

ACT 381 BROWNFIELD PLAN

**TST Portage, LLC
5870 and 5960 South Sprinkle Road
Kalamazoo County, City of Portage
City of Portage Brownfield Redevelopment Authority**

February 27, 2024



Prepared by
Michigan Growth Advisors
100 W Michigan Avenue
Suite #200
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Approved by the Portage Brownfield Redevelopment Authority on Mar. 7, 2024

Approved by the City of Portage Council on Apr. 9, 2024, being Plan Amendment #12

TABLE OF CONTENTS

1.0 INTRODUCTION

- 1.1 Proposed Redevelopment and Future Use for Each Eligible Property
- 1.2 Identification of Housing Need
- 1.3 Eligible Property Information

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

- 2.1 Description of Costs to Be Paid for With Tax Increment Revenues
- 2.2 Summary of Eligible Activities
- 2.3 Estimate of Captured Taxable Value and Tax Increment Revenues
- 2.4 Method of Financing and Description of Advances Made by the Municipality
- 2.5 Maximum Amount of Note or Bonded Indebtedness
- 2.6 Duration of Brownfield Plan
- 2.7 Estimated Impact of Tax Increment Financing on Revenues of Taxing Jurisdictions
- 2.8 Legal Description, Property Map, Statement of Qualifying Characteristics and Personal Property
- 2.9 Estimates of Residents and Displacement of Individuals/Families
- 2.10 Plan for Relocation of Displaced Persons
- 2.11 Provisions for Relocation Costs
- 2.12 Strategy for Compliance with Michigan's Relocation Assistance Law
- 2.13 Other Material that the Authority or Governing Body Considers Pertinent

EXHIBITS

FIGURES

- | | |
|----------|--|
| Figure 1 | Legal Description and Map of the Eligible Property |
|----------|--|

TABLES

- | | |
|---------|---------------------------|
| Table 1 | Eligible Activities Costs |
| Table 2 | Tax Capture Schedule |
| Table 3 | Reimbursement Schedule |

ATTACHMENTS

- | | |
|--------------|---------------------------------|
| Attachment A | Brownfield Plan Resolutions |
| Attachment B | Reimbursement Agreement |
| Attachment C | Verification of Facility Status |
| Attachment D | Soil Sampling Map |
| Attachment E | Site Plan |

ACT 381 BROWNFIELD PLAN

1.0 INTRODUCTION

1.1 Proposed Redevelopment and Future Use for Each Eligible Property

The proposed redevelopment consists of two parcels located at 5870 S Sprinkle Road and 5960 S Sprinkle Road totaling 10.68 acres in the City of Portage. The project is a two-phase project, one on each parcel. Phase 1 of the project involves the construction of a 63,000-square foot manufacturing facility at the northern property on 5870 S Sprinkle Road. This facility includes a second level on both ends of the building for office uses. The building is currently under construction and programmed to be leased to support the growth of Depatie Fluid Power Company, Mico-Lam Inc and/or future unknown tenants.

Phase 2 of this project will involve the partial demolition of the 33,804-square foot structure on 5960 South Sprinkle Road and the construction of a 43,200-square foot facility in its footprint. This building, once complete, will be used for manufacturing purposes with 24' ceilings and is expected to be occupied by Depatie Fluid Power Company.

Both phases of this project are expected to create 51 full-time permanent jobs earning an average salary of more than \$63,000. The total capital investment of both phases of this project are anticipated to be \$9,334,162. Construction on Phase 2 the project is planned to begin in the summer of 2024 and will be completed by fall of 2025.

1.2 Eligible Property Information

Basis of Eligibility

A Baseline Environmental Assessment ("BEA") was conducted on 5960 South Sprinkle Road by Stolz Environmental Solutions, LLC dated January 18, 2022. 5960 South Sprinkle Road is a "facility" as defined by Part 201 of Michigan's Natural Resources and Environmental Protection Act ("NREPA"), Act 451 of 1994, as amended, due to the presence of arsenic, silver, benzo(a)pyrene, fluoranthene, and phenanthrene in concentrations in excess of the Michigan Department of Environment, Great Lakes, and Energy (EGLE) generic cleanup criteria. Verification of Facility status is contained in Attachment C.

The parcel at 5870 South Sprinkle Road is adjacent and contiguous to 5960 South Sprinkle Road.

Location and Legal Description

5870 South Sprinkle Road	Parcel ID: 10-00001-087-C	4.68 Acres
Portage, MI 49002		

Legal Description:

COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 01, TOWN 03 SOUTH, RANGE 11 WEST; THENCE ALONG THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION, NORTH 00 DEGREES 34 MINUTES 06 SECONDS EAST (PREVIOUSLY DESCRIBED AS NORTH 00 DEGREES 34 MINUTES 24 SECONDS EAST) 491.44 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 25 MINUTES 18 SECONDS WEST 528.72 FEET; THENCE SOUTH 00 DEGREES 36 MINUTES 03 SECONDS WEST 7.76 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 16 SECONDS WEST 59.15 FEET (PREVIOUSLY DESCRIBED AS SOUTH 89 DEGREES 52 MINUTES 54 SECONDS WEST 59.17 FEET); THENCE NORTH 00 DEGREES 34 MINUTES 28 SECONDS EAST 349.93 FEET (PREVIOUSLY DESCRIBED AS NORTH 00 DEGREES 34 MINUTES 24 SECONDS EAST 350.10 FEET); THENCE NORTH 89 DEGREES 52 MINUTES 50 SECONDS EAST 587.87 FEET (PREVIOUSLY DESCRIBED AS NORTH 89 DEGREES 52 MINUTES 54 SECONDS EAST 588.00 FEET) TO SAID 1/4 LINE; THENCE ALONG SAID 1/4 LINE, SOUTH 00 DEGREES 34 MINUTES 06 SECONDS WEST (PREVIOUSLY DESCRIBED AS SOUTH 00 DEGREES 34 MINUTES 24 SECONDS WEST) 348.68 FEET TO THE POINT OF BEGINNING. SUBJECT TO EASEMENTS, RESTRICTIONS, AND RIGHTS OF WAY APPARENT OR OF RECORD.

Split/Combined on 12/13/2022 from 00001-087-A; Split on 11/28/2023 into 07694-000-O, 07694-001-O, 07694-002-O, 07694-003-O;

5960 South Sprinkle Road Parcel ID: 10-00001-087-B 6.00 Acres
Portage, MI 49002

Legal Description:

BEGINNING AT THE SOUTH 1/4 CORNER OF SECTION 01, TOWN 03 SOUTH, RANGE 11 WEST; THENCE ALONG THE SOUTH LINE OF SAID SECTION, SOUTH 89 DEGREES 52 MINUTES 54 SECONDS WEST 529.03 FEET; THENCE NORTH 00 DEGREES 36 MINUTES 03 SECONDS EAST (PREVIOUSLY DESCRIBED AS NORTH 00 DEGREES 34 MINUTES 24 SECONDS EAST) 497.87 FEET; THENCE SOUTH 89 DEGREES 25 MINUTES 18 SECONDS EAST 528.72 FEET TO THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION; THENCE ALONG SAID 1/4 LINE, SOUTH 00 DEGREES 34 MINUTES 06 SECONDS WEST (PREVIOUSLY DESCRIBED AS SOUTH 00 DEGREES 34 MINUTES 24 SECONDS WEST) 491.44 FEET TO THE POINT OF BEGINNING. SUBJECT TO EASEMENTS, RESTRICTIONS, AND RIGHTS OF WAY APPARENT OR OF RECORD. Split/Combined on 12/13/2022 from 00001-087-A;

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

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

Tax increment revenues will be used to reimburse TST Portage, LLC ("Developer") for the cost of eligible activities as authorized by Act 381. Michigan Strategic Fund ("MSF") approved non-environmental eligible activities and statutorily approved EGLE environmental eligible activities will be reimbursed with local and school tax increment revenues ("TIR"). The remaining eligible activities will be reimbursed with local TIR only.

The total cost of eligible activities including contingency are anticipated to be \$1,142,338. Funding to the State Brownfield Redevelopment Fund is anticipated to be

\$130,736. The estimated cost of all eligible activities under this plan are summarized in Table 1.

Environmental Activities

Department specific activities considered under this plan include a Phase I and Phase II Environmental Site Assessment ("ESA").

Non-Environmental Activities

Because the City of Portage is a Qualified Local Unit of Government ("QLUG"), additional non-environmental costs ("Michigan Strategic Fund ("MSF") Eligible Activities") can be reimbursed through a brownfield plan. This plan will provide reimbursement of eligible demolition, site preparation and/or infrastructure improvements.

Authority Expenses

Actual eligible costs incurred by the City of Portage Brownfield Redevelopment Authority ("PBRA") are included in this plan as an eligible expense. These expenses will be reimbursed with local tax increment revenues only.

2.2 Summary of Eligible Activities

2.2.1 Phase I & Phase II ESA, BEA and Due Care Plan

A Phase I and Phase II ESA were completed and the total cost of these services as \$7,600. This is a cost statutorily approved for reimbursement with school taxes.

2.2.2 Demolition

Demolition activities will include site demolition and partial building demolition of an existing structure. Engineering and design of these activities are also included as eligible activities. The total cost of these demolition activities is anticipated to be \$106,205.

2.2.3 Infrastructure Improvements

Infrastructure improvement activities will include the construction of an urban stormwater management system, and sanitary sewer and water main construction. Engineering and design of these activities are also included as eligible activities. The total cost of these infrastructure improvement is anticipated to be \$402,140.

2.2.4 Site Preparation

Site preparation activities will include clearing and grubbing, fill, grading, and land balancing, staking, temporary erosion control, and temporary traffic control. Engineering and design of these activities are also included as eligible activities. The total cost of these site preparation activities is anticipated to be \$434,905.

2.2..5 Contingency

A contingency is included as an eligible activity. The contingency is estimated to be \$141,488.

2.2..6 Brownfield Plan Application Fee

The cost to apply for a Brownfield Plan is included as an eligible activity. The cost to apply for a Brownfield Plan is anticipated to be \$10,000.

2.2..7 Administrative Expenses

The expenses related to administration and implementation of this Brownfield Plan incurred by the developer is included as an eligible activity. The cost is anticipated to be \$10,000.

2.2..8 Brownfield Plan and Act 381 Work Preparation

The cost to prepare the Brownfield Plan and Act 381 Work Plan is anticipated to be \$30,000.

2.2..9 Local Brownfield Revolving Fund

The Authority intends to capture school and non-school tax increments for deposit in the local brownfield revolving fund for a full five years. This capture is estimated to be \$390,957.

2.3 Estimate of Captured Taxable Value and Tax Increment Revenues

An estimate of the captured taxable value for this redevelopment by year is depicted in Table 2. This plan captures all available TIR, including real and personal property TIR.

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

The eligible activities will be financed by the developer and reimbursed as outlined in this plan and accompanying development agreement. No advances from the City are anticipated at this time.

2.5 Maximum Amount of Note or Bonded Indebtedness

No note or bonded indebtedness for this project is anticipated at this time. Therefore, this section is not applicable.

2.6 Duration of Brownfield Plan

The duration of this plan is estimated to be 15 years. It is estimated that the redevelopment of the property will be completed in 2025 and that full recapture of eligible costs and eligible administrative costs of the authority will continue until 2035. Capture of TIR is expected to begin in 2026, however could be delayed for up

to 5 years after the approval of this plan as permitted by Act 381. In no event shall capture extend beyond 30 year as required by Act 381. An analysis showing the reimbursement schedule is attached as Table 3.

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

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

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

The property consists of two parcels. One parcel is 6.00 acres in size and is located at 5960 South Sprinkle Road in the City of Portage, Kalamazoo County (Parcel Identification Number 10-00001-087-B). Another parcel is 4.68 acres in size and is located at 5870 South Sprinkle Road in the City of Portage, Kalamazoo County (Parcel Identification Number 10-00001-087-C). A legal description of each property along with a scaled map showing eligible property dimensions is attached as Figure 1.

The parcel is considered "eligible property" due to the presence of contaminants, specifically arsenic, silver, benzo(a)pyrene, fluoranthene, and phenanthrene in concentrations in excess of the Michigan Department of Environment, Great Lakes, and Energy (EGLE) generic cleanup criteria. Therefore, the property is a "Facility" as defined by Part 201.

Taxable personal property, if any, is included in this plan.

2.9 Estimates of Residents and Displacement of Individuals/Families

No persons reside at the property therefore this section is not applicable.

2.10 Plan for Relocation of Displaced Persons

No persons reside at the property thus none will be displaced. Therefore, this section is not applicable.

2.11 Provisions for Relocation Costs

No persons reside at the property thus none will be displaced. Therefore, this section is not applicable.

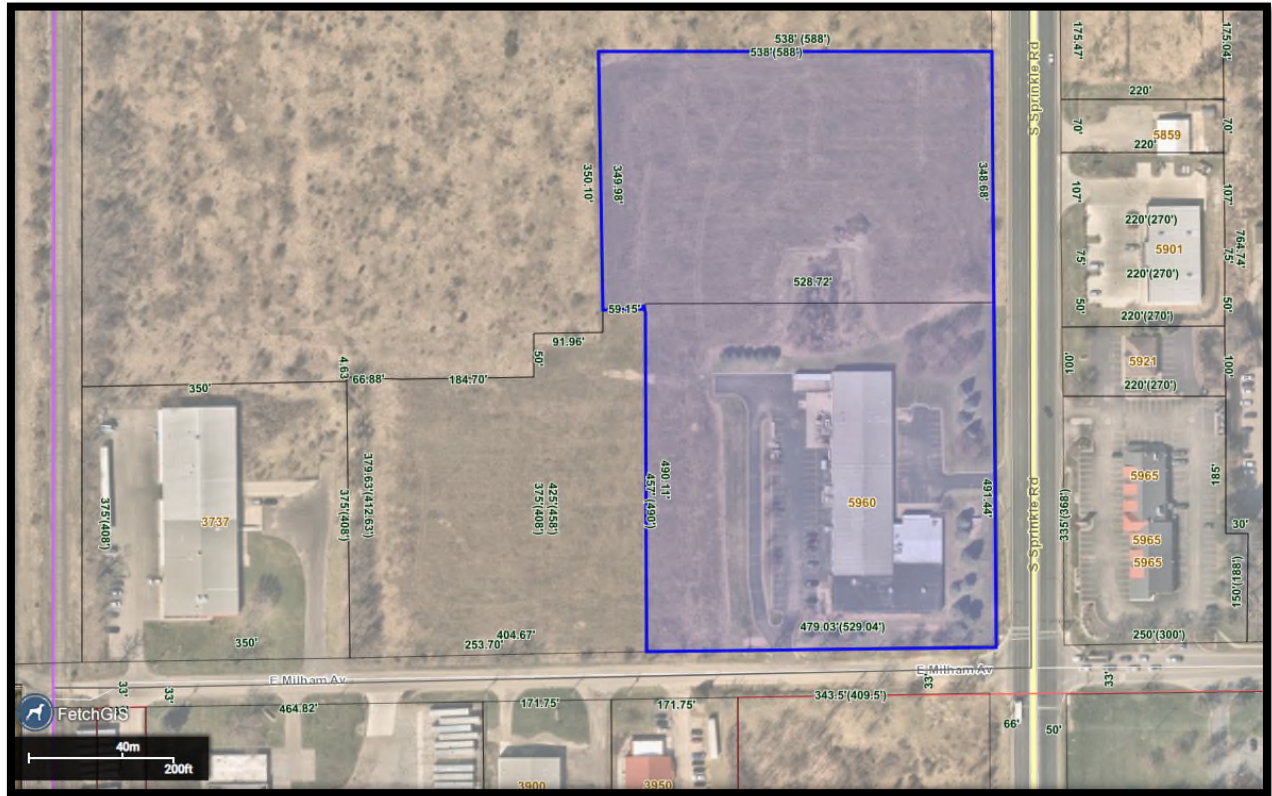
2.12 Strategy for Compliance with Michigan's Relocation Assistance Law

No persons reside at the property thus none will be displaced. Therefore, this section is not applicable.

2.13 Other Material that the Authority or Governing Body Considers Pertinent

Figure 1

Legal Description and Eligible Property Map



Parcel Address

5960 South Sprinkle Road
Portage, MI 49002

Parcel ID: 10-00001-087-B

Acreage: 6.00

Property Owner

JST Family, LLC
8360 Greenfield Shores Drive
Scotts, MI 49088

Legal Description

BEGINNING AT THE SOUTH 1/4 CORNER OF SECTION 01, TOWN 03 SOUTH, RANGE 11 WEST; THENCE ALONG THE SOUTH LINE OF SAID SECTION, SOUTH 89 DEGREES 52 MINUTES 54 SECONDS WEST 529.03 FEET; THENCE NORTH 00 DEGREES 36 MINUTES 03 SECONDS EAST (PREVIOUSLY DESCRIBED AS NORTH 00 DEGREES 34 MINUTES 24 SECONDS EAST) 497.87 FEET; THENCE SOUTH 89 DEGREES 25 MINUTES 18 SECONDS EAST 528.72 FEET TO THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION; THENCE ALONG SAID 1/4 LINE, SOUTH 00 DEGREES 34 MINUTES 06 SECONDS WEST (PREVIOUSLY DESCRIBED AS SOUTH 00 DEGREES 34 MINUTES 24 SECONDS WEST) 491.44 FEET TO THE POINT OF BEGINNING. SUBJECT TO EASEMENTS, RESTRICTIONS, AND RIGHTS OF WAY APPARENT OR OF RECORD. Split/Combined on 12/13/2022 from 00001-087-A;

Parcel Address

5870 South Sprinkle Road
Portage, MI 49002

Parcel ID: 10-00001-087-C**Acreage:** 4.68**Property Owner**

JST Family, LLC
8360 Greenfield Shores Drive
Scotts, MI 49088

Legal Description

COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 01, TOWN 03 SOUTH, RANGE 11 WEST; THENCE ALONG THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION, NORTH 00 DEGREES 34 MINUTES 06 SECONDS EAST (PREVIOUSLY DESCRIBED AS NORTH 00 DEGREES 34 MINUTES 24 SECONDS EAST) 491.44 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 25 MINUTES 18 SECONDS WEST 528.72 FEET; THENCE SOUTH 00 DEGREES 36 MINUTES 03 SECONDS WEST 7.76 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 16 SECONDS WEST 59.15 FEET (PREVIOUSLY DESCRIBED AS SOUTH 89 DEGREES 52 MINUTES 54 SECONDS WEST 59.17 FEET); THENCE NORTH 00 DEGREES 34 MINUTES 28 SECONDS EAST 349.93 FEET (PREVIOUSLY DESCRIBED AS NORTH 00 DEGREES 34 MINUTES 24 SECONDS EAST 350.10 FEET); THENCE NORTH 89 DEGREES 52 MINUTES 50 SECONDS EAST 587.87 FEET (PREVIOUSLY DESCRIBED AS NORTH 89 DEGREES 52 MINUTES 54 SECONDS EAST 588.00 FEET) TO SAID 1/4 LINE; THENCE ALONG SAID 1/4 LINE, SOUTH 00 DEGREES 34 MINUTES 06 SECONDS WEST (PREVIOUSLY DESCRIBED AS SOUTH 00 DEGREES 34 MINUTES 24 SECONDS WEST) 348.68 FEET TO THE POINT OF BEGINNING. SUBJECT TO EASEMENTS, RESTRICTIONS, AND RIGHTS OF WAY APPARENT OR OF RECORD. Split/Combined on 12/13/2022 from 00001-087-A; Split on 11/28/2023 into 07694-000-O, 07694-001-O, 07694-002-O, 07694-003-O;

Table 1

Eligible Activity Costs

EGLE Eligible Activities Costs and Schedule		
EGLE Eligible Activities	Cost	Completion Season/Year
Department Specific Activities Sub-Total	\$ 7,600	Winter 2022
<i>Phase I & Phase II Environmental Site Assessment</i>	\$ 7,600	
EGLE Eligible Activities Sub-Total	\$ 7,600	
MSF Eligible Activities Costs and Schedule		
MSF Eligible Activities	Cost	Completion Season/Year
Demolition Sub-Total	\$ 106,205	Fall 2024
<i>Site Demolition</i>	\$ 4,905	
<i>Building Demolition</i>	\$ 101,300	
Infrastructure Improvements Sub-Total	\$ 402,140	Summer 2024
<i>Sanitary Sewer Main</i>	\$ 184,470	
<i>Water Main</i>	\$ 91,370	
<i>Urban Stormwater Management</i>	\$ 126,300	
Site Preparation Sub-Total	\$ 434,905	Fall 2023
<i>Cleareing and Grubbing</i>	\$ 72,500	
<i>Fill, Grading and Land Balancing</i>	\$ 319,695	
<i>Staking</i>	\$ 7,800	
<i>Temporary Erosion Control</i>	\$ 6,700	
<i>Temporary Traffic Control</i>	\$ 7,500	
<i>Soft Costs associated with Site Preparation Activities</i>	\$ 20,710	
MSF Eligible Activities Sub-Total	\$ 943,250	
Administrative Expenses	\$ 10,000	
Contingency (15%)	\$ 141,488	
Brownfield Plan Application Fee	\$ 10,000	
Brownfield Plan & Act 381 Work Plan Preparation	\$ 30,000	
Total Brownfield Eligible Activities	\$ 1,142,338	

Table 2

Tax Capture Schedule



Tax Increment Revenue Capture Estimates
JST Family, LLC
5870 S Sprinkle Road - Land
City of Portage, Kalamazoo County, Michigan
February 21, 2024

Estimated Taxable Value (TV) Increase Rate: 1.5%

Plan Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	TOTAL
Calendar Year	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	
*Base Taxable Value	\$ 66,300	\$ 66,300	\$ 66,300	\$ 66,300	\$ 66,300	\$ 66,300	\$ 66,300	\$ 66,300	\$ 66,300	\$ 66,300	\$ 66,300	\$ 66,300	\$ 66,300	\$ 66,300	\$ 66,300	\$ -
Estimated New TV	\$ 67,295	\$ 68,304	\$ 69,328	\$ 70,368	\$ 71,424	\$ 72,495	\$ 73,583	\$ 74,686	\$ 75,807	\$ 1,886,358	\$ 1,914,654	\$ 1,943,374	\$ 1,972,524	\$ 2,002,112	\$ 2,032,144	\$ -
Incremental Difference (New TV - Base TV)	\$ 995	\$ 2,004	\$ 3,028	\$ 4,068	\$ 5,124	\$ 6,195	\$ 7,283	\$ 8,386	\$ 9,507	\$ 1,820,058	\$ 1,848,354	\$ 1,877,074	\$ 1,906,224	\$ 1,935,812	\$ 1,965,844	\$ -

School Capture	Millage Rate	IFT Rate																	
State Education Tax (SET)	6.0000	6.0000	\$ 6	\$ 12	\$ 18	\$ 24	\$ 31	\$ 37	\$ 44	\$ 50	\$ 57	\$ 10,920	\$ 11,090	\$ 11,262	\$ 11,437	\$ 11,615	\$ 11,795	\$ 68,400	
School Operating Tax	17.5695	8.7848	\$ 17	\$ 35	\$ 53	\$ 71	\$ 90	\$ 109	\$ 128	\$ 147	\$ 167	\$ 31,978	\$ 32,475	\$ 32,979	\$ 33,491	\$ 34,011	\$ 34,539	\$ 200,292	
School Total	23.5695	14.7848	\$ 23	\$ 47	\$ 71	\$ 96	\$ 121	\$ 146	\$ 172	\$ 198	\$ 224	\$ 42,898	\$ 43,565	\$ 44,242	\$ 44,929	\$ 45,626	\$ 46,334	\$ 268,691	

Local Capture	Millage Rate																		
City of Portage	10.6400	5.3200	\$ 11	\$ 21	\$ 32	\$ 43	\$ 55	\$ 66	\$ 77	\$ 89	\$ 101	\$ 19,365	\$ 19,666	\$ 19,972	\$ 20,282	\$ 20,597	\$ 20,917	\$ 121,296	
KVCC	2.7802	1.3901	\$ 3	\$ 6	\$ 8	\$ 11	\$ 14	\$ 17	\$ 20	\$ 23	\$ 26	\$ 5,060	\$ 5,139	\$ 5,219	\$ 5,300	\$ 5,382	\$ 5,465	\$ 31,694	
KRESA Allocated	0.1444	0.0722	\$ 0	\$ 0	\$ 0	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 263	\$ 267	\$ 271	\$ 275	\$ 280	\$ 284	\$ 1,646	
KRESA Operating	2.8946	1.4473	\$ 3	\$ 6	\$ 9	\$ 12	\$ 15	\$ 18	\$ 21	\$ 24	\$ 28	\$ 5,268	\$ 5,350	\$ 5,433	\$ 5,518	\$ 5,603	\$ 5,690	\$ 32,998	
KRESA Enhancement	1.5000	0.7500	\$ 1	\$ 3	\$ 5	\$ 6	\$ 8	\$ 9	\$ 11	\$ 13	\$ 14	\$ 2,730	\$ 2,773	\$ 2,816	\$ 2,859	\$ 2,904	\$ 2,949	\$ 17,100	
KRESA Special ED	1.4988	0.7494	\$ 1	\$ 3	\$ 5	\$ 6	\$ 8	\$ 9	\$ 11	\$ 13	\$ 14	\$ 2,728	\$ 2,770	\$ 2,813	\$ 2,857	\$ 2,901	\$ 2,946	\$ 17,086	
KRESA CTE	0.9475	0.4738	\$ 1	\$ 2	\$ 3	\$ 4	\$ 5	\$ 6	\$ 7	\$ 8	\$ 9	\$ 1,725	\$ 1,751	\$ 1,779	\$ 1,806	\$ 1,834	\$ 1,863	\$ 10,801	
School Site SF	0.4988	0.2494	\$ 0	\$ 1	\$ 2	\$ 2	\$ 3	\$ 3	\$ 4	\$ 4	\$ 5	\$ 908	\$ 922	\$ 936	\$ 951	\$ 966	\$ 981	\$ 5,686	
County Operating	4.6318	2.3159	\$ 5	\$ 9	\$ 14	\$ 19	\$ 24	\$ 29	\$ 34	\$ 39	\$ 44	\$ 8,430	\$ 8,561	\$ 8,694	\$ 8,829	\$ 8,966	\$ 9,105	\$ 52,802	
CCTA Transport	0.8978	0.4489	\$ 1	\$ 2	\$ 3	\$ 4	\$ 5	\$ 6	\$ 7	\$ 8	\$ 9	\$ 1,634	\$ 1,659	\$ 1,685	\$ 1,711	\$ 1,738	\$ 1,765	\$ 10,235	
KCTA Transport	0.3110	0.1555	\$ 0	\$ 1	\$ 1	\$ 1	\$ 2	\$ 2	\$ 2	\$ 3	\$ 3	\$ 566	\$ 575	\$ 584	\$ 593	\$ 602	\$ 611	\$ 3,545	
District Library	1.4959	0.7480	\$ 1	\$ 3	\$ 5	\$ 6	\$ 8	\$ 9	\$ 11	\$ 13	\$ 14	\$ 2,723	\$ 2,765	\$ 2,808	\$ 2,852	\$ 2,896	\$ 2,941	\$ 17,053	
Library Extra	0.4986	0.2493	\$ 0	\$ 1	\$ 2	\$ 2	\$ 3	\$ 3	\$ 4	\$ 4	\$ 5	\$ 907	\$ 922	\$ 936	\$ 950	\$ 965	\$ 980	\$ 5,684	
County Public Safety	1.4380	0.7190	\$ 1	\$ 3	\$ 4	\$ 6	\$ 7	\$ 9	\$ 10	\$ 12	\$ 14	\$ 2,617	\$ 2,658	\$ 2,699	\$ 2,741	\$ 2,784	\$ 2,827	\$ 16,393	
County Housing	0.7453	0.3727	\$ 1	\$ 1	\$ 2	\$ 3	\$ 4	\$ 5	\$ 5	\$ 6	\$ 7	\$ 1,356	\$ 1,378	\$ 1,399	\$ 1,421	\$ 1,443	\$ 1,465	\$ 8,496	
County Senior	0.3462	0.1731	\$ 0	\$ 1	\$ 1	\$ 1	\$ 2	\$ 2	\$ 3	\$ 3	\$ 3	\$ 630	\$ 640	\$ 650	\$ 660	\$ 670	\$ 681	\$ 3,947	
County Veterans	0.1000	0.0500	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 182	\$ 185	\$ 188	\$ 191	\$ 194	\$ 197	\$ 1,140	
County 911	0.6459	0.3230	\$ 1	\$ 1	\$ 2	\$ 3	\$ 3	\$ 4	\$ 5	\$ 5	\$ 6	\$ 1,176	\$ 1,194	\$ 1,212	\$ 1,231	\$ 1,250	\$ 1,270	\$ 7,363	
Local Total	32.0148	16.0074	\$ 32	\$ 64	\$ 97	\$ 130	\$ 164	\$ 198	\$ 233	\$ 268	\$ 304	\$ 58,269	\$ 59,175	\$ 60,094	\$ 61,027	\$ 61,975	\$ 62,936	\$ 364,967	

Non-Capturable Millages	Millage Rate																		
County Juvenile Home Debt	0.1613	0.0807	\$ 0	\$ 0	\$ 0	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 2	294	\$ 298	303	\$ 307	312	\$ 317	\$ 1,839	
Portage School Debt	6.8500	3.4250	\$ 7	\$ 14	\$ 21	\$ 28	\$ 35	\$ 42	\$ 50	\$ 57	\$ 65	12,467	\$ 12,661	12,858	\$ 13,058	13,260	\$ 13,466	\$ 78,090	
KRESA Debt	0.3650	0.1825	\$ 0	\$ 1	\$ 1	\$ 1	\$ 2	\$ 2	\$ 3	\$ 3	\$ 3	664	\$ 675	685	\$ 696	707	\$ 718	\$ 4,161	
Total Non-Capturable Taxes	7.3763	3.6882	\$ 7	\$ 15	\$ 22	\$ 30	\$ 38	\$ 46	\$ 54	\$ 62	\$ 70	13,425	\$ 13,634	13,846	\$ 14,061	14,279	\$ 14,501	\$ 84,090	
Total Tax Increment Revenue (TIR) Available for Capture			\$ 55	\$ 111	\$ 168	\$ 226	\$ 285	\$ 344	\$ 405	\$ 466	\$ 528	101,167	\$ 102,739	104,336	\$ 105,956	107,601	\$ 109,270	\$ 633,659	

Footnotes:



Tax Increment Revenue Capture Estimates
JST Family, LLC
5870 S Sprinkle Road - IFT
City of Portage, Kalamazoo County, Michigan
February 21, 2024

Estimated Taxable Value (TV) Increase Rate: 1.5%

Plan Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	TOTAL
Calendar Year	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	
*Base Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Estimated New TV	\$1,582,500	\$1,606,238	\$1,630,331	\$1,654,786	\$1,679,608	\$1,704,802	\$1,730,374	\$1,756,330	\$1,782,675	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Incremental Difference (New TV - Base TV)	\$1,582,500	\$1,606,238	\$1,630,331	\$1,654,786	\$1,679,608	\$1,704,802	\$1,730,374	\$1,756,330	\$1,782,675	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

School Capture	Millage Rate	IFT Rate															
State Education Tax (SET)	6.0000	6.0000	\$ 9,495	\$ 9,637	\$ 9,782	\$ 9,929	\$ 10,078	\$ 10,229	\$ 10,382	\$ 10,538	\$ 10,696	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 90,766
School Operating Tax	17.5695	8.7848	\$ 13,902	\$ 14,110	\$ 14,322	\$ 14,537	\$ 14,755	\$ 14,976	\$ 15,201	\$ 15,429	\$ 15,660	\$ -	\$ -	\$ -	\$ -	\$ -	\$132,893
School Total	23.5695	14.7848	\$ 23,397	\$ 23,748	\$ 24,104	\$ 24,466	\$ 24,833	\$ 25,205	\$ 25,583	\$ 25,967	\$ 26,356	\$ -	\$ -	\$ -	\$ -	\$ -	\$223,658

Local Capture	Millage Rate																
City of Portage	10.6400	5.3200	\$ 8,419	\$ 8,545	\$ 8,673	\$ 8,803	\$ 8,936	\$ 9,070	\$ 9,206	\$ 9,344	\$ 9,484	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 80,479
KVCC	2.7802	1.3901	\$ 2,200	\$ 2,233	\$ 2,266	\$ 2,300	\$ 2,335	\$ 2,370	\$ 2,405	\$ 2,441	\$ 2,478	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,029
KRESA Allocated	0.1444	0.0722	\$ 114	\$ 116	\$ 118	\$ 119	\$ 121	\$ 123	\$ 125	\$ 127	\$ 129	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,092
KRESA Operating	2.8946	1.4473	\$ 2,290	\$ 2,325	\$ 2,360	\$ 2,395	\$ 2,431	\$ 2,467	\$ 2,504	\$ 2,542	\$ 2,580	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,894
KRESA Enhancement	1.5000	0.7500	\$ 1,187	\$ 1,205	\$ 1,223	\$ 1,241	\$ 1,260	\$ 1,279	\$ 1,298	\$ 1,317	\$ 1,337	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,346
KRESA Special ED	1.4988	0.7494	\$ 1,186	\$ 1,204	\$ 1,222	\$ 1,240	\$ 1,259	\$ 1,278	\$ 1,297	\$ 1,316	\$ 1,336	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,337
KRESA CTE	0.9475	0.4738	\$ 750	\$ 761	\$ 772	\$ 784	\$ 796	\$ 808	\$ 820	\$ 832	\$ 845	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,167
School Site SF	0.4988	0.2494	\$ 395	\$ 401	\$ 407	\$ 413	\$ 419	\$ 425	\$ 432	\$ 438	\$ 445	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,773
County Operating	4.6318	2.3159	\$ 3,665	\$ 3,720	\$ 3,776	\$ 3,832	\$ 3,890	\$ 3,948	\$ 4,007	\$ 4,067	\$ 4,128	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 35,034
CCTA Transport	0.8978	0.4489	\$ 710	\$ 721	\$ 732	\$ 743	\$ 754	\$ 765	\$ 777	\$ 788	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,791
KCTA Transport	0.3110	0.1555	\$ 246	\$ 250	\$ 254	\$ 257	\$ 261	\$ 265	\$ 269	\$ 273	\$ 277	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,352
District Library	1.4959	0.7480	\$ 1,184	\$ 1,201	\$ 1,219	\$ 1,238	\$ 1,256	\$ 1,275	\$ 1,294	\$ 1,314	\$ 1,333	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,315
Library Extra	0.4986	0.2493	\$ 395	\$ 400	\$ 406	\$ 413	\$ 419	\$ 425	\$ 431	\$ 438	\$ 444	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,771
County Public Safety	1.4380	0.7190	\$ 1,138	\$ 1,155	\$ 1,172	\$ 1,190	\$ 1,208	\$ 1,226	\$ 1,244	\$ 1,263	\$ 1,282	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,877
County Housing	0.7453	0.3727	\$ 590	\$ 599	\$ 608	\$ 617	\$ 626	\$ 635	\$ 645	\$ 654	\$ 664	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,637
County Senior	0.3462	0.1731	\$ 274	\$ 278	\$ 282	\$ 286	\$ 291	\$ 295	\$ 300	\$ 304	\$ 309	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,619
County Veterans	0.1000	0.0500	\$ 79	\$ 80	\$ 82	\$ 83	\$ 84	\$ 85	\$ 87	\$ 88	\$ 89	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 756
County 911	0.6459	0.3230	\$ 511	\$ 519	\$ 527	\$ 534	\$ 542	\$ 551	\$ 559	\$ 567	\$ 576	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,885
Local Total	32.0148	16.0074	\$ 25,332	\$ 25,712	\$ 26,097	\$ 26,489	\$ 26,886	\$ 27,289	\$ 27,699	\$ 28,114	\$ 28,536	\$ -	\$ -	\$ -	\$ -	\$ -	\$242,154

Non-Capturable Millages	Millage Rate																
County Juvenile Home Debt	0.1613	0.0807	\$ 128	\$ 130	\$ 131	\$ 133	\$ 135	\$ 137	\$ 140	\$ 142	\$ 144	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,220
Portage School Debt	6.8500	3.4250	\$ 5,420	\$ 5,501	\$ 5,584	\$ 5,668	\$ 5,753	\$ 5,839	\$ 5,927	\$ 6,015	\$ 6,106	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 51,812
KRESA Debt	0.3650	0.1825	\$ 289	\$ 293	\$ 298	\$ 302	\$ 307	\$ 311	\$ 316	\$ 321	\$ 325	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,761
Total Non-Capturable Taxes	7.3763	3.6882	\$ 5,836	\$ 5,924	\$ 6,013	\$ 6,103	\$ 6,195	\$ 6,288	\$ 6,382	\$ 6,478	\$ 6,575	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 55,793
Total Tax Increment Revenue (TIR) Available for Capture			\$ 48,729	\$ 49,460	\$ 50,201	\$ 50,954	\$ 51,719	\$ 52,495	\$ 53,282	\$ 54,081	\$ 54,892	\$ -	\$ -	\$ -	\$ -	\$ -	\$465,813

Footnotes:
*Assumes 9 Year PA 198 Tax abatement

**Assumes Taxable value of \$31.65/sf



Tax Increment Revenue Capture Estimates
JST Family, LLC
5960 S Sprinkle Road - Land
City of Portage, Kalamazoo County, Michigan
February 21, 2024

Estimated Taxable Value (TV) Increase Rate: 1.5%

Plan Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	TOTAL
Calendar Year	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	
*Base Taxable Value	\$ 880,800	\$ 880,800	\$ 880,800	\$ 880,800	\$ 880,800	\$ 880,800	\$ 880,800	\$ 880,800	\$ 880,800	\$ 880,800	\$ 880,800	\$ 880,800	\$ 880,800	\$ 880,800	\$ 880,800	\$ -
Estimated New TV	\$ 894,012	\$ 172,347	\$ 174,932	\$ 177,556	\$ 180,220	\$ 182,923	\$ 185,667	\$ 188,452	\$ 191,278	\$ 194,148	\$ 1,586,784	\$ 1,610,586	\$ 1,634,745	\$ 1,659,266	\$ 1,684,155	\$ -
Incremental Difference (New TV - Base TV)	\$ 13,212	\$ (708,453)	\$ (705,868)	\$ (703,244)	\$ (700,580)	\$ (697,877)	\$ (695,133)	\$ (692,348)	\$ (689,522)	\$ (686,652)	\$ 705,984	\$ 729,786	\$ 753,945	\$ 778,466	\$ 803,355	\$ -

School Capture	Millage Rate	IFT Rate																					
State Education Tax (SET)	6.0000	6.0000	\$ 79	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,236	\$ 4,379	\$ 4,524	\$ 4,671	\$ 4,820	\$ 22,708
School Operating Tax	17.5695	8.7848	\$ 232	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,404	\$ 12,822	\$ 13,246	\$ 13,677	\$ 14,115	\$ 66,496
School Total	23.5695	14.7848	\$ 311	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,640	\$ 17,201	\$ 17,770	\$ 18,348	\$ 18,935	\$ 89,205

Local Capture			Millage Rate																														
City of Portage	10.6400	5.3200	\$ 141	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,512	\$ 7,765	\$ 8,022	\$ 8,283	\$ 8,548	\$ 40,270											
KVCC	2.7802	1.3901	\$ 37	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,963	\$ 2,029	\$ 2,096	\$ 2,164	\$ 2,233	\$ 10,522											
KRESA Allocated	0.1444	0.0722	\$ 2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 102	\$ 105	\$ 109	\$ 112	\$ 116	\$ 547											
KRESA Operating	2.8946	1.4473	\$ 38	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,044	\$ 2,112	\$ 2,182	\$ 2,253	\$ 2,325	\$ 10,955											
KRESA Enhancement	1.5000	0.7500	\$ 20	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,059	\$ 1,095	\$ 1,131	\$ 1,168	\$ 1,205	\$ 5,677											
KRESA Special ED	1.4988	0.7494	\$ 20	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,058	\$ 1,094	\$ 1,130	\$ 1,167	\$ 1,204	\$ 5,673											
KRESA CTE	0.9475	0.4738	\$ 13	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 669	\$ 691	\$ 714	\$ 738	\$ 761	\$ 3,586											
School Site SF	0.4988	0.2494	\$ 7	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 352	\$ 364	\$ 376	\$ 388	\$ 401	\$ 1,888											
County Operating	4.6318	2.3159	\$ 61	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,270	\$ 3,380	\$ 3,492	\$ 3,606	\$ 3,721	\$ 17,530											
CCTA Transport	0.8978	0.4489	\$ 12	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 634	\$ 655	\$ 677	\$ 699	\$ 721	\$ 3,398											
KCTA Transport	0.3110	0.1555	\$ 4	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 220	\$ 227	\$ 234	\$ 242	\$ 250	\$ 1,177											
District Library	1.4959	0.7480	\$ 20	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,056	\$ 1,092	\$ 1,128	\$ 1,165	\$ 1,202	\$ 5,662											
Library Extra	0.4986	0.2493	\$ 7	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 352	\$ 364	\$ 376	\$ 388	\$ 401	\$ 1,887											
County Public Safety	1.4380	0.7190	\$ 19	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,015	\$ 1,049	\$ 1,084	\$ 1,119	\$ 1,155	\$ 5,442											
County Housing	0.7453	0.3727	\$ 10	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 526	\$ 544	\$ 562	\$ 580	\$ 599	\$ 2,821											
County Senior	0.3462	0.1731	\$ 5	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 244	\$ 253	\$ 261	\$ 270	\$ 278	\$ 1,310											
County Veterans	0.1000	0.0500	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 71	\$ 73	\$ 75	\$ 78	\$ 80	\$ 378											
County 911	0.6459	0.3230	\$ 9	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 456	\$ 471	\$ 487	\$ 503	\$ 519	\$ 2,445											
Local Total	32.0148	16.0074	\$ 423	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,602	\$ 23,364	\$ 24,137	\$ 24,922	\$ 25,719	\$ 121,168											

Non-Capturable Millages		Millage Rate																										
County Juvenile Home Debt	0.1613	0.0807	\$	2	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	114	\$	118	\$	122	\$	126	\$	130	\$	610
Portage School Debt	6.8500	3.4250	\$	91	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	4,836	\$	4,999	\$	5,165	\$	5,332	\$	5,503	\$	25,926
KRESA Debt	0.3650	0.1825	\$	5	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	258	\$	266	\$	275	\$	284	\$	293	\$	1,381
Total Non-Capturable Taxes			7.3763	3.6882	\$	97	\$	-	\$	-	\$	-	\$	-	\$	-	\$	5,208	\$	5,383	\$	5,561	\$	5,742	\$	5,926	\$	27,917
Total Tax Increment Revenue (TIR) Available for Capture					\$	734	\$	-	\$	-	\$	-	\$	-	\$	-	\$	39,242	\$	40,565	\$	41,907	\$	43,270	\$	44,654	\$	210,373

Footnotes:



Tax Increment Revenue Capture Estimates
JST Family, LLC
5960 S Sprinkle Road - IFT
City of Portage, Kalamazoo County, Michigan
February 21, 2024

Estimated Taxable Value (TV) Increase Rate: 1.5%

Plan Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	TOTAL
Calendar Year	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	
*Base Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Estimated New TV		\$ 1,387,789	\$ 1,408,606	\$ 1,429,735	\$ 1,451,181	\$ 1,472,949	\$ 1,495,043	\$ 1,517,469	\$ 1,540,231	\$ 1,563,334	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Incremental Difference (New TV - Base TV)	\$ -	\$ 1,387,789	\$ 1,408,606	\$ 1,429,735	\$ 1,451,181	\$ 1,472,949	\$ 1,495,043	\$ 1,517,469	\$ 1,540,231	\$ 1,563,334	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

School Capture	Millage Rate	IFT Rate																	
State Education Tax (SET)	6.0000	6.0000	\$ -	\$ 8,327	\$ 8,452	\$ 8,578	\$ 8,707	\$ 8,838	\$ 8,970	\$ 9,105	\$ 9,241	\$ 9,380	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 79,598
School Operating Tax	17.5695	8.7848	\$ -	\$ 12,191	\$ 12,374	\$ 12,560	\$ 12,748	\$ 12,939	\$ 13,134	\$ 13,331	\$ 13,531	\$ 13,734	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 116,541
School Total	23.5695	14.7848	\$ -	\$ 20,518	\$ 20,826	\$ 21,138	\$ 21,455	\$ 21,777	\$ 22,104	\$ 22,435	\$ 22,772	\$ 23,114	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 196,139

Local Capture	Millage Rate																		
City of Portage	10.6400	5.3200	\$ -	\$ 7,383	\$ 7,494	\$ 7,606	\$ 7,720	\$ 7,836	\$ 7,954	\$ 8,073	\$ 8,194	\$ 8,317	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 70,577
KVCC	2.7802	1.3901	\$ -	\$ 1,929	\$ 1,958	\$ 1,987	\$ 2,017	\$ 2,048	\$ 2,078	\$ 2,109	\$ 2,141	\$ 2,173	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,442
KRESA Allocated	0.1444	0.0722	\$ -	\$ 100	\$ 102	\$ 103	\$ 105	\$ 106	\$ 108	\$ 110	\$ 111	\$ 113	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 958
KRESA Operating	2.8946	1.4473	\$ -	\$ 2,009	\$ 2,039	\$ 2,069	\$ 2,100	\$ 2,132	\$ 2,164	\$ 2,196	\$ 2,229	\$ 2,263	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,200
KRESA Enhancement	1.5000	0.7500	\$ -	\$ 1,041	\$ 1,056	\$ 1,072	\$ 1,088	\$ 1,105	\$ 1,121	\$ 1,138	\$ 1,155	\$ 1,173	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,950
KRESA Special ED	1.4988	0.7494	\$ -	\$ 1,040	\$ 1,056	\$ 1,071	\$ 1,088	\$ 1,104	\$ 1,120	\$ 1,137	\$ 1,154	\$ 1,172	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,942
KRESA CTE	0.9475	0.4738	\$ -	\$ 657	\$ 667	\$ 677	\$ 687	\$ 698	\$ 708	\$ 719	\$ 730	\$ 741	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,285
School Site SF	0.4988	0.2494	\$ -	\$ 346	\$ 351	\$ 357	\$ 362	\$ 367	\$ 373	\$ 378	\$ 384	\$ 390	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,309
County Operating	4.6318	2.3159	\$ -	\$ 3,214	\$ 3,262	\$ 3,311	\$ 3,361	\$ 3,411	\$ 3,462	\$ 3,514	\$ 3,567	\$ 3,621	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,724
CCTA Transport	0.8978	0.4489	\$ -	\$ 623	\$ 632	\$ 642	\$ 651	\$ 661	\$ 671	\$ 681	\$ 691	\$ 702	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,955
KCTA Transport	0.3110	0.1555	\$ -	\$ 216	\$ 219	\$ 222	\$ 226	\$ 229	\$ 232	\$ 236	\$ 240	\$ 243	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,063
District Library	1.4959	0.7480	\$ -	\$ 1,038	\$ 1,054	\$ 1,069	\$ 1,085	\$ 1,102	\$ 1,118	\$ 1,135	\$ 1,152	\$ 1,169	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,923
Library Extra	0.4986	0.2493	\$ -	\$ 346	\$ 351	\$ 356	\$ 362	\$ 367	\$ 373	\$ 378	\$ 384	\$ 390	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,307
County Public Safety	1.4380	0.7190	\$ -	\$ 998	\$ 1,013	\$ 1,028	\$ 1,043	\$ 1,059	\$ 1,075	\$ 1,091	\$ 1,107	\$ 1,124	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,538
County Housing	0.7453	0.3727	\$ -	\$ 517	\$ 525	\$ 533	\$ 541	\$ 549	\$ 557	\$ 565	\$ 574	\$ 583	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,944
County Senior	0.3462	0.1731	\$ -	\$ 240	\$ 244	\$ 247	\$ 251	\$ 255	\$ 259	\$ 263	\$ 267	\$ 271	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,296
County Veterans	0.1000	0.0500	\$ -	\$ 69	\$ 70	\$ 71	\$ 73	\$ 74	\$ 75	\$ 76	\$ 77	\$ 78	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 663
County 911	0.6459	0.3230	\$ -	\$ 448	\$ 455	\$ 462	\$ 469	\$ 476	\$ 483	\$ 490	\$ 497	\$ 505	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,284
Local Total	32.0148	16.0074	\$ -	\$ 22,215	\$ 22,548	\$ 22,886	\$ 23,230	\$ 23,578	\$ 23,932	\$ 24,291	\$ 24,655	\$ 25,025	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 212,360

Non-Capturable Millages	Millage Rate																		
County Juvenile Home Debt	0.1613	0.0807	\$ -	\$ 112	\$ 114	\$ 115	\$ 117	\$ 119	\$ 121	\$ 122	\$ 124	\$ 252	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,196
Portage School Debt	6.8500	3.4250	\$ -	\$ 4,753	\$ 4,824	\$ 4,897	\$ 4,970	\$ 5,045	\$ 5,121	\$ 5,197	\$ 5,275	\$ 10,709	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,792
KRESA Debt	0.3650	0.1825	\$ -	\$ 253	\$ 257	\$ 261	\$ 265	\$ 269	\$ 273	\$ 277	\$ 281	\$ 571	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,706
Total Non-Capturable Taxes	7.3763	3.6882	\$ -	\$ 5,118	\$ 5,195	\$ 5,273	\$ 5,352	\$ 5,432	\$ 5,514	\$ 5,597	\$ 5,681	\$ 11,532	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 54,694
Total Tax Increment Revenue (TIR) Available for Capture			\$ -	\$ 42,733	\$ 43,374	\$ 44,025	\$ 44,685	\$ 45,355	\$ 46,036	\$ 46,726	\$ 47,427	\$ 48,138	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 408,499

Footnotes:
*Assumes 9 Year PA 198 Tax abatement

**Assumes Taxable value of \$31.65/sf



Tax Increment Revenue Capture Estimates

JST Family, LLC

5870 5960 S Sprinkle Road - Total Capture

City of Portage, Kalamazoo County, Michigan

February 21, 2024

Estimated Taxable Value (TV) Increase Rate: 1.5%

1.5%

		Plan Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	TOTAL
		Calendar Year	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	
		Base Taxable Value	\$ 947,100	\$ 947,100	\$ 947,100	\$ 947,100	\$ 947,100	\$ 947,100	\$ 947,100	\$ 947,100	\$ 947,100	\$ 947,100	\$ 947,100	\$ 947,100	\$ 947,100	\$ 947,100	\$ 947,100	
		Estimated Future TV	\$ 2,543,807	\$ 3,234,678	\$ 3,283,198	\$ 3,332,446	\$ 3,382,432	\$ 3,433,169	\$ 3,484,666	\$ 3,536,936	\$ 3,589,990	\$ 3,643,840	\$ 3,501,438	\$ 3,553,960	\$ 3,607,269	\$ 3,661,378	\$ 3,716,299	
		Incremental Difference	\$ 1,596,707	\$ 2,287,578	\$ 2,336,098	\$ 2,385,346	\$ 2,435,332	\$ 2,486,069	\$ 2,537,566	\$ 2,589,836	\$ 2,642,890	\$ 2,696,740	\$ 2,554,338	\$ 2,606,860	\$ 2,660,169	\$ 2,714,278	\$ 2,769,199	
School Capture	Millage Rate	IFT Rate																
State Education Tax (SET)	6.0000	6.0000	\$ 9,580	\$ 17,976	\$ 18,252	\$ 18,532	\$ 18,815	\$ 19,104	\$ 19,396	\$ 19,693	\$ 19,994	\$ 20,300	\$ 15,326	\$ 15,641	\$ 15,961	\$ 16,286	\$ 16,615	\$ 261,472
School Operating Tax	17.5695	8.7848	\$ 14,151	\$ 26,337	\$ 26,750	\$ 27,168	\$ 27,593	\$ 28,025	\$ 28,462	\$ 28,907	\$ 29,358	\$ 45,711	\$ 44,878	\$ 45,801	\$ 46,738	\$ 47,689	\$ 48,653	\$ 516,222
School Total	23.5695	14.7848	\$ 23,732	\$ 44,313	\$ 45,001	\$ 45,700	\$ 46,409	\$ 47,128	\$ 47,859	\$ 48,600	\$ 49,352	\$ 66,011	\$ 60,204	\$ 61,442	\$ 62,699	\$ 63,974	\$ 65,269	\$ 777,694
Local Capture	Millage Rate																	
City of Portage	10.6400	5.3200	\$ 8,570	\$ 15,950	\$ 16,199	\$ 16,453	\$ 16,710	\$ 16,972	\$ 17,237	\$ 17,506	\$ 17,779	\$ 27,682	\$ 27,178	\$ 27,737	\$ 28,304	\$ 28,880	\$ 29,464	\$ 312,621
KVCC	2.7802	1.3901	\$ 2,239	\$ 4,168	\$ 4,233	\$ 4,299	\$ 4,366	\$ 4,435	\$ 4,504	\$ 4,574	\$ 4,646	\$ 7,233	\$ 7,102	\$ 7,248	\$ 7,396	\$ 7,546	\$ 7,699	\$ 81,687
KRESA Allocated	0.1444	0.0722	\$ 116	\$ 216	\$ 220	\$ 223	\$ 227	\$ 230	\$ 234	\$ 238	\$ 241	\$ 376	\$ 369	\$ 376	\$ 384	\$ 392	\$ 400	\$ 4,243
KRESA Operating	2.8946	1.4473	\$ 2,331	\$ 4,339	\$ 4,407	\$ 4,476	\$ 4,546	\$ 4,617	\$ 4,689	\$ 4,762	\$ 4,837	\$ 7,531	\$ 7,394	\$ 7,546	\$ 7,700	\$ 7,857	\$ 8,016	\$ 85,048
KRESA Enhancement	1.5000	0.7500	\$ 1,208	\$ 2,249	\$ 2,284	\$ 2,319	\$ 2,356	\$ 2,393	\$ 2,430	\$ 2,468	\$ 2,506	\$ 3,903	\$ 3,832	\$ 3,910	\$ 3,990	\$ 4,071	\$ 4,154	\$ 44,073
KRESA Special ED	1.4988	0.7494	\$ 1,207	\$ 2,247	\$ 2,282	\$ 2,318	\$ 2,354	\$ 2,391	\$ 2,428	\$ 2,466	\$ 2,504	\$ 3,899	\$ 3,828	\$ 3,907	\$ 3,987	\$ 4,068	\$ 4,150	\$ 44,037
KRESA CTE	0.9475	0.4738	\$ 763	\$ 1,420	\$ 1,443	\$ 1,465	\$ 1,488	\$ 1,511	\$ 1,535	\$ 1,559	\$ 1,583	\$ 2,465	\$ 2,420	\$ 2,470	\$ 2,521	\$ 2,572	\$ 2,624	\$ 27,839
School Site SF	0.4988	0.2494	\$ 402	\$ 748	\$ 759	\$ 771	\$ 783	\$ 796	\$ 808	\$ 821	\$ 833	\$ 1,298	\$ 1,274	\$ 1,300	\$ 1,327	\$ 1,354	\$ 1,381	\$ 14,656
County Operating	4.6318	2.3159	\$ 3,731	\$ 6,943	\$ 7,052	\$ 7,162	\$ 7,274	\$ 7,388	\$ 7,503	\$ 7,621	\$ 7,740	\$ 12,051	\$ 11,831	\$ 12,074	\$ 12,321	\$ 12,572	\$ 12,826	\$ 136,090
CCTA Transport	0.8978	0.4489	\$ 723	\$ 1,346	\$ 1,367	\$ 1,388	\$ 1,410	\$ 1,432	\$ 1,454	\$ 1,477	\$ 1,500	\$ 2,336	\$ 2,293	\$ 2,340	\$ 2,388	\$ 2,437	\$ 2,486	\$ 26,379
KCTA Transport	0.3110	0.1555	\$ 250	\$ 466	\$ 473	\$ 481	\$ 488	\$ 496	\$ 504	\$ 512	\$ 520	\$ 809	\$ 794	\$ 811	\$ 827	\$ 844	\$ 861	\$ 9,138
District Library	1.4959	0.7480	\$ 1,205	\$ 2,242	\$ 2,278	\$ 2,313	\$ 2,349	\$ 2,386	\$ 2,423	\$ 2,461	\$ 2,500	\$ 3,892	\$ 3,821	\$ 3,900	\$ 3,979	\$ 4,060	\$ 4,142	\$ 43,952
Library Extra	0.4986	0.2493	\$ 402	\$ 747	\$ 759	\$ 771	\$ 783	\$ 795	\$ 808	\$ 820	\$ 833	\$ 1,297	\$ 1,274	\$ 1,300	\$ 1,326	\$ 1,353	\$ 1,381	\$ 14,650
County Public Safety	1.4380	0.7190	\$ 1,158	\$ 2,156	\$ 2,189	\$ 2,224	\$ 2,258	\$ 2,294	\$ 2,330	\$ 2,366	\$ 2,403	\$ 3,741	\$ 3,673	\$ 3,749	\$ 3,825	\$ 3,903	\$ 3,982	\$ 42,251
County Housing	0.7453	0.3727	\$ 600	\$ 1,117	\$ 1,135	\$ 1,152	\$ 1,171	\$ 1,189	\$ 1,207	\$ 1,226	\$ 1,245	\$ 1,939	\$ 1,904	\$ 1,943	\$ 1,983	\$ 2,023	\$ 2,064	\$ 21,898
County Senior	0.3462	0.1731	\$ 279	\$ 519	\$ 527	\$ 535	\$ 544	\$ 552	\$ 561	\$ 570	\$ 578	\$ 901	\$ 884	\$ 902	\$ 921	\$ 940	\$ 959	\$ 10,172
County Veterans	0.1000	0.0500	\$ 81	\$ 150	\$ 152	\$ 155	\$ 157	\$ 160	\$ 162	\$ 165	\$ 167	\$ 260	\$ 255	\$ 261	\$ 266	\$ 271	\$ 277	\$ 2,938
County 911	0.6459	0.3230	\$ 520	\$ 968	\$ 983	\$ 999	\$ 1,014	\$ 1,030	\$ 1,046	\$ 1,063	\$ 1,079	\$ 1,680	\$ 1,650	\$ 1,684	\$ 1,718	\$ 1,753	\$ 1,789	\$ 18,978
Local Total	32.0148	16.0074	\$ 25,787	\$ 47,991	\$ 48,742	\$ 49,505	\$ 50,280	\$ 51,066	\$ 51,864	\$ 52,673	\$ 53,495	\$ 83,294	\$ 81,777	\$ 83,458	\$ 85,165	\$ 86,897	\$ 88,655	\$ 940,649
Non-Capturable Millages	Millage Rate																	
County Juvenile Home Debt	0.1613	0.0807	\$ 130	\$ 242	\$ 246	\$ 249	\$ 253	\$ 257	\$ 261	\$ 265	\$ 270	\$ 546	\$ 412	\$ 420	\$ 429	\$ 438	\$ 447	\$ 4,865
Portage School Debt	6.8500	3.4250	\$ 5,517	\$ 10,268	\$ 10,429	\$ 10,592	\$ 10,758	\$ 10,926	\$ 11,097	\$ 11,270	\$ 11,446	\$ 23,176	\$ 17,497	\$ 17,857	\$ 18,222	\$ 18,593	\$ 18,969	\$ 206,619
KRESA Debt	0.3650	0.1825	\$ 294	\$ 547	\$ 556	\$ 564	\$ 573	\$ 582	\$ 591	\$ 601	\$ 610	\$ 1,235	\$ 932	\$ 952	\$ 971	\$ 991	\$ 1,011	\$ 11,010
Total Non-Capturable Taxes	7.3763	3.6882	\$ 5,941	\$ 11,057	\$ 11,230	\$ 11,406	\$ 11,585	\$ 11,766	\$ 11,950	\$ 12,136	\$ 12,325	\$ 24,957	\$ 18,842	\$ 19,229	\$ 19,622	\$ 20,021	\$ 20,426	\$ 222,494
Total Tax Increment Revenue (TIR) Available for Capture			\$ 49,518	\$ 92,304	\$ 93,744	\$ 95,205	\$ 96,689	\$ 98,194	\$ 99,722	\$ 101,273	\$ 102,848	\$ 149,305	\$ 141,981	\$ 144,900	\$ 147,864	\$ 150,871	\$ 153,924	\$ 1,718,343

Footnotes:

**Assumes Taxable value of \$31.65/sf

Table 3

Reimbursement Schedule



Tax Increment Revenue Reimbursement Table
JST Family, LLC
5870 5960 S Sprinkle Road
City of Portage, Kalamazoo County, Michigan
February 21, 2024

Developer Maximum Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	43.3%	\$ 646,958		\$ 646,958
Local	56.7%	\$ 846,584		\$ 846,584
TOTAL		\$ 1,493,542		\$ 1,493,542
EGLE	0.7%	\$ 7,600		\$ 7,600
MSF	99.3%	\$ 1,134,738		\$ 1,134,738

Estimated Total
Years of Plan: 15

Estimated Capture	
Administrative Fees	\$ 94,065
State Brownfield Redevelopment Fund	\$ 130,736
Local Brownfield Revolving Fund	\$ 390,957

	Plan Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	TOTAL
		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	
Total State Incremental Revenue		\$ 23,732	\$ 44,313	\$ 45,001	\$ 45,700	\$ 46,409	\$ 47,128	\$ 47,859	\$ 48,600	\$ 49,352	\$ 66,011	\$ 60,204	\$ 61,442	\$ 62,699	\$ 63,974	\$ 65,269	\$ 777,694
State Brownfield Redevelopment Fund (50% of SET)		\$ (4,790)	\$ (8,988)	\$ (9,126)	\$ (9,266)	\$ (9,408)	\$ (9,552)	\$ (9,698)	\$ (9,847)	\$ (9,997)	\$ (10,150)	\$ (7,663)	\$ (7,821)	\$ (7,981)	\$ (8,143)	\$ (8,308)	\$ (130,736)
State TIR Available for Reimbursement		\$ 18,942	\$ 35,325	\$ 35,875	\$ 36,434	\$ 37,001	\$ 37,576	\$ 38,161	\$ 38,753	\$ 39,355	\$ 55,861	\$ 52,541	\$ 53,622	\$ 54,718	\$ 55,831	\$ 56,961	\$ 646,958
Total Local Incremental Revenue		\$ 25,787	\$ 47,991	\$ 48,742	\$ 49,505	\$ 50,280	\$ 51,066	\$ 51,864	\$ 52,673	\$ 53,495	\$ 83,294	\$ 81,777	\$ 83,458	\$ 85,165	\$ 86,897	\$ 88,655	\$ 940,649
BRA Administrative Fee (10%)		\$ (2,579)	\$ (4,799)	\$ (4,874)	\$ (4,951)	\$ (5,028)	\$ (5,107)	\$ (5,186)	\$ (5,267)	\$ (5,350)	\$ (8,329)	\$ (8,178)	\$ (8,346)	\$ (8,516)	\$ (8,690)	\$ (8,866)	\$ (94,065)
Local TIR Available for Reimbursement		\$ 23,208	\$ 43,192	\$ 43,868	\$ 44,555	\$ 45,252	\$ 45,959	\$ 46,677	\$ 47,406	\$ 48,146	\$ 74,964	\$ 73,599	\$ 75,112	\$ 76,648	\$ 78,207	\$ 79,790	\$ 846,584
Total State & Local TIR Available		\$ 42,149	\$ 78,517	\$ 79,744	\$ 80,989	\$ 82,253	\$ 83,536	\$ 84,838	\$ 86,160	\$ 87,501	\$ 130,826	\$ 126,140	\$ 128,734	\$ 131,367	\$ 134,039	\$ 136,751	
DEVELOPER	Beginning Balance																\$ -
DEVELOPER Reimbursement Balance	\$ 1,142,338	\$ 1,100,189	\$ 1,021,672	\$ 941,928	\$ 860,939	\$ 778,687	\$ 695,151	\$ 610,313	\$ 524,153	\$ 436,652	\$ 305,827	\$ 305,827					\$ -
																	\$ -
MSF Non-Environmental Costs	\$ 1,134,738																\$ -
State Tax Reimbursement		\$ 18,816	\$ 35,090	\$ 35,637	\$ 36,192	\$ 36,755	\$ 37,326	\$ 37,907	\$ 38,496	\$ 39,093	\$ 55,490						\$ 370,800
Local Tax Reimbursement		\$ 23,053	\$ 42,904	\$ 43,576	\$ 44,258	\$ 44,951	\$ 45,654	\$ 46,367	\$ 47,091	\$ 47,826	\$ 74,466						\$ 460,146
Total MSF Reimbursement Balance		\$ 1,092,869	\$ 1,014,875	\$ 935,662	\$ 855,211	\$ 773,506	\$ 690,526	\$ 606,253	\$ 520,666	\$ 433,747	\$ 303,792						\$ -
EGLE Environmental Costs	\$ 7,600	\$ -															\$ -
State Tax Reimbursement		\$ 126	\$ 235	\$ 239	\$ 242	\$ 246	\$ 250	\$ 254	\$ 258	\$ 262	\$ 372						\$ 2,483
Local Tax Reimbursement		\$ 154	\$ 287	\$ 292	\$ 296	\$ 301	\$ 306	\$ 311	\$ 315	\$ 320	\$ 499						\$ 3,082
Total EGLE Reimbursement Balance		\$ 7,320	\$ 6,797	\$ 6,267	\$ 5,728	\$ 5,181	\$ 4,625	\$ 4,060	\$ 3,487	\$ 2,905	\$ 2,035	\$ 2,035	\$ 2,035	\$ 2,035	\$ 2,035	\$ 2,035	\$ -
Total Annual Developer Reimbursement		\$ 42,149	\$ 78,517	\$ 79,744	\$ 80,989	\$ 82,253	\$ 83,536	\$ 84,838	\$ 86,160	\$ 87,501	\$ 130,826	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 836,511
LOCAL BROWNFIELD REVOLVING FUND																	
LBRF Deposits *																	
State Tax Capture	\$ -											\$ 7,600					\$ 7,600
Local Tax Capture	\$ -	\$ -										\$ 73,599	\$ 75,112	\$ 76,648	\$ 78,207	\$ 79,790	\$ 383,357
Total LBRF Capture		\$ -									\$ -	\$ 81,199	\$ 75,112	\$ 76,648	\$ 78,207	\$ 79,790	\$ 390,957

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

Footnotes:

Attachment A

Brownfield Plan Resolutions

Attachment B

Reimbursement Agreement

Attachment C

Verification of Facility Status



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF
ENVIRONMENT, GREAT LAKES, AND ENERGY
KALAMAZOO DISTRICT OFFICE



LIESL EICHLER CLARK
DIRECTOR

May 24, 2022

ACKNOWLEDGEMENT OF RECEIPT OF A BASELINE ENVIRONMENTAL ASSESSMENT

BEA ID: 39000974-BEA-1

**Legal Entity: JST Family LLC
8360 Greenfield Shores
Scotts, Michigan 49088**

**Property Address: 5960 South Sprinkle Road
Portage, Michigan 49002**

On January 27, 2022, the Michigan Department of Environment, Great Lakes, and Energy (EGLE) received a Baseline Environmental Assessment (BEA) dated January 18, 2022, for the above legal entity and property. This letter is your acknowledgement that EGLE has received and recorded the BEA. EGLE maintains an administrative record of each BEA as received.

This BEA was submitted pursuant to Section 20126(1)(c) of Part 201, Environmental Remediation and/or Section 21323a(1)(b) of Part 213, Leaking Underground Storage Tanks, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA). A BEA is submitted for the purpose of establishing an exemption to liability for a new owner or operator of property that has been demonstrated to be a facility or property as defined by Section 20101(1)(s) of Part 201, Environmental Remediation and/or property as defined by Section 21303(d) of Part 213, Leaking Underground Storage Tanks, of the NREPA. Pursuant to Sections 20126(1)(c) and 21323a(1)(b), the conditions of this exemption require the legal entity to disclose the BEA to a subsequent purchaser or transferee of the property.

The BEA is only for the legal entity and property, or properties, identified on the BEA Submittal Form and in the BEA that have been demonstrated to be a facility. Each new legal entity that becomes the owner or operator of this facility must submit their own BEA.

EGLE is not making any findings about whether the submitter is liable or is eligible to submit. The submitted BEA does not alter liability with regard to a subsequent release, threat of release, or exacerbation of existing conditions that is the responsibility of the legal entity submitting the BEA.

EGLE does not review BEAs to determine the adequacy of the submittal. The 2020 Volatilization to Indoor Air Pathway (VIAP) Screening Levels (SLs) may be proposed as site-specific criteria when used to determine that a property is or contains a facility or site. EGLE's approval of these numeric site-specific criteria is required. Since the BEA has not been reviewed, if the BEA relied upon the 2020 VIAP SLs then their use within the BEA is approved only for the purpose of confirming the status of the property as a facility under Part 201 or a site under Part 213.

May 24, 2022

The legal entity, as the owner and/or operator of a facility or property, may have Due Care responsibilities under Section 20107a of Part 201, Environmental Remediation and/or Section 21304c of Part 213, Leaking Underground Storage Tanks, of the NREPA.

The legal entity may also have responsibility under applicable state and federal laws, including, but not limited to, Part 201, Environmental Remediation; Part 111, Hazardous Waste Management; Part 211, Underground Storage Tank Regulations; Part 213, Leaking Underground Storage Tanks; Part 615, Supervisor of Wells, of the NREPA; and the Michigan Fire Prevention Code, 1941 PA 207, as amended. Please review the enclosed brochure on "due care." An owner or operator of contaminated property has an obligation to assure the property is safe for the intended use and is protective of the public health and safety.

Pursuant to Section 20112a(6) of Part 201, Environmental Remediation, the property(s) identified in the BEA will be placed on the inventory of facilities, which is updated daily and posted on EGLE's website: <https://secure1.state.mi.us/FacilitiesInventoryQueries>.

Authorized signature:

A handwritten signature in blue ink, appearing to read "David Harn Jr.", is written over a horizontal line.

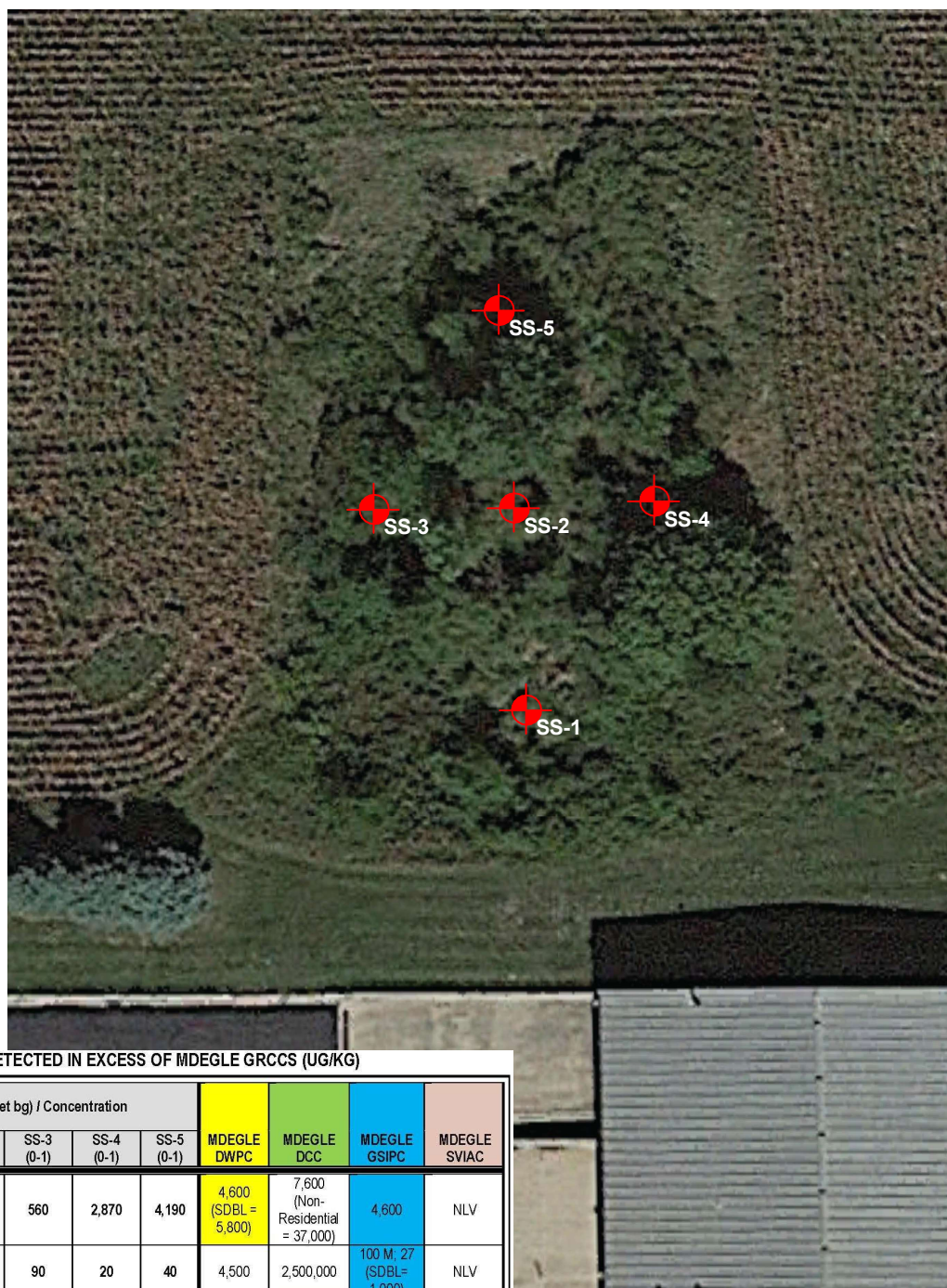
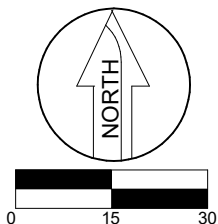
David Harn Jr., District Supervisor
Kalamazoo District Office
Remediation and Redevelopment Division
7953 Adobe Road
Kalamazoo, MI 49009
517-897-0881
HarnD@michigan.gov

Enclosures

cc: Thomas N. Stolz, Stolz Environmental Solutions, LLC

Attachment D

Soil Sampling Map



SOIL ANALYTES DETECTED IN EXCESS OF MDEGLE GRCCS (UG/KG)

Analyte	Location (Feet bg) / Concentration					MDEGLE DWPC	MDEGLE DCC	MDEGLE GSIPC	MDEGLE SVIAC
	SS-1 (0-1)	SS-2 (0-1)	SS-3 (0-1)	SS-4 (0-1)	SS-5 (0-1)				
Arsenic	6,400	2,180	560	2,870	4,190	4,600 (SDBL = 5,800)	7,600 (Non- Residential = 37,000)	4,600	NLV
Silver	4,480	120	90	20	40	4,500	2,500,000	100 M; 27 (SDBL = 1,000)	NLV
Benzo(a)pyrene	7,800	ND	120	ND	ND	NLL	2,000	NLL	NLV
Fluoranthene	17,800	ND	220	ND	ND	730,000	46,000,000	5,500	46,000,000
Phenanthrene	6,100	ND	ND	ND	ND	56,000	1,600,000	2,100	28,000,000

LEGEND



= SES SAMPLE (2021)



SAMPLE LOCATION DIAGRAM

DRAWN TNS

DATE 12/30/2021

SCALE 1" = 30' +/-

PROJECT 21-1105

NORTH AMERICAN COLOR
5960 SOUTH SPRINKLE ROAD
PORTAGE, MI

FIGURE 3

Attachment E

Site Plan

1. PROPERTY INFORMATION:
PARCEL #S: 00001-087-A
SITE AREA: 465,221 SF (10.68 AC)

OWNER: DEPATIE FLUID POWER
6256 AMERICAN AVE
PORTAGE, MI 49002

2. ZONING:
PROPERTY CURRENTLY ZONED:
I-1 LIGHT INDUSTRIAL
ABUTTING PROPERTY CURRENTLY ZONED:
NORTH: I-1 LIGHT INDUSTRIAL
SOUTH: I-1 LIGHT INDUSTRIAL
EAST: I-1 LIGHT INDUSTRIAL
WEST: I-1 LIGHT INDUSTRIAL
PROPOSED LAND USE = INDUSTRIAL

3. SETBACKS
FRONT = 75'
SIDES = 12' OR 1/2 BUILDING HEIGHT
REAR = 12' OR 1/2 BUILDING HEIGHT

4. PARKING:
REQUIRED = 5 + 1.5 PARKING SPACE PER EMPLOYEE
65 EMPLOYEES 103
PROVIDED = STANDARD 9'x20' SPACES = 103
BARRIER FREE SPACES =
TOTAL PROVIDED 107

5. BUILDING:
SINGLE-STORY (25')
MAXIMUM HEIGHT: N/A
TOTAL AREA OF 53,000 SFT. (SEE FLOOR PLAN AND ELEVATIONS FOR MORE DETAIL.)
PROPOSED BUILDING COVERAGE: 27%
MAXIMUM BUILDING COVERAGE: N/A
6. LOT:
MINIMUM LOT SIZE: NONE
MINIMUM LOT WIDTH: NONE
LOT SIZE: 186,063 SFT / 4.27 ACRES
LOT DIMENSIONS: IRREGULAR
7. LANDSCAPING:
SHALL BE IN ACCORDANCE WITH LANDSCAPING PLAN.
8. STORM WATER RETENTION REQUIRED:
STORM WATER MANAGEMENT SHALL BE IN ACCORDANCE WITH CITY OF PORTAGE STORM WATER DESIGN CRITERIA MANUAL AND EGLE GUIDELINES.

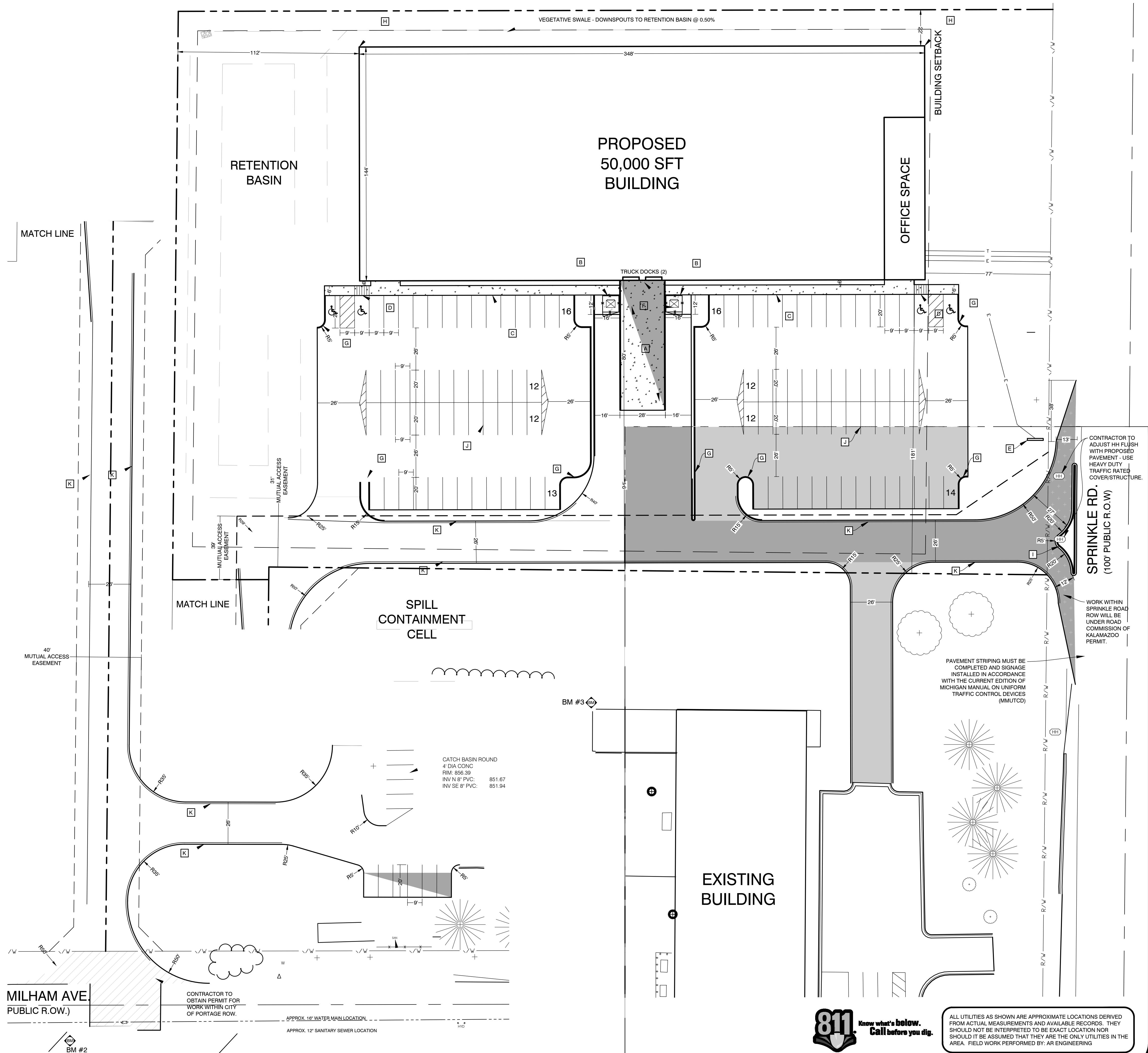
	HEAVY DUTY PAVEMENT (SEE DETAIL ON C5.0)
	LIGHT DUTY PAVEMENT (SEE DETAIL ON C5.0)
	PORTAGE ROW PAVEMENT (SEE DETAIL SD-165 ON C5.0)
	RCKC PAVEMENT (SEE DETAIL ON C5.0)
	CONCRETE SIDEWALK (SEE DETAIL ON C5.0)
	CONCRETE PAVEMENT (SEE DETAIL ON C5.0)

BM #2
ELEV = 860.31 (NAVD 88)
FOUND COTTON GIN SPINDLE IN NW FACE OF
UTILITY POLE.

BM #3
ELEV = 857.57 (NAVD 88)
SET X ON MOST WESTERLY END OF NORTHERLY
RETAINING WALL ON TOP CENTER END OF R.W.
FROM NW CORNER OF BUILDING.

A	28x80" CONCRETE PAD/LOADING AREA.
B	16X12" (MIN.) CONCRETE DUMPSTAMP PAD (PROVIDE 10' X10' CONCRETE ENCLOSURE AREA FOR (1) STD DUMPSTER (SEE DETAIL SHEET).
C	INTEGRAL CURB/WALK (SEE DETAIL SHEET).
D	AT-GRADE RAMP (SEE GRADING PLAN).
E	PROPOSED LIGHTED GROUND SIGN W/ UNDERGROUND ELECTRICAL.
F	BOLLARDS - (8) TOTAL
G	6" BARRIER CURB (SEE DETAIL SHEET)
H	DOWNSPOUT - NORTH BUILDING WALL 25' O.C. (TYP)
I	MDOT F2" CONCRETE CURB AND GUTTER, (SEE DETAIL SHEET).
J	4" YELLOW PAVEMENT STRIPES
K	ASPHALT VALLEY GUTTER (SEE DETAIL SHEET).

1. DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
2. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS BECOME APPARENT, THESE SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER PRIOR TO CONSTRUCTION OF ANYTHING AFFECTED SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
3. ALL PAVEMENT STRIPING MUST BE COMPLETED AND SIGNAGE MUST BE INSTALLED IN ACCORDANCE WITH THE CURRENT EDITION OF THE MICHIGAN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD)



0	SITE PLAN REVIEW
1	CITY REVISIONS
2	UTILITY REVISIONS
3	.
4	.

SITE LAYOUT
DEPATIE FLUID POWER FACILITY
DEPATIE FLUID POWER
5960 S SPRINKLE ROAD
SECTION 01, T03S, R11W

SHEET TITLE:
PROJECT:
CLIENT:
SITE ADDRESS:
SITE SECTION:

JOB NUMBER
22122001

DATE
01/04/2023

SHEET NUMBER

C2.0

