 1,423,623	\$ 1,449,094	\$ 1,474,820	\$ 1,500,803	\$ 1,527,046	\$ 1,553,552	\$ 1,580,322	\$ 1,607,360	\$ 1,634,669	\$ 1,662,251	\$ 1,690,108	\$ 1,718,244	\$ 25,566,679		
School Capture		Millage Rate																			
State Education Tax (SET)	6.0000	\$	7,800	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$ 7,800	
School Operating Tax	17.9316	\$	23,311	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$ 23,311	
School Total	23.9316	\$	31,111	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$ 31,111	
Local Capture		Millage Rate																			
City of Portage	10.6400	\$	13,832	\$ 14,090	\$ 14,350	\$ 14,613	\$ 14,879	\$ 15,147	\$ 15,418	\$ 15,692	\$ 15,969	\$ 16,248	\$ 16,530	\$ 16,815	\$ 17,102	\$ 17,393	\$ 17,686	\$ 17,983	\$ 18,282	\$ 272,029	
KVCC	2.7918	\$	3,629	\$ 3,697	\$ 3,765	\$ 3,834	\$ 3,904	\$ 3,974	\$ 4,046	\$ 4,117	\$ 4,190	\$ 4,263	\$ 4,337	\$ 4,412	\$ 4,487	\$ 4,564	\$ 4,641	\$ 4,718	\$ 4,797	\$ 71,377	
KRESA-ISD	6.0142	\$	7,818	\$ 7,964	\$ 8,111	\$ 8,260	\$ 8,410	\$ 8,562	\$ 8,715	\$ 8,870	\$ 9,026	\$ 9,184	\$ 9,343	\$ 9,504	\$ 9,667	\$ 9,831	\$ 9,997	\$ 10,165	\$ 10,334	\$ 153,763	
County Operating	4.6514	\$	6,047	\$ 6,160	\$ 6,273	\$ 6,388	\$ 6,505	\$ 6,622	\$ 6,740	\$ 6,860	\$ 6,981	\$ 7,103	\$ 7,226	\$ 7,351	\$ 7,476	\$ 7,603	\$ 7,732	\$ 7,861	\$ 7,992	\$ 118,931	
CCTA Transport	0.7500	\$	975	\$ 993	\$ 1,012	\$ 1,030	\$ 1,049	\$ 1,068	\$ 1,087	\$ 1,106	\$ 1,126	\$ 1,145	\$ 1,165	\$ 1,185	\$ 1,206	\$ 1,226	\$ 1,247	\$ 1,268	\$ 1,289	\$ 19,175	
KCTA Transport	0.3124	\$	406	\$ 414	\$ 421	\$ 429	\$ 437	\$ 445	\$ 453	\$ 461	\$ 469	\$ 477	\$ 485	\$ 494	\$ 502	\$ 511	\$ 519	\$ 528	\$ 537	\$ 7,987	
District Library	1.4959	\$	1,945	\$ 1,981	\$ 2,018	\$ 2,055	\$ 2,092	\$ 2,130	\$ 2,168	\$ 2,206	\$ 2,245	\$ 2,284	\$ 2,324	\$ 2,364	\$ 2,404	\$ 2,445	\$ 2,487	\$ 2,528	\$ 2,570	\$ 38,245	
Library Extra	0.4986	\$	648	\$ 660	\$ 672	\$ 685	\$ 697	\$ 710	\$ 723	\$ 735	\$ 748	\$ 761	\$ 775	\$ 788	\$ 801	\$ 815	\$ 829	\$ 843	\$ 857	\$ 12,748	
County Public Safety	1.4380	\$	1,869	\$ 1,904	\$ 1,939	\$ 1,975	\$ 2,011	\$ 2,047	\$ 2,084	\$ 2,121	\$ 2,158	\$ 2,196	\$ 2,234	\$ 2,273	\$ 2,311	\$ 2,351	\$ 2,390	\$ 2,430	\$ 2,471	\$ 36,765	
County Housing	0.7485	\$	973	\$ 991	\$ 1,010	\$ 1,028	\$ 1,047	\$ 1,066	\$ 1,085	\$ 1,104	\$ 1,123	\$ 1,143	\$ 1,163	\$ 1,183	\$ 1,203	\$ 1,224	\$ 1,244	\$ 1,265	\$ 1,286	\$ 19,137	
County Senior	0.3477	\$	452	\$ 460	\$ 469	\$ 478	\$ 486	\$ 495	\$ 504	\$ 513	\$ 522	\$ 531	\$ 540	\$ 549	\$ 559	\$ 568	\$ 578	\$ 588	\$ 597	\$ 8,890	
County 911	0.6487	\$	843	\$ 859	\$ 875	\$ 891	\$ 907	\$ 924	\$ 939	\$ 940	\$ 957	\$ 974	\$ 991	\$ 1,008	\$ 1,025	\$ 1,043	\$ 1,060	\$ 1,078	\$ 1,096	\$ 1,115	\$ 16,585
Local Total	30.3372	\$	39,438	\$ 40,174	\$ 40,916	\$ 41,666	\$ 42,424	\$ 43,189	\$ 43,961	\$ 44,742	\$ 45,530	\$ 46,326	\$ 47,130	\$ 47,943	\$ 48,763	\$ 49,591	\$ 50,428	\$ 51,273	\$ 52,127	\$ 775,621	
Non-Capturable Millages		Millage Rate																			
School Debt Sinking Fund	0.9987	\$	1,298	\$ 1,323	\$ 1,347	\$ 1,372	\$ 1,397	\$ 1,422	\$ 1,447	\$ 1,473	\$ 1,499	\$ 1,525	\$ 1,552	\$ 1,578	\$ 1,605	\$ 1,633	\$ 1,660	\$ 1,688	\$ 1,716	\$ 25,533	
School Bldg Debt	5.0000	\$	6,500	\$ 6,621	\$ 6,744	\$ 6,867	\$ 6,992	\$ 7,118	\$ 7,245	\$ 7,374	\$ 7,504	\$ 7,635	\$ 7,768	\$ 7,902	\$ 8,037	\$ 8,173	\$ 8,311	\$ 8,451	\$ 8,591	\$ 127,833	
KRESA debt portion	0.9987	\$	1,298	\$ 1,323	\$ 1,347	\$ 1,372	\$ 1,397	\$ 1,422	\$ 1,447	\$ 1,473	\$ 1,499	\$ 1,525	\$ 1,552	\$ 1,578	\$ 1,605	\$ 1,633	\$ 1,660	\$ 1,688	\$ 1,716	\$ 25,533	
County Juv Home	0.1685	\$	219	\$ 223	\$ 227	\$ 231	\$ 236	\$ 240	\$ 244	\$ 249	\$ 253	\$ 257	\$ 262	\$ 266	\$ 271	\$ 275	\$ 280	\$ 285	\$ 290	\$ 4,308	
Total Non-Capturable Taxes	7.1659	\$	9,316	\$ 9,489	\$ 9,665	\$ 9,842	\$ 10,021	\$ 10,202	\$ 10,384	\$ 10,568	\$ 10,755	\$ 10,943	\$ 11,133	\$ 11,324	\$ 11,518	\$ 11,714	\$ 11,912	\$ 12,111	\$ 12,313	\$ 183,208	
Total Tax Increment Revenue (TIR) Available for Capture		\$	70,549	\$ 40,174	\$ 40,916	\$ 41,666	\$ 42,424	\$ 43,189	\$ 43,961	\$ 44,742	\$ 45,530	\$ 46,326	\$ 47,130	\$ 47,943	\$ 48,763	\$ 49,591	\$ 50,428	\$ 51,273	\$ 52,127	\$ 806,733	

Footnotes:
Capture anticipated to begin in 2024
Estimated Taxable Values provided by the City Assessor are preliminary estimates
2021 Millages

TABLE 3

TIF TABLE (ESTIMATED REIMBURSEMENT SCHEDULE)



Table 3 [2022 Initial Taxable Value]
Estimated Reimbursement Schedule
Kotobuki Seating Inc.
5200 S Sprinkle Rd
Portage, Michigan
May 2022

Developer Anticipated Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	44%	\$ 7,000	\$ -	\$ 7,000
Local	56%	\$ -	\$ 454,825	\$ 454,825
TOTAL				
EGLE	2%	\$ 7,000	\$ -	\$ 7,000
Local-Only	98%	\$ -	\$ 454,825	\$ 454,825

Estimated Total
Years of Plan: 17

Estimated Capture	
Administrative Fees	\$ 38,781
State Revolving Fund	\$ 3,900
LBRF	\$ 289,015

Plan Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	TOTAL
Total State Incremental Revenue	\$ 31,111	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31,111
State Brownfield Revolving Fund (50% of SET)	\$ 3,900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,900
State TIR Available for Reimbursement	\$ 27,211	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,211
Total Local Incremental Revenue	\$ 39,438	\$ 40,174	\$ 40,916	\$ 41,666	\$ 42,424	\$ 43,189	\$ 43,961	\$ 44,742	\$ 45,530	\$ 46,326	\$ 47,130	\$ 47,943	\$ 48,763	\$ 49,591	\$ 50,428	\$ 51,273	\$ 52,127	\$ 775,621
BRA Administrative Fee (5%)	\$ 1,972	\$ 2,009	\$ 2,046	\$ 2,083	\$ 2,121	\$ 2,159	\$ 2,198	\$ 2,237	\$ 2,277	\$ 2,316	\$ 2,357	\$ 2,397	\$ 2,438	\$ 2,480	\$ 2,521	\$ 2,564	\$ 2,606	\$ 38,781
Local TIR Available for Reimbursement	\$ 37,466	\$ 38,165	\$ 38,870	\$ 39,583	\$ 40,302	\$ 41,029	\$ 41,763	\$ 42,505	\$ 43,254	\$ 44,010	\$ 44,774	\$ 45,545	\$ 46,325	\$ 47,112	\$ 47,907	\$ 48,709	\$ 49,520	\$ 736,840
Total State & Local TIR Available	\$ 64,678	\$ 38,165	\$ 38,870	\$ 39,583	\$ 40,302	\$ 41,029	\$ 41,763	\$ 42,505	\$ 43,254	\$ 44,010	\$ 44,774	\$ 45,545	\$ 46,325	\$ 47,112	\$ 47,907	\$ 48,709	\$ 49,520	\$ 764,051
DEVELOPER																		
Beginning Balance																		
Reimbursement Balance	\$ 461,825	\$ 417,359	\$ 379,194	\$ 340,323	\$ 300,740	\$ 260,438	\$ 219,409	\$ 177,645	\$ 135,140	\$ 91,887	\$ 47,877	\$ 3,103	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
EGLE Environmental Costs	\$ 7,000	\$ 7,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Reimbursement	\$ 7,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,000
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total EGLE Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Only Costs	\$ 454,825	\$ 454,825	\$ 417,359	\$ 379,194	\$ 340,323	\$ 300,740	\$ 260,438	\$ 219,409	\$ 177,645	\$ 135,140	\$ 91,887	\$ 47,877	\$ 3,103	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ 37,466	\$ 38,165	\$ 38,870	\$ 39,583	\$ 40,302	\$ 41,029	\$ 41,763	\$ 42,505	\$ 43,254	\$ 44,010	\$ 44,774	\$ 45,545	\$ 46,325	\$ 47,112	\$ 47,907	\$ 48,709	\$ 49,520	\$ 454,825
Total Local Only Reimbursement Balance	\$ 417,359	\$ 379,194	\$ 340,323	\$ 300,740	\$ 260,438	\$ 219,409	\$ 177,645	\$ 135,140	\$ 91,887	\$ 47,877	\$ 3,103	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Annual Developer Reimbursement	\$ 44,466	\$ 38,165	\$ 38,870	\$ 39,583	\$ 40,302	\$ 41,029	\$ 41,763	\$ 42,505	\$ 43,254	\$ 44,010	\$ 44,774	\$ 45,545	\$ 46,325	\$ 47,112	\$ 47,907	\$ 48,709	\$ 49,520	\$ 461,825
LOCAL SITE REMEDIATION FUND																		
LBRF Deposits *	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Capture	\$ -	\$ 7,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,000
Local Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 42,442	\$ 46,325	\$ 47,112	\$ 47,907	\$ 48,709	\$ 282,015
Total LBRF Capture	\$ 7,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 42,442	\$ 46,325	\$ 47,112	\$ 47,907	\$ 48,709	\$ 289,015

* Up to five years of capture for LBRF Deposits after eligible activities are reimbursed or after limit of 25 years for reimbursement

Footnotes:

Capture anticipated to begin in 2024
Estimated Taxable Values provided by the City Assessor are preliminary estimates
Administrative fees of the authority is a flat fee of 5%
In year 2024 approximately \$13,211 State capture will be dispursed to the respective taxing jurisdictions.