THREE RIVERS, MICHIGAN
BROWNFIELD REDEVELOPMENT AUTHORITY

BROWNFIELD PLAN #5
FOR A SITE AT

SHEFFIELD INDUSTRIAL SITE
(FORMER ESSEX WIRE SITE)
THREE RIVERS, MICHIGAN

SEPTEMBER 16, 2011

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Recommended for Approval by the Brownfield Redevelopment Authority on:_____
Approved by the City Council on: _____

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BROWNFIELD PLAN #5

SHEFFIELD INDUSTRIAL SITE
(FORMER ESSEX WIRE SITE)
THREE RIVERS, MICHIGAN

I. GENERAL DEFINITIONS AS USED IN THIS PLAN

1996 PA 381 Sec. 2

(a) "Additional response activities" means response activities identified as part of a Brownfield Plan that are in addition to Baseline Environmental Assessment activities and due care activities for an eligible property.

(b) "Authority" means a Brownfield Redevelopment Authority created under this act.

(c) "Baseline Environmental Assessment" means that term as defined in Section 20101 of the Natural Resources and Environmental Protection Act, 1994 PA 451, MCL 324.20101.

(d) "Baseline Environmental Assessment activities" means those response activities identified as part of a Brownfield Plan that are necessary to complete a Baseline Environmental Assessment for an eligible property in the Brownfield Plan.

(e) "Blighted" means property that meets any of the following criteria as determined by the governing body:

> (i) Has been declared a public nuisance in accordance with a local housing, building, plumbing, fire, or other related code or ordinance.
>
> (ii) Is an attractive nuisance to children because of physical condition, use, or occupancy.
>
> (iii) Is a fire hazard or is otherwise dangerous to the safety of persons or property.
>
> (iv) Has had the utilities, plumbing, heating, or sewerage permanently disconnected, destroyed, removed, or rendered ineffective so that the property is unfit for its intended use.
>
> (v) Is tax reverted property owned by a qualified local governmental unit, by a county, or by this state. The sale, lease, or transfer of tax reverted property by a qualified local governmental unit, county, or this state after the property's inclusion in a Brownfield Plan shall not result in the loss to the property of the status as blighted property for purposes of this act.

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(vi) Is property owned or under the control of a Land Bank Fast Track Authority under the land bank fast track act, whether or not located within a qualified local governmental unit. Property included within a Brownfield Plan prior to the date it meets the requirements of this subdivision to be eligible property shall be considered to become eligible property as of the date the property is determined to have been or becomes qualified as, or is combined with, other eligible property. The sale, lease, or transfer of the property by a Land Bank Fast Track Authority after the property's inclusion in a Brownfield Plan shall not result in the loss to the property of the status as blighted property for purposes of this act.

(vii) Has substantial subsurface demolition debris buried on site so that the property is unfit for its intended use.

(f) "Board" means the governing body of an authority.

(g) "Brownfield Plan" means a plan that meets the requirements of Section 13 and is adopted under Section 14.

(h) "Captured taxable value" means the amount in one year by which the current taxable value of an eligible property subject to a Brownfield Plan, including the taxable value or assessed value, as appropriate, of the property for which specific taxes are paid in lieu of property taxes, exceeds the initial taxable value of that eligible property. The state tax commission shall prescribe the method for calculating captured taxable value.

(i) "Chief executive officer" means the mayor of a city, the village manager of a village, the township supervisor of a township, or the county executive of a county or, if the county does not have an elected county executive, the chairperson of the county board of commissioners.

(j) "Department" means the Department of Environmental Quality.

(k) "Due care activities" means those response activities identified as part of a Brownfield Plan that are necessary to allow the owner or operator of an eligible property in the plan to comply with the requirements of Section 20107a of the Natural Resources and Environmental Protection Act, 1994 PA 451, MCL 324.20107a.

(l) "Economic opportunity zone" means one or more parcels of property that meet all of the following:

(i) That together is 40 or more acres in size.

(ii) That contains a manufacturing facility that consists of 500,000 or more square feet.

(iii) That is located in a municipality that has a population of 30,000 or less and that is contiguous to a qualified local governmental unit.

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(m) "Eligible activities" or "eligible activity" means one or more of the following:

(i) Baseline Environmental Assessment activities.

(ii) Due care activities.

(iii) Additional response activities.

(iv) For eligible activities on eligible property that was used or is currently used for commercial, industrial, or residential purposes that is in a qualified local governmental unit, that is owned or under the control of a Land Bank Fast Track Authority, or that is located in an economic opportunity zone, and is a facility, functionally obsolete, or blighted, and except for purposes of Section 38d of former 1975 PA 228, the following additional activities:

(A) Infrastructure improvements that directly benefit eligible property.

(B) Demolition of structures that is not response activity under Section 20101 of the Natural Resources and Environmental Protection Act, 1994 PA 451, MCL 324.20101.

(C) Lead or asbestos abatement.

(D) Site preparation that is not response activity under Section 20101 of the Natural Resources and Environmental Protection Act, 1994 PA 451, MCL 324.20101.

(E) Assistance to a Land Bank Fast Track Authority in clearing or quieting title to, or selling or otherwise conveying, property owned or under the control of a Land Bank Fast Track Authority or the acquisition of property by the Land Bank Fast Track Authority if the acquisition of the property is for economic development purposes.

(F) Assistance to a qualified local governmental unit or authority in clearing or quieting title to, or selling or otherwise conveying, property owned or under the control of a qualified local governmental unit or authority or the acquisition of property by a qualified local governmental unit or authority if the acquisition of the property is for economic development purposes.

(v) Relocation of public buildings or operations for economic development purposes.

(vi) For eligible activities on eligible property that is a qualified facility that is not located in a qualified local governmental unit and that is a facility, functionally obsolete, or blighted, the following additional activities:

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(A) Infrastructure improvements that directly benefit eligible property.

(B) Demolition of structures that is not response activity under Section 20101 of the Natural Resources and Environmental Protection Act, 1994 PA 451, MCL 324.20101.

(C) Lead or asbestos abatement.

(D) Site preparation that is not response activity under Section 20101 of the Natural Resources and Environmental Protection Act, 1994 PA 451, MCL 324.20101.

(vii) For eligible activities on eligible property that is not located in a qualified local governmental unit and that is a facility, functionally obsolete, or blighted, the following additional activities:

(A) Demolition of structures that is not response activity under Section 20101 of the Natural Resources and Environmental Protection Act, 1994 PA 451, MCL 324.20101.

(B) Lead or asbestos abatement.

(viii) Reasonable costs of developing and preparing Brownfield Plans and work plans.

(ix) For property that is not located in a qualified local governmental unit and that is a facility, functionally obsolete, or blighted, that is a former mill that has not been used for industrial purposes for the immediately preceding two years, that is located along a river that is a federal superfund site listed under the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, 42 USC 9601 to 9675, and that is located in a city with a population of less than 10,000 persons, the following additional activities:

(A) Infrastructure improvements that directly benefit the property.

(B) Demolition of structures that is not response activity under Section 20101 of the Natural Resources and Environmental Protection Act, 1994 PA 451, MCL 324.20101.

(C) Lead or asbestos abatement.

(D) Site preparation that is not response activity under Section 20101 of the Natural Resources and Environmental Protection Act, 1994 PA 451, MCL 324.20101.

(x) For eligible activities on eligible property that is located north of the 45th parallel, that is a facility, functionally obsolete, or blighted, and the owner or operator of which makes

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new capital investment of $250,000,000.00 or more in this state, the following additional activities:

(A) Demolition of structures that is not response activity under Section 20101 of the Natural Resources and Environmental Protection Act, 1994 PA 451, MCL 324.20101.

(B) Lead or asbestos abatement.

(xi) Reasonable costs of environmental insurance.

(n) Except as otherwise provided in this subdivision, "eligible property" means property for which eligible activities are identified under a Brownfield Plan that was used or is currently used for commercial, industrial, public, or residential purposes, including personal property located on the property, to the extent included in the Brownfield Plan, and that is one or more of the following:

(i) Is in a qualified local governmental unit and is a facility, functionally obsolete, or blighted and includes parcels that are adjacent or contiguous to that property if the development of the adjacent and contiguous parcels is estimated to increase the captured taxable value of that property.

(ii) Is not in a qualified local governmental unit and is a facility, and includes parcels that are adjacent or contiguous to that property if the development of the adjacent and contiguous parcels is estimated to increase the captured taxable value of that property.

(iii) Is tax reverted property owned or under the control of a Land Bank Fast Track Authority.

(iv) Is not in a qualified local governmental unit, is a qualified facility, and is a facility, functionally obsolete, or blighted, if the eligible activities on the property are limited to the eligible activities identified in Subdivision (m)(vi).

(v) Is not in a qualified local governmental unit and is a facility, functionally obsolete, or blighted, if the eligible activities on the property are limited to the eligible activities identified in Subdivision (m)(vii).

(vi) Is not in a qualified local governmental unit and is a facility, functionally obsolete, or blighted, if the eligible activities on the property are limited to the eligible activities identified in Subdivision (m)(ix).

(vii) Is located north of the 45th parallel, is a facility, functionally obsolete, or blighted, and the owner or operator makes new capital investment of $250,000,000.00 or more in this state. Eligible property does not include qualified agricultural property exempt under Section 7ee of the general property tax act, 1893 PA 206, MCL 211.7ee, from the tax

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levied by a local school district for school operating purposes to the extent provided under Section 1211 of the revised school code, 1976 PA 451, MCL 380.1211.

(viii) Is a transit-oriented development.

(ix) Is a transit-oriented facility.

(o) "Environmental insurance" means liability insurance for environmental contamination and cleanup that is not otherwise required by state or federal law.

(p) "Facility" means that term as defined in Section 20101 of the Natural Resources and Environmental Protection Act, 1994 PA 451, MCL 324.20101.

(q) "Fiscal year" means the fiscal year of the authority.

(r) "Functionally obsolete" means that the property is unable to be used to adequately perform the function for which it was intended due to a substantial loss in value resulting from factors such as overcapacity, changes in technology, deficiencies or superadequacies in design, or other similar factors that affect the property itself or the property's relationship with other surrounding property.

(s) "Governing body" means the elected body having legislative powers of a municipality creating an authority under this act.

(t) "Infrastructure improvements" means a street, road, sidewalk, parking facility, pedestrian mall, alley, bridge, sewer, sewage treatment plant, property designed to reduce, eliminate, or prevent the spread of identified soil or groundwater contamination, drainage system, waterway, waterline, water storage facility, rail line, utility line or pipeline, transit-oriented development, transit-oriented facility, or other similar or related structure or improvement, together with necessary easements for the structure or improvement, owned or used by a public agency or functionally connected to similar or supporting property owned or used by a public agency, or designed and dedicated to use by, for the benefit of, or for the protection of the health, welfare, or safety of the public generally, whether or not used by a single business entity, provided that any road, street, or bridge shall be continuously open to public access and that other property shall be located in public easements or rights-of-way and sized to accommodate reasonably foreseeable development of eligible property in adjoining areas.

(u) "Initial taxable value" means the taxable value of an eligible property identified in and subject to a Brownfield Plan at the time the resolution adding that eligible property in the Brownfield Plan is adopted, as shown either by the most recent assessment roll for which equalization has been completed at the time the resolution is adopted or, if provided by the Brownfield Plan, by the next assessment roll for which equalization will be completed following the date the resolution adding that eligible property in the Brownfield Plan is adopted. Property exempt from taxation at the time the initial taxable value is determined shall be included with the initial taxable value of zero. Property for which a specific tax is paid in lieu of property tax shall not be

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considered exempt from taxation. The state tax commission shall prescribe the method for calculating the initial taxable value of property for which a specific tax was paid in lieu of property tax.

(v) "Land Bank Fast Track Authority" means an authority created under the Land Bank Fast Track Act, 2003 PA 258, MCL 124.751 to 124.774.

(w) "Local taxes" means all taxes levied other than taxes levied for school operating purposes.

(x) "Municipality" means all of the following:

(i) A city.

(ii) A village.

(iii) A township in those areas of the township that are outside of a village.

(iv) A township in those areas of the township that are in a village upon the concurrence by resolution of the village in which the zone would be located.

(v) A county.

(y) "Owned or under the control of" means that a Land Bank Fast Track Authority has one or more of the following:

(i) An ownership interest in the property.

(ii) A tax lien on the property.

(iii) A tax deed to the property.

(iv) A contract with this state or a political subdivision of this state to enforce a lien on the property.

(v) A right to collect delinquent taxes, penalties, or interest on the property.

(vi) The ability to exercise its authority over the property.

(z) "Qualified facility" means a landfill facility area of 140 or more contiguous acres that is located in a city and that contains a landfill, a material recycling facility, and an asphalt plant that are no longer in operation.

(aa) "Qualified local governmental unit" means that term as defined in the Obsolete Property Rehabilitation Act, 2000 PA 146, MCL 125.2781 to 125.2797.

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(bb) "Qualified taxpayer" means that term as defined in Sections 38d and 38g of former 1975 PA 228, or Section 437 of the Michigan Business Tax Act, 2007 PA 36, MCL 208.1437.

(cc) "Response activity" means that term as defined in Section 20101 of the Natural Resources and Environmental Protection Act, 1994 PA 451, MCL 324.20101.

(dd) "Specific taxes" means a tax levied under 1974 PA 198, MCL 207.551 to 207.572; the Commercial Redevelopment Act, 1978 PA 255, MCL 207.651 to 207.668; the Enterprise Zone Act, 1985 PA 224, MCL 125.2101 to 125.2123; 1953 PA 189, MCL 211.181 to 211.182; the Technology Park Development Act, 1984 PA 385, MCL 207.701 to 207.718; the Obsolete Property Rehabilitation Act, 2000 PA 146, MCL 125.2781 to 125.2797; the Neighborhood Enterprise zone Act, 1992 PA 147, MCL 207.771 to 207.786; the Commercial Rehabilitation Act, 2005 PA 210, MCL 207.841 to 207.856; or that portion of the tax levied under the tax reverted Clean Title Act, 2003 PA 260, MCL 211.1021 to 211.1026, that is not required to be distributed to a Land Bank Fast Track Authority.

(ee) "Tax increment revenues" means the amount of *ad valorem* property taxes and specific taxes attributable to the application of the levy of all taxing jurisdictions upon the captured taxable value of each parcel of eligible property subject to a Brownfield Plan and personal property located on that property. Tax increment revenues exclude ad valorem property taxes specifically levied for the payment of principal of and interest on either obligations approved by the electors or obligations pledging the unlimited taxing power of the local governmental unit, and specific taxes attributable to those *ad valorem* property taxes. Tax increment revenues attributable to eligible property also exclude the amount of *ad valorem* property taxes or specific taxes captured by a downtown development authority, tax increment finance authority, or local development finance authority if those taxes were captured by these other authorities on the date that eligible property became subject to a Brownfield Plan under this act.

(ff) "Taxable value" means the value determined under Section 27a of the General Property Tax Act, 1893 PA 206, MCL 211.27a.

(gg) "Taxes levied for school operating purposes" means all of the following:

(i) The taxes levied by a local school district for operating purposes.

(ii) The taxes levied under the State Education Tax Act, 1993 PA 331, MCL 211.901 to 211.906.

(iii) That portion of specific taxes attributable to taxes described under subparagraphs (i) and (ii).

(hh) "Transit-oriented development" means infrastructure improvements that are located within 1/2 mile of a transit station or transit-oriented facility that promotes transit ridership or passenger rail use as determined by the board and approved by the municipality in which it is located.

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(ii) "Transit-oriented facility" means a facility that houses a transit station in a manner that promotes transit ridership or passenger rail use.

(jj) "Work plan" means a plan that describes each individual activity to be conducted to complete eligible activities and the associated costs of each individual activity.

(kk) "Zone" means, for an authority established before June 6, 2000, a Brownfield Redevelopment Zone designated under this Act.

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II. ELIGIBLE PROPERTIES

SHEFFIELD INDUSTRIAL SITE
(FORMER ESSEX WIRE SITE)
THREE RIVERS, MICHIGAN

Introduction

The property addressed by this Brownfield Plan is a portion of land formerly known as the Essex Wire Site. The land was subdivided to provide specific portions of land for private development, storm water control, future roadways and utility corridors and all portions of the land are included in this Brownfield Plan (Refer to attached figures). Specifically, this Brownfield Plan is designed to capture the tax increment from the areas of the property designated for private investment (Lots 1 through 5) to pay for eligible activities at these parcels and the adjoining properties retained by the City of Three Rivers (the "proposed road parcel," the "storm water management parcel," and the adjoining parcel adjacent to the St. Joseph River).

The subject property consists of two parcels of contiguous property – all of which at one time were part of the former Essex Wire site. Legal descriptions for the two parcels are as follows:

Parent Parcel: ID 051-299-044-00

COM NE COR BLK 6 VIL OF LOCKPORT TH S ALG W LN 4TH ST 360 FT TH S 00D 11M 57 S E 369.45 FT TO POB; TH S 00D 11M 57S E307.82 FT TO N R/W LN CONRAIL RR; TH SWLY ALG RR R/W ALG FOLG7 COURSES: S 57D 59M 41S W 150.14 FT; S 58D 10M 09S W 149.96 FT; S 58D 07M 12S W 149.35 FT; S 58D 03M 54S W 150.14 FT; S 58D 19M 15S W 150.18 FT & S 58D 08M 02S W 303.81 FT TH SWLY ALG 2916.6 FT RAD CRV R ARC DIST 496.98 FT (CHD BRG S 63D 00M 56S W 496.38 FT) TH N 18D 56M 41S W 18.33 FT TH N 82D 45M 57S W 74.91 FT TH N 15D 37M 37S W 286.13 FT TH N 26D 34M 50S E 67.24 FT TH N 28D 16M 09S E 63.73 FT TH N 45D 53M 12S E 306.25 FT TH N 45D 44M 01S E 84.7 FT TH N 18D 49M 21S E 119.33 FT TH N 14D 22M 18S E 209.53 FT TH N 73D 08M 24S E 562.91 FT TH S 10D 12M 06S E 211.96 FT TH N 75D 15M 36S E 502.36 FT TO POB. UNPD CITY OF THREE RIVERS SEC 19 T6S R11W. 19.924 ACRES.

Public Recreation Parcel: 051-299-044-01

COM NE COR BLK 6 VIL OF LOCKPORT TH S ALG W LN 4TH ST 360 FT TH N 89D 51M 56S W 788.66 FT TO POB; TH S 20D 38M 17S W 769.44 FT TH S 14D 22M 18S W 209.53 FT TH S 18D 49M 21 S W 119.33 FT TH S 45D 44M 01S W 84.7 FT TH S 45D 53M 12S W 306.25 FT TH S 28D 16M 09S W 63.73 FT TH S 26D 34M 50S W 67.24 FT TH S 15D 37M 37S E 286.13 FT TH S 82D 45M 57S E 74.91 FT TH S 18D 56M 51S E 18.33 FT TO N LN CONRAIL RR R/W TH SWLY ALG SD R/W 2916.6 FT RAD CRV R ARC DIST 69.26 FT (CHD BRG S 68D 34M 39S

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W 69.26 FT) TO INT SD R/W & N LN BROADWAY RD TH S 89D 55M 04S W ALG SD RD 156.79 FT TH S 74D 41M 04S W 48 FT TH S 74D 41M 04S W 10 FT +/- TO SHR ST JOE RIVER TH NELY ALG SHR TO PNT S 89D 51M 56S W FROM POB TH N 89D 51M 56S E 58 FT +/- TO POB. UNPD CITY OF THREE RIVERS SEC 19 T6S R11W. 3.3 ACRES +/- (SPLIT FROM 051-299-044-00 SEP/10).

Lots 1 and 2 will be acquired by a Limited Liability Corporation (to be named) formed by Central Manufacturing Services, Inc. (CMS). CMS intends to construct an 11,000-square-foot Service Center to provide maintenance and washing facilities for its fleet of trucks and trailers. Additional space on site will be used for the temporary storage of the fleet. The anticipated investment, inclusive of building construction costs, equipment, and other personal property is $400,000. This investment is anticipated to occur in late 2011 – early 2012. This Plan anticipates initiating the capture of the tax increment revenues from these two eligible parcels in 2012. The legal description for these two parcels (combined) is:

ALL THAT PART OF THE EAST FRACTION OF THE NORTHEAST 1/4 OF SECTION 19, T6S, R11W, CITY OF THREE RIVERS, ST. JOSEPH COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF BLOCK 6, MAP OF LOCKPORT, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE REGISTER OF DEEDS FOR ST. JOSEPH COUNTY, MICHIGAN IN LIBER 1 OF PLATS, PAGE 67 AND RUNNING THENCE S00°29’09”W (RECORDED AS SOUTH), ALONG THE WEST RIGHT OF WAY LINE OF FOURTH STREET, 360.00 FEET TO A CAPPED REBAR FOUND; THENCE S00°17’12”W (RECORDED AS S00°11’57”E), ALONG THE WEST RIGHT OF WAY LINE OF FOURTH STREET, 639.45 FEET TO A CAPPED REBAR FOUND AT THE POINT OF BEGINNING OF THIS DESCRIPTION; THE BOUNDARY RUNS THENCE S00°17’12”W (RECORDED AS S00°11’57”E), ALONG THE WEST RIGHT OF WAY LINE OF FOURTH STREET, 230.67 FEET TO A CAPPED REBAR SET; THENCE S58°41’18”W 770.24 FEET TO A CAPPED REBAR SET; THENCE N15°19’53”W 449.84 FEET TO A CAPPED REBAR SET; THENCE N75°47’05”E 300.39 FEET TO A CAPPED REBAR FOUND; THENCE N75°47’05”E 502.34 FEET (RECORDED AS N75°15’36”E 502.36 FEET) TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 5.881 ACRES, MORE OR LESS.

SUBJECT TO A 24-FOOT WIDE RAILROAD SPUR EASEMENT, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF BLOCK 6, MAP OF LOCKPORT, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE REGISTER OF DEEDS FOR ST. JOSEPH COUNTY, MICHIGAN IN LIBER 1 OF PLATS, PAGE 67 AND RUNNING THENCE S00°29’09”W (RECORDED AS SOUTH), ALONG THE WEST RIGHT OF WAY LINE OF FOURTH STREET, 360.00 FEET TO A CAPPED REBAR FOUND; THENCE S00°17’12”W (RECORDED AS S00°11’57”E), ALONG THE WEST RIGHT OF WAY LINE OF FOURTH STREET, 905.13 FEET TO THE POINT OF

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BEGINNING OF THIS DESCRIPTION; THE CENTERLINE OF THE RAILROAD SPUR EASEMENT RUNS THENCE WESTERLY, ALONG A 245.67 FOOT RADIUS CURVE TO THE RIGHT, AN ARC LENGTH OF 107.76 FEET (CHORD = N88°07'49"W 106.90 FEET); THENCE N75°33'52"W 146.39 FEET; THENCE WESTERLY, ALONG A 250.00 FOOT RADIUS CURVE TO THE LEFT, AN ARC LENGTH OF 129.88 FEET (CHORD = S89°33'07"W 128.43 FEET); THENCE S74°40'07"W 817.14 FEET TO THE POINT OF ENDING.

SUBJECT TO ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD.

The remaining lots available for development (Lots 3-5) are included in this Plan. These lots are being marketed for future development. Since no specific development plans exist for these eligible properties at this time, this Plan anticipates initiation of the capture of tax increment revenues in 2016.

The City of Three Rivers will retain other portions of the Sheffield Industrial Site to construct storm water controls, public roadways, public utilities, and other public infrastructure that will service all portions of the Sheffield Industrial Site.

Basis of Eligibility

Both parcels and all of the designated portions of the properties are "eligible property" based on the designation as a "facility" as defined by Part 201 of the Natural Resources and Environmental Protection Act (PA 451 of 1996). The long time historical use of the property for various industrial activities has resulted in the presence of various contaminants in soil and groundwater in excess of Generic Residential Cleanup Criteria. Specifically, metals and polynuclear aromatic hydrocarbons are present in soil above cleanup criteria; free-phased petroleum has been observed in groundwater at portions of the site; fill materials (slag, cinders, scrap metal, etc.) have been observed both buried and at the ground surface, and are typically contaminated.

The Plan

(a) A description of the costs of the plan intended to be paid for with tax increment revenues (Section 13(1)(a))

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Initial Development

This Brownfield Plan initially anticipates acquisition of Lots 1 and 2 for redevelopment as a Service Center for Central Manufacturing Services' operations. This Plan anticipates an investment in real and personal property of approximately $400,000 on these two lots.

To support the development of the Sheffield Industrial Site (all portions of the site), the City of Three Rivers anticipates entering into a contract for a MDEQ Brownfield Redevelopment Grant ($585,500) and Loan ($300,000). The Grant will be used to fund activities on Lots 1 and 2 including site investigations, Baseline Environmental Assessment activities, cleanups and removals, site demolition activities, construction of engineering controls, and grant administration. The Loan will be used to complete a limited amount of environmental assessment activities, construction of engineering controls, cleanups and removals, and loan administration on remaining portions of the Sheffield Industrial Site.

Other funds used to support development include an expenditure of U.S. Environmental Protection Agency Brownfield Redevelopment Assessment Grant Funds by the St. Joseph County Brownfield Redevelopment Authority. City funds and/or City Brownfield Redevelopment Authority Local Site Remediation Revolving Loan Funds may also be used to finance City/Authority expenses related to the project.

It is the City of Three Rivers' intention to utilize tax increment collected on the development to re-pay the obligation of the MDEQ Brownfield Redevelopment Loan. Tax increment revenues will be collected to repay the obligation on the loan, including interest.

The tax increment revenue will also be used to reimburse the City of Three Rivers and/or the City of Three Rivers Brownfield Redevelopment Authority for eligible expenses it incurs to support this project. Such eligible activities include site preparation costs, public infrastructure costs, and other eligible Authority expenses.

After all actual eligible costs incurred are repaid, the tax increment through the remaining years of this Plan will be collected to pay for future MEGA-eligible costs such as public infrastructure, site preparation, site demolition and other eligible activities. Alternatively, five full years of the tax increment will be placed in the Local Site Remediation Revolving Loan Fund. Thus, this Plan

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anticipates the capture of school and non-school tax increment for the full duration allowed by the Act (30 years).

Potential MDEQ costs eligible for reimbursement under this Plan include the following:

- Costs of Baseline Environmental Assessment Activities ($100,000)
- Costs for Due Care Activities including construction of engineering controls such as clean fill over contaminated soil and storm water controls included in the MDEQ loan ($250,000)
- Additional Response Activities including removals of tanks, contaminated soil, and other contaminated media (concrete, free product, etc.) ($200,000)
- Authority expenses (up to $100,000 per year)
- Contingencies (15%) and interest

It is anticipated that MEGA-eligible costs will be incurred on the portions of the property retained by the City of Three Rivers. Potential MEGA-eligible costs include:

- 50% of the overall development of public infrastructure necessary (roads, utilities, engineering and geotechnical evaluations, etc.) ($375,000)
- Site preparation activities ($250,000)
- Site demolition activities ($350,000)
- Contingencies (15%) and interest

Baseline Environmental Assessment Activities

Initial environmental assessment activities have been funded by the St. Joseph County Brownfield Redevelopment Authority using their U.S. EPA Brownfield Redevelopment Assessment Grant. These funds have been used to conduct investigations, Phase I Environmental Site Assessment, and Baseline Environmental Assessment related to the acquisition of the property by CMS. These costs were incurred by an Authority prior to development of the Brownfield Plan and are eligible for reimbursement utilizing local tax increment revenues.

This Plan anticipates additional BEA activities at areas of the site where additional environmental investigations are anticipated. For the most part, these additional investigations are anticipated to be funded using the MDEQ Brownfield Redevelopment Loan. This Brownfield Plan anticipates the reimbursement of this portion of the loan using the tax increment derived from both local and

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school taxes. Reimbursement will not be sought for BEA activities funded by the MDEQ Brownfield Redevelopment Grant.

Due Care Activities

Anticipated Due Care activities include development of Due Care plan(s), investigation activities related to potential exposures, development of specifications for engineering controls and implementation of the engineering controls. Anticipated engineering controls include placement of clean fill material over areas of contaminated soil, and design and construction of structural storm water controls to ensure contaminated soil does not enter surface water bodies, etc. The anticipated purpose of these Engineering Controls is to achieve compliance with Due Care obligations. It is anticipated that a portion of MDEQ loan funds will be used for investigation activities and planning activities related to due care. The cost of implementing the Engineering Controls will be funded by the MDEQ Loan. The total anticipated cost of implementing engineering controls is $250,000. This Brownfield Plan anticipates reimbursement of the loan-financed expenses (including interest) and other Due Care activities funded by other sources, except that reimbursement will not be sought for activities funded by the MDEQ Brownfield Redevelopment Grant.

Additional Response Activities

This Brownfield Plan anticipates the removals of tanks, contaminated soil, and other contaminated media such as concrete, debris, free product, etc. to support the redevelopment. The MDEQ Grant includes a budget of $200,000 for these types of activities. This Brownfield Plan anticipates reimbursement of these expenses, except that reimbursement will not be sought for activities funded by the MDEQ Brownfield Redevelopment Grant.

Authority Expenses

Various Authority expenses related to this Brownfield Plan will be incurred during the term of this Plan. Eligible expenses include development of this Brownfield Plan, costs to administer the MDEQ Grant and Loan, fees for Work Plan reviews, costs involved in clearing or quieting title to, selling or otherwise conveying the property and other actual costs in administering this Brownfield Plan. The Act allows the Authority to be reimbursed for its *actual* eligible costs up to an amount of $100,000 per year.

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MEGA-Eligible Expenses

Infrastructure Improvements

Several Infrastructure improvements that directly benefit the property will be completed. These include development of public infrastructure (sidewalks, roads, curb and gutters, signage, landscaping, utilities, etc.) that both serve the project and the public. Additionally, the City/Authority will install access to public utilities within the Fourth Street right-of-way to serve the CMS development.

The overall development of the Sheffield Industrial Site is a phased project with roads, water, sanitary sewer, storm sewer, power and other infrastructure intended to support both this and later developments on the site. Because of the phased nature of the public infrastructure, this Plan anticipates that 50% of the overall public infrastructure will be constructed. Future Brownfield Plan Amendments would include the remainder of these costs as they related to the incremental development of the entire property. The portion of these potential costs anticipated in this Plan is $375,000.

Site Preparation Activities

Site preparation activities such as staking, clearing and grubbing, land balancing, site grading, temporary erosion controls, temporary site control, relocation of existing utilities, etc. may be necessary as redevelopment and public infrastructure construction is planned and implemented. Estimated costs for these activities is $250,000

Site Demolition Activities

Site demolition activities include the removal of building foundations and other building materials, infrastructure, and tank supports that interfere with development activities. The total estimated site demolition costs are $350,000. The MDEQ Grant includes a budget of $175,000 for these activities – primarily related to the removal of a large, elevated building foundation located in the western portion of the property. Additional demolition activities ($175,000 estimated) may be necessary as construction occurs and would be funded by other means. Reimbursement will not be sought for these activities funded by the MDEQ Brownfield Redevelopment Grant.

This Brownfield Plan anticipates the capture of personal property taxes and local taxes.

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This Brownfield Plan anticipates the capture of State (school) taxes for MDEQ (environmental) and MEGA (non-environmental) eligible expenses. Because school taxes will be captured, development of Act 381 Work Plans are required. These Plans will detail the eligibility of the property, a description of eligible costs, a demonstration of how estimated costs were derived, and schedules showing the tax capture and reimbursement process. The Work Plans will be reviewed by MDEQ and/or MEGA and must be approved first in order to capture the school tax increment for that particular cost.

Adoption of this Brownfield Plan will allow the purchaser/developer to pursue a Michigan Business Tax (MBT) or Corporate Income Tax (CIT) Brownfield Redevelopment Tax Credit if they so choose.

This Plan intends to pay for interest expense related to the MDEQ Loan. Interest on the loan is at a rate of 1.5%. Based on a simple interest calculation over the term of the loan, interest costs are expected to be no more than $22,850.

(b) A brief summary of the eligible activities that are proposed for each eligible property (Section 13(1)(b))

Eligible activities that will be or have been completed at this site include Baseline Environmental Assessment activities (Phase I and II Environmental Site Assessments, Baseline Environmental Assessment, Site Investigations), Due Care activities (Investigations, specifications, Due Care Plans, implementation of engineering controls), additional response activities, site demolition, site preparation, public infrastructure, eligible Authority expenses, and interest costs. These costs are described in detail in Section (a) of this Plan. Refer to Table 1 for a detailed listing. These eligible activities may be completed on one or more of the parcels within the eligible property as needed to support redevelopment.

(c) An estimate of the captured taxable value and tax increment revenues for each year of the plan from each parcel of eligible property. (Section 13(1)(c))

Refer to Table 2.

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(d) The method by which the costs of the plan will be financed, including a description of any advances made or anticipated to be made for the costs of the plan from the municipality. (Section 13(1)(d))

The St. Joseph County Brownfield Redevelopment Authority (BRA) has funded initial Baseline Environmental Assessment and Due Care activities. The projected investment by the County BRA is $37,000. The City of Three Rivers will secure an MDEQ Brownfield Redevelopment Grant ($585,500) and Loan ($300,000) to assist in other elements of the redevelopment. Funds from the City and/or its BRA will also be used from time to time for expenses related to the conveyance and redevelopment of the property.

(e) The maximum amount of note or bonded indebtedness to be incurred, if any. (Section 13(1)(e))

The City of Three Rivers will secure an MDEQ Brownfield Redevelopment Loan. The maximum amount of this debt is $300,000 (principal) and $22,850 (interest). Actual amounts of indebtedness will be based on MDEQ approval of activities and budgets to be completed using MDEQ loan funds. This debt will not be secured with a note or bond. Implementation of a Development Agreement with a Letter of Credit, personal guarantee or other mechanism between the City and Developer will be used to secure the debt incurred.

(f) The duration of the Brownfield Plan, which shall not exceed the lesser of the period authorized under subSections (4) and (5) or 30 years. (Section 13(1)(f))

For Lots 1 and 2, this Plan anticipates that the investment in the property will occur in 2011-2012. The City intends to implement the Plan the tax year following the initial private investment on this portion of the property only beginning in 2012 and continuing for 30 years. It is anticipated that in the first year of tax increment capture, that only a portion of the project will be constructed and thus the Tables show a smaller tax increment in 2012 than in later years.

The City anticipates initiating capture of the tax increment revenues from Lots 3-5 in 2016 and continuing to collect those revenues for 30 years.

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Table 1

Summary of Eligible Costs to be Reimbursed by Brownfield Plan

MDEQ Eligible Activities		Estimated Cost
BEA Activities	$	100,000.00
Due Care Activities	$	250,000.00
Additional Response Activities		
Removals and Cleanups	$	200,000.00
Total MDEQ Eligible Activities	$	550,000.00
Contingencies (15%)	$	82,500.00
Interest Expense	**$**	**22,850.00**
TOTAL MDNRE ELIGIBLE COSTS AND CONTINGENCIES	**$**	**655,350.00**
MEGA Eligible Activities		
Public Infrastructure	$	375,000.00
Site Preparation Activities	$	250,000.00
Site Demolition Activities	$	350,000.00
Total MEGA Eligible Activity Costs	$	975,000.00
Contingencies (15%)	$	146,250.00
Financing Costs		
TOTAL MEGA ELIGIBLE COSTS AND CONTINGENCIES	**$**	**1,121,250.00**
Authority Expense*	**$**	**100,000.00**
TOTAL BROWNFIELD PLAN ELIGIBLE COSTS	**$**	**1,876,600.00**

* up to $100,000 per year of *actual* eligible costs

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Table 2A

Estimate of Total Captured Incremental Taxes

Lots 1 and 2
Sheffield Industrial Site

Real and Personal Property

Year	Annual Total Millage†	Initial Taxable Value (Real and Personal Property)	Tax Revenues from Initial Taxable Value	Estimated Future Taxable Value	Estimated Future Tax Revenues	Incremental Tax Revenues	Available for Capture
2012	55.3104	$ -	$ -	$ 40,000.00	$ 2,212.42	$ 2,212.42	$ 2,212.42
2013	55.3104	$ -	-	$ 240,000.00	13,274.50	13,274.50	$ 13,274.50
2014	55.3104	$ -	-	$ 240,000.00	13,274.50	13,274.50	$ 13,274.50
2015	55.3104	$ -	-	$ 240,000.00	13,274.50	13,274.50	$ 13,274.50
2016	55.3104	$ -	-	$ 240,000.00	13,274.50	13,274.50	$ 13,274.50
2017	55.3104	$ -	-	$ 240,000.00	13,274.50	13,274.50	$ 13,274.50
2018	55.3104	$ -	-	$ 240,000.00	13,274.50	13,274.50	$ 13,274.50
2019	55.3104	$ -	-	$ 240,000.00	13,274.50	13,274.50	$ 13,274.50
2020	55.3104	$ -	-	$ 240,000.00	13,274.50	13,274.50	$ 13,274.50
2021	55.3104	$ -	-	$ 240,000.00	13,274.50	13,274.50	$ 13,274.50
2022	55.3104	$ -	-	$ 240,000.00	13,274.50	13,274.50	$ 13,274.50
2023	55.3104	$ -	-	$ 240,000.00	13,274.50	13,274.50	$ 13,274.50
2024	55.3104	$ -	-	$ 240,000.00	13,274.50	13,274.50	$ 13,274.50
2025	55.3104	$ -	-	$ 240,000.00	13,274.50	13,274.50	$ 13,274.50
2026	55.3104	$ -	-	$ 240,000.00	13,274.50	13,274.50	$ 13,274.50
2027	55.3104	$ -	-	$ 240,000.00	13,274.50	13,274.50	$ 13,274.50
2028	55.3104	$ -	-	$ 240,000.00	13,274.50	13,274.50	$ 13,274.50
2029	55.3104	$ -	-	$ 240,000.00	13,274.50	13,274.50	$ 13,274.50
2030	55.3104	$ -	-	$ 240,000.00	13,274.50	13,274.50	$ 13,274.50
2031	55.3104	$ -	-	$ 240,000.00	13,274.50	13,274.50	$ 13,274.50
2032	55.3104	$ -	-	$ 240,000.00	13,274.50	13,274.50	$ 13,274.50
2033	55.3104	$ -	-	$ 240,000.00	13,274.50	13,274.50	$ 13,274.50
2034	55.3104	$ -	-	$ 240,000.00	13,274.50	13,274.50	$ 13,274.50
2035	55.3104	$ -	-	$ 240,000.00	13,274.50	13,274.50	$ 13,274.50
2036	55.3104	$ -	-	$ 240,000.00	13,274.50	13,274.50	$ 13,274.50
2037	55.3104	$ -	-	$ 240,000.00	13,274.50	13,274.50	$ 13,274.50
2038	55.3104	$ -	-	$ 240,000.00	13,274.50	13,274.50	$ 13,274.50
2039	55.3104	$ -	-	$ 240,000.00	13,274.50	13,274.50	$ 13,274.50
2040	55.3104	$ -	-	$ 240,000.00	13,274.50	13,274.50	$ 13,274.50
2041	55.3104	$ -	-	$ 240,000.00	13,274.50	13,274.50	$ 13,274.50

† - Does not include debt millages, based on millages from 2010

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(g) An estimate of the impact of tax increment financing on the revenues of all taxing jurisdictions in which the eligible property is located. (Section 13(1)(g))

Refer to Tables 3, 4 and 5.

(h) A legal description of each parcel of eligible property to which the plan applies, a map showing the location and dimensions of each eligible property, a statement of the characteristics that qualify the property as eligible property and a statement of whether personal property is included as part of the eligible property. (Section 13(1)(h))

A map showing the location of the property is included in Attachment A. Legal Descriptions of the land included in this Brownfield Plan is provided in the Introduction to this Plan.

The site has been determined to be a "facility" and is thus an "eligible property".

Personal property will be included as part of the eligible property.

(i) Estimates of the number of persons residing on each eligible property to which the plan applies and the number of families and individuals to be displaced. (Section 13(1)(i))

No residences exist on the property.

(j) A plan for establishing priority for the relocation of persons displaced by implementation of the plan. (Section 13(1)(j))

Not applicable.

(k) Provision for the costs of relocating persons displaced by implementation of the plan. (Section 13(1)(k))

Not applicable.

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(l) A strategy for compliance with 1972 PA 227, MCL 213.321 to 213.332. (Section 13(1)(l))

Not applicable.

(m) A description of proposed use of the Local Site Remediation Revolving Fund. (Section 13(1)(m))

The Brownfield Redevelopment Authority's Local Site Remediation Revolving Fund (LSRRF) will be used to finance certain eligible Authority expenses, such as those related to the costs for conveyance of the property. The funds in the LSRRF that will be used have been derived from the capture of local tax increments from the implementation of other Brownfield Plans in the City. No school taxes have been captured by the LSRRF.

If after all eligible activities are reimbursed and there are remaining years in the allowable term of this Plan, up to five full years of the tax increment (local taxes and school taxes only as allowed by approved Act 381 Work Plans) will be deposited in the LSRRF.

(n) Other material that the authority or governing body considers pertinent. (Section 13(1)(n))

Not applicable.

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Table 3A

Estimate of Annual Captured Incremental Taxes for Each Affected Taxing Jurisdiction
(Real and Personal Property)

Lots 1 and 2
Sheffield Industrial Site

	SUMMER									WINTER											
Taxing Jurisdiction		City Operating	Solid Waste	State Ed	School Oper	School Debt	Library	Comm College	County Oper	City Ambulance	City Streets	E911	County Roads	COA	School Oper	School Debt	ISD Oper	ISD Spec Ed	Transportation	Hospital	Total
Millage		11.4253	0.875	6	8.8621	2.75	1.68	2.7249	4.5482	0.75	3.6759	0.75	0.9932	0.75	8.8621	2.75	0.2283	2.4554	0.33	0.4	60.8104
Initial Taxable Value	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Future Taxable Value	$ 240,000.00	$ 2,742.07	$ 210.00	$ 1,440.00	$ 2,126.90	$ 660.00	$ 403.20	$ 653.98	$ 1,091.57	$ 180.00	$ 882.22	$ 180.00	$ 238.37	$ 180.00	$ 2,126.90	$ 660.00	$ 54.79	$ 589.30	$ 79.20	$ 96.00	$ 14,594.50
Captured Taxable Value	$ 240,000.00	$ 2,742.07	$ 210.00	$ 1,440.00	$ 2,126.90		$ 403.20	$ 653.98	$ 1,091.57	$ 180.00	$ 882.22	$ 180.00	$ 238.37	$ 180.00	$ 2,126.90		$ 54.79	$ 589.30	$ 79.20	$ 96.00	$ 13,274.50

Plan does not include capture of debt millages
*Based on millages from 2010 taxes

Total Millages	60.8104
Total Non-School Millages	31.5862
Total School Operating Millages	23.7242
Total Captured Millages	55.3104
Total Annual Tax Liability	$ 14,594.50
Total Annual Capturable Tax Increment	$ 13,274.50
Total School Tax Increment Capturable	$ 5,693.81
Total Non-School Tax Increment Capturable	$ 7,580.69

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Table 4

Captured Taxable Value and Tax Increment Revenue by Year and Aggregate for Each Taxing Jurisdiction

Lots 1 and 2
Sheffield Industrial Site

Parcel 052-040-419-00 Real and Personal Property

Year	Captured Taxable Value	Taxing Jurisdiction	City Operating	Solid Waste	State Ed	School Oper	School Debt	Library	Comm College	County Oper	City Ambulance	City Streets	E911	County Roads	COA	School Oper	School Debt	ISD Oper	ISD Spec Ed	Transportation	Hospital	Total
		Millage	11.4253	0.875	6	8.8621	2.75	1.68	2.7249	4.5482	0.75	3.6759	0.75	0.9932	0.75	8.8621	2.75	0.2283	2.4554	0.33	0.4	60.8104
2012	$ 40,000.00		457.01	35.00	240.00	354.48		67.20	109.00	181.93	30.00	147.04	30.00	39.73	30.00	354.48		9.13	98.22	13.20	16.00	2,212.42
2013	$ 240,000.00		2,742.07	210.00	1,440.00	2,126.90		403.20	653.98	1,091.57	180.00	882.22	180.00	238.37	180.00	2,126.90		54.79	589.30	79.20	96.00	13,274.50
2014	$ 240,000.00		2,742.07	210.00	1,440.00	2,126.90		403.20	653.98	1,091.57	180.00	882.22	180.00	238.37	180.00	2,126.90		54.79	589.30	79.20	96.00	13,274.50
2015	$ 240,000.00		2,742.07	210.00	1,440.00	2,126.90		403.20	653.98	1,091.57	180.00	882.22	180.00	238.37	180.00	2,126.90		54.79	589.30	79.20	96.00	13,274.50
2016	$ 240,000.00		2,742.07	210.00	1,440.00	2,126.90		403.20	653.98	1,091.57	180.00	882.22	180.00	238.37	180.00	2,126.90		54.79	589.30	79.20	96.00	13,274.50
2017	$ 240,000.00		2,742.07	210.00	1,440.00	2,126.90		403.20	653.98	1,091.57	180.00	882.22	180.00	238.37	180.00	2,126.90		54.79	589.30	79.20	96.00	13,274.50
2018	$ 240,000.00		2,742.07	210.00	1,440.00	2,126.90		403.20	653.98	1,091.57	180.00	882.22	180.00	238.37	180.00	2,126.90		54.79	589.30	79.20	96.00	13,274.50
2019	$ 240,000.00		2,742.07	210.00	1,440.00	2,126.90		403.20	653.98	1,091.57	180.00	882.22	180.00	238.37	180.00	2,126.90		54.79	589.30	79.20	96.00	13,274.50
2020	$ 240,000.00		2,742.07	210.00	1,440.00	2,126.90		403.20	653.98	1,091.57	180.00	882.22	180.00	238.37	180.00	2,126.90		54.79	589.30	79.20	96.00	13,274.50
2021	$ 240,000.00		2,742.07	210.00	1,440.00	2,126.90		403.20	653.98	1,091.57	180.00	882.22	180.00	238.37	180.00	2,126.90		54.79	589.30	79.20	96.00	13,274.50
2022	$ 240,000.00		2,742.07	210.00	1,440.00	2,126.90		403.20	653.98	1,091.57	180.00	882.22	180.00	238.37	180.00	2,126.90		54.79	589.30	79.20	96.00	13,274.50
2023	$ 240,000.00		2,742.07	210.00	1,440.00	2,126.90		403.20	653.98	1,091.57	180.00	882.22	180.00	238.37	180.00	2,126.90		54.79	589.30	79.20	96.00	13,274.50
2024	$ 240,000.00		2,742.07	210.00	1,440.00	2,126.90		403.20	653.98	1,091.57	180.00	882.22	180.00	238.37	180.00	2,126.90		54.79	589.30	79.20	96.00	13,274.50
2025	$ 240,000.00		2,742.07	210.00	1,440.00	2,126.90		403.20	653.98	1,091.57	180.00	882.22	180.00	238.37	180.00	2,126.90		54.79	589.30	79.20	96.00	13,274.50
2026	$ 240,000.00		2,742.07	210.00	1,440.00	2,126.90		403.20	653.98	1,091.57	180.00	882.22	180.00	238.37	180.00	2,126.90		54.79	589.30	79.20	96.00	13,274.50
2027	$ 240,000.00		2,742.07	210.00	1,440.00	2,126.90		403.20	653.98	1,091.57	180.00	882.22	180.00	238.37	180.00	2,126.90		54.79	589.30	79.20	96.00	13,274.50
2028	$ 240,000.00		2,742.07	210.00	1,440.00	2,126.90		403.20	653.98	1,091.57	180.00	882.22	180.00	238.37	180.00	2,126.90		54.79	589.30	79.20	96.00	13,274.50
2029	$ 240,000.00		2,742.07	210.00	1,440.00	2,126.90		403.20	653.98	1,091.57	180.00	882.22	180.00	238.37	180.00	2,126.90		54.79	589.30	79.20	96.00	13,274.50
2030	$ 240,000.00		2,742.07	210.00	1,440.00	2,126.90		403.20	653.98	1,091.57	180.00	882.22	180.00	238.37	180.00	2,126.90		54.79	589.30	79.20	96.00	13,274.50
2031	$ 240,000.00		2,742.07	210.00	1,440.00	2,126.90		403.20	653.98	1,091.57	180.00	882.22	180.00	238.37	180.00	2,126.90		54.79	589.30	79.20	96.00	13,274.50
2032	$ 240,000.00		2,742.07	210.00	1,440.00	2,126.90		403.20	653.98	1,091.57	180.00	882.22	180.00	238.37	180.00	2,126.90		54.79	589.30	79.20	96.00	13,274.50
2033	$ 240,000.00		2,742.07	210.00	1,440.00	2,126.90		403.20	653.98	1,091.57	180.00	882.22	180.00	238.37	180.00	2,126.90		54.79	589.30	79.20	96.00	13,274.50
2034	$ 240,000.00		2,742.07	210.00	1,440.00	2,126.90		403.20	653.98	1,091.57	180.00	882.22	180.00	238.37	180.00	2,126.90		54.79	589.30	79.20	96.00	13,274.50
2035	$ 240,000.00		2,742.07	210.00	1,440.00	2,126.90		403.20	653.98	1,091.57	180.00	882.22	180.00	238.37	180.00	2,126.90		54.79	589.30	79.20	96.00	13,274.50
2036	$ 240,000.00		2,742.07	210.00	1,440.00	2,126.90		403.20	653.98	1,091.57	180.00	882.22	180.00	238.37	180.00	2,126.90		54.79	589.30	79.20	96.00	13,274.50
2037	$ 240,000.00		2,742.07	210.00	1,440.00	2,126.90		403.20	653.98	1,091.57	180.00	882.22	180.00	238.37	180.00	2,126.90		54.79	589.30	79.20	96.00	13,274.50
2038	$ 240,000.00		2,742.07	210.00	1,440.00	2,126.90		403.20	653.98	1,091.57	180.00	882.22	180.00	238.37	180.00	2,126.90		54.79	589.30	79.20	96.00	13,274.50
2039	$ 240,000.00		2,742.07	210.00	1,440.00	2,126.90		403.20	653.98	1,091.57	180.00	882.22	180.00	238.37	180.00	2,126.90		54.79	589.30	79.20	96.00	13,274.50
2040	$ 240,000.00		2,742.07	210.00	1,440.00	2,126.90		403.20	653.98	1,091.57	180.00	882.22	180.00	238.37	180.00	2,126.90		54.79	589.30	79.20	96.00	13,274.50
2041	$ 240,000.00		2,742.07	210.00	1,440.00	2,126.90		403.20	653.98	1,091.57	180.00	882.22	180.00	238.37	180.00	2,126.90		54.79	589.30	79.20	96.00	13,274.50
TOTAL CAPTURED TAXES			$ 79,977.10	$ 6,125.00	$ 42,000.00	$ 62,034.70	$ -	$ 11,760.00	$ 19,074.30	$ 31,837.40	$ 5,250.00	$ 25,731.30	$5,250.00	$ 6,952.40	$ 5,250.00	$ 62,034.70	$ -	$1,598.10	$ 17,187.80	$ 2,310.00	$ 2,800.00	$387,172.80

Table 5A

Reimbursement Schedule

Dispersement of Tax Increment Revenues from Lots 1 and 2
Sheffield Industrial Site

Year		Incremental Taxes Captured	Reimbursement		Local Site Remediation Revolving Fund*
			Annual	Aggregate	
2012	School Incremental Tax Captured	$ 948.97	$ 948.97	$ 948.97	
	Non-School Incremental Tax Captured	$ 1,263.45	$ 1,263.45	$ 1,263.45	
	Total Incremental Tax Captured	$ 2,212.42		$ 2,212.42	
2013	School Incremental Tax Captured	$ 5,693.81	$ 5,693.81	$ 6,642.78	
	Non-School Incremental Tax Captured	$ 7,580.69	$ 7,580.69	$ 8,844.14	
	Total Incremental Tax Captured	$ 13,274.50		$ 15,486.91	
2014	School Incremental Tax Captured	$ 5,693.81	$ 5,693.81	$ 12,336.58	
	Non-School Incremental Tax Captured	$ 7,580.69	$ 7,580.69	$ 16,424.82	
	Total Incremental Tax Captured	$ 13,274.50		$ 28,761.41	
2015	School Incremental Tax Captured	$ 5,693.81	$ 5,693.81	$ 18,030.39	
	Non-School Incremental Tax Captured	$ 7,580.69	$ 7,580.69	$ 24,005.51	
	Total Incremental Tax Captured	$ 13,274.50		$ 42,035.90	
2016	School Incremental Tax Captured	$ 5,693.81	$ 5,693.81	$ 23,724.20	
	Non-School Incremental Tax Captured	$ 7,580.69	$ 7,580.69	$ 31,586.20	
	Total Incremental Tax Captured	$ 13,274.50		$ 55,310.40	
2017	School Incremental Tax Captured	$ 5,693.81	$ 5,693.81	$ 29,418.01	
	Non-School Incremental Tax Captured	$ 7,580.69	$ 7,580.69	$ 39,166.89	
	Total Incremental Tax Captured	$ 13,274.50		$ 68,584.90	
2018	School Incremental Tax Captured	$ 5,693.81	$ 5,693.81	$ 35,111.82	
	Non-School Incremental Tax Captured	$ 7,580.69	$ 7,580.69	$ 46,747.58	
	Total Incremental Tax Captured	$ 13,274.50		$ 81,859.39	
2019	School Incremental Tax Captured	$ 5,693.81	$ 5,693.81	$ 40,805.62	
	Non-School Incremental Tax Captured	$ 7,580.69	$ 7,580.69	$ 54,328.26	
	Total Incremental Tax Captured	$ 13,274.50		$ 95,133.89	
2020	School Incremental Tax Captured	$ 5,693.81	$ 5,693.81	$ 46,499.43	
	Non-School Incremental Tax Captured	$ 7,580.69	$ 7,580.69	$ 61,908.95	
	Total Incremental Tax Captured	$ 13,274.50		$ 108,408.38	
2021	School Incremental Tax Captured	$ 5,693.81	$ 5,693.81	$ 52,193.24	
	Non-School Incremental Tax Captured	$ 7,580.69	$ 7,580.69	$ 69,489.64	
	Total Incremental Tax Captured	$ 13,274.50		$ 121,682.88	
2022	School Incremental Tax Captured	$ 5,693.81	$ 5,693.81	$ 57,887.05	
	Non-School Incremental Tax Captured	$ 7,580.69	$ 7,580.69	$ 77,070.33	
	Total Incremental Tax Captured	$ 13,274.50		$ 134,957.38	
2023	School Incremental Tax Captured	$ 5,693.81	$ 5,693.81	$ 63,580.86	
	Non-School Incremental Tax Captured	$ 7,580.69	$ 7,580.69	$ 84,651.02	
	Total Incremental Tax Captured	$ 13,274.50		$ 148,231.87	
2024	School Incremental Tax Captured	$ 5,693.81	$ 5,693.81	$ 69,274.66	
	Non-School Incremental Tax Captured	$ 7,580.69	$ 7,580.69	$ 92,231.70	
	Total Incremental Tax Captured	$ 13,274.50		$ 161,506.37	
2025	School Incremental Tax Captured	$ 5,693.81	$ 5,693.81	$ 74,968.47	
	Non-School Incremental Tax Captured	$ 7,580.69	$ 7,580.69	$ 99,812.39	
	Total Incremental Tax Captured	$ 13,274.50		$ 174,780.86	
2026	School Incremental Tax Captured	$ 5,693.81	$ 5,693.81	$ 80,662.28	
	Non-School Incremental Tax Captured	$ 7,580.69	$ 7,580.69	$ 107,393.08	
	Total Incremental Tax Captured	$ 13,274.50		$ 188,055.36	
2027	School Incremental Tax Captured	$ 5,693.81	$ 5,693.81	$ 86,356.09	
	Non-School Incremental Tax Captured	$ 7,580.69	$ 7,580.69	$ 114,973.77	
	Total Incremental Tax Captured	$ 13,274.50		$ 201,329.86	
2028	School Incremental Tax Captured	$ 5,693.81	$ 5,693.81	$ 92,049.90	
	Non-School Incremental Tax Captured	$ 7,580.69	$ 7,580.69	$ 122,554.46	
	Total Incremental Tax Captured	$ 13,274.50		$ 214,604.35	
2029	School Incremental Tax Captured	$ 5,693.81	$ 5,693.81	$ 97,743.70	
	Non-School Incremental Tax Captured	$ 7,580.69	$ 7,580.69	$ 130,135.14	
	Total Incremental Tax Captured	$ 13,274.50		$ 227,878.85	
2030	School Incremental Tax Captured	$ 5,693.81	$ 5,693.81	$ 103,437.51	
	Non-School Incremental Tax Captured	$ 7,580.69	$ 7,580.69	$ 137,715.83	
	Total Incremental Tax Captured	$ 13,274.50		$ 241,153.34	
2031	School Incremental Tax Captured	$ 5,693.81	$ 5,693.81	$ 109,131.32	
	Non-School Incremental Tax Captured	$ 7,580.69	$ 7,580.69	$ 145,296.52	
	Total Incremental Tax Captured	$ 13,274.50		$ 254,427.84	
2032	School Incremental Tax Captured	$ 5,693.81	$ 5,693.81	$ 114,825.13	
	Non-School Incremental Tax Captured	$ 7,580.69	$ 7,580.69	$ 152,877.21	
	Total Incremental Tax Captured	$ 13,274.50		$ 267,702.34	
2033	School Incremental Tax Captured	$ 5,693.81	$ 5,693.81	$ 120,518.94	
	Non-School Incremental Tax Captured	$ 7,580.69	$ 7,580.69	$ 160,457.90	
	Total Incremental Tax Captured	$ 13,274.50		$ 280,976.83	
2034	School Incremental Tax Captured	$ 5,693.81	$ 5,693.81	$ 126,212.74	
	Non-School Incremental Tax Captured	$ 7,580.69	$ 7,580.69	$ 168,038.58	
	Total Incremental Tax Captured	$ 13,274.50		$ 294,251.33	
2035	School Incremental Tax Captured	$ 5,693.81	$ 5,693.81	$ 131,906.55	
	Non-School Incremental Tax Captured	$ 7,580.69	$ 7,580.69	$ 175,619.27	
	Total Incremental Tax Captured	$ 13,274.50		$ 307,525.82	
2036	School Incremental Tax Captured	$ 5,693.81	$ 5,693.81	$ 137,600.36	
	Non-School Incremental Tax Captured	$ 7,580.69	$ 7,580.69	$ 183,199.96	
	Total Incremental Tax Captured	$ 13,274.50		$ 320,800.32	
2037	School Incremental Tax Captured	$ 5,693.81	$ 5,693.81	$ 143,294.17	
	Non-School Incremental Tax Captured	$ 7,580.69	$ 7,580.69	$ 190,780.65	
	Total Incremental Tax Captured	$ 13,274.50		$ 334,074.82	
2038	School Incremental Tax Captured	$ 5,693.81	$ 5,693.81	$ 148,987.98	
	Non-School Incremental Tax Captured	$ 7,580.69	$ 7,580.69	$ 198,361.34	
	Total Incremental Tax Captured	$ 13,274.50		$ 347,349.31	
2039	School Incremental Tax Captured	$ 5,693.81	$ 5,693.81	$ 154,681.78	
	Non-School Incremental Tax Captured	$ 7,580.69	$ 7,580.69	$ 205,942.02	
	Total Incremental Tax Captured	$ 13,274.50		$ 360,623.81	
2040	School Incremental Tax Captured	$ 5,693.81	$ 5,693.81	$ 160,375.59	
	Non-School Incremental Tax Captured	$ 7,580.69	$ 7,580.69	$ 213,522.71	
	Total Incremental Tax Captured	$ 13,274.50		$ 373,898.30	
2041	School Incremental Tax Captured	$ 5,693.81	$ 5,693.81	$ 166,069.40	
	Non-School Incremental Tax Captured	$ 7,580.69	$ 7,580.69	$ 221,103.40	
	Total Incremental Tax Captured	$ 13,274.50		$ 387,172.80	
Totals				$ 387,172.80	$ -

*After full dispersement of funds for reimbursement of eligible costs, up to five full years of the tax increment may be placed in the LSRRF

ATTACHMENT A

FIGURES

Location Map: USGS Topographic Map
Site Plans

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ATTACHMENT B

NOTICE OF PUBLIC HEARING

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NOTICE OF PUBLIC HEARING

BROWNFIELD PLAN #5 APPROVAL
SHEFFIELD INDUSTRIAL SITE
(FORMER ESSEX WIRE SITE)
THREE RIVERS, MICHIGAN

The Three Rivers City Commission will hold a Public Hearing on Tuesday, October 4, 2011, at 6 p.m. in the Commission Chambers of City Hall, 333 W. Michigan Avenue, Three Rivers, Michigan, to receive public comment on a Brownfield Redevelopment Plan for the Sheffield Industrial property site. The parcels are legally described as:

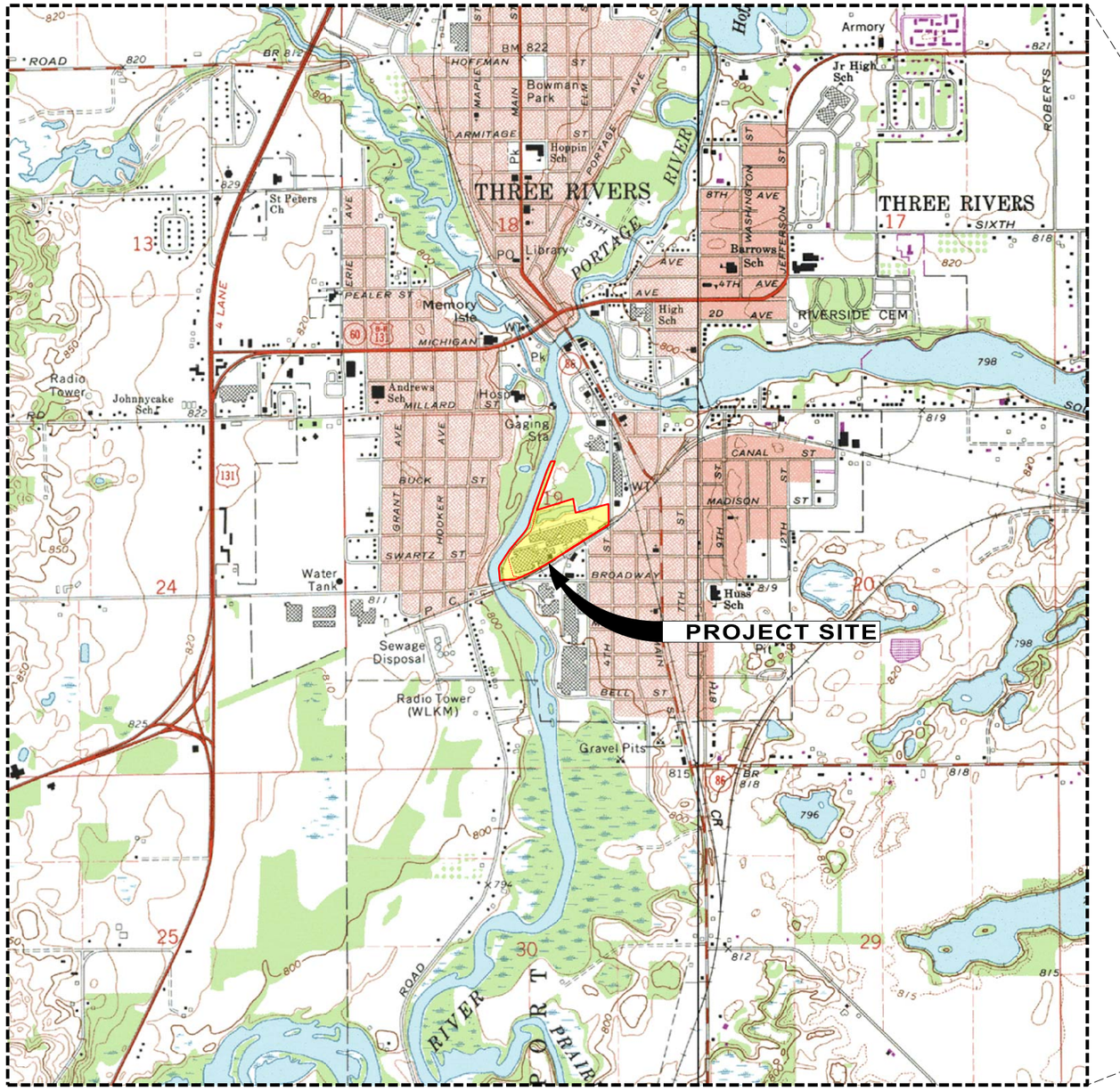
Property Number: 75-051-299-044-00:
COM NE COR BLK 6 VIL OF LOCKPORT TH S ALG W LN 4TH ST 360 FT TH S 00D 11M 57 S E 369.45 FT TO POB; TH S 00D 11M 57S E307.82 FT TO N R/W LN CONRAIL RR; TH SWLY ALG RR R/W ALG FOLG7 COURSES: S 57D 59M 41S W 150.14 FT; S 58D 10M 09S W 149.96 FT; S 58D 07M 12S W 149.35 FT; S 58D 03M 54S W 150.14 FT; S 58D 19M 15S W 150.18 FT & S 58D 08M 02S W 303.81 FT TH SWLY ALG 2916.6 FT RAD CRV R ARC DIST 496.98 FT (CHD BRG S 63D 00M 56S W 496.38 FT) TH N 18D 56M 41S W 18.33 FT TH N 82D 45M 57S W 74.91 FT TH N 15D 37M 37S W 286.13 FT TH N 26D 34M 50S E 67.24 FT TH N 28D 16M 09S E 63.73 FT TH N 45D 53M 12S E 306.25 FT TH N 45D 44M 01S E 84.7 FT TH N 18D 49M 21S E 119.33 FT TH N 14D 22M 18S E 209.53 FT TH N 73D 08M 24S E 562.91 FT TH S 10D 12M 06S E 211.96 FT TH N 75D 15M 36S E 502.36 FT TO POB. UNPD CITY OF THREE RIVERS SEC 19 T6S R11W. 19.924 ACRES.

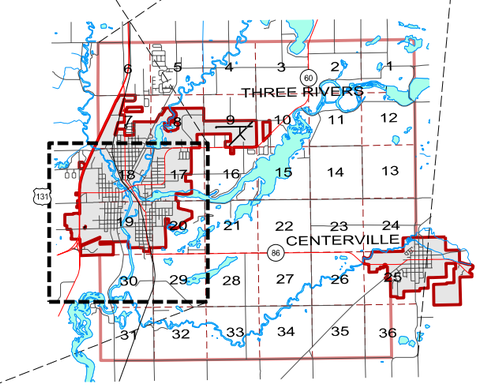
and

Property Number: 75-051-299-044-01:
COM NE COR BLK 6 VIL OF LOCKPORT TH S ALG W LN 4TH ST 360 FT TH N 89D 51M 56S W 788.66 FT TO POB; TH S 20D 38M 17S W 769.44 FT TH S 14D 22M 18S W 209.53 FT TH S 18D 49M 21 S W 119.33 FT TH S 45D 44M 01S W 84.7 FT TH S 45D 53M 12S W 306.25 FT TH S 28D 16M 09S W 63.73 FT TH S 26D 34M 50S W 67.24 FT TH S 15D 37M 37S E 286.13 FT TH S 82D 45M 57S E 74.91 FT TH S 18D 56M 51S E 18.33 FT TO N LN CONRAIL RR R/W TH SWLY ALG SD R/W 2916.6 FT RAD CRV R ARC DIST 69.26 FT (CHD BRG S 68D 34M 39S 11 W 69.26 FT) TO INT SD R/W & N LN BROADWAY RD TH S 89D 55M 04S W ALG SD RD 156.79 FT TH S 74D 41M 04S W 48 FT TH S 74D 41M 04S W 10 FT +/- TO SHR ST JOE RIVER TH NELY ALG SHR TO PNT S 89D 51M 56S W FROM POB TH N 89D 51M 56S E 58 FT +/- TO POB. UNPD CITY OF THREE RIVERS SEC 19 T6S R11W. 3.3 ACRES +/- (SPLIT FROM 051-299-044-00 SEP/10).

The Brownfield Plan, which includes a site map, is available for public inspection at the City of Three Rivers Clerk's office, located at 333 W, Michigan Avenue, Three Rivers, Michigan. All aspects of the plan are open for discussion at the public hearing.

Lindsay Howes, City Clerk
269.273.1075, x105





T 6 S. R. 11 W.
LOCKPORT TOWNSHIP
ST. JOSEPH COUNTY, MICHIGAN

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

N

0 500 1000 2000 4000
SCALE 1" = 2000'

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

SHEFFIELD INDUSTRIAL SITE (FORMER ESSEX WIRE SITE)

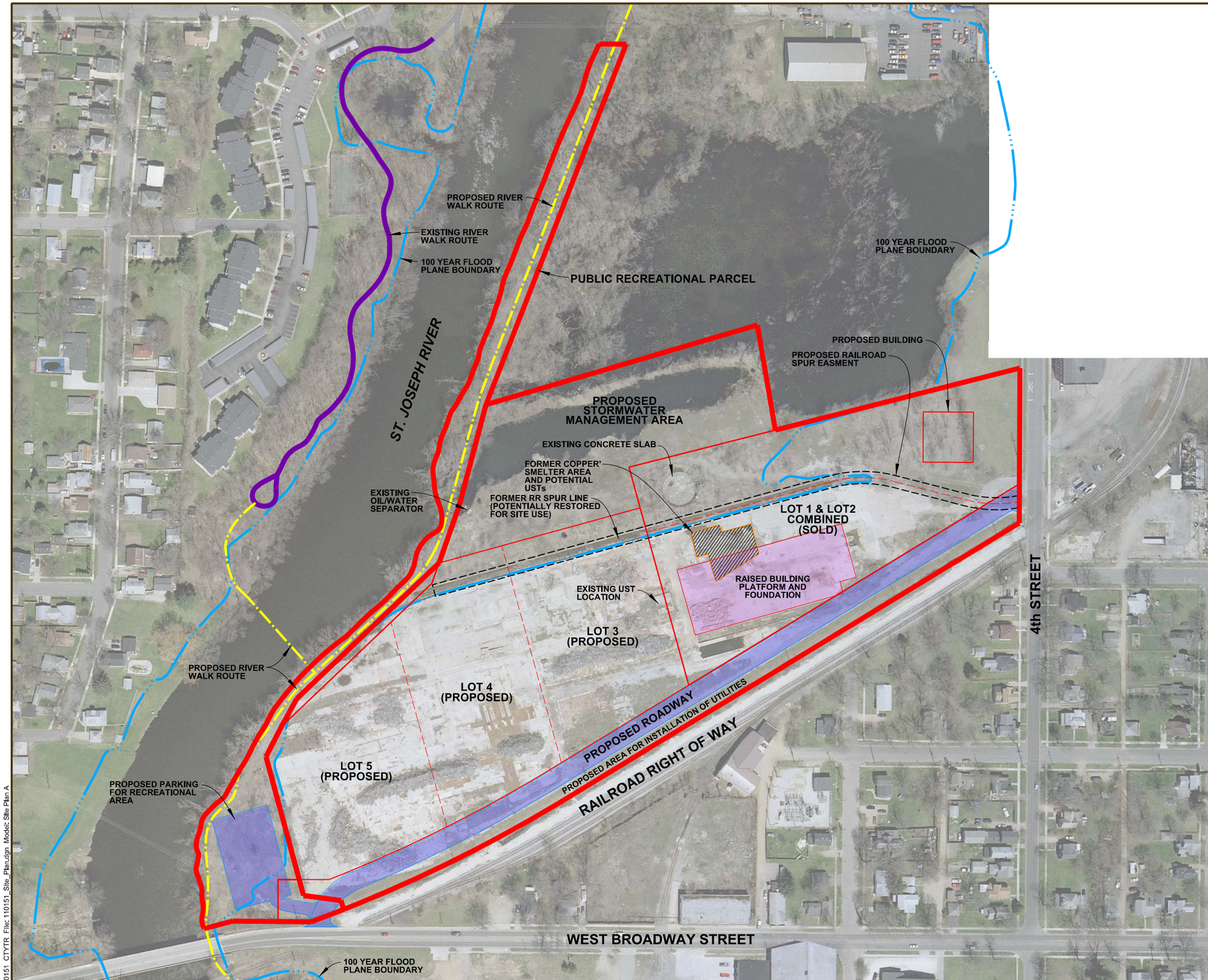
THREE RIVERS, MICHIGAN

LOCATION MAP

PROJECT NO. 110151

FIGURE No. 1

110151 CTYTR File: 110151_Site_Plan.dgn Model: Location Map



110151 CTYTR File: 110151_Site_Plan.dgn Model: Site Plan A

N

SCALE 1" = 200'

0 50 100 200 400

NOTE: AERIAL PHOTOGRAPHY: 2007 COLOR ORTHOPHOTO, OBTAINED FROM THE CITY OF THREE RIVERS GIS DEPARTMENT.

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.

SHEFFIELD INDUSTRIAL SITE (FORMER ESSEX WIRE SITE)

THREE RIVERS, MICHIGAN

SITE PLAN

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KALAMAZOO, MICHIGAN 49048
PH: (269) 342-1100 FAX: (269) 342-4945

PROJECT NO.
110151

FIGURE No.
2

ATTACHMENT C

NOTICE TO TAXING JURISDICTIONS

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City of Three Rivers
333 West Michigan Avenue • Three Rivers, Michigan 49093
Phone: 269.273.1075 • Fax: 269.273.3132
www.threeriversmi.org

SEPTEMBER 20, 2011

NOTICE TO ALL TAXING JURISDICTIONS

THE CITY OF THREE RIVERS COMMISSION PROPOSES TO APPROVE A BROWNFIELD PLAN FOR THE PROPERTY LOCATED AT
THE SHEFFIELD INDUSTRIAL SITE (FORMER ESSEX WIRE SITE), THREE RIVERS, MICHIGAN
(TAX IDENTIFICATION NO. 75-051-299-044-00 AND 75-051-299-044-01)

The City of Three Rivers, Michigan has established a Brownfield Redevelopment Authority (the "Authority") in accordance with the Brownfield Redevelopment Act, Act No. 381 of the Michigan Public Acts of 2000, as amended ("Act 381"). Act 381 was enacted to provide a means for local units of government to facilitate the revitalization of environmentally distressed areas. The Authority Board has approved a Brownfield Plan to facilitate redevelopment of the property at the Sheffield Industrial Site (former Essex Wire site).

Two lots will be acquired by a limited liability corporation with an anticipated $400,000 investment in late 2011 – early 2012. The Plan anticipates capture of tax increment revenues from these two lots beginning in 2012. Three lots remain available for future development and the Plan will allow for the capture of tax increment revenues from these parcels in the future.

Act 381 permits the use of tax increment financing in order to provide the Authority with the means of financing redevelopment projects included in a Brownfield Plan and Environmental Work Plan. Tax increment financing allows the Authority to capture tax revenues attributable to increases in the taxable value of real and personal property located on the "eligible property," which may include certain adjacent or contiguous parcels. Increases in taxable value may be attributable to various factors, including new construction, rehabilitation, remodeling, alterations, additions, and the installation of personal property on the contaminated site.

The Brownfield Plan anticipates the capture of State (school) taxes for MEGA (non-environmental) and MDEQ (environmental) eligible expenses. Because school taxes will be captured, development of an Act 381 Work Plan is required. This Plan will detail the eligibility of the property, a description of eligible costs, a demonstration of how estimated costs are derived, and schedules showing the tax capture and reimbursement process. The Work Plan will be reviewed by MDEQ and/or MEGA and must be approved first in order to capture the

school tax increment. Adoption of this Brownfield Plan will allow the purchaser/developer to pursue a Michigan Business Tax Brownfield Redevelopment Tax Credit, if they so choose.

The plan will be considered for adoption at the October 4, 2011 meeting of the Three Rivers City Commission held at 6:00 p.m. in the City Hall Commission Chambers, 333 West Michigan Avenue, Three Rivers, Michigan 49093. If you have any questions or comments concerning the Brownfield Redevelopment Authority you may attend the meeting and express those concerns during the public hearing. You may also direct inquiries to City of Three Rivers, 333 West Michigan Avenue, Three Rivers, Michigan 49093 (269.273.1075, x103).

Respectfully,

Lindsay Howes

Lindsay Howes
City Clerk

ATTACHMENT D

RESOLUTION APPROVING A BROWNFIELD PLAN

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