
BROWNFIELD REDEVELOPMENT PLAN

City of Escanaba, Michigan

Adopted: November 1997

Amended: February 1998
May 1999
February 2007
July 2007
January 2008
April 2008
November 2008
June 2009
November 2012
May 2013

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EXECUTIVE SUMMARY

The Brownfield Plan initially includes ten eligible sites which are known to qualify by state definition as sites of environmental contamination, or “facilities.” The sites are: 1) Bay De Noc Oil Site; 2) Amoco Oil Tank Facility; 3) 1920 20th Ave. North; 4) 1213 19th Ave. North; 5) Krist Oil Company; 6) Caron Property; 7) 120 North 8th Street; 8) Northern Motor Rebuilders; 9) 115 North 8th Street and 10) 317 North Lincoln. The sites are not listed in any order of priority.

The Plan contains detailed information about each of the ten sites and follows a presentation format which addresses each of the mandatory requirements contained in public Act 381 of 1996, the enabling state Brownfield legislation. A description of the costs of the Plan to be paid for with tax increment financing is included for each site with a brief summary of eligible activities which may be conducted.

For each site, projections have been made for captured taxable value to be generated by redevelopment of the site. These projections contain certain assumptions about potential site reuses, construction costs, and property tax assessments. Estimates were made for each site of tax increment revenues based upon the captured taxable value projections. These projections were then further broken down into the estimated tax dollar impact on each taxing jurisdiction. Finally, the section for each site contains a legal description and a map.

Preceding the individual site sections for the Plan, the document addresses general provisions of the Plan which apply to all sites. Specifically, the Plan states that financing will be conducted on a “pay-as-you-go” basis using tax increment financing (TIF) through a local site remediation revolving fund. The Plan indicates that it may be necessary for the City of Escanaba to advance funds or for private parties to expend capital for eligible costs which are later reimbursable from TIF revenue.

It is stated in the Plan that the Authority does not anticipate bonded indebtedness under the Plan. The Plan will conform with statutory requirements which limit tax capture to no more than five years per site after the time that capture is required to cover eligible activities under the Plan. The Plan lasts no more than thirty years by statute.

The Plan states that there is no displacement of residents or residential properties anticipated under the Plan. Therefore, there is no Plan for relocation of persons or costs associated with relocation activities. The Plan does not need to address a strategy for complying with P.A. 227 of 1972 which involves relocation issues.

Uses of the local site remediation revolving fund are described. The fund will be used for reimbursement of City and private funds used for eligible site activities and for the implementation for eligible ongoing activities of the Plan.

In its final section, the Plan contains a set of projections specific to each taxing unit, which are aggregate estimates of captured taxable value and tax increment revenues for each of the first five years of the Plan. There is also a set of projections, again specific to each taxing unit, on estimated tax increment revenues captured by the Brownfield Redevelopment Authority for the nine sites in aggregate.

INTRODUCTION

This document is the City of Escanaba's Brownfield Plan, created pursuant to Section 13 (1) of Michigan's Brownfield Redevelopment Financing Act (Public Act No.381 of 1996). Section 13 (1) enables the City of Escanaba's Brownfield Redevelopment Authority Board to implement a Brownfield Plan and establishes 13 mandated requirements (paragraphs *a* through *m*). Prior to implementation the Brownfield Plan must be approved by the Brownfield Redevelopment Authority and the Escanaba City Council. Prior to capturing school taxes for eligible activities the Brownfield Plan must be approved by the Michigan Department of Environmental Quality.

PURPOSE

The purpose of Escanaba's Brownfield Plan is to create a funding mechanism to provide Baseline Environmental Assessment (BEA), due care activities, and additional eligible response activities at an abandoned or under utilized commercial and industrial properties located throughout the City. Adoption of this Plan will also provide certain tax incentives to businesses that redevelop Brownfield sites, as defined by companion legislation (public Act 382 of 1996) to the Brownfield Redevelopment Financing Act.

ORGANIZATION

This Plan is meant to be a living document, subject to revision and amendment; as site specific issues change, projects contained in this Plan will change accordingly. Site specific work plans and remedial action plans will be added, as appropriate, subsequent to the adoption of the Brownfield Plan. The following ten sites have met the eligibility requirements and are included in the Plan.

1. Bay De Noc Oil Site
2. Amoco Oil Tank Facility
3. 1920 20th Ave. North
4. 1213 19th Ave. North
5. Krist Oil Company
6. Caron Property
7. 120 North 8th Street
8. Northern Motor Rebuilders
9. 115 North 8th Street
10. 317 North Lincoln Road

GENERAL PLAN PROVISIONS

The following elements of the Brownfield Plan involve general principles and approaches applicable to each site included in the authorities Plan.

Method of Financing (section (c))

The Authority's Brownfield Plan will rely on a "pay-as-you-go" approach, utilizing tax increment financing (TIF) revenues generated from new development on eligible Brownfield sites. These funds will be accumulated in, and expended from, a Local Site Remediation Revolving Fund (LSRRF) established by the Authority.

Advances by the City from its economic development fund accounts or other sources may be required to cover certain eligible costs described in the Plan. It is understood that the City will be reimbursed for these expenses from TIF revenue as revenue is generated from new development on eligible sites.

It is anticipated that there will be instances where private parties will finance the costs of eligible activities under the Plan. To the extent that these costs are reimbursable, TIF revenues, via the LSRRF, will be used to reimburse these parties.

In addition, federal and state grant sources may be utilized to cover the costs of otherwise eligible activities under the Plan. It is understood that to the extent federal and state grants are used for eligible activities, reimbursement for TIF revenues will not be necessary.

Maximum Amount of Bonded Indebtedness (Section 13(d))

It is not anticipated that the Authority will incur any bonded indebtedness with the adoption of its Brownfield Plan. It is the Authorities intent to pursue a "pay-as-you-go" approach to financing its Plan.

Duration of the Brownfield Plan (Section 13(e))

The Authority's Brownfield Plan will capture TIF revenues from eligible properties in excess of the amount authorized under section 13 (4) for not more than five years after the time that capture is required to cover eligible activities as defined in the Act. These "excess" funds will be deposited in the LSRRF and used for Authorized purposes only. Therefore, the duration of the Plan will be no longer than five years after the expenditure of TIF funds for eligible activities on the last eligible site identified in the Plan, or 30 years from the date of Plan approval, whichever is less, in accordance with Section 13 (5).

Number of individuals to be displaced (Section 13(h))

Eligible properties identified in this Plan contain no residents or residential properties which require displacement of individuals. Should eligible properties with residents targeted for displacement be added to the Plan in the future, the provisions of section 13 (h-k) will be addressed in detail through Plan amendments.

Plan of relocation for displaced persons (Section 13(i))

Section is not applicable at this time.

Provisions for the cost of relocation (Section 13(j))

Section is not applicable at this time.

Strategy for compliance with Act 227 of 1972 (Section 13(k))

Section is not applicable at this time.

Description of proposed use of the local site remediation revolving fund (Section 13(l))

The funds will be used to reimburse the City or private parties for costs described for eligible sites identified in this Plan as well as for any related eligible site assessment or site remediation activities on these sites.

Other materials that the Authority or governing body considers pertinent (Section 13(m))

None

1. **BAY DE NOC OIL SITE**

a. *Description of the costs intended to be paid with Tax Increment Revenues (TIR), including a brief summary of activities.*

Based on the findings of the phase II environmental assessment, McNamee, Porter, & Seeley Inc. recommended that a complete Baseline Environmental Assessment (BEA) be conducted within 45 days of the purchase of the property to obtain environmental liability protection. In addition, "Due Care" obligations, such as prevention or exacerbation of existing contamination and unacceptable exposures. In other words, any activities required by the DEQ to meet the minimum clean-up guidelines for the intended use of the parcel. Furthermore, surface and subsurface soils should be managed in accordance with the requirements of section 20120c of part 201. For example, contaminated soil shall not be moved to a location that is not a "facility" unless it is taken there for treatment and disposal in conformance with applicable regulations.

b. *Estimate of the captured taxable value and TIR for each year of the plan.*

Estimate of Captured Taxable Value: Assuming market potential for industrial use on this 10 acre parcel (3 in the City and 7 in Wells Township), a wide estimate of potential investment value is \$150,000 to \$ 600,000 for the property. In addition, a 45,000 square feet structure (@ \$60 a square foot) would cost \$2.7 million. With the inclusion of equipment, it can be presumed that an additional \$900,000 will be invested in capital equipment. This yields a range for SEV of \$1.9 to \$2.1 million.

Estimate of Tax Increment Revenues: The applicable, capturable millage rate for this site is 52.9334 mills. This yields an estimated annual revenue range of \$100,573 - \$111,160 for years 1-5 after expenditure of funds for eligible activities under the plan.

** Per the City's 425 agreement with Wells Township, their equivalent millage will be collected for all development on this site.*

It is the intent of the authority to capture all tax increment revenue on real and personal property generated by new development on the site. These tax increments will be captured for up to five years after the time that capture is required for the purpose of paying the costs of eligible activities on the site.

- f. *An estimate of the impact of Tax Increment Financing on the revenues of all taxing jurisdictions.*

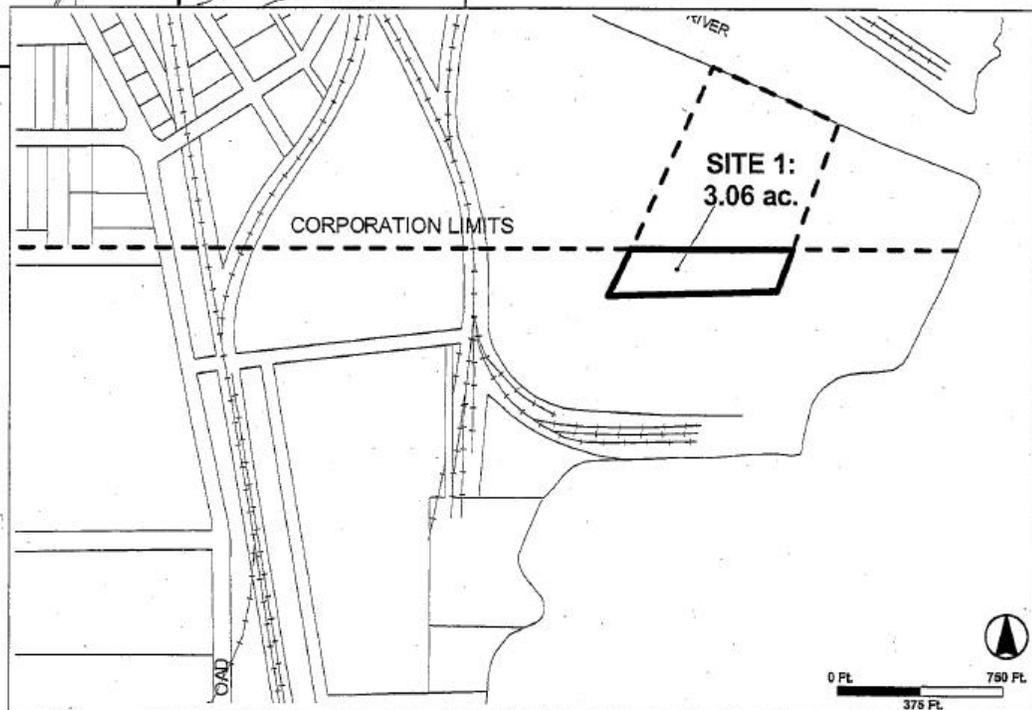
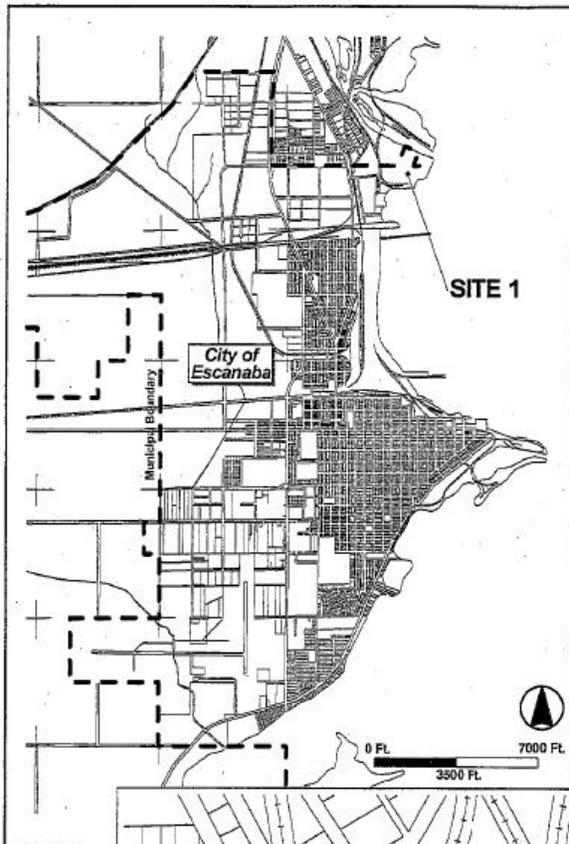
Taxing Unit	Millage Rate	Estimated Annual Range of Taxes
City Tax	17.00	\$32,300-35,700
State Ed	6.00	\$11,400-12,600
Int. School District	0.1422	\$270-298
Ex Voted Int. Sch	2.3694	\$4,502-4,976
Comm. College	2.3735	\$4,510-4,984
County	5.1742	\$9,831-10,866
Sheriff	0.8545	\$1,624-1,794
Community Action	0.5696	\$1,082-1,196
Pinecrest	0.4500	\$855-945
Local Sch. Dist.	18.00	\$34,200-37,800
Total	52.9334	\$100,573 - 111,160

- g. *Legal description, map showing location and state as to personal property is included in the eligible property.*

SE ¼ of the NE ¼ of section 18, Town 39N, Range 22W, Wells Township, Delta County, Michigan

That part of the following desc. Parcel lying S of the N ln of Gov Lot 3 Sec. 18 Com. at the W ¼ cor the S 89 deg 06 min 50 sec E 3920.48 ft to E ROW ln of E & LS RR, th S 1 deg 50 min 30 Sec E alg ROW ln 310.10 ft, th N 84 deg 59 min E 754.45 ft. to P.O.B. Th N 10 Deg 0 min E 769.92 ft, th S 80 deg 0 min E 670.00 ft, th S 84 deg 59 min W 693.81 ft to P.O.B. 10 Ac M or L total. 3.06 Ac in City.

Pt lng in the city of Escanaba 051-420-0018-064-10 Public Act 425 will transfer back to Wells Township jurisdiction in 2011.



Brownfield Site 1: Bay De Noc Oil Site

Base Map Source: City of Escanaba

5/99

2. **AMOCO OIL TANK FACILITY**

a. *Description of the costs intended to be paid with Tax Increment Revenues (TIR), including a brief summary of activities.*

b. *Estimate of the captured taxable value and TIR for each year of the plan*

Estimate of Captured Taxable Value: Assuming market potential for industrial development on this 15.52 acre parcel, a wide estimate of potential land value is \$76,100 to \$304,400. This site could be used as an industrial park with several lots. Three five acre lots would generate approximately \$13,068,000 in building value and an additional \$4.4 million in equipment investments. This yields a range for SEV of \$8.8 to \$8.9 million.

Estimate of Tax Increment Revenues: The applicable, capturable millage rate for this site is 52.9334 mills. This yields an estimated annual revenue range of \$465,814 - \$471,107 for years 1-5 after expenditure of funds for eligible activities under the Plan

It is the intent of the authority to capture all tax increment revenue on real and personal property generated by new development on the site. These tax increments will be captured for up to five years after the time that capture is required for the purpose of paying the costs of eligible activities on the site.

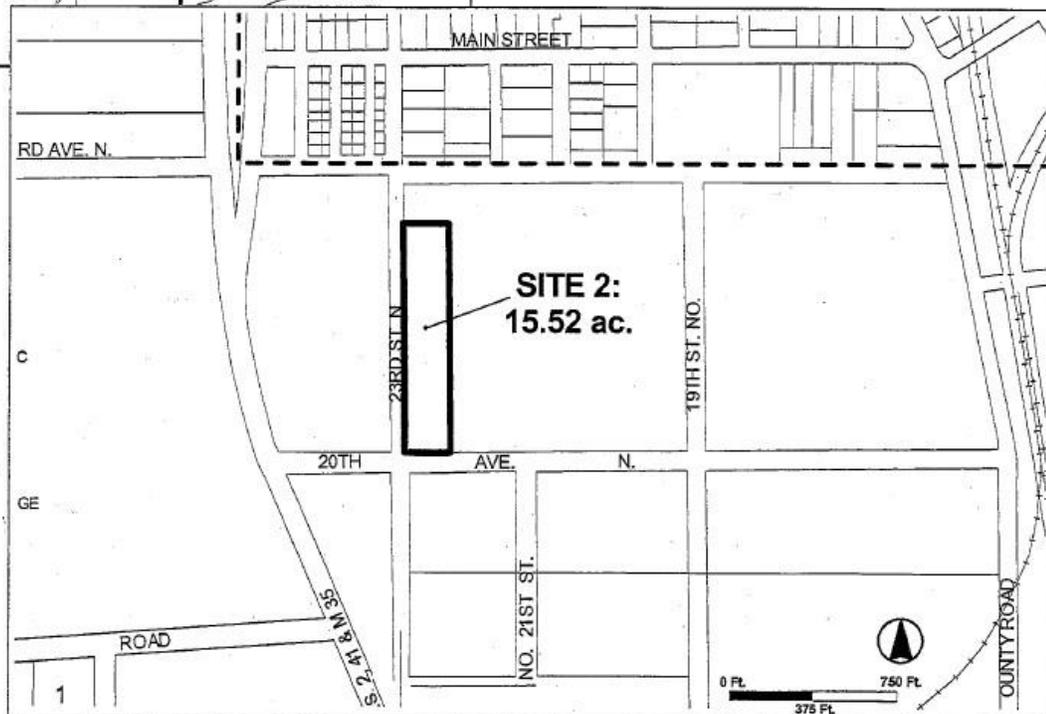
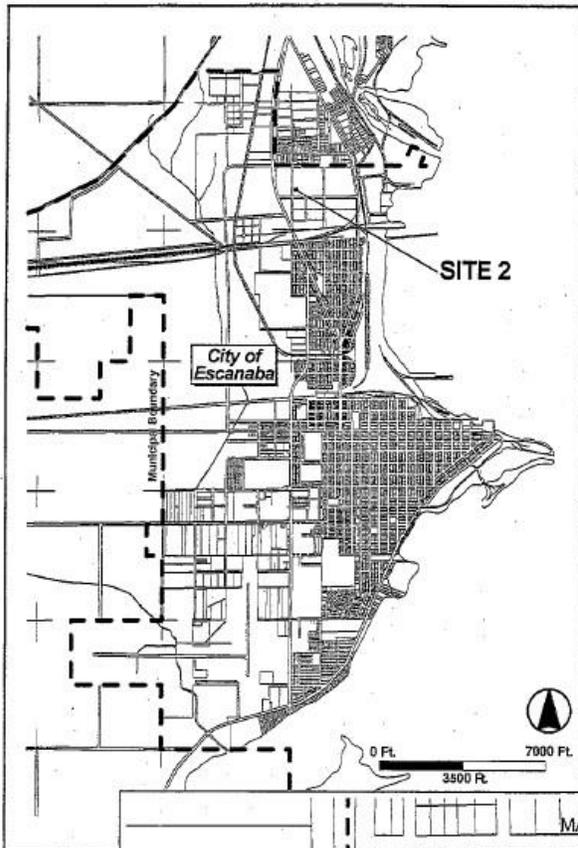
f. *An estimate of the impact of Tax Increment Financing on the revenues of all taxing jurisdictions.*

Taxing Unit	Millage Rate	Estimated Annual Range of Taxes
City Tax	17.00	\$149,600-151,300
State Ed	6.00	\$52,800-53,400
Int. School District	0.1422	\$1,251-1,266
Ex Voted Int. Sch	2.3694	\$20,851-21,088
Comm. College	2.3735	\$20,887-21,124
County	5.1742	\$45,533-46,050
Sheriff	0.8545	\$7,520-7,605
Community Action	0.5696	\$5,019-5,069
Pinecrest	0.4500	\$3,960-4,005
Local Sch. Dist.	18.00	\$158,400-160,200
Total	52.9334	\$465,814-471,107

g. *Legal description, map showing location and state as to personal property is included in the eligible property.*

Section 18 Town 39 R22

W $\frac{1}{2}$ of NW $\frac{1}{4}$ of SW $\frac{1}{4}$
Exc. St. ROW & Exc. 5175' of N 245'
of E 200' of W 240' & Exc. 5165'
of N 235' of E 240'. 15.52 A



Brownfield Site 2: Amoco Oil Tank Facility

Base map Source: City of Escanaba

5/99

3. 1920 20TH AVE. NORTH

a. *Description of the costs intended to be paid with Tax Increment Revenues (TIR), including a brief summary of activities.*

b. *Estimate of the captured taxable value and TIR for each year of the plan*

Estimate of Captured Taxable Value: Assuming market potential for light industrial or warehouse on this 3 acre parcel, a wide estimate of potential investment value is \$40,657 to \$162,628. In addition to the current structure, capital investments to the property could be \$90,000. This yields a range for SEV of \$65,329 to \$126,314.

Estimate of Tax Increment Revenues: The applicable, capturable millage rate for this site is 52.9334 mills. This yields an estimated annual revenue range of \$3,458 - \$6,686 for years 1-5 after expenditure of funds for eligible activities under the Plan.

It is the intent of the authority to capture all tax increment revenue on real and personal property generated by new development on the site. These tax increments will be captured for up to five years after the time that capture is required for the purpose of paying the costs of eligible activities on the site.

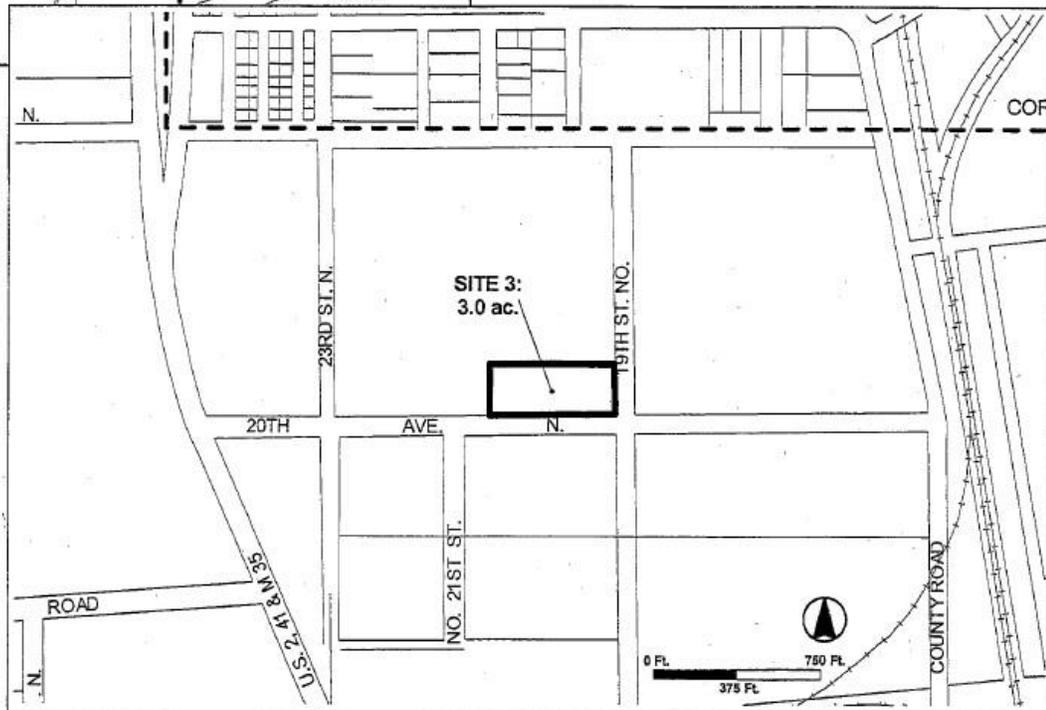
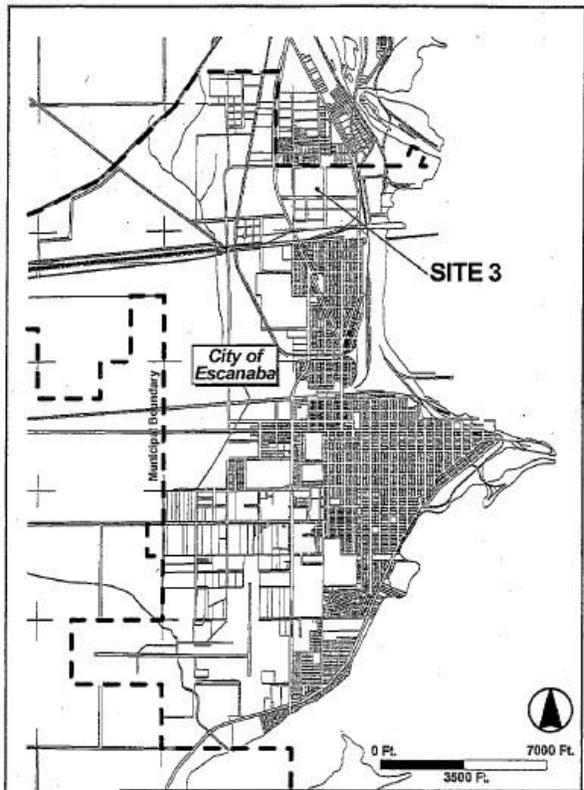
f. *An estimate of the impact of Tax Increment Financing on the revenues of all taxing jurisdictions.*

Taxing Unit	Millage Rate	Estimated Annual Range of Taxes
City Tax	17.00	\$1,111-2,147
State Ed	6.00	\$392-758
Int. School District	0.1422	\$9-18
Ex Voted Int. Sch	2.3694	\$155-299
Comm. College	2.3735	\$155-299
County	5.1742	\$338-654
Sheriff	0.8545	\$56-108
Community Action	0.5696	\$37-72
Pinecrest	0.4500	\$29-568
Local Sch. Dist.	18.00	\$1,176-2,273
Total	52.9334	\$3,458-6,686

- g. Legal description, map showing location and state as to personal property is included in the eligible property.***

Part of NW $\frac{1}{4}$ of SW $\frac{1}{4}$ Section 18 T39N, R22W City of Escanaba

Com at W $\frac{1}{4}$ cor Th, S 0 deg 14 min W alg W ln of Sec 18, 1314.45 ft, Th S 88 deg 39 M E 724.6 Ft Th N 0 deg 05 M E 35 ft to POB sd pt bng on N R/W ln of proposed RDWY th on above ln extd 239 ft Th S 88 deg 39 M E 569.6 ft to W R/W Ln of proposed RDWY Th N 88 deg 39 M W alg sd N ln 569.6 ft to POB, A M or L.



Brownfield Site 3: 1920 20th Ave. North

Base map Source: City of Escanaba

4. **1213 19TH AVE. NORTH**

a. *Description of the costs intended to be paid with Tax Increment Revenues (TIR), including a brief summary of activities.*

b. *Estimate of the captured taxable value and TIR for each year of the plan*

Estimate of Captured Taxable Value: Assuming market potential for industrial use on this five acre parcel, a wide estimate of potential investment value is \$125,000 to \$500,000. A 75,000 square foot building on this site would cost approximately \$4.5 million. In addition, 1.5 million would be a possible capital investment. This yields a range for SEV of \$3 to \$3.1 million.

Estimate of Tax Increment Revenues: The applicable, capturable millage rate for this site is 52.9334 mills. This yields an estimated annual revenue range of \$158,800 - \$164,094 for years 1-5 after expenditure of funds for eligible activities under the Plan.

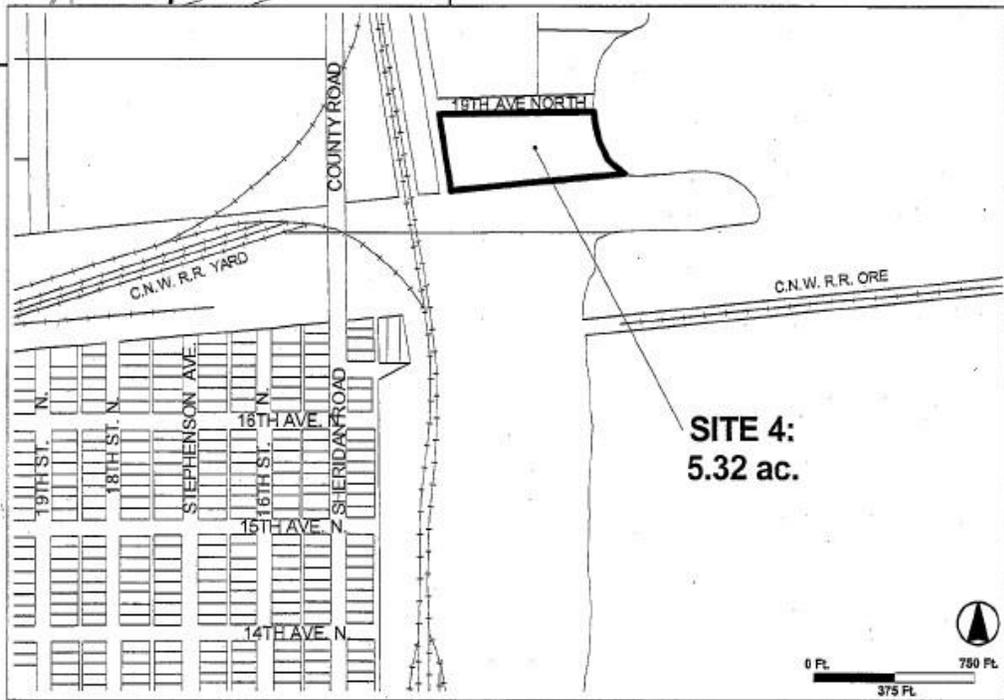
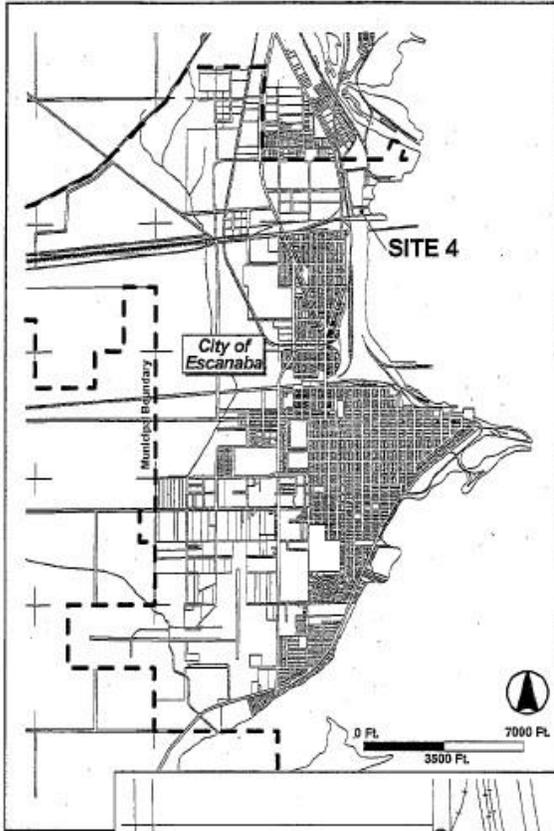
It is the intent of the authority to capture all tax increment revenue on real and personal property generated by new development on the site. These tax increments will be captured for up to five years after the time that capture is required for the purpose of paying the costs of eligible activities on the site.

f. *An estimate of the impact of Tax Increment Financing on the revenues of all taxing jurisdictions.*

Taxing Unit	Millage Rate	Estimated Annual Range of Taxes
City Tax	17.00	\$51,000-52,700
State Ed	6.00	\$18,000-18,600
Int. School District	0.1422	\$427-441
Ex Voted Int. Sch	2.3694	\$7,108-7345
Comm. College	2.3735	\$7,121-7,358
County	5.1742	\$15,523-16,040
Sheriff	0.8545	\$2,564-2,649
Community Action	0.5696	\$1,709-1,766
Pinecrest	0.4500	\$1,350-1,395
Local Sch. Dist.	18.00	\$54,000-55,800
Total	52.9334	\$158,800-164,094

g. Legal description, map showing location and state as to personal property is included in the eligible property.

Section 18 Township 39N R 22W Prt of SW $\frac{1}{4}$ of SE $\frac{1}{4}$ Com. at S $\frac{1}{4}$ cor of Sec 18th N 56 Deg 18 min 30 sec E 400.27 ft M or L to a pt on N'y ROW ln of C&NW RR Co; th N 85 deg 05 min E 150.64ft, th N10 deg 13 minW 357.42 ft alg E'y ROW ln of C&NW access rd.. Th N87 deg 40 min E 402.03 ft to the POB, th cont N 87 deg 40 min E630 ft M or L to the waters edge th southeasterly along the waters edge approximately 356 thence S 85 deg 05 min W741 ft m or l the N 1 deg 30 sec W 338.37 ft to the P.O.B. A survey should be conducted to determine an exact metes and bounds description for this parcel. Parcel contain approximately 5.32 acres.



Brownfield Site 4: 1213 19th Ave. North

Base map source: City of Escanaba

5/99

5. KRIST OIL COMPANY

- a. *Description of the costs intended to be paid with Tax Increment Revenues (TIR), including a brief summary of activities.*
- b. *Estimate of the captured taxable value and TIR for each year of the plan*

Estimate of Captured Taxable Value: Assuming market potential for commercial use on this 1.44 acre parcel, a wide estimate of potential investment value is \$49,323 to \$197,292. A 21,000 square foot building on this site would cost \$1.26 million. An additional \$420,000 could potentially be invested in capital equipment. This yields a range for SEV of \$864,662 to \$938,646.

Estimate of Tax Increment Revenues: The applicable, capturable millage rate for this site is 52.9334 mills. This yields an estimated annual revenue range of \$45,769 - \$49,686 for years 1-5 after expenditure of funds for eligible activities under the Plan.

It is the intent of the authority to capture all tax increment revenue on real and personal property generated by new development on the site. These tax increments will be captured for up to five years after the time that capture is required for the purpose of paying the costs of eligible activities on the site.

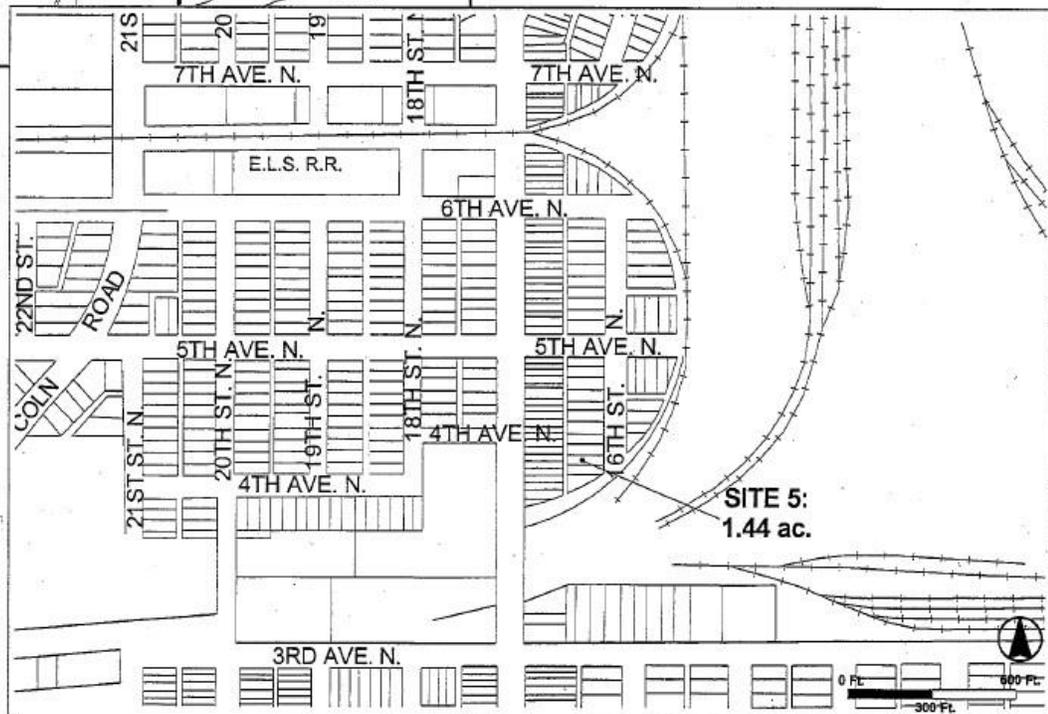
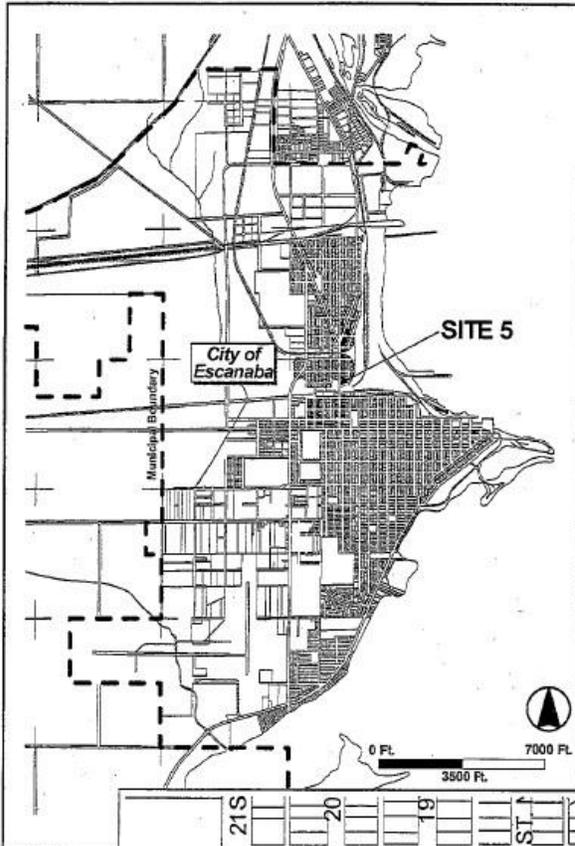
- f. *An estimate of the impact of Tax Increment Financing on the revenues of all taxing jurisdictions.*

Taxing Unit	Millage Rate	Estimated Annual Range of Taxes
City Tax	17.00	\$14,699-15,957
State Ed	6.00	\$5,188-5,632
Int. School District	0.1422	\$123-133
Ex Voted Int. Sch	2.3694	\$2,045-2,224
Comm. College	2.3735	\$2,052-2,228
County	5.1742	\$4,474-4,857
Sheriff	0.8545	\$739-802
Community Action	0.5696	\$493-535
Pinecrest	0.4500	\$389-422
Local Sch. Dist.	18.00	\$15,564-16,896
Total	52.9334	\$45,769-49,686

- g. Legal description, map showing location and state as to personal property is included in the eligible property.***

Original Plat Block 41 Lots 4, 5, 6, and the west 25.5 feet of lot 3.

Wells add Blk 11 lot 16 to 20; Wells Add Blk 11 lots 13, 14, 15; Wells add Blk 11 lot 12; Wells Add Blk 11 Lots 7,8,9,10,11; Wells add Blk 11 S 10 ft of the W 100 ft Lot 5 W 100 ft lot 6



Brownfield Site 5: Krist Oil Company

Esomaps Source: City of Escanaba

6. **CARON PROPERTY**

a. **Description of the costs intended to be paid with Tax Increment Revenues (TIR), including a brief summary of activities.**

Based on the findings of the phase II environmental assessment, McNamee, Porter, & Seeley Inc. recommended that a complete Baseline Environmental Assessment (BEA) be conducted within 45 days of the purchase of the property to obtain environmental liability protection. In addition, "Due care obligations, such as prevention or exacerbation of existing contamination and unacceptable exposures. Furthermore, surface and subsurface soils should be managed in accordance with the requirements of section 20120c of part 201. For example, contaminated soil shall not be moved to a location that is not a "facility" unless it is taken there for treatment and disposal in conformance with applicable regulations."

b. *Estimate of the captured taxable value and TIR for each year of the plan*

Estimate of Captured Taxable Value: Assuming market potential for commercial light industrial or warehouse on this 1.3 acre parcel, a wide estimate of potential investment value is \$50,000 to \$150,000. A 19,000 square feet building on this property would cost \$1,132,560, and potentially housing approximately \$370,000 in equipment. This yields a range for SEV of \$ 751,305 to \$826,280.

Estimate of Tax Increment Revenues: The applicable, capturable millage rate for this site is 34.9334 mills. This yields an estimated annual revenue range of \$26,241-\$28,865 for years 1-5 after expenditure of funds for eligible activities under the Plan.

It is the intent of the authority to capture all tax increment revenue on real and personal property generated by new development on the site. These tax increments will be captured for up to five years after the time that capture is required for the purpose of paying the costs of eligible activities on the site.

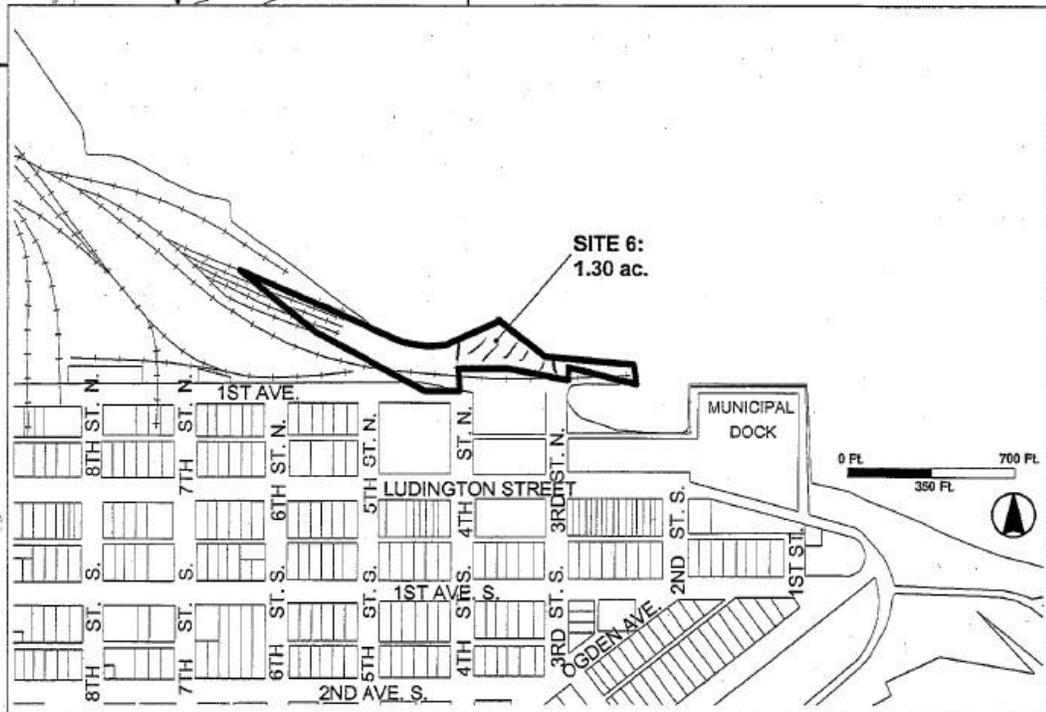
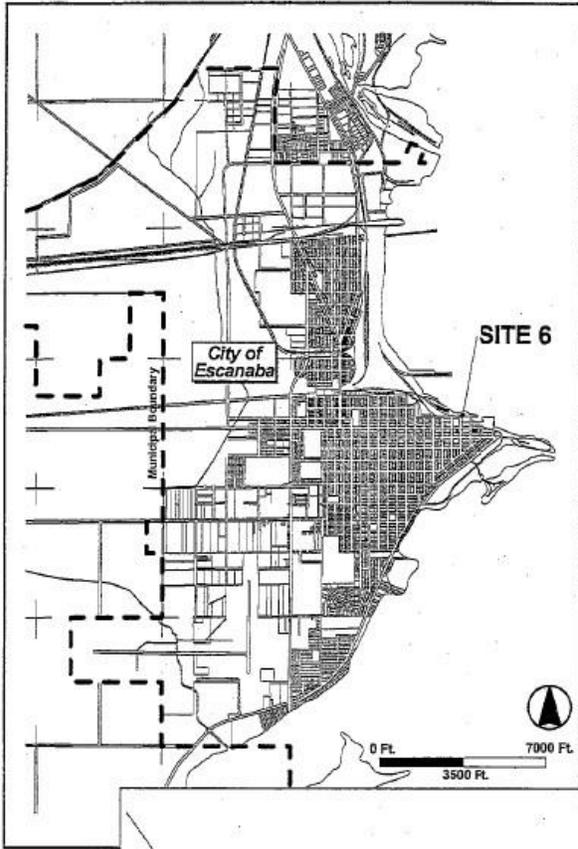
- f. *An estimate of the impact of Tax Increment Financing on the revenues of all taxing jurisdictions.*

Taxing Unit	Millage Rate	Estimated Annual Range of Taxes
City Tax	17.00	\$12,772-14,047
State Ed	6.00	\$4,508-4,958
Int. School District	0.1422	\$107-117
Ex Voted Int. Sch	2.3694	\$1,780-1,958
Comm. College	2.3735	\$1,783-1,961
County	5.1742	\$3,887-4,275
Sheriff	0.8545	\$642-706
Community Action	0.5696	\$428-471
Pinecrest	0.4500	\$338-372
Total	* 34.9334	\$26,241-28,865

**Total is less due to DDA capture of school taxes.*

- g. *Legal description, map showing location and state as to personal property is included in the eligible property.*

That part of the unpatented parcel of Lake Michigan bottom land, opposite, adjacent, and contiguous to Government Lots 1 and 2, Section 29, Township 39 North, Range 22 West of the Michigan Meridian, lying between the Northerly extension of the center line of Third street North and the Northerly extension of a line parallel with and distant 150 feet Easterly, measured at right angels, from the Northerly of the center line of fourth street North, and lying with in the following described traverse: Commencing at the intersection of the North line of Ludington Street and the east line of third street North as platted and recorded; thence due North 431.00 feet to the point of beginning ; thence North 81 degrees 40 minutes 40 seconds West 257.02 feet ; thence North 69 degrees 20 minutes West 219.20 feet; thence due South 90.75 feet; thence due west 125.70 feet; thence North 62 degrees 30 minutes West 404.95 feet; thence south 66 degrees 56 minutes East 674.14 feet; thence north 80 degrees 29 minutes East 186.65 feet: thence North 60 degrees 37 minutes East 196.80 feet; thence South 80 degrees 26 Minutes East 451.10 feet thence south 09 degrees 10 min West 129.80 feet due south 39.00 feet to the point of beginning.



Brownfield Site 6: Caron Property

Basemap Source: City of Escanaba

7. 120 NORTH 8TH STREET

- a. *Description of the costs intended to be paid with Tax Increment Revenues (TIR), including a brief summary of activities.*

Dagenais Real Estate Inc. of Escanaba Michigan intends to purchase the former purchasing building and use it as a furniture reconditioning facility for their commercial and residential properties located in the City and also as a prep shop for their three local car dealerships. It is known that they intend to invest at least \$253,850 in structural improvements and capital investments. The exterior improvements to the building itself will include painting, roof repair, new overhead doors, paving, brick work, repair of existing exterior panels, and fencing around the parameter totaling \$30,000. Inside, Dagenais intends to upgrade the electrical and heating system, add floor drains and drop ceilings in addition to increasing the wall lining and insulation at a cost of 15,000. In terms of equipment for the automobile prep shop, a hoist, paint spray guns, air and water lines, pressure washers, compressors and heat lamps will all be added for \$100,000. The majority of the work will take place during the fall of 1998 with the exception of the planned paving and fencing which will come in the spring of 1999.

- b. *Estimate of the captured taxable value and TIR for each year of the Plan.*

Estimate of Captured Taxable Value: Assuming market potential for commercial use on this .85 acre parcel, the buyer intends to invest \$378,850. This yields a SEV of \$189,425.

Estimate of Tax Increment Revenues: The applicable, capturable millage rate for this site is 34.9334 mills. The intended investment will yield an annual revenue of \$6,617 for years 1-5 after expenditure of funds for eligible activities under the Plan

It is the intent of the authority to capture all tax increment revenue on real and personal property generated by new development on the site. These tax increments will be captured for up to five years after the time that capture is required for the purpose of paying the costs of eligible activities on the site.

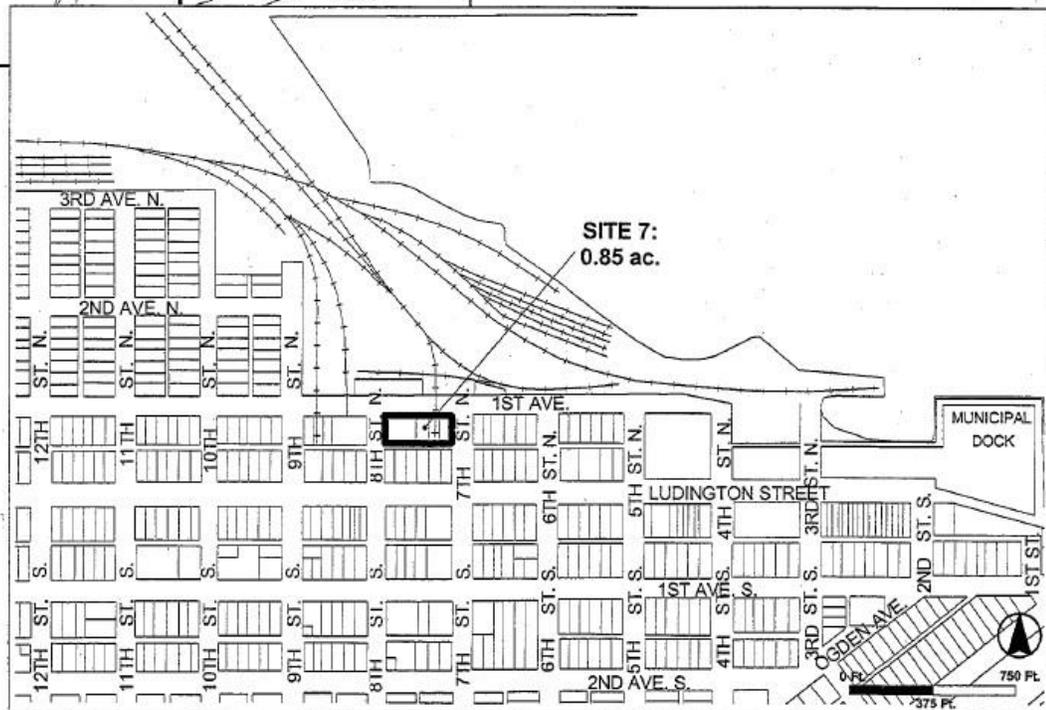
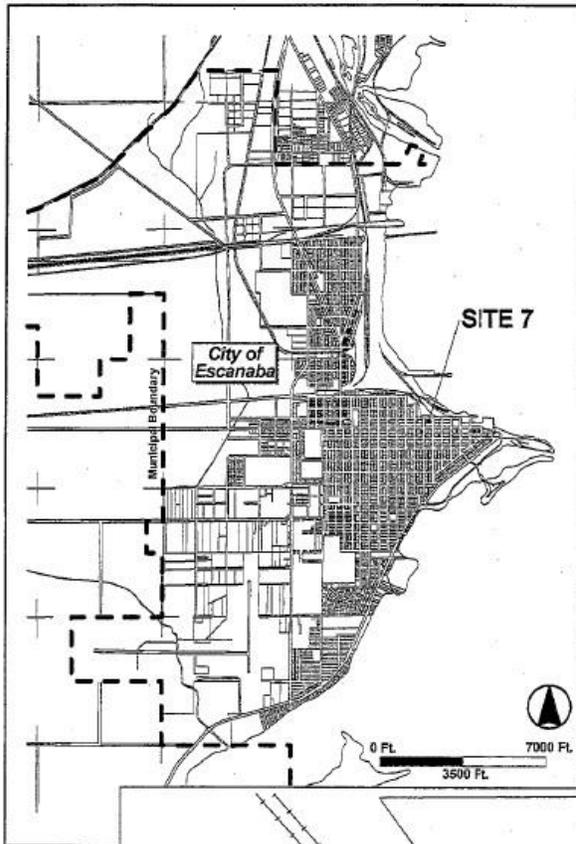
- f. *An estimate of the impact of Tax Increment Financing on the revenues of all taxing jurisdictions.*

Taxing Unit	Millage Rate	Estimated Annual Range of Taxes
City Tax	17.00	\$3,220
State Ed	6.00	\$1,137
Int. School District	0.1422	\$27
Ex Voted Int. Sch	2.3694	\$449
Comm. College	2.3735	\$450
County	5.1742	\$980
Sheriff	0.8545	\$162
Community Action	0.5696	\$108
Pinecrest	0.4500	\$85
Total	*34.9334	\$6,617

**Total is less due to DDA capture of school taxes*

- g. *Legal description, map showing location and state as to personal property is included in the eligible property.*

Original Plat Blk 41 Lot 4, 5, 6 & w 27.5 ft of lot 3



Brownfield Site 7: 120 North 8th Street

Basemap Source: City of Escanaba

8. NORTHERN MOTOR REBUILDERS

- a. *Description of the costs intended to be paid with Tax Increment Revenues (TIR), including a brief summary of activities.*

Based on the findings of the phase II environmental assessment, McNamee, Porter, & Seeley Inc. recommended that a complete Baseline Environmental Assessment (BEA) be conducted within 45 days of the purchase of the property to obtain environmental liability protection. In addition, "Due Care" obligations, such as prevention of exacerbation of existing contamination and unacceptable exposures. Furthermore, surface and subsurface soils should be managed in accordance with the requirements of section 20120c of part 201. For example, contaminated soil shall not be moved to a location that is not a "facility" unless it is taken there for treatment and disposal in conformance with applicable regulations. The oil stained concrete found on the premises should be cleaned and retested. All damaged and friable asbestos should be removed by a Michigan Certified Asbestos Abatement contractor

- b. *Estimate of the captured taxable value and TIR for each year of the plan*

Estimate of Captured Taxable Value: Assuming market potential for commercial on this 1.18 acre parcel, a wide estimate of potential investment value is \$60,000 to \$240,000. Potential capital investments to the site could be \$1 million. This yields a range for SEV of \$530,000 to \$620,000.

Estimate of Tax Increment Revenues: The applicable, capturable millage rate for this site is 34.9334 mills. This yields an estimated annual revenue range of \$18,515-\$21,659 for years 1-5 after expenditure of funds for eligible activities under the Plan

It is the intent of the authority to capture all tax increment revenue on real and personal property generated by new development on the site. These tax increments will be captured for up to five years after the time that capture is required for the purpose of paying the costs of eligible activities on the site.

f. *An estimate of the impact of Tax Increment Financing on the revenues of all taxing jurisdictions.*

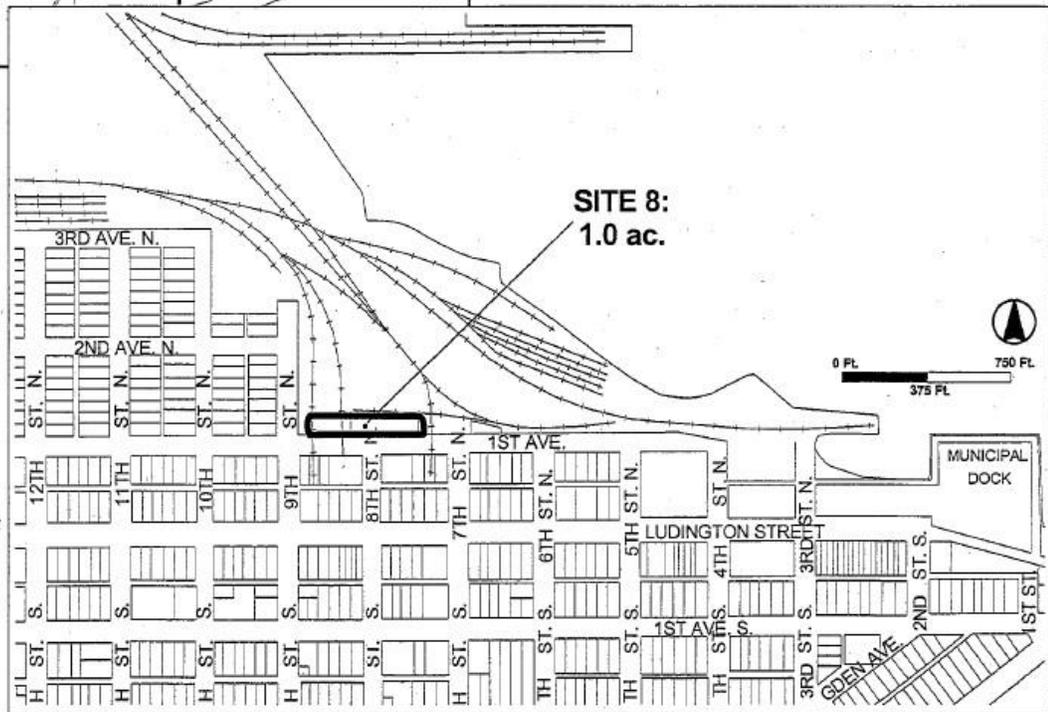
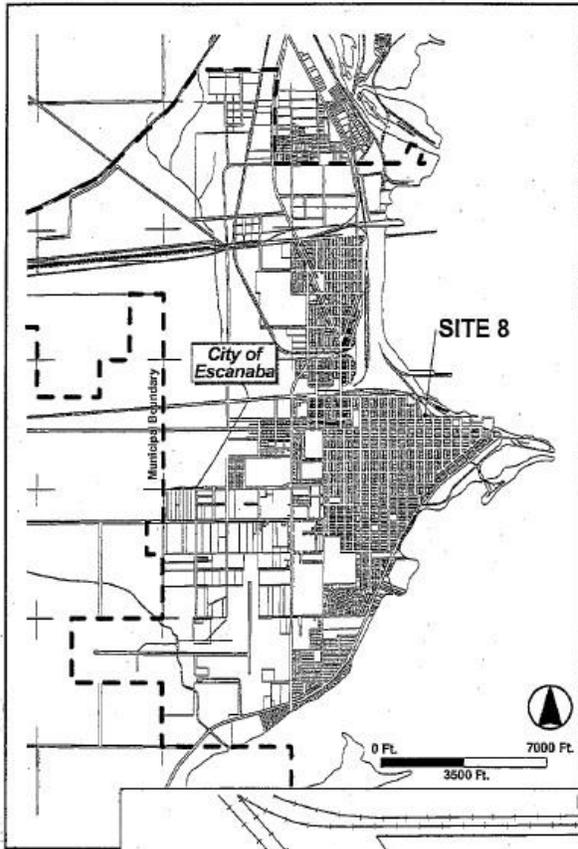
Taxing Unit	Millage Rate	Estimated Annual Range of Taxes
City Tax	17.00	\$9,010-10,540
State Ed	6.00	\$3,180-3,720
Int. School District	0.1422	\$75-88
Ex Voted Int. Sch	2.3694	\$1,256-1,469
Comm. College	2.3735	\$1,258-1,472
County	5.1742	\$2,742-3,208
Sheriff	0.8545	\$453-530
Community Action	0.5696	\$302-353
Pinecrest	0.4500	\$238-279
Total	*34.9334	\$18,515-21,659

**Total is less due to DDA capture of school taxes*

g. *Legal description, map showing location and state as to personal property s included in the eligible property.*

The NW¹/₄ of the NW¹/₄ of section 29, Town 39N, Range 22W, City of Escanaba, Delta County, Michigan.

Prt of frctl NW¹/₄ & NE ¹/₄ Sec 30 T39N R22 Com at SE cor Lot 1 Blk 57 Orig Plat of City of Esc; th E alg N ln of 1st Ave N 151.68 ft to a pt 8.5 ft W'yly , meas radially, from CL of C&NW spur track ICC No. 127, for P.O.B; th E alg N ln of 1st Ave N 512.69 ft to a pt 9.0 ft E'yly, meas radially, from CL of C&NW spur track ICC No. 159; th N'yly // with sd spur track C.L., sd // ln being a 6.5 deg curve to left , th long chord of which curve bears N 11 deg 6 min W & has a length of 102.58 ft; th W // with N ln of sd 1st Ave N 502.46 ft to a pt. 8.5 W'yly, meas radially , from CL of sd spur track ICC No. 127; th S'yly // with sd spur track CL , sd // ln being a 5.8 deg curve to left, the long chord of which curve bears S 5 deg 24 min E & has a length of 101.16 ft to P.O.B.



Brownfield Site 8: Northern Motor Rebuilders

Base map Source: City of Escanaba

9. **115 NORTH 8TH ST.**

a. *Description of the costs intended to be paid with Tax Increment Revenues (TIR), including a brief summary of activities.*

b. *Estimate of the captured taxable value and TIR for each year of the plan*

Estimate of Captured Taxable Value: Assuming market potential for commercial development on this .04 acre parcel, a wide estimate of potential investment value is \$50,000 to \$200,000. Potential capital investments to the site could be \$172,000 This yields a range for SEV of \$1,323 - \$5,293

Estimate of Tax Increment Revenues: The applicable, capturable millage rate for this site is 52.9334 mills. This yields an estimated annual revenue range of \$873-\$3,493 for years 1-5 after expenditure of funds for eligible activities under the Plan

It is the intent of the authority to capture all tax increment revenue on real and personal property generated by new development on the site. These tax increments will be captured for up to five years after the time that capture is required for the purpose of paying the costs of eligible activities on the site.

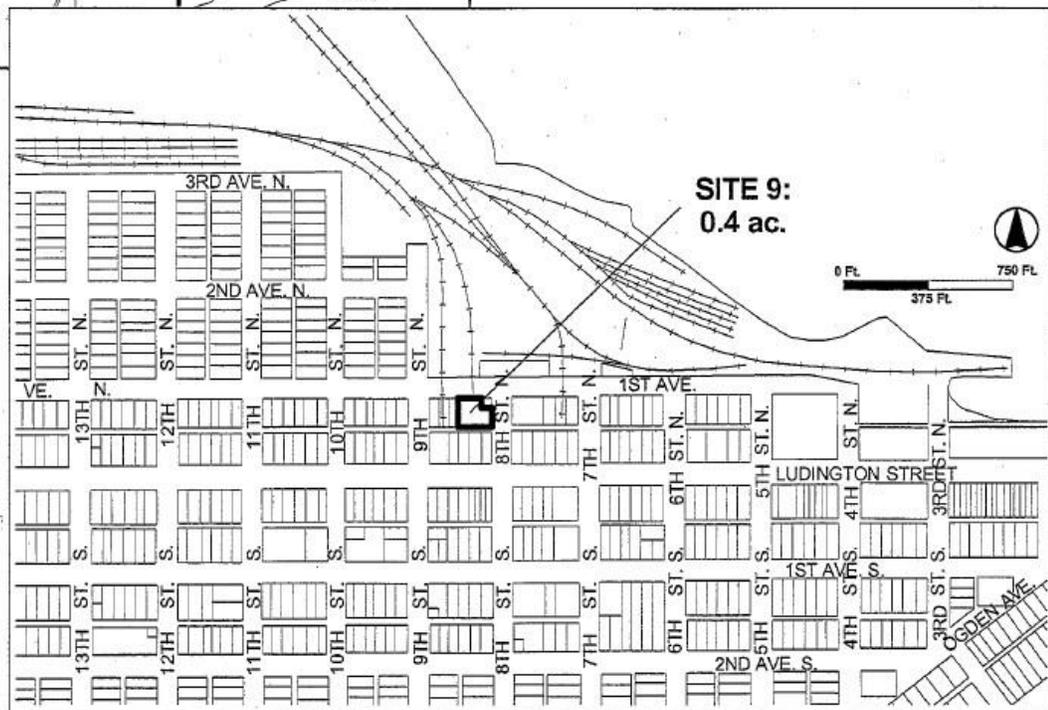
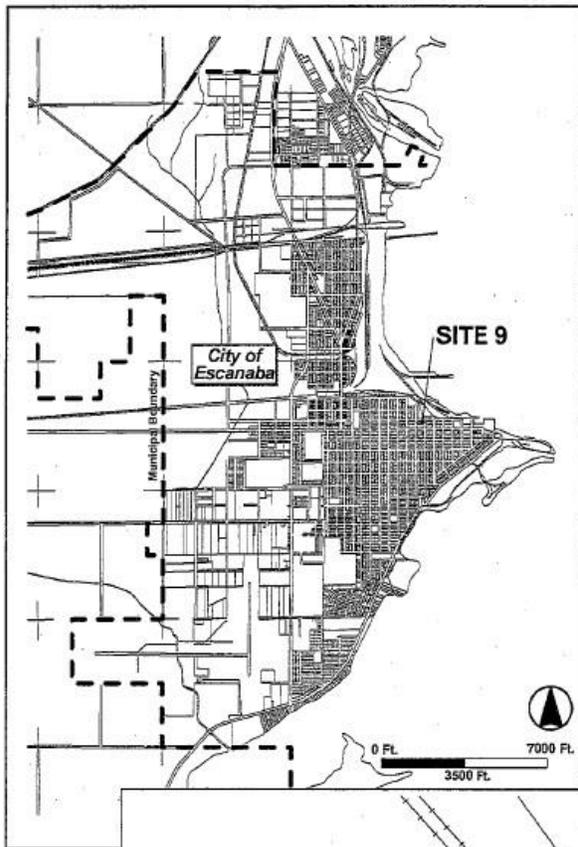
f. *An estimate of the impact of Tax Increment Financing on the revenues of all taxing jurisdictions.*

Taxing Unit	Millage Rate	Estimated Annual Range of Taxes
City Tax	17.00	\$425-1,700
State Ed	6.00	\$150-600
Int. School District	0.1422	\$4-14
Ex Voted Int. Sch	2.3694	\$59-237
Comm. College	2.3735	\$59-237
County	5.1742	\$129-517
Sheriff	0.8545	\$21-85
Community Action	0.5696	\$14-57
Pinecrest	0.4500	\$11-45
Total	*34.9334	\$873-3,493

Total is less due to DDA capture of school taxes

g. Legal description, map showing location and state as to personal property s included in the eligible property.

Original Plat Block 45 Lot 1 except the North 42.0 feet to the East 49.0 feet; lots 2 and 3 and the East 10 ft of lot 4.



Brownfield Site 9: 115 North 8th Street

Source: City of Escanaba

10. **317 North Lincoln**

- a. *Description of the costs intended to be paid with Tax Increment Revenues (TIR), including a brief summary of activities.*

Based on a limited subsurface investigation of the property by the potential owner, it is his intent to prepare a Category N baseline environmental assessment (BEA) before purchasing the property for disclosure to the MDEQ. Said owner is interested in recovering the costs of the BEA in addition to the following property improvements. The property is intended for the retail of confectionary and gifts. The planned structural improvements and capital improvement costs for this project are \$129,000. Included in this investment will be some interior demolition, remodeling and decoration, new glass windows, exterior sign, landscaping and fixtures. The work is scheduled to take place during 1999.

- b. *Estimate of the captured taxable value and TIR for each year of the plan*

Estimate of Captured Taxable Value: Assuming market potential for commercial use on this .32 acre parcel, an estimate of potential investment value is \$129,000. This yields a SEV of \$64,500.

Estimate of Tax Increment Revenues: The applicable, capturable millage rate for this site is 34.9334 mills. This yields an annual revenue of \$2,253 for years 1-5 after expenditure of funds for eligible activities under the Plan.

It is the intent of the authority to capture all tax increment revenue on real and personal property generated by new development on the site. These tax increments will be captured for up to five years after the time that capture is required for the purpose of paying the costs of eligible activities on the site.

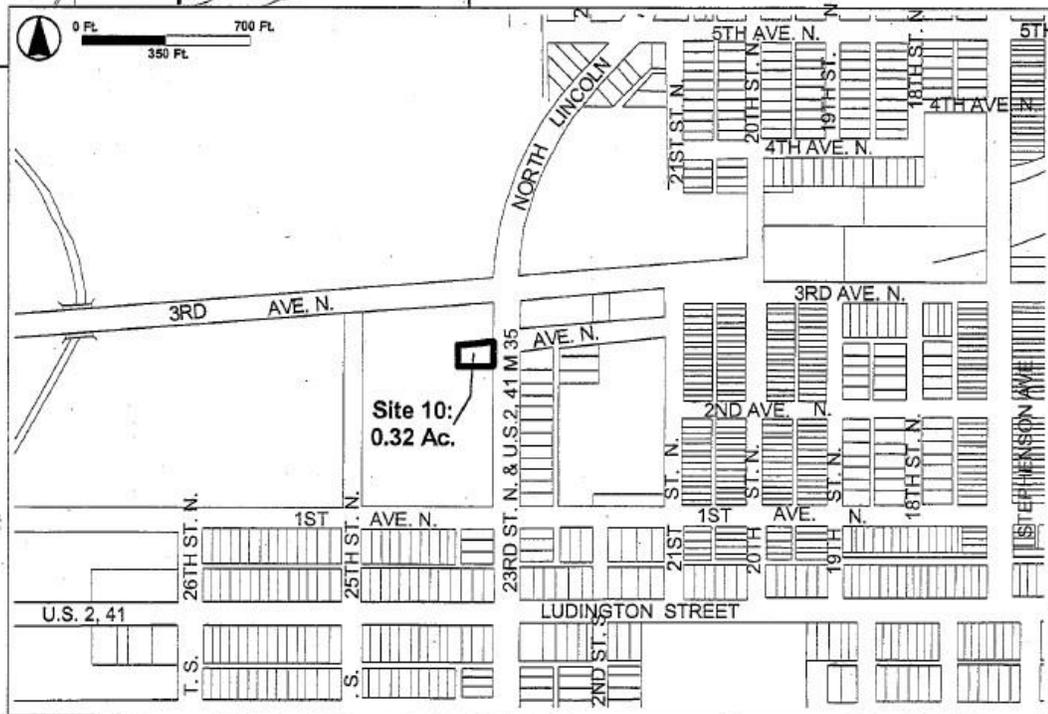
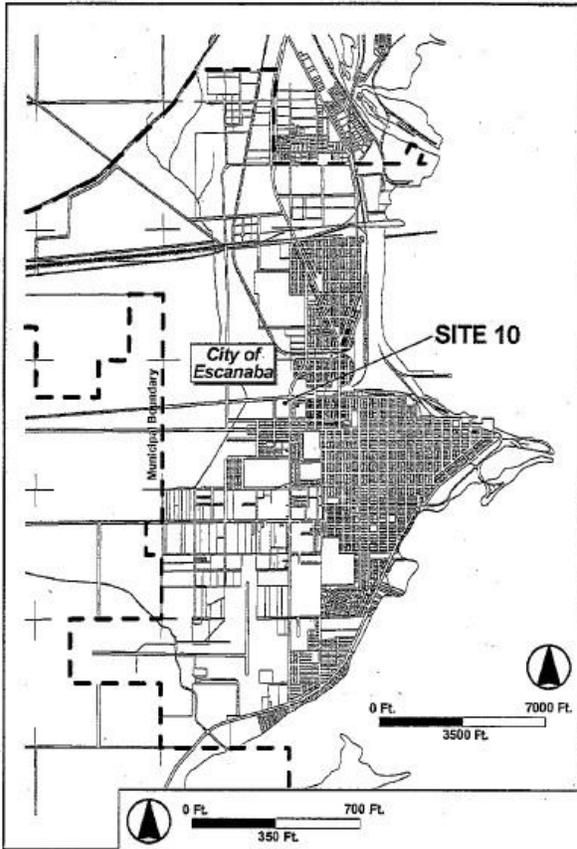
- f. *An estimate of the impact of Tax Increment Financing on the revenues of all taxing jurisdictions.*

Taxing Unit	Millage Rate	Estimated Annual Range of Taxes
City Tax	17.00	\$1,096
State Ed	6.00	\$387
Int. School District	0.1422	\$9
Ex Voted Int. Sch	2.3694	\$153
Comm. College	2.3735	\$153
County	5.1742	\$334
Sheriff	0.8545	\$55
Community Action	0.5696	\$37
Pinecrest	0.4500	\$29
Total	34.9334*	\$2,253

**no school tax is captured on this property to expedite approval of the site*

- g. *Legal description, map showing location and state as to personal property is included in the eligible property.*

City Center add No 3 Blk 8 Lot 12 & S ½ of adj. Vac 3rd Ave N & E ½ of adj alley vacated exc E. 10'



Brownfield Site 10: 317 North Lincoln Road

Map Source: City of Escanaba