

- 6:00 p.m. Call to Order.
- Moment of Silence.
- Pledge of Allegiance.
- Roll Call.
- Proclamations:
1. 2024 Community College Month (KVCC)
 2. 2024 Fair Housing Month
- A. Petitions and Statements of Citizens (3 mins. per speaker).
- B. Consent Agenda:
1. Approve the City Council Meeting Minutes of the:
 - a. Regular Meeting of March 19, 2024
 2. Approve the Accounts Payable Register of April 9, 2024, as presented.
 3. Approve a refund in the amount of \$350 each to the following liquor license applicants for a portion of the application fee: Mr. Ronald Hotrum (SoccerZone); Mr. Jaspal Singh (Que Buenos); and, Ms. Balwinder Kaur and Mr. Atinderpal Singh (Indian Delight).
 4. Adopt the Revised PA 198 Industrial Tax Abatement Incentive Policy.
 5. Approve the resolution to oppose HB 4965 and authorize the City Manager to execute all documents related to this action on behalf of the city.
 6. Approve the Final PD Site Plan for a senior housing facility at 732, 810, 830, and 906 E. Centre Avenue with the condition that the applicant shall submit the completed and recorded storm water agreement to the City.
 7. Materials Transmitted.
 8. Minutes of Boards & Commissions:
 - a. Planning Commission of February 1, 2024.
 - b. Park Board of March 3, 2024.
 9. Calendar of Meetings:
 - Environmental Board: Wednesday, April 10, 2024, at 7:00 p.m. in Conference Room 1.
 - Senior Citizens Advisory Board: Wednesday, April 17, 2024, at 2:30 p.m. at the Portage-Zhang Senior Center.
 - Planning Commission: Thursday, April 18, 2024, in the City Council Chambers.
- C. Communications:
- D. Public Hearings:
1. Consider adoption of the City of Portage Brownfield Redevelopment Plan Application, Development Agreement and Brownfield Reimbursement Plan, and Brownfield Redevelopment Plan Amendment No. 12, TST Portage, LLC, 5870 and 5960 South Sprinkle Road.
 2. Subsequent to the public hearing, consider adopting Resolution No. 2 to create six regional Industrial Development Districts in the City of Portage and authorize the City Manager to execute all documents related to this action on behalf of the city.

3. Subsequent to the public hearing, consider approving the change of street name from “Live Oak Trail” to “Montego Bay Street” in the Oaks plat and authorize the City Manager to execute all documents related to this action on behalf of the city.

E. Regular Business Agenda:

1. Presentation of the Fiscal Year 2024 - 2025 proposed budget.

F. Unfinished Business:

G. Council Committee Reports:

H. New Business:

I. Statements of City Council and City Manager.

Adjournment.



CITY OF PORTAGE PROCLAMATION

2024 COMMUNITY COLLEGE MONTH (KVCC)

WHEREAS, the more than 1,000 community and technical colleges, public and private, in the United States have contributed enormously to the richness and accessibility of American higher education; nearly half of all undergraduate college students in the nation today are enrolled in community colleges; and

WHEREAS, by providing educational opportunities at costs and locations accessible to all who are qualified, community and technical colleges have greatly enhanced the opportunity for every ambitious student to enter a postsecondary school program, providing varied programs and offering specialized training for thousands of occupations; and

WHEREAS, this community has been served by Kalamazoo Valley Community College since 1966 and supports the advancement of Southwest Michigan by developing strong industry partnerships and by providing state-of-the-art training and educational experiences; and

WHEREAS, Kalamazoo Valley Community College is an accredited institution by the Higher Learning Commission and is accredited by several nationally and regionally recognized accreditors, including the American Culinary Federation, the Committee on Accreditation of Educational Programs for the Emergency Medical Services Professions, the Medical Assisting Education Review Board, the Commission on Accreditation for Respiratory Care, Commission on Dental Accreditation, Accreditation Commission for Education in Nursing, American Alliance of Museums, Michigan Commission on Law Enforcement Standards, Michigan Sheriffs' Association, Michigan Department of Licensing and Regulatory Affairs, Automotive Service Excellence Education Foundation and Michigan Fire Fighters Training Council; and

WHEREAS, approximately 9,000 students of all ages and backgrounds annually attend Kalamazoo Valley Community College to earn degrees, certificates, and training towards becoming skilled members of the workforce, propelling economic growth and encouraging learning and culture; and

WHEREAS, Kalamazoo Valley Community College has been instrumental in supporting the local community with the Arcadia Commons Campus, Center for New Media, Kalamazoo Valley Museum, and the Groves and Bronson Healthy Living Campus.

NOW, THEREFORE, BE IT RESOLVED THAT I, Patricia M. Randall, do hereby recognize April as Community College Month in the City of Portage in honor of Kalamazoo Valley Community College.

Signed this ____ day of _____

Patricia M. Randall, Mayor



CITY OF PORTAGE PROCLAMATION

FAIR HOUSING RESOLUTION

WHEREAS, 2024 is the 56th anniversary of the Federal Fair Housing Act, Title VIII of the Civil Rights Act of 1968, as amended, to prohibit housing discrimination when based on race or color, national origin, religion, sex, familial status or disability, and declared that equal housing opportunity is a basic right of every American; and

WHEREAS, the Michigan State Legislature passed the Elliot-Larsen Civil Rights Act of Michigan in 1976 to protect people from housing discrimination based on religion, color, race, national origin, age, sex, familial status, or marital status; and

WHEREAS, the Michigan State Legislature passed the Michigan Persons with Disabilities Civil Rights Law of 1976 to protect individuals with disabilities from housing discrimination; and

WHEREAS, the City of Portage passed a Non-Discrimination Ordinance in 2016 to prohibit housing discrimination based on their actual or perceived race, color, religion, national origin, sex, height, weight, marital status, physical or mental disability, family status, sexual orientation or gender identity, and has completed an Analysis of Impediments to Fair Housing, and annually undertakes activities to further fair housing efforts and educate the public on fair housing issues; and

WHEREAS, equal housing opportunity is a goal to be achieved within the City of Portage.

NOW, THEREFORE, BE IT RESOLVED THAT I, Patricia M. Randall, by virtue of the authority vested in me as the Mayor of Portage Michigan, do hereby resolve the month of April 2024, as **FAIR HOUSING MONTH** in hope that this observance will promote fair housing practices throughout the City.

Signed this 9th day of April, 2024

Patricia M. Randall, Mayor

CITY COUNCIL MEETING MINUTES FROM MARCH 19, 2024

CALL TO ORDER: Mayor Patricia Randall called the Regular Meeting to order at 06:00 PM in the Council Chambers at Portage City Hall.

ROLL CALL: Councilmembers Chris Burns, Victor Ledbetter, Nicole Miller, Terry Urban, Jihan Young, Mayor Pro Tem Jim Pearson, and Mayor Patricia Randall were present.

ABSENT: None.

ALSO PRESENT: City Manager Pat McGinnis, Chief Operating Officer Adam Herringa, Chief Development Officer Peter Dame, City Attorney Catherine Kaufman, and City Clerk Erica Eklov.

At the request of Mayor Randall, the audience observed a moment of silence to reflect on working together to ensure Portage remains a thriving city. Following the moment of silence, the City Council recited the Pledge of Allegiance.

PETITIONS AND STATEMENTS OF CITIZENS (3 MINS. PER SPEAKER):

1. Alan Loveridge (23965 88th Avenue, Marcellus) spoke regarding jobs in relation to the U.S./Mexico border, as well as electric vehicles.
2. Marissa Wagner (3110 Darmo Street, Kalamazoo) made comments regarding the Gaza/Israel conflict. She noted the companies that are funding the war and urged the city to divest any city funds to these entities.
3. Christine Johnson (310 W. Melody Avenue) provided statements against the conflict in Palestine, noting her son had addressed the City Council previously. She urged the Councilmembers to contact federal representatives alongside the citizens and expressed concern for a decrease in pro-Palestinian speakers, citing a lack of apparent response from the Council.

CONSENT AGENDA: Mayor Randall shared where the public can access the meeting agenda and asked if any would like an item removed from the Consent Agenda. Councilmember Burns removed Item B.5 (Water Service Line Contract) from the Consent Agenda.

Motion by Young, seconded by Ledbetter, to approve the Consent Agenda as amended. Upon a roll call vote, motion carried 7 to 0.

Approval of Minutes: Motion by Young, seconded by Ledbetter, to approve the City Council Meeting Minutes of the Regular Meeting of March 5, 2024. Upon a roll call vote, motion carried 7 to 0.

Accounts Payable Register: Motion by Young, seconded by Ledbetter, to approve the Accounts Payable Register of March 19, 2024, as presented. Upon a roll call vote, motion carried 7 to 0.

Contract for City Hall Solar Array System installation: Motion by Young, seconded by Ledbetter, to award a contract in the amount of \$433,929 to Helios Solar for the installation and maintenance of a solar array on the roof of Portage City Hall and authorize the City Manager to execute all documents related to this action on behalf of the city. Upon a roll call vote, motion carried 7 to 0.

Mowing & Trimming of Well Fields, Lift Stations, and Retention Basins – Bid Tabulation: Motion by Young, seconded by Ledbetter, to approve a 5-year contract with J & J Lawn Service Incorporated, of Portage, Michigan in the amount of \$349,916.80 for the mowing and trimming of well fields, lift stations, and retention basins and authorize the City Manager to execute all documents related to the contract on behalf of the city. Upon a roll call vote, motion carried 7 to 0.

Rezoning Application No. 23/24-4 (600 W. Milham Avenue): Motion by Young, seconded by Ledbetter, to receive Rezoning Application No. 23/24-4 to rezone 600 West Milham Avenue from OS-1 Office Service District to B-1 Local Business District and from R-1A One Family Residential District to P-1 Vehicular Parking District to facilitate future development, and set a public hearing for April 23, 2024. Upon a roll call vote, motion carried 7 to 0.

Brownfield Redevelopment Plan – TST Portage, LLC, 5870 and 5960 South Sprinkle Road: Motion by Young, seconded by Ledbetter, to accept the City of Portage Brownfield Redevelopment Plan Application, with Brownfield Redevelopment Plan Amendment No. 12, TST Portage, LLC, 5870 and 5960 South Sprinkle Road, and set a Public Hearing for April 9, 2024; and subsequent to the public hearing, consider approval. Upon a roll call vote, motion carried 7 to 0.

Board & Commission Interviews: Motion by Young, seconded by Ledbetter, to set a Special Meeting for Tuesday, May 28, 2024, at 4:00 p.m. to review Board and Commission applicants. Upon a roll call vote, motion carried 7 to 0.

Minutes of Boards and Commissions: Motion by Young, seconded by Ledbetter, to receive the minutes of the Human Services Board of February 1, 2024. Upon a roll call vote, motion carried 7 to 0.

Calendar of Meetings: Motion by Young, seconded by Ledbetter, to receive the Calendar of Meetings as presented. Upon a roll call vote, motion carried 7 to 0.

PUBLIC HEARINGS:

Rezoning application No. 23/24-3 to rezone 1330 E. Centre Avenue from OS-1 Office Service District to B-1 Local Business District: At the invitation of the Mayor, City Manager McGinnis summarized the item and introduced Chief Development Officer (CDO) Pete Dame. CDO Dame provided a brief presentation regarding the proposed rezoning, noting that in addition to 1330 East Centre Avenue the applicant also owns the adjoining properties at 1306 and 1316 East Centre Avenue, and plans to sell the properties together with a matching zoning designation. He also presented the Future Land Use Map, as well as a zoning comparison between Office Service and Local Business.

Councilmember Ledbetter asked about the occupancy of the house. CDO Dame responded, clarifying there were two residences that he believed were currently occupied across the three lots.

Councilmember Burns asked about the residentially zoned parcel across East Centre Avenue. CDO Dame responded, stating that the Master Plan focused on rezoning that location to office or business to match that of the surrounding parcels. Motion by Pearson, seconded by Miller, to close the public hearing. Upon a voice vote, motion carried 7 to 0.

Motion to Pearson, seconded by Burns, to approve Rezoning Application No. 23/24-3 to rezone 1330 East Centre Avenue from OS-1 Office Service District to B-1 Local Business District to facilitate future commercial development. Councilmember Urban commented on prior zoning and future planning efforts by City Administrations and zoning boards, cautioning about rezoning any additional lots in the area to ensure a residential buffer. Upon a roll call vote, motion carried 7 to 0.

REGULAR BUSINESS AGENDA:

Water Service Physical Material Verification: Councilmember Burns asked if he understood the basis for the proposal, discussing a state mandate to additionally test public water systems for the potential of lead, and asked if any additional state or other funding support was available. City Manager McGinnis responded then deferred to Transportation and Utilities Director, Kendra Gwin.

Director Gwin further elaborated, stating there were approximately 4,400 water service leads the city did not have documentation of the service type. However, a random sampling of approximately 350 water service leads would narrow the number required for excavation and testing

under current state and federal guidelines. Councilmember Burns asked if the city was tracking those water services that required any city attention to ensure additional excavation could be avoided. Director Gwin confirmed. Councilmember Burns then asked who would be responsible for replacement if lead was found. Director Gwin replied that the city was responsible for the sections leading to the meter.

Councilmember Burns then asked whether the subject properties were being notified of the upcoming excavation, to which Director Gwin confirmed letters would be mailed. Mayor Pro Tem Pearson asked Director Gwin to verify the number of service leads. Director Gwin restated that 4,400 residential service line types are not on record with the city. Mayor Pro Tem Pearson then asked if his calculations of approximately \$1 million overall to investigate each location would ultimately be necessary. Director Gwin responded that random sampling was the current goal in order to narrow down the remainder of the service types on the entire street. Mayor Pro Tem Pearson asked whether a plan is in place to do another set of 350 samples later. Director Gwin answered not at this time.

Councilmember Urban asked Director Gwin whether it was a random sampling or targeted sampling to ensure all areas were addressed. Director Gwin responded that the state provided the formula and direction to determine the sampling. Councilmember Urban asked Director Gwin to ensure that the sampling formula did not miss any areas.

Councilmember Miller echoed the need to confirm the water services, as well as correction while minimizing the interruption to the residents and impact to city funds.

Motion by Burns, seconded by Pearson, to award a contract for the excavation and verification of water service line material to Taplin Group, LLC, Kalamazoo, Michigan in the amount not to exceed \$140,155.74 and authorize the City Manager to execute all documents related to the contract on behalf of the city. Upon a roll call vote, motion carried 7 to 0.

UNFINISHED BUSINESS:

Rental of City-Owned Property at 9303 Portage Road: At the Mayor's request, City Manager McGinnis provided a brief history of the property and the surrounding Lakeview Park area. He noted that the City Administration had proposed demolition of the subject property before the City Council a month prior, during which time the Council had requested the Administration review the possibility of maintaining and renting the property.

Councilmember Burns apologized for missing the prior discussion regarding the property but relayed his preference was to solicit the property for sale as opposed to the city becoming a landlord. Mayor Randall relayed that the City had also reviewed the possibility of relocating the structure, which proved difficult due to the multi-level nature of the building. She then asked about the projected revenue between taxes and rental income.

City Manager McGinnis responded to both Mayor Randall and Councilmember Burns' comments, including the city's plan to hire a property management firm.

Councilmember Young appreciated the City Administration's concern about becoming a landlord, but noted the national housing shortage that the City Council was also trying to address. She expressed an interest in working with a property management company to secure a family for the property but was amenable to a 12-month lease and the city's ability to re-evaluate the arrangement if necessary.

Mayor Pro Tem Pearson relayed that he had toured the house and was also supportive of a short-term, 12-month lease while the City continued to consider its options. He relayed his prior participation on the Lake Center District Committee and the lack of a plan for the property when it was purchased, noting the re-development of the Lake Center District Area is a long-range effort.

Councilmember Urban asked for clarification regarding the tabulation on the last page of the report, quoting approximately \$3,000 in tax revenue, and questioned the source as the city would own the property. City Manager McGinnis relayed that the revenue was the forecasted amount after the

rental income.

Councilmember Burns provided investment comparisons between selling the property as opposed to potential rental income while retaining the property, noting that selling the property would likely provide a better yield.

Mayor Pro Tem Pearson discussed the recommended action. Mayor Randall clarified and asked the City Manager regarding the projected rental amount. City Manager McGinnis relayed his desire to receive City Council approval of securing a property management firm, as well as authorizing him as the City Manager to complete the associated documents.

Councilmember Urban asked the City Manager whether the property management contract was expected to fall below the spending threshold for City Manager approval. City Manager McGinnis confirmed. Councilmember Urban then relayed his preference was to demolish the structure and retain the property.

Mayor Randall asked City Manager McGinnis if the city had previously received complaints from park users regarding the state of the property. City Manager McGinnis replied that he was not aware of any complaints but did highlight one citizen comment lamenting on the house at an earlier City Council meeting.

Mayor Pro Tem Pearson asked to hear the positions of the remaining Councilmembers. Councilmember Miller expressed support for keeping the property and using the house as a rental in the short-term, noting the Lake Center Area plan was the long-term goal. Councilmember Ledbetter stated he desired to sell the property with the house in light of the housing shortage.

Mayor Randall asked for the City Manager to relay the original recommendation from the City Administration. City Manager McGinnis stated that the proposal was to demolish the house and sell the property. Mayor Randall asked the City Manager what the city had paid for the property and what it was presently worth. City Manager McGinnis responded that the city had purchased the property for \$375,000 and that it was now worth \$450,000. Councilmember Ledbetter asked about the potential use of the property. City Manager McGinnis relayed that the property would provide additional room in a narrow area when the city reconstructs Portage Road. Chief Development Officer (CDO) Dame further noted that the city planned to construct a ten-foot-wide path along the east side of Portage Road, which would further encroach on the property's front yard after the road's reconstruction.

Mayor Randall asked about current permitting and setbacks for that location. CDO Dame noted the city's expected easement for the road, as well as the property's location next to the drain between the lakes. He also expressed the need to reconstruct the culvert under the road directly adjacent to the property. Councilmember Urban noted the city's prior proposal to close Dixie Drive and the current occupancy of the property on two of the lots in that plat.

Mayor Randall asked the City Clerk to confirm the motion on the floor. Clerk Eklov repeated the motion. Mayor Randall inquired whether a time limitation was included. Clerk Eklov responded there was not and Mayor Pro Tem Pearson stated that he understood the City Manager to have garnered the Council's desire for a short term rental unit during discussion.

Motion by Pearson, seconded by Young, to receive the report on the property at 9303 Portage Road, direct the City Administration to secure a property management services contract for the rental of this property, and authorize the City Manager to execute the necessary agreements on behalf of the city. Upon a roll call vote, motion carried 5 to 2, with Councilmembers Burns and Ledbetter voting no.

First Reading - 2021 International Property Maintenance Code: At the request of the Mayor, the City Manager relayed the activity to date on the proposed ordinance amendment and noted additional Council concerns regarding a comprehensive explanation of the changes.

Councilmember Burns explained his intent to recommend tabling the item again due to the level of detail involved and the need for a comparison for the Council to understand the potential community benefit. He referenced the prior adoption of the National Fire Code as an example of adopting certain, intensive standards. Councilmember Burns closed by apologizing for previously

tabling the matter with too short of a response period.

Mayor Pro Tem Pearson echoed Councilmember Burns on the complexity of national and international codes. He relayed his preference to better understand potential updates to be able to respond to any citizen concerns.

Councilmember Young stated she also supported tabling the item to gain additional information toward ensuring equitable enforcement of code violations.

Mayor Pro Tem Pearson asked the City Manager whether the passage of the new code would require hiring additional staff for code enforcement. City Manager McGinnis relayed that it was not planned.

Councilmember Burns asked the Clerk about the proper motion for tabling with scheduling. Clerk Eklov confirmed a specific date was required.

Motion by Burns, seconded by Young, to table the first reading the proposed ordinance to adopt the 2021 International Property Maintenance Code to the regular City Council meeting on July 23, 2024. Upon a roll call vote, motion carried 6 to 1, with Councilmember Urban voting no.

Follow-up on Requests for On-Premise Quota Liquor License: At the Mayor's request, City Manager McGinnis relayed the current activity to date, including the review of applicants by the City Council Small Business Committee.

Councilmember Urban expressed concern with the city advertising the license's availability and giving a false impression that the Council was ready to issue the license. Mayor Pro Tem Pearson echoed Councilmember Urban, stating that the city had previously used the license as an investment tool and noted that was the Council's goal once again.

Councilmember Young highlighted that the Committee's review found one misconception relayed by the Michigan Liquor Control Commission to the applicants was that the city has quota licenses and simply hands them out. She also stressed that the city does not preclude any business from obtaining a similar license on the open market.

Mayor Randall expressed concern that each of the applicants paid the city's \$850 application fee without any of them receiving the license. Councilmember Young relayed that the Committee had discussed providing a \$350 refund as the deciding rubric was not well advertised.

Councilmember Urban expressed concern with the recommendation of the Committee to refund a portion of the fee and the need to separately propose that to the City Council. The City Attorney opined that a city expenditure of funds should be considered individually. Mayor Randall asked the City Manager to include the matter on the agenda for the next meeting.

Motion by Burns, seconded by Pearson, to deny the current applications for the Class C Liquor license and prepare notice of the availability of licenses for transformational investments that will bring meaningful benefit to the local economy and quality of life. Upon a roll call vote, motion carried 7 to 0.

COUNCIL COMMITTEE REPORTS: Mayor Pro Tem Pearson provided an update regarding the County Joint Transportation Authority (CCTA/KCTA), including the pilot of the new microtransit system, to be called "Metro Link," and the specifics of the new system. Councilmember Burns added that the recent meeting of the Transit Authority included a review of the Authority's annual report.

Councilmember Urban inquired about the program's service area, specifically southeast Portage. Mayor Pro Tem Pearson replied that a portion of the area had been included but not all as desired. Councilmember Burns relayed the boundaries of the current service area. Councilmember Urban expressed concern that the millage encompassed the entire city with the Council's expectation that the service would be available to all the city's taxpayers. He stated that the service and funding structure may need to be re-evaluated if the promised service is not all-encompassing. Mayor Pro Tem Pearson echoed Councilmember Urban, relaying his expectations for the CCTA to include the full city.

Motion by Young, seconded by Urban, to receive the Council Committee Reports as presented. Upon a voice vote, motion carried 7 to 0.

STATEMENTS OF CITY COUNCIL AND CITY MANAGER: Councilmember Urban spoke regarding the Israeli/Hamas conflict in Palestine. He noted he did not support Israel's role in the war.

Councilmember Ledbetter had no comment to add.

Councilmember Miller began with an update regarding the annual Capital Conference "CapCon" in Lansing. She then provided travel warnings considering the schools' upcoming spring breaks.

Councilmember Young echoed Councilmember Miller's comments regarding the CapCon event, highlighting the opportunity for municipal comparisons. She then discussed March as National Reading Month. Councilmember Young also thanked the staff for their efforts and the citizen speakers for their comments.

Councilmember Burns provided a reminder regarding the upcoming Utility Rate Study Committee meeting on April 1 at 10 am. He then noted the upcoming eclipse on April 8 and the Air Zoo offering free eclipse glasses.

City Manager McGinnis relayed two upcoming open houses for the new offices at Texas Township Hall and the Kalamazoo County Road Commission's new facility.

Mayor Pro Tem Pearson had no comments to add.

Mayor Randall responded to the citizen's comment regarding company divestitures and relayed her upcoming school reading for Reading Month. She then spoke regarding her visit to Colorado to welcome a new grandchild. Mayor Randall closed with an update regarding the pending opening of the Redwood apartment homes adjacent to Garden Lane.

ADJOURNMENT: Mayor Randall adjourned the meeting at 7:45 PM.

Erica L. Eklov, City Clerk

TO: Honorable Mayor and City Council

FROM: Pat McGinnis, City Manager

SUBJECT: Accounts Payable Register

SUPPORTING PERSONNEL: Lauren VanderVeen, Finance Director

ACTION RECOMMENDED: Approve the Accounts Payable Register of April 9, 2024, as presented.

The City Council reviews and approves the bi-weekly Accounts Payable Register which includes automated clearing house payments, paper checks, auto-pay payments and electronic payments. The attached Accounts Payable Register covers the period March 10, 2024, through March 30, 2024, and notes \$1,745,000.11 in automated clearing house payments, \$962,399.49 in paper checks, \$117,567.03 in auto-pay payments, and \$1,411,020.46 in electronic payments, for a grand total of \$4,235,987.09.

FUNDING: Not Applicable

Attachments: 1. Accounts Payable Register of April 9, 2024

ACCOUNTS PAYABLE REGISTER
Check Dates From: 3/10/2024 to 3/30/2024

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Check Type: ACH Transaction

Check Date	Check	Vendor Name	Description	Amount
03/15/2024	21140(A)	ABONMARCHE CONSULTANTS, INC	ENGINEERING SERVICES - MULT LOCS	10,389.95
03/15/2024	21141(A)	ADAMS REMCO, INC.	ELECTRONIC KIOSK FOR MLK PARK	400.00
03/15/2024	21142(A)	ADP, INC.	ADP PAYROLL & ETIME SERVICES	6,088.68
03/15/2024	21143(A)	ALL CITY MANAGEMENT SERVICES, INC.	CROSSING GUARD CONTRACT	3,923.64
03/15/2024	21144(A)	ALRO STEEL CORPORATION	REPAIR & MAINT SUPPLIES	488.50
03/15/2024	21145(A)	AMAZON.COM SALES, INC.	CHAIRS-CC; OFC SUP-SC,HR,FD; MESH STRAINERS-PR	2,081.48
03/15/2024	21146(A)	VOID		0.00
03/15/2024	21147(A)	AMERICAN ARBOR LLC	TREE REMOVAL	2,090.00
03/15/2024	21148(A)	AMERICAN SAFETY & FIRST AID	FIRST AID SERVICE CALL & SUPPLIES	104.43
03/15/2024	21149(A)	ANIMAL REMOVAL SERVICE, LLC	ANIMAL REMOVAL SERVICES	1,150.00
03/15/2024	21150(A)	BARNUM, MITCHELL	REIMB-INT'L SOCIETY OF FIRE SERVICE MEMBERSHIP	135.00
03/15/2024	21151(A)	BARRETT, KIMBERLY	PZSC ART INSTRUCTOR	130.00
03/15/2024	21152(A)	BAUCKHAM, THALL, SEEBER, KAUFMAN	ATTORNEY FEES MARCH 2024	19,750.32
03/15/2024	21153(A)	BEST WAY DISPOSAL, INC.	CURBSIDE RECYCLING PROGRAM	66,715.96
03/15/2024	21154(A)	C D W GOVERNMENT, INC.	MAAS360 RENEWAL	3,345.15
03/15/2024	21155(A)	CARLETON EQUIPMENT CO.	REPAIR & MAINT SUPPLIES	462.64
03/15/2024	21156(A)	CHARTER COMMUNICATIONS	CABLE TV	359.09
03/15/2024	21157(A)	COLLIER, MICHAEL	REIMB TR EXPS-INTL INVEST & INTEGRATING COMM	178.67
03/15/2024	21158(A)	COX, ELISA ROSE	PZSC FITNESS INSTRUCTOR	510.00
03/15/2024	21159(A)	D. WOOD PLUMBING LLC	CDBG - PLUMBING REPAIRS/UPDATES	3,559.00
03/15/2024	21160(A)	DEPATIE FLUID POWER CO., INC.	HYDRAULIC REPAIRS	379.67
03/15/2024	21161(A)	EARLE, SHELIA L	PZSC FITNESS INSTRUCTOR FEES	360.00
03/15/2024	21162(A)	ELECTION SYSTEMS & SOFTWARE, INC.	VAT BALLOTS	66.29
03/15/2024	21163(A)	ENGINEERED PROTECTION SYSTEMS, INC.	FIRE FACILITY MAINT	20.60
03/15/2024	21164(A)	ESCAPE FIRE & SAFETY SERVICES, INC.	FORKLIFT FORK EXTENSIONS & LOADER PLOW REP	360.00
03/15/2024	21165(A)	FELDT, ERIC	PER DIEM-MI STORMWATER/FLOODPLAIN CONF	165.50
03/15/2024	21166(A)	FIDELITY SECURITY LIFE INSURANCE CO	VISION INSURANCE	1,065.74
03/15/2024	21167(A)	GRIFFIN PEST SOLUTIONS	PEST CONTROL SVCS	243.00
03/15/2024	21168(A)	H&P TECHNOLOGIES	LIFT STATION MAINTENANCE	13,077.88
03/15/2024	21169(A)	HARTFORD LIFE INSURANCE COMPANY	LIFE & LTD INSURANCE	11,834.93
03/15/2024	21170(A)	INTERNATIONAL CODE COUNCIL, INC	ICC MECHANICAL & PLUMBING CODE BOOKS	196.00
03/15/2024	21171(A)	J & H OIL COMPANY	FUEL PURCHASES	212.83

ACCOUNTS PAYABLE REGISTER
Check Dates From: 3/10/2024 to 3/30/2024

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Check Date	Check	Vendor Name	Description	Amount
03/15/2024	21172(A)	JB PRINTING	PZSC PRINTING & PUBLISHING NEWSLETTER	3,934.12
03/15/2024	21173(A)	KAHN, WILMA	PZSC INSTRUCTOR REMINISCENCE WRITING	539.50
03/15/2024	21174(A)	KSS ENTERPRISES	DISINFECTANT FOR FITNESS CENTER	242.88
03/15/2024	21175(A)	KURZAVA, MATTHEW STEPHEN	PZSC FITNESS INSTRUCTOR TAI CHI	500.00
03/15/2024	21176(A)	KUSHNER & COMPANY, INC.	COBRA & FSA ADMINISTRATION	314.56
03/15/2024	21177(A)	LRE	ALTA/TOPO SURVEY	2,650.00
03/15/2024	21178(A)	MACQUEEN EQUIPMENT LLC	FIRE OPERATING SUPPLIES	4,868.00
03/15/2024	21179(A)	MAIL MANAGEMENT, INC.	INK CARTRIDGES	641.92
03/15/2024	21180(A)	MATERIALS RESOURCES	LATEX GLOVES & SUPPLIES	191.95
03/15/2024	21181(A)	MATTISON, MEGAN	PZSC COOKING INSTRUCTOR	360.00
03/15/2024	21182(A)	MENARDS	REPAIR & MAINT SUPPLIES	27.96
03/15/2024	21183(A)	METRONET HOLDINGS LLC	INTERNET FIBER, CABLE ACCESS & PHONE SVCS	4,488.32
03/15/2024	21184(A)	MICHIGAN OFFICE ENVIRONMENTS	WORK STATION	2,341.89
03/15/2024	21185(A)	MOTOR PARTS AND EQUIPMENT CORP	EQUIPMENT REPAIR & MAINT SUPPLIES	739.59
03/15/2024	21186(A)	NOTT, SARAH	PZSC ART INSTRUCTOR WATERCOLOR	125.00
03/15/2024	21187(A)	NYE UNIFORMS	MISC UNIFORMS	2,029.48
03/15/2024	21188(A)	O'REILLY AUTO PARTS	FIRE APPARATUS MAINT	83.96
03/15/2024	21189(A)	OFF THE CUFF CATERING	PZSC VETERANS LUNCHEON	1,019.50
03/15/2024	21190(A)	ONSTAFF USA INC	TEMPORARY EMPLOYEE SERVICES	9,907.35
03/15/2024	21191(A)	PHILLIPS, KIMBERLY	PZSC REIMBURSEMENT FOR FITNESS SUPPLIES	309.60
03/15/2024	21192(A)	PLASKO, PATRICIA MARIE	PZSC FITNESS INSTRUCTOR	225.00
03/15/2024	21193(A)	PRINTING SERVICES INC	PRINTING SERVICES	10,330.47
03/15/2024	21194(A)	R W LAPINE INC.	FIRE FACILITY MAINT	290.02
03/15/2024	21195(A)	REPUBLIC SERVICES OF WEST MICHIGAN	WASTE & DISPOSAL SERVICES	8,924.49
03/15/2024	21196(A)	ROBERT LAMSON, LLC	PRE-COE PSYCH EVAL	150.00
03/15/2024	21197(A)	ROE-COMM, INC.	MISC RADIO SERVICES	227.61
03/15/2024	21198(A)	ROSE, SANDRA K.	PZSC CARDIO DRUMMING FITNESS INSTRUCTOR	300.00
03/15/2024	21199(A)	ROSSITER, THOMAS	STANDARDIZED FIELD SOBRIETY TESTING OPER	206.50
03/15/2024	21200(A)	ROTO-ROOTER SEWER & DRAIN SERV	MISC DRAIN CLEANING	233.95
03/15/2024	21201(A)	S B F ENTERPRISES, INC.	PRINTING, PROCESS & MAIL WATER & SEWER BILLS	731.03
03/15/2024	21202(A)	SNELL, DEBRA	PZSC FITNESS INSTRUCTOR BODY REBOUND	720.00
03/15/2024	21203(A)	STAPERT, BRETT	PER DIEM-LEADS ONLINE LEADERSHIP CONFERENCE	232.00
03/15/2024	21204(A)	STOP STICK LTD	STOP STICK RACK KIT	1,510.00

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03/15/2024	21205(A)	STOUT, MELISSA JOY	PZSC CLASS INSTRUCTOR CHAIR & MAT YOGA	400.00
03/15/2024	21206(A)	TMK WORLDWIDE, LLC	METER SERVICE	438.80
03/15/2024	21207(A)	UNIFIRST CORPORATION	HALLWAY CARPET RENTAL	170.20
03/15/2024	21208(A)	VEOLIA WATER CONTRACT OPERATIONS	WATER SYSTEM CHEMICALS, WATER METERS	17,770.10
03/15/2024	21209(A)	VIRIDIS DESIGN GROUP	DR MARTIN LUTHER KING JR PARK A&E	800.00
03/15/2024	21210(A)	WOLVERINE LAWN SERVICE, INC.	SNOWPLOWING/CROSSWALK SERVICES	190.00
03/22/2024	21211(A)	ADP, INC.	WORKFORCE NOW & TALENT MANAGEMENT	2,062.50
03/22/2024	21212(A)	AMAZON.COM SALES, INC.	PZSC OPERATING SUPPLIES	619.37
03/22/2024	21213(A)	MAYHEW, BRYAN	REIMB REFRESHMENTS FOR AXON ONSITE TRAINING	40.96
03/22/2024	21214(A)	SELKIE	PZSC PRESENTATION CONCERT	600.00
03/22/2024	21215(A)	U.S. ARMY CORPS OF ENGINEERS	CITY SHARE OF ELIJAH ROOT FEASIBILITY STUDY	455,414.00
03/22/2024	21216(A)	WIGHTMAN	ENGINEERING SVCS - WEST CENTRE AVENUE	6,395.00
03/29/2024	21217(A)	A NEW LEAF	CITY HALL PLANT CARE	118.50
03/29/2024	21218(A)	ABONMARCHE CONSULTANTS, INC	ENG SERVICES-BISHOP EASEMENT SURVEY	1,300.00
03/29/2024	21219(A)	AIRGAS USA LLC	WELDING SUPPLIES	120.04
03/29/2024	21220(A)	AMAZON.COM SALES, INC.	OPER COST-PZSC; FIRST AIDE KITS, BALL JOINT KIT-FF	3,723.75
03/29/2024	21221(A)	VOID		0.00
03/29/2024	21222(A)	AMERICAN ARBOR LLC	TREE TRIMMING & REMOVAL	1,882.00
03/29/2024	21223(A)	AMERICAN SAFETY & FIRST AID	FIRST AID SERVICES	65.00
03/29/2024	21224(A)	ANIMAL REMOVAL SERVICE, LLC	ANIMAL REMOVAL SERVICES	530.00
03/29/2024	21225(A)	AUNALYTICS INC	MONTHLY DISASTER RECOVERY SERVICES	2,018.00
03/29/2024	21226(A)	AXON ENTERPRISES, INC.	BLACKHAWK HOLSTERS	2,562.30
03/29/2024	21227(A)	BAREITHER, CHAD	STRATEGIC PLANNING	3,683.33
03/29/2024	21228(A)	BARNUM, MITCHELL	PER DIEM-NFA LEADERSHIP IN SUPERVISION TR	88.50
03/29/2024	21229(A)	BARRON, DIANE E	PZSC FITNESS INSTRUCTOR	300.00
03/29/2024	21230(A)	BAUCKHAM, THALL, SEEBER, KAUFMAN	MISC LEGAL SERVICES	16.00
03/29/2024	21231(A)	BLUE CARE NETWORK-GREAT LAKES	HEALTH INSURANCE	174,881.10
03/29/2024	21232(A)	BRINK WOOD PRODUCTS, INC.	WOOD CHIPS FOR PARKS PLAYGROUNDS	2,763.15
03/29/2024	21233(A)	C D W GOVERNMENT, INC.	MONITOR & ADAPTER PZSC	213.44
03/29/2024	21234(A)	CHARTER COMMUNICATIONS	CABLE TV	913.84
03/29/2024	21235(A)	CONSOLIDATED ELECTRICAL DIST INC	COPPER PIPE & FITTING CRIMPER KIT, MAINT SUPS	2,710.39
03/29/2024	21236(A)	CORMIER, STEVEN PAUL	PZSC SELF DEFENSE INSTRUCTOR	300.00
03/29/2024	21237(A)	COX, ELISA ROSE	PZSC FITNESS INSTRUCTOR	420.00

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03/29/2024	21238(A)	CROWN TROPHY	FIRE OPERATING SUPPLIES-NAME BADGES	864.65
03/29/2024	21239(A)	DATA CONSTRUCTS LLC	WEBSITE HOSTING, DNS FAILOVER SVC	80.50
03/29/2024	21240(A)	DEER CONTRACTING & LANDSCAPE	RETAINING WALL REPAIRS	2,995.00
03/29/2024	21241(A)	DELTA DENTAL PLAN OF MICHIGAN	DENTAL INSURANCE	19,690.82
03/29/2024	21242(A)	DEPATIE FLUID POWER CO., INC.	HYDRAULIC REPAIRS	268.12
03/29/2024	21243(A)	DOSTER, KYLE	PER DIEM & TR EXPS-POLICE STAFF & COMMAND SCHL	1,100.20
03/29/2024	21244(A)	EARLE, SHELIA L	PZSC FITNESS INSTRUCTOR	495.00
03/29/2024	21245(A)	ESCAPE FIRE & SAFETY SERVICES, INC.	LOADER QUICK ATTACH MOUNT & LOCKS	1,810.72
03/29/2024	21246(A)	FACE, GEORGE	PER DIEM - PRO-BOARD VEH & MACH RESCUE COURSE	288.00
03/29/2024	21247(A)	FIDELITY SECURITY LIFE INSURANCE CO	VISION INSURANCE	1,545.52
03/29/2024	21248(A)	FOREMOST SALES COMPANY LLC	PARK FACILITY CLEANING	2,040.00
03/29/2024	21249(A)	GARLOW, BARBARA	PER DIEM-MACP ADMINISTRATIVE ASSISTANT CONF	88.50
03/29/2024	21250(A)	GORDON WATER SYSTEMS	WATER SERVICE	597.57
03/29/2024	21251(A)	GRAHAM, WILLIAM	PER DIEM-WINTER CONFERENCE	77.50
03/29/2024	21252(A)	GRAINGER INC	SHOP SUPPLIES	63.57
03/29/2024	21253(A)	GRIFFIN PEST SOLUTIONS	PEST CONTROL SVCS	437.00
03/29/2024	21254(A)	HERNDON, AUSTIN	PER DIEM - PRO-BOARD VEH & MACH RESCUE COURSE	288.00
03/29/2024	21255(A)	HOFFMAN BROTHERS, INC.	LOCAL STREETS RECONSTRUCTION	412,813.75
03/29/2024	21256(A)	HOUSEAL LAVIGNE ASSOCIATES, LLC	PROFESSIONAL SERVICES - MASTER PLAN	15,924.82
03/29/2024	21257(A)	INFOUSA MARKETING, INC.	2024 POLK CITY DIRECTORY	523.64
03/29/2024	21258(A)	INSIGHT PUBLIC SECTOR, INC.	MONTHLY MICROSOFT O365 CLOUD SVC	6,689.39
03/29/2024	21259(A)	IP CONSULTING, INC.	ORECX RENEWAL	571.50
03/29/2024	21260(A)	J & H OIL COMPANY	BULK FUEL DELIVERY	20,138.63
03/29/2024	21261(A)	JACK DOHENY COMPANIES, INC.	VACTOR REPAIR SUPPLIES	991.03
03/29/2024	21262(A)	JB PRINTING	MARCH PORTAGER NEWSLETTER	7,625.00
03/29/2024	21263(A)	KEHOE, EDWARD J	PZSC TAI CHI & QIGONG EXERCISE INSTRUCTOR	580.00
03/29/2024	21264(A)	KURZAVA, MATTHEW STEPHEN	PZSC FITNESS INSTRUCTOR	720.00
03/29/2024	21265(A)	LAWSON PRODUCTS, INC	REPAIR & MAINTENANCE SUPPLIES	1,192.41
03/29/2024	21266(A)	LRE	EAST CENTRAL TRAIL STAKING	1,750.00
03/29/2024	21267(A)	MACQUEEN EQUIPMENT LLC	FIRE PPE GEAR, SWEEPER REPAIR/MAINT	4,924.10
03/29/2024	21268(A)	MCGINNIS, PATRICK	PER DIEM & EXPS - MME WINTER INSTITUTE CONF	249.03
03/29/2024	21269(A)	MCGUIRE, INGRID	REIMB PARKING-TAX SETTLEMENT MEETING	10.00
03/29/2024	21270(A)	MCLAUGHLIN, GARRETT	PZSC FITNESS INSTRUCTOR PICKLEBALL	160.00

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03/29/2024	21271(A)	MCNALLY ELEVATOR CO.	ELEVATOR MAINTENANCE	159.56
03/29/2024	21272(A)	MIDWEST ENERGY & COMMUNICATIONS	STREETLIGHT ENERGY COSTS	330.32
03/29/2024	21273(A)	MOTOR PARTS AND EQUIPMENT CORP	EQUIPMENT REPAIR & MAINT SUPPLIES	1,397.46
03/29/2024	21274(A)	NASON, RICHARD	PER DIEM-WINTER CONFERENCE	77.50
03/29/2024	21275(A)	NEARMAP US INC	DIGITAL ORTHOPHOTOGRAPHY SUBSCRIPTION	12,900.00
03/29/2024	21276(A)	NYE UNIFORMS	FIRE UNIFORMS	1,668.00
03/29/2024	21277(A)	O'BOYLE-COLWELL-BLALOCK & AS.	LAKEVIEW PARK PHASE 1 & II A&E SVCS	14,687.75
03/29/2024	21278(A)	ONSTAFF USA INC	TEMPORARY EMPLOYEE SERVICES	6,652.39
03/29/2024	21279(A)	PARIS CLEANERS	LAUNDRY SVCS	888.09
03/29/2024	21280(A)	PERCEPTIVE CONTROLS, INC.	SCADA MAINTENANCE SERVICES	22,365.00
03/29/2024	21281(A)	PETERS CONSTRUCTION CO.	EMERGENCY HYDRANT REPAIR	22,922.00
03/29/2024	21282(A)	PHILLIPS, KIMBERLY	REIMB EXS/PER DIEM-SR CTR CONF, OPER EXPS	294.34
03/29/2024	21283(A)	PLASKO, PATRICIA MARIE	PZSC FITNESS INSTRUCTOR BEMOVED & YOGA	590.00
03/29/2024	21284(A)	PORTAGE FIREFIGHTERS	IAFF UNION DUES FOR MARCH 2024	1,890.00
03/29/2024	21285(A)	PORTAGE ON-CALL FIREFIGHTERS	ON CALL FF UNION DUES FOR MARCH 2024	20.00
03/29/2024	21286(A)	PORTAGE POLICE OFFICERS ASSOC	PPOA UNION DUES FOR MARCH 2024	700.00
03/29/2024	21287(A)	PRECISION PRINTER SERVICES INC	PRINTER SUPPORT SERVICES	959.89
03/29/2024	21288(A)	PREIN & NEWHOF	PROFESSIONAL ENG SVCS - WATER RELIABILITY STUDY	6,141.60
03/29/2024	21289(A)	PRINTING SERVICES INC	PRINTING SERVICES	336.00
03/29/2024	21290(A)	QUADIENT LEASING USA, INC	LEASE PAYMENT	732.30
03/29/2024	21291(A)	ROBERT LAMSON, LLC	PRE-COE PSYCH EVAL	150.00
03/29/2024	21292(A)	ROE-COMM, INC.	MISC RADIO SERVICES	492.00
03/29/2024	21293(A)	ROSE, SANDRA K.	PZSC FITNESS INSTRUCTOR CARDIO DRUMMING	400.00
03/29/2024	21294(A)	SCHMIDT, MARY	PZSC FITNESS INSTRUCTOR BONE BUILDER	70.00
03/29/2024	21295(A)	SET ENVIRONMENTAL INC	MILLENIUUM PARK POND CLEANING	7,500.00
03/29/2024	21296(A)	SEVERANCE ELECTRIC COMPANY,INC	TRAFFIC SIGNAL MAINTENANCE	4,836.67
03/29/2024	21297(A)	SHINY BRITE WASHING SYSTEMS LLC	VEHICLE CAR WASHES	243.00
03/29/2024	21298(A)	SIMPLIFILE LLC	DOCUMENT RECORDING	365.75
03/29/2024	21299(A)	SLAVIN, NATHAN	TRAVEL REIMBURSEMENT - INVESTIGATION	661.60
03/29/2024	21300(A)	STOUT, MELISSA JOY	PZSC FITNESS INSTRUCTOR	450.00
03/29/2024	21301(A)	TANNER, STEVE	PER DIEM-WINTER CONFERENCE	77.50
03/29/2024	21302(A)	TELUS COMMUNICATIONS (U.S.) INC	MONTHLY SKYHAWK GPS ACCESS/SERVICE FEES	851.45
03/29/2024	21303(A)	TMK WORLDWIDE, LLC	METER SERVICE	626.86

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03/29/2024	21304(A)	TREYSTAR HOLDINGS, LLC	BROWNFIELD WINTER 2023	6,424.45
03/29/2024	21305(A)	UNITED AUTO. IMPLEMENT WORKERS 2290	UAW UNION DUES FOR MARCH 2024	770.06
03/29/2024	21306(A)	VEOLIA WATER CONTRACT OPERATIONS	UTILITY SYS OPERATION, WATER SYS CHEMICALS	214,939.04
03/29/2024	21307(A)	VIRIDIS DESIGN GROUP	AUSTIN LAKE EASTSHORE PRELIM A&E	7,500.00
03/29/2024	21308(A)	WOLVERINE LAWN SERVICE, INC.	SNOWPLOWING/CROSSWALK SVCS	125.00
03/29/2024	21309(A)	WOLVERINE POWER SYSTEMS	GENERATOR REPAIRS/SERVICE	2,278.80
03/29/2024	21310(A)	XEROX CORPORATION	XEROX COPIER FEE	179.89
Total ACH				1,745,000.11

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03/15/2024	326707	A BETTER WAY TREE CARE LLC	TREE LIMB REMOVAL AT LEXINGTON	400.00
03/15/2024	326708	ADP SCREENING & SELECTION SERVICES	BACKGROUND SCREENING SERVICES	193.95
03/15/2024	326709	ALKHAMIS FINANCIAL	PZSC REFUND FROM RENTAL	150.00
03/15/2024	326710	ALLEGRA PRINT & IMAGING	PRINTING SERVICES	656.00
03/15/2024	326711	AMERICAN PUBLIC WORKS ASSOC.	MEMBERSHIP RENEWALS	2,910.00
03/15/2024	326712	VOID		0.00
03/15/2024	326713	ARROWHEAD SCIENTIFIC, INC.	MISC LAB SUPPLIES	725.89
03/15/2024	326714	ARTWEAR APPAREL GRAPHICS, INC.	HEADWEAR KNIT BEANIES	750.00
03/15/2024	326715	ASCENSION BORGESS HOSPITAL	POST-COE PHYSICAL	258.00
03/15/2024	326716	AUTO TRIM	FIRE APPARATUS MAINT	2,708.00
03/15/2024	326717	B & H PHOTO & ELECTRONICS CORP.	REPLACEMENT DRONE PROPELLERS, BATTERIES	773.36
03/15/2024	326718	BAIRD, ANNE	PZSC REFUND FOR TRIP 240328 GO POLISH	125.00
03/15/2024	326719	BARRY COUNTY FIRE ASSOCIATION	FIRE TRAINING INSTRUCTOR I REGISTRATION	200.00
03/15/2024	326720	BARTHOLOMEW HEATING & COOLING INC	EMER KALCO-WATER HEATER REPLACEMENT	3,640.00
03/15/2024	326721	BAY AREA TOUCHLESS CARWASH LLC	CAR WASHES	376.00
03/15/2024	326722	BIDDLE CONSULTING GROUP, INC.	TESTGENIUS LICENSE RENEWAL	1,895.00
03/15/2024	326723	BLODGETT BUILDERS INC	BD BOND REFUND	8,835.00
03/15/2024	326724	BRINN, CHAUNCEY J.	PORTAGE CULINARY ACADEMY CLASSES	250.00
03/15/2024	326725	BRUCE, MATTHEW ALLEN	NFPA 1041 FIRE INSTRUCTOR II REGISTRATIONS	825.00
03/15/2024	326726	BUTZIRUS, KELSEY	SCHRIER PARK DEPOSIT REFUND	150.00
03/15/2024	326727	CAPITOL STRATEGIES, LLC	CONSULTING SERVICES	6,000.00
03/15/2024	326728	CARAHSOFT TECHNOLOGY CORPORATION	CELLEBRITE DIGITAL INTELLIGENCE INVEST PLATFORM	30,545.62
03/15/2024	326729	CHICAGO TITLE	UTILITY BILLING OVERPAYMENT	61.28

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03/15/2024	326730	CITY OF KALAMAZOO TREASURER	SANITARY SEWER CHARGES	409,344.37
03/15/2024	326731	CROSSROADS EXPERT AUTO SERVICE	POLICE TOWING SVC	241.00
03/15/2024	326732	CUNNINGHAM, DANIEL R	PZSC PRESENTER'S FEE COOKING DEMO	273.62
03/15/2024	326733	D L GALLIVAN INC.	COPY MACHINE USAGE CHARGES	157.84
03/15/2024	326734	D L Z MICHIGAN INC	ENGINEERING SERVICES - WEST MILHAM	7,949.95
03/15/2024	326735	DAVE'S CONCRETE PRODUCTS, INC.	SIDEWALK & GUTTER REPAIR	808.00
03/15/2024	326736	DETROIT SALT CO.	SEASONAL BACKUP SALT	13,728.24
03/15/2024	326737	DETROIT SALT CO.	SEASONAL BACKUP SALT	41,596.88
03/15/2024	326738	DOBBS, CATHERINE	PZSC REFUND FOR BEMOVED CLASSES	43.00
03/15/2024	326739	DORRANCE FORD INC	MAINTENANCE REPAIR SUPPLIES	35.02
03/15/2024	326740	ED DRESLINSKI CONSULTING INC	FIRST LINE SUPERVISION REGISTRATION	595.00
03/15/2024	326741	ELLIS, STEVEN RICHARD	PZSC PRESENTER'S FEE ALL NEW WEEKEND ESCAPES	100.00
03/15/2024	326742	EMERGENCY VEHICLE PRODUCTS	CHANGEOVERS, TRANSMISSION REPAIR	68,654.65
03/15/2024	326743	ENG., INC.	CONSOLIDATED DRAIN REHABILITATION	853.75
03/15/2024	326744	ENPOINTE ENTERPRISES LTD	MIRROR ON ROLLING FLOOR STAND-PZSC	4,335.00
03/15/2024	326745	EVANS, JESSICA	PZSC PARKINSON'S EXERCISE INSTRUCTOR	875.00
03/15/2024	326746	FLETCHER ENTERPRISES	DRYWALL REPAIRS, PZSC BLDG REPAIR/MAINT	7,785.00
03/15/2024	326747	FORESTRY SUPPLIERS, INC.	CHAINSAW CHAPS & SAFETY GEAR	23.99
03/15/2024	326748	GORDON FOOD SERVICE	PZSC COFFEE BAR & SUPPLIES; TR ROOM SUPPLIES	193.54
03/15/2024	326749	GULLETTE, MEGAN LEIGH	UNIFORM SHIRTS	711.00
03/15/2024	326750	HALLAHAN & ASSOCIATES, P.C.	ASSESSING LEGAL SERVICES	103.34
03/15/2024	326751	HAYWOOD, MADELON	PZSC REFUND FOR SILVER SNEAKER MEMBERSHIP	30.00
03/15/2024	326752	HOEKSEMA, PAM	GRAIN ELEVATOR FEES & DEPOSIT REFUND	360.00
03/15/2024	326753	HOFFMAN, JUDY	PZSC REFUND FOR CLASSES	86.00
03/15/2024	326754	HOME DEPOT	REPAIR & MAINT SUPPLIES	2,166.18
03/15/2024	326755	VOID		0.00
03/15/2024	326756	INT'L SOCIETY OF FIRE SERVICE INSTR	FIRE TRAINING LIVE FIRE CREDENTIAL-FIXED FAC	550.00
03/15/2024	326757	J & J LOCKSMITHS	LOCK/CYLINDER REPAIRS	832.09
03/15/2024	326758	JANSSEN, AMANDA	MEAL REIMBS-CMO & MAYOR PRO TEM, STAFF	154.18
03/15/2024	326759	JASKOLSKI, JADE	PZSC EVENT BOURBON TASTING BARTENDERS	200.00
03/15/2024	326760	JOHN BALL ZOO	ANIMAL INTERACTION PROGRAM	253.00
03/15/2024	326761	K2AVL INC	SOUND SYSTEM DEP FOR UPCOMING EVENTS	3,067.75
03/15/2024	326762	KALAMAZOO COUNTY TREASURER	COLONIAL ACRES FEBRUARY 2024 MOBILE HOME	272.50

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03/15/2024	326763	KALAMAZOO LANDSCAPE SUPPLIES	RESTORATION SUPPLIES	468.00
03/15/2024	326764	KALAMAZOO LOG CABIN QUILTERS	PZSC RENTAL DEPOSIT REFUND	250.00
03/15/2024	326765	KING, CATY	GRAIN ELEVATOR DEPOSIT REFUND	150.00
03/15/2024	326766	KLENOW, MARY	PZSC REFUND FOR TRIPP 240504 DELAWARE	50.00
03/15/2024	326767	KONICA MINOLTA BUSINESS SOLUTIONS	PRINTER MAINTENANCE FEE	110.00
03/15/2024	326768	LANGUAGE LINE, INC	LANGUAGE SERVICES	267.35
03/15/2024	326769	LEFAIVE, TAMSON	PZSC REFUND FOR CLASSES	66.00
03/15/2024	326770	LEXISNEXIS RISK DATA MANAGEMENT INC	MONTHLY ACCURINT	1,235.00
03/15/2024	326771	LYSTER EXTERIORS	ROOF REPAIR AT STUART MANOR	1,380.00
03/15/2024	326772	MALSOM, ANDREA JEAN	PZSC CLASS INSTRUCTOR PARKINSON'S EXERCISE	450.00
03/15/2024	326773	MCDONALD'S TOWING & RESCUE, INC.	POLICE TOWING SERVICES	92.50
03/15/2024	326774	MENARDS	REPLACEMENT MICROWAVE	460.03
03/15/2024	326775	METRO CONSULTING ASSOCIATES, LLC	ROW/LAND ACQUISITION SERVICES	904.00
03/15/2024	326776	MICH MUNICIPAL POLICE & FIRE REPAIR	POLICE VEHICLE REPAIR & MAINT	1,623.59
03/15/2024	326777	MICHIGAN MUNICIPAL LEAGUE	MEMBERSHIP DUES	70.00
03/15/2024	326778	MICHIGAN MUNICIPAL LEAGUE	MML 2024 WINTER INSTITUTE-OUTREACH DINNER	10.00
03/15/2024	326779	MICHIGAN SECURITY AND LOCK LLC	MISC LOCK AND KEY SERVICES	573.55
03/15/2024	326780	MICHIGAN STATE FIREMANS ASSOC.	FIRE TRAINING BOOKS	322.79
03/15/2024	326781	MISS DIG SYSTEM, INC.	MISS DIG ANNUAL MEMBERSHIP FEE	22,816.20
03/15/2024	326782	MLIVE MEDIA GROUP	LEGAL PUBLISHINGS	6,003.18
03/15/2024	326783	MOORLAG, JOSIE LIN	YOGA 4 LIFE CLASSES	944.00
03/15/2024	326784	MTM BUSINESS SYSTEMS	COMBAT WEAPON PANELS	3,003.65
03/15/2024	326785	NEXTHILL CAPITAL PARTNERS, LLC	100 DEF-302 BEAN BAGS ROUNDS	633.61
03/15/2024	326786	OFFICE DEPOT, INC.	OFFICE SUPPLIES	438.08
03/15/2024	326787	OMNISCIENT HOLDINGS, LLC	WATER USE PERMIT REFUND	1,550.00
03/15/2024	326788	ON DUTY GEAR, LLC	BALLISTIC VESTS & CARRIERS, MISC SUPPLIES	995.00
03/15/2024	326789	ORBIS ENVIRONMENTAL CONSULTING	PUBLIC ART HISTORY - LATHROP HOTEL RESEARCH	2,400.00
03/15/2024	326790	PAPWORTH, NANCY	PZSC REFUND FOR TRIP 240428 KILL A MOCKINGBIRD	130.00
03/15/2024	326791	PEDAL BICYCLES	BIKE SHARE PRESEASON MAINTENANCE	834.92
03/15/2024	326792	PERRY, TINA	PER DIEM-MCDA SPRING CONFERENCE	16.25
03/15/2024	326793	PETERMAN CONCRETE CO.	CURBS & GUTTERS	188.14
03/15/2024	326794	RATHCO SAFETY SUPPLY, INC.	SIGN REPAIR/REPLACEMENT	670.25
03/15/2024	326795	REITZ, DARLENE K.	PZSC FEE DOWNSIZING & DECLUTTERING	200.00

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Check Date	Check	Vendor Name	Description	Amount
03/15/2024	326796	RENEWED EARTH, INC.	LEAF AND BRUSH DISPOSAL	8,166.66
03/15/2024	326797	RESTORATIVE LAKE SCIENCES, LLC	2024 WEST LAKE WEED MANAGEMENT PROGRAM	1,875.00
03/15/2024	326798	SCHAU, RANDALL	PZSC PRESENTER FEE WRIGHT BROTHERS, FAS FACTS	200.00
03/15/2024	326799	SHI INTERNATIONAL CORP.	ENT CLOUD CONTROLLER & MERAKI LIC - CITY PARKS	3,666.67
03/15/2024	326800	SIGN SHOP OF WESTERN MICHIGAN	PZSC OPERATING SUPPLIES	327.00
03/15/2024	326801	CITY EMPLOYEE	REISSUE OF STALE CHECK FROM 8/24 PR	754.15
03/15/2024	326802	SOUND THINKING, INC.	SUBSCRIPTION FOR RESOURCE ROUTER	6,400.00
03/15/2024	326803	SPARTAN DISTRIBUTORS INC.	REPAIR & MAINT SUPPLIES	4,411.34
03/15/2024	326804	SPECTRUM PRINTERS, INC.	ABSENT VOTER APP SELF MAILER QUAD	3,786.57
03/15/2024	326805	SPIRIT SHOPPE, INC.	FIRE UNIFORMS	117.00
03/15/2024	326806	STATE OF MICHIGAN	SOR REGISTRATIONS	120.00
03/15/2024	326807	STATE OF MICHIGAN (BOILER DIV)	BOILER INSPECTION FEES	305.00
03/15/2024	326808	STATE OF MICHIGAN (DOT)	MDOT CONTRACT RECONSTRUCTION-MULT LOCS	49,436.51
03/15/2024	326809	STATE OF MICHIGAN (EGLE)	WATER USE REPORTING FEE- MPIR	200.00
03/15/2024	326810	STATE SYSTEMS RADIO, INC	RADIO SERVICES FEES	561.00
03/15/2024	326811	STAUFFER, AARON	GRAIN ELEVATOR DEPOSIT REFUND	150.00
03/15/2024	326812	STEENSMA LAWN & POWER EQUIPMENT	REPAIR & MAINT SUPPLIES	7,971.73
03/15/2024	326813	T-MOBILE USA INC	MISC CELL PHONE CHARGES	4,283.18
03/15/2024	326814	TEMPLE, LOIS	PZSC REFUND FOR TRIP 240328 GO POLISH	125.00
03/15/2024	326815	TRIFECTA NETWORKS, LLC	PZSC EQUIPMENT FOR OPERATING	150.00
03/15/2024	326816	U S SIGNAL COMPANY, LLC	MONTHLY INTERNET FIBER SERVICES	900.00
03/15/2024	326817	ULINE, INC.	BLDG MAINTENANCE SUPPLIES-STORAGE RACKS	4,507.41
03/15/2024	326818	UNITED PARCEL SERVICE	UPS WEEKLY	18.18
03/15/2024	326819	US HYD LLC	NEW AUGER SPINNER MOTOR	342.35
03/15/2024	326820	USPS	PZSC POSTAGE PERMIT #58	782.22
03/15/2024	326821	USPS	PZSC POSTAGE PERMIT #58 022224	872.79
03/15/2024	326822	VAN BUREN COUNTY TITLE	REFUND OVER PAID FINAL UTILITY BILL	83.22
03/15/2024	326823	VITARO, JAMES T	HAWG TROUGH FISH TANK - SCALIN' UP EVENT	1,000.00
03/15/2024	326824	WIGHTMAN	ENGINEERING SVCS-WEST CENTRE AVENUE	10,500.00
03/15/2024	326825	WILD, JED	PER DIEM-EMU FIRE STAFF & COMMAND	453.85
03/15/2024	326826	WILLIAMS & WORKS	ENG SVCS-S WESTNEDGE AVE RECONSTRUCTION	12,128.57
03/15/2024	326827	ZERO WASTE USA, INC.	DOG PARK WASTE BAGS FOR ALL PARKS	2,761.36
03/22/2024	326828	ARIF, MUHAMMAD	REIMB EXPS-ASPHALT PAVING INSPECTION WKSP	226.10

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03/22/2024	326829	AT&T	ELECTRONIC COMMUNICATIONS	90.85
03/22/2024	326830	VERIZON WIRELESS	CELL PHONE/WIRELESS CARD SVC	732.78
03/22/2024	326831	WSMH, INC.	BLACK HISTORY MONTH EVENT	1,500.00
03/29/2024	326832	ALLEGRA PRINT & IMAGING	PRINTING SERVICES	1,017.00
03/29/2024	326833	ALLIED MECHANICAL SERVICE	BUILDING REPAIR/MAINTENANCE	7,103.57
03/29/2024	326834	B & H PHOTO & ELECTRONICS CORP.	REPLACEMENT DRONE GIMBAL COVER	24.26
03/29/2024	326835	BERGLUND, PATRICIA	PZSC REFUND FOR TRIP 240417	130.00
03/29/2024	326836	BRONSON HEALTHCARE GROUP	LEGAL BLOOD DRAWS	200.00
03/29/2024	326837	BROOKE SUPPLIES LLC	WOOL BLANKETS	113.25
03/29/2024	326838	CAMPBELL AUTO SUPPLY	MISC AUTO SUPPLIES	40.68
03/29/2024	326839	CHANDLER, KYLER	PER DIEM & EXPS - MME WINTER INSTITUTE CONF	222.80
03/29/2024	326840	CHAPIN SERVICES, LLC	TREE REMOVAL SERVICES	19,000.00
03/29/2024	326841	CINTAS CORPORATION NO. 2	UNIFORM CHARGES	789.48
03/29/2024	326842	CITY OF KALAMAZOO TREASURER	BIO DIESEL FUEL	449.96
03/29/2024	326843	DAME, PETER	PER DIEM & EXPS - MME WINTER INSTITUTE CONF	755.56
03/29/2024	326844	DAVE'S CONCRETE PRODUCTS, INC.	CURB & GUTTER REPAIR	857.50
03/29/2024	326845	DELUCA, ANN	PZSC REFUND FOR TRIP 240921	25.00
03/29/2024	326846	DIRECT FITNESS SOLUTIONS, LLC	PZSC FITNESS EQUIPMENT MAINTENANCE	485.00
03/29/2024	326847	EMERGENCY VEHICLE PRODUCTS	BRAKE REPAIR/REPLACEMENT	4,374.21
03/29/2024	326848	ENG., INC.	DESIGN & CONSTRUCTION ENG-RAMONA PK PLAT	5,027.50
03/29/2024	326849	FIRST IMPRESSIONS	CHILD PRINT ID KITS	1,325.00
03/29/2024	326850	FITZPATRICK, SUE	PZSC REFUND FOR TRIP 240327	50.00
03/29/2024	326851	FOUNE WELL DRILLING, INC.	WELL ABANDONMENT FOR DEMOLITION	700.00
03/29/2024	326852	GIS WORKSHOP LLC	PUBWORKS - WORK ORDER SYSTEM SUBSCRIPTION	6,200.00
03/29/2024	326853	GORDON FOOD SERVICE	PZSC COFFEE BAR & SUPPLIES	231.78
03/29/2024	326854	GRAVES, RAE ANN	REIMBURSEMENT FOR ELECTION POSTAGE	4.88
03/29/2024	326855	GREAT LAKES PLUMBING	EMER KAL CO-REPAIR PLUMBING	2,902.50
03/29/2024	326856	GREAT LAKES WATERPROOFING SOLUTIONS	KAL CO-WATERPROOF & STABILIZE BASEMENT WALL	8,750.00
03/29/2024	326857	GREATER KALAMAZOO FOP LODGE 98	FOP PORTION OF PPOA UNION DUES FOR MARCH	3,295.20
03/29/2024	326858	H J DEATON & SON INC.	SOFTBALL FIELDS STONE DUST	1,525.15
03/29/2024	326859	HIGGS, SUE	PZSC REFUND FOR TRIP 240417	130.00
03/29/2024	326860	HOCKEY SERVICES	PARKS MPIR- SKATE SHARPENING	70.00
03/29/2024	326861	HOME DEPOT	REPAIR & MAINT SUPPLIES	1,338.23

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Check Date	Check	Vendor Name	Description	Amount
03/29/2024	326862	VOID		0.00
03/29/2024	326863	J & J LOCKSMITHS	LOCKS CHANGE	170.00
03/29/2024	326864	JOZWIK, HEATHER	FIRE TRAINING WOMEN IN FIRE CONF REGISTRATION	175.00
03/29/2024	326865	KALAMAZOO COUNTY HEALTH & COMMUNITY	MPIR FOOD SERVICE LICENSE	1,349.90
03/29/2024	326866	KALAMAZOO COUNTY TREASURER	OAKBROOK APRIL 2024 MOBILE HOME TAXES	610.00
03/29/2024	326867	KALAMAZOO LANDSCAPE SUPPLIES	RESTORATION SUPPLIES FOR PARKS	773.00
03/29/2024	326868	KEAN, PEG	PZSC REFUND FOR TRIP 240624	200.00
03/29/2024	326869	KENT COMMUNICATIONS INC.	PRINTING/POSTAGE 2024 ASSESSMENT CHANGE	2,694.39
03/29/2024	326870	KLOK, BRIAN	PER DIEM-WINTER CONFERENCE	77.50
03/29/2024	326871	KONICA MINOLTA BUSINESS SOLUTIONS	PRINTER/COPIER/SCANNER FIRE ADMIN	5,190.16
03/29/2024	326872	LED LIGHTING WHOLESALE INC.	REPLACEMENT BULBS	352.80
03/29/2024	326873	LERMA, INC	LERMA MEMBERSHIP	75.00
03/29/2024	326874	LOVERS LANE PROPERTIES LLC	2023 WINTER BROWNFIELD DISBURSEMENT	3,035.85
03/29/2024	326875	LYSTER EXTERIORS	CDBG-REPLACE ROOF & SKYLIGHT	11,450.00
03/29/2024	326876	MCDONALD'S TOWING & RESCUE, INC.	POLICE TOWING SERVICES	25.00
03/29/2024	326877	MENARDS	REPAIR & MAINT SUPPLIES	343.38
03/29/2024	326878	METZGER'S, INC.	EMER KALCO-REPLACE FURNACE	4,375.00
03/29/2024	326879	MI ASSOC. OF CHIEFS OF POLICE	ACCRED CONTINUATION FEE, SUM PROF DEV CONF	980.00
03/29/2024	326880	MICH MUNICIPAL POLICE & FIRE REPAIR	POLICE VEHICLE REPAIR & MAINT	139.15
03/29/2024	326881	MLIVE MEDIA GROUP	LEGAL NOTICES & AFFIDAVITS	1,462.79
03/29/2024	326882	NATIONWIDE POWER SOLUTIONS, INC.	ANNUAL SERVICE CONTRACT FOR UPS	3,050.14
03/29/2024	326883	NAYLOR LANDSCAPE MANAGEMENT INC.	PZSC SNOW REMOVAL	2,551.04
03/29/2024	326884	OFFICE DEPOT, INC.	OFFICE SUPPLIES	400.00
03/29/2024	326885	OPEN ROADS BIKE PROGRAM	EARN A BIKE WORKSHOPS	1,575.00
03/29/2024	326886	PETERMAN CONCRETE CO.	CURB & GUTTER REPAIR	169.81
03/29/2024	326887	PETTY CASH-ANTONIA ALEMAN	REPLENISHMENT CHECK	329.97
03/29/2024	326888	PETTY CASH-DANA FAIR	REPLENISHMENT CHECK	629.84
03/29/2024	326889	PETTY CASH-KIM STEWART	REPLENISHMENT CHECK	237.08
03/29/2024	326890	PORTAGE PLUMBING SERVICES LLC	EMER KAL CO-REPLACE WATER HEATER	2,159.70
03/29/2024	326891	QUADMED, INC.	FIRE EMS SUPPLIES	557.51
03/29/2024	326892	RATHCO SAFETY SUPPLY, INC.	ROAD SIGNS LOCALS	1,011.50
03/29/2024	326893	REY, JOHN	PZSC REFUND FOR PROGRAM SILVER SNEAKERS	40.00
03/29/2024	326894	RIVERSIDE INTEGRATED SYSTEMS, INC.	ANNUAL INSPECTION OF FIRE ALARM	247.00

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03/29/2024	326895	ROBERTSON, PAMELA	PZSC REFUND FOR TRIP 240417	130.00
03/29/2024	326896	RYAN, JEREMY	PZSC RENTAL REFUND	450.00
03/29/2024	326897	SCHUPAN & SONS, INC.	SHEET METAL	488.51
03/29/2024	326898	SCOTT, ROD	KALCO-BUILD ACCESS DOOR/INSULATE CRAWL SP	475.00
03/29/2024	326899	SHAMBAUGH & SON, LP	FIRE SUPPRESSION INSPECTION	330.00
03/29/2024	326900	SHERROD, JUDY	PZSC REFUND FOR TRIP 240524	300.00
03/29/2024	326901	SOLITUDE LAKE MANAGEMENT, LLC	EGLE PERMIT-AUSTIN LAKE WEED TREATMENT	1,600.00
03/29/2024	326902	SOUTH CONGREGATION OF JEHOVAH WITNE	PZSC RENTAL SECURITY DEPOSIT REFUND	250.00
03/29/2024	326903	SPARTAN DISTRIBUTORS INC.	REPAIR & MAINT SUPPLIES	516.19
03/29/2024	326904	SPECTRUM PRINTERS, INC.	ELECTION MAILINGS	5,647.78
03/29/2024	326905	STEENSMA LAWN & POWER EQUIPMENT	SMALL EQUIPMENT REPAIR/MAINTENANCE	359.61
03/29/2024	326906	SWENSON, CONNIE	PZSC REFUND FOR TRIP 240504	50.00
03/29/2024	326907	SYMPRO INC.	INVESTMENT MODULE ANNUAL MAINT	6,687.50
03/29/2024	326908	TEAM SUPPORT SERVICES, LLC	RECORDS STORAGE	747.05
03/29/2024	326909	ULINE, INC.	MISC EVIDENCE SUPPLIES	81.87
03/29/2024	326910	UNITED PARCEL SERVICE	UPS WEEKLY	6.00
03/29/2024	326911	VANNIMAN, TAMMY	PZSC REFUND FOR TRIP 240327	60.00
03/29/2024	326912	WEIR, JUDY	PZSC REFUND FOR TRIP 240327	50.00
03/29/2024	326913	WENSTRUP, CATHY	PZSC REFUND FOR TRIPS 240327 & 240624	250.00
03/29/2024	326914	WEST HILLS ATHLETIC CLUB	FIRE FITNESS PROGRAM/ASSESSMENTS	4,200.00
03/29/2024	326915	WILD, JED	REIMB EXPS-EMU FIRE STAFF & COMMAND PRG	595.00
03/29/2024	326916	WRAPS N SIGNS	SCHOOL RESOURCE VEHICLES GRAPHICS	678.00
03/29/2024	326917	XAVUS SOLUTIONS	PZSC KEY TAGS	860.00
03/29/2024	326918	850 TRADE CENTRE, LLC	DDA CAPTURE REIMBURSEMENT - HOMEWOOD STE	14,389.04
03/28/2024	326919	BAKER, MARK D.	SUMMER TAX REF DUE TO PRE CHANGE	1,601.35
Total Paper Checks				962,399.49

Check Type: Auto-Pay Payments

03/11/2024	CONSUMERS ENERGY	GAS-ELECTRIC	3,340.03
03/12/2024	CONSUMERS ENERGY	GAS-ELECTRIC	944.09
03/13/2024	CONSUMERS ENERGY	GAS-ELECTRIC	9,605.67
03/15/2024	CONSUMERS ENERGY	GAS-ELECTRIC	4,876.50
03/18/2024	MISSIONSQUARE	EMPLOYER RETIREMENT CONTRIBUTIONS	90,397.43

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03/19/2024		CONSUMERS ENERGY	GAS-ELECTRIC	546.40
03/21/2024		CONSUMERS ENERGY	GAS-ELECTRIC	267.09
03/26/2024		FINTECHEFT	PZSC PROGRAM SUPPLIES	151.14
03/28/2024		CONSUMERS ENERGY	GAS-ELECTRIC	233.35
03/28/2024		BLUE CROSS/BLUE SHIELD OF MI	HEALTH INSURANCE	7,205.33
Total Auto-Pay Payments				117,567.03

Check Type: Electronic Payments

03/12/2024		HUNTINGTON NATIONAL BANK	INVESTMENT PURCHASE	963,739.31
03/15/2024		HUNTINGTON NATIONAL BANK	DEBT SERVICE FEES	500.00
03/15/2024		MULTIPLE	IAFF, PPCOA, PPOA, UAW PENSION PAYMENTS	96,311.56
03/15/2024		MULTIPLE	WEEKLY TAX DISBURSEMENT 2/29/24	263,211.14
03/28/2024		SBF	POSTAGE - WATER/SEWER BILLS	2,266.48
03/29/2024		HUNTINGTON NATIONAL BANK	DEBT SERVICE PAYMENTS	84,991.97
Total Electronic Payments				1,411,020.46

Grand Total **4,235,987.09**

TO: Honorable Mayor and City Council

FROM: Pat McGinnis, City Manager

SUBJECT: Partial Refund of Liquor License Application Fees

SUPPORTING PERSONNEL: Erica Eklov, City Clerk

ACTION RECOMMENDED: Approve a refund in the amount of \$350 each to the following liquor license applicants for a portion of the application fee: Mr. Ronald Hotrum (SoccerZone); Mr. Jaspal Singh (Que Buenos); and, Ms. Balwinder Kaur and Mr. Atinderpal Singh (Indian Delight).

At the March 19, 2024, City Council Meeting, the City Council reviewed the recommendation of the Small Business Committee regarding three liquor license applications and discussed the city's available Class C Quota License. After discussion, the City Council voted to deny awarding the license to any of the applicants. In the course of the discussion, Councilmember Young noted that there was a misconception relayed by the Michigan Liquor Control Commission to the applicants that the city has quota licenses and simply hands them out. Additionally, Mayor Randall expressed concern that each of the applicants paid the city's \$850 application fee without any of them receiving the license. Councilmember Young relayed that the Committee had discussed providing a \$350 refund as the deciding rubric was not well advertised.

As a result of this discussion and debate, the City Council came to a consensus that a refund of a portion of the application fee would be appropriate. Therefore, it is recommended that City Council approve a refund in the amount of \$350 each to the following liquor license applicants for a portion of the application fee: Mr. Ronald Hotrum (SoccerZone); Mr. Jaspal Singh (Que Buenos); and Ms. Balwinder Kaur and Mr. Atinderpal Singh (Indian Delight).

FUNDING: Funding is available from the original application fee.

Attachments: None

TO: Honorable Mayor and City Council

FROM: Pat McGinnis, City Manager

SUBJECT: Revised PA 198 Industrial Tax Abatement Incentive Policy

SUPPORTING PERSONNEL: Peter Dame, Chief Development Officer
Erica Eklov, City Clerk
Aaron Powers, City Assessor
Jonathon Hallberg, Deputy Director of Economic Development

ACTION RECOMMENDED: Adopt the revised PA 198 Industrial Tax Abatement Incentive Policy.

The Plant Rehabilitation and Industrial Development Districts Act, (known as the Industrial Facilities Exemption) PA 198 of 1974, as amended, provides a tax incentive to manufacturers to enable the renovation and expansion of aging facilities, assist in the building of new facilities, and to promote the establishment of high-tech facilities. An Industrial Development District (IDD) must be created before initiating a project. An Industrial Facilities Exemption (IFE) certificate entitles the facility to exemption from ad valorem real and/or personal property taxes for a term of one (1) to twelve (12) years as determined by the local unit of government. Applications are filed, reviewed, and approved by the local unit of government, but the State Tax Commission (STC) is ultimately responsible for final approval and issuance of certificates. Exemptions are not effective until approved by the STC.

Over the last two years, staff have worked to streamline the existing City Council Industrial Tax Abatement Incentive Policy and associated documents, to make the process more efficient for both staff and applicants. The policy was last updated in February 2022. Since that time, the City Administration has taken on new staff in the Community Development Department, which has brought a fresh perspective and insight toward improving the city's current policy and procedures.

The proposed revisions to the Industrial Tax Abatement Incentive Policy are as follows:

- Replace the submission of paper documents with electronic submissions.
- Require a construction schedule and projected cost sheet for the contemplated improvements and/or renovations.
- Remove the requirement for a complete listing of personal property investments. Personal property is no longer abated under PA 198.
- Revise job requirements from two years to three years after project completion to increase flexibility and accommodate economic fluctuations.
- Update references to the former Michigan Department of Environmental Quality (MDEQ) to the Michigan Department of Energy, Great Lakes, and the Environment (EGLE).
- Update the filing fee to be current with recent updates to the Council-approved fee schedule, with language added to automatically adjust based on future permit and fee updates by City Council.

- Remove the requirement of a Project Impact Analysis by the Finance Department, in lieu of the Property Tax Analysis which accomplishes the same objective - focused on the effect of the IFT Abatement on all taxing bodies.
- Include qualified research and development areas based upon PA198 and allow for the inclusion of general industrial areas and qualified research and development areas.
- Grant consideration and evaluation of additional construction time requests by applicants.
- Remove references to personal property investment requirements relative to extensions. Personal property no longer qualifies for IFT Abatement.
- Permit speculative building submissions based upon the parameters of PA 198, MCL 207.533 (8b).
- Require applicants to submit their annual project performance reports to the City Manager's Office for review rather than the City Clerk's Office.

Red-line/Strikeout versions of the associated documents are attached for reference. In light of the above information, it is recommended that City Council adopt the revised Industrial Tax Abatement Incentive Policy and Fee Resolution.

FUNDING: The policy revisions will not cause additional expenditures to the General Fund. Alternatively, the application fee was updated to \$2,040 by City Council in January 2024 to better reflect the staff time incurred and total capturable amount as authorized by the State of Michigan.

Attachments:

1. INDUSTRIAL TAX ABATEMENT POLICY Draft (clean) 2024
2. INDUSTRIAL TAX ABATEMENT POLICY Draft (mark up) 2024

CITY OF PORTAGE INDUSTRIAL TAX ABATEMENT INCENTIVE POLICY

The City of Portage encourages the growth and development of the local industry and business tax base, the creation of additional job opportunities for community residents and desires to continue to provide incentives for industry and business expansion. The City Council also recognizes the essential responsibility to the community to maintain the array of public services necessary to ensure the high quality of life that exists in Portage. To facilitate tax base expansion and to fulfill these responsibilities, the City Council hereby establishes this City of Portage Industrial Tax Abatement Incentive Policy.

The City of Portage is *A Natural Place to Move*. To continue to be a community in which growth and development can prosper, the following attributes important to all industries and businesses will be maintained:

- **Low Tax Rate.** The maintenance of the lowest feasible tax rate compared to other full-service cities is essential to economic development and will facilitate expansion and job creation: A very competitive City of Portage tax rate will be continued.
- **Utility Service Rates.** The maintenance of competitive utility rates is also important to provide opportunities for continued growth and development: Cost effective rates and the efficient delivery of utility services by the City of Portage will be continued.
- **Capital Improvements.** Investments in existing public street, water, and sewer infrastructure and the expansion of these public systems are necessary and will encourage additional private sector investment: The annual 10-year Capital Improvement Program budget will continue to reflect essential public improvements within the community.
- **Quality of Life Investments.** To provide opportunities for industry and business expansion and to ensure high quality of life standards, public safety, business and neighborhood services, cultural and recreational programming and related community attributes must be maintained: Quality of life investments will be continued by the City of Portage to foster a safe, *Living, Working and Learning* community.

In addition to these important locally-determined economic development and growth factors, the City Council will offer eligible industries and businesses the opportunity to apply for property tax abatements under Michigan statute in order to induce further private sector investment in the community.

Inquiries concerning this policy can be directed to the Department of Community Development (269.329.4474), in Portage City Hall, 7900 South Westnedge Avenue, Portage, Michigan 49002.

DATE OF ADOPTION BY CITY COUNCIL: April 9, 2024

PA 198 Plant Rehabilitation and Industrial Development District Policy Review Criteria

The City Council will consider economic inducements in the context of tax abatement applications received under Michigan statute based on the following general policy criteria and more specific tax abatement provisions. These standards will be equally applied during the review of abatement applications from eligible local and out-of-town industries and businesses.

- *The project will promote diversification of the City of Portage economy and tax base;*
- *The project will promote revitalization of aging and/or obsolete buildings and facilities;*
- *The project for which the tax abatement is requested will provide a diverse employment base for the workforce;*
- *The development or redevelopment of a proposed industrial facility, or the revitalization of an existing business facility, will be consistent with community land use objectives and environmental objectives.*
- *The expanded or new industrial facility, or the revitalized commercial facility, can be accommodated by present and/or future requirements for city services including roads, public utilities and public safety;*
- *The applicant meets current financial obligations to the city and is in compliance with all applicable statutes and city ordinances;*
- *The applicant has no pending or current litigation against the city (including appeals to the Michigan Tax Tribunal);*
- *A public purpose would be served (i.e. to expand the tax base, promote income growth and capital investment in the community, to develop/expand technology, advance manufacturing, life science and other targeted business with an anticipated future growth, create new/retain existing jobs, as well as any applicable multiplier effects of additional employment associated with a projects);*
- *City Council finds that the project impacts, including benefits, costs and environmental impacts of the proposed industrial facility, will benefit the community and will not result in the impairment of the operation or the financial soundness of any taxing jurisdiction.*

The above-mentioned criteria are not intended to be exhaustive and the Portage City Council reserves the right to consider such additional criteria, which are intended under these goals and objectives that promote the general health, safety, and welfare principles of the City of Portage. Periodic review of this policy will be necessary to ensure consistency with the community objectives and needs.

Industrial Tax Abatement Application Information

The following sections reference the framework for processing and considering industrial tax abatement applications as provided under Public Act 198 of 1974, Plant Rehabilitation and Industrial Development Districts Act, as amended. This policy, these procedures, and related provisions will assist the industrial community in the continuing effort to contribute to the health and vibrancy of the City of Portage. The following sections address:

1. Process for Consideration of an Industrial Development or Plant Rehabilitation District Application
2. Process for Consideration of an Industrial Facilities Exemption Certificate Application
3. Industrial Tax Abatement Incentive Provisions
4. Industrial Project Reporting/Monitoring
5. Transfer of an Industrial Facilities Exemption Certificate and Certificate Revocation
6. Final Project Cost Differences
7. Time Extensions for Facility Completion
8. Dissolving an Industrial Development or a Plant Rehabilitation District

1. Process for Consideration of an Industrial Development District or Plant Rehabilitation District Application

Applicants requesting establishment of an industrial development district or plant rehabilitation district must file with the City Clerk a:

- Letter of request and the current Michigan Department of Treasury Form 1012 (attached).
- Legal description, site plan and survey of the proposed district (8-1/2 inch by 11-inch file format), which will conform to the legal description boundary and site improvements necessary for the operation of the facility (including access drives, off-street parking and loading areas, water, sanitary sewer and storm water facilities).
- Construction schedule and projected cost sheet for real property improvements.
- For personal property, a complete listing of personal property investments is encouraged but not required.
- If applicable, provide a copy of the real property/facility lease(s). The term of any lease must be at least as long as the tax abatement period requested.
- Complete listing of annual salaries of the jobs expected to be created and retained within three years of project completion.
- Notarized statement that the company is in compliance with applicable environmental requirements and whether or not the company is under enforcement action by the Michigan Department of EGLE or US EPA.
- The filing fee is \$2,040 as of 2024, or two percent of the total property taxes abated under the act for the term that the industrial facilities exemption certificate is in effect, whichever is less, as specified by statute. The minimum filing fee shall be updated annually by Council resolution and this policy shall automatically update to the current annual filing fee structure. (The fee covers, in part, costs of processing the application, including legal costs, publication expenses, document retention and associated costs.)

Consistent with statutory provisions, applications for the establishment of an industrial development or plant rehabilitation district shall be filed, and can only be approved, prior to the commencement of construction, alteration, or installation of, or of an acquisition related to, the proposed replacement facility or new facility. All additional statutory requirements of PA198 of 1974, as amended, applicable to establishment of an industrial development or plant rehabilitation district must be fulfilled.

A public hearing will be scheduled by City Council to consider the application. The applicant will be notified of the date of the hearing and proper legal notices will be prepared, mailed and published by the City Clerk. The applicant must attend the public hearing for the establishment of a new district.

Final approval on the establishment of the district will be decided by City Council. The application will be reviewed by the Portage City Administration and a report will be prepared for City Council.

The report will specifically review the impacts of the proposed project on the community, which will include a:

- Preliminary environmental assessment, which will examine the availability of utilities, relevant environmental conditions, land and water resources that may be affected including impacts on adjacent properties; and
- Property tax analysis, which will estimate taxes received by affected taxing units with and without the abatement and the total abatement valuation percentage approved in the city.

2. Process for Consideration of an Industrial Facilities Exemption Certificate Application

For applicants that have filed an application to create a new district, and the establishment of the new district is approved, the application will immediately proceed to consideration of the industrial facilities exemption certificate, or within not more than 60 days after establishment of a new district.

For applicants wishing to file an application for an additional industrial facilities exemption certificate within an existing district, the applicant must file the following documents to the Office of the City Clerk:

- Letter of request and the applicable Michigan Department of Treasury Form 1012 (attached).
- Legal description, site plan and survey of the proposed district (8-1/2 inch by 11-inch format), which will conform to the legal description boundary and site improvements necessary for the operation of the facility (including access drives, off-street parking and loading areas, water, sanitary sewer and storm water facilities).
- Construction schedule and projected cost sheet for real property improvements.
- For personal property, a complete listing of personal property investments is encouraged but not required.
- If applicable, a copy of the real property/facility lease(s). The term of any lease must be at least as long as the tax abatement period requested.
- A complete listing of annual salaries of the job(s) expected to be created and retained within three years of project completion.
- Notarized statement that the company is in compliance with applicable environmental requirements and whether or not the company is under enforcement action by the Michigan EGLE or US EPA.
- Copy of the Portage resolution establishing the industrial development or plant rehabilitation district.
- The filing fee is \$2,040 as of 2024, or two percent of the total property taxes abated under the act for the term that the industrial facilities exemption certificate is in effect, whichever is less, as specified by statute. The minimum filing fee shall be updated annually by Council resolution and this policy shall automatically update to the current annual filing fee structure. (The fee covers, in part, costs of processing the application, including legal costs, publication expenses, document retention and associated costs.)

Consistent with statutory provisions, applications for the consideration of an industrial facilities exemption certificate **shall be filed within six months** after the commencement of the restoration, replacement, or construction of the facility. Also, all additional statutory requirements of PA198 of 1974, as amended, applicable to the approval and granting of an industrial facilities exemption certificate must be fulfilled.

Prior to consideration of a certificate application by City Council, the statute requires the applicant to enter into a written tax abatement agreement with the City of Portage that includes conditions to be fulfilled during the period of the tax abatement. The applicant is also required to sign an affidavit with regard to fees concerning any payments made to the city. The agreement and affidavit will be provided by the city.

A public hearing will be scheduled by City Council to consider the application. The applicant will be notified of the date of the hearing and proper legal notices will be prepared, mailed and published by the City Clerk. The applicant must attend the public hearing for the industrial facilities exemption certificate.

Final approval of the certificate will be decided by City Council not more than 60 days after receipt of the application by the City Clerk. For applicants filing an application for a certificate within an existing district, the application will be reviewed by the Portage City Administration and a report prepared for City Council. The report will specifically review the impacts of the proposed project on the community, which will include a:

- Preliminary environmental assessment, which will examine the availability of utilities, relevant environmental conditions or land and water resources that may be affected including impacts on adjacent properties; and
- Property tax analysis, which will estimate taxes received by affected taxing units with and without the abatement and the total abatement valuation percentage approved in the city.

To expedite the review process noted in steps 1 and 2 above, the public hearing to review and consider the creation of a new or expanded district; and the public hearing to review and consider an application for an exemption certificate may be scheduled at the same City Council meeting.

3. Industrial Tax Abatement Incentive Provisions

The following incentives are considered inducements to encourage eligible industrial investment in the community:

1. An industrial development district or plant rehabilitation district may be established, and an industrial facilities exemption certificate may be recommended for approval, only when the new or replacement facility is located:
 - a. within the general industrial areas, and qualified research and development areas, identified in the Portage Comprehensive Plan, Future Land Use Plan map or current zoning map; and
 - b. where municipal water and sewer utility services are available, or the utilities will be extended to the proposed industrial facility, and the proposed industrial facility will be, upon completion, connected to municipal services.
2. The term of an Industrial Facility Exemption Certificate for a project involving real property improvements within new or replacement facilities will be **up to six years after completion** except as may be increased by City Council consistent with the following subsection numbers 3 and 4 below. Additional construction time requests will be evaluated by the City Administration prior to submission to City Council.
3. City Council may grant one additional **up to three-year time period** to an applicant that proposes:
 - To locate in an underutilized industrial facility that has been vacant for more than one year. (This additional period of time is not applicable to an existing industry that relocates from an existing industrial facility in Portage to the underutilized facility, except that an expansion into an underutilized facility may qualify for the additional three-year period.); or
 - To complete an investment in real property that exceeds \$10 million; or
 - To create 50 or more new jobs with the *median annual salary* above 80% of the Kalamazoo County Area Median Income for a one-person household; or

- To create a minimum of 25 new jobs, *all* of which have an annual salary above 80% of the Kalamazoo County Area Median Income for a one-person household.
4. City Council may grant one additional, **up to six-year time period**, to an applicant that proposes:
- To complete an investment in real property that exceeds \$20 million; or
 - To create 100 or more new jobs with the *median annual salary* above 80% of the Kalamazoo County Area Median Income for a one-person household; or
 - To create a minimum of 50 new jobs, *all* of which have an annual salary above 80% of the Kalamazoo County Area Median Income for a one-person household.
5. Speculative buildings are permitted within Industrial Development Districts. MCL 207.533 (8b) requires that a speculative building be constructed before a specific user is identified. A Speculative Building means a new building that meets all of the following criteria and the machinery, equipment, furniture, and fixtures are located in the new building:
- a. the building is owned by or approved as a speculative building by resolution of a local governmental unit in which the building is located or the building is owned by a development organization and located in the district of the development organization.
 - b. the building is constructed for the purpose of providing a manufacturing facility before the identification of a specific user of that building.
 - c. the building does not qualify as a replacement facility.
 - d. the speculative building was constructed less than nine years before the filing of the exemption certificate.
 - e. the speculative building has not been occupied since the completion of construction
6. Consistent with statutory provisions that allow additional abatement periods, but limits the total abatement periods to 12 years, the owner, or lessee of the new or replacement facility may, within the final year in which the certificate is effective, apply for one additional certificate, the time period of which will not exceed three additional years. In considering the request, the City Council may approve the additional period if the applicant has fulfilled all the terms of the original tax abatement agreement and exceeds either of the following:
- a. The number of new jobs promised or the number of jobs retained, or
The estimated project cost (investment) as indicated in the initial industrial facilities exemption certificate application, and the additional abatement period does not impair the operation, or the financial soundness, of any local taxing jurisdiction.

4. Industrial Project Reporting/Monitoring

Consistent with the terms of the tax abatement agreement, an industrial facilities exemption certificate holder must submit an annual project performance report to the City Manager's Office on or before July 1 of each year for the term of the agreement. The City Assessor will prepare a summary of all active tax abatement certificates for information, follow-up and monitoring.

City Council will receive the official report from each certificate holder that sets forth the progress in attaining and maintaining the requirements of the tax abatement agreement and the provisions of the certificate application.

In the event that the annual project performance report is not received by the City Manager's Office and/or the City Council finds that the certificate holder is not in compliance with the commitments made in the tax abatement agreement, City Council may take action to request revocation of the certificate from the State Tax Commission in a manner consistent with PA198 of 1974, as amended.

All annual reports from certificate holders will be available for public inspection at the Office of the City Clerk. A Master List of all current tax abatement holders and a map of existing Industrial Development District will also be available via the City of Portage website at www.portagemi.gov.

Consistent with statutory provisions, if the taxes applicable to real property are not timely paid, and after notice and service upon the owner of a certificate of nonpayment, the industrial facilities exemption certificate will be automatically terminated as provided in PA198 of 1974, as amended.

5. Transfer of an Industrial Facilities Exemption Certificate and Certificate Revocation

The transfer of an existing industrial facilities exemption certificate by the holder of a certificate to a new owner or lessee requires the filing of an application for an industrial facilities certificate, payment of the established filing fee, public hearing, approval by City Council and approval by the State Tax Commission. The application will be processed in the same manner as an industrial facilities exemption certificate application as provided in PA198 of 1974, as amended.

The revocation of an existing industrial facilities exemption certificate will be considered by the City Council and a resolution requesting that the State Tax Commission revoke the certificate if:

- a. The proposed industrial facility has not been completed within two years after the effective date of the industrial facilities exemption certificate; or
- b. The purpose for which the certificate was issued is not being fulfilled as a result of a failure of the certificate holder to proceed in good faith with the replacement, restoration, construction, or operation of the facility.

6. Final Project Cost Differences

Consistent with the Administrative Rules of the State Tax Commission, if the final project cost will be greater by more than 10 percent of the total estimated amount specified in the industrial facilities exemption certificate application as originally approved, the applicant must file a letter of request with the City Clerk requesting approval of the revised amount. The letter must indicate the original costs and the revised costs and provide an explanation. This procedure cannot be used to expand the scope of the project as originally approved. City Council will review the request and if a resolution is adopted that approves the revised costs, the certificate holder can request that the State Tax Commission issue a revised certificate.

7. Time Extensions for Facility Completion

Consistent with the Administrative Rules of the State Tax Commission, if the certificate holder finds that the project will not be finished by the time originally indicated on the approved application, the applicant must file a letter of request with the City Clerk requesting approval of the extension. The letter must state the original completion date, the revised completion date and must provide an explanation. City Council may approve, disapprove, or may approve with conditions, a revised certificate ending date. It is the City Council policy to approve a time extension with no change in the ending date to the original certificate, unless there are extenuating circumstances presented by the applicant that are acceptable. City Council will review the request and, if a resolution is adopted that

approves the time extension request, the certificate holder can request that the State Tax Commission grant an extension.

8. Dissolving an Industrial Development District or Plant Rehabilitation District

City Council may, upon its own initiative, abolish a district if the Industrial Facilities Exemption Certificate application is not filed within two years of the date that City Council established the district, or if the applicable certificate is no longer in effect, or if the applicable certificate has been revoked by the State Tax Commission. Prior to dissolution of the district, a public hearing will be held by City Council. The City Clerk will provide written notice of the public hearing, by certified mail, to the owner of record of the property within the district, to the applicant who originally submitted the industrial development district or plant rehabilitation district application and to the affected taxing jurisdictions. If City Council adopts a resolution that dissolves the district, the City Clerk will forward the resolution to the State Tax Commission.

Attachment: Michigan Department of Treasury form 1012

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CITY OF PORTAGE INDUSTRIAL TAX ABATEMENT INCENTIVE POLICY

The City of Portage encourages the growth and development of the local industry and business tax base, the creation of additional job opportunities for community residents and desires to continue to provide incentives for industry and business expansion. The City Council also recognizes the essential responsibility to the community to maintain the array of public services necessary to ensure the high quality of life that exists in Portage. To facilitate tax base expansion and to fulfill these responsibilities, the City Council hereby establishes this City of Portage Industrial Tax Abatement Incentive Policy.

The City of Portage is *A Natural Place to Move*. To continue to be a community in which growth and development can prosper, the following attributes important to all industries and businesses will be maintained:

- **Low Tax Rate.** The maintenance of the lowest feasible tax rate compared to other full-service cities is essential to economic development and will facilitate expansion and job creation: A very competitive City of Portage tax rate will be continued.
- **Utility Service Rates.** The maintenance of competitive utility rates is also important to provide opportunities for continued growth and development: Cost effective rates and the efficient delivery of utility services by the City of Portage will be continued.
- **Capital Improvements.** Investments in existing public street, water, and sewer infrastructure and the expansion of these public systems are necessary and will encourage additional private sector investment: The annual 10-year Capital Improvement Program budget will continue to reflect essential public improvements within the community.
- **Quality of Life Investments.** To provide opportunities for industry and business expansion and to ensure high quality of life standards, public safety, business and neighborhood services, cultural and recreational programming and related community attributes must be maintained: Quality of life investments will be continued by the City of Portage to foster a safe, *Living, Working and Learning* community.

In addition to these important locally-determined economic development and growth factors, the City Council will offer eligible industries and businesses the opportunity to apply for property tax abatements under Michigan statute in order to induce further private sector investment in the community.

Inquiries concerning this policy can be directed to the Department of Community Development (269.329.4474), in Portage City Hall, 7900 South Westnedge Avenue, Portage, Michigan 49002.

| DATE OF ADOPTION BY CITY COUNCIL: April, 2024

PA 198 Plant Rehabilitation and Industrial Development District Policy Review Criteria

The City Council will consider economic inducements in the context of tax abatement applications received under Michigan statute based on the following general policy criteria and more specific tax abatement provisions. These standards will be equally applied during the review of abatement applications from eligible local and out-of-town industries and businesses.

- *The project will promote diversification of the City of Portage economy and tax base;*
- *The project will promote revitalization of aging and/or obsolete buildings and facilities;*
- *The project for which the tax abatement is requested will provide a diverse employment base for the workforce;*
- *The development or redevelopment of a proposed industrial facility, or the revitalization of an existing business facility, will be consistent with community land use objectives and environmental objectives.*
- *The expanded or new industrial facility, or the revitalized commercial facility, can be accommodated by present and/or future requirements for city services including roads, public utilities and public safety;*
- *The applicant meets current financial obligations to the city and is in compliance with all applicable statutes and city ordinances;*
- *The applicant has no pending or current litigation against the city (including appeals to the Michigan Tax Tribunal);*
- *A public purpose would be served (i.e. to expand the tax base, promote income growth and capital investment in the community, to develop/expand technology, advance manufacturing, life science and other targeted business with an anticipated future growth, create new/retain existing jobs, as well as any applicable multiplier effects of additional employment associated with a projects);*
- *City Council finds that the project impacts, including benefits, costs and environmental impacts of the proposed industrial facility, will benefit the community and will not result in the impairment of the operation or the financial soundness of any taxing jurisdiction.*

The above-mentioned criteria are not intended to be exhaustive and the Portage City Council reserves the right to consider such additional criteria, which are intended under these goals and objectives that promote the general health, safety, and welfare principles of the City of Portage. Periodic review of this policy will be necessary to ensure consistency with the community objectives and needs.

Industrial Tax Abatement Application Information

The following sections reference the framework for processing and considering industrial tax abatement applications as provided under Public Act 198 of 1974, Plant Rehabilitation and Industrial Development Districts Act, as amended. This policy, these procedures, and related provisions will assist the industrial community in the continuing effort to contribute to the health and vibrancy of the City of Portage. The following sections address:

1. Process for Consideration of an Industrial Development or Plant Rehabilitation District Application
2. Process for Consideration of an Industrial Facilities Exemption Certificate Application
3. Industrial Tax Abatement Incentive Provisions
4. Industrial Project Reporting/Monitoring
5. Transfer of an Industrial Facilities Exemption Certificate and Certificate Revocation
6. Final Project Cost Differences
7. Time Extensions for Facility Completion
8. Dissolving an Industrial Development or a Plant Rehabilitation District

1. Process for Consideration of an Industrial Development District or Plant Rehabilitation District Application

Applicants requesting establishment of an industrial development district or plant rehabilitation district must file with the City Clerk a:

- Letter of request and ~~four copies of~~ the current Michigan Department of Treasury Form 1012 (attached).
- Legal description, site plan and survey of the proposed district (on 8-1/2 inch by 11 inch paper file format), which will conform to the ~~outer perimeter of the building foundation~~ legal description boundary and site improvements necessary for the operation of the facility (including access drives, off-street parking and loading areas, water, sanitary sewer and storm water facilities).
- Construction schedule and projected cost sheet for real property improvements.
- ~~For personal property, a complete listing of personal property investments is to be encouraged but not required provided.~~
- If applicable, provide a copy of the real property/facility ~~and or personal property/equipment~~ lease(s). The term of any lease must be at least as long as the tax abatement period requested.
- A Complete listing of annual salaries of the jobs(s) expected to be created and retained within two-three years of project completion.
- Notarized statement that the company is in compliance with applicable environmental requirements and whether or not the company is under enforcement action by the Michigan Department of EGLE or US EPA.
- The filing fee is \$~~1,800~~2,040 as of 2024, or two percent of the total property taxes abated under the act for the term that the industrial facilities exemption certificate is in effect, whichever is less, as specified by statute. The minimum filing fee shall be updated annually by Council resolution and this policy shall automatically update to the current annual filing fee structure. —(The fee covers, in part, costs of processing the application, including legal costs, publication expenses, document retention and associated costs.)

Consistent with statutory provisions, applications for the establishment of an industrial development or plant rehabilitation district shall be filed, and can only be approved, prior to the commencement of construction, alteration, or installation of, or of an acquisition related to, the proposed replacement facility or new facility. All additional statutory requirements of PA198 of 1974, as amended, applicable to establishment of an industrial development or plant rehabilitation district must be fulfilled.

A public hearing will be scheduled by City Council to consider the application. The applicant will be notified of the date of the hearing and proper legal notices will be prepared, mailed and published by the City Clerk. The applicant must attend the public hearing for the establishment of ~~the a new~~ district.

Final approval on the establishment of the district will be decided by City Council. The application will be reviewed by the Portage City Administration and a report will be prepared for City Council.

The report will specifically review the impacts of the proposed project on the community, which will include a:

- ~~Project impact analysis, which will examine benefits and costs of the proposed facility;~~
- Preliminary environmental assessment, which will examine the availability of utilities, relevant environmental conditions, land and water resources that may be affected including impacts on adjacent properties; and
- Property tax analysis, which will estimate taxes received by affected taxing units with and without the abatement and the total abatement valuation percentage approved in the city.

2. Process for Consideration of an Industrial Facilities Exemption Certificate Application

For applicants that have filed an application to create a new district, and the establishment of the new district is approved, the application will immediately proceed to consideration of the industrial facilities exemption certificate, or within not more than 90~~60~~ days after establishment of a new district.

For applicants wishing to file an application for an additional industrial facilities exemption certificate within an existing district, the applicant must file the following documents to the Office of the City Clerk:

- Letter of request and ~~four copies of~~ the applicable Michigan Department of Treasury Form 1012 (attached).
- Legal description, site plan and survey of the proposed district (on 8-1/2 inch by 11-inch format paper), which will conform to the outer perimeter of the building foundation legal description boundary and site improvements necessary for the operation of the facility (including access drives, off-street parking and loading areas, water, sanitary sewer and storm water facilities).
- Construction schedule and projected cost sheet for real property improvements.
- For personal property, a complete listing of personal property investments is ~~to be provided~~encouraged but not required.
- If applicable, ~~provide~~ a copy of the real property/facility ~~and or personal property/equipment~~ lease(s). The term of any lease must be at least as long as the tax abatement period requested.
- A complete listing of annual salaries of the job(s) expected to be created and retained within ~~two-three~~ years of project completion.
- Notarized statement that the company is in compliance with applicable environmental requirements and whether or not the company is under enforcement action by the Michigan EGLE or US EPA.
- Copy of the Portage resolution establishing the industrial development or plant rehabilitation district.
- The filing fee is \$~~1,800~~2,040 as of 2024, or two percent of the total property taxes abated under the act for the term that the industrial facilities exemption certificate is in effect, whichever is less, as specified by statute. The minimum filing fee shall be updated annually by Council resolution and this policy shall automatically update to the current annual filing fee structure. (The fee covers, in part, costs of processing the application, including legal costs, publication expenses, document retention and associated costs.)

Consistent with statutory provisions, applications for the consideration of an industrial facilities exemption certificate shall be filed within six months after the commencement of the restoration, replacement, or construction of the facility. Also, all additional statutory requirements of PA198 of 1974, as amended, applicable to the approval and granting of an industrial facilities exemption certificate must be fulfilled.

Prior to consideration of a certificate application by City Council, the statute requires the applicant to enter into a written tax abatement agreement with the City of Portage that includes conditions to be fulfilled during the period of the tax abatement. The applicant is also required to sign an affidavit with

regard to fees concerning any payments made to the city. The agreement and affidavit will be provided by the city.

A public hearing will be scheduled by City Council to consider the application. The applicant will be notified of the date of the hearing and proper legal notices will be prepared, mailed and published by the City Clerk. The applicant must attend the public hearing for the industrial facilities exemption certificate.

Final approval of the certificate will be decided by City Council not more than 60 days after receipt of the application by the City Clerk. For applicants filing an application for a certificate within an existing district, the application will be reviewed by the Portage City Administration and a report prepared for City Council. The report will specifically review the impacts of the proposed project on the community, which will include a:

- ~~Project impact analysis, which will examine benefits and costs of the proposed facility;~~
- Preliminary environmental assessment, which will examine the availability of utilities, relevant environmental conditions or land and water resources that may be affected including impacts on adjacent properties; and
- Property tax analysis, which will estimate taxes received by affected taxing units with and without the abatement and the total abatement valuation percentage approved in the city.

To expedite the review process noted in steps 1 and 2 above, the public hearing to review and consider the creation of a new or expanded district; and the public hearing to review and consider an application for an exemption certificate may be scheduled at the same City Council meeting.

3. Industrial Tax Abatement Incentive Provisions

The following incentives are considered inducements to encourage eligible industrial investment in the community:

1. An industrial development district or plant rehabilitation district may be established and an industrial facilities exemption certificate may be recommended for approval only when the new or replacement facility is located:
 - a. within the general industrial areas, and qualified research and development areas, identified in the Portage Comprehensive Plan, Future Land Use Plan map or current zoning map; and
 - b. where municipal water and sewer utility services are available, or the utilities will be extended to the proposed industrial facility, and the proposed industrial facility will be, upon completion, connected to municipal services.
2. The term of an Industrial Facility Exemption Certificate for a project involving real property improvements within new or replacement facilities will be **up to six years** after completion, except as may be increased by City Council consistent with the following subsection numbers 43 and 54 below. Additional construction time requests will be evaluated by the City Administration prior to submission to City Council.
- ~~3. The term of an Industrial Facility Exemption Certificate for a project involving personal property improvements within new or replacement facilities will be up to three years, except as may be increased by City Council consistent with the following numbers 4 and 5 below.~~
- ~~4.3.~~ City Council may grant one additional **up to three-year** time period to an applicant that proposes:

- To locate in an underutilized industrial facility that has been vacant for more than one year. (This additional period of time is not applicable to an existing industry that relocates from an existing industrial facility in Portage to the underutilized facility, except that an expansion into an underutilized facility may qualify for the additional three-year period.); or
- To complete an investment in real ~~and/or personal~~ property that exceeds \$10 million; or
- To create 50 or more new jobs with the *median annual salary* above 80% of the Kalamazoo County Area Median Income for a one-person household; or
- To create a minimum of 25 new jobs, *all* of which have an annual salary above 80% of the Kalamazoo County Area Median Income for a one-person household.

5.4. City Council may grant one additional, **up to six-year time period**, to an applicant that proposes:

- To complete an investment in real ~~and/or personal~~ property that exceeds \$20 million; or
- To create 100 or more new jobs with the *median annual salary* above 80% of the Kalamazoo County Area Median Income for a one-person household; or
- To create a minimum of 50 new jobs, *all* of which have an annual salary above 80% of the Kalamazoo County Area Median Income for a one-person household.

5. Speculative buildings are permitted within Industrial Development Districts ~~will not be established~~are permitted for speculative buildings. MCL 207.533 (8b) requires that a speculative building be constructed before a specific user is identified. A Speculative Building means a new building that meets all of the following criteria and the machinery, equipment, furniture, and fixtures are located in the new building:

- the building is owned by or approved as a speculative building by resolution of a local governmental unit in which the building is located or the building is owned by a development organization and located in the district of the development organization.
- the building is constructed for the purpose of providing a manufacturing facility before the identification of a specific user of that building.
- the building does not qualify as a replacement facility.
- the speculative building was constructed less than nine years before the filing of the exemption certificate.
- the speculative building has not been occupied since the completion of construction

6. Consistent with statutory provisions that allow additional abatement periods, but limits the total abatement periods to 12 years, the owner, or lessee of the new or replacement facility may, within the final year in which the certificate is effective, apply for one additional certificate, the time period of which will not exceed three additional years. In considering the request, the City Council may approve the additional period if the applicant has fulfilled all of the terms of the original tax abatement agreement and exceeds either of the following:

- The number of new jobs promised or the number of jobs retained, or
The estimated project cost (investment) as indicated in the initial industrial facilities exemption certificate application, and the additional abatement period does not impair the operation, or the financial soundness, of any local taxing jurisdiction.

4. Industrial Project Reporting/Monitoring

Consistent with the terms of the tax abatement agreement, an industrial facilities exemption certificate holder must submit an annual project performance report to the ~~City Clerk~~City Manager's Office-on or before July 1 of each year for the term of the agreement. The City Assessor will prepare a summary of all active tax abatement certificates for information, follow-up and monitoring.

City Council will receive the official report from each certificate holder that sets forth the progress in attaining and maintaining the requirements of the tax abatement agreement and the provisions of the certificate application.

In the event that the annual project performance report is not received by the ~~City Clerk~~City Manager's Office and/or the City Council finds that the certificate holder is not in compliance with the commitments made in the tax abatement agreement, City Council may take action to request revocation of the certificate from the State Tax Commission in a manner consistent with PA198 of 1974, as amended.

All annual reports from certificate holders will be available for public inspection at the Office of the City Clerk. A Master List of all current tax abatement holders and a map of existing Industrial Development District will also be available via the City of Portage website at www.portagemi.gov.

Consistent with statutory provisions, if the taxes applicable to real property are not timely paid, and after notice and service upon the owner of a certificate of nonpayment, the industrial facilities exemption certificate will be automatically terminated as provided in PA198 of 1974, as amended.

5. Transfer of an Industrial Facilities Exemption Certificate and Certificate Revocation

The transfer of an existing industrial facilities exemption certificate by the holder of a certificate to a new owner or lessee requires the filing of an application for an industrial facilities certificate, payment of the established filing fee, public hearing, approval by City Council and approval by the State Tax Commission. The application will be processed in the same manner as an industrial facilities exemption certificate application as provided in PA198 of 1974, as amended.

The revocation of an existing industrial facilities exemption certificate will be considered by the City Council and a resolution requesting that the State Tax Commission revoke the certificate if:

- a. The proposed industrial facility has not been completed within two years after the effective date of the industrial facilities exemption certificate; or
- b. The purpose for which the certificate was issued is not being fulfilled as a result of a failure of the certificate holder to proceed in good faith with the replacement, restoration, construction, or operation of the facility.

6. Final Project Cost Differences

Consistent with the Administrative Rules of the State Tax Commission, if the final project cost will be greater by more than 10 percent of the total estimated amount specified in the industrial facilities exemption certificate application as originally approved, the applicant must file a letter of request with the City Clerk requesting approval of the revised amount. The letter must indicate the original costs, and the revised costs, and provide an explanation. This procedure cannot be used to expand the scope of the project as originally approved. City Council will review the request and if a resolution is adopted that approves the revised costs, the certificate holder can request that the State Tax Commission issue a revised certificate.

7. Time Extensions for Facility Completion

Consistent with the Administrative Rules of the State Tax Commission, if the certificate holder finds that the project will not be finished by the time originally indicated on the approved application, the applicant must file a letter of request with the City Clerk requesting approval of the extension. The letter must state the original completion date, the revised completion date and must provide an explanation. City Council may approve, disapprove, or may approve with conditions, a revised certificate ending date. It is the City Council policy to approve a time extension with no change in the ending date to the original certificate, unless there are extenuating circumstances presented by the applicant that are acceptable. City Council will review the request and, if a resolution is adopted that approves the time extension request, the certificate holder can request that the State Tax Commission grant an extension.

8. Dissolving an Industrial Development District or Plant Rehabilitation District

City Council may, upon its own initiative, abolish a district if the Industrial Facilities Exemption Certificate application is not filed within two years of the date that City Council established the district, or if the applicable certificate is no longer in effect, or if the applicable certificate has been revoked by the State Tax Commission. Prior to dissolution of the district, a public hearing will be held by City Council. The City Clerk will provide written notice of the public hearing, by certified mail, to the owner of record of the property within the district, to the applicant who originally submitted the industrial development district or plant rehabilitation district application and to the affected taxing jurisdictions. If City Council adopts a resolution that dissolves the district, the City Clerk will forward the resolution to the State Tax Commission.

Attachment: Michigan Department of Treasury form 1012

TO: Honorable Mayor and City Council

FROM: Pat McGinnis, City Manager

SUBJECT: Resolution Opposing HB 4965 Video Streaming Franchise Fees

SUPPORTING PERSONNEL: None

ACTION RECOMMENDED: Approve the resolution to oppose HB 4965 and authorize the City Manager to execute all documents related to this action on behalf of the city.

HB 4965 was introduced to the Michigan House of Representatives in September 2023. This bill would exempt all streaming and satellite services such as Netflix, Disney+, Hulu, YouTube TV, and others from the definition of video service, effectively exempting these companies from sharing the cost of maintaining local right of way with more traditional media services such as AT&T and Spectrum. HB 4965 was passed by the Michigan House of Representatives in October and now sits in the Senate Oversight Committee.

If passed by the Senate and signed by Governor Whitmer, this law would be devastating in terms of funding for the use of public rights of way in Michigan, including Portage. The City currently uses the \$675,000 per year in franchise fee revenue (primarily from Spectrum) to fund all community engagement activities, including the live-streaming of public meetings, video production services, and the publishing and mailing of the Portager newsletter. This amount is already declining each year due to the ongoing transition to streaming services, with the revenue reaching a high in 2016 at \$872,000.

Streaming services are using public real estate to boost earnings for investors worldwide and municipal governments have been stripped of most control over our rights of way by pre-emptive Federal and State legislation advocated by special interests. City employees now spend countless hours and dollars chasing underground and overhead utility providers who crowd municipal rights of way and make construction and maintenance exceedingly costly.

Considering the detrimental impact this bill would have on City of Portage revenues and public engagement activities, it is therefore recommended that City Council approve the resolution to oppose HB 4965 and authorize the City Manager to execute all documents related to this action on behalf of the city.

FUNDING: Not applicable.

Attachments: 1. RESOLUTION OPPOSING HB 4965

RESOLUTION OPPOSING HB 4965

- WHEREAS** Video/Cable franchise fees charged to Video/Cable providers has resulted in approximately \$100 Million dollars of General Fund Revenue for Local Government across Michigan for the last several decades; and
- WHEREAS** HB 4965 threatens to terminate that revenue stream; and
- WHEREAS** HB 4965 is advanced by Netflix and other Video Streamers, including Satellite Video providers, in an effort to avoid the assessment of these franchise fees on their Streaming Video Services; and
- WHEREAS** the Michigan Video Service law, 2006 PA 480 carefully protects these Local revenues by providing that ALL Video Service Providers shall pay a fair rent for use of the Public Rights of Way regardless of the manner of providing their video service, including Internet Protocol; and
- WHEREAS** Netflix and Satellite and other Video “Streamers” do utilize the ROW at least in part and transmit their video streaming product via Internet Protocol and as such, those “Streamers” are subject to Franchise Fees; and
- WHEREAS** the transition from traditional Cable/Video to Streaming Internet based Video is rapidly accelerating the last couple of year and it is therefore crucial that Local governments be able to assess franchise fees on Streamers as the new form of Cable/Video Service in order to maintain current levels of Revenue; and
- WHEREAS** the loss of \$100 Million Dollars annually in General Fund Revenues will be catastrophic to essential service funding including public safety, street maintenance, general government operations, elections, public engagement, parks, senior services, housing and all other treasured local government services.

NOW THEREFORE BE IT RESOLVED that the City of Portage **opposes HB 4965** and directs that this resolution be transmitted to State Representatives Morse and Rogers, Senator McCann and the Governor Whitmer.

TO: Honorable Mayor and City Council

FROM: Pat McGinnis, City Manager

SUBJECT: Final PD Site Plan for a senior housing facility at 732, 810, 830, and 906 E. Centre Avenue

SUPPORTING PERSONNEL: Peter Dame, Chief Development Officer

ACTION RECOMMENDED: Approve the Final PD Site Plan for a senior housing facility at 732, 810, 830, and 906 E. Centre Avenue with the condition that the applicant shall submit the completed and recorded storm water agreement to the City.

The applicant, Joe Nawrocki (representative of Trilogy Health Services), has submitted a Final PD Site Plan following the previously-approved Tentative Plan to establish a senior housing facility at 732, 810, 830, and 906 E. Centre Avenue.

The proposed development consists of a total of 103 units for a variety of senior living care with many on-site amenities. A breakdown of living units is available further below. On-site amenities include community dining areas, a café, pub/parlor, physical/occupational therapy, hair salon, and outdoor activity areas, and more. The existing Beacon Memory Care (currently closed) building will be re-used. Two new building additions to the east and south will be provided. A variety of site improvements are proposed, including a new parking lot and access drive along E. Centre Avenue, a new stormwater basin in the southeast corner, and installing new site landscaping, lighting, fencing, perimeter driveway, and internal sidewalks. The development will connect to city water and sewer utilities and have a private on-site stormwater system. These proposed improvements are shown in the attached site plan drawings. The existing Otis Montessori Academy (currently closed) and associated parking lot are planned for demolition to facilitate the proposed improvements. Further, the applicant will obtain a parcel line adjustment with the residential owner of 906 E. Centre Avenue for the proposed stormwater basin. The total building area (existing plus proposed additions) consists of 87,312 square feet.

If approved, construction is expected to start this summer (2024) and is expected to be accomplished entirely in one phase.

The components and associated proposed and existing units of Trilogy Health and the project density are detailed as the following:

- Assisted Living: 22 Units (22 beds)
- Skilled Nursing: 49 Units (50 beds)
- Assisted Living Memory Care: 12 Units (16 beds)
- Assisted Living (Existing – Beacon Memory Care): 20 Units
- 83 Total units for the proposed addition
- Total: 103 Units
- Density: 14.99 units/ acre (103 units/ 6.87 acres)

The Tentative Plan and Rezoning were approved by the Planning Commission on June 1, 2023, and by the Council on August 8, 2023. The property is currently zoned Planned Development.

Applicable Zoning Regulations

The following sections of Chapter 42. Division 4 & 5 Zoning Districts and District Regulations apply and are addressed further in this report:

- [Subdivision 2](#) – Site Plan Review
- [Subdivision 11](#) – PD, Planned Development District

Proposed Planned Development Final (Site) Plan

The applicant has submitted a Final PD Site Plan application seeking final site plan approval for the project per Section 42-375 *Planned Development* and Sec 42-482 *Site Plan Review*. The attached site plans and narrative address Planned Development criteria under Sec 42-375 and Site Plan elements under Sec 42-482.

Sec 42-482 Site Plan Review

The applicant has submitted a detailed site plan, showing parking areas, access points, building footprint, utility locations, and other site improvements.

Sec 42-375 Planned Development

The Planned Development review process involves the following two steps per [Sec. 42-375](#):

Step 1) Tentative Plan review (Items A-G, Sec 42-375) identifies part(s) or whole project features; analyzes the impact on neighborhood, streets, utilities, and the natural environment; and determines consistency with adopted local plans. *The Tentative Plan was approved by the City Council on August 8, 2023.*

Step 2) Final Plan review (Items H-M, Sec 42-375), identifies and analyzes detailed drawings of project improvements (streets, utilities, lot dimensions, etc.). *The Final PD Site Plan application is at this step.*

Sec 42-375(H) Standards for final plan

The Tentative Plan and Rezoning (#22/23-9, from OS-1 Office and B-1 Local Business to Planned Development) were approved by the Planning Commission on June 1, 2023, and by the City Council on August 8, 2023. The proposed Final PD (Site) Plan is found to be in substantial compliance with the previously approved Tentative Plan.

Building Setbacks

As indicated in the approved Tentative Plan, there are no defined building yard setbacks under the Planned Development district. Per Sec. 42-374, the Planning Commission shall review the proposed building location to determine neighborhood appropriateness. The building setback distances in the Final Plan are consistent with what was approved in the Tentative Plan, and are shown in the table below.

Yard Setbacks	Front (Lakewood Dr ROW)	Front (E. Centre Ave. ROW)	East Side	West Side	Rear (South)

Existing Building (Beacon Memory Care)	100'	57'	>100'	43'	>100'
Proposed 1st Story Addition	>100'	>100'	>100'	38'	41'
Proposed 2nd Story Addition	>100'	83'	92'	>100'	33'

Parking and Landscaping

The project's parking area of 114 spaces was previously approved under the Tentative Plan which also included a reduction in the parking required (as allowed under Sec 42-520 (O)). The Final PD Plan is consistent with the Tentative Plan approval. As discussed during the Tentative Plan, a traffic impact study was not required for this development. Also, as consistent with the approved Tentative Plan, the Final PD Plan shows a loading bay located along the rear of the 1-story building addition and will be accessible by a new perimeter access drive. Due to the loading bay's proximity to homes to the immediate south, the applicant will install an 8-foot-tall privacy fence as shown in the attached Final PD site plan.

During the public hearings on the Tentative Plan, a concern from an adjacent resident on Centre Avenue about screening was received. The applicant has addressed this concern by providing a six-foot tall privacy fence along the eastern property line and between the residents' house on Centre Avenue and the storm basin located at the southeastern corner of the Trilogy site. Trilogy will keep the tree at the back of the resident's yard on the border between the properties by building the fence around it, as shown in the submitted site plan drawings.

Planned Development - Sec 42-374 Site Development Requirements and Sec 42-375 (Items H-M) Plan review and approval (PD, planned development); Final Plan

Staff analysis has been prepared based on consistency with the previously approved Tentative Plan and Sec 42-375 Items H-M Final (Site) Plan. Overall, staff find the proposed plans to be consistent with the previously-approved Tentative Plan.

Evaluations from the Development Review Team (DRT)

This project was reviewed by the Development Review Team (DRT) who ensures that the proposed development is consistent with the City's infrastructure, engineering, and other requirements including streets, sewers, water mains, storm water, parking, landscaping, and others. The DRT is comprised of representatives from the Department of Transportation and Utilities, Fire Department, Department of Parks and Recreation, Office of the City Assessor, and Department of Community Development.

At the March 21, 2024, Planning Commission meeting, DRT had the following pending items (summarized):

- 1) Transportation & Utility Department: ensure all utility items are addressed; and
- 2) Fire Department: ensure all fire-flows are designed appropriately.

These two items were the condition of approval of the subject Final PD Site Plan by the Planning Commission.

The applicant submitted a Public Utility Plan for the above pending items after the Planning Commission meeting. At this time, all of the above comments have been addressed for the public utility plan review

with the exception of submission of the standard storm water maintenance agreement. The applicant is still required to submit a completed and recorded storm water agreement to the City.

Planning Commission Meeting

At the March 21, 2024, meeting, the Planning Commission reviewed and discussed the Final PD Site Plan application for a senior housing facility at 732, 810, 830, and 906 E. Centre Avenue. The applicant's architect, Jeff Paulson, Hurley & Stewert, was present to discuss the Final PD Site Plan. There was no public comment on this item at the meeting.

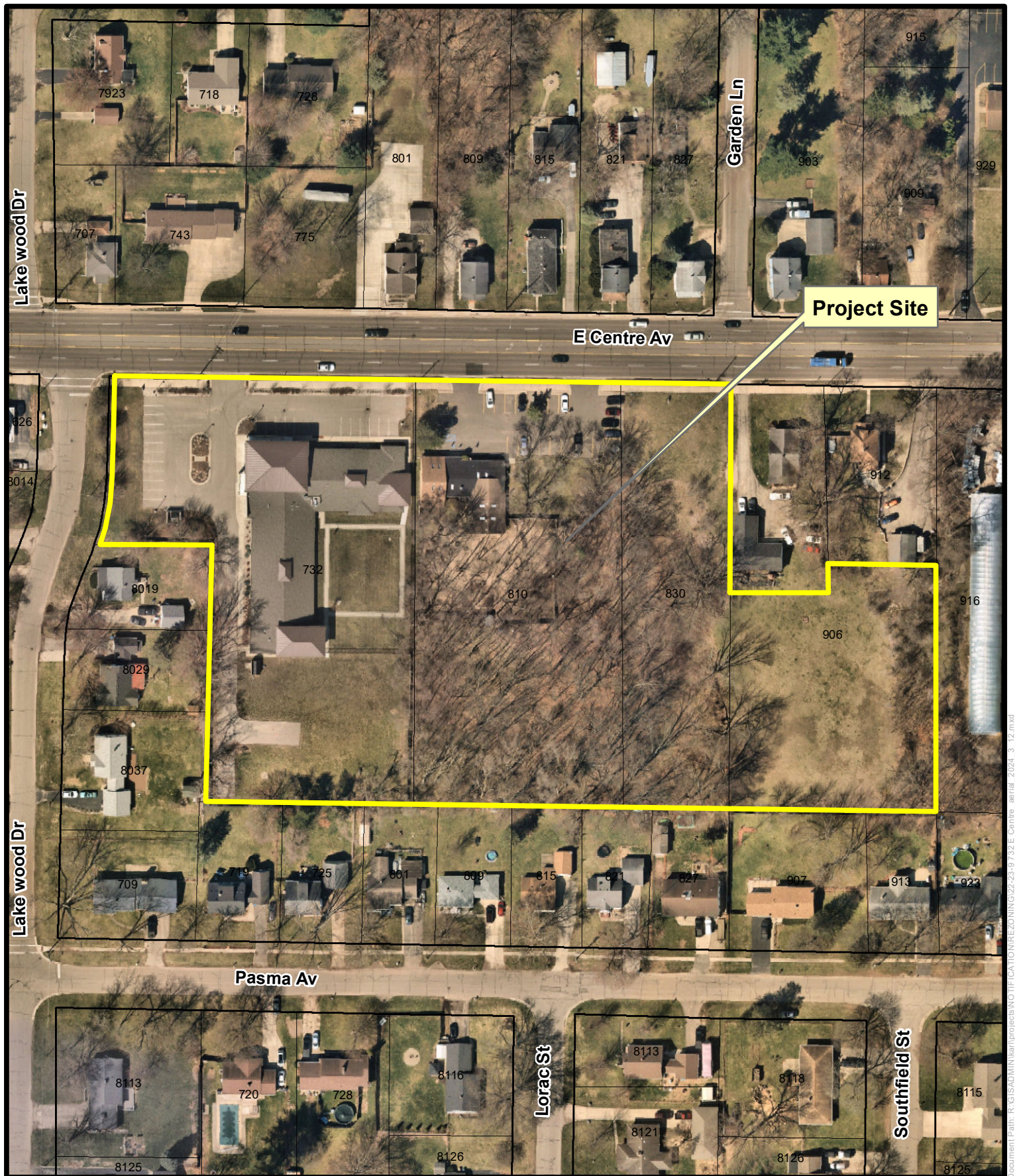
After careful consideration, the Planning Commission voted unanimously (7-0) to recommend to City Council the approval of the Final PD Site Plan for a senior housing facility at 732, 810, 830, and 906 E. Centre Avenue with the condition that the applicant shall submit a Public Utility Plan (PUP) addressing all pending utility- and Fire Department related items.

Recommendation

It is therefore recommended that City Council approve the Final PD Site Plan for a senior housing facility at 732, 810, 830, and 906 E. Centre Avenue with the condition that the applicant shall submit the completed and recorded storm water agreement to the City.

FUNDING: Not Applicable

- Attachments:**
1. Location Map
 2. Development Review Application
 3. Floor Plan
 4. 5.22.23 Site Pictures
 5. Owners Consent Letters; 5.8.23
 6. Final PD Site Plan with Narrative
 7. Previously Approved Tentative Plan with Narrative
 8. Planning Commission meeting minutes 3.21.2024
 9. Planning Commission Transmittal



Project Site

 Subject parcels

Aerial Photography Project Site 732 East Centre Avenue



1 inch = 120 feet
Date: 3/12/2024
(50)



DEVELOPMENT REVIEW APPLICATION

Department of Community Development
7900 South Westnedge Avenue – Portage, Michigan 49002 – (269) 329-4477

Applicant must complete all items in sections 1-9 (if applicable).

Please note: Separate applications must be submitted for Plumbing, Mechanical and Electrical Work Permits

No Work is to Start Prior to the Issuance of Building Permit

1) PROJECT INFORMATION

Project Description	PD Planned Development Refer to final plans	Address	732 E Centre Ave, 810 E Centre Ave, 830 E Centre Ave, 906 E Centre Ave
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2) IDENTIFICATION (OWNER)

Name	Trilogy Health Services	Address	303 N Hurstbourne Pkwy, Ste 200
City	Louisville	State	KY
Zip	40222	Phone	(502) 412-5847

3) ARCHITECT OR ENGINEER

Name	Henrickson Architecture	Address	2325 Belmont Center Dr, Ste B	City	Belmont
State	MI	Zip	49306	Phone	(616) 458-5554
License Number		Expiration Date		Email	Dan@HenricksonAP.com

4) BUILDING CONTRACTOR

Company name	TBD	Address		City	
State		Zip		Phone	
Email		Federal Employer ID			
Builder License Number		Expiration Date			
Workers Comp Insurance Carrier		MESC Employer Number			

5) TYPE OF DEVELOPMENT PROJECT

- ☒ Site Plan ☐ Building Plan ☒ Final Plan in Planned Development
☐ Subdivision ☐ Condominium ☐ Land Division Requiring Public Improvements
☒ Landscape Plans ☒ Public Water Main ☐ Public Sanitary Sewer Main

☐ Other: _____

(Note: Please provide a Portable Document Format (PDF) of the plans for the project at time of document submittal. The submitted format shall be CD/DVD or USB. If a PDF is not submitted, an additional \$25 fee plus \$1 for each plan sheet after 20 sheets will apply.)

6) TYPE OF IMPROVEMENT

- ☐ New Building ☐ Alteration ☒ Addition ☐ Repair ☐ Demolition ☐ Foundation Only
☐ Relocation ☐ Special Inspection ☐ Solar ☒ Other: PD Planned Development

7) DESCRIPTION OF WORK

A) The new building would connect to the existing memory care facilities to provide 7 residential wings in total. A portion of the new addition will be 2 story with the upper level comprising of residences and a common area room.

B) Valuation of Project: \$ _____

C) Any known soil and/or groundwater contamination? ☐ Yes ☒ No

8) CHARACTERISTICS OF THE BUILDING

A) Water Meter Size TBD

☐ 5/8" ☐ 3/4" ☐ 1" ☐ 1 1/2"
☒ Other 4 ☒ Irrigation Size 1 1/4" ☒ Fire Sprinkler Size 6"

B) Electric Service Size TBD

☐ 200 AMP ☐ 400 AMP ☐ 600 AMP ☐ 800 AMP ☐ 1000 AMP ☐ Other _____

C) Type of Mechanical

Air Conditioning? ☐ Yes ☐ No Fire Suppression? ☒ Yes ☐ No Hood System? ☐ Yes ☐ No

9) CONSTRUCTION PLANS SUBMITTED

Required submittals for plan review:

- Plans shall be signed and sealed when required in accordance with State of Michigan Act No.299 of Public Acts of 1980.
- All plans shall be drawn on uniform sheets no greater than 30"X42".
- All plans shall be drawn to an architectural scale.
- All plans shall be clear, legible and accurate.
- Plans shall be stapled along the left margin.

Type of Plan Submitted:

☒ Building ☐ Electrical ☐ Plumbing ☐ Mechanical ☐ Energy

Building Code: Site plan, foundation plan, soil bearing capacity, floor plans, building elevations, building sections, framing plan, details, roof plan, roof finish schedule, roof live and dead loads.

Electric Code: Lighting layout, circuiting, switching, conductor and raceway sizes, wattage schedule, service location and riser diagram, load calculations, and appropriate plans showing standard symbols of all electrical equipment.

Plumbing Code: Site plan, floor plans, DWV riser diagrams and water distribution system and roof plan, Show direction of flow, pipe sizes, grade of horizontal piping, elevations, drainage fixture unit loading of both stacks and drains in the DWV system, supply fixture unit load for the water system, branch supplies serving more than one plumbing fixture, appliance or hose outlet, meter locations.

Mechanical Code: Plans indicating heating equipment, air conditioning equipment, ductwork material and layout, fire dampers, ventilation of rooms and areas, location of chimneys and vents, piping layouts, kitchen equipment layout, and combustion air. (Plans for fire suppression systems may be submitted after permit issuance, but are required prior to installation.)

Energy Code: Floor plans, building sections, details, average annual degree days, exterior envelope components materials, "U" values of elements, "R" values of insulating materials, size and type of apparatus and equipment, energy calculations.

Note: Additional plan review fee(s) required of all non-concurrent plan submittals

APPLICANT INFORMATION

Applicant is responsible for the payment of all fees and charges applicable to this application and must provide the following information:

Name Trilogy Health Services	Phone (502) 412-5847
Address 303 N Hurstbourne Pkwy, Ste 200	City Louisville
State KY	Zip 40222

I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent, and I agree to conform to all applicable laws of the State of Michigan and ordinances of the City of Portage. All information submitted on the application is accurate to the best of my knowledge.

Signature of Applicant: Joseph B Nawrocki Digitally signed by Joseph B Nawrocki
Date: 2024.01.19 10:52:40 -05'00' Date: _____

FOR DEPARTMENTAL USE ONLY

- | | | |
|---|--|--|
| ☐ Vacant | ☐ F-2: Factory (Low Hazard) | ☐ I-4: Institutional (Day Cares, ETC.) |
| ☐ A-1: Assembly (Theaters) | ☐ H-1: High Hazard (Detonation) | ☐ M: Mercantile |
| ☐ A-2: Assembly (Restaurants) | ☐ H-2: High Hazard (Deflagration) | ☐ R-1: Residential (Hotels, Motels, ETC.) |
| ☐ A-3: Assembly (Library, ETC.) | ☐ H-3: High Hazard (Physical) | ☐ R-2: Residential (Multi Family, ETC.) |
| ☐ A-4: Assembly (Indoor Sports) | ☐ H-4: High Hazard (Health) | ☐ R-3: Residential (1 & 2 Fam. Townhomes) |
| ☐ A-5: Assembly (Outdoor Sports) | ☐ H-5: High Hazard (HPM) | ☐ R-4: Residential (Assisted living) |
| ☐ B: Business | ☐ I-1: Institutional (Supervised) | ☐ S-1: Storage (Moderate hazard) |
| ☐ E: Educational | ☐ I-2: Institutional (Hospital) | ☐ S-2: Storage (Low hazard) |
| ☐ F-1: Factory (Moderate hazard) | ☐ I-3: institutional (Prisons) | ☐ U: Utility (Garage, Shed) |

CHARACTERISTICS OF BUILDING

Frame:

- ☐ Masonry
 ☒ Wood Frame
 ☐ Structural Steel
 ☐ Reinforced Concrete
 ☐ Other

Heating System:

- ☐ Gas
 ☒ Electricity
 ☐ Solar
 ☐ Other _____

New Sewer Connection:

- ☒ Yes
 ☐ No

New Water Connection:

- ☒ Yes
 ☐ No

Type of Mechanical:

- ☒ (Y) Air Conditioning
 ☐ (Y) Fire Suppression

DIMENSIONS / DATA

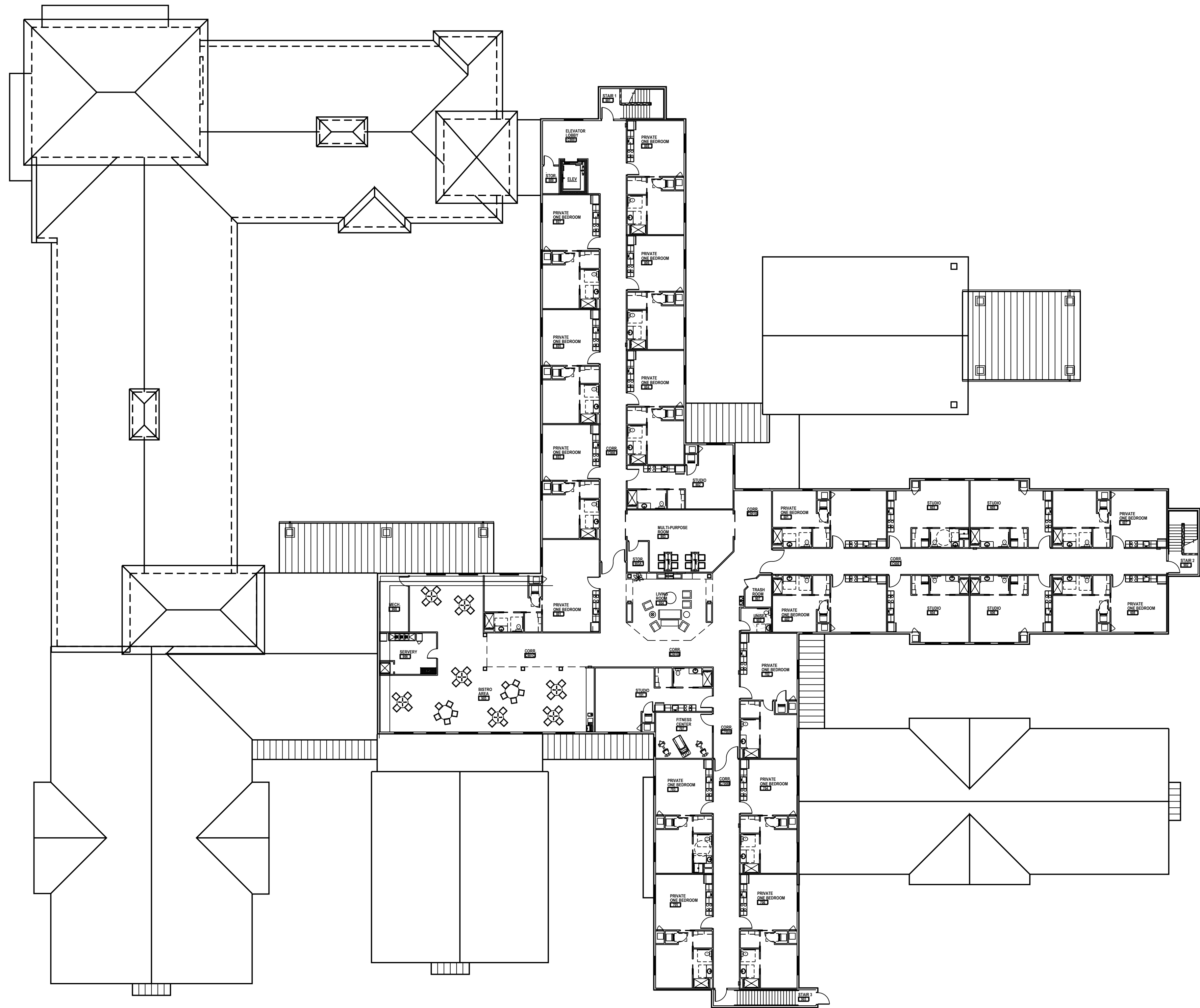
Number of Stories 2 story Use groups Residential Construction Type _____

Number of Occupants _____

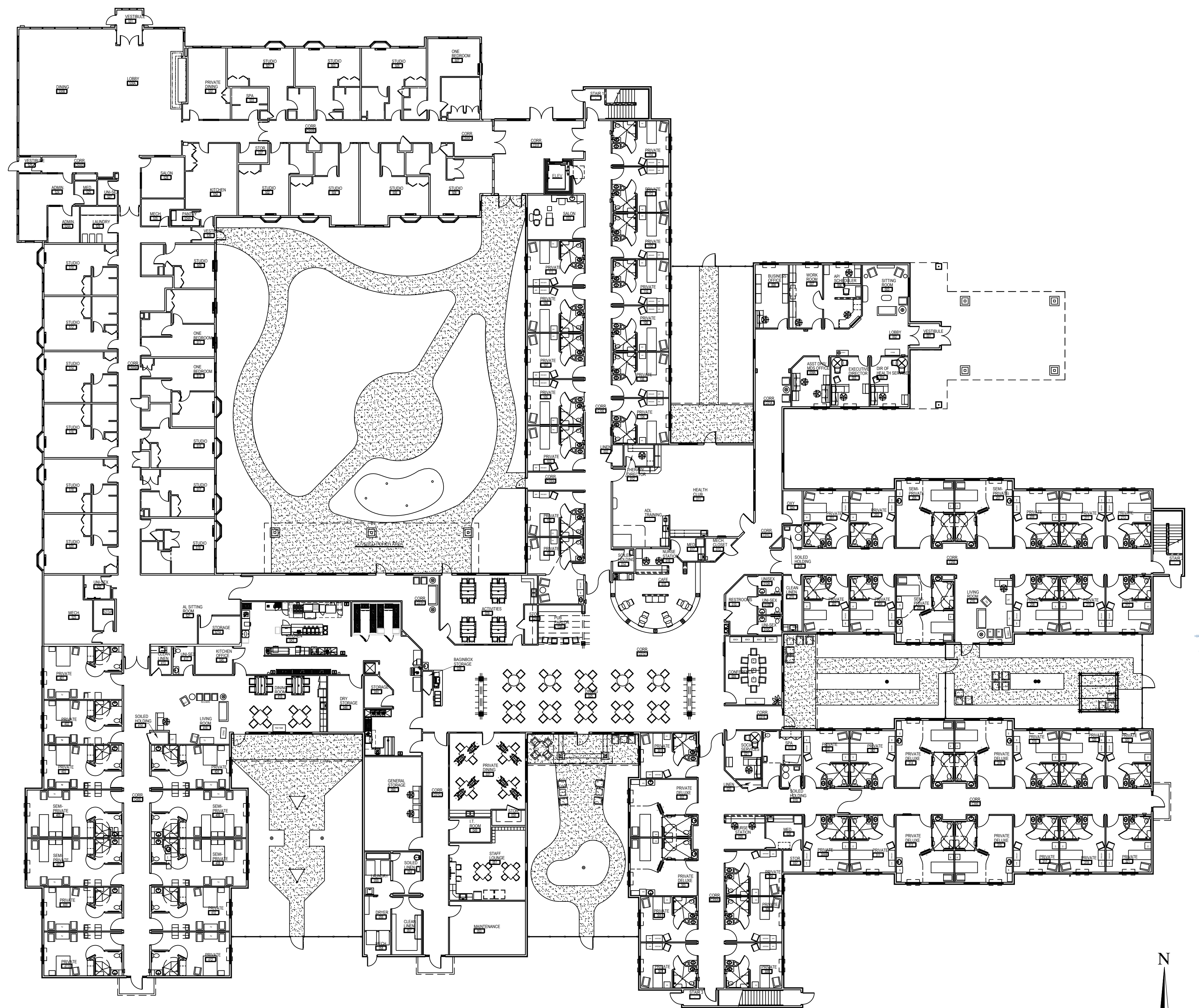
Floor Area	Existing	Alterations	New
Basement			
1 st Floor			
2 nd Floor			
3 rd Floor			
4 th Floor			
5 th Floor			
Total			

See C-1 Site Layout Plan for Proposed Building and footprints.

See architectural site plan for building areas.



SECOND FLOOR PLAN
SCALE: 1" = 20'-0" (ASSISTED LIVING)



FIRST FLOOR PLAN
SCALE: 1" = 20'-0" (ASSISTED LIVING)

May 22, 2023: Site Pictures



Figures 1 & 2. Looking west along E. Centre Ave. Parking lot and Otis Montessori building will be demolished for the proposed development.





Figure 3. Looking south from E. Centre Ave. Lawn and treed areas (830 E. Centre Ave.) are within the proposed development for future parking. The garage (906 E. Centre Ave) is outside of the proposed development.



Figure 4. Looking east along E. Centre Ave. Grass lawn in foreground (830 E. Centre Ave.) is within the proposed development for future parking. The house (906 E. Centre Ave) in background is outside of the proposed development.



Figure 5. Looking east along E. Centre Ave. The Beacon Point building and parking area (on right) will be re-used for the planned development. Sidewalk and adjacent landscaping will remain intact.



Figure 6. Looking north at the back elevation of the Beacon Point building and lawn space. Proposed development building addition will add onto the most foreground building wall.



Figure 7. Looking south along the service drive of the Beacon Point site. The service drive will be reused in its existing location. The existing six-foot tall (approx.) wood fence in this picture is planned to be increased to eight feet in height.



Figure 8. Looking at SW corner of rear yard of the Beacon Point site; fence is approximate location of property lines. The pictured service drive would extend left (east), run parallel and adjacent to the existing fence. The pictured fence is planned to be increased to eight feet in height. House in background is located along Pasma Ave.



Figure 9. Looking south at the Beacon Point site from E. Centre Ave. Lakewood Drive is to the right (west of site). Parking lot to the left is associated with Beacon Point and will be re-utilized for the proposed development. Existing trees between the drive and parking lot will remain intact. No access onto Lakewood Drive is planned for the proposed development.

LETTER OF AUTHORIZATION
KEC Holdings / Gary and Karen Crankshaw

May 2, 2023

City of Portage Michigan
7900 South Westnedge Avenue
Portage, MI 49002

Re: Municipal Parcel No. 00022-145-0 and 00022-140-0 with an address of 810 and 830 E. Centre Street Portage MI approximately 2.78 acres (the "Property").

Dear Sir/Madam:

I write this letter as members of KEC Holdings L.L.C., a Michigan limited liability company (the "Owner"), which entity owns part of the vacant property referenced above and also as owners of the Otis Montessori Building also referenced above.

This letter shall serve as confirmation that Owner approves of the proposed site plan of Trilogy Health Services, LLC or its affiliate (the "Applicant") and as authorization to the Applicant to proceed with all property entitlements for the Property including, without limitation, the execution and filing with the City of Portage an Application for Site Plan Review, a Planned Development or Special Use over my parcel(s).

Please do not hesitate to contact me should you have any questions. Thank you for your attention to this matter.

Respectfully Submitted,



Gary K. Crankshaw
807 Dukeshire Avenue
Portage, MI 49024

Phone: 269-720-3081
E-Mail: gkc807@bcglobal.net



Karen E. Crankshaw
807 Dukeshire Avenue
Portage, MI 49024

Phone: 269-720-3081
E-Mail: 

cc: Trilogy Real Estate Portage LLC (c/o Joseph Nawrocki – joseph.nawrocki@trilogyhs.com)

LETTER OF AUTHORIZATION

Portage Memory Care

May 2, 2023

City of Portage Michigan
7900 South Westnedge Avenue
Portage, MI 49002

Re: Municipal Parcel No. 00022-150-A with an address of 732 E. Centre Street Portage MI approximately 2.39 acres (the "Property").

Dear Sir/Madam:

I write this letter as the sole member of Portage Memory Care, L.L.C., a Michigan limited liability company (the "Owner"), which entity owns the Property referenced above.

This letter shall serve as confirmation that Owner approves of the proposed site plan of Trilogy Health Services, LLC or its affiliate (the "Applicant") and as authorization to the Applicant to proceed with all property entitlements for the Property including, without limitation, the execution and filing with the City of Portage an Application for Site Plan Review, a Planned Development or Special Use over my parcel.

Please do not hesitate to contact me should you have any questions. Thank you for your attention to this matter.

Respectfully Submitted,



Timothy Dockerty

111 W. Ferry St. #1

Berrien Springs, MI 49103

Phone:

574-261-0586

E-Mail:

timothydockerty@yahoo.com

cc: Trilogy Real Estate Portage LLC (c/o Joseph Nawrocki – joseph.nawrocki@trilogyhs.com)

LETTER OF AUTHORIZATION
Cleasby Family Trust

May 2, 2023

City of Portage Michigan
7900 South Westnedge Avenue
Portage, MI 49002

Re: Municipal Parcel No. 00022-105-0 with the address of 906 E. Centre Street Portage MI approximately southern half of 2.085 acres (the "Property").

Dear Sir/Madam:

I write this letter as authorizing member of THE CLEASBY FAMILY TRUST (the "Owner"), which entity owns the existing home and vacant land on referenced above.

This letter shall serve as confirmation that Owner approves of the proposed site plan of Trilogy Health Services, LLC or its affiliate (the "Applicant") and as authorization to the Applicant to proceed with all property entitlements for the Property including, without limitation, the execution and filing with the City of Portage an Application for Site Plan Review, a Planned Development, Special Use and eventual parcel split, over my parcel for their intended end use.

Please do not hesitate to contact me should you have any questions. Thank you for your attention to this matter.

Respectfully Submitted,



The Cleasby Family Trust c/o Eric Cleasby
112 Calico Avenue
Portage, MI 49024

Phone: 269-207-7670

E-Mail: Lori.cleasby@gmail.com

cc: Trilogy Real Estate Portage LLC (c/o Joseph Nawrocki – joseph.nawrocki@trilogyhs.com)

DRAWING LOCATION: h:\2-0554 (trilogy health - portage, mi)_FINAL DRAWINGS\2-0554 Title Sheet.dwg LAST SAVED BY: DWANORMAN ON: 3/7/2024

TRIOLOGY HEALTH - PORTAGE MI, ISSUED FOR CITY OF PORTAGE FINAL PD RESUBMITTAL, 03/07/24

Site Plans

Trilogy Health - Portage MI

City of Portage
Kalamazoo County, MI
03/07/24

OWNER

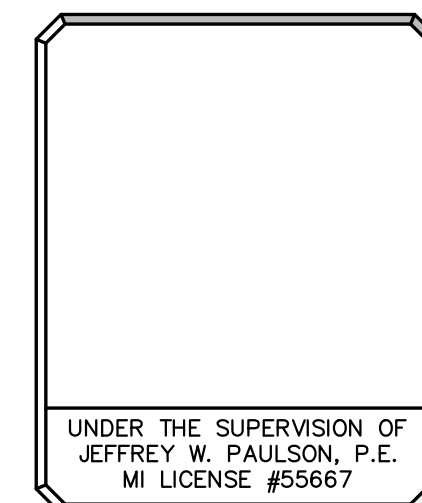


Trilogy Health Services
303 N Hurstbourne Pkwy, Ste 200
Louisville, KY 40222

PLANS PREPARED BY:

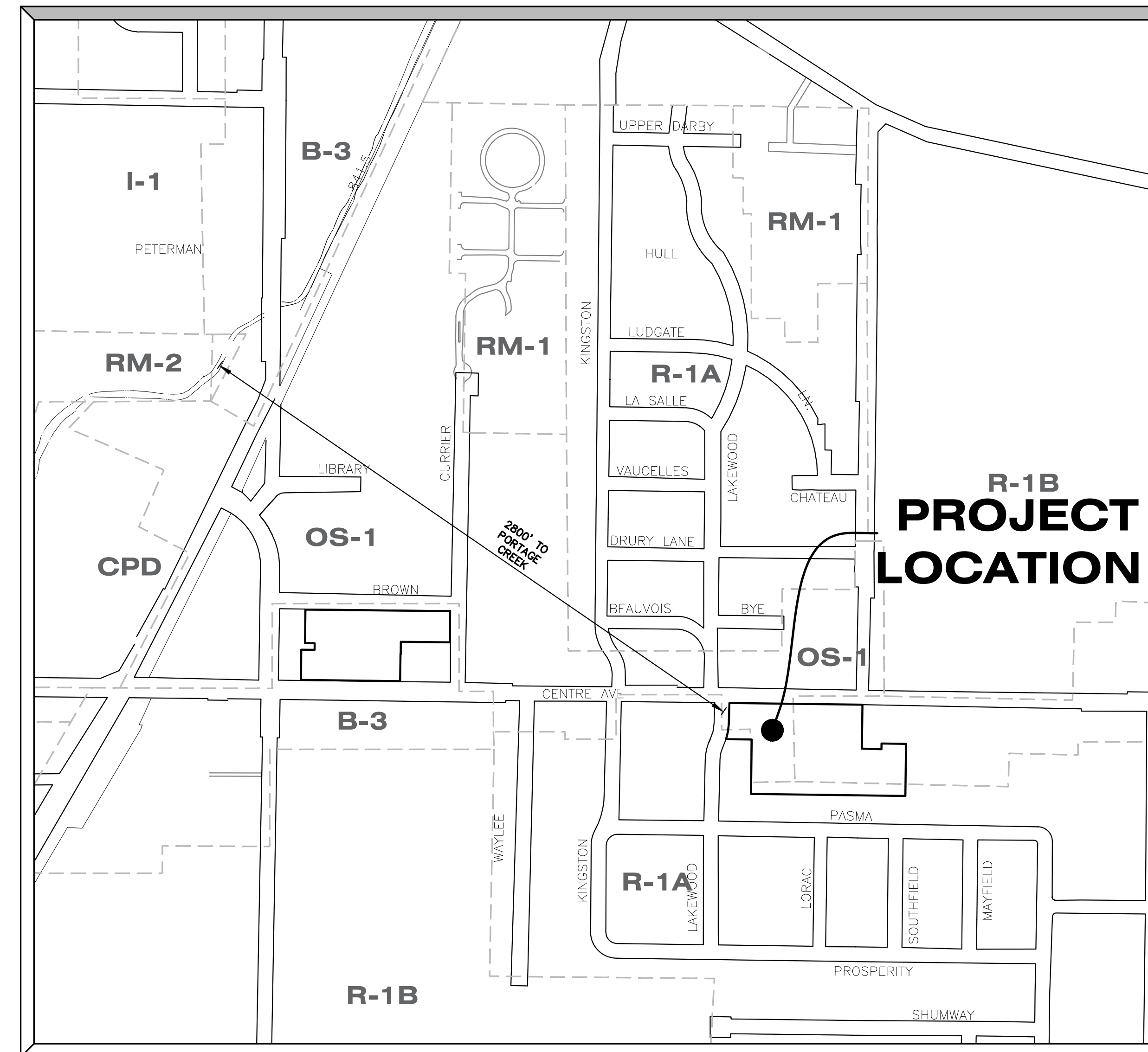


hurley & stewart, llc
2800 s. 11th street
kalamazoo, michigan 49009
269.552.4960 fax 269.552.4961
www.hurleystewart.com



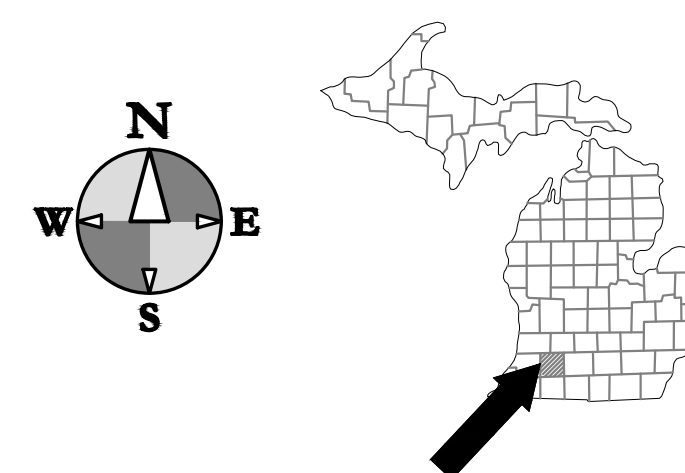
UTILITY CONTACTS:

CONSUMERS ENERGY CO. ANDRE TAYLOR 2500 E. CORK STREET KALAMAZOO, MI 49001 269.337.2245	ELECTRIC
CONSUMERS ENERGY CO. KYLE OAK 2500 E. CORK STREET KALAMAZOO, MI 49001 269.337.2366	GAS
CHARTER COMMUNICATIONS GARY WILSON 4176 COMMERCIAL AVE. PORTAGE, MI 49002 269.762.0638	CABLE TELEVISION
AT&T CHRIS O'BRIEN & JOHN STERNAMAN 2919 MILLCORK ST. KALAMAZOO, MI 49001 269.926.0232 & 269.926.0233	TELEPHONE
SUEZ JOHN RYDBECK 7701 SOUTH WESTNEDGE PORTAGE, MI 49002 269.324.9235	WATER/SANITARY



SITE LOCATION MAP

SCALE: 1" = 500'



DRAWING INDEX

SHT #	DESCRIPTION
C-0	- TITLE SHEET
N-1	- NARRATIVE SHEET
S-1	- ALTA-NSPS LAND TITLE SURVEY
S-2	- ALTA-NSPS LAND TITLE SURVEY
S-3	- ALTA-NSPS LAND TITLE SURVEY
C-1	- EXISTING CONDITIONS & DEMO PLAN
C-2	- SITE LAYOUT PLAN
C-3	- GRADING PLAN
C-4	- SESC NOTES
C-5	- UTILITY PLAN
C-6	- WATER MAIN PROFILE
C-7	- STORM PROFILES
C-8	- DETAILS
C-9	- DETAILS
C-10	- FIRE TRUCK PATH
L-1	- LANDSCAPE PLAN
L-2	- LANDSCAPE ENLARGEMENTS
L-3	- LANDSCAPE DETAILS
L-4	- PHOTOMETRIC PLAN

PRELIMINARY
NOT FOR CONSTRUCTION



ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA.
FIELD WORK PERFORMED BY:
HURLEY & STEWART, LLC

ISSUED FOR:
CITY OF PORTAGE FINAL PD RESUBMITTAL
03/07/24

DRAWING LOCATION: N:\33-5034 (Trilogy Health - Portage, MI) - FINAL DRAWINGS\N-1 Narrative Sheet.dwg LAST SAVED BY: DWANORMAN ON 3/4/2024

STATEMENT OF OBJECTIVES

TRILOGY HEALTH IS EXCITED TO EXPAND THE CURRENT BEACON POINT MEMORY CARE FACILITY TO OFFER A BROADER SCOPE OF CARE TO THESE ELDERLY LIVING FACILITIES. THE DEVELOPMENT WOULD INVOLVE THE PURCHASE AND COMBINATION OF THE PARCELS 00022-145-0, 00022-140-0 AND THE SOUTHERN PORTION OF PARCEL 00022-105-0 TO EXPAND THE CURRENT FACILITIES. THE STATED PARCELS HAVE BEEN REZONED TO PD AND WE ARE SUBMITTING THE PLANS FOR FINAL PD APPROVAL.

DESIGN INTENT

TRILOGY HEALTH HAS OTHER LIVING FACILITIES IN MICHIGAN COMMUNITIES, AND THEY INTEND TO DEVELOP THE SITE AND ARCHITECTURE TO BE SIMILAR TO THOSE MODERN LOCATIONS. THE INTENT WOULD BE TO PROVIDE EVERYTHING THAT THE RESIDENTS WOULD NEED FOR DAY-TO-DAY ACTIVITIES. THEY WOULD HAVE PRIVATE RESIDENCES AND ACCESS TO COMMUNITY DINING, ONSITE PHYSICAL/OCCUPATIONAL THERAPY, AND EVEN AN ONSITE HAIR SALON. GENEROUS OUTDOOR SPACES ARE TO BE PROVIDED FOR THE RESIDENTS TO GET OUT IN THE FRESH AIR AND SOCIALIZE.

SITE AND CONTEXT

ONCE COMBINED THE TOTAL SITE WOULD BE 6.87 ACRES WITH APPROXIMATELY 1070 LINEAR FEET OF FRONTAGE ALONG CENTRE AVE. THE PARCELS ABUT R-1A RESIDENTIALLY ZONED PROPERTIES TO THE SOUTH AND WEST. TO THE NORTH ACROSS CENTRE AVE THE PARCELS ARE ZONED OS-1 AND THE PARCEL EAST OF THE SITES IS ZONED B-1. THE DEVELOPMENT WOULD MAKE USE OF 2 EXISTING DRIVES FROM OFF OF CENTRE AVENUE.

BUILDING INFORMATION

THE NEW BUILDING WOULD CONNECT TO THE EXISTING MEMORY CARE FACILITIES TO PROVIDE 7 RESIDENTIAL WINGS IN TOTAL. THERE WOULD BE AN ENTRANCE AND ADMINISTRATION WING AS WELL AS A WING TO PROVIDE THE RESIDENTS WITH ALL OF THE SITE SERVICES. THERE IS A LARGE COURTYARD, FULLY ENCLOSED BY THE BUILDING AS WELL AS 4 OTHER COURTYARDS BETWEEN THE BUILDING WINGS. A PORTION OF THE NEW ADDITION WILL BE 2 STORY WITH THE UPPER LEVEL COMPRISING OF ASSISTED LIVING AND A COMMON AREA ROOM. OVERALL BUILDING HEIGHT IS 37' TO THE TOP OF THE RIDGE. THE MAIN FLOOR WILL BE 46,011 SQUARE FEET, AND THE SECOND STORY WILL BE 24,846 SQUARE FEET. TOTAL SQUARE FOOTAGE OF THE ENTIRE BUILDING WILL BE 70,857 SQUARE FEET.

THE EXISTING FACILITY HAS 20 ASSISTED LIVING UNITS. (20 EXISTING BEDS)

THE PROPOSED FACILITY EXPANSION WILL INCLUDE:

- 49 SKILLED NURSING UNITS (50 BEDS)
- 22 ASSISTED LIVING UNITS (22 BEDS)
- 12 ASSISTED LIVING MEMORY CARE UNITS (16 BEDS)

- 83 TOTAL UNITS FOR THE PROPOSED ADDITION
- 103 TOTAL UNITS OVERALL (108 TOTAL BEDS)



TRILOGY DESIGN EXAMPLE FOR BUILDING STYLING

PROJECT NARRATIVE

PROPOSED LAND USE

THE 6.87 ACRE SITE WOULD HOST THE BUILDING, PARKING AND ROAD CIRCULATION ELEMENTS, USABLE OPEN SPACE FOR RESIDENTS AND STORM WATER BASINS. 3.75 ACRES (60.7% OF THE SITE) WOULD BE IMPERVIOUS SURFACE; 1.44 ACRES OF BUILDING AND THE REMAINING WOULD BE PARKING (114 SPACES) AND SITE CIRCULATION.

SITE OPEN SPACE

THE PUBLIC FACING AREAS OF THE SITE ARE INTENDED TO HAVE A MANICURED AND POLISHED LANDSCAPE ADJACENT TO BUILDINGS AND PARKING AREAS. TREES AND SHRUBS CONSISTENT WITH THE CITY OF PORTAGE’S ORDINANCE WOULD BE PLANTED AS WELL AS INVITING INTERIOR COURTYARD LANDSCAPES TO BE MAINTAINED THROUGHOUT THE GROWING SEASON AND BEDS MAINTAINED SEASONALLY. SCREENING TO NEIGHBORING PROPERTIES WOULD BE ENSURED WITH A SOLID WOOD PRIVACY FENCE AND ADDITIONAL SOUND MUFFLING PLANTINGS AT THE BACK OF THE SITE WOULD BE PLANTED TO HELP ENSURE REDUCED NOISE REFLECTION TO THE NEIGHBORHOOD TO THE SOUTH FROM GENERATOR TESTS, DELIVERIES, AND TRASH PICKUPS FROM THE SITE.

SITE UTILITIES

ALL NECESSARY UTILITIES ARE IN THE LOCALITY OF THE SITE AND WILL EASILY BE TIED INTO WITH THE NEW SITE ADDITION. STORM WATER IS ANTICIPATED TO BE COLLECTED BY CATCH BASINS AND TRANSFERRED AND TREATED ACCORDING TO THE CITY OF PORTAGE STORMWATER REQUIREMENTS WITH A SPILL CONTAINMENT DEVICE AND SURFACE RETENTION BASIN IN THE SOUTHEAST PORTION OF THE SITE.

MODIFIED REGULATIONS

PLANNED DENSITY OF 14.99 UNITS/ACRE EXCEEDS CITY OF PORTAGE MAXIMUM DENSITY OF 7 UNITS/ACRE. THIS IS JUSTIFIED BY A MINIMAL TRAFFIC IMPACT AND LOW PEAK EMPLOYEE COUNT. NO UNITS OUT OF THE TOTAL 103 UNITS WILL BE INDEPENDENT LIVING, AS AS SUCH THERE WILL BE MUCH LESS VEHICLE TRAFFIC THAN SEEN WITH AN APARTMENT/CONDO COMPLEX.

TIMELINE FOR THE PROJECT

IT IS ANTICIPATED THAT THIS PROJECT WOULD BE COMPLETED IN ONE ADDITIONAL PHASE TO THE ORIGINAL BUILDING. AFTER HOPEFUL APPROVAL BY COUNCIL OF THE PLAN FOR REZONING, AND THEN SITE PLAN APPROVAL, ESTIMATED CONSTRUCTION START WOULD BE IN THE SUMMER OF 2024.

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kalamazoo, michigan 49009
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www.hurleystewart.com



Job No. 23-0034P	P.M.-JWP	Draft/DSV	QA/QC	03/07/24
ISSUED FOR/REVISIONS:				
6	CITY OF PORTAGE	PLAN REVIEW	01/12/24	
7	FINAL OWNER	REVIEW	01/17/24	
8	CITY OF PORTAGE	FINAL PD SUBMITTAL	01/19/24	
9	CITY OF PORTAGE	FINAL PD RESUBMITTAL	03/07/24	
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NARRATIVE SHEET
TRILOGY HEALTH - PORTAGE MI
TRILOGY HEALTH SERVICES

Sheet Title:
Project:
Client:

03/07/24
Sheet

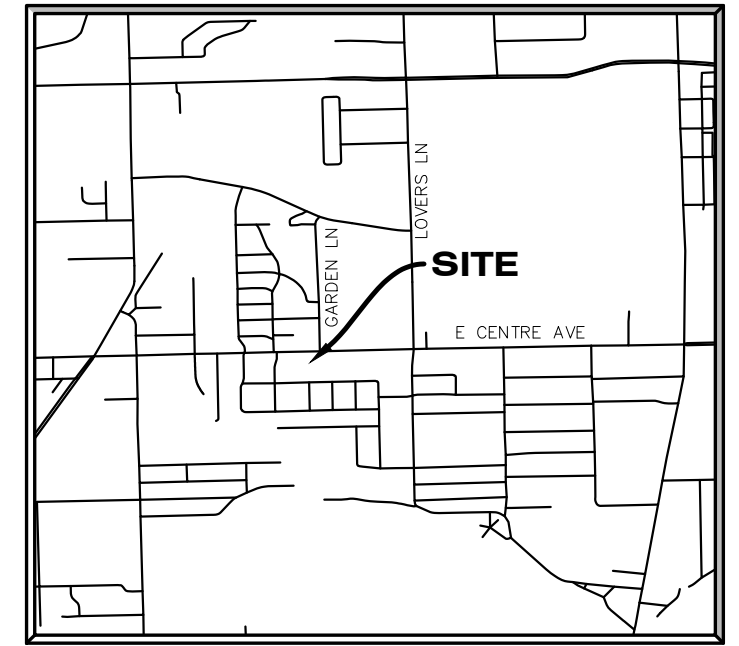
N-1

DRAWING LOCATION: ALTA-NSPS LAND TITLE SURVEY - PORTAGE, MI - FINAL DRAWINGS - 1 & 2 - ALTA SURVEYING LAST SAVED BY DWANORMAN ON 1/2/2024

SURVEYOR'S NOTES

1. BASIS OF BEARINGS: MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83
2. CONTOUR INTERVAL = 1 FOOT
3. UTILITIES SHOWN ARE BASED ON FIELD LOCATION OF SURFACE EVIDENCE AND RECORDS PROVIDED BY OTHERS. UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE. ADDITIONAL UTILITIES MAY BE ENCOUNTERED. PRIOR TO ANY EXCAVATION THE CONTRACTOR SHALL CALL MISS DIG AT 1-800-482-7171.
4. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE LAND DEPICTED IN THIS SURVEY LIES IN ZONE X. MAP 26077C0304D, EFFECTIVE DATE 02/17/2010.
5. NO WETLANDS ON SITE PER THE NATIONAL WETLANDS INVENTORY. A DELINEATION OF THE WETLANDS BY A QUALIFIED CONSULTANT WAS NOT PERFORMED AT THE TIME OF SURVEY.
6. PARCEL CONTAINS 6.87± ACRES (299,092± SQFT)
7. AT THE TIME OF SURVEY SNOW WAS COVERING THE GROUND. SNOW COVER AND PLOWED SNOW MAY HAVE OBSTRUCTED SOME SITE FEATURES.
8. THERE ARE 48 REGULAR PARKING SPOTS AND 3 BARRIER FREE PARKING SPACES FOR A TOTAL OF 51 PARKING SPACES.

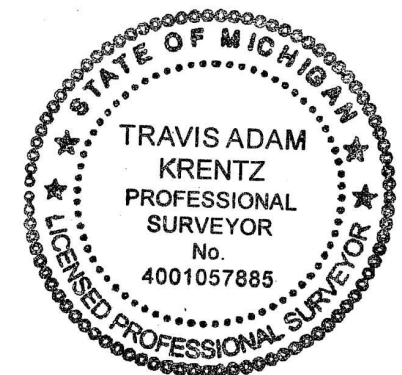
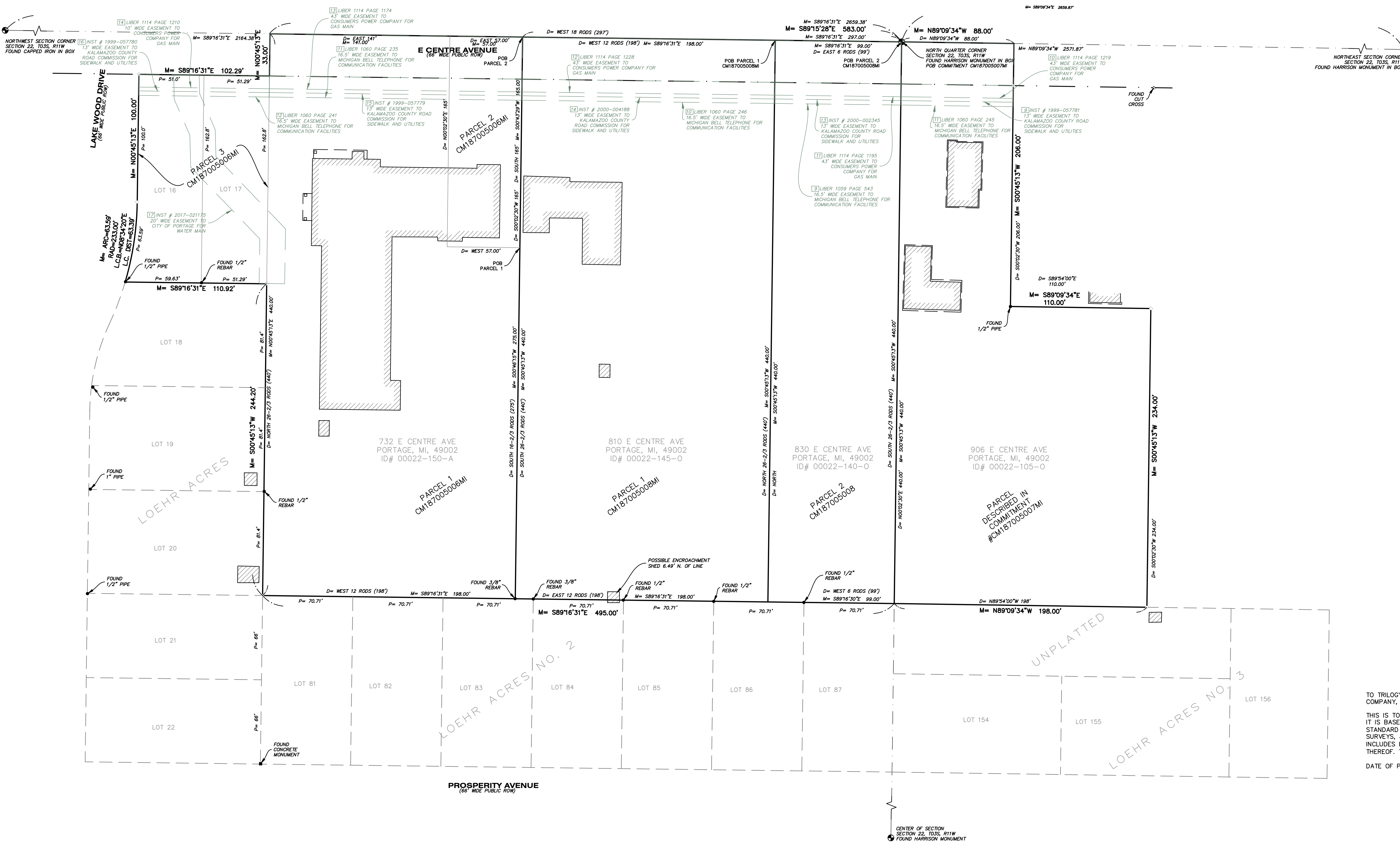
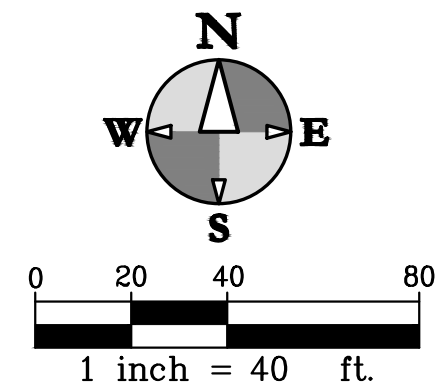
ALTA/NSPS LAND TITLE SURVEY



SITE LOCATION MAP

NOT TO SCALE

SECTION 22, TOWN 03 S, RANGE 11 W,
CITY OF PORTAGE, KALAMAZOO COUNTY,
MICHIGAN
732, 810, 830, & 906 E CENTRE AVE



TO TRILOGY REAL ESTATE PORTAGE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FIDELITY NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(a), 8, 9, 11(a), AND 16 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 02/16/2023.

DATE OF PLAT OR MAP: 04/25/2023

Travis Krentz
TRAVIS A. KRENTZ PROFESSIONAL SURVEYOR # 57885



ALTA-NSPS LAND TITLE SURVEY
TRILOGY HEALTH - PORTAGE MI
TRILOGY HEALTH SERVICES

Sheet Title:
Project:
Client:

03/07/24

Sheet

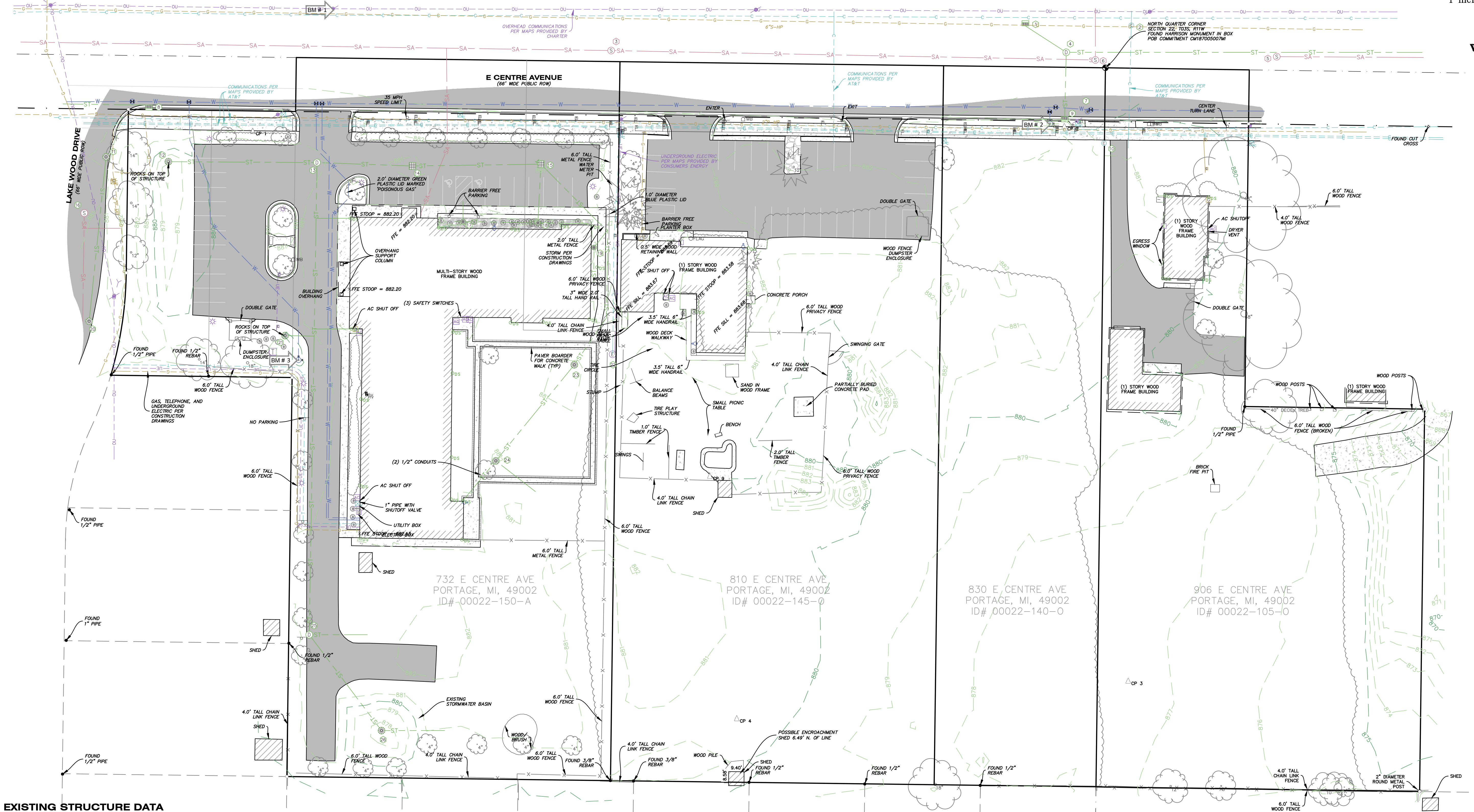
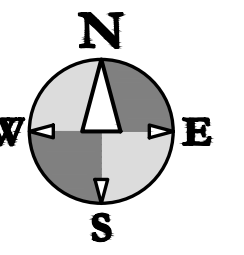
S-1

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JOB NO.	23-003D	P.M. TAK	Draft BDF	QA/QC	03/07/24
ISSUED FOR/REVISIONS:					
6	CITY OF PORTAGE PLAN REVIEW				01/12/24
7	FINAL OWNER REVIEW				01/17/24
8	CITY OF PORTAGE FINAL PD SUBMITTAL				01/19/24
9	CITY OF PORTAGE FINAL PD RESUBMITTAL				03/07/24
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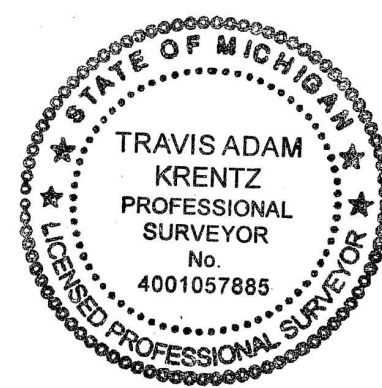
ALTA/NSPS LAND TITLE SURVEY

0 15 30 60
1 inch = 30 ft.



EXISTING STRUCTURE DATA

- | | | | |
|--|--|---|--|
| ① STM CB
RIM = 880.61' | ⑩ COMMUNICATION MH
RIM = 880.68' | ⑮ 4.0' CONCRETE SAN MH
RIM = 881.06'
INV. 8" S CONCRETE = 866.76' | ⑳ VAULT
RIM = 881.86'
PIPES AND SHUT OFF VALVE
TOP OF PIPE = 877.11± |
| ② COMMUNICATIONS MH
RIM = 880.08' | ⑪ 2.0' BLOCK STM CB
RIM = 880.66'
INV. 12" S CPP = 877.81'
DEBRIS = 877.81' | ⑯ 1.0' NYLOPLAST STM CB
RIM = 881.95'
INV. 8" W PVC = 877.50'
INV. 8" N PVC = 877.50'
INV. 4" E CPP = 880.35'
INV. 4" W CPP = 880.35'
WATER = 877.50'
SUMP = 876.95' | ㉑ 1.0' NYLOPLAST STM CB
RIM = 880.38'
INV. 10" SW PVC = 877.83'
INV. 10" NE PVC = 877.83'
WATER = 877.83'
SEDIMENT = 877.63' |
| ③ SAN MH
RIM = 882.45' | ⑫ 4.0' CONCRETE STM CB
RIM = 877.84'
INV. 12" E SLCPP = 874.64±
WATER = 874.54'
SUMP = 872.99' | ⑭ 1.0' NYLOPLAST STM CB
RIM = 881.83'
INV. 8" E PVC = 877.48'
INV. 8" W PVC = 877.48'
WATER = 877.48'
SEDIMENT = 876.88' | ㉒ 1.5' NYLOPLAST STM CB
RIM = 880.43'
INV. 10" NE PVC = 878.18'
INV. 6" SW PVC = 878.18'
INV. 6" SE PVC = 878.18'
WATER = 878.18'
SEDIMENT = 877.85' |
| ④ 6.0' CONCRETE STM MH
RIM = 880.82'
INV. 12" S CONCRETE = 877.37'
INV. 12" E CONCRETE = 875.67'
INV. 12" NW CONCRETE = 877.22'
WATER = 875.57'
SEDIMENT = 874.67' | ⑬ 4.0' CONCRETE STM CB
RIM = 880.81'
INV. 12" E SLCPP = 876.46'
INV. 12" W SLCPP = 873.91±
INV. 12" S SLCPP+872.76'
WATER = 872.66'
SUMP = 872.21' | ⑰ STM CB
RIM = 881.88'
INV. 4" S CPP = 880.63'
INV. 8" NE PVC = 878.78'
WATER = 878.78'
SUMP = 878.28' | ㉓ 4.0' CONCRETE STM MH
RIM = 877.62'
INV. 12" NW SLCPP = 874.82±
INV. 8" E SLCPP = 874.82±
WATER = 874.22'
SUMP = 872.62' |
| ⑤ SAN MH
RIM = 878.75' | ⑭ 4.0' CONCRETE STM CB
RIM = 880.65'
INV. 12" E SLCPP = 876.35±
INV. 12" W SLCPP = 874.55'
WATER = 874.40'
SEDIMENT = 872.70' | ⑱ 2.0' BLOCK STM CB
RIM = 880.22'
NO PIPES VISIBLE
DEBRIS = 878.15' | ㉔ 4.0' CONCRETE STM CB
RIM = 877.62'
INV. 12" NW SLCPP = 874.82±
INV. 8" E SLCPP = 874.82±
WATER = 874.22'
SUMP = 872.62' |
| ⑥ SAN MH
RIM = 880.6' | ⑮ 4.0' CONCRETE STM CB
RIM = 880.86'
INV. 8" SLCPP = 877.16'
INV. 12" SE SLCPP = 876.86'
INV. 12" W SLCPP = 876.96'
WATER = 876.96'
SEDIMENT = 875.36' | ㉕ 2.0' NYLOPLAST STM CB
RIM = 879.47'
INV. 12" E SLCPP = 876.87'
WATER = 876.87' | |
| ⑦ WATER VAULT
RIM = 880.30'
TOP OF PIPE = 874.60± | | | |
| ⑧ 2.0' BLOCK STM CB
RIM = 881.34'
INV. 12" W CONCRETE 878.82'
DEBRIS = 878.82' | | | |
| ⑨ 2.0' BLOCK STM CB
RIM = 880.52'
INV. 12" N CONCRETE = 877.92'
DEBRIS = 877.92' | | | |



TRAVIS A. KRENTZ PROFESSIONAL SURVEYOR # 57885

TO TRILOGY REAL ESTATE PORTAGE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FIDELITY NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(c), 8, 9, 11(c), AND 16 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 02/16/2023.

DATE OF PLAT OR MAP: 04/25/2023

MISS DIG DESIGN TICKET DATA

123.NET, INC. FIBEROPTICS - 2484314584 - NO RESPONSE - 02/17/23
AT&T TELEPHONE - JOHN STERNAMAN 269-823-3330 - MAPS PROVIDED - 01/17/23
CHARTER COMMUNICATIONS CABLE TV - 800-778-9140 - MAPS PROVIDED - 01/20/23
CHARTER COMMUNICATIONS FIBEROPTICS - 800-778-9140 - MAPS PROVIDED - 01/20/23
CLIMAX TELEPHONE DBA METRO FIBERNET - 616-455-9840 - NO RESPONSE - 02/17/23
CONSUMERS ENERGY ELECTRIC - ANDRE D. TAYLOR 269-337-2245 - MAPS PROVIDED - 01/26/23
CONSUMERS ENERGY GAS - CONSUMERS ENERGY SMS WEBSITE - MAPS PROVIDED - 02/17/23
PORTAGE CITY FIBEROPTICS - CITY OF PORTAGE GIS WEBSITE - MAPS PROVIDED - 02/16/23
PORTAGE CITY POTABLE WATER - CITY OF PORTAGE GIS WEBSITE - MAPS PROVIDED - 02/16/23
PORTAGE CITY SANITARY SEWER - CITY OF PORTAGE GIS WEBSITE - MAPS PROVIDED - 02/16/23
PORTAGE CITY STORM SEWER - CITY OF PORTAGE GIS WEBSITE - MAPS PROVIDED - 02/16/23
PORTAGE CITY TRAFFIC - CITY OF PORTAGE GIS WEBSITE - MAPS PROVIDED - 02/16/23

SURVEY CONTROL

CP 1 N = 4961.37	E = 4478.36	EL = 881.92
CP 2 N = 4964.35	E = 4974.74	EL = 882.07
CP 3 N = 4624.96	E = 5013.92	EL = 877.62
CP 4 N = 4601.95	E = 4774.49	EL = 880.66
CP 5 N = 4385.51	E = 4862.83	EL = 877.45
CP 6 N = 4424.08	E = 4303.34	EL = 878.43
CP 7 N = 4674.17	E = 4319.26	EL = 879.75

BENCHMARKS

ELEVATIONS OF THIS SURVEY ARE BASED ON NAVD 88 AS DERIVED FROM GPS

BM 1 EL = 883.42'
CHISELED X ON SOUTH FACE OF UTILITY POLE ON THE NORTH SIDE OF E CENTRE AVE EAST OF LAKE WOOD DR.

BM 2 EL = 883.14'
CHISELED X ON SOUTHWEST BOLT ON HYDRANT ON THE SOUTH SIDE OF E CENTRE AVE 580±' EAST OF THE EAST CURB OF LAKE WOOD DR.

BM 3 EL = 880.72'
CHISELED X ON SOUTHWEST BOLT OF HYDRANT SOUTHWEST OF STORM CATCH BASIN 21.



Know what's below.
Call before you dig.

ALTA-NSPS LAND TITLE SURVEY
TRILOGY HEALTH - PORTAGE MI
TRILOGY HEALTH SERVICES

Sheet Title:
Project:
Client:

03/07/24

Sheet

S-2

Job No. 23-004D P.M.-TAK Draft: BDF, OA/QC: 03/07/24
ISSUED FOR/REVISIONS:
6 CITY OF PORTAGE PLAN REVIEW 01/12/24
7 FINAL OWNER REVIEW 01/17/24
8 CITY OF PORTAGE FINAL PD SUBMITTAL 01/19/24
9 CITY OF PORTAGE FINAL PD RESUBMITTAL 03/07/24
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DRAWING LOCATION: ALTA-NSPS LAND TITLE SURVEY - PORTAGE, MI - FINAL DRAWINGS - 1 & 2 - ALTA SURVEYING LAST SAVED BY: DWANORMAN ON 1/2/2024

ALTA/NSPS LAND TITLE SURVEY

SCHEDULE "A" LEGAL DESCRIPTION

TITLE CO: FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT # CM187005006MI REV #1 EFFECTIVE DATE 03/02/2023, 8:00 AM

PARCEL 1

BEGINNING 18 RODS WEST OF THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 22, TOWN 3 SOUTH, RANGE 11 WEST; THENCE SOUTH, PARALLEL WITH THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION 22, 165 FEET FOR THE PLACE OF BEGINNING; THENCE CONTINUING SOUTH, PARALLEL TO THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION, 16 2/3 RODS; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID SECTION, 12 RODS; THENCE NORTH, PARALLEL WITH THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION, 26 2/3 RODS TO THE NORTH LINE OF SAID SECTION; THENCE EAST, ALONG THE NORTH LINE OF SAID SECTION, 141 FEET; THENCE SOUTH, PARALLEL TO THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION, 165 FEET; THENCE EAST, PARALLEL TO THE NORTH LINE OF SAID SECTION, 57 FEET TO THE PLACE OF BEGINNING.

PARCEL 2

COMMENCING AT NORTH 1/4 CORNER OF SECTION 22, TOWN 3 SOUTH, RANGE 11 WEST; THENCE WEST 297.00 FEET (18 RODS) ALONG THE NORTH LINE OF SAID SECTION 22 TO THE PLACE OF BEGINNING; THENCE SOUTH 0 DEGREES 02 MINUTES 30 SECONDS WEST 165.00 FEET PARALLEL WITH THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION 22; THENCE WEST 57.00 FEET PARALLEL WITH THE NORTH LINE OF SAID SECTION 22; THENCE NORTH 0 DEGREES 02 MINUTES 30 SECONDS EAST 165.00 FEET PARALLEL WITH SAID NORTH AND SOUTH 1/4 LINE TO THE NORTH LINE OF SAID SECTION 22; THENCE EAST 57.00 FEET ALONG SAID NORTH LINE, TO THE PLACE OF BEGINNING.

PARCEL 3

LOTS 16 AND 17, LOEHR ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 17 OF PLATS, PAGE 17, KALAMAZOO COUNTY RECORDS.

BEING THE SAME PROPERTY CONVEYED TO PORTAGE MEMORY CARE, LLC A MICHIGAN LIMITED LIABILITY COMPANY FROM ALTO CONVENIENCE, INC. BY DEED DATED OCTOBER 7, 2015, OF RECORD IN INSTRUMENT NO. 2015-035201 IN THE RECORDS FOR KALAMAZOO COUNTY, MI.

SCHEDULE B SECTION II EXCEPTIONS

TITLE CO: FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT # CM187005006MI REV #1 EFFECTIVE DATE 03/02/2023, 8:00 AM

[9] RIGHT OF WAY TO CONSUMERS POWER COMPANY, OF RECORD IN LIBER 559, PAGE 497, RECORDS OF KALAMAZOO COUNTY, MI, AS TO PARCEL 3. (DOES NOT TOUCH SURVEYED PROPERTY).

[10] COVENANTS, CONDITIONS, AND RESTRICTIONS AS SET FORTH IN INSTRUMENT RECORDED IN LIBER 569, PAGE 9, BUT OMITTING ANY COVENANT, CONDITION OR RESTRICTION, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT THE COVENANT, CONDITION OR RESTRICTION (A) IS EXEMPT UNDER TITLE 42 OF THE UNITED STATES CODE, OR (B) RELATES TO HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS, AS TO PARCEL 3 (NOT SURVEY MATTERS).

[11] RIGHT OF WAY EASEMENT TO MICHIGAN BELL TELEPHONE COMPANY OF RECORD IN LIBER 1060, PAGE 235, RECORDS OF KALAMAZOO COUNTY, MI, AS TO PARCELS 1 & 2 (SHOWN, AFFECTS PARCELS 1 & 2).

[12] RIGHT OF WAY EASEMENT TO MICHIGAN BELL TELEPHONE COMPANY OF RECORD IN LIBER 1060, PAGE 241, RECORDS OF KALAMAZOO COUNTY, MI, AS TO PARCELS 3 (SHOWN, AFFECTS PARCEL 3).

[13] EASEMENT TO CONSUMERS POWER COMPANY (NOW KNOWN AS CONSUMERS ENERGY) OF RECORD IN LIBER 1114, PAGE 1174, RECORDS OF KALAMAZOO COUNTY, MI, AS TO PARCELS 1 & 2 (SHOWN, AFFECTS PARCELS 1 & 2).

[14] EASEMENT TO CONSUMERS POWER COMPANY (NOW KNOWN AS CONSUMERS ENERGY) OF RECORD IN LIBER 1114, PAGE 1210, RECORDS OF KALAMAZOO COUNTY, MI, AS TO PARCEL 3 (SHOWN, AFFECTS PARCEL 3).

[15] PERMANENT EASEMENT TO KALAMAZOO COUNTY ROAD COMMISSION OF RECORD IN INSTRUMENT NO. 1999-057779, AS TO PARCELS 1 & 2 (SHOWN, AFFECTS PARCELS 1 & 2).

[16] PERMANENT EASEMENT TO KALAMAZOO COUNTY ROAD COMMISSION OF RECORD IN INSTRUMENT NO. 1999-057780, AS TO PARCEL 3 (SHOWN, AFFECTS PARCEL 3).

[17] WATER MAIN EASEMENT AND RIGHT-OF-WAY GRANT TO THE CITY OF PORTAGE OF RECORD IN INSTRUMENT NO. 2017-021175, AS TO PARCELS 1 & 3 (SHOWN, AFFECTS PARCEL 1 & 3).

SCHEDULE "A" LEGAL DESCRIPTION

TITLE CO: FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT # CM187005007MI EFFECTIVE DATE 03/03/2023, 8:00 AM

BEGINNING AT THE NORTH QUARTER POST OF SECTION 22, TOWN 3 SOUTH, RANGE 11 WEST, CITY OF PORTAGE, KALAMAZOO COUNTY, MICHIGAN; THENCE SOUTH 89 DEGREES 54' 00" EAST ALONG THE NORTH LINE OF SAID SECTION 22, 88.00 FEET; THENCE SOUTH 0 DEGREES 02' 30" WEST PARALLEL WITH THE NORTH AND SOUTH QUARTER LINE OF SAID SECTION 22, 206.00 FEET; THENCE SOUTH 89 DEGREES 54' 00" EAST PARALLEL WITH THE NORTH LINE OF SAID SECTION 22, 110.00 FEET; THENCE SOUTH 0 DEGREES 02' 30" WEST PARALLEL WITH THE NORTH AND SOUTH QUARTER LINE OF SAID SECTION 22, 234.00 FEET; THENCE NORTH 89 DEGREES 54' 00" WEST PARALLEL WITH THE NORTH LINE OF SAID SECTION 22, 198 FEET TO THE NORTH AND SOUTH QUARTER LINE OF SAID SECTION 22; THENCE NORTH 0 DEGREES 02' 30" EAST ALONG THE NORTH AND SOUTH QUARTER LINE OF SAID SECTION 22, 440.00 FEET TO THE NORTH QUARTER POST OF SAID SECTION 22 AND TO THE PLACE OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO ERIC E. CLEASBY AND LORI E. CLEASBY, CO-TRUSTEES, OR THE SUCCESSOR TRUSTEE, OF THE CLEASBY FAMILY TRUST DATED OCTOBER 12, 2004 FROM SCOTT HUGHES BY DEED DATED MAY 17, 2022, OF RECORD IN INSTRUMENT NO. 2023-003184 IN THE RECORDS FOR KALAMAZOO COUNTY, MI.

SCHEDULE B SECTION II EXCEPTIONS

TITLE CO: FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT # CM187005007MI EFFECTIVE DATE 03/03/2023, 8:00 AM

[9] PERMANENT EASEMENT TO KALAMAZOO COUNTY ROAD COMMISSION OF RECORD IN INSTRUMENT NO. 1999-057781, RECORDS OF KALAMAZOO COUNTY, MI (SHOWN).

[10] EASEMENT TO CONSUMERS POWER COMPANY OF RECORD IN LIBER 1114, PAGE 1219, RECORDS OF KALAMAZOO COUNTY, MI (SHOWN).

[11] RIGHT OF WAY EASEMENT TO MICHIGAN BELL TELEPHONE COMPANY OF RECORD IN LIBER 1060, PAGE 245, RECORDS OF KALAMAZOO COUNTY, M (SHOWN).

SCHEDULE "A" LEGAL DESCRIPTION

TITLE CO: FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT # CM187005008MI EFFECTIVE DATE 03/03/2023, 8:00 AM

PARCEL 1:(FOR INFORMATIONAL PURPOSES ONLY: 810 E .CENTRE STREET ,PORTAGE, MI 49002, TAX ID#00022-145-0)

BEGINNING 6 RODS WEST OF THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 22, TOWN 3 SOUTH ,RANGE 11 WEST; THENCE WEST ON SECTION LINE 12 RODS; THENCE SOUTH 26-2/3 RODS; THENCE EAST PARALLEL WITH FIRST COURSE, 12 RODS; THENCE NORTH 26-2/3 RODS TO THE PLACE OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO GARY K. CRANKSHAW AND KAREN E. CRANKSHAW FROM HAROLD RUDLAFF BY DEED DATED OCTOBER 1, 1995, OF RECORD IN LIBER 1813, PAGE 79 IN THE RECORDS FOR KALAMAZOO COUNTY, MI.

PARCEL 2:(FOR INFORMATIONAL PURPOSES ONLY: 830 E. CENTRE STREET, PORTAGE, MI 49002, TAX ID#00022-140-2)

COMMENCING AT THE NORTH 1/4 POST OF SECTION 22, TOWN 3 SOUTH, RANGE 11 WEST; THENCE SOUTH ON THE QUARTER LINE 26.66 RODS; THENCE WEST 6 RODS; THENCE NORTH PARALLEL WITH FIRST COURSE TO SAID SECTION LINE; THENCE EAST ON SAID SECTION LINE 6 RODS TO THE PLACE O BEGINNING.

SAID PARCEL 2 ALSO DESCRIBED FOR TAX PURPOSES AS:THE EAST 99 FEET OF THE NORTH 440 FEET OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, TOWN 3 SOUTH, RANGE 11 WEST.

BEING THE SAME PROPERTY CONVEYED TO GREENSTONE FARM CREDIT SERVICES, FLCA. FEDERALLY CHARTERED CORPORATION FROM MARK ELZINGA PROPERTIES, LLC BY DEED DATED OCTOBER 11, 2012, OF RECORD IN INSTRUMENT NO. 2012-047655 AND A BY A LAND CONTRACT TO KEC HOLDINGS, LLC, A MICHIGAN LIMITED LIABILITY COMPANY O RECORD IN INSTRUMENT 2013-032185, BOTH IN THERE CORDS FOR KALAMAZOO COUNTY, MI.

SCHEDULE B SECTION II EXCEPTIONS

TITLE CO: FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT # CM187005008MI EFFECTIVE DATE 03/03/2023, 8:00 AM

[9] RIGHT OF WAY EASEMENT TO MICHIGAN BELL TELEPHONE COMPANY OF RECORD IN LIBER 1059, PAGE 543, RECORDS OF KALAMAZOO COUNTY, MI., AS TO PARCEL 2 (SHOWN, AFFECTS PARCEL 2).

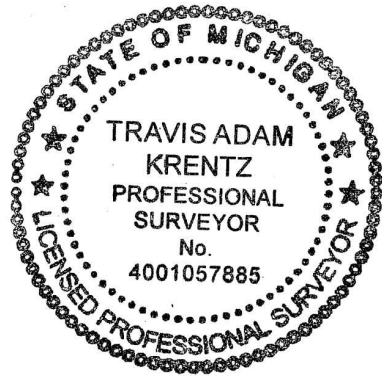
[10] RIGHT OF WAY EASEMENT TO MICHIGAN BELL TELEPHONE COMPANY OF RECORD IN LIBER 1060, PAGE 246, RECORDS OF KALAMAZOO COUNTY, MI., AS TO PARCEL 1 (SHOWN, AFFECTS PARCEL 1).

[11] EASEMENT TO CONSUMERS POWER COMPANY (NOW KNOWN AS CONSUMERS ENERGY) OF RECORD IN LIBER 1114, PAGE 1195, RECORDS OF KALAMAZOO COUNTY, MI, AS TO PARCEL 2 (SHOWN, AFFECTS PARCEL 2).

[12] EASEMENT TO CONSUMERS POWER COMPANY (NOW KNOWN AS CONSUMERS ENERGY) OF RECORD IN LIBER 1114, PAGE 1228, RECORDS OF KALAMAZOO COUNTY, MI, AS TO PARCEL 1 (SHOWN, AFFECTS PARCEL 1).

[13] PERMANENT EASEMENT TO KALAMAZOO COUNTY ROAD COMMISSION OF RECORD IN INSTRUMENT NO. 2000-002345, RECORDS OF KALAMAZOO COUNTY, MI, AS TO PARCEL 2 (SHOWN, AFFECTS PARCEL 2).

[14] PERMANENT EASEMENT TO KALAMAZOO COUNTY ROAD COMMISSION OF RECORD IN INSTRUMENT NO. 2000-004188, RECORDS OF KALAMAZOO COUNTY, MI, AS TO PARCEL 1 (SHOWN, AFFECTS PARCEL 1).



TO TRILOGY REAL ESTATE PORTAGE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FIDELITY NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(a), 8, 9, 11(a), AND 16 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 02/16/2023.

DATE OF PLAT OR MAP: 04/25/2023

Travis Krentz
TRAVIS A. KRENTZ PROFESSIONAL SURVEYOR # 57885



ALTA-NSPS LAND TITLE SURVEY
TRILOGY HEALTH - PORTAGE MI
TRILOGY HEALTH SERVICES

Sheet Title:

Project:

Client:

03/07/24

Sheet

S-3

hurley & stewart, llc

2800 s. 11th street

kalamazoo, michigan 49009

269.552.4960 fax 269.552.4961

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Job No. 23-003D P.M-TAK Drft-BDF QA/QC 03/07/24

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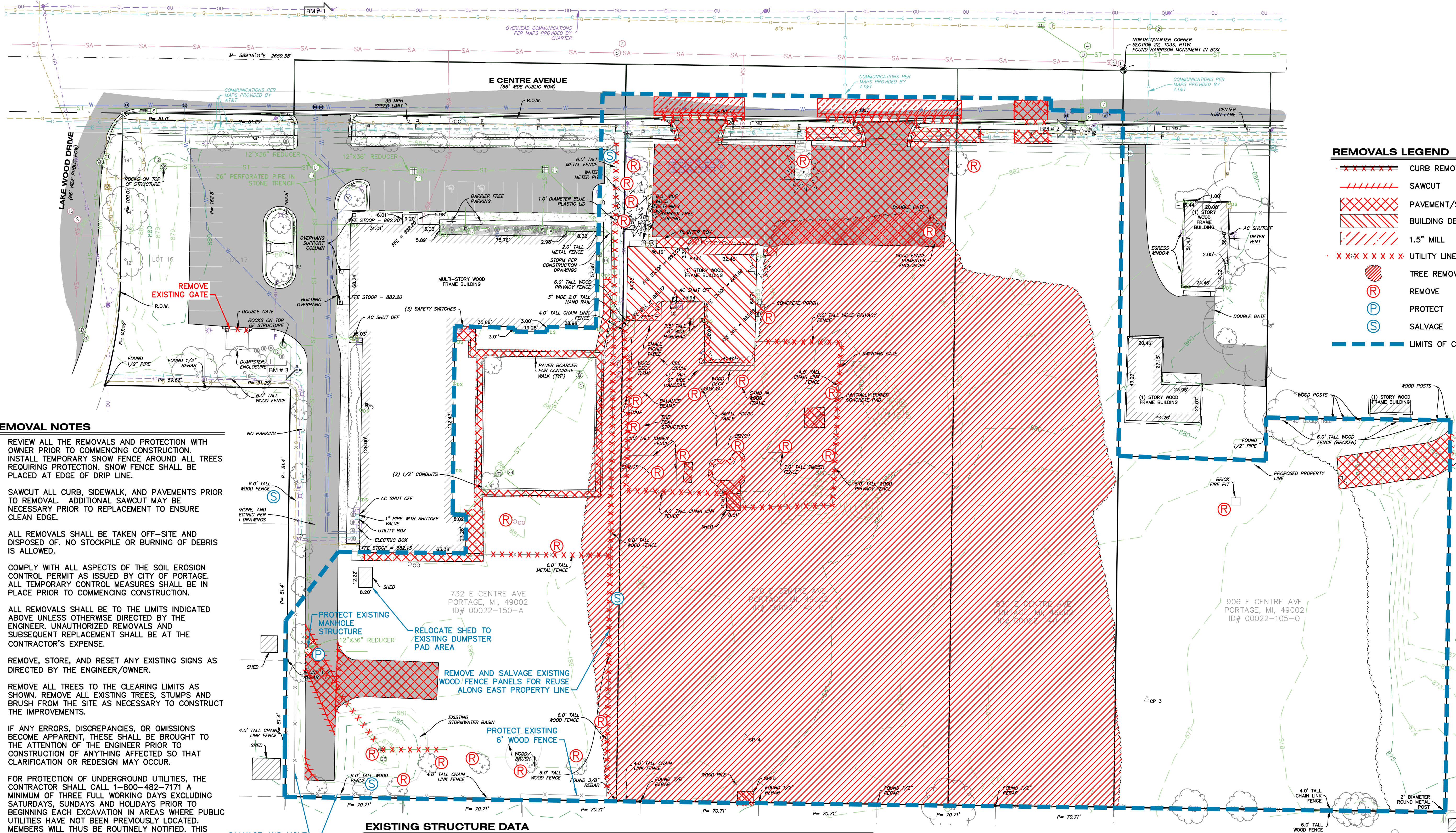
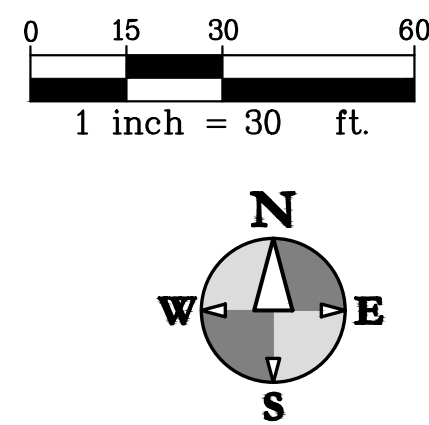
6 CITY OF PORTAGE PLAN REVIEW 01/12/24

7 FINAL OWNER REVIEW 01/17/24

8 CITY OF PORTAGE FINAL PD SUBMITTAL 01/19/24

9 CITY OF PORTAGE FINAL PD RESUBMITTAL 03/07/24

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REMOVAL NOTES

- REVIEW ALL THE REMOVALS AND PROTECTION WITH OWNER PRIOR TO COMMENCING CONSTRUCTION. INSTALL TEMPORARY SNOW FENCE AROUND ALL TREES REQUIRING PROTECTION. SNOW FENCE SHALL BE PLACED AT EDGE OF DRIP LINE.
- SAWCUT ALL CURB, SIDEWALK, AND PAVEMENTS PRIOR TO REMOVAL. ADDITIONAL SAWCUT MAY BE NECESSARY PRIOR TO REPLACEMENT TO ENSURE CLEAN EDGE.
- ALL REMOVALS SHALL BE TAKEN OFF-SITE AND DISPOSED OF. NO STOCKPILE OR BURNING OF DEBRIS IS ALLOWED.
- COMPLY WITH ALL ASPECTS OF THE SOIL EROSION CONTROL PERMIT AS ISSUED BY CITY OF PORTAGE. ALL TEMPORARY CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING CONSTRUCTION.
- ALL REMOVALS SHALL BE TO THE LIMITS INDICATED ABOVE UNLESS OTHERWISE DIRECTED BY THE ENGINEER. UNAUTHORIZED REMOVALS AND SUBSEQUENT REPLACEMENT SHALL BE AT THE CONTRACTOR'S EXPENSE.
- REMOVE, STORE, AND RESET ANY EXISTING SIGNS AS DIRECTED BY THE ENGINEER/OWNER.
- REMOVE ALL TREES TO THE CLEARING LIMITS AS SHOWN. REMOVE ALL EXISTING TREES, STUMPS AND BRUSH FROM THE SITE AS NECESSARY TO CONSTRUCT THE IMPROVEMENTS.
- IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS BECOME APPARENT, THESE SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION OF ANYTHING AFFECTED SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
- FOR PROTECTION OF UNDERGROUND UTILITIES, THE CONTRACTOR SHALL CALL 1-800-482-7171 A MINIMUM OF THREE FULL WORKING DAYS EXCLUDING SATURDAYS, SUNDAYS AND HOLIDAYS PRIOR TO BEGINNING EACH EXCAVATION IN AREAS WHERE PUBLIC UTILITIES HAVE NOT BEEN PREVIOUSLY LOCATED. MEMBERS WILL THUS BE ROUTINELY NOTIFIED. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING OWNERS WHO MAY NOT BE A PART OF THE "MISS DIG" ALERT SYSTEM.

EXISTING STRUCTURE DATA

① STM CB RIM = 880.61'	⑩ COMMUNICATION MH RIM = 880.68'	⑪ 4.0' CONCRETE SAN MH RIM = 881.06' INV. 8" S CONCRETE = 866.76'	⑫ VAULT RIM = 881.86' PIPES AND SHUT OFF VALVE TOP OF PIPE = 877.11±'
② COMMUNICATIONS MH RIM = 880.08'	⑪ 2.0' BLOCK STM CB RIM = 880.66' INV. 12" S CPP = 877.81' DEBRIS = 877.81'	⑬ 1.0' NYLOPLAST STM CB RIM = 881.95' INV. 8" W PVC = 877.50' INV. 8" N PVC = 877.50' INV. 4" E CPP = 880.35' INV. 4" W CPP = 880.35' WATER = 877.50' SUMP = 876.95'	⑬ 1.0' NYLOPLAST STM CB RIM = 880.36' INV. 10" SW PVC = 877.83' INV. 10" NE PVC = 877.83' WATER = 877.83' SEDIMENT = 877.63'
③ SAN MH RIM = 882.45'	⑫ 4.0' CONCRETE STM CB RIM = 877.84' INV. 12" E SLOPP = 874.64±' WATER = 874.54' SUMP = 872.99'	⑭ 1.0' NYLOPLAST STM CB RIM = 881.83' INV. 8" E PVC = 877.48' INV. 8" W PVC = 877.48' WATER = 877.48' SEDIMENT = 876.88'	⑭ 1.5' NYLOPLAST STM CB RIM = 880.43' INV. 10" NE PVC = 878.18' INV. 6" SW PVC = 878.18' INV. 6" SE PVC = 878.18' WATER = 878.18' SEDIMENT = 877.85'
④ 6.0' CONCRETE STM MH RIM = 880.82' INV. 12" S CONCRETE = 877.37' INV. 12" E CONCRETE = 875.67' INV. 12" NW CONCRETE = 877.22' WATER = 875.57' SEDIMENT = 874.67'	⑬ 4.0' CONCRETE STM CB RIM = 880.81' INV. 12" E SLOPP = 876.46' INV. 12" W SLOPP = 873.91±' WATER = 872.66' SUMP = 872.21'	⑮ STM CB RIM = 881.88' INV. 4" S CPP = 880.63' INV. 8" NE PVC = 878.78' WATER = 787.78' SUMP = 878.28'	⑮ 4.0' CONCRETE STM MH RIM = 881.33' INV. 8" E SLOPP = 875.73' INV. 12" N SLOPP = 872.58' INV. 12" SE SLOPP = 874.23±' WATER = 872.43' SUMP = 872.23'
⑤ SAN MH RIM = 878.75'	⑭ 4.0' CONCRETE STM CB RIM = 880.65' INV. 12" E SLOPP = 876.35±' INV. 12" W SLOPP = 874.55' WATER = 874.40' SEDIMENT = 872.70'	⑯ 2.0' BLOCK STM CB RIM = 880.22' NO PIPES VISIBLE DEBRIS = 878.15'	⑯ 4.0' CONCRETE STM CB RIM = 877.82' INV. 12" NW SLOPP = 874.82±' WATER = 874.22' SUMP = 872.62'
⑥ SAN MH RIM = 880.6'	⑮ 4.0' CONCRETE STM CB RIM = 880.86' INV. 8" S SLOPP = 877.16' INV. 12" SE SLOPP = 876.86' WATER = 876.96' SEDIMENT = 875.36'	⑰ 2.0' NYLOPLAST STM CB RIM = 879.47' INV. 12" E SLOPP = 876.87'	
⑦ WATER VAULT RIM = 880.30' TOP OF PIPE = 874.60±'			
⑧ 2.0' BLOCK STM CB RIM = 881.34' INV. 12" W CONCRETE 878.82' DEBRIS = 878.82'			
⑨ 2.0' BLOCK STM CB RIM = 880.52' INV. 12" N CONCRETE = 877.92' DEBRIS = 877.92'			

BENCHMARKS

ELEVATIONS OF THIS SURVEY ARE BASED ON NAVD 88 AS DERIVED FROM GPS

BM 1 EL = 883.42'
SPIKE IN SOUTH FACE OF UTILITY POLE ON THE NORTH SIDE OF E CENTRE AVE EAST OF LAKE WOOD DR.

BM 2 EL = 883.14'
CHISELED X ON SOUTHEAST BOLT ON HYDRANT ON THE SOUTH SIDE OF E CENTRE AVE 580±' EAST OF THE EAST CURB OF LAKE WOOD DR.

BM 3 EL = 880.72'
CHISELED X ON SOUTHWEST BOLT OF HYDRANT SOUTHEAST OF STORM CATCH BASIN 21.



ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA.

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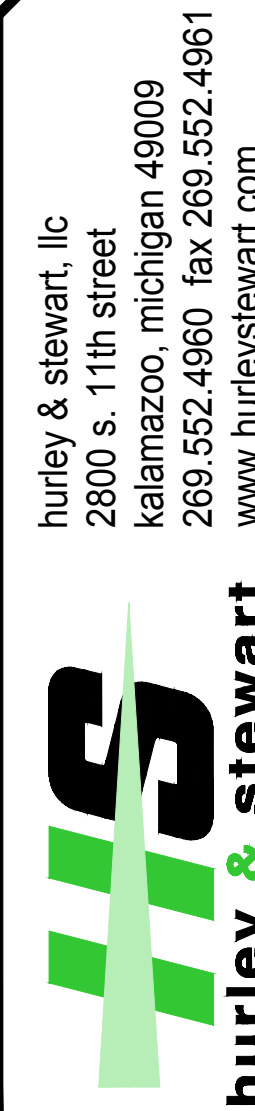
EXISTING CONDITIONS & DEMO PLAN TRILOGY HEALTH - PORTAGE MI TRILOGY HEALTH SERVICES

Sheet Title:
Project:
Client:

03/07/24
Sheet

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www.hurleystewart.com



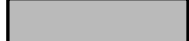
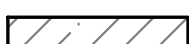
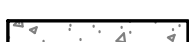
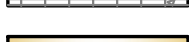
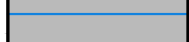
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6 CITY OF PORTAGE PLAN REVIEW 01/12/24
7 FINAL OWNER REVIEW 01/17/24
8 CITY OF PORTAGE FINAL PD SUBMITTAL 01/19/24
9 CITY OF PORTAGE FINAL PD RESUBMITTAL 03/07/24
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M= S89°16'31"E 2659.38'

E CENTRE AVENUE

— CURB IN CITY OF PORTAGE ROW TO
BE CONSTRUCTED WITHOUT REBAR
REINFORCEMENT. SEE DETAIL

LEGEND

- | | |
|---|---|
|  | STANDARD-DUTY BITUMINOUS PAVEMENT |
|  | HEAVY-DUTY BITUMINOUS PAVEMENT |
|  | FULL DEPTH BITUMINOUS PAVEMENT FOR MAJOR ROADS PER SD-165 |
|  | 1.5" FILL BITUMINOUS PAVEMENT |
|  | CONCRETE PAVEMENT AND SIDEWALK |
|  | STAMPED CONCRETE DETAIL |
|  | HEAVY-DUTY CONCRETE PAVEMENT |
|  | DUMPSTER HEAVY-DUTY CONCRETE PAVEMENT |
|  | PROPOSED BUILDING |
|  | PARKING STRIPING (BLUE) |
|  | PARKING STRIPING (WHITE) |
|  | PARKING STRIPING (YELLOW) |
|  | CURB AND GUTTER |
|  | PROPOSED DRY RETENTION BASIN |
|  | PROPOSED SPILL CONTAINMENT UNIT |

TYPICAL PARKING SPACE DIMENSION = 9'X18'

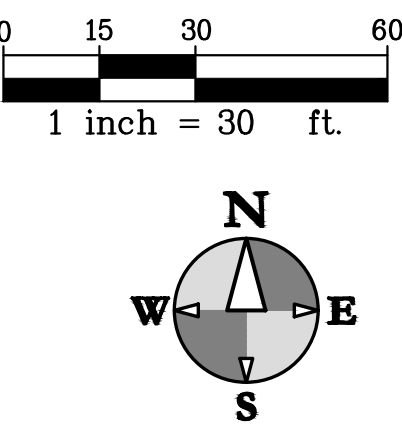
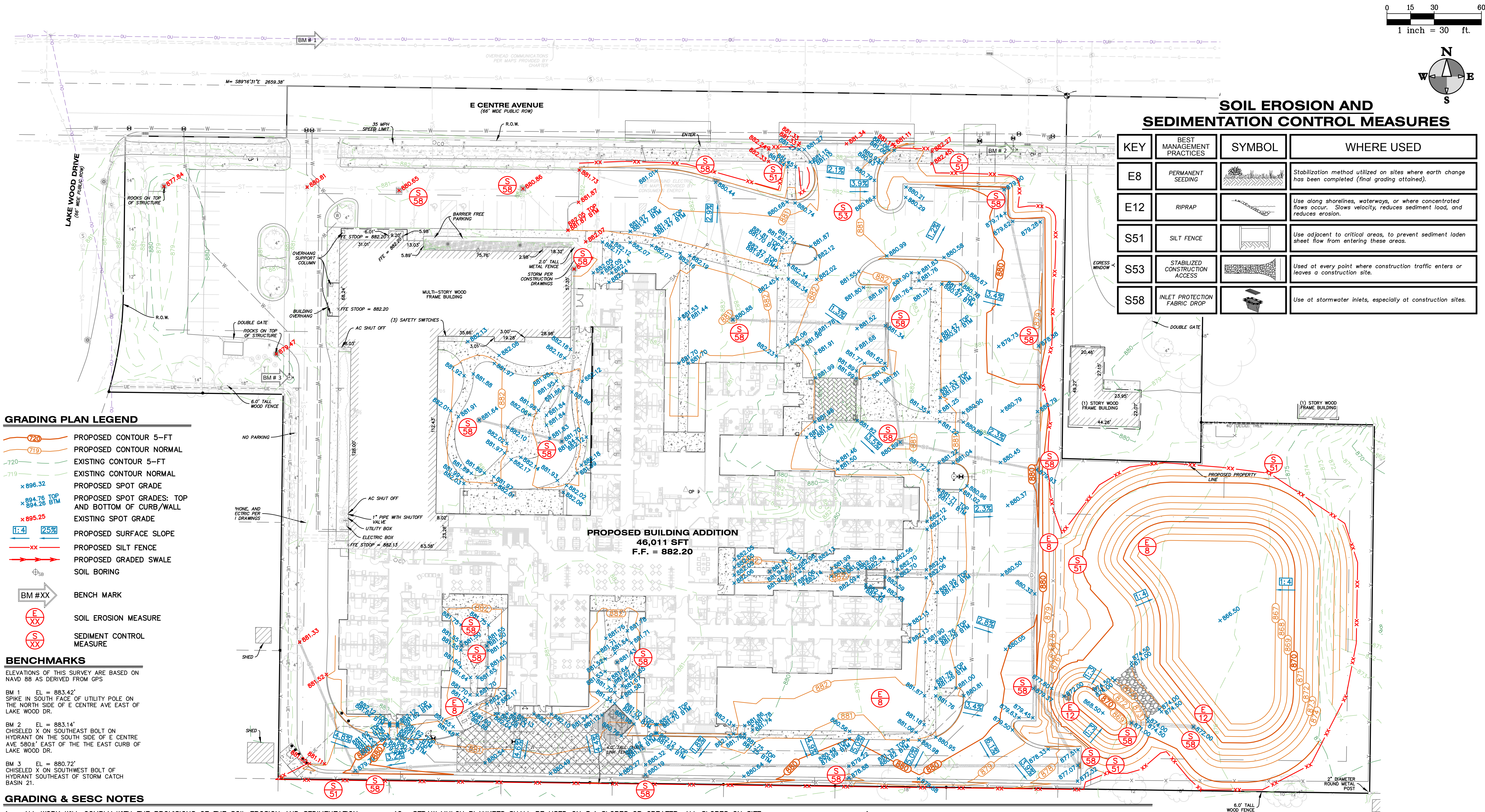
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Job No. 23-003D	P.M.:JWP	Drft.DSV	QA/QC: 03/07/24
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6	CITY OF PORTAGE PLAN REVIEW		01/12/24
7	FINAL OWNER REVIEW		01/17/24
8	CITY OF PORTAGE FINAL PD SUBMITTAL		01/19/24
9	CITY OF PORTAGE FINAL PD RESUBMITTAL		03/07/24
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SOIL EROSION AND SEDIMENTATION CONTROL MEASURES

KEY	BEST MANAGEMENT PRACTICES	SYMBOL	WHERE USED
E8	PERMANENT SEEDING		Stabilization method utilized on sites where earth change has been completed (final grading attained).
E12	RIPRAP		Use along shorelines, waterways, or where concentrated flows occur. Slows velocity, reduces sediment load, and reduces erosion.
S51	SILT FENCE		Use adjacent to critical areas, to prevent sediment laden sheet flow from entering these areas.
S53	STABILIZED CONSTRUCTION ACCESS		Used at every point where construction traffic enters or leaves a construction site.
S58	INLET PROTECTION FABRIC DROP		Use at stormwater inlets, especially at construction sites.

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6 CITY OF PORTAGE PLAN REVIEW 01/12/24
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GRADING PLAN
TRILOGY HEALTH - PORTAGE MI
TRILOGY HEALTH SERVICES

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LEGEND

	PROPOSED CONTOUR HIGHLIGHTED		EXISTING CONTOUR HIGHLIGHTED
	PROPOSED CONTOUR NORMAL		EXISTING CONTOUR NORMAL
	PROPOSED SANITARY SEWER		EXISTING SANITARY SEWER
	PROPOSED STORM SEWER		EXISTING STORM SEWER
	PROPOSED CATV		EXISTING CATV
	PROP ELEC (OVERHEAD)		EXIST ELEC (OVERHEAD)
	PROP ELEC (UNDERGROUND)		EXIST ELEC (UNDERGROUND)
	PROPOSED FIBEROPTIC CABLE		EXISTING FIBEROPTIC CABLE
	PROPOSED GAS		EXISTING GAS
	PROPOSED TELEPHONE		EXISTING TELEPHONE
	PROPOSED WATER MAIN		EXISTING WATER MAIN
	PROPOSED TREELINE		EXISTING TREELINE
	PROPOSED FENCE		EXISTING FENCE
	CURB CATCH BASIN		GAS METER
	SQUARE CATCH BASIN		TELEPHONE MANHOLE
	ROUND CATCH BASIN		TELEPHONE POLE
	MANHOLE STORM		PROPOSED SPOT GRADE
	MANHOLE SANITARY		EXISTING SPOT GRADE
	SANITARY CLEANOUT		BENCH MARK
	FIRE HYDRANT		POST/BOLLARD
	WATER VALVE		SIGN
	WATER MAIN VAULT		MAILBOX
	WATER METER		SOIL BORING
	WATER REDUCER		MONITOR WELL
	LIGHT POLE		
	POWER POLE		
	GUY WIRE		
	ELECTRIC MANHOLE		
	ELECTRIC METER		

NOTE: ALL SYMBOLS IN THIS LEGEND ARE SHOWN AS EXISTING. PROPOSED SYMBOLS WILL USE THE CORRESPONDING SYMBOL WITH A THICKER LINE.

PRELIMINARY CONSTRUCTION SCHEDULE					
	APRIL	JUNE	JULY	AUGUST	SEPTEMBER
INSTALL TEMPORARY MEASURES	X				
PERFORM EARTHWORK		X			
INSTALL PERMANENT MEASURES		X			
RESTORATION			X		
SUBSTANTIAL COMPLETION			X	X	
FINAL COMPLETION				X	X

MAINTENANCE AFTER CONSTRUCTION:

1. TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED BY THE CONTRACTOR ONLY AFTER THE ENTIRE SITE HAS BEEN RESTORED.

CONTAMINATION NOTES

IF SOIL OR GROUNDWATER CONTAMINATION IS ENCOUNTERED OR SUSPECTED DURING CONSTRUCTION THE FOLLOWING STEPS SHALL BE FOLLOWED.

- CONTRACTOR SHALL STOP WORK IMMEDIATELY AND NOTIFY OWNER AND/OR OWNER'S REPRESENTATIVE.
- OWNER AND/OR OWNER'S REPRESENTATIVE SHALL NOTIFY THE CITY.
- OWNER SHALL ENGAGE THE SERVICES OF A QUALIFIED ENVIRONMENTAL CONSULTANT (CONSULTANT).
- CONSULTANT SHALL CONDUCT A SITE ASSESSMENT AND REPORT TO THE ABOVE PARTIES.
- CONSULTANT SHALL DEVELOP A PLAN TO ADDRESS ANY CONTAMINATION WHICH MAY BE FOUND DURING CONSTRUCTION.
- THE CONSULTANT TOGETHER WITH THE DESIGNER ENGINEER SHALL COMPLETE A SITE EVALUATION PROCESS FOLLOWING THE DOCUMENT ENTITLED IMPLEMENTING STORMWATER INFILTRATION PRACTICES AT VACANT PARCELS AND BROWNFIELD SITES (EPA, 2013) TO DETERMINE IF THE STORMWATER MANAGEMENT SYSTEM REQUIRES REDESIGN AND RESUBMITTAL TO THE CITY FOR REVIEW AND APPROVAL.
- OWNER AND/OR OWNER'S REPRESENTATIVE SHALL SUBMIT TO THE CITY SUPPORTING DOCUMENTATION OF THE SITE EVALUATION PROCESS. A REVISED STORMWATER REVIEW PACKAGE MUST ALSO BE SUBMITTED IF IT BECOMES NECESSARY TO CHANGE THE DESIGN OF THE STORMWATER MANAGEMENT SYSTEM.
- MICHIGAN DEPARTMENT OF ENVIRONMENT, GREAT LAKES, AND ENERGY (EGLE) REMEDIATION AND REDEVELOPMENT DIVISION (RPD) STAFF SHALL BE NOTIFIED AS APPLICABLE.

SOIL EROSION CONTROL MAINTENANCE TASKS AND SCHEDULE

DURING CONSTRUCTION
TO BE PERFORMED BY CONTRACTOR

TASKS	COMPONENTS STORM DRAINAGE SYSTEM	CATCH BASIN SUMPS	CATCH BASIN INLET CASTINGS	SITE DISTURBED AREA	SCHEDULE
INSPECT FOR SEDIMENT ACCUMULATION	X	X	X	X	WEEKLY
REMOVAL OF SEDIMENT ACCUMULATION	X	X		X	AS NEEDED* AND PRIOR TO TURNOVER
INSPECT FOR FLOATABLES AND DEBRIS	X	X	X		QUARTERLY
CLEANING FOR FLOATABLES AND DEBRIS	X	X	X		QUARTERLY AND AT TURNOVER
INSPECTION FOR EROSION				X	WEEKLY
REESTABLISH PERMANENT VEGETATION ON ERODED SLOPES				X	AS NEEDED AND PRIOR TO TURNOVER
INSPECT STRUCTURAL ELEMENTS DURING WET WEATHER AND COMPARE TO AS-BUILT PLANS (BY A PROFESSIONAL ENGINEER REPORTING TO THE OWNER)	X				ANNUALLY AND AT TURNOVER
MAKE ADJUSTMENTS OR REPLACEMENTS AS DETERMINED	X			X	AS NEEDED

* "AS NEEDED" MEANS WHEN SEDIMENT HAS ACCUMULATED TO A MAXIMUM OF ONE FOOT DEPTH

AN SESC PERMIT MUST BE OBTAINED FROM THE CITY OF PORTAGE PRIOR TO COMMENCING ANY EARTH CHANGE ACTIVITIES

PERMANENT MAINTENANCE
TO BE PERFORMED BY PROPERTY OWNER (PFIZER)

TASKS	COMPONENTS PAVED AREAS	STORM DRAINAGE SYSTEM	CATCH BASIN SUMPS	CATCH BASIN INLET CASTINGS	SCHEDULE
INSPECT FOR SEDIMENT ACCUMULATION		X	X		SEMI-ANNUALLY AS NEEDED*
REMOVAL OF SEDIMENT ACCUMULATION		X	X		ANNUALLY AS NEEDED*
INSPECT FOR FLOATABLES AND DEBRIS		X	X	X	ANNUALLY
CLEANING FOR FLOATABLES AND DEBRIS		X	X	X	ANNUALLY
INSPECTION FOR EROSION					ANNUALLY
REESTABLISH PERMANENT VEGETATION ON ERODED SLOPES					AS NEEDED
CLEAN DRIVES AND PARKING LOTS	X				SEMI-ANNUALLY
INSPECT STRUCTURAL ELEMENTS DURING WET WEATHER AND COMPARE TO AS-BUILT PLANS (BY A PROFESSIONAL ENGINEER REPORTING TO THE OWNER)		X			SEMI-ANNUALLY
MAKE ADJUSTMENTS OR REPLACEMENTS AS DETERMINED BY ANNUAL WET WEATHER INSPECTION		X			ANNUALLY
OWNER TO HAVE A PROFESSIONAL ENGINEER CARRY OUT EMERGENCY INSPECTIONS UPON IDENTIFICATION OF SEVERE PROBLEMS		X	X	X	AS NEEDED

Sheet Title:

Project:

Client:

03/07/24

Sheet

C-4

SESC NOTES
TRILOGY HEALTH - PORTAGE MI
TRILOGY HEALTH SERVICES

Job No. 23-003D P.M.-IWP Drft-EMB QA/QC: 03/07/24

ISSUED FOR/REVISIONS:

6 CITY OF PORTAGE PLAN REVIEW 01/12/24

7 FINAL OWNER REVIEW 01/17/24

8 CITY OF PORTAGE FINAL PD SUBMITTAL 01/19/24

9 CITY OF PORTAGE FINAL PD RESUBMITTAL 03/07/24

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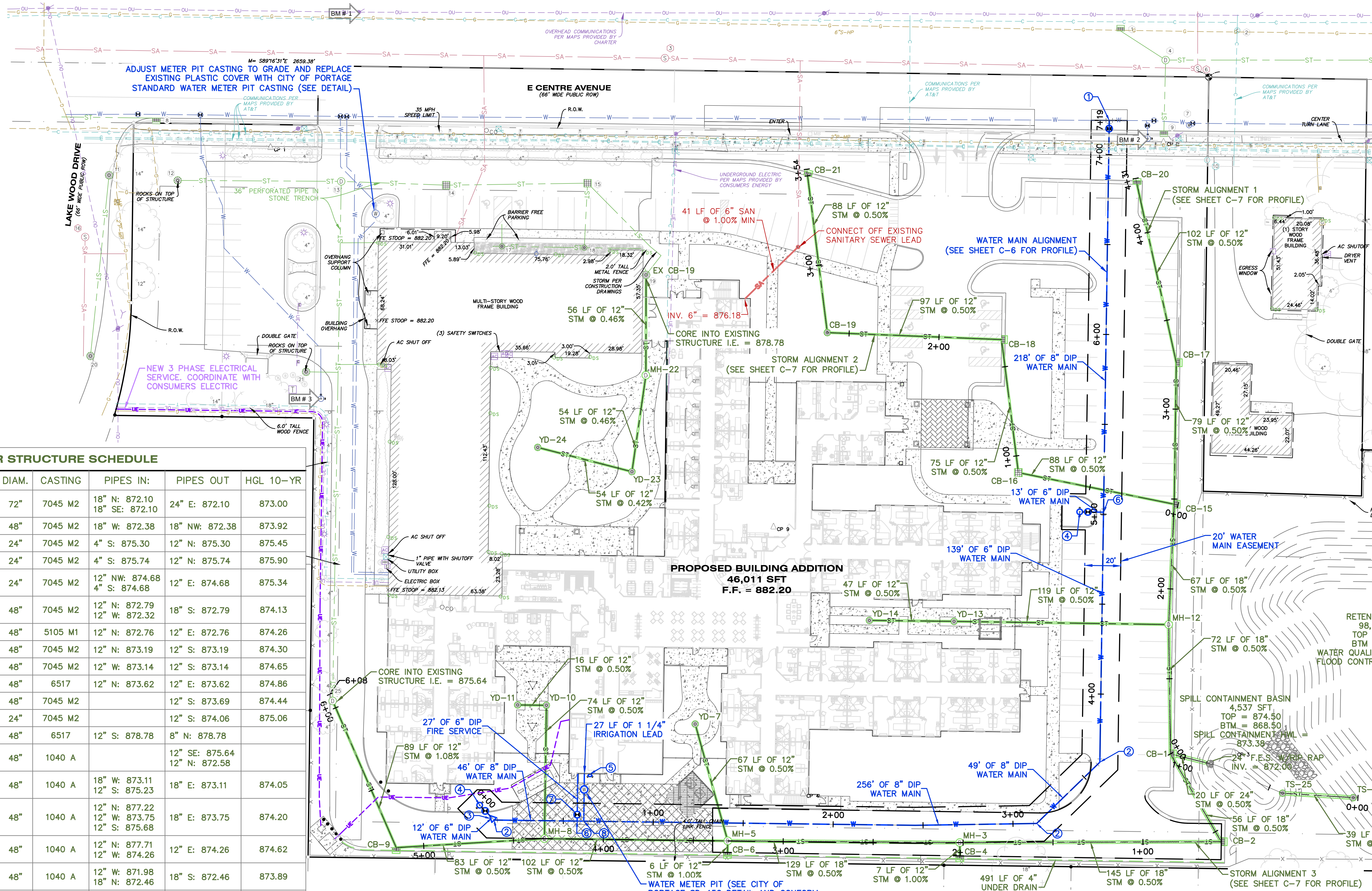
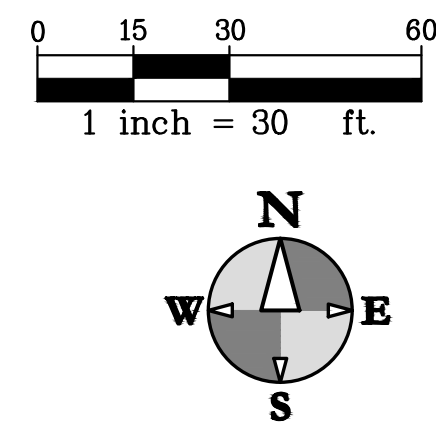
kalamazoo, michigan 49009

269.552.4960 fax 269.552.4961

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WATER MAIN FITTING SCHEDULE		
FITTING NUMBER	DESCRIPTION	TOTAL THIS SHEET
1	10" x 8" TAPPING SLEEVE AND VALVE	1
2	8" 45° BEND	3
3	8" x 6" REDUCER	1
4	FIRE HYDRANT ASSEMBLY W/ 6" VALVE	2
5	FIRE DEPARTMENT CONNECTION	1
6	8" x 8" x 6" TEE	2
7	6" GATE VALVE AND BOX	1
8	1 1/4" SERVICE TAP AND VALVE	1

LEGEND

DEFLECT WATER MAIN 18" UNDER PIPE CONFLICT (SEE DETAIL)

NOTE: CONTRACTOR RESPONSIBLE FOR VERIFYING FITTINGS. AMOUNTS DO NOT TAKE INTO CONSIDERATION VERTICAL DEFLECTIONS.

STORM SEWER STRUCTURE SCHEDULE

STR. #	RIM EL.	DIAM.	CASTING	PIPES IN:	PIPES OUT	HGL 10-YR
CB-1	879.37	72"	7045 M2	18" N: 872.10 18" SE: 872.10	24" E: 872.10	873.00
CB-2	877.07	48"	7045 M2	18" W: 872.38	18" NW: 872.38	873.92
CB-4	878.88	24"	7045 M2	4" S: 875.30	12" N: 875.30	875.45
CB-6	880.19	24"	7045 M2	4" S: 875.74	12" N: 875.74	875.90
CB-9	879.79	24"	7045 M2	12" NW: 874.68 4" S: 874.68	12" E: 874.68	875.34
CB-15	879.93	48"	7045 M2	12" N: 872.79 12" W: 872.32	18" S: 872.79	874.13
CB-16	880.89	48"	5105 M1	12" N: 872.76	12" E: 872.76	874.26
CB-17	878.88	48"	7045 M2	12" N: 873.19	12" S: 873.19	874.30
CB-18	881.34	48"	7045 M2	12" W: 873.14	12" S: 873.14	874.65
CB-19	880.88	48"	6517	12" N: 873.62	12" E: 873.62	874.86
CB-20	879.90	48"	7045 M2		12" S: 873.69	874.44
CB-21	880.44	24"	7045 M2		12" S: 874.06	875.06
EX CB-19	881.89	48"	6517	12" S: 878.78	8" N: 878.78	
EX MH-25	881.33	48"	1040 A		12" SE: 875.64 12" N: 872.58	
MH-3	879.22	48"	1040 A	18" W: 873.11 12" S: 875.23	18" E: 873.11	874.05
MH-5	880.32	48"	1040 A	12" N: 877.22 12" W: 873.75 12" S: 875.68	18" E: 873.75	874.20
MH-8	880.54	48"	1040 A	12" N: 877.71 12" W: 874.26	12" E: 874.26	874.62
MH-12	880.29	48"	1040 A	12" W: 871.98 18" N: 872.46	18" S: 872.46	873.89
MH-22	882.13	48"	1040 A	12" S: 878.52	12" N: 878.52	
TS-25	871.00	48"	SEE DETAIL		24" E: 867.50	
TS-26	872.00	48"	SEE DETAIL	24" W: 867.50		
YD-7	881.43	48"	18" GRATE		12" S: 877.56	877.58
YD-10	881.50	48"	18" GRATE	12" W: 878.08	12" S: 878.08	878.22
YD-11	881.50	48"	18" GRATE	12" E: 878.16		878.81
YD-13	881.91	48"	18" GRATE	12" W: 872.58	12" E: 872.58	874.16
YD-14	881.81	48"	18" GRATE	12" E: 872.81		874.30
YD-23	881.70	48"	18" GRATE	12" W: 878.28	12" N: 878.28	
YD-24	881.64	48"	18" GRATE	12" E: 878.05		

UTILITY NOTES

- FOR PROTECTION OF UNDERGROUND UTILITIES, THE CONTRACTOR SHALL CALL 1-800-482-7171 A MINIMUM OF THREE FULL WORKING DAYS EXCLUDING SATURDAYS, SUNDAYS AND HOLIDAYS PRIOR TO BEGINNING EACH EXCAVATION IN AREAS WHERE PUBLIC UTILITIES HAVE NOT BEEN PREVIOUSLY LOCATED. MEMBERS WILL THUS BE ROUTINELY NOTIFIED. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING OWNERS WHO MAY NOT BE A PART OF THE "MISS DIG" ALERT SYSTEM.
- ROAD MATERIAL AND CONSTRUCTION WILL BE IN ACCORDANCE WITH THE MOST RECENT CONSTRUCTION STANDARDS AND SPECIFICATIONS OF THE STATE OF MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT). MDOT SPECIFICATIONS ARE SUBJECT TO THE CURRENT ADDENDA. IN ADDITION, ALL WORK WILL BE IN COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND CITY OF PORTAGE STANDARDS AND SPECIFICATIONS.
- PLACE SANITARY CLEANOUT EVERY 100' AND/OR AT BENDS ON ALL 6" SANITARY SEWER LEADS.
- ALL BEDDING MATERIAL TYPES ARE TO BE PER MDOT SPEC. 603.06.
- DEWATERING MAY BE REQUIRED TO INSTALL OR REMOVE SOME UTILITIES. REFER TO SPECIFICATIONS FOR SPECIFIC REQUIREMENTS. REFER TO GEOTECHNICAL REPORT FOR MORE INFORMATION.
- ALL STRUCTURE CASTINGS TO BE EAST JORDAN IRON WORKS OR APPROVED EQUAL. SEE STRUCTURE TABLE FOR SPECIFIC CASTING AT EACH STRUCTURE.
- STORM SEWERS SHALL BE SOLID WALL ADS N-12 RIGID PIPE MEETING AASHTO M-294, TYPE S, OR APPROVED EQUAL INSTALLED PER THE REQUIREMENTS OF MDOT AND CITY OF PORTAGE. MANHOLE TESTING SHALL BE PERFORMED PRIOR TO PAVING. USE CONCRETE PIPE WHERE INDICATED.
- VERIFY LOCATION AND ELEVATION OF EXISTING SANITARY LEAD PRIOR TO ORDERING STRUCTURES AND CONSTRUCTION.
- ALL WATER MAIN SHALL BE WRAPPED WITH POLYETHYLENE IN ACCORDANCE WITH AWWA STANDARD C105.
- PROVIDE 18" WATER MAIN SEPARATION WHEN CROSSING OTHER UTILITIES. REFER TO WATER MAIN DEFLECTION DETAIL TO MINIMIZE THE AMOUNT OF WATER MAIN DEEPER THAN 6 FEET.
- VERIFY NUMBER OF FITTINGS PRIOR TO ORDERING. TOTALS DO NOT INCLUDE VERTICAL DEFLECTIONS THAT MAY BE NEEDED.
- THE CONTRACTOR SHALL INSTALL PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVERNIGHT AS REQUIRED.
- CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT FOR GROUNDWATER AND SOILS INFORMATION. ANY UTILITIES REQUIRING DEWATERING SHALL BE INSTALLED TO THE CITY OF PORTAGE STANDARDS AND INCLUDED IN THE INSTALLATION COSTS. CONTRACTOR IS RESPONSIBLE FOR ALL DEWATERING NECESSARY TO CONSTRUCT UTILITIES IN THE DRY.
- CONTRACTOR TO COORDINATE PRIVATE UTILITY CONNECTIONS WITH UTILITY COMPANIES.
- SITE CONTRACTOR RESPONSIBLE FOR INSTALLATION OF ALL UTILITIES TO 5' FROM BUILDING WALL.
- COORDINATE ALL UTILITY LOCATIONS AND ELEVATIONS WITH MECHANICAL DRAWINGS AND BUILDING CONTRACTOR PRIOR TO INSTALLATION.
- SANITARY SEWER MATERIALS AND INSTALLATION SHALL COMPLY WITH CITY OF PORTAGE REQUIREMENTS. COORDINATE WORK AND INSPECTIONS WITH CITY OF PORTAGE.
- WATER SUPPLY MATERIALS AND INSTALLATION SHALL COMPLY WITH CITY OF PORTAGE UTILITIES REQUIREMENTS AND SPECIFICATIONS. COORDINATE CONNECTIONS WITH CITY OF PORTAGE.
- SEE SITE ELECTRICAL PLAN FOR LOCATION OF ALL ELECTRICAL SLEEVES AND CONDUIT.
- UNDERGROUND ELECTRICAL SHALL BE PROVIDED TO THE SITE LIGHT POLES.
- REMOVE SEDIMENT FROM ALL STRUCTURES ONCE PAVING IS COMPLETE AND REMOVE SILT SACKS.
- IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS BECOME APPARENT, THESE SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION OF ANYTHING AFFECTED SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
- ALL WATER MAINS AND THEIR APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF PORTAGE STANDARD SPECIFICATIONS AND AWWA STANDARD C600.
- WATER MAIN FLUSHING VELOCITY SHALL PROVIDE A MINIMUM WATER VELOCITY OF 3.0 FEET PER SECOND IN ACCORDANCE WITH AWWA STANDARD C651.



Know what's below.
Call before you dig.

ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA.

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269.552.4960 fax 269.552.4961
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7	FINAL OWNER REVIEW	01/17/24
8	CITY OF PORTAGE FINAL PD SUBMITTAL	01/19/24
9	CITY OF PORTAGE FINAL PD RESUBMITTAL	03/07/24

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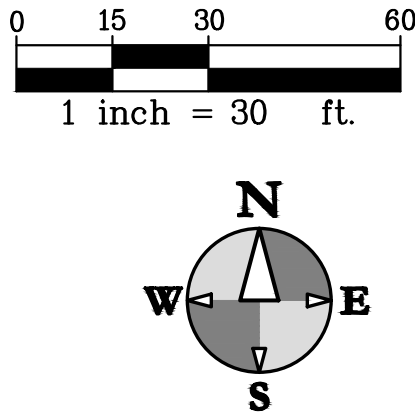
UTILITY PLAN
TRILOGY HEALTH - PORTAGE MI
TRILOGY HEALTH SERVICES

Sheet Title:
Project:
Client:

03/07/24
Sheet

C-5

DRAWING LOCATION: H:\33-0034 (risky health - portage.mn)\FINAL DRAWINGS\C-6 Water Main Profile.dwg LAST SAVED BY: DVANORMAN ON 2/26/2024

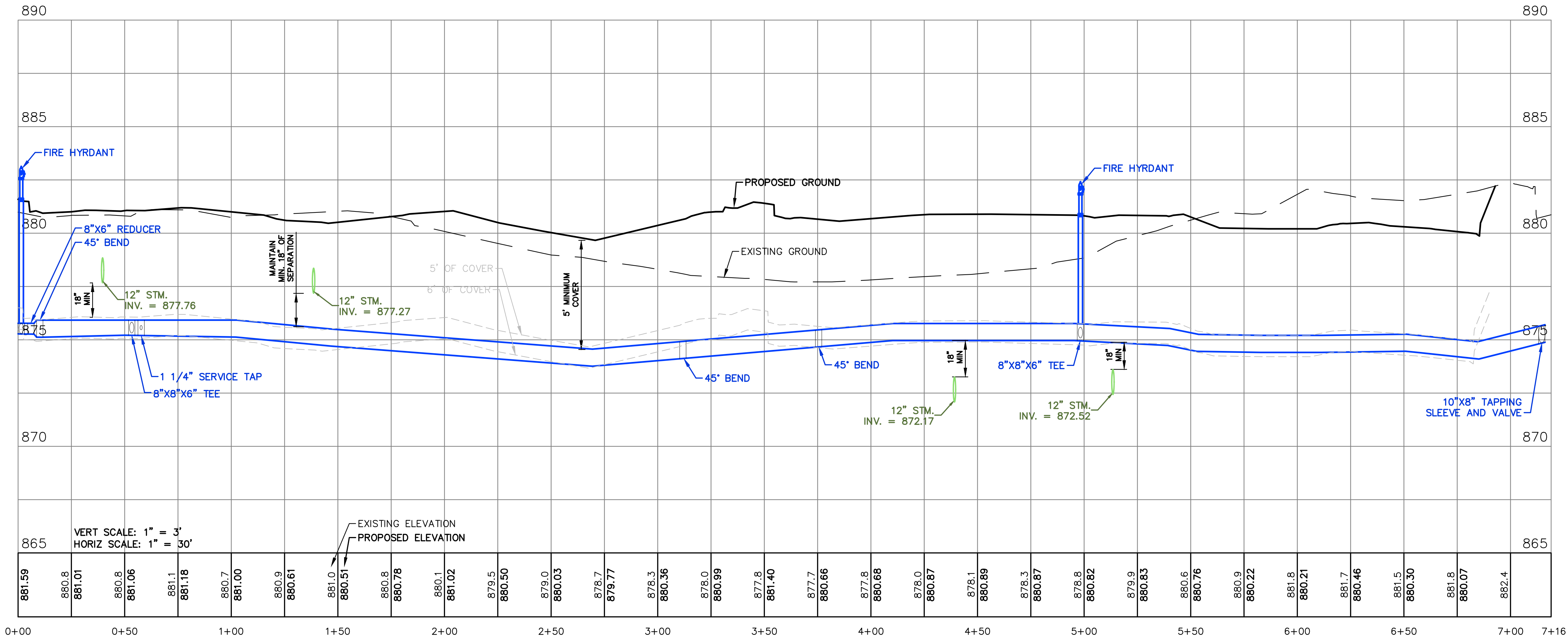




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WATER MAIN PROFILE



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Job No. 23-0034	P.M./JWP	Draft/DSV	QA/QC	03/07/24
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6	CITY OF PORTAGE	PLAN REVIEW	01/12/24	
7	FINAL OWNER REVIEW	01/17/24		
8	CITY OF PORTAGE	FINAL PD SUBMITTAL	01/19/24	
9	CITY OF PORTAGE	FINAL PD RESUBMITTAL	03/07/24	
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WATER MAIN PROFILE
TRILOGY HEALTH - PORTAGE MI
TRILOGY HEALTH SERVICES

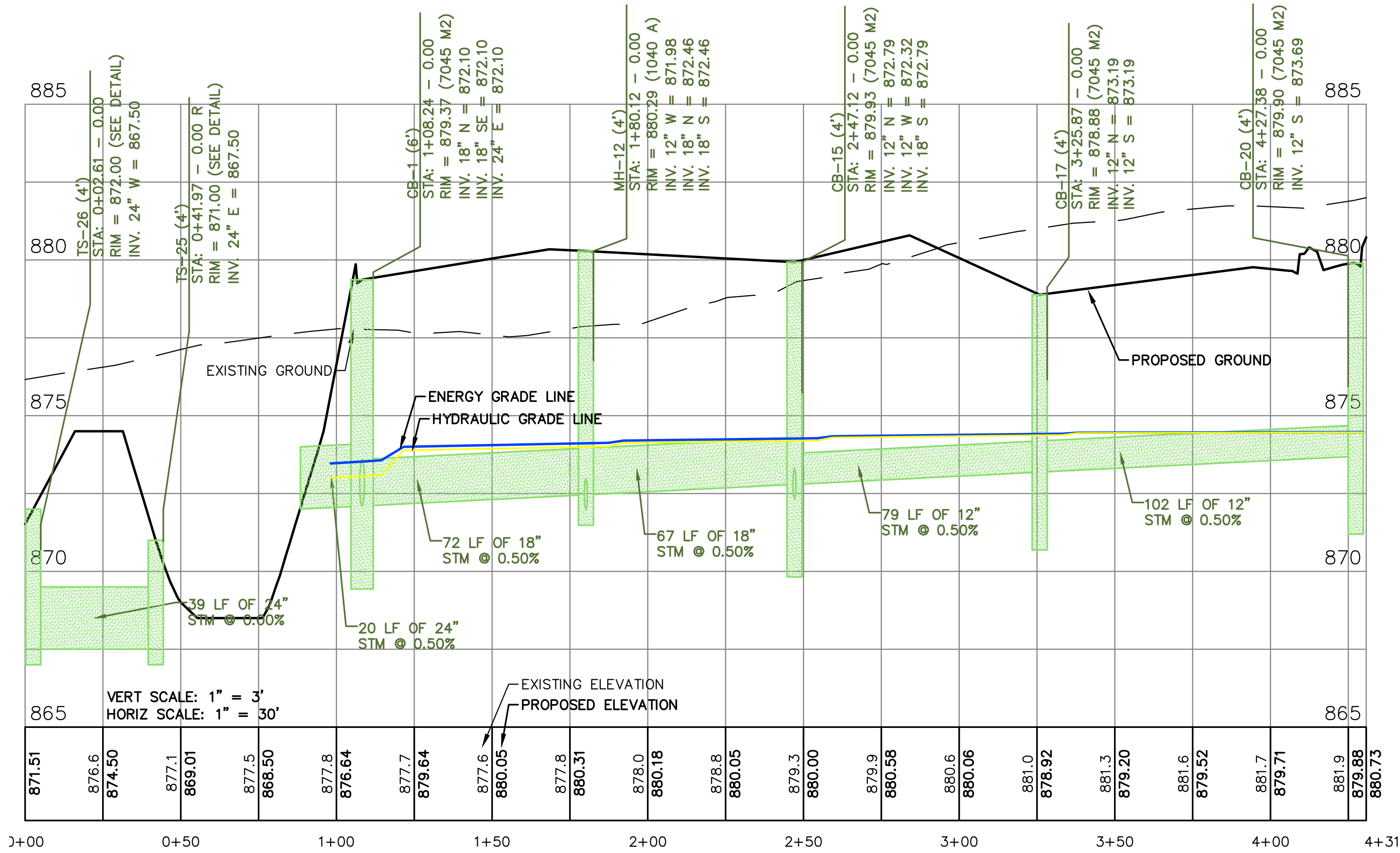
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03/07/24

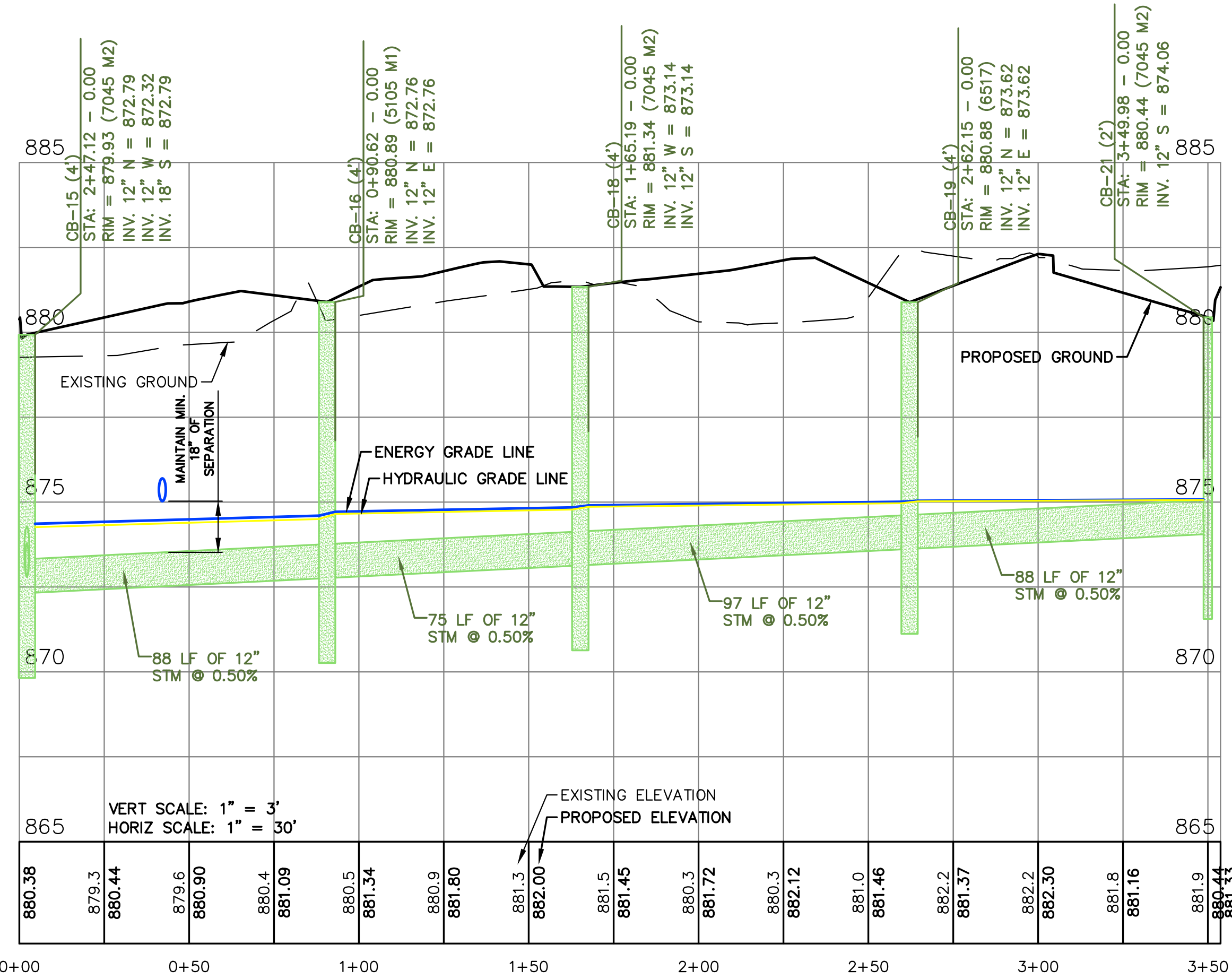
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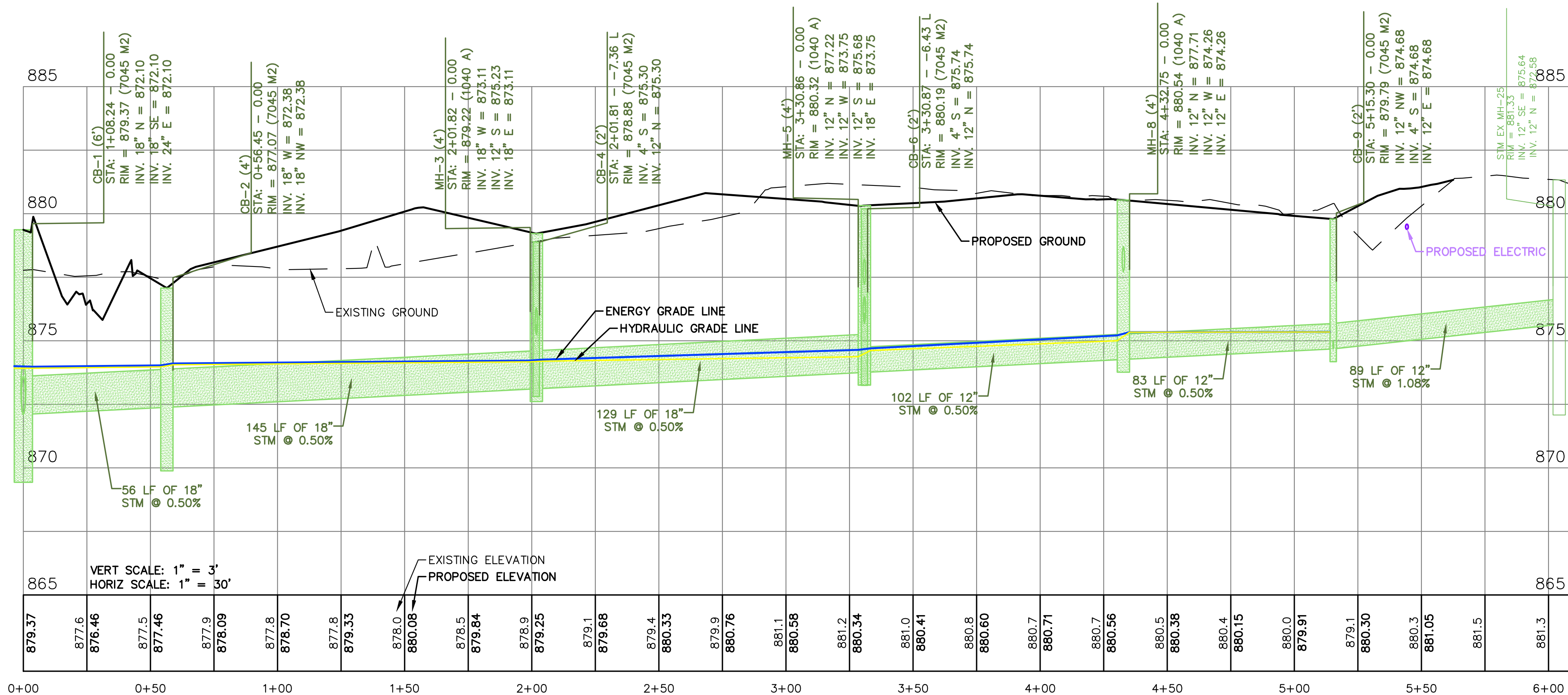
STORM PROFILE 1



STORM PROFILE 2



STORM PROFILE 3



STORM PROFILES
TRILOGY HEALTH - PORTAGE MI
TRILOGY HEALTH SERVICES

Sheet Title:
Project:
Client:

03/07/24
Sheet
C-7

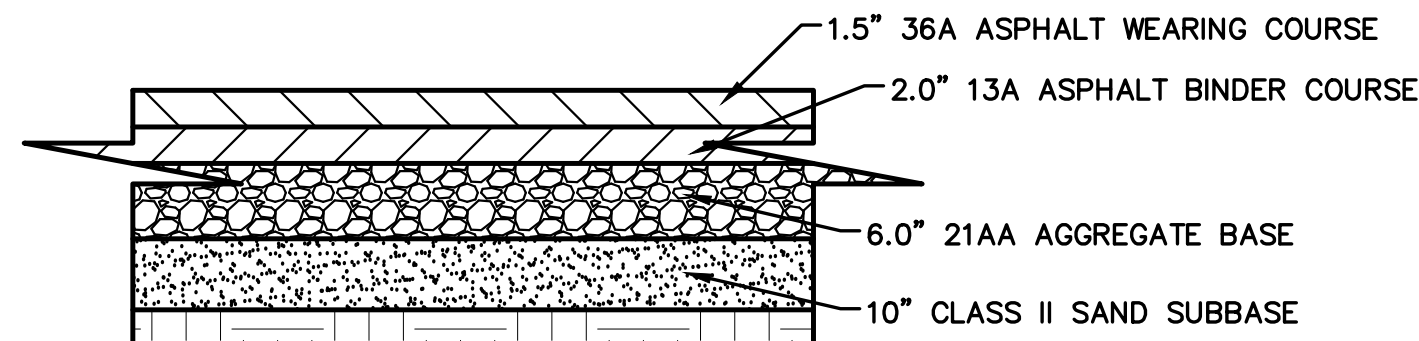
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ISSUED FOR/REVISIONS:
6 CITY OF PORTAGE PLAN REVIEW 01/12/24
7 FINAL OWNER REVIEW 01/17/24
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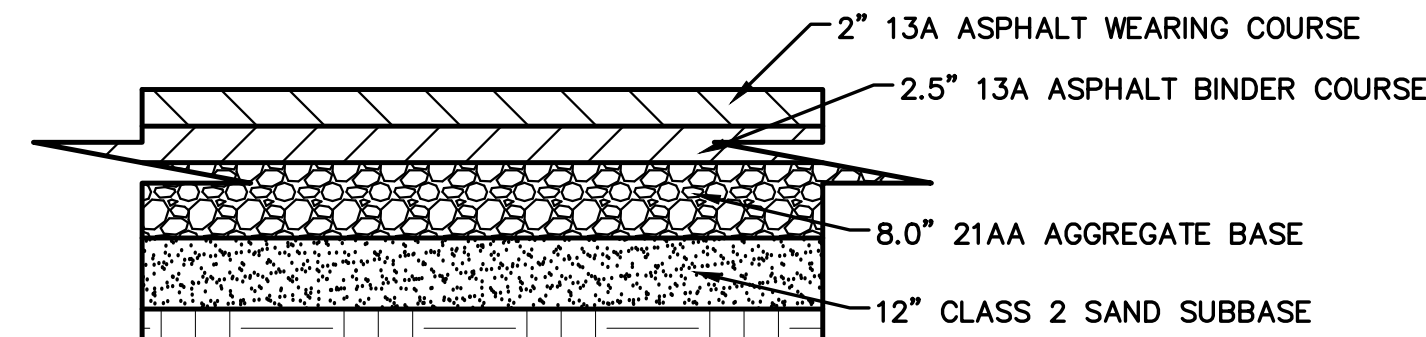
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GEOTECHNICAL NOTES:

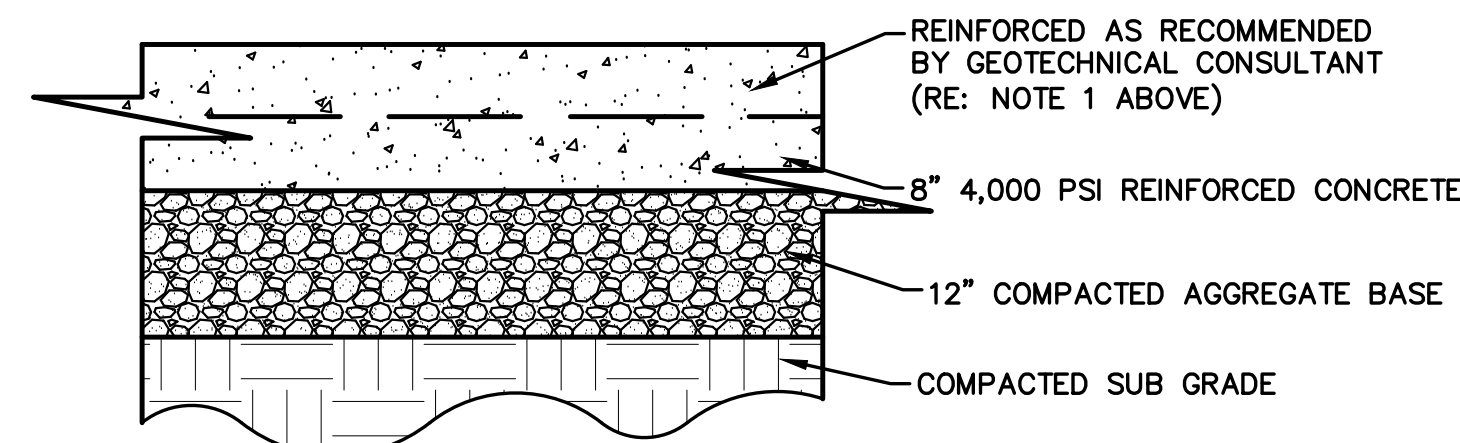
1. ALL PAVEMENT AND AGGREGATE MATERIALS SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEERING REPORT, MATERIAL TESTING CONSULTANTS, PROJECT NO. 231019 ISSUED 04/18/2023.



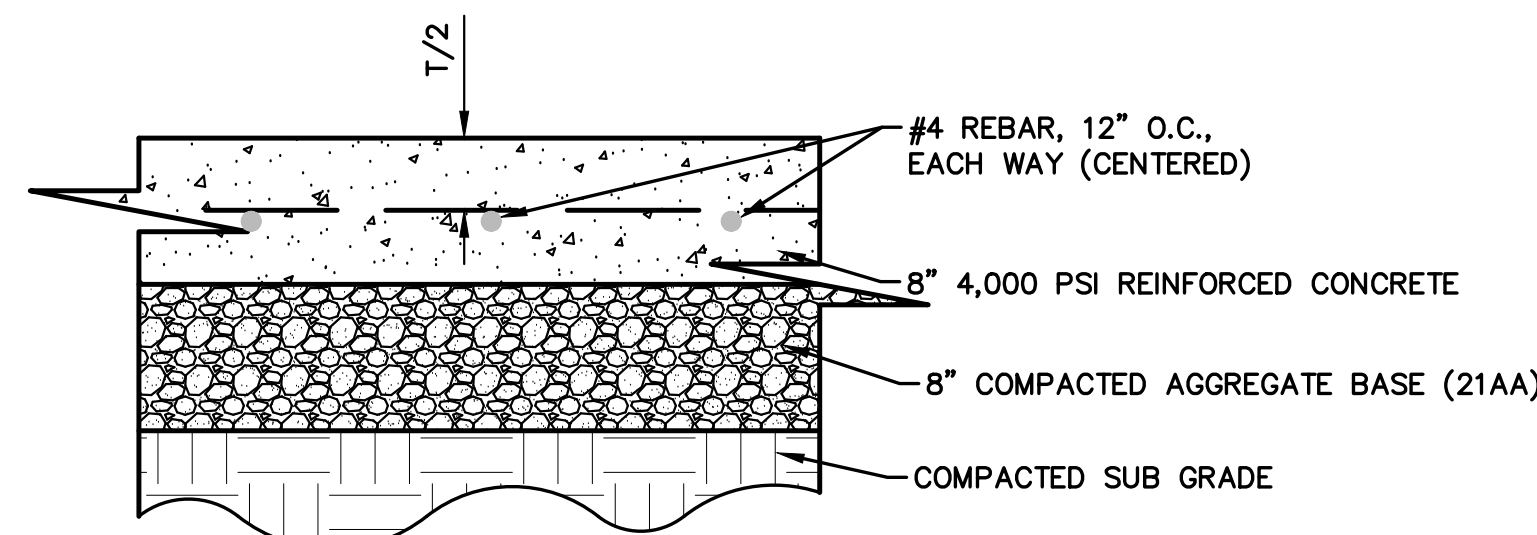
STANDARD DUTY ASPHALT DETAIL
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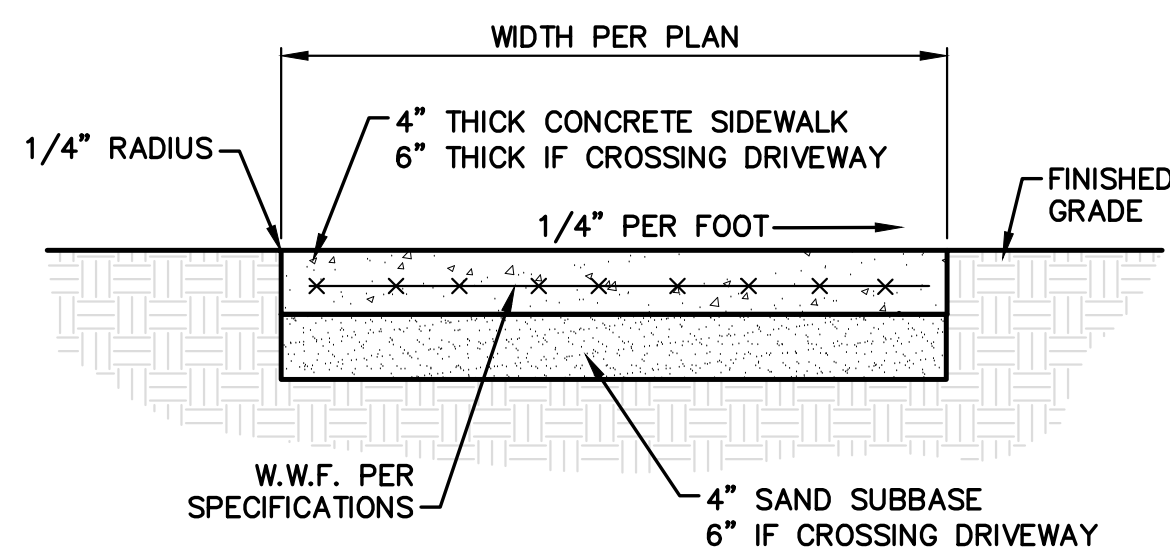
HEAVY-DUTY ASPHALT DETAIL
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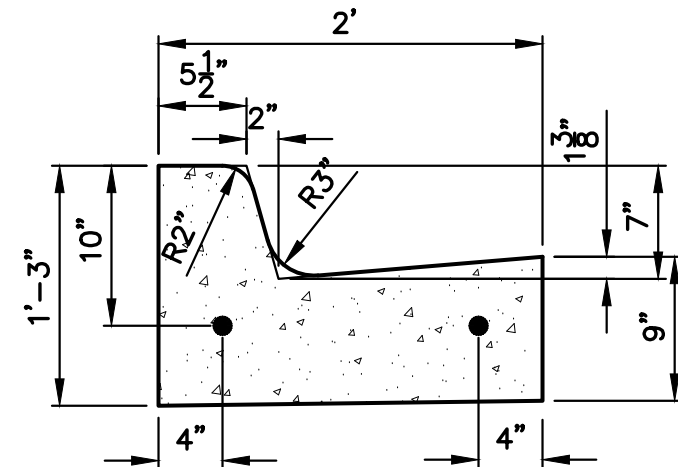
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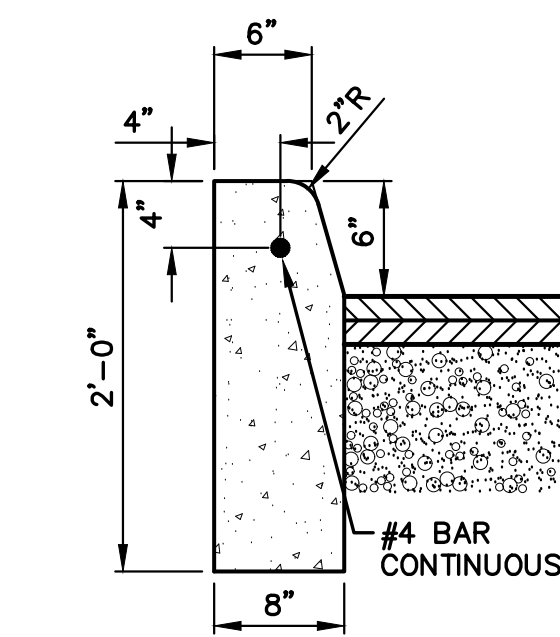
DUMPSTER HEAVY DUTY CONCRETE PAVEMENT SECTION
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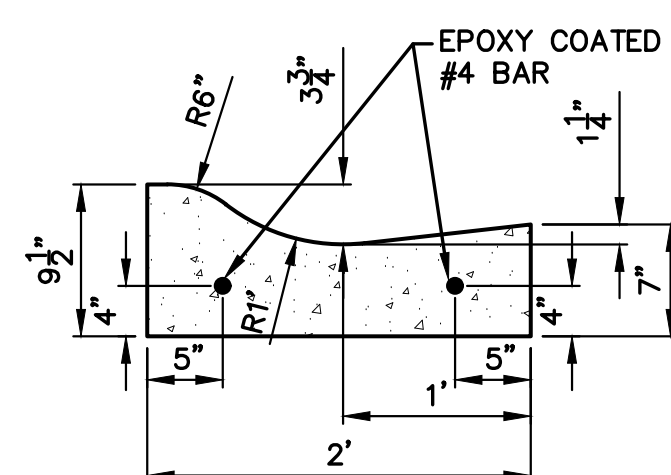
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NOT TO SCALE



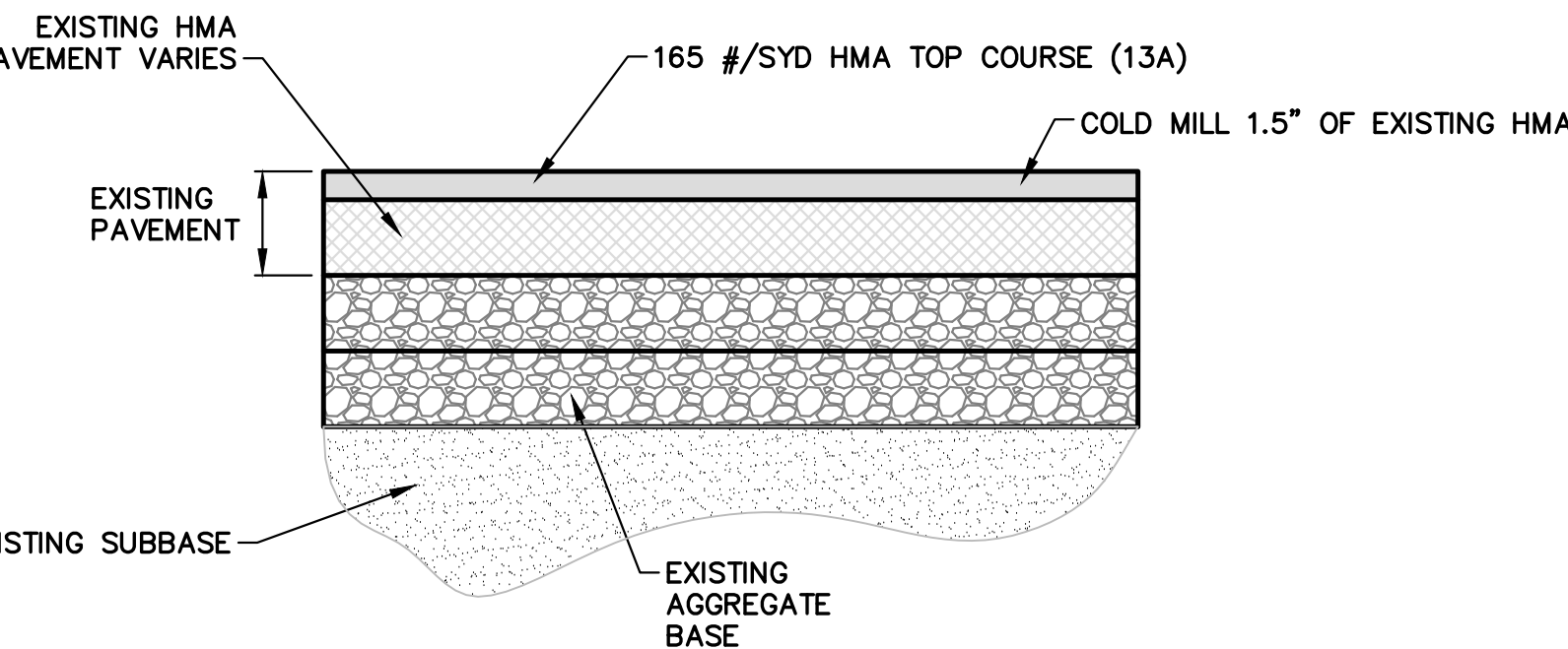
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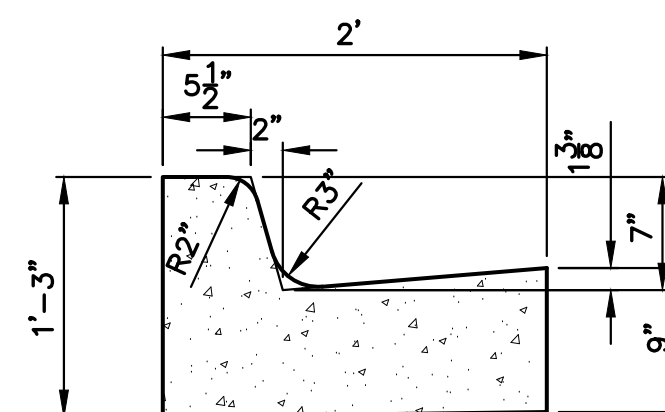
"E2" CURB DETAIL
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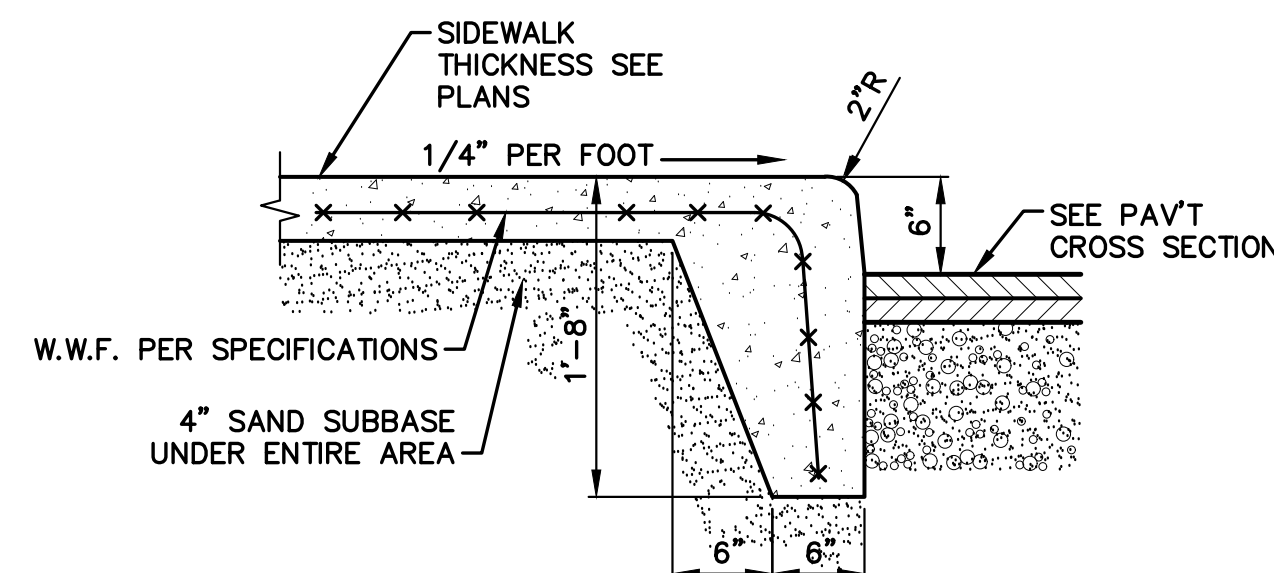
RCKC SPECIAL CURB DETAIL
NOT TO SCALE



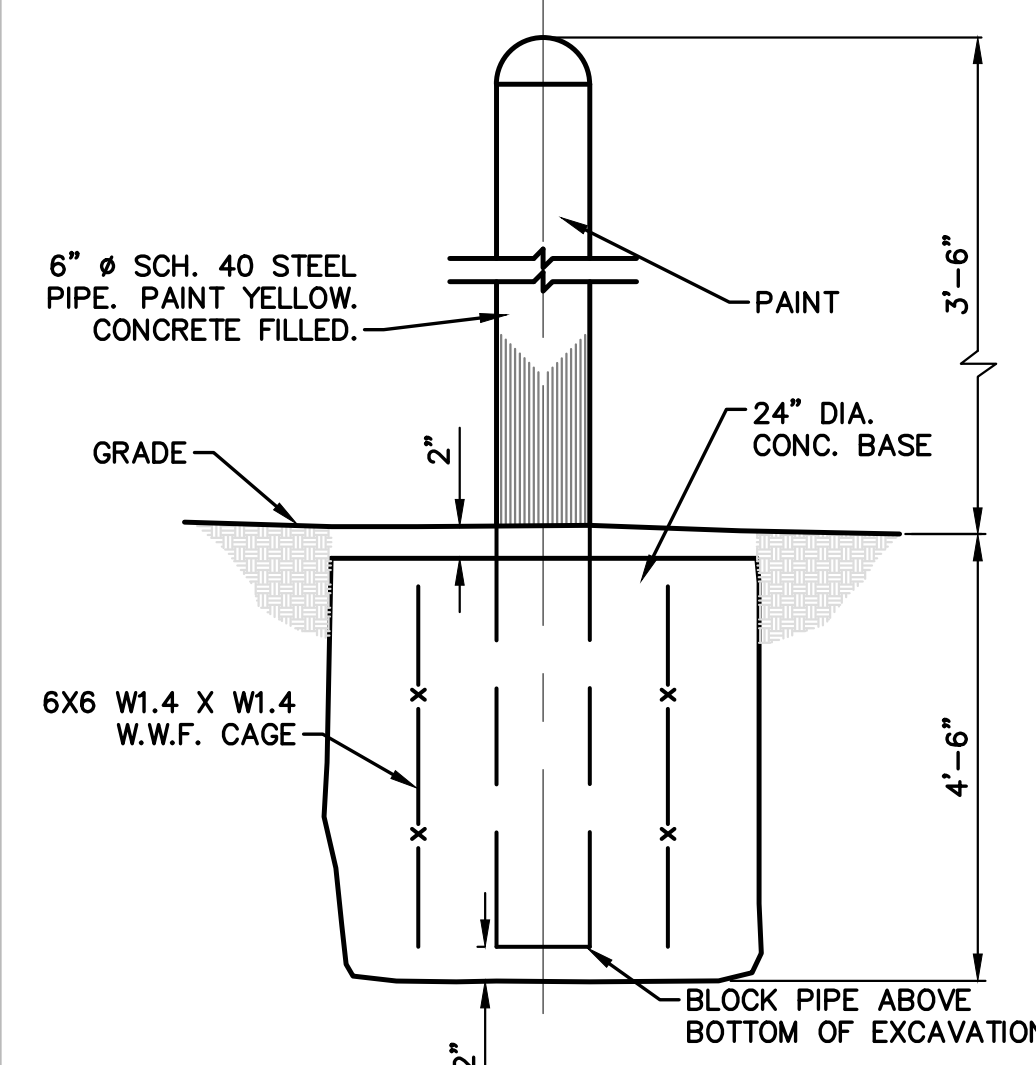
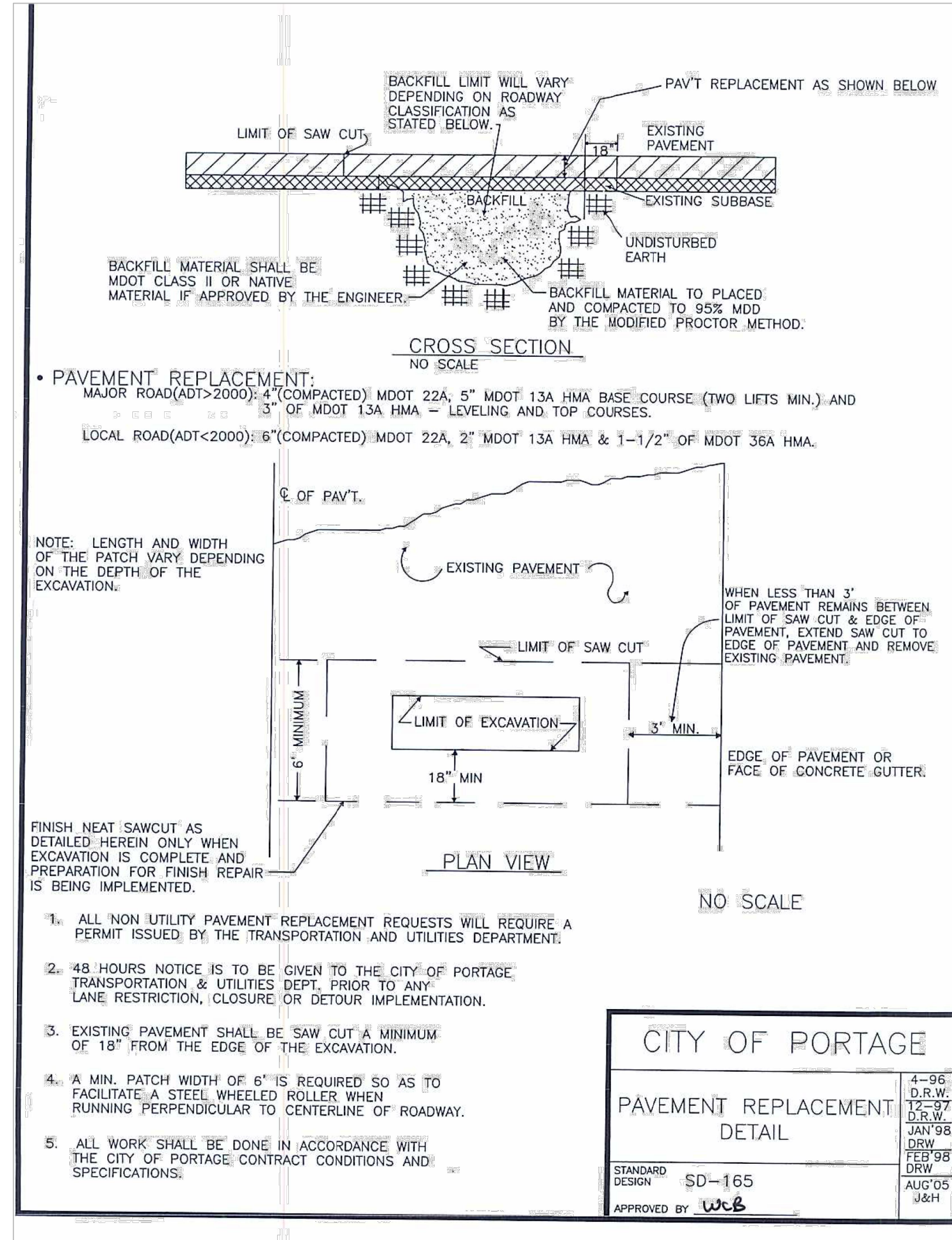
COLD MILLING/HMA PAVEMENT SECTION
NOT TO SCALE



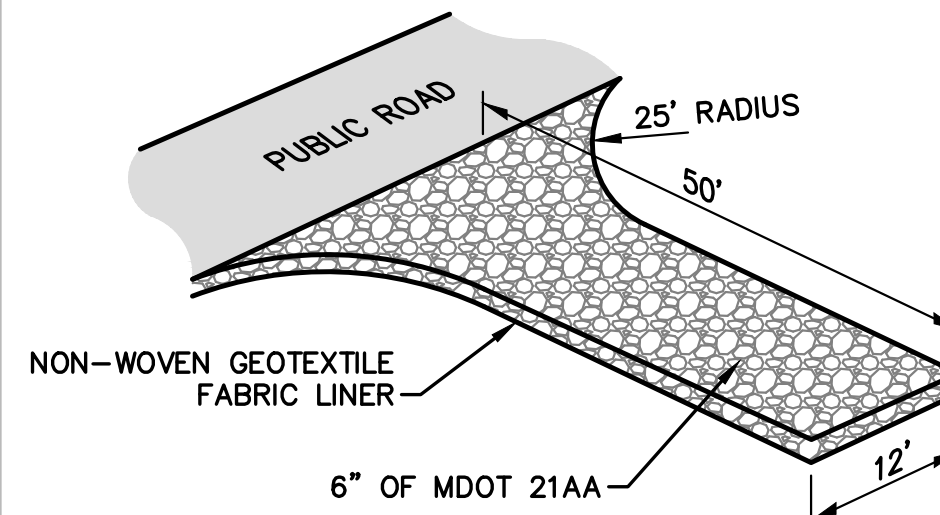
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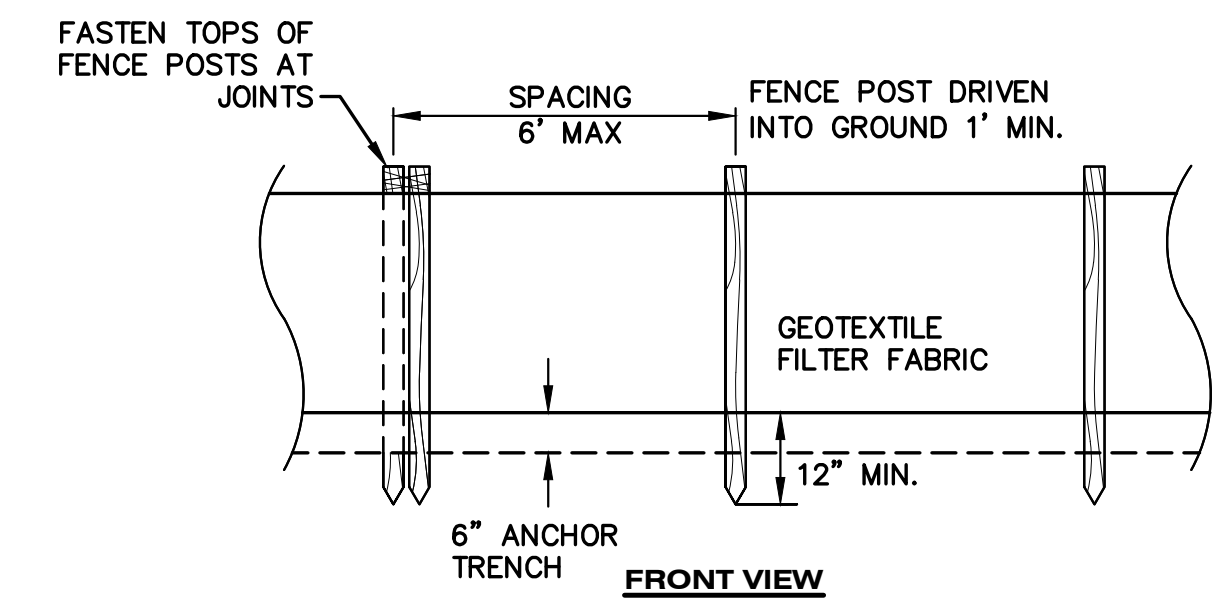
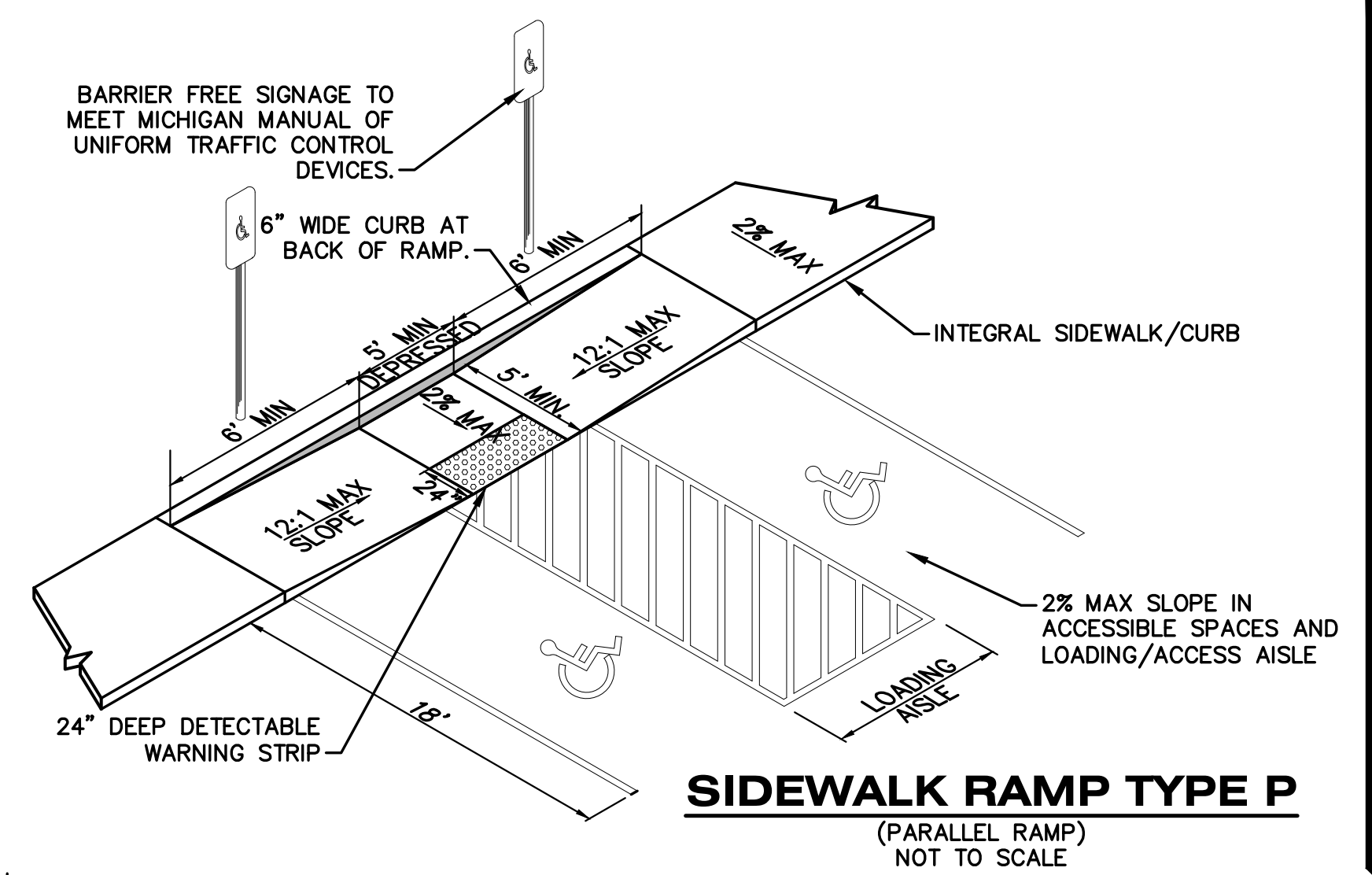
INTEGRAL SIDEWALK/CURB
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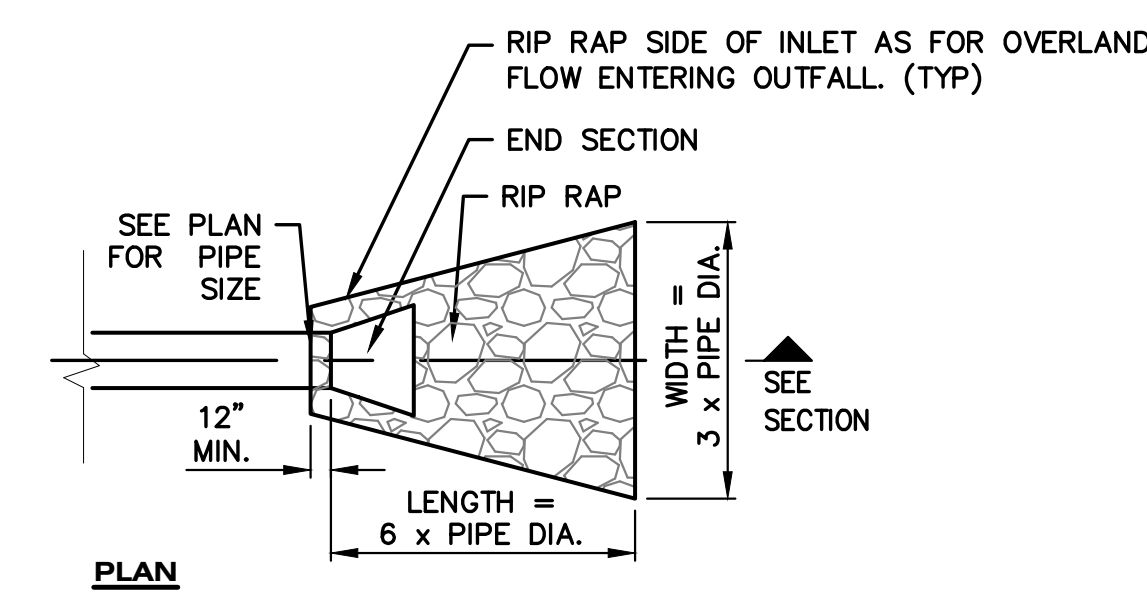
6" Ø PIPE BOLLARD
NOT TO SCALE



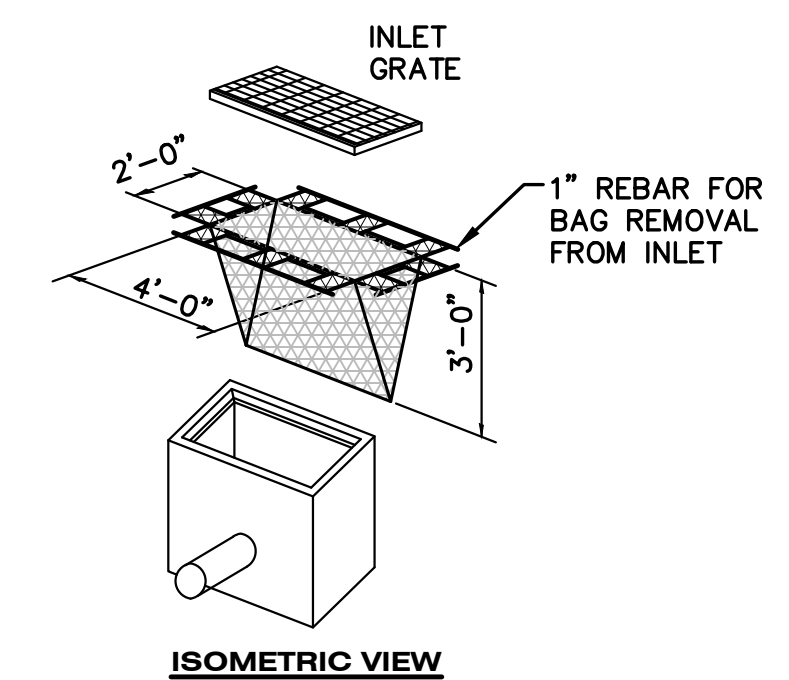
S53 STABILIZED CONSTRUCTION ACCESS
NOT TO SCALE



S51 SILT FENCE DETAIL
NOT TO SCALE

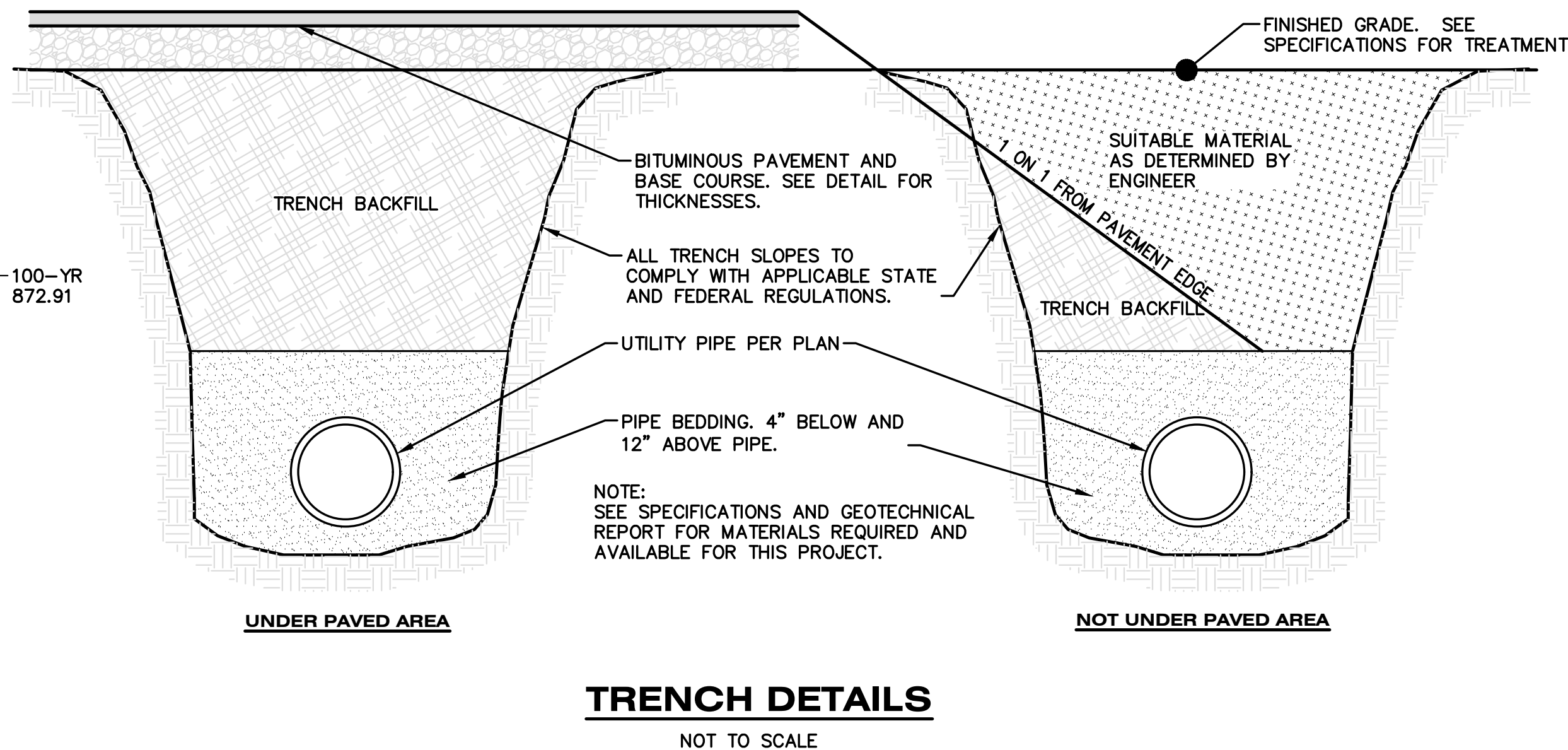
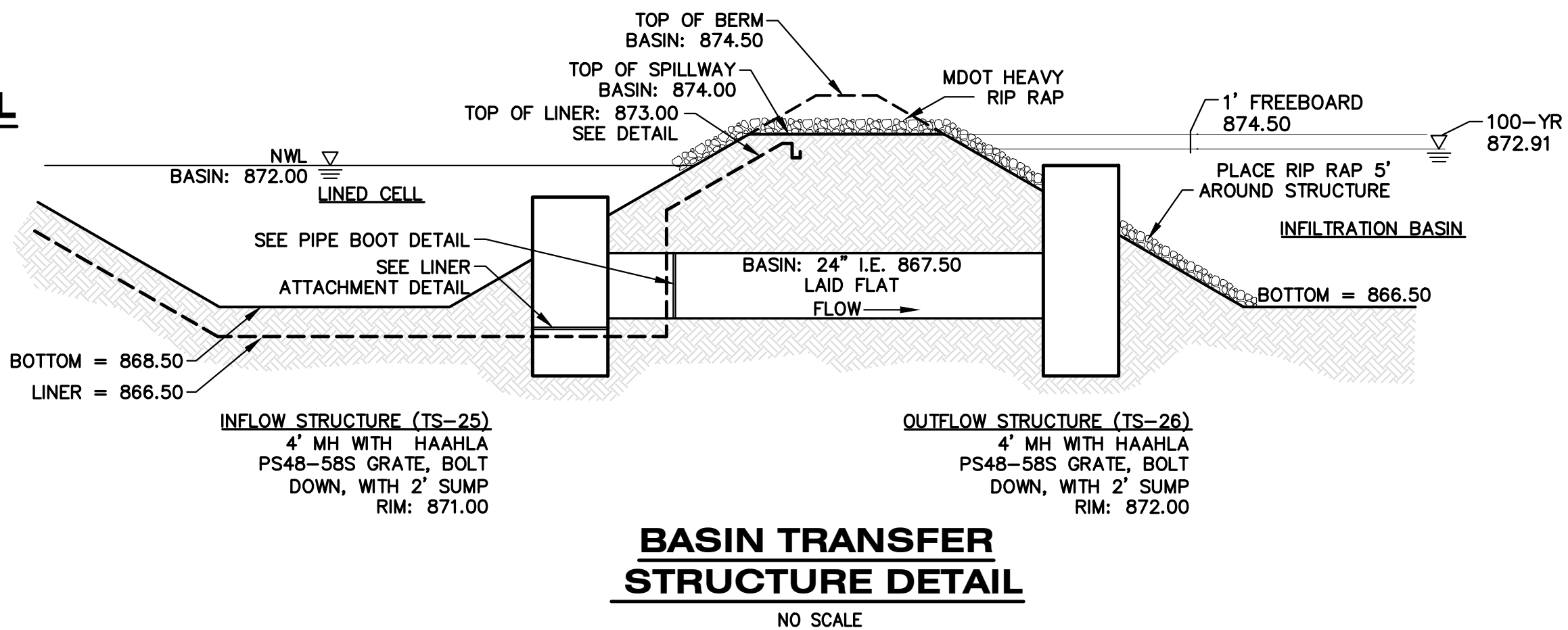
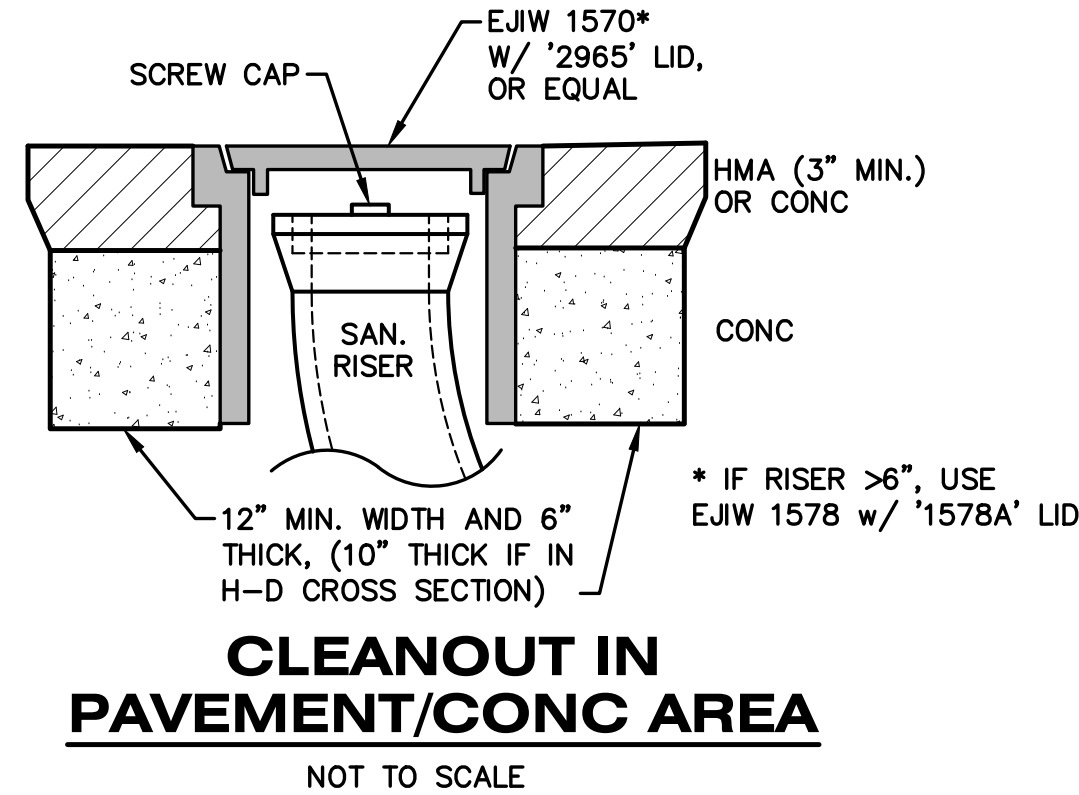
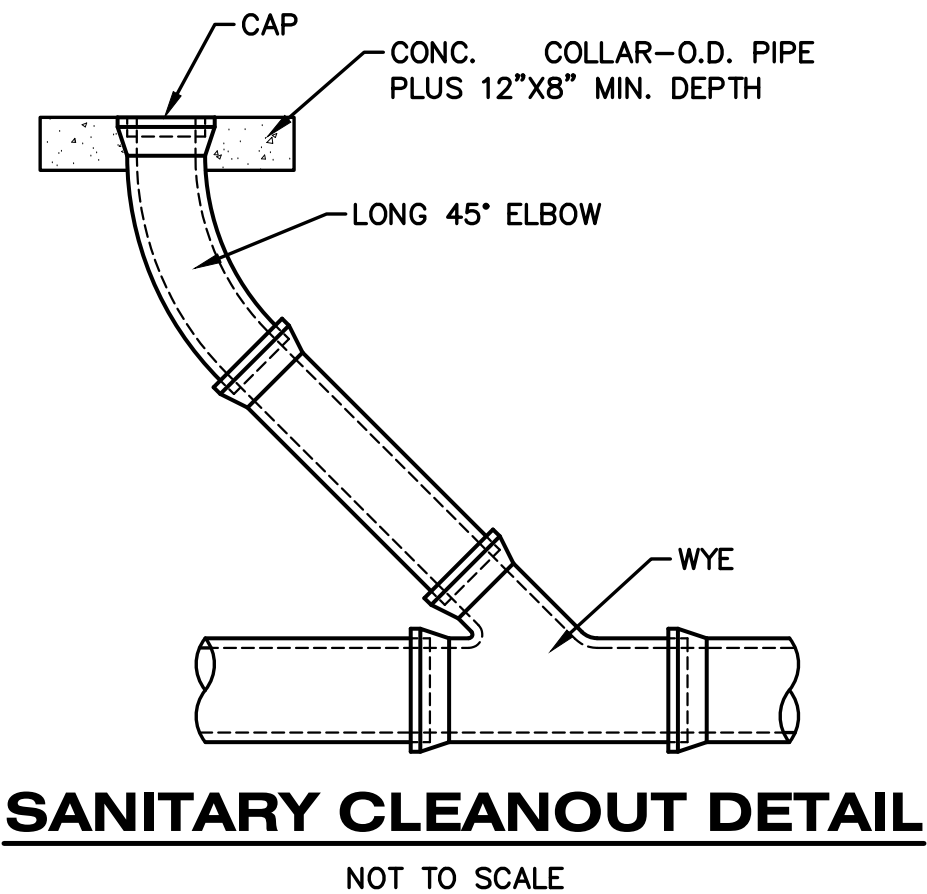
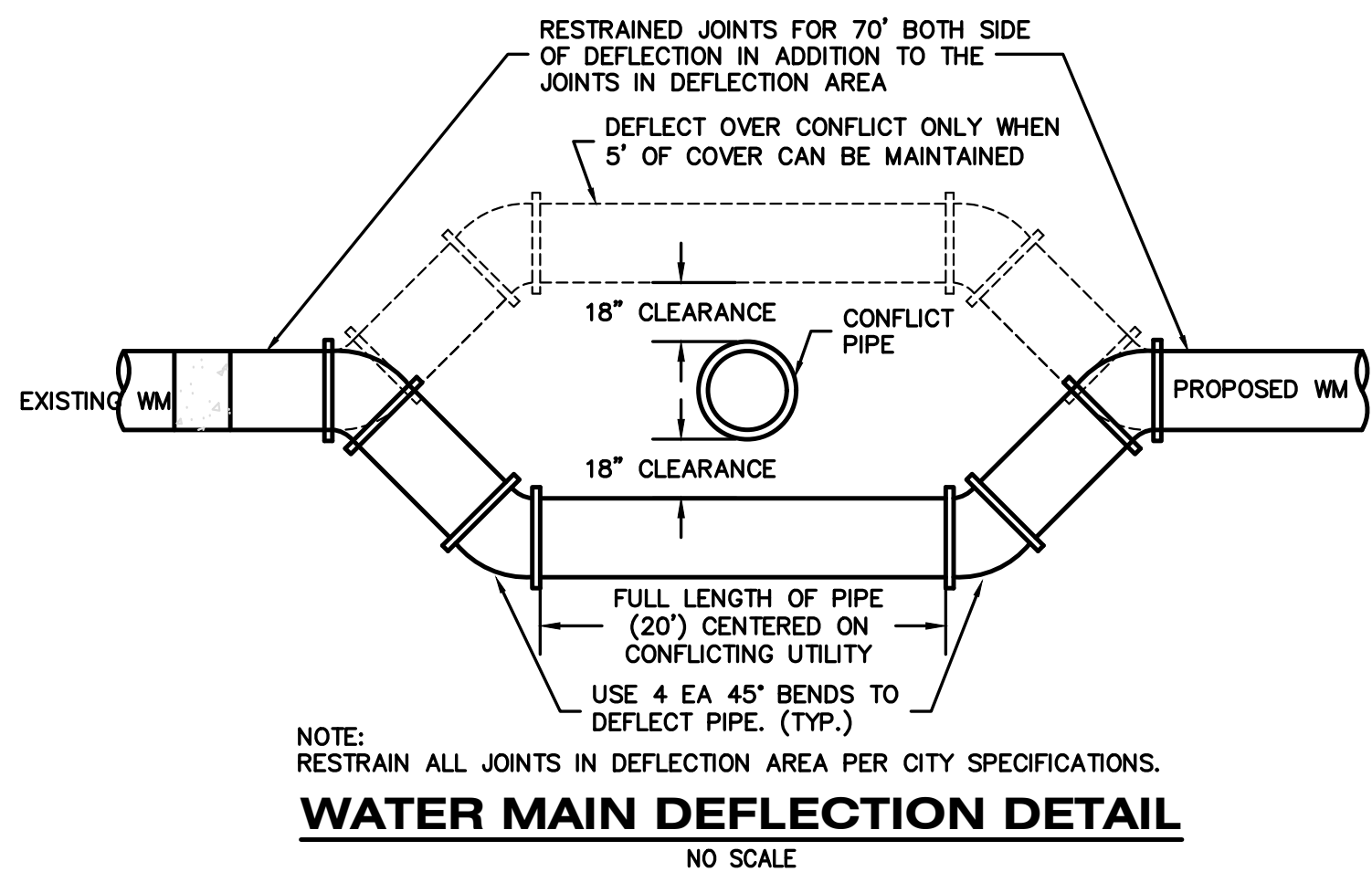
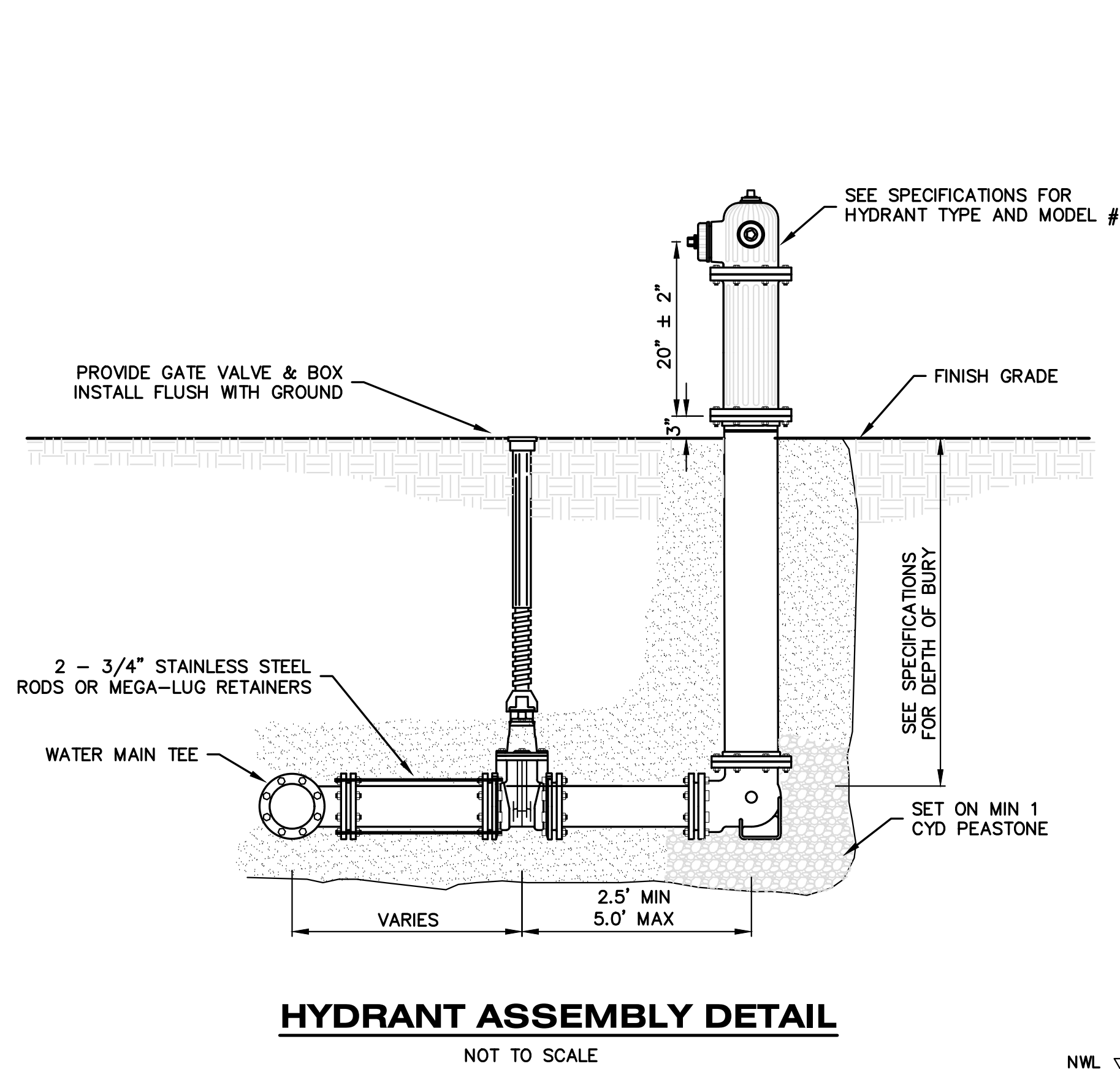
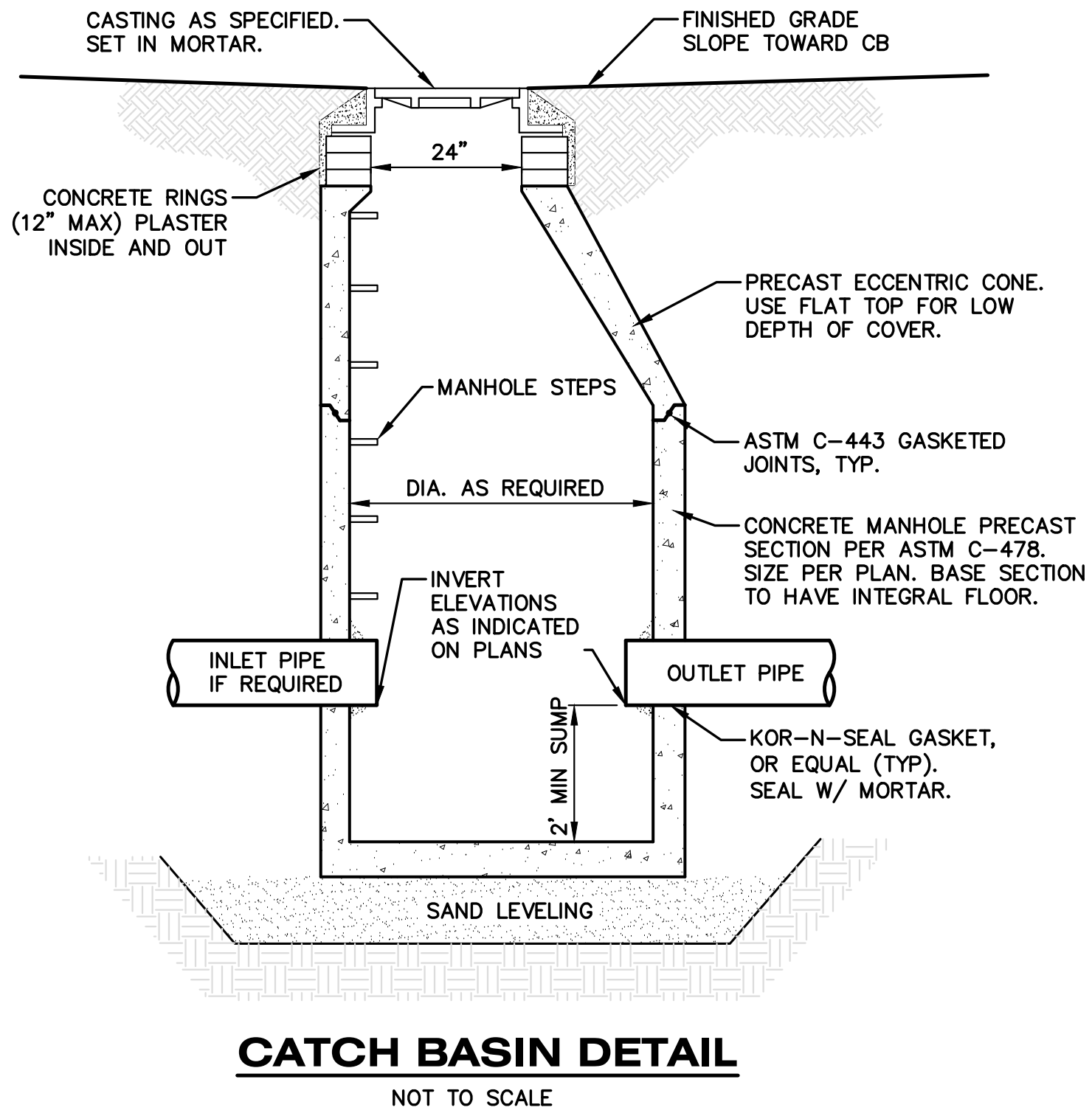
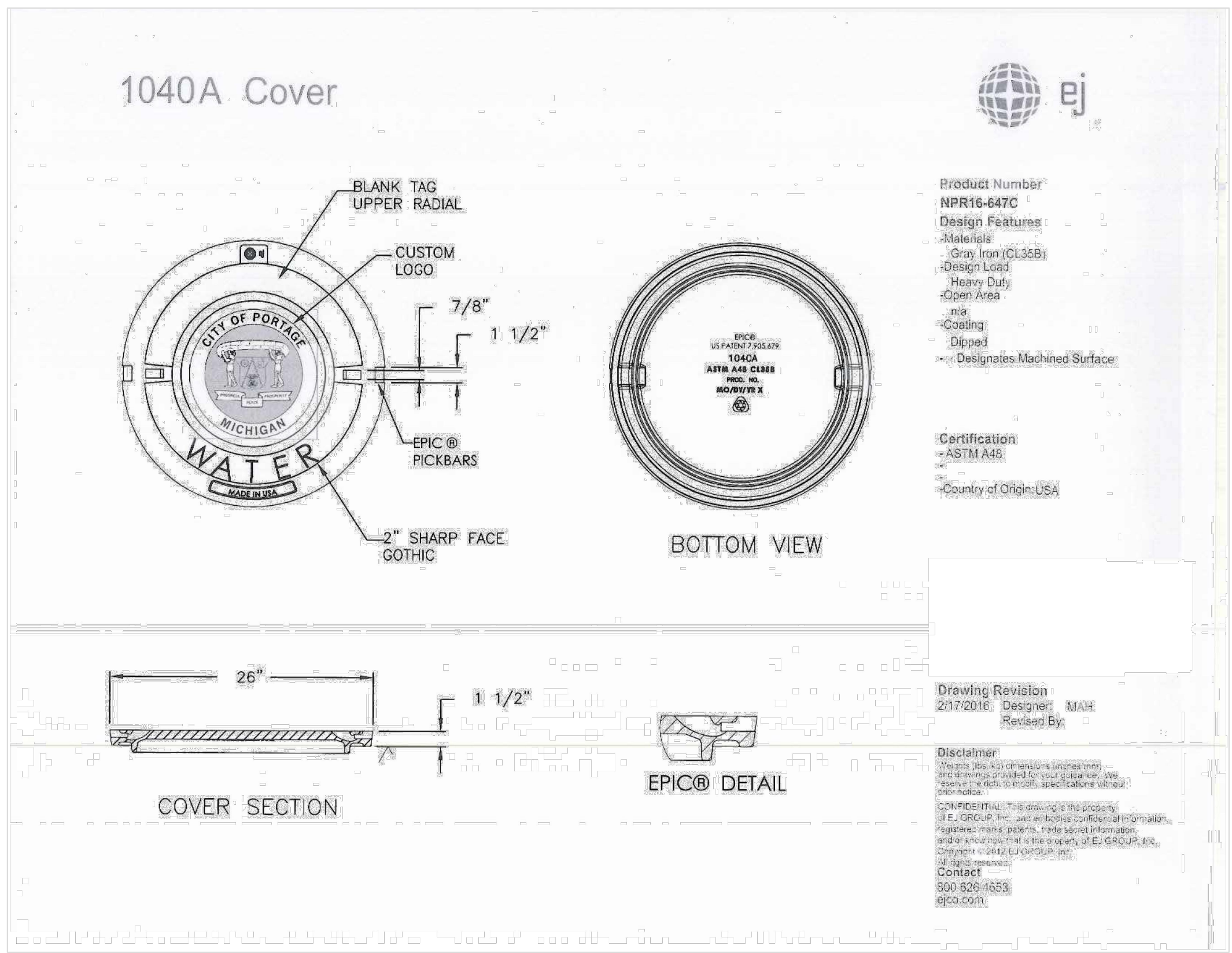


PIPE CULVERT WITH FLARED END SECTION DETAIL
NOT TO SCALE



S58 INLET PROTECTION FABRIC DROP
NOT TO SCALE

DRAWING LOCATION: H:\31-0032 (Utility Health - Portage, MI) FINAL DRAWINGS\C-9 Details.dwg LAST SAVED BY: DWANORMAN ON 3/7/2024



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ISSUED FOR/REVISIONS:	DATE	BY
6 CITY OF PORTAGE PLAN REVIEW	01/12/24	
7 FINAL OWNER REVIEW	01/17/24	
8 CITY OF PORTAGE FINAL PD SUBMITTAL	01/19/24	
9 CITY OF PORTAGE FINAL PD RESUBMITTAL	03/07/24	

Job No. 23-003D P.M.-HWP Drt. DSJ QA/QC: 03/07/24

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DETAILS

TRILOGY HEALTH - PORTAGE MI

TRILOGY HEALTH SERVICES

Sheet Title:

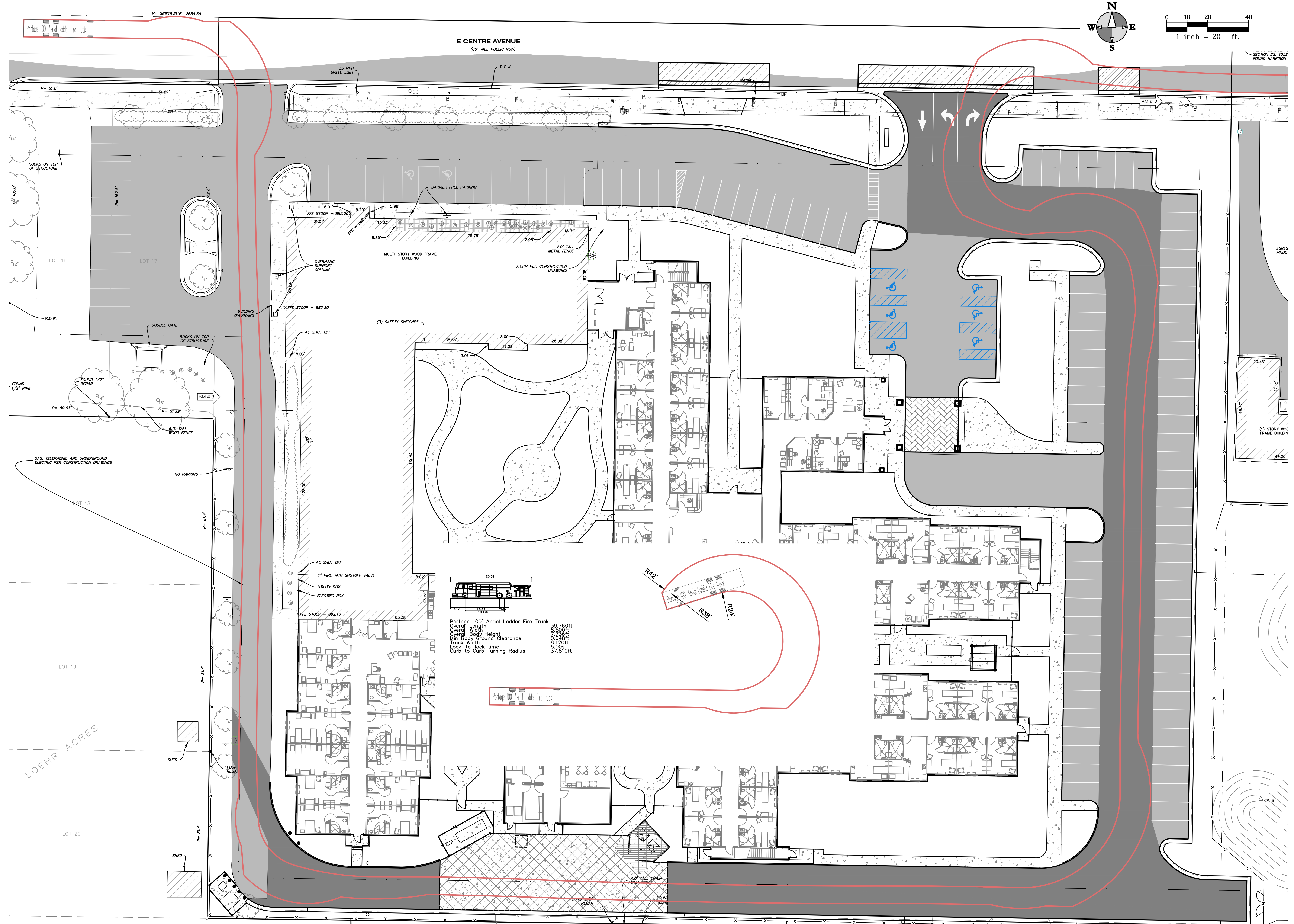
Project:

Client:

03/07/24

Sheet

C-9




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hurley & stewart, llc
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kalamazoo, michigan 49009
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Job No. 23-003D	P.M. JWP	Dt: ENY	QA/QC	03/07/24
ISSUED FOR REVISIONS:				
6	CITY OF PORTAGE PLAN REVIEW			01/12/24
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FIRE TRUCK PATH
TRILOGY HEALTH - PORTAGE MI
TRILOGY HEALTH SERVICES

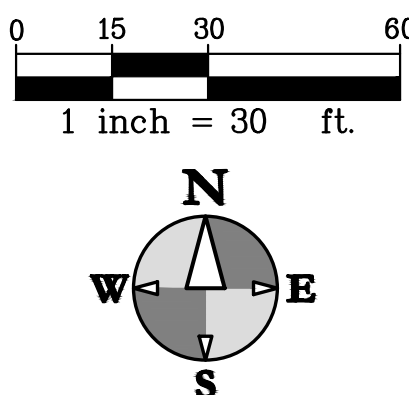
Sheet Title:
Project:
Client:
03/07/24
Sheet
C-10

	NUMBER AND TYPE OF PLANTS TO BE PROVIDED AND INSTALLED.
	SEEDED LAWN.
	PERENNIAL PLANTING. SEE PLANTING SCHEDULE FOR PLANT SPACING REQUIREMENTS.
	SHORT GRASS SEED MIX
	PROPOSED DECIDUOUS TREE
	PROPOSED EVERGREEN TREE
	PROPOSED SHRUBS, EVERGREEN AND DECIDUOUS
	PROPOSED ORNAMENTAL GRASS
	STEEL LANDSCAPE EDGING
	BENCH

1 SF OF CURBED INTERNAL LANDSCAPE/ 15 SF OF PARKING AREA (MINUS 20' ADJACENT TO PERIMETER PLANTINGS) PARKING AREA = 15,670 SF
INTERNAL LANDSCAPE REQUIRED = 1,045 SF
INTERNAL LANDSCAPE PROVIDED = 3,988 SF

1 TREE/ 150 SFT OF REQUIRED INTERNAL CURBED ISLAND = 7 TREES
1 TREE/ 30' ROAD FRONTAGE = 597'/30' = 20 TREES (10 EXISTING)
36" SHRUB HEDGE OR BERM BETWEEN PARKING AND ROAD ROW
6' WALL/BERM/FENCE/PLANTING AT PROPERTY LINE ADJACENT TO RESIDENTIAL ZONING

NO TREES SHALL BE PLANTED IN THE PUBLIC WATER MAIN EASEMENT.



LANDSCAPE PLAN
TRILOGY HEALTH - PORTAGE MI
TRILOGY HEALTH SERVICES

Sheet Title:
Project:
Client:
03/07/24
Sheet
L-1

Job No: 23-003D P.M.:JWP Drft:DSV QA/QC: 03/07/24

ISSUED FOR/REVISIONS:

6	CITY OF PORTAGE PLAN REVIEW	01/12/24
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ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS
DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE
RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE
EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY
ARE THE ONLY UTILITIES IN THE AREA.

FIELD WORK PERFORMED BY:
HURLEY & STEWART, LLC

Planting Schedule Trees					
Symbol	Latin Name	Common Name	Size	Container Type	Comments
Ac	Abies concolor	Concolor Fir	6' Ht.	B&B	Sheared well shaped
Ag	Acer griseum	Paperbark Maple	2" Cal.	B&B	
Ap	Acer platanoides 'Crimson Sentry'	Crimson Sentry Maple	2 1/2"	B&B	
As	Acer saccharum 'Commemoration' or 'Legacy'	Commemoration or Legacy Sugar Maple	2 1/2" Cal.	B&B	
Ar	Acer rubrum 'Franksred'	Red Sunset Maple	2 1/2" Cal.	B&B	
Aga	Amelanchier x gradiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	7' Ht.	B&B	Clump Form 3-5 stems.
Cc	Carpinus caroliniana	American Hornbeam	3" Cal.	B&B	
Cn	Chamaecyparis nootkatensis 'Pendula'	Nootka Cypress	8" Ht.	B&B	
Gb	Ginkgo biloba	Maidenhair Tree	2 1/2" Cal.	B&B	
Gt	Gleditsia triacanthos inermis 'Suncole'	Sunburst Honeylocust	2 1/2" Cal.	B&B	
Mso	Magnolia x soulangiana	Saucer Magnolia	6' Ht.	B&B	
Msl	Malus sargentii	Sargent Crab	2" Cal.	B&B	
Ps	Pinus strobus	Eastern White Pine	6' Ht.	B&B	Sheared well shaped
Qc	Quercus coccinea	Scarlet Oaks	2 1/2" Cal.	B&B	
Qr	Quercus robur 'Fastigiata'	Pyramidal English Oak	2 1/2" Cal.	B&B	

Planting Schedule Shrubs					
Symbol	Latin Name	Common Name	Size	Container Type	Comments
Ca	Clethra alnifolia 'Ruby Spice'	Ruby Spice Summersweet	30" Ht.	Cont.	
Ea	Euonymous alatus 'Odum'	Little Moses Burning Bush	36" Ht.	Cont.	Shrubs shown in hedges to be 36" o.c.
Hq	Hydrangea quercifolia 'Ruby Slippers'	Ruby Slippers Oakleaf Hydrangea	36" Ht.	B&B	
Ig	Ilex glabra 'Gem Box'	Gem Box Inkberry Holly	36" Ht.	B&B	
Iv	Itea virginica 'Henry's Garnet'	Henry's Garnet Sweetspire	36" Ht.	Cont.	Shrubs shown in hedges to be 36" o.c.
Js	Juniperus scopulorum 'Blue Arrow'	Rocky Mountain Juniper	5' Ht.	B&B or Cont.	
Pa	Picea abies 'Nidiformis'	Norway Spruce	24" spread	Cont.	
Ro	Rhododendron 'Olga Mezitt'	Olga Mezitt Rhododendron	36"	B&B or Cont.	
Vr	Viburnum x rhytidophylloides 'Allegheny'	Allegheny Viburnum	42" Ht.	Cont.	

Planting Schedule Perennials					
Symbol	Latin Name	Common Name	Size	Container Type	Comments
Cv	Coreopsis verticillata 'Zagreb'	Zagreb Threadleaf Coreopsis	#1	Cont.	18" o.c.
Ep	Echinacea purpurea 'Magnus'	Magnus Purple Coneflower	#1	Cont.	15" o.c.
Hm	Hakonechloa macra 'Aureola'	Golden Japanese Forest Grass	#1	Cont.	
Hsl	Heuchera 'Wildberry'	Wildberry Coral Bells	#1	Cont.	
Hk	Hosta 'Krossa Regal'	Krossa Regal Hosta	#1	Cont.	30" o.c.
Hs	Hosta 'Silly String'	Silly String Hosta	#1	Cont.	
Hw	Hosta 'Wu-La-La'	Wu-La-La Hosta	#1	Cont.	
Ms	Miscanthus sinensis 'Morning Light'	Morning Light Japanese Silver Grass	#3	Cont.	36" o.c.
Mss	Muscari 'Silvery Sunproof'	Silvery Sunproof Lily Turf	cell	flat of 10	3.75"sq cell 18" o.c.
PaH	Pennisetum alopecuroides 'Hameln'	Fountain Grass 'Hameln'	#2	Cont.	24" o.c.
Vm	Vinca minor 'Ralph Shugert'	Shugert's Variegated Myrtle	cell	flat of 38	10" o.c.

IRRIGATION NOTES:

1. LANDSCAPE CONTRACTOR TO PROVIDE LAYOUT AND DETAILS FOR FULL IRRIGATION SYSTEM PRIOR TO INSTALLATION.
2. ALL LANDSCAPE AREAS AND LAWNS ADJACENT TO PAVED AREAS AND/OR STREETS ARE TO BE FULLY IRRIGATED.
3. IRRIGATION SYSTEM TO INCLUDE ALL SPRAY HEADS, VALVES AND CONTROLLERS.
4. A SEPARATE METER AND BACKFLOW PREVENTER WILL BE REQUIRED.
5. LOCATE HEADS A MINIMUM OF 2'-0" FROM EDGE OF PAVEMENT/ CURB.

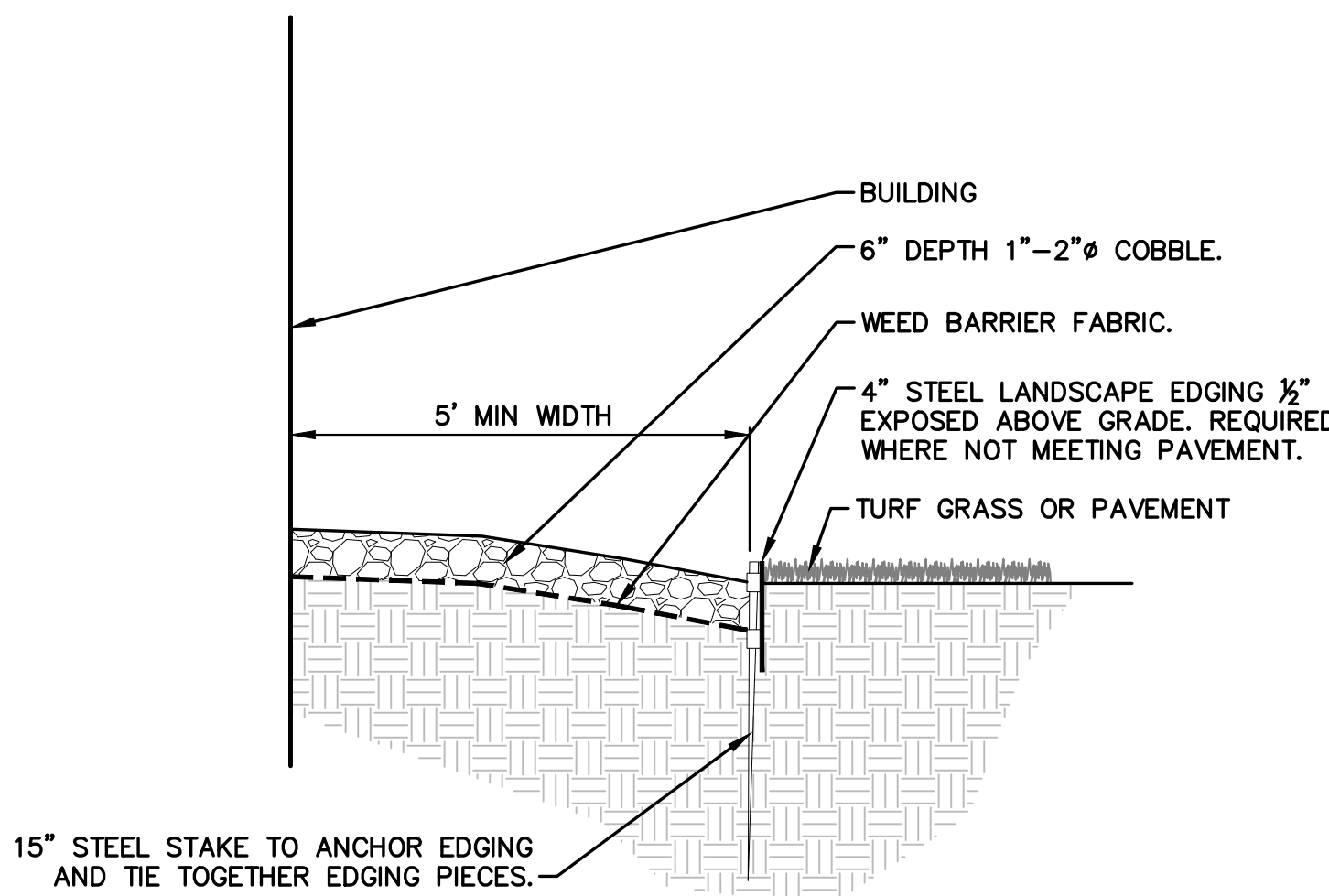
LANDSCAPE NOTES:

1. ALL LAWN AREAS SHALL BE SEEDED AND MULCHED WITH THE FOLLOWING MIXTURE: 20% IMPROVED PERENNIAL RYEGRASS, 40% FINE FESCUE, AND 40% KENTUCKY BLUEGRASS AT A RATE OF 8-10 LBS/ 1000 SFT. PROVIDE 19-19-19 STARTER FERTILIZER AT A RATE OF 5-7 LBS/1000 SFT.
2. ALL EDGING SHALL BE STANDARD COMMERCIAL-STEEL EDGING 3/8" X 4", ROLLED EDGE, FABRICATED IN SECTIONS OF STANDARD LENGTHS, WITH LOOPS STAMPED FROM OR WELDED TO FACE OF SECTIONS TO RECEIVE STAKES IN STANDARD FINISH OF GREEN PAINT.
3. PROVIDE QUALITY, SIZE, GENUS, SPECIES, AND VARIETY OF EXTERIOR PLANTS INDICATED, COMPLYING WITH APPLICABLE REQUIREMENTS IN ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK." MEASURE ACCORDING TO ANSI Z60.1 STANDARDS.
4. WARRANT TREES, SHRUBS AND PERENNIALS FOR ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM INCIDENTS THAT ARE BEYOND CONTRACTOR'S CONTROL.
5. REMOVE AND REPLACE DEAD PLANTS IMMEDIATELY. REPLACE PLANTS THAT ARE MORE THAN 25% DEAD OR IN AN UNHEALTHY CONDITION AT END OF WARRANTY PERIOD. A LIMIT OF ONE REPLACEMENT OF EACH PLANT WILL BE REQUIRED, EXCEPT FOR LOSSES DUE TO FAILURE TO COMPLY WITH REQUIREMENTS.
6. MAINTAIN TREES, SHRUBS, AND PERENNIALS FOR ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION BY PRUNING, CULTIVATING, WATERING, WEEDING, FERTILIZING, RESTORING PLANTING SAUCERS, TIGHTENING AND REPAIRING STAKES AND GUY SUPPORTS, AND RESETTING TO PROPER GRADES OR VERTICAL POSITION, AS REQUIRED TO ESTABLISH HEALTHY VIABLE PLANTINGS. SPRAY AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE.
7. BEGIN LAWN MAINTENANCE IMMEDIATELY AFTER EACH AREA IS PLANTED AND CONTINUE UNTIL ACCEPTABLE LAWN IS ESTABLISHED: A MINIMUM OF 60 DAYS AFTER SUBSTANTIAL COMPLETION.
8. MAINTAIN AND ESTABLISH LAWN BY WATERING, FERTILIZING, WEEDING, USING CHEMICAL TREATMENT TO ELIMINATE BROADLEAF AND NOXIOUS WEEDS, MOWING, TRIMMING, REPLANTING, AND OTHER OPERATIONS. ROLL, REGRADE, AND REPLANT BARE OR ERODED AREAS AND REMULCH TO PRODUCE A UNIFORMLY SMOOTH LAWN.
9. PROTECT ADJACENT AND ADJOINING STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND PLANTINGS FROM HYDROSEEDING OVER-SPRAY AND DAMAGE CAUSED BY PLANTING OPERATIONS.
10. REMOVE STONES LARGER THAN 1" IN ANY DIMENSION AND REMOVE STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER FROM SITE.
11. MAINTAIN LAWN UNTIL A HEALTHY, UNIFORM, CLOSE STAND OF GRASS HAS BEEN ESTABLISHED, FREE OF WEEDS AND SURFACE IRREGULARITIES, WITH COVERAGE EXCEEDING 90% OVER ANY 10 SOFT AND BARE SPOTS DO NOT EXCEED 5 BY 5 INCHES.
12. DO NOT PLACE STONE COBBLE DURING WET WEATHER. DO NOT PLACE DIRTY OR MUDDY COBBLE ON BARRIER FABRIC.
13. APPLY PRE-EMERGENT HERBICIDE TO ALL PLANTING BEDS ACCORDING TO MANUFACTURER'S RECOMMENDATIONS REAPPLY AS RECOMMENDED BY PRODUCT DURING ONE YEAR WARRANTY PERIOD.

Short Grass Seed Mix		
Botanical Name	Common Name	Oz./Acre
Permanent Grasses/Sedges		
Buchloe dactyloides	Buffalo Grass	435.60
Bouteloua curtipendula	Side-Oats Gramma	46.46
Bouteloua gracilis	Blue Gramma	2.72
Koeleria pyramidata	June Grass	4.36
Temporary Cover		
Avena sativa	Common Oat	268.06

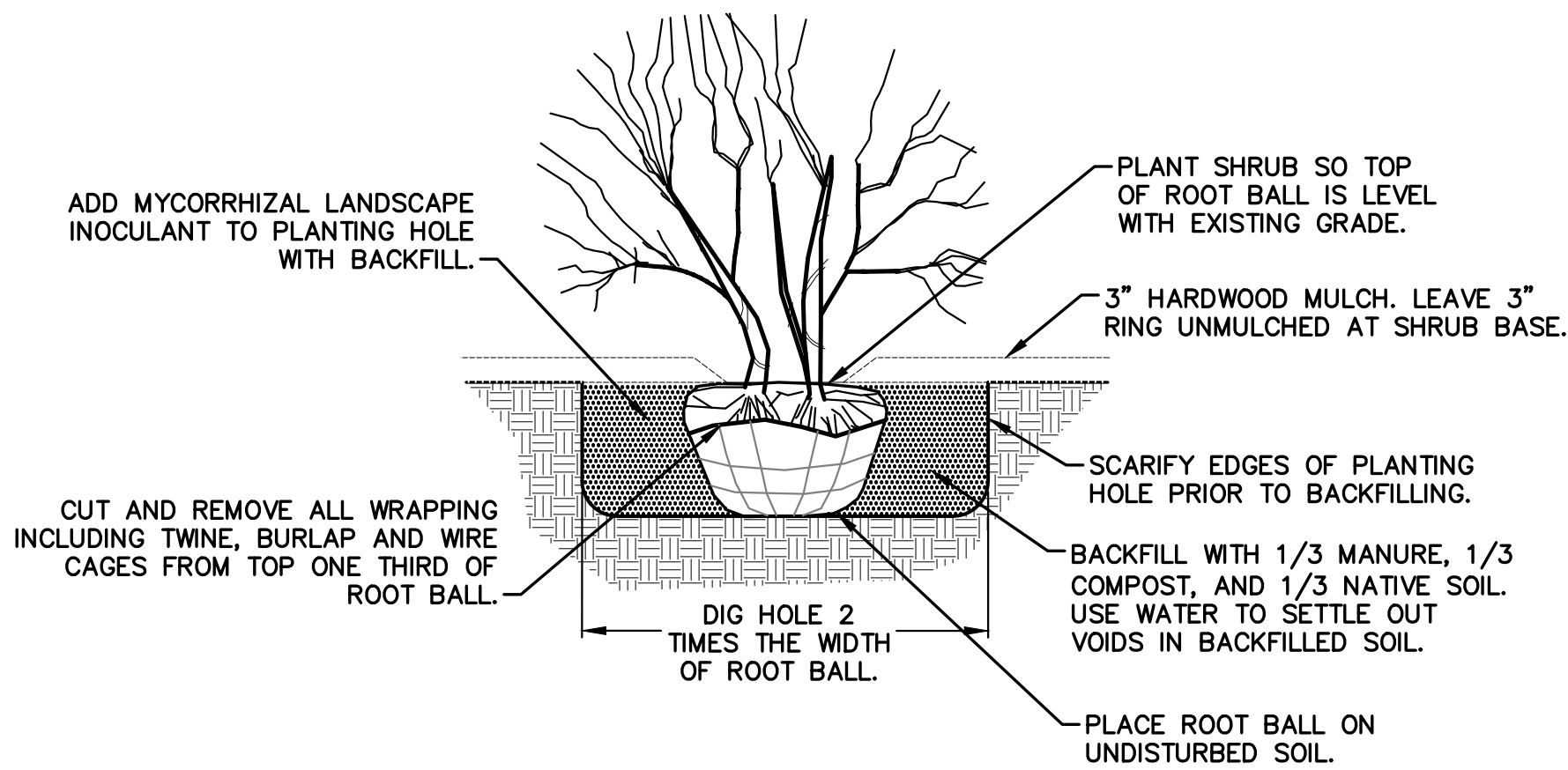
NATIVE SEED ESTABLISHMENT NOTES:

1. NATIVE SEED TO BE SEEDED FROM OCTOBER 1 - NOVEMBER 15 OR MAY 1 - JUNE 15.
2. NATIVE GRASSES AVAILABLE FROM CARNO'S NATIVE PLANT NURSERY PH: (574)586-2412
3. TWO WEEKS PRIOR TO PRAIRIE PLANTING APPLY BROAD SPECTRUM HERBICIDE TO EXISTING TURF IN AREAS TO BE PLANTED WITH NATIVE SEED. REPEAT TREATMENT FOUR TO FIVE DAYS PRIOR TO PLANTING.
4. ENSURE 6" QUALITY TOPSOIL, TILL AREAS NOT ALREADY PLANTED WITH GRASS (AREAS WHERE PAVEMENT IS BEING REMOVED ONLY) TO 2"-4" DEPTH. IF THE GROUND IS WET, DELAY TILLING UNTIL THE SOIL DRIES ENOUGH TO BREAK APART WHEN TILLED. LIGHTLY COMPACT THE TILLED SOIL WITH A ROLLER OR CULTIPACKER.
5. PLANT NATIVE SEEDS WITH A NO-TILL SEED DRILL FOLLOWING MANUFACTURERS RECOMMENDATIONS. DO NOT COVER SEED MORE THAN 1/4" DEEP. MULCH AREAS PRONE TO EROSION WITH 1" OF CRIMPED STRAW.



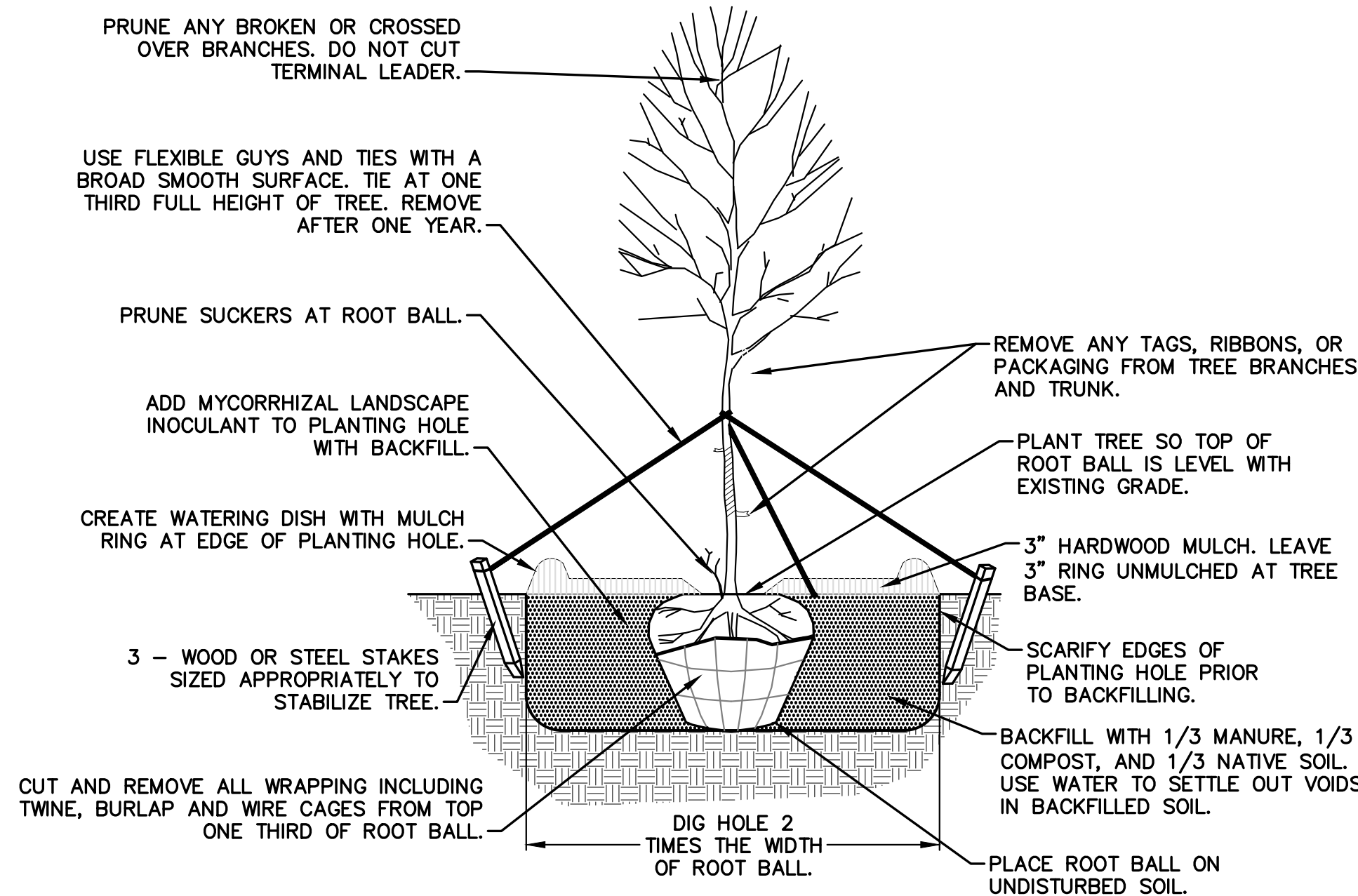
BUILDING MAINTENANCE STRIP DETAIL

NOT TO SCALE



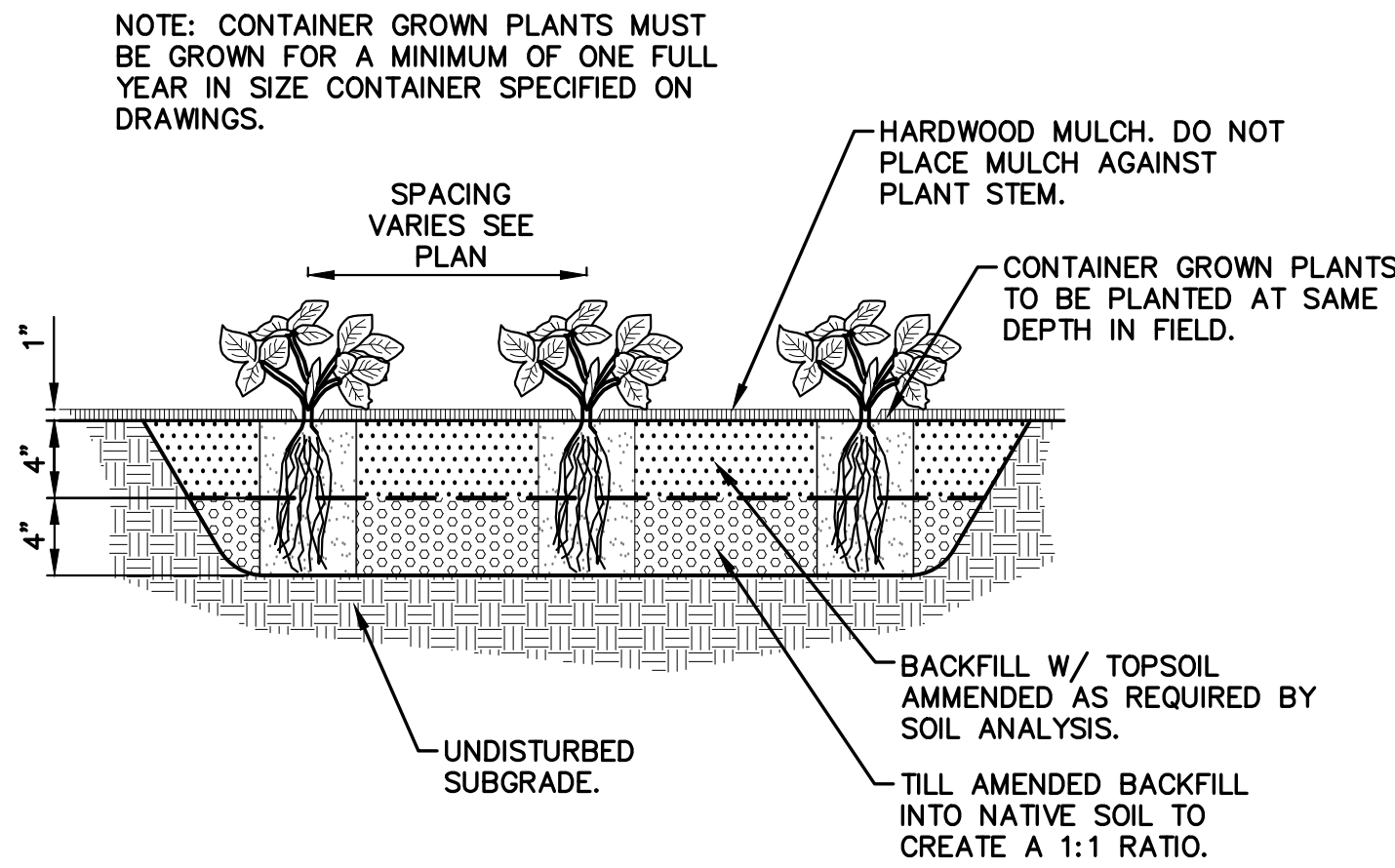
TYPICAL SHRUB DETAIL

NOT TO SCALE



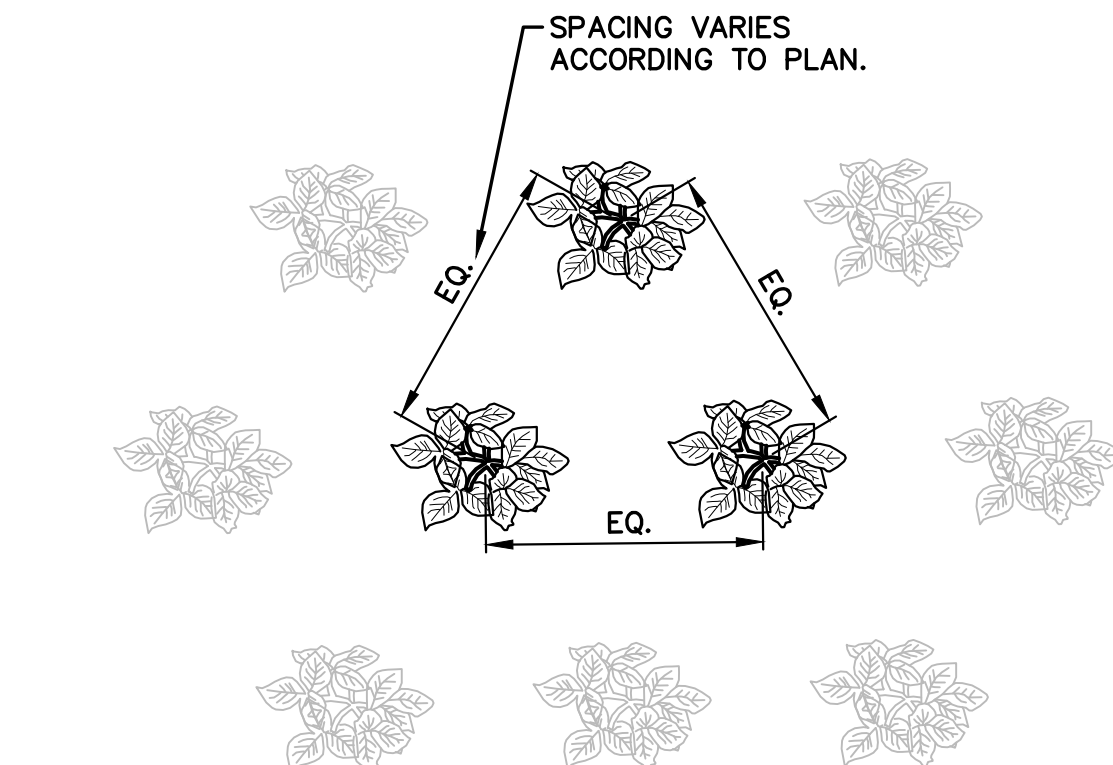
DECIDUOUS TREE

NOT TO SCALE



PERENNIAL AND GROUNDCOVER PLANTING DETAIL

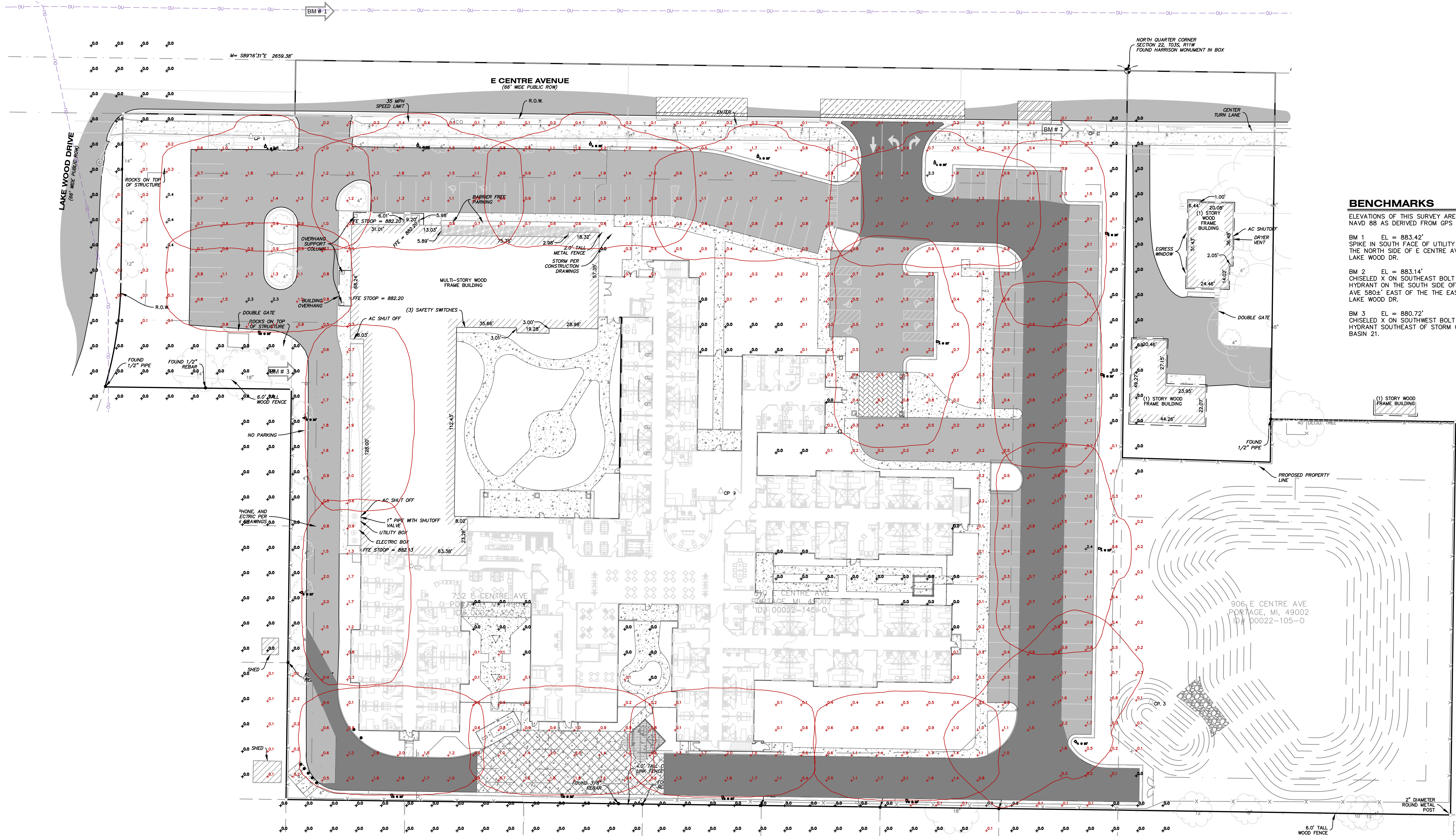
NOT TO SCALE



PERENNIAL AND GROUNDCOVER PLANT SPACING DETAIL

NOT TO SCALE

NOTE: STAKING OF BALL AND BURLAP TREES REQUIRED AT THE DISCRETION OF THE CONTRACTOR. CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL STAKING AT END OF ONE YEAR WARRANTY PERIOD.



BENCHMARKS
ELEVATIONS OF THIS SURVEY ARE BASED ON NAVD 88 AS DERIVED FROM GPS

BM 1 EL = 883.42'
SPIKE IN SOUTH FACE OF UTILITY POLE ON THE NORTH SIDE OF E CENTRE AVE EAST OF LAKE WOOD DR.

BM 2 EL = 883.14'
CHISELED X ON SOUTHEAST BOLT ON HYDRANT ON THE SOUTH SIDE OF E CENTRE AVE 580+ EAST OF THE EAST CURB OF LAKE WOOD DR.

BM 3 EL = 880.72'
CHISELED X ON SOUTHWEST BOLT OF HYDRANT SOUTHEAST OF STORM CATCH BASIN 21.

LIGHTING PLAN BY:



**WEST MICHIGAN
LIGHTING & CONTROLS**
5589 DIVISION AVENUE
GRAND RAPIDS, MI

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking	+	0.8 fc	2.3 fc	0.0 fc	N/A	N/A
South Property Line	+	0.0 fc	0.2 fc	0.0 fc	N/A	N/A
West Property Line	+	0.0 fc	0.4 fc	0.0 fc	N/A	N/A
East Property Line	+	0.7 fc	2.4 fc	0.0 fc	N/A	N/A

Schedule											
Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power	Polar Plot
	A		8	Lithonia Lighting	DSX1 LED P2 40K 80CRI T4M HS	D-Series Size 1 Area Luminaire P2 Performance Package 4000K CCT 80 CRI Type 4 Medium Houseside Shield	1	7821	1	67.7927	
	B		9	Lithonia Lighting	DSX1 LED P2 40K 80CRI BLC4	D-Series Size 1 Area Luminaire P2 Performance Package 4000K CCT 80 CRI Type 4 Extreme Backlight Control	1	6730	1	67.79	

ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA.

FIELD WORK PERFORMED BY:
HURLEY & STEWART, LLC

PHOTOMETRIC PLAN
TRILOGY HEALTH - PORTAGE MI
TRILOGY HEALTH SERVICES

Sheet Title:
Project:
Client:

03/07/24

Sheet

L-4

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Job No. 23-0034 P.M.-HP Drt-DSV QA/QC 03/07/24

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STORMWATER BEST MANAGEMENT PRACTICES OPERATIONS & MAINTENANCE AGREEMENT

THIS AGREEMENT, effective _____, 20 between the City of Portage, a Michigan municipal corporation, whose address is 7719 South Westnedge Avenue, Portage, Michigan 49002 (City) and TRILOGY HEALTH SERVICES, [status of landowner; i.e. individual(s) or companies] whose address is 732 E Centre Avenue, Portage, Michigan 49024 (Landowner).

Recitals:

- A. The City is regulated under the U.S. Environmental Protection Agency's (EPA) Phase II Stormwater Program since it has a municipal separate storm sewer system (identified in the Performance Standards as MS4). Therefore, the City is required to have a National Pollutant Discharge Elimination System (NPDES) Permit for its discharge of stormwater. The Michigan Department of Environmental Quality (MDEQ) administers the NPDES permit program for the State of Michigan (33 U.S.C. 1251 et seq., P.L. 92-500, 95-217) under Part 31, Water Resources Protection, of Michigan's "Natural Resources and Environmental Protection Act", 1994 PA 451 (NREPA).
- B. Landowner owns real estate in the City at 732, 810, 830, 906 E Centre Avenue, Portage, MI 49024 - Parcel No(s) 00022-150-A, 00022-145-O, 00022-140-O, 00022-105O - and which is more specifically described in Exhibit A (Property).
- C. Landowner uses the Property for multi-family residential, commercial, industrial purposes, or a combination of those uses. Landowner is making improvements to the Property that requires approval under the City's Site Plan Review process, or is modifying the existing stormwater discharge system on the Property that either impacts the City's system or the retention of stormwater on the Property. As a result of those uses, improvements or modifications, Landowner agrees: (i) to install and maintain stormwater best management practices (BMPs) on the Property in accordance with approved plans and conditions; and (ii) to ensure that the BMPs continue serving the intended function in perpetuity.
- D. Before signing this Agreement the Landowner, including its representatives, contractors or agents, has reviewed or had the opportunity to review the Performance Standards, work sheets or other documents maintained by the City relating to the City's regulation of its Stormwater Program and this Agreement.

THEREFORE, in consideration of the above recitals and the covenants, conditions, and restrictions stated below, the parties agree as follows:

1. Recitals. The above recitals are acknowledged as true and correct, and are incorporated by reference into this paragraph.
2. Installation and Maintenance. Landowner is solely responsible for the installation, maintenance and repair of the stormwater BMPs.
3. Inspections and Repairs. Landowner shall regularly inspect, maintain, repair or replace the private stormwater BMPs consistent with the Manufactured Treatment Device (identified in the Performance Standards as MTD) as recommended by the manufacturer, and those recommendations provided in the "Low Impact Development Manual for Michigan – A Design Guide for Implementers and Reviewers" (Southeast Michigan Council of Governments and MDEQ, 2008), and "Michigan Nonpoint Source Best Management Practices Manual" (MDEQ, 2014).
4. Submittal of Reports. Landowner shall annually submit a report to the City regarding stormwater BMPs Operation & Maintenance for each of the MTDs and other BMPs. Landowner shall deliver the report to the Director of Transportation and Utilities either by mail to 7719 South Westnedge Avenue, Portage, Michigan 49002, via fax at 269-324-9240, or via e-mail at PortageT&U@portagemi.gov, within 30 calendar days of the inspection date.
5. Modifications to the Stormwater System. Landowner shall contact the City for approval prior to any design modifications to the stormwater treatment and/or conveyance system on the Property.
6. City's Access to the Property. Landowner, its successors and assigns, hereby grants the City, its authorized agents and employees, the right to enter upon the Property to inspect the stormwater BMPs whenever the City reasonably considers an inspection necessary in carrying out the intent and purpose of this Agreement. For example, an inspection may occur: (i) to follow-up on reported deficiencies in Landowner's exercise of stormwater BMPs; or (ii) to address lack of submitted documentation Landlord is required to submit to the City; or (iii) to respond to citizen complaints. The City shall provide Landowner with copies of the inspection findings, including any directive to perform maintenance, repairs or replacements, if necessary, to the stormwater conveyance system on the Property.
7. Default by Landowner/Remedies. If Landowner fails to maintain the stormwater BMPs and associated stormwater conveyance system in good working condition acceptable to the city, the City may enter upon the Property and take whatever steps necessary to correct deficiencies, including those identified in the inspection report. Landowner is responsible to pay the costs the City incurred for those repairs. The City will provide an itemized list of the repairs in an invoice to Landowner, which is due within 30 days of the date on the invoice. To secure any amount owed by Landowner to the City under this Paragraph, the City has the right to place a lien against the Property in the same manner as delinquent taxes,

including accruing interest, penalties and administrative expenses until the lien is fully satisfied.

It is expressly understood and agreed that the City is under no obligation to inspect, maintain or repair the stormwater BMPs or stormwater conveyance system; and in no event shall this Agreement be construed to impose those obligations on the City.

8. **No Liability of the City.** This Agreement imposes no liability of any kind whatsoever on the City and the Landowner agrees to hold the City harmless from any liability if the stormwater BMPs and/or stormwater conveyance system failure to operate properly.
9. **Compliance with other Laws.** This Agreement does not replace or change the requirements of the Landowner to comply with all other applicable federal, state and local laws, rules and regulations; specifically including, without limitation, Chapter 75 of the Code of Ordinances (Stormwater Management).
10. **Binding Effect/Third Parties.** This Agreement is binding on and shall inure to the benefit of the parties to this Agreement and their respective successors. In this regard, this Agreement shall constitute a covenant running with the Property, and shall be binding on Landowner and any grantees or successors that acquire title to all or any part of the Property. The parties do not intend to confer any benefits on any person, firm, corporation, or other entity which is not party to this Agreement.
11. **Governing Law.** This Agreement is governed under applicable Michigan law. Both parties had the assistance of or the opportunity to seek legal counsel regarding the signing of this Agreement. Therefore, no construction or ambiguity of this Agreement is resolved against either party.
12. **Waiver.** A party does not waive any of its rights under this Agreement if that party fails to complain about an act or omission by the other party, no matter the duration of that act or omission. And a waiver by either party, whether expressed or implied, of any breach of a provision in this Agreement is not considered a waiver or consent to any subsequent breach of this same or other provision.
13. **Exhibits.** This Agreement includes the following exhibits Landowner agrees to provide:

Exhibit A: Legal description of the real estate for which this Agreement applies ("Property").

Exhibit B: Location map(s) showing a location of the Property and an accurate location of each stormwater BMP affected by this Agreement.

Exhibit C: A List of all stormwater BMPs, including Manufacturer, Model, and locational reference to Exhibit B.

14. Headings. Headings in this Agreement are for convenience only and are not intended to interpret or construe its provisions.
15. Entire Agreement/Counterparts. This Agreement supersedes all agreements previously made between the parties relating to the subject matter. There are no other understandings or agreements between them. The parties may sign this Agreement in counterparts, which together shall comprise a single agreement, and the effective date for which is the date it is signed by both parties.
16. Authorization. Each of the parties represents and warrants to the other that this Agreement and its execution by the individual(s) on its behalf are authorized by the city commission, the board of directors or other governing body or organizational agreement of that party.
17. Definitions. The terms set forth in this Agreement shall have the same meaning as commonly used, except any term that is defined under statutes, ordinances or laws identified above, or any other applicable state statute shall have the meaning set forth under that ordinance, statute or law, including any subsequent amendments.
18. Recording. This agreement shall be recorded with the Kalamazoo County Register of Deeds.

Dated: _____

LANDOWNER

By: _____

Its: _____

[This notary section for use by Corporations]

STATE OF MICHIGAN)
)SS.
COUNTY OF KALAMAZOO)

On this _____ day of _____, 20____, before me personally came the above named _____, to me personally known, who being duly sworn did and each for himself say that he/she is the _____ for said _____ corporation named _____ in and who and that said instrument was signed on behalf of said corporation by authority of its _____; and said _____ acknowledges said instrument to be the free act and deed of said corporation.

_____, Notary Public

_____ County, Michigan

My commission expires: _____

[This notary section for use by Individuals]

STATE OF MICHIGAN)
)SS
COUNTY OF KALAMAZOO)

On this day of _____, 20 , before me, a Notary Public, in and for said County, personally appeared _____, to me known to be the same persons described in and who executed the within instrument, who acknowledged the same to be their free act and deed.

_____, Notary Public
_____, County, Michigan
My commission expires: _____

Dated: _____

CITY OF PORTAGE

By: Kendra Gwin
Its: Director of Transportation
and Utilities

STATE OF MICHIGAN)
)SS.
COUNTY OF KALAMAZOO)

On this _____ day of _____, 20____, before me personally came the above named Kendra Gwin, to me personally known, who being duly sworn did say that she is the Director of Transportation and Utilities for The City of Portage named in said instrument and signed on behalf of The City of Portage; and said Kendra Gwin acknowledges said instrument to be the free act and deed of The City of Portage.

_____, Notary Public
_____, County, Michigan
My commission expires: _____

When Recorded Return To:
City of Portage Department of Transportation & Utilities
7900 S. Westnedge Avenue
Portage, MI 49002

THIS INSTRUMENT PREPARED BY:

[Insert name and address of person]

STORMWATER AGREEMENT DESCRIPTION

LAND SITUATED IN THE STATE OF MICHIGAN, COUNTY OF KALAMAZOO, CITY OF PORTAGE.

PART OF THE NORTHEAST AND NORTHWEST QUARTER OF SECTION 22, TOWN 03 SOUTH RANGE 11 WEST, CITY OF PORTAGE, COUNTY OF KALAMAZOO, STATE OF MICHIGAN AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 22, TOWN 03 SOUTH, RANGE 11 WEST; THENCE ALONG THE NORTH AND SOUTH QUARTER LINE OF SAID SECTION 22, SOUTH 00 DEGREES 45 MINUTES 13 SECONDS WEST 230.29 FEET; THENCE SOUTH 88 DEGREES 17 MINUTES 09 SECONDS EAST 88.01 FEET; THENCE PARALLEL WITH SAID NORTH AND SOUTH QUARTER LINE, NORTH 00 DEGREES 45 MINUTES 13 SECONDS EAST 25.63 FEET; THENCE PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 22, SOUTH 89 DEGREES 09 MINUTES 34 SECONDS EAST 110.00 FEET; THENCE PARALLEL WITH THE NORTH AND SOUTH QUARTER LINE OF SAID SECTION 22, SOUTH 00 DEGREES 45 MINUTES 13 SECONDS WEST 234.00 FEET; THENCE PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 22, NORTH 89 DEGREES 09 MINUTES 34 SECONDS WEST 198.00 FEET TO THE NORTH AND SOUTH QUARTER LINE OF SAID SECTION 22 AND THE NORTHEAST CORNER OF LOT 87 OF LOEHR ACRES NO. 2 AS RECORDED IN LIBER 18 OF PLATS PAGE 2, KALAMAZOO COUNTY RECORDS; THENCE PARALLEL WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 22 AND ALONG THE NORTH LINE OF SAID PLAT OF LOEHR ACRES NO. 2, NORTH 89 DEGREES 16 MINUTES 31 SECONDS WEST 495.00 FEET TO THE NORTHWEST CORNER OF LOEHR ACRES NO. 2 AND THE EAST LINE OF LOEHR ACRES AS RECORDED IN LIBER 17 OF PLATS PAGE 17, KALAMAZOO COUNTY RECORDS; THENCE ALONG SAID EAST LINE AND PARALLEL WITH THE NORTH AND SOUTH QUARTER LINE OF SAID SECTION 22, NORTH 00 DEGREES 45 MINUTES 13 SECONDS EAST 440.00 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 22; THENCE ALONG SAID NORTH LINE, SOUTH 89 DEGREES 16 MINUTES 31 SECONDS EAST 495.00 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 22 AND THE POINT OF BEGINNING. EXCEPT THE NORTHERLY 33.00 FEET THEROF.

ALSO, LOTS 16 AND 17, LOEHR ACRES, ACCORDING TO THE PLAT THEROF, AS RECORDED IN LIBER 17 OF PLATS, PAGE 17, KALAMAZOO COUNTY RECORDS. EXCEPT THE WESTERLY 5.00 FEET THEREOF.

SUBJECT TO EASEMENTS AND RESTRICTIONS BOTH APPARENT AND OF RECORD. PARCEL CONTAINS 6.38± ACRES (277,954 ± SQUARE FEET).



hurley & stewart, llc
2800 s. 11th street
kalamazoo, michigan 49009
269.552.4960 fax 269.552.4961
www.hurleystewart.com

Job No.: 23-003D
Date: 02/22/24
Scale: N/A
P.M.: JWP
Dft: DSV
QA/QC: 02/22/24

Title:

STORMWATER AGREEMENT DESCRIPTION

Project:

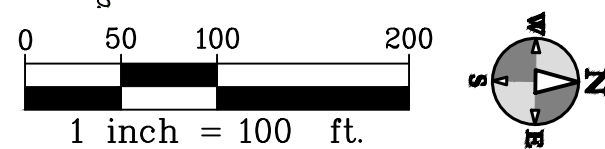
TRILOGY HEALTH - PORTAGE MI

Client:

TRILOGY HEALTH SERVICES

Exhibit

A



SESC MAINTENANCE SCHEDULE
Trilogy Health - Portage MI

Long Term Maintenance Schedule

	Maintenance Item	Frequency	Notes/Comments
A	Catch Basins and Piping	As-Needed	Clean all accumulated sediment
B	Infiltration Basin	Annually/As-Needed	Remove excess sediment and debris that have accumulated
C	Spill Containment Cells	Annually/As-Needed	Remove excess sediment and debris that have accumulated
D	Rip rap	As-Needed	Clean all accumulated sediment



hurley & stewart, llc
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Job No.: **23-003D**
 Date: **02/22/24**
 Scale: **N/A**
 P.M.: **JWP**
 Dft: **DSV**
 QA/QC: **02/22/24**

Title:
 Project:
 Client:

BMP MAINTENANCE SCHEDULE
TRILOGY HEALTH - PORTAGE MI
TRILOGY HEALTH SERVICES

Exhibit

C

Hydrant Flow Data:

Qt = Test Flow = 1,921 gpm
Ps = Static Pressure = 64 psi
Pr = Residual Pressure = 57 psi

Pc = Capacity Pressure = 20 psi
Qc = Capacity Flow @ Pc = 5,184 gpm

Qd = Design Flow = 1,500 gpm
Pd = Design Pressure @ Design Flow = 59.57 psi

Major Losses:**Calculate Head Loss Per 100' of Pipe:**

$$HL = 0.2083 (100/c) 1.852 Q^{1.852} / d^{4.8655}$$

C = 140
Q = 1,500 gpm
d = 8 in

H = 3.44 ft/100ft

Elevation Change:

Total Change in Elevation = 0.85 ft

Calculate Major Losses:

Length of Main = 629 ft
Head Loss in Pipe = 21.64 ft

Total Major Loss = 22.49 ft = 9.75 psi

Minor Losses:**Branch Tees**

Size = 8 in
Number = 2 each
Loss Per Branch Tee = 24 ft/ea
Equivalent Length = 48 ft

Gate Valves

Size = 8 in
Number = 2 each
Loss Per Valve = 3.2 ft/ea

Equivalent Length = 6.4 ft

45 Degree Bends

Size = 8 in

Number = 3 each

Loss Per Bend = 7.7 ft/ea

Equivalent Length = 23.1 ft

Total Equivalent Length = 77.5 ft

Total Minor Loss = 2.67 ft = 1.16 psi

Total Losses:

Total Losses = 25.16 ft = 10.91 psi

Pressure Available at Design Flow:

Pressure at Design Point = 48.67 psi $\geq$ 20 psi

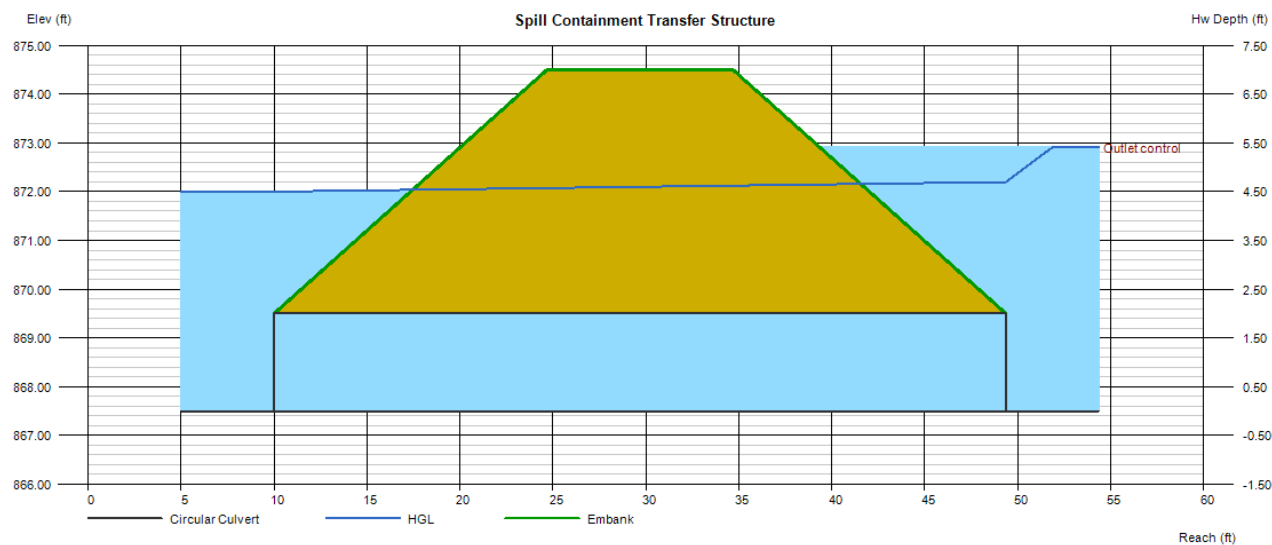
Culvert Report

Spill Containment Transfer Structure

Invert Elev Dn (ft)	= 867.50
Pipe Length (ft)	= 39.36
Slope (%)	= 0.00
Invert Elev Up (ft)	= 867.50
Rise (in)	= 24.0
Shape	= Circular
Span (in)	= 24.0
No. Barrels	= 1
n-Value	= 0.012
Culvert Type	= Circular Concrete
Culvert Entrance	= Square edge w/headwall (C)
Coeff. K,M,c,Y,k	= 0.0098, 2, 0.0398, 0.67, 0.5

Embankment	
Top Elevation (ft)	= 874.50
Top Width (ft)	= 10.00
Crest Width (ft)	= 34.00

Calculations	
Qmin (cfs)	= 17.35
Qmax (cfs)	= 17.35
Tailwater Elev (ft)	= 872
Highlighted	
Qtotal (cfs)	= 17.35
Qpipe (cfs)	= 17.35
Qovertop (cfs)	= 0.00
Veloc Dn (ft/s)	= 5.52
Veloc Up (ft/s)	= 5.52
HGL Dn (ft)	= 872.00
HGL Up (ft)	= 872.20
Hw Elev (ft)	= 872.91
Hw/D (ft)	= 2.70
Flow Regime	= Outlet Control



Trilogy Health - Portage

By: DSV QA: JWP
Date: 3/7/24

Proposed Watershed

Surface	Area (sft)	Area (acres)	Run Coeff (C)	Vol Run Coeff (Rv)
Pervious	99,023	2.27	0.2	0.035
Impervious (Roof)	62,331	1.43	0.9	0.965
Impervious (Pavement)	101,079	2.32	0.9	0.98
Impervious (Pond)	6,033	0.14	1.0	1.0
Total Area =	262,433	6.02		
Weighted 'C' Factor =		0.66		
Weighted 'Rv' Factor =		0.64		

CoP Section 4.5 Required Volumes:

Flood Control Volume

$$V_{fc} = C \cdot A \cdot 2.4 \cdot (3630) = \mathbf{34581} \quad \mathbf{cft}$$

$$\text{x2 with no outlet} = \mathbf{69163} \quad \mathbf{cft}$$

Water Quality Volume

$$V_{wq} = A \cdot Rv \cdot 1 \cdot (3630) = \mathbf{14059} \quad \mathbf{cft}$$

Spill Containment Volume

$$V_{sc} = .15 \cdot V_{wq} = \mathbf{2109} \quad \mathbf{cft}$$

Provided Volumes:

Infiltration Basin

Elevation	Area	Volume (cft)	Total Volume (cft)
866.50	6033	-	-
867.50	7390	6,712	6,712
868.50	8,852	8,121	14,832
869.50	10,417	9,634	24,467
870.50	12,086	11,251	35,718
871.50	13,855	12,970	48,688
872.50	15,724	14,789	63,477
873.50	17,694	16,709	80,187
874.50	19,765	18,729	98,916

Spill Containment Basin

Elevation	Area	Volume (cft)	Total Volume (cft)
872.00	1,247	-	-
872.50	1,456	676	676
873.50	1,917	1,687	2,363
874.50	2,431	2,174	4,537

Flood Control Volume Elevation = 872.91
 Spill Containment Elevation = 873.38
 Freeboard Elevation = 873.50
 Water Quality Volume Elevation = 868.57

Max Drain Time =
D = 8' ≤

$D \leq (72 \times 156 \times 0.5) / 12$
468

<u>Catchment 1</u>		
	Area (sft)	C
Pervious	586.98	0.2
Impervious	5009	0.9
Total	5596	
Weighted CN	0.83	

<u>Catchment 4</u>		
	Area (sft)	C
Pervious	510.32	0.2
Impervious	4949.3	0.9
Total	5459.62	
Weighted CN	0.83	

<u>Catchment 7</u>		
	Area (sft)	C
Pervious	1637.6	0.2
Impervious	5003.87	0.9
Total	6641.47	
Weighted CN	0.73	

<u>Catchment 10</u>		
	Area (sft)	C
Pervious	1852.09	0.2
Impervious	6672.58	0.9
Total	8524.67	
Weighted CN	0.75	

<u>Catchment 13</u>		
	Area (sft)	C
Pervious	1048.78	0.2
Impervious	6350.79	0.9
Total	7399.57	
Weighted CN	0.80	

<u>Catchment 16</u>		
	Area (sft)	C
Pervious	580.48	0.2

<u>Catchment 2</u>		
	Area (sft)	C
Pervious	399.33	0.2
Impervious	3473.68	0.9
Total	3873.01	
Weighted CN	0.83	

<u>Catchment 5</u>		
	Area (sft)	C
Pervious	1954.623	0.2
Impervious	4030.75	0.9
Total	5985.373	
Weighted CN	0.67	

<u>Catchment 8</u>		
	Area (sft)	C
Pervious	3055.76	0.2
Impervious	8070.29	0.9
Total	11126.05	
Weighted CN	0.71	

<u>Catchment 11</u>		
	C	CN
Pervious	2561.16	0.2
Impervious	9619.32	0.9
Total	12180.48	
Weighted CN	0.75	

<u>Catchment 14</u>		
	Area (sft)	C
Pervious	510.05	0.2
Impervious	6839.83	0.9
Total	7349.88	
Weighted CN	0.85	

<u>Catchment 17</u>		
	Area (sft)	C
Pervious	687.54	0.2

<u>Catchment 3</u>		
	Area (sft)	C
Pervious	5467.8	0.2
Impervious	3977.64	0.9
Total	9445.44	
Weighted CN	0.49	

<u>Catchment 6</u>		
	Area (sft)	C
Pervious	836.09	0.2
Impervious	7823.71	0.9
Total	8659.8	
Weighted CN	0.83	

<u>Catchment 9</u>		
	Area (sft)	C
Pervious	173.89	0.2
Impervious	4196.3	0.9
Total	4370.19	
Weighted CN	0.87	

<u>Catchment 12</u>		
	Area (sft)	C
Pervious	4844.05	0.2
Impervious	5165.5	0.9
Total	10009.55	
Weighted CN	0.56	

<u>Catchment 15</u>		
	Area (sft)	C
Pervious	1372.53	0.2
Impervious	9225.33	0.9
Total	10597.86	
Weighted CN	0.81	

<u>Catchment 18</u>		
	Area (sft)	C
Pervious	3683.66	0.2

Impervious	8026.91	0.9
Total	8607.39	
Weighted CN	0.85	

<u>Catchment 19</u>		
	Area (sft)	C
Pervious	3697.5	0.2
Impervious	8033.37	0.9
Total	11730.87	
Weighted CN	0.68	

Impervious	9674.26	0.9
Total	10361.8	
Weighted CN	0.85	

<u>Catchment 20</u>		
	Area (sft)	C
Pervious	802.84	0.2
Impervious	6820.27	0.9
Total	7623.11	
Weighted CN	0.83	

Impervious	9119.61	0.9
Total	12803.27	
Weighted CN	0.70	

<u>Catchment 21</u>		
	Area (sft)	C
Pervious	838.31	0.2
Impervious	8401.72	0.9
Total	9240.03	
Weighted CN	0.84	



Trilogy Health - Portage MI

By: DSV
QA: JWP
Date: 3/7/2024

Pipe Report											
Upstream Structure	Downstream Structure	Length (ft)	System Flow Time (min)	Storm Intensity (in/hr)	Total System Flow (cfs)	Pipe Diameter (Ft)	Full Capacity (cfs)	Average Velocity (ft/sec)	Upstream Invert Elevation (ft)	Downstream Invert Elevation (ft)	Slope
CB-1	Outfall SP	19.84	17.329	3.614	8.592	2	17.346	5.521	872.1	872	0.50%
MH-12	CB-1	71.88	16.937	3.645	4.813	1.5	8.054	4.558	872.46	872.1	0.50%
YD-13	MH-12	119.35	15.288	3.777	1.064	1	2.732	3.478	872.58	871.98	0.50%
YD-14	YD-13	47.06	15	3.8	0.553	1	2.732	3.478	872.81	872.58	0.50%
CB-15	MH-12	67	16.688	3.665	3.807	1.5	8.054	4.558	872.79	872.46	0.50%
CB-17	CB-15	78.75	15.618	3.751	1.242	1	2.732	3.478	873.19	872.79	0.50%
CB-20	CB-17	101.5	15	3.8	0.562	1	2.732	3.478	873.69	873.19	0.50%
CB-16	CB-15	88.39	16.3	3.696	2.001	1	2.733	3.48	872.76	872.32	0.50%
CB-18	CB-16	74.56	15.956	3.723	1.598	1	2.733	3.48	873.14	872.76	0.50%
CB-19	CB-18	96.96	15.484	3.761	1.283	1	2.733	3.48	873.62	873.14	0.50%
CB-21	CB-19	87.83	15	3.8	0.804	1	2.733	3.48	874.06	873.62	0.50%
CB-2	CB-1	56.45	17.115	3.631	3.457	1.5	8.054	4.558	872.38	872.1	0.50%
MH-3	CB-2	145.38	16.551	3.676	3.223	1.5	8.054	4.558	873.11	872.38	0.50%
MH-5	MH-3	129.04	16.035	3.717	2.861	1.5	8.054	4.558	873.75	873.11	0.50%
YD-7	MH-5	67.45	15	3.8	0.755	1	2.732	3.478	877.56	877.22	0.50%
MH-8	MH-5	101.89	15.575	3.754	1.75	1	2.732	3.478	874.26	873.75	0.50%
YD-10	MH-8	74.16	15.089	3.793	1.416	1	2.732	3.478	878.08	877.71	0.50%
YD-11	YD-10	16	15	3.8	0.775	1	2.732	3.478	878.16	878.08	0.50%
CB-9	MH-8	82.55	15	3.8	0.353	1	2.732	3.478	874.68	874.26	0.50%
CB-6	MH-5	6.43	15	3.8	0.399	1	3.863	4.919	875.74	875.68	1.00%
CB-4	MH-3	7.36	15	3.8	0.407	1	3.863	4.919	875.3	875.23	1.00%

Structure Report						
Structure #	Area (sqft)	Area (acres)	Runoff Coeff. C	Rainfall Intensity (in/hr)	Local Rational Flow (cfs)	Rim Elevation (ft)
CB-21	12180.48	0.280	0.75	3.8	0.804	880.44
CB-20	8524.67	0.196	0.75	3.8	0.562	879.9
CB-17	11146	0.256	0.71	3.8	0.696	878.88
CB-15	8648.81	0.199	0.83	3.8	0.631	879.93
CB-2	3873.01	0.089	0.84	3.8	0.286	879.07
CB-4	9445.44	0.217	0.49	3.8	0.407	878.88
CB-6	5459.62	0.125	0.83	3.8	0.399	880.19
CB-9	5985.37	0.137	0.67	3.8	0.353	879.79
CB-16	6641.47	0.152	0.73	3.8	0.426	880.89
YD-7	10597.86	0.243	0.81	3.8	0.755	881.43
YD-11	10361.8	0.238	0.85	3.8	0.775	881.5
YD-10	8607.39	0.198	0.85	3.8	0.644	881.5
YD-14	7399.57	0.170	0.85	3.8	0.553	881.81
YD-13	7349.88	0.169	0.8	3.8	0.517	881.91

DRAWING LOCATION: h:\3-0534 Trilogy Health - Portage.mxd - FINAL DRAWINGS - C-0 Title Sheet.dwg LAST SAVED BY: DAWSONMAN ON: 5/9/2023

TRIOLOGY HEALTH - PORTAGE MI, ISSUED FOR CITY OF PORTAGE PD ZONING RESUBMITTAL, 05/09/23

Tentative Site Plans

Trilogy Health - Portage MI

City of Portage
Kalamazoo County, MI
05/09/23

OWNER

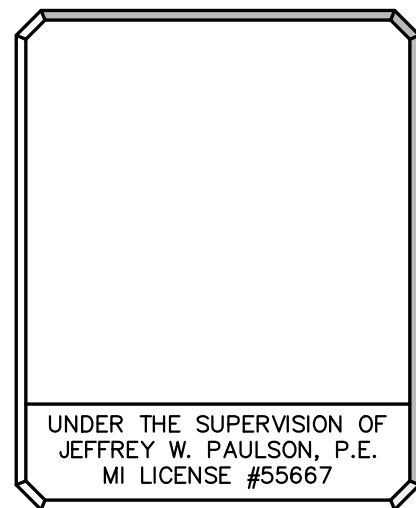


Trilogy Health Services
303 N Hurstbourne Pkwy, Ste 200
Louisville, KY 40222

PLANS PREPARED BY:

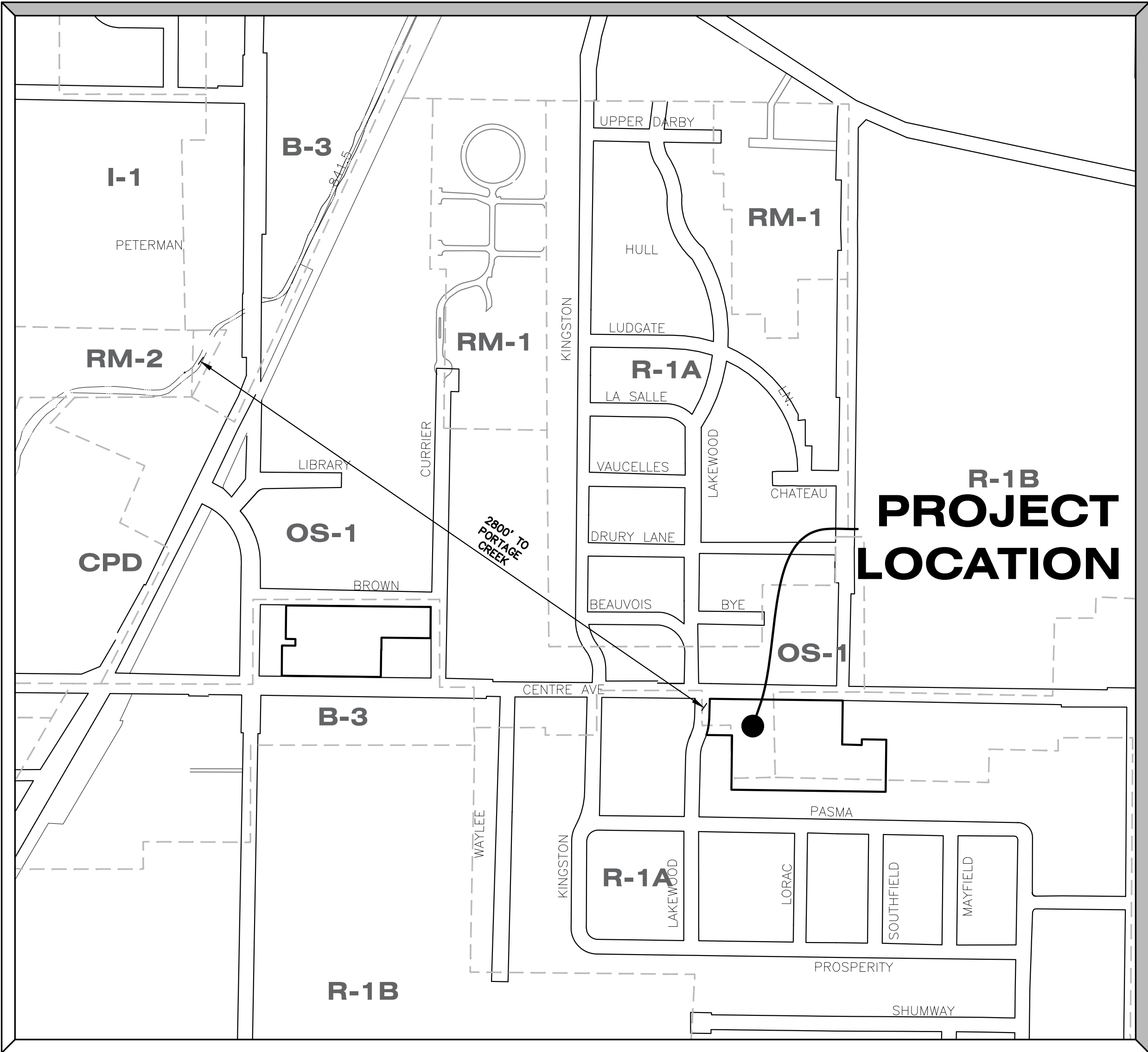


hurley & stewart, llc
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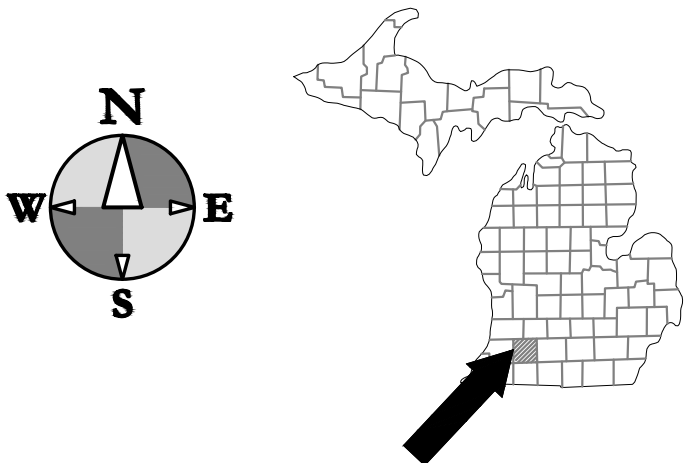
UTILITY CONTACTS:

- | | |
|---|------------------|
| CONSUMERS ENERGY CO.
MIKE SOKOLOV
2500 E. CORK STREET
KALAMAZOO, MI 49001
269.337.2246 | ELECTRIC |
| CONSUMERS ENERGY CO.
KYLE OAK
2500 E. CORK STREET
KALAMAZOO, MI 49001
269.337.2366 | GAS |
| CHARTER COMMUNICATIONS
MARK BURKE
4176 COMMERCIAL AVE.
PORTAGE, MI 49002
269.217.8152 | CABLE TELEVISION |
| AT&T
TODD SHIBAYAMA
2919 MILLCORK ST.
KALAMAZOO, MI 49001
269.384.4436 | TELEPHONE |
| CITY OF PORTAGE
BOB MILLER-SUEZ
7719 S. WESTNEDGE AVENUE
PORTAGE, MI 49024
269.324.9235 | WATER/SANITARY |



SITE LOCATION MAP

SCALE: 1" = 500'



DRAWING INDEX

- | SHT # | DESCRIPTION |
|-------|-----------------------------------|
| C-0 | - TITLE SHEET |
| N-1 | - NARRATIVE SHEET |
| S-1 | - ALTA-NSPS LAND TITLE SURVEY |
| S-2 | - ALTA-NSPS LAND TITLE SURVEY |
| S-3 | - ALTA-NSPS LAND TITLE SURVEY |
| C-1 | - EXISTING CONDITIONS & DEMO PLAN |
| C-2 | - SITE LAYOUT PLAN |
| C-3 | - UTILITY PLAN |
| C-4 | - GRADING PLAN |
| L-1 | - LANDSCAPE PLAN |

PRELIMINARY
NOT FOR CONSTRUCTION



ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA.
FIELD WORK PERFORMED BY:
HURLEY & STEWART, LLC

ISSUED FOR:
CITY OF PORTAGE PD ZONING RESUBMITTAL
05/09/23

DRAWING LOCATION: H:\33-0034 (Trilogy Health - Portage, MI) - FINAL DRAWINGS\N-1 Narrative Sheet.dwg LAST SAVED BY: DYANORMAN ON 5/9/2023

STATEMENT OF OBJECTIVES

TRILOGY HEALTH IS EXCITED TO EXPAND THE CURRENT BEACON POINT MEMORY CARE FACILITY TO OFFER A BROADER SCOPE OF CARE TO THESE ELDERLY LIVING FACILITIES. THE DEVELOPMENT WOULD INVOLVE THE PURCHASE AND COMBINATION OF THE PARCELS 00022-145-0, 00022-140-0 AND THE SOUTHERN PORTION OF PARCEL 00022-105-0 TO EXPAND THE CURRENT FACILITIES. WE ARE SEEKING A REZONE OF THE PARCELS TO PD AND ARE SUBMITTING THE PLANS FOR TENTATIVE PD APPROVAL. THE EXISTING ZONING IS OS-1 FOR THE EXISTING MEMORY CARE FACILITY AND B-1 FOR THE REMAINDER OF THE PARCELS.

DESIGN INTENT

TRILOGY HEALTH HAS OTHER LIVING FACILITIES IN MICHIGAN COMMUNITIES, AND THEY INTEND TO DEVELOP THE SITE AND ARCHITECTURE TO BE SIMILAR TO THOSE MODERN LOCATIONS. THE INTENT WOULD BE TO PROVIDE EVERYTHING THAT THE RESIDENTS WOULD NEED FOR DAY-TO-DAY ACTIVITIES. THEY WOULD HAVE PRIVATE RESIDENCES AND ACCESS TO COMMUNITY DINING, ONSITE PHYSICAL/OCCUPATIONAL THERAPY, AND EVEN AN ONSITE HAIR SALON. GENEROUS OUTDOOR SPACES ARE TO BE PROVIDED FOR THE RESIDENTS TO GET OUT IN THE FRESH AIR AND SOCIALIZE.

SITE AND CONTEXT

ONCE COMBINED THE TOTAL SITE WOULD BE 6.87 ACRES WITH APPROXIMATELY 1070 LINEAR FEET OF FRONTAGE ALONG CENTRE AVE. THE PARCELS ABUT R-1A RESIDENTIALLY ZONED PROPERTIES TO THE SOUTH AND WEST. TO THE NORTH ACROSS CENTRE AVE THE PARCELS ARE ZONED OS-1 AND THE PARCEL EAST OF THE SITES IS ZONED B-1. THE DEVELOPMENT WOULD MAKE USE OF 2 EXISTING DRIVES FROM OFF OF CENTRE AVENUE.

BUILDING INFORMATION

THE NEW BUILDING WOULD CONNECT TO THE EXISTING MEMORY CARE FACILITIES TO PROVIDE 7 RESIDENTIAL WINGS IN TOTAL. THERE WOULD BE AN ENTRANCE AND ADMINISTRATION WING AS WELL AS A WING TO PROVIDE THE RESIDENTS WITH ALL OF THE SITE SERVICES. THERE IS A LARGE COURTYARD, FULLY ENCLOSED BY THE BUILDING AS WELL AS 4 OTHER COURTYARDS BETWEEN THE BUILDING WINGS. A PORTION OF THE NEW ADDITION WILL BE 2 STORY WITH THE UPPER LEVEL COMPRISING OF RESIDENCES AND A COMMON AREA ROOM. OVERALL BUILDING HEIGHT IS 37' TO THE TOP OF THE RIDGE. THE MAIN FLOOR WILL BE 49,952 SQUARE FEET, AND THE SECOND STORY WILL BE 25,115 SQUARE FEET. TOTAL SQUARE FOOTAGE OF THE ENTIRE BUILDING WILL BE 86,964 SQUARE FEET.

THE EXISTING FACILITY HAS 20 ASSISTED LIVING UNITS.

THE PROPOSED FACILITY EXPANSION WILL INCLUDE:

- 49 SKILLED NURSING UNITS (50 BEDS)
- 12 ASSISTED LIVING MEMORY CARE UNITS (16 BEDS)
- 22 INDEPENDENT LIVING APARTMENTS

- 83 TOTAL UNITS FOR THE PROPOSED ADDITION
- 103 TOTAL UNITS OVERALL

PROJECT NARRATIVE



TRILOGY DESIGN EXAMPLE FOR BUILDING STYLING

PROPOSED LAND USE

THE 6.87 ACRE SITE WOULD HOST THE BUILDING, PARKING AND ROAD CIRCULATION ELEMENTS, USABLE OPEN SPACE FOR RESIDENTS AND STORM WATER BASINS. 3.75 ACRES (60.7% OF THE SITE) WOULD BE IMPERVIOUS SURFACE; 1.44 ACRES OF BUILDING AND THE REMAINING WOULD BE PARKING (114 SPACES) AND SITE CIRCULATION.

SITE OPEN SPACE

THE PUBLIC FACING AREAS OF THE SITE ARE INTENDED TO HAVE A MANICURED AND POLISHED LANDSCAPE ADJACENT TO BUILDINGS AND PARKING AREAS. TREES AND SHRUBS CONSISTENT WITH THE CITY OF PORTAGE'S ORDINANCE WOULD BE PLANTED AS WELL AS INVITING INTERIOR COURTYARD LANDSCAPES TO BE MAINTAINED THROUGHOUT THE GROWING SEASON AND BEDS MAINTAINED SEASONALLY. SCREENING TO NEIGHBORING PROPERTIES WOULD BE ENSURED WITH A SOLID WOOD PRIVACY FENCE AND ADDITIONAL SOUND MUFFLING PLANTINGS AT THE BACK OF THE SITE WOULD BE PLANTED TO HELP ENSURE REDUCED NOISE REFLECTION TO THE NEIGHBORHOOD TO THE SOUTH FROM GENERATOR TESTS, DELIVERIES, AND TRASH PICKUPS FROM THE SITE.

SITE UTILITIES

ALL NECESSARY UTILITIES ARE IN THE LOCALITY OF THE SITE AND WILL EASILY BE TIED INTO WITH THE NEW SITE ADDITION. STORM WATER IS ANTICIPATED TO BE COLLECTED BY CATCH BASINS AND TRANSFERRED AND TREATED ACCORDING TO THE CITY OF PORTAGE STORMWATER REQUIREMENTS WITH A SPILL CONTAINMENT DEVICE AND SURFACE RETENTION BASIN IN THE SOUTHEAST PORTION OF THE SITE.

MODIFIED REGULATIONS

PLANNED DENSITY OF 14.99 UNITS/ACRE EXCEEDS CITY OF PORTAGE MAXIMUM DENSITY OF 7 UNITS/ACRE. THIS IS JUSTIFIED BY A MINIMAL TRAFFIC IMPACT AND LOW PEAK EMPLOYEE COUNT. ONLY 42 OUT OF THE TOTAL 103 UNITS WILL BE INDEPENDENT LIVING, AS AS SUCH THERE WILL BE MUCH LESS VEHICLE TRAFFIC THAN SEEN WITH AN APARTMENT/CONDO COMPLEX.

TIMELINE FOR THE PROJECT

IT IS ANTICIPATED THAT THIS PROJECT WOULD BE COMPLETED IN ONE ADDITIONAL PHASE TO THE ORIGINAL BUILDING. AFTER HOPEFUL APPROVAL BY COUNCIL OF THE PLAN FOR REZONING, AND THEN SITE PLAN APPROVAL, ESTIMATED CONSTRUCTION START WOULD BE IN THE SUMMER OF 2023.

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www.hurleystewart.com



ISSUED FOR/REVISIONS:			
2	CITY OF PORTAGE PRE-TENTATIVE REVIEW	03/14/23	
3	OWNER REVIEW	03/21/23	
4	CITY OF PORTAGE TENTATIVE PD REZONING	03/24/23	
4	CITY OF PORTAGE PD ZONING RESUBMITTAL	05/09/23	

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NARRATIVE SHEET
TRILOGY HEALTH - PORTAGE MI
TRILOGY HEALTH SERVICES

Sheet Title:
Project:
Client:

05/09/23
Sheet

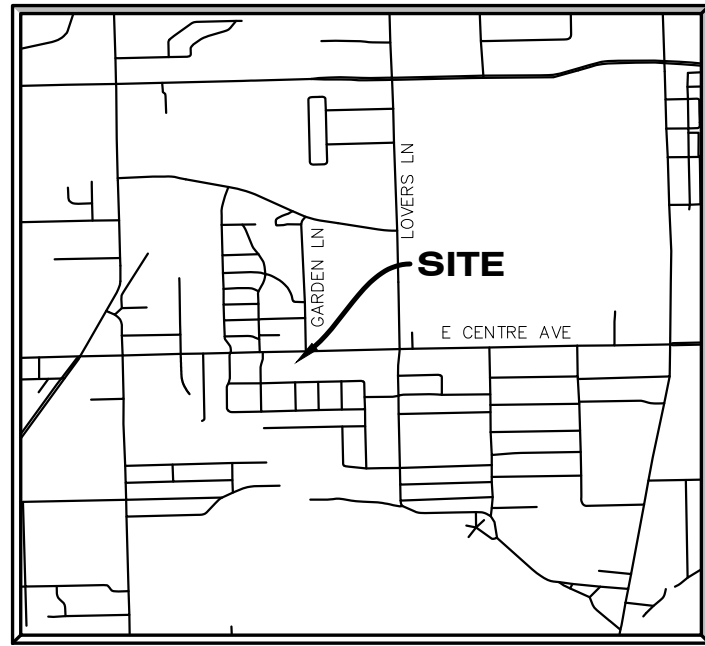
N-1

DRAWING LOCATION: 11-12-0034 (trigv health - portage mi) - FINAL DRAWINGS S-1 & S-2 ALTA/NSPS SURVEY LAST SAVED BY DWANORMAN ON 3/2/2023

SURVEYOR'S NOTES

1. BASIS OF BEARINGS: MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83
2. CONTOUR INTERVAL = 1 FOOT
3. UTILITIES SHOWN ARE BASED ON FIELD LOCATION OF SURFACE EVIDENCE AND RECORDS PROVIDED BY OTHERS. UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE. ADDITIONAL UTILITIES MAY BE ENCOUNTERED. PRIOR TO ANY EXCAVATION THE CONTRACTOR SHALL CALL MISS DIG AT 1-800-482-7171.
4. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE LAND DEPICTED IN THIS SURVEY LIES IN ZONE X. MAP 26077C0304D, EFFECTIVE DATE 02/17/2010.
5. NO WETLANDS ON SITE PER THE NATIONAL WETLANDS INVENTORY. A DELINEATION OF THE WETLANDS BY A QUALIFIED CONSULTANT WAS NOT PERFORMED AT THE TIME OF SURVEY.
6. PARCEL CONTAINS 6.87± ACRES (299,092± SQFT)
7. AT THE TIME OF SURVEY SNOW WAS COVERING THE GROUND. SNOW COVER AND PLOWED SNOW MAY HAVE OBSTRUCTED SOME SITE FEATURES.
8. THERE ARE 48 REGULAR PARKING SPOTS AND 3 BARRIER FREE PARKING SPACES FOR A TOTAL OF 51 PARKING SPACES.

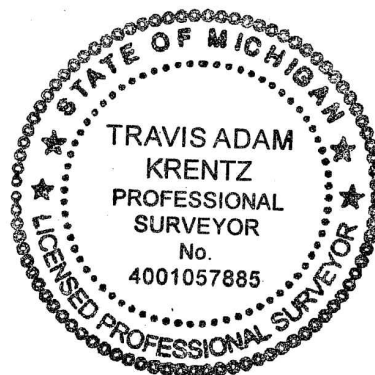
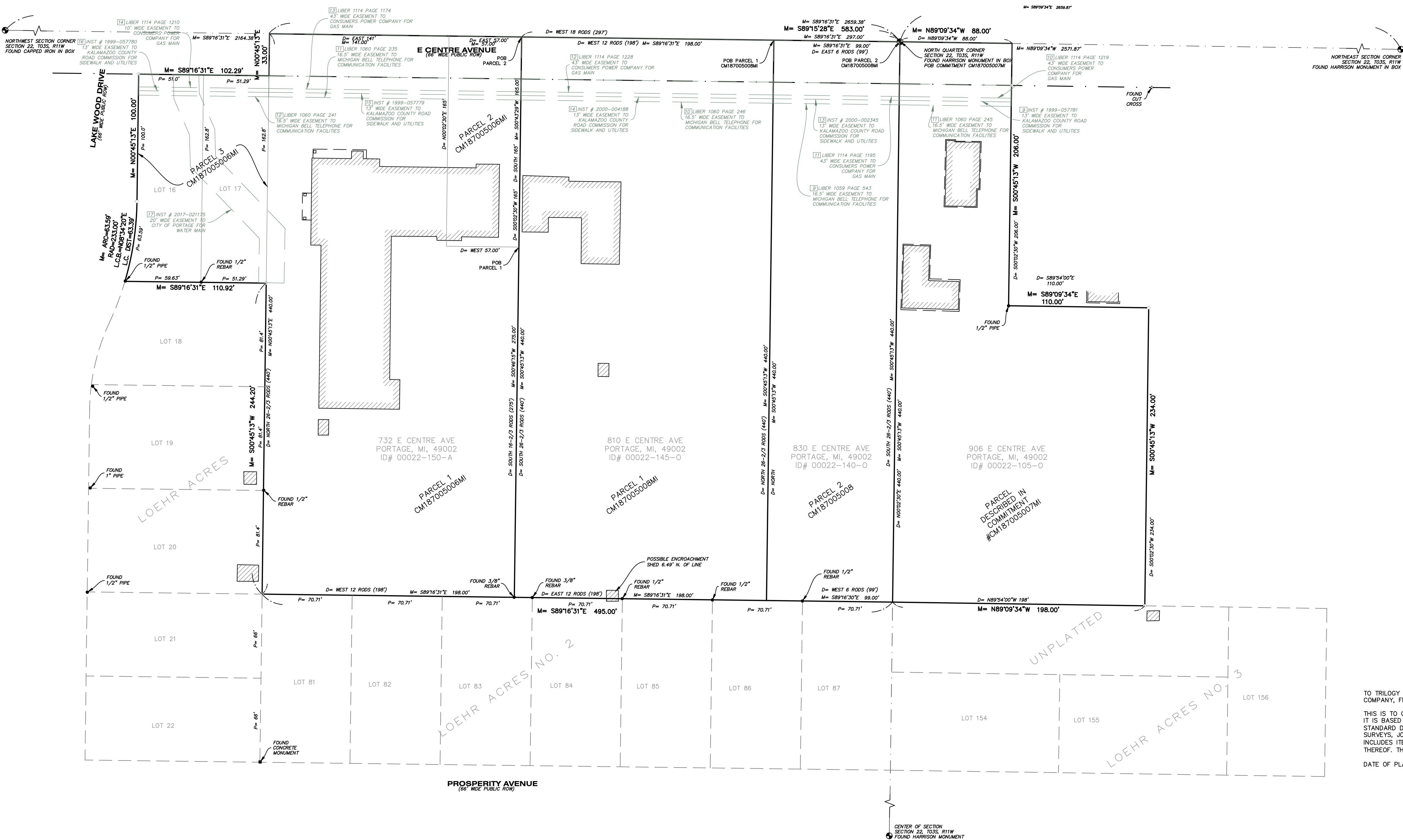
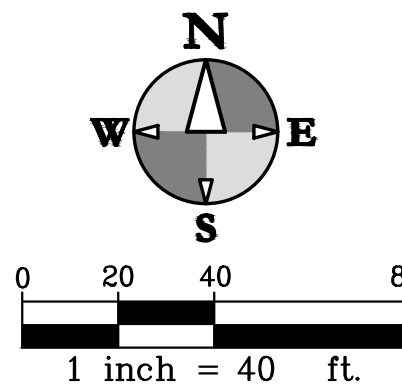
ALTA/NSPS LAND TITLE SURVEY



SITE LOCATION MAP

NOT TO SCALE

SECTION 22, TOWN 03 S, RANGE 11 W,
CITY OF PORTAGE, KALAMAZOO COUNTY,
MICHIGAN
732, 810, 830, & 906 E CENTRE AVE



TO TRILOGY REAL ESTATE PORTAGE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FIDELITY NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(a), 8, 9, 11(a), AND 16 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 02/16/2023.

DATE OF PLAT OR MAP: 04/25/2023

Travis Krentz
TRAVIS A. KRENTZ PROFESSIONAL SURVEYOR # 57885



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Job No. 23-0034 P.M.-TAK Drl-BDF 04/QC 05/09/23

ISSUED FOR/REVISIONS:	DATE
2 CITY OF PORTAGE PRE-TENTATIVE REVIEW	05/14/23
3 OWNER REVIEW	05/21/23
4 CITY OF PORTAGE TENTATIVE PD REZONING	03/24/23
4 CITY OF PORTAGE PD ZONING RESUBMITTAL	05/09/23

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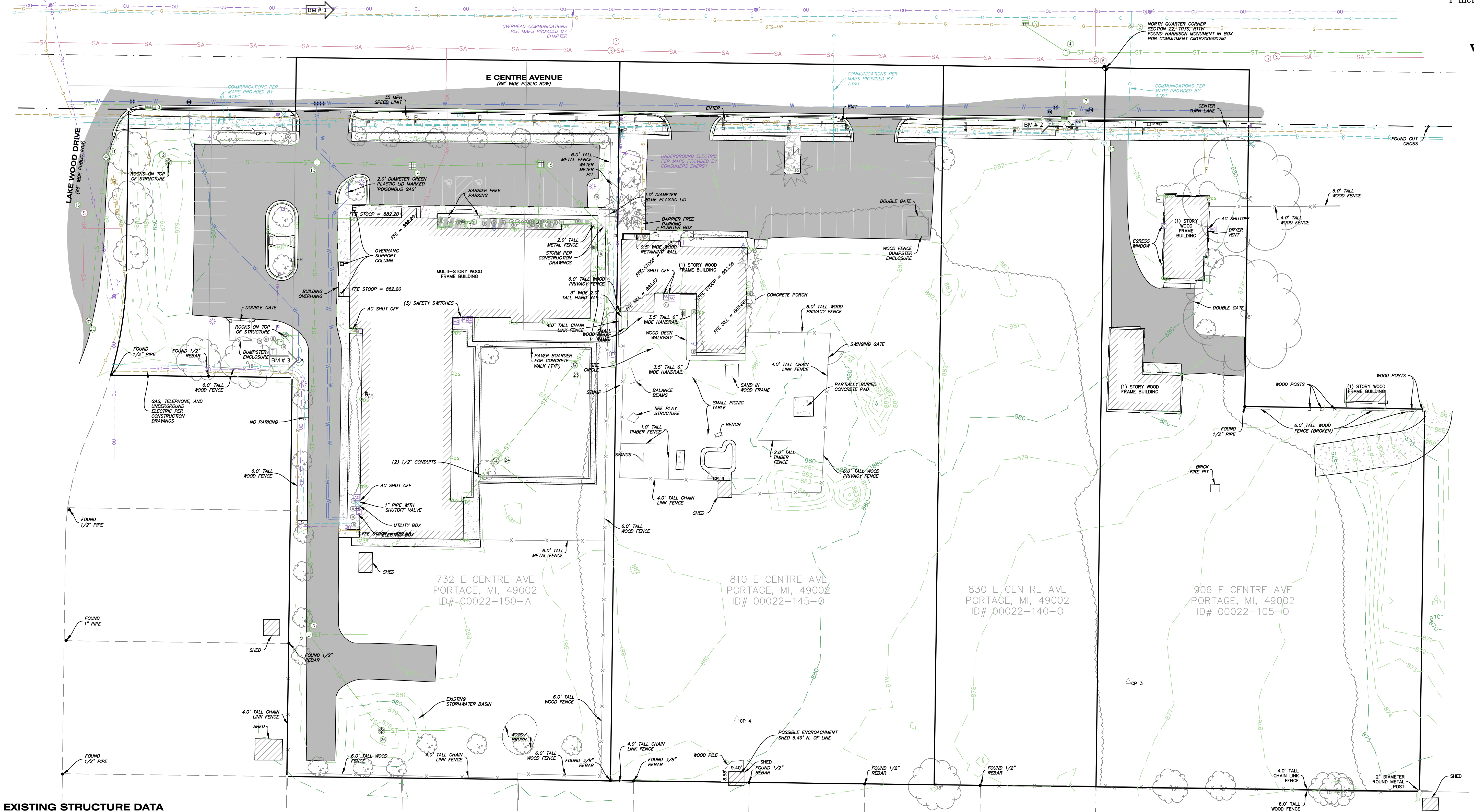
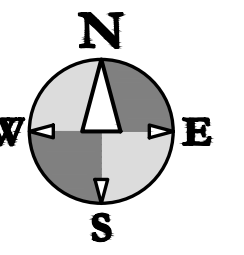
ALTA-NSPS LAND TITLE SURVEY TRILOGY HEALTH - PORTAGE MI TRILOGY HEALTH SERVICES

Sheet Title:
Project:
Client:

05/09/23
Sheet
S-1

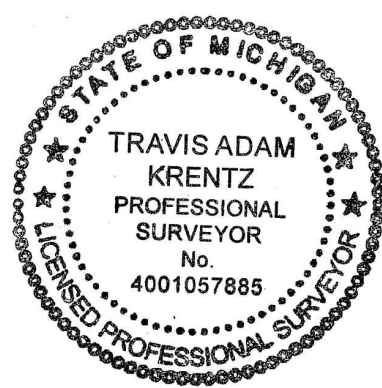
ALTA/NSPS LAND TITLE SURVEY

0 15 30 60
1 inch = 30 ft.



EXISTING STRUCTURE DATA

- | | | | |
|--|--|---|--|
| ① STM CB
RIM = 880.61' | ⑩ COMMUNICATION MH
RIM = 880.68' | ⑮ 4.0" CONCRETE SAN MH
RIM = 881.06'
INV. 8" S CONCRETE = 866.76' | ⑳ VAULT
RIM = 881.86'
PIPES AND SHUT OFF VALVE
TOP OF PIPE = 877.11± |
| ② COMMUNICATIONS MH
RIM = 880.08' | ⑪ 2.0" BLOCK STM CB
RIM = 880.66'
INV. 12" S CPP = 877.81'
DEBRIS = 877.81' | ⑯ 1.0" NYLOPLAST STM CB
RIM = 881.95'
INV. 8" W PVC = 877.50'
INV. 8" N PVC = 877.50'
INV. 4" E CPP = 880.35'
INV. 4" W CPP = 880.35'
WATER = 877.50'
SUMP = 876.95' | ⑲ 1.0" NYLOPLAST STM CB
RIM = 880.38'
INV. 10" SW PVC = 877.83'
INV. 10" NE PVC = 877.83'
WATER = 877.83'
SEDIMENT = 877.63' |
| ③ SAN MH
RIM = 882.45' | ⑫ 4.0" CONCRETE STM CB
RIM = 877.84'
INV. 12" E SLCPP = 874.64±
WATER = 874.54'
SUMP = 872.99' | ⑭ 1.0" NYLOPLAST STM CB
RIM = 881.83'
INV. 8" E PVC = 877.48'
INV. 8" W PVC = 877.48'
WATER = 877.48'
SEDIMENT = 876.88' | ⑳ 1.5" NYLOPLAST STM CB
RIM = 880.43'
INV. 10" NE PVC = 878.18'
INV. 6" SW PVC = 878.18'
INV. 6" SE PVC = 878.18'
WATER = 878.18'
SEDIMENT = 877.85' |
| ④ 6.0" CONCRETE STM MH
RIM = 880.82'
INV. 12" S CONCRETE = 877.37'
INV. 12" E CONCRETE = 875.67'
INV. 12" NW CONCRETE = 877.22'
WATER = 875.57'
SEDIMENT = 874.67' | ⑬ 4.0" CONCRETE STM CB
RIM = 880.81'
INV. 12" E SLCPP = 876.46'
INV. 12" W SLCPP = 873.91±
INV. 12" S SLCPP+872.76'
WATER = 872.66'
SUMP = 872.21' | ⑰ STM CB
RIM = 881.88'
INV. 4" S CPP = 880.63'
INV. 8" NE PVC = 878.78'
WATER = 878.78'
SUMP = 878.28' | ㉑ 4.0" CONCRETE STM MH
RIM = 881.33'
INV. 8" E SLCPP = 875.73'
INV. 12" N SLCPP = 872.58'
INV. 12" SE SLCPP = 874.23±
WATER = 872.43'
SUMP = 872.23' |
| ⑤ SAN MH
RIM = 878.75' | ⑭ 4.0" CONCRETE STM CB
RIM = 880.65'
INV. 12" E SLCPP = 876.35±
INV. 12" W SLCPP = 874.55'
WATER = 874.40'
SEDIMENT = 872.70' | ⑱ 2.0" BLOCK STM CB
RIM = 880.22'
NO PIPES VISIBLE
DEBRIS = 878.15' | ㉒ 4.0" CONCRETE STM CB
RIM = 877.62'
INV. 12" NW SLCPP = 874.82±
INV. 8" E SLCPP = 874.82±
WATER = 874.22'
SUMP = 872.62' |
| ⑥ SAN MH
RIM = 880.6' | ⑮ 4.0" CONCRETE STM CB
RIM = 880.86'
INV. 8" SLCPP = 877.16'
INV. 12" SE SLCPP = 876.86'
INV. 12" W SLCPP = 876.96'
WATER = 876.96'
SEDIMENT = 875.36' | ㉓ 2.0" NYLOPLAST STM CB
RIM = 879.47'
INV. 12" E SLCPP = 876.87'
WATER = 876.87' | |
| ⑦ WATER VAULT
RIM = 880.30'
TOP OF PIPE = 874.60± | | | |
| ⑧ 2.0" BLOCK STM CB
RIM = 881.34'
INV. 12" W CONCRETE 878.82'
DEBRIS = 878.82' | | | |
| ⑨ 2.0" BLOCK STM CB
RIM = 880.52'
INV. 12" N CONCRETE = 877.92'
DEBRIS = 877.92' | | | |



TRAVIS A. KRENTZ PROFESSIONAL SURVEYOR # 57885

TO TRILOGY REAL ESTATE PORTAGE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FIDELITY NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(a), 8, 9, 11(c), AND 16 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 02/16/2023.

DATE OF PLAT OR MAP: 04/25/2023

830 E CENTRE AVE
PORTAGE, MI, 49002
ID# 00022-140-0

906 E CENTRE AVE
PORTAGE, MI, 49002
ID# 00022-105-0

SURVEY CONTROL

CP 1 N	= 4961.37	E	= 4478.36	EL	= 881.92
CP 2 N	= 4964.35	E	= 4974.74	EL	= 882.07
CP 3 N	= 4624.96	E	= 5013.92	EL	= 877.62
CP 4 N	= 4601.95	E	= 4774.49	EL	= 880.66
CP 5 N	= 4385.51	E	= 4862.83	EL	= 877.45
CP 6 N	= 4424.08	E	= 4303.34	EL	= 878.43
CP 7 N	= 4674.17	E	= 4319.26	EL	= 879.75

BENCHMARKS

ELEVATIONS OF THIS SURVEY ARE BASED ON NAVD 88 AS DERIVED FROM GPS

BM 1 EL = 883.42'
CHISELED X ON SOUTH FACE OF UTILITY POLE ON THE NORTH SIDE OF E CENTRE AVE EAST OF LAKE WOOD DR.

BM 2 EL = 883.14'
CHISELED X ON SOUTHEAST BOLT ON HYDRANT ON THE SOUTH SIDE OF E CENTRE AVE 580±' EAST OF THE EAST CURB OF LAKE WOOD DR.

BM 3 EL = 880.72'
CHISELED X ON SOUTHWEST BOLT OF HYDRANT SOUTHEAST OF STORM CATCH BASIN 21.

MISS DIG DESIGN TICKET DATA

123.NET, INC. FIBEROPTICS - 2484314584 - NO RESPONSE - 02/17/23
AT&T TELEPHONE - JOHN STERNAMAN 269-823-3330 - MAPS PROVIDED - 01/17/23
CHARTER COMMUNICATIONS CABLE TV - 800-778-9140 - MAPS PROVIDED - 01/20/23
CHARTER COMMUNICATIONS FIBEROPTICS - 800-778-9140 - MAPS PROVIDED - 01/20/23
CLIMAX TELEPHONE DBA METRO FIBERNET - 616-455-9840 - NO RESPONSE - 02/17/23
CONSUMERS ENERGY ELECTRIC - ANDRE D. TAYLOR 269-337-2245 - MAPS PROVIDED - 01/26/23
CONSUMERS ENERGY GAS - CONSUMERS ENERGY SMS WEBSITE - MAPS PROVIDED - 02/17/23
PORTAGE CITY FIBEROPTICS - CITY OF PORTAGE GIS WEBSITE - MAPS PROVIDED - 02/16/23
PORTAGE CITY POTABLE WATER - CITY OF PORTAGE GIS WEBSITE - MAPS PROVIDED - 02/16/23
PORTAGE CITY SANITARY SEWER - CITY OF PORTAGE GIS WEBSITE - MAPS PROVIDED - 02/16/23
PORTAGE CITY STORM SEWER - CITY OF PORTAGE GIS WEBSITE - MAPS PROVIDED - 02/16/23
PORTAGE CITY TRAFFIC - CITY OF PORTAGE GIS WEBSITE - MAPS PROVIDED - 02/16/23



Know what's below.
Call before you dig.

ALTA-NSPS LAND TITLE SURVEY
TRILOGY HEALTH - PORTAGE MI
TRILOGY HEALTH SERVICES

Sheet Title:
Project:
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05/09/23

Sheet

S-2

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ISSUED FOR/REVISIONS:
2 CITY OF PORTAGE PRE-TENTATIVE REVIEW 03/14/23
3 OWNER REVIEW 03/21/23
4 CITY OF PORTAGE TENTATIVE PD REZONING 03/24/23
4 CITY OF PORTAGE PD ZONING RESUBMITTAL 05/09/23
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DRAWING LOCATION: ALTA-NSPS LAND TITLE SURVEY - PORTAGE, MI - FINAL DRAWINGS S-1 & S-2 ALTA SURVEYING LAST SAVED BY: DWANORMAN ON 5/9/2023

ALTA/NSPS LAND TITLE SURVEY

SCHEDULE "A" LEGAL DESCRIPTION

TITLE CO: FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT # CM187005006MI REV #1 EFFECTIVE DATE 03/02/2023, 8:00 AM

PARCEL 1

BEGINNING 18 RODS WEST OF THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 22, TOWN 3 SOUTH, RANGE 11 WEST; THENCE SOUTH, PARALLEL WITH THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION 22, 165 FEET FOR THE PLACE OF BEGINNING; THENCE CONTINUING SOUTH, PARALLEL TO THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION, 16 2/3 RODS; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID SECTION, 12 RODS; THENCE NORTH, PARALLEL WITH THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION, 26 2/3 RODS TO THE NORTH LINE OF SAID SECTION; THENCE EAST, ALONG THE NORTH LINE OF SAID SECTION, 141 FEET; THENCE SOUTH, PARALLEL TO THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION, 165 FEET; THENCE EAST, PARALLEL TO THE NORTH LINE OF SAID SECTION, 57 FEET TO THE PLACE OF BEGINNING.

PARCEL 2

COMMENCING AT NORTH 1/4 CORNER OF SECTION 22, TOWN 3 SOUTH, RANGE 11 WEST; THENCE WEST 297.00 FEET (18 RODS) ALONG THE NORTH LINE OF SAID SECTION 22 TO THE PLACE OF BEGINNING; THENCE SOUTH 0 DEGREES 02 MINUTES 30 SECONDS WEST 165.00 FEET PARALLEL WITH THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION 22; THENCE WEST 57.00 FEET PARALLEL WITH THE NORTH LINE OF SAID SECTION 22; THENCE NORTH 0 DEGREES 02 MINUTES 30 SECONDS EAST 165.00 FEET PARALLEL WITH SAID NORTH AND SOUTH 1/4 LINE TO THE NORTH LINE OF SAID SECTION 22; THENCE EAST 57.00 FEET ALONG SAID NORTH LINE, TO THE PLACE OF BEGINNING.

PARCEL 3

LOTS 16 AND 17, LOEHR ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 17 OF PLATS, PAGE 17, KALAMAZOO COUNTY RECORDS.

BEING THE SAME PROPERTY CONVEYED TO PORTAGE MEMORY CARE, LLC A MICHIGAN LIMITED LIABILITY COMPANY FROM ALTO CONVENIENCE, INC. BY DEED DATED OCTOBER 7, 2015, OF RECORD IN INSTRUMENT NO. 2015-035201 IN THE RECORDS FOR KALAMAZOO COUNTY, MI.

SCHEDULE B SECTION II EXCEPTIONS

TITLE CO: FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT # CM187005006MI REV #1 EFFECTIVE DATE 03/02/2023, 8:00 AM

[9] RIGHT OF WAY TO CONSUMERS POWER COMPANY, OF RECORD IN LIBER 559, PAGE 497, RECORDS OF KALAMAZOO COUNTY, MI, AS TO PARCEL 3. (DOES NOT TOUCH SURVEYED PROPERTY).

[10] COVENANTS, CONDITIONS, AND RESTRICTIONS AS SET FORTH IN INSTRUMENT RECORDED IN LIBER 569, PAGE 9, BUT OMITTING ANY COVENANT, CONDITION OR RESTRICTION, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT THE COVENANT, CONDITION OR RESTRICTION (A) IS EXEMPT UNDER TITLE 42 OF THE UNITED STATES CODE, OR (B) RELATES TO HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS, AS TO PARCEL 3 (NOT SURVEY MATTERS).

[11] RIGHT OF WAY EASEMENT TO MICHIGAN BELL TELEPHONE COMPANY OF RECORD IN LIBER 1060, PAGE 235, RECORDS OF KALAMAZOO COUNTY, MI, AS TO PARCELS 1 & 2 (SHOWN, AFFECTS PARCELS 1 & 2).

[12] RIGHT OF WAY EASEMENT TO MICHIGAN BELL TELEPHONE COMPANY OF RECORD IN LIBER 1060, PAGE 241, RECORDS OF KALAMAZOO COUNTY, MI, AS TO PARCELS 3 (SHOWN, AFFECTS PARCEL 3).

[13] EASEMENT TO CONSUMERS POWER COMPANY (NOW KNOWN AS CONSUMERS ENERGY) OF RECORD IN LIBER 1114, PAGE 1174, RECORDS OF KALAMAZOO COUNTY, MI, AS TO PARCELS 1 & 2 (SHOWN, AFFECTS PARCELS 1 & 2).

[14] EASEMENT TO CONSUMERS POWER COMPANY (NOW KNOWN AS CONSUMERS ENERGY) OF RECORD IN LIBER 1114, PAGE 1210, RECORDS OF KALAMAZOO COUNTY, MI, AS TO PARCEL 3 (SHOWN, AFFECTS PARCEL 3).

[15] PERMANENT EASEMENT TO KALAMAZOO COUNTY ROAD COMMISSION OF RECORD IN INSTRUMENT NO. 1999-057779, AS TO PARCELS 1 & 2 (SHOWN, AFFECTS PARCELS 1 & 2).

[16] PERMANENT EASEMENT TO KALAMAZOO COUNTY ROAD COMMISSION OF RECORD IN INSTRUMENT NO. 1999-057780, AS TO PARCEL 3 (SHOWN, AFFECTS PARCEL 3).

[17] WATER MAIN EASEMENT AND RIGHT-OF-WAY GRANT TO THE CITY OF PORTAGE OF RECORD IN INSTRUMENT NO. 2017-021175, AS TO PARCELS 1 & 3 (SHOWN, AFFECTS PARCEL 1 & 3).

SCHEDULE "A" LEGAL DESCRIPTION

TITLE CO: FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT # CM187005007MI EFFECTIVE DATE 03/03/2023, 8:00 AM

BEGINNING AT THE NORTH QUARTER POST OF SECTION 22, TOWN 3 SOUTH, RANGE 11 WEST, CITY OF PORTAGE, KALAMAZOO COUNTY, MICHIGAN; THENCE SOUTH 89 DEGREES 54' 00" EAST ALONG THE NORTH LINE OF SAID SECTION 22, 88.00 FEET; THENCE SOUTH 0 DEGREES 02' 30" WEST PARALLEL WITH THE NORTH AND SOUTH QUARTER LINE OF SAID SECTION 22, 206.00 FEET; THENCE SOUTH 89 DEGREES 54' 00" EAST PARALLEL WITH THE NORTH LINE OF SAID SECTION 22, 110.00 FEET; THENCE SOUTH 0 DEGREES 02' 30" WEST PARALLEL WITH THE NORTH AND SOUTH QUARTER LINE OF SAID SECTION 22, 234.00 FEET; THENCE NORTH 89 DEGREES 54' 00" WEST PARALLEL WITH THE NORTH LINE OF SAID SECTION 22, 198 FEET TO THE NORTH AND SOUTH QUARTER LINE OF SAID SECTION 22; THENCE NORTH 0 DEGREES 02' 30" EAST ALONG THE NORTH AND SOUTH QUARTER LINE OF SAID SECTION 22, 440.00 FEET TO THE NORTH QUARTER POST OF SAID SECTION 22 AND TO THE PLACE OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO ERIC E. CLEASBY AND LORI E. CLEASBY, CO-TRUSTEES, OR THE SUCCESSOR TRUSTEE, OF THE CLEASBY FAMILY TRUST DATED OCTOBER 12, 2004 FROM SCOTT HUGHES BY DEED DATED MAY 17, 2022, OF RECORD IN INSTRUMENT NO. 2023-003184 IN THE RECORDS FOR KALAMAZOO COUNTY, MI.

SCHEDULE B SECTION II EXCEPTIONS

TITLE CO: FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT # CM187005007MI EFFECTIVE DATE 03/03/2023, 8:00 AM

[9] PERMANENT EASEMENT TO KALAMAZOO COUNTY ROAD COMMISSION OF RECORD IN INSTRUMENT NO. 1999-057781, RECORDS OF KALAMAZOO COUNTY, MI (SHOWN).

[10] EASEMENT TO CONSUMERS POWER COMPANY OF RECORD IN LIBER 1114, PAGE 1219, RECORDS OF KALAMAZOO COUNTY, MI (SHOWN).

[11] RIGHT OF WAY EASEMENT TO MICHIGAN BELL TELEPHONE COMPANY OF RECORD IN LIBER 1060, PAGE 245, RECORDS OF KALAMAZOO COUNTY, M (SHOWN).

SCHEDULE "A" LEGAL DESCRIPTION

TITLE CO: FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT # CM187005008MI EFFECTIVE DATE 03/03/2023, 8:00 AM

PARCEL 1:(FOR INFORMATIONAL PURPOSES ONLY: 810 E .CENTRE STREET ,PORTAGE, MI 49002, TAX ID#00022-145-0)

BEGINNING 6 RODS WEST OF THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 22, TOWN 3 SOUTH ,RANGE 11 WEST; THENCE WEST ON SECTION LINE 12 RODS; THENCE SOUTH 26-2/3 RODS; THENCE EAST PARALLEL WITH FIRST COURSE, 12 RODS; THENCE NORTH 26-2/3 RODS TO THE PLACE OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO GARY K. CRANKSHAW AND KAREN E. CRANKSHAW FROM HAROLD RUDLAFF BY DEED DATED OCTOBER 1, 1995, OF RECORD IN LIBER 1813, PAGE 79 IN THE RECORDS FOR KALAMAZOO COUNTY, MI.

PARCEL 2:(FOR INFORMATIONAL PURPOSES ONLY: 830 E. CENTRE STREET, PORTAGE, MI 49002, TAX ID#00022-140-2)

COMMENCING AT THE NORTH 1/4 POST OF SECTION 22, TOWN 3 SOUTH, RANGE 11 WEST; THENCE SOUTH ON THE QUARTER LINE 26.66 RODS; THENCE WEST 6 RODS; THENCE NORTH PARALLEL WITH FIRST COURSE TO SAID SECTION LINE; THENCE EAST ON SAID SECTION LINE 6 RODS TO THE PLACE O BEGINNING.

SAID PARCEL 2 ALSO DESCRIBED FOR TAX PURPOSES AS:THE EAST 99 FEET OF THE NORTH 440 FEET OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, TOWN 3 SOUTH, RANGE 11 WEST.

BEING THE SAME PROPERTY CONVEYED TO GREENSTONE FARM CREDIT SERVICES, FLCA. FEDERALLY CHARTERED CORPORATION FROM MARK ELZINGA PROPERTIES, LLC BY DEED DATED OCTOBER 11, 2012, OF RECORD IN INSTRUMENT NO. 2012-047655 AND A BY A LAND CONTRACT TO KEC HOLDINGS, LLC, A MICHIGAN LIMITED LIABILITY COMPANY O RECORD IN INSTRUMENT 2013-032185, BOTH IN THERE CORDS FOR KALAMAZOO COUNTY, MI.

SCHEDULE B SECTION II EXCEPTIONS

TITLE CO: FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT # CM187005008MI EFFECTIVE DATE 03/03/2023, 8:00 AM

[9] RIGHT OF WAY EASEMENT TO MICHIGAN BELL TELEPHONE COMPANY OF RECORD IN LIBER 1059, PAGE 543, RECORDS OF KALAMAZOO COUNTY, MI., AS TO PARCEL 2 (SHOWN, AFFECTS PARCEL 2).

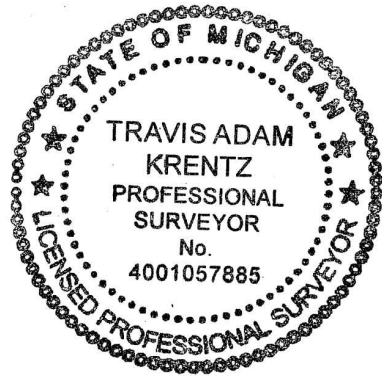
[10] RIGHT OF WAY EASEMENT TO MICHIGAN BELL TELEPHONE COMPANY OF RECORD IN LIBER 1060, PAGE 246, RECORDS OF KALAMAZOO COUNTY, MI., AS TO PARCEL 1 (SHOWN, AFFECTS PARCEL 1).

[11] EASEMENT TO CONSUMERS POWER COMPANY (NOW KNOWN AS CONSUMERS ENERGY) OF RECORD IN LIBER 1114, PAGE 1195, RECORDS OF KALAMAZOO COUNTY, MI, AS TO PARCEL 2 (SHOWN, AFFECTS PARCEL 2).

[12] EASEMENT TO CONSUMERS POWER COMPANY (NOW KNOWN AS CONSUMERS ENERGY) OF RECORD IN LIBER 1114, PAGE 1228, RECORDS OF KALAMAZOO COUNTY, MI, AS TO PARCEL 1 (SHOWN, AFFECTS PARCEL 1).

[13] PERMANENT EASEMENT TO KALAMAZOO COUNTY ROAD COMMISSION OF RECORD IN INSTRUMENT NO. 2000-002345, RECORDS OF KALAMAZOO COUNTY, MI, AS TO PARCEL 2 (SHOWN, AFFECTS PARCEL 2).

[14] PERMANENT EASEMENT TO KALAMAZOO COUNTY ROAD COMMISSION OF RECORD IN INSTRUMENT NO. 2000-004188, RECORDS OF KALAMAZOO COUNTY, MI, AS TO PARCEL 1 (SHOWN, AFFECTS PARCEL 1).



TO TRILOGY REAL ESTATE PORTAGE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FIDELITY NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(a), 8, 9, 11(a), AND 16 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 02/16/2023.

DATE OF PLAT OR MAP: 04/25/2023

Travis Krentz
TRAVIS A. KRENTZ PROFESSIONAL SURVEYOR # 57885



ALTA-NSPS LAND TITLE SURVEY
TRILOGY HEALTH - PORTAGE MI
TRILOGY HEALTH SERVICES

Sheet Title:

Project:

Client:

05/09/23

Sheet

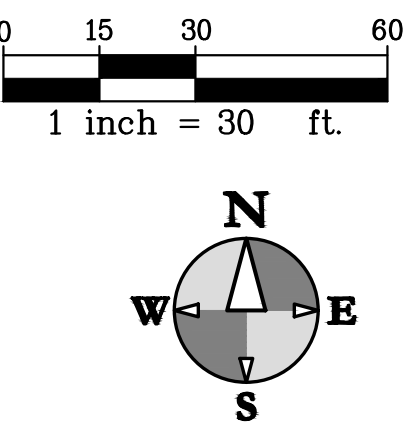
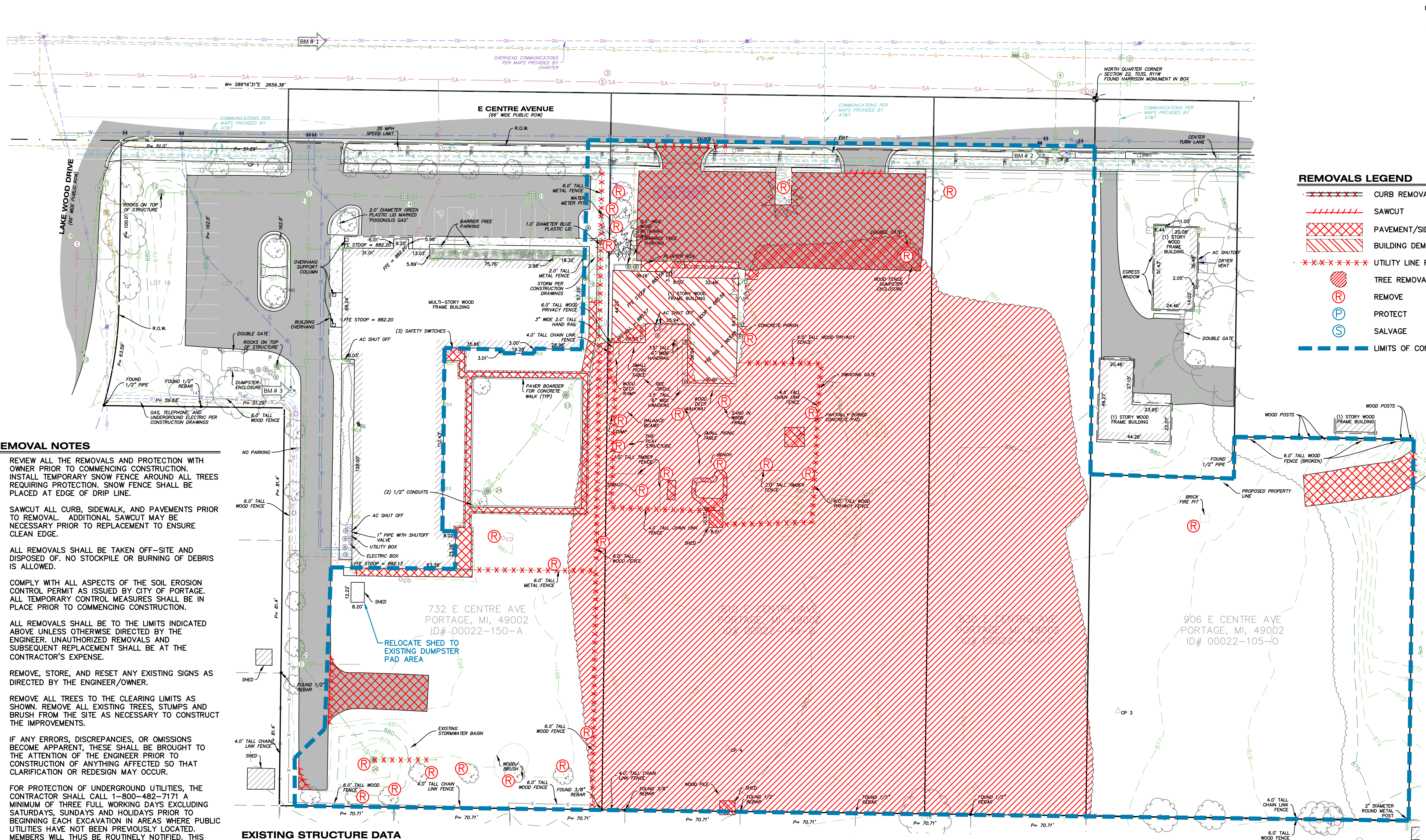
S-3

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kalamazoo, michigan 49009
269.552.4960 fax 269.552.4961
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Job No.	23-003D	P.M.-TAK	Draft	DATE	QA/QC	DATE
ISSUED FOR/REVISIONS:	2	CITY OF PORTAGE PRE-TENTATIVE REVIEW	05/14/23			
	3	OWNER REVIEW	05/21/23			
	4	CITY OF PORTAGE TENTATIVE PD REZONING	03/24/23			
	4	CITY OF PORTAGE PD ZONING RESUBMITTAL	05/09/23			

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REMOVAL NOTES

- REVIEW ALL THE REMOVALS AND PROTECTION WITH OWNER PRIOR TO COMMENCING CONSTRUCTION. INSTALL TEMPORARY SNOW FENCE AROUND ALL TREES REQUIRING PROTECTION. SNOW FENCE SHALL BE PLACED AT EDGE OF DRIP LINE.
- SAWCUT ALL CURB, SIDEWALK, AND PAVEMENTS PRIOR TO REMOVAL. ADDITIONAL SAWCUT MAY BE NECESSARY PRIOR TO REPLACEMENT TO ENSURE CLEAN EDGE.
- ALL REMOVALS SHALL BE TAKEN OFF-SITE AND DISPOSED OF. NO STOCKPILE OR BURNING OF DEBRIS IS ALLOWED.
- COMPLY WITH ALL ASPECTS OF THE SOIL EROSION CONTROL PERMIT AS ISSUED BY CITY OF PORTAGE. ALL TEMPORARY CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING CONSTRUCTION.
- ALL REMOVALS SHALL BE TO THE LIMITS INDICATED ABOVE UNLESS OTHERWISE DIRECTED BY THE ENGINEER. UNAUTHORIZED REMOVALS AND SUBSEQUENT REPLACEMENT SHALL BE AT THE CONTRACTOR'S EXPENSE.
- REMOVE, STORE, AND RESET ANY EXISTING SIGNS AS DIRECTED BY THE ENGINEER/OWNER.
- REMOVE ALL TREES TO THE CLEARING LIMITS AS SHOWN. REMOVE ALL EXISTING TREES, STUMPS AND BRUSH FROM THE SITE AS NECESSARY TO CONSTRUCT THE IMPROVEMENTS.
- IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS BECOME APPARENT, THESE SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION OF ANYTHING AFFECTED SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
- FOR PROTECTION OF UNDERGROUND UTILITIES, THE CONTRACTOR SHALL CALL 1-800-482-7171 A MINIMUM OF THREE FULL WORKING DAYS EXCLUDING SATURDAYS, SUNDAYS AND HOLIDAYS PRIOR TO BEGINNING EACH EXCAVATION IN AREAS WHERE PUBLIC UTILITIES HAVE NOT BEEN PREVIOUSLY LOCATED. MEMBERS WILL THUS BE ROUTINELY NOTIFIED. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING OWNERS WHO MAY NOT BE A PART OF THE "MISS DIG" ALERT SYSTEM.

EXISTING STRUCTURE DATA

1 STM CB RIM = 880.61'	16 COMMUNICATION MH RIM = 880.68'	36 4.0' CONCRETE SAN MH RIM = 881.06' INV. 8" S CONCRETE = 866.76'	46 VAULT RIM = 881.86' PIPES AND SHUT OFF VALVE TOP OF PIPE = 877.11±'
2 COMMUNICATIONS MH RIM = 880.08'	17 2.0' BLOCK STM CB RIM = 880.66' INV. 12" S CPP = 877.81' DEBRIS = 877.81'	37 1.0' NYLOPLAST STM CB RIM = 881.95' INV. 8" W PVC = 877.50' INV. 8" N PVC = 877.50' INV. 4" E CPP = 880.35' WATER = 877.50' SUMP = 876.95'	47 1.0' NYLOPLAST STM CB RIM = 880.36' INV. 10" SW PVC = 877.83' INV. 10" NE PVC = 877.83' WATER = 877.83' SEDIMENT = 877.63'
3 SAN MH RIM = 882.45'	18 4.0' CONCRETE STM CB RIM = 877.84' INV. 12" E SLOPP = 874.64±' WATER = 874.54±' SUMP = 872.99'	38 1.0' NYLOPLAST STM CB RIM = 881.83' INV. 8" E PVC = 877.48' INV. 8" W PVC = 877.48' WATER = 877.48' SEDIMENT = 876.88'	48 1.5' NYLOPLAST STM CB RIM = 880.43' INV. 10" NE PVC = 878.18' INV. 6" SW PVC = 878.18' INV. 6" SE PVC = 878.18' WATER = 878.18' SEDIMENT = 877.85'
4 6.0' CONCRETE STM MH RIM = 880.82' INV. 12" S CONCRETE = 877.37' INV. 12" E CONCRETE = 875.67' INV. 12" NW CONCRETE = 877.22' WATER = 875.57' SEDIMENT = 874.67'	19 4.0' CONCRETE STM CB RIM = 880.81' INV. 12" E SLOPP = 876.46' INV. 12" W SLOPP = 873.91±' INV. 12" S SLOPP+872.76' WATER = 872.66' SUMP = 872.21'	39 STM CB RIM = 881.88' INV. 4" S CPP = 880.63' INV. 8" NE PVC = 878.78' WATER = 878.28' SUMP = 878.28'	49 4.0' CONCRETE STM MH RIM = 881.33' INV. 8" E SLOPP = 875.73' INV. 12" N SLOPP = 872.58' INV. 12" SE SLOPP = 874.23±' WATER = 872.43' SUMP = 872.23'
5 SAN MH RIM = 878.75'	20 4.0' CONCRETE STM CB RIM = 880.65' INV. 12" E SLOPP = 876.35±' INV. 12" W SLOPP = 874.55' WATER = 874.40' SEDIMENT = 872.70'	40 2.0' BLOCK STM CB RIM = 880.22' NO PIPES VISIBLE DEBRIS = 876.15'	50 4.0' CONCRETE STM CB RIM = 877.62' INV. 12" NW SLOPP = 874.82±' INV. 8" E SLOPP = 874.82±' WATER = 874.22' SUMP = 872.62'
6 SAN MH RIM = 880.6'	21 4.0' CONCRETE STM CB RIM = 880.86' INV. 8" S SLOPP = 877.16' INV. 12" SE SLOPP = 876.86' INV. 12" W SLOPP = 876.96' WATER = 876.96' SEDIMENT = 875.36'	41 2.0' NYLOPLAST STM CB RIM = 879.47' INV. 12" E SLOPP = 876.87' WATER = 876.87'	
7 WATER VAULT RIM = 880.30' TOP OF PIPE = 874.60±'			
8 2.0' BLOCK STM CB RIM = 881.34' INV. 12" W CONCRETE 878.82' DEBRIS = 878.82'			
9 2.0' BLOCK STM CB RIM = 880.52' INV. 12" N CONCRETE = 877.92' DEBRIS = 877.92'			

REMOVALS LEGEND

- XXXXXX CURB REMOVAL
- //// SAWCUT
- XXXXXX PAVEMENT/SIDEWALK REMOVAL
- XXXXXX BUILDING DEMOLITION
- XXXXXX UTILITY LINE REMOVAL
- TREE REMOVAL
- REMOVE
- PROTECT
- SALVAGE
- LIMITS OF CONSTRUCTION

BENCHMARKS

ELEVATIONS OF THIS SURVEY ARE BASED ON NAVD 88 AS DERIVED FROM GPS

BM 1 EL = 883.42'
SPIKE IN SOUTH FACE OF UTILITY POLE ON THE NORTH SIDE OF E CENTRE AVE EAST OF LAKE WOOD DR.

BM 2 EL = 883.14'
CHISELED X ON SOUTHEAST BOLT ON HYDRANT ON THE SOUTH SIDE OF E CENTRE AVE 580±' EAST OF THE EAST CURB OF LAKE WOOD DR.

BM 3 EL = 880.72'
CHISELED X ON SOUTHEAST BOLT OF HYDRANT SOUTHEAST OF STORM CATCH BASIN 21.



ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA.

FIELD WORK PERFORMED BY:
HURLEY & STEWART, LLC

EXISTING CONDITIONS & DEMO PLAN
TRILOGY HEALTH - PORTAGE MI
TRILOGY HEALTH SERVICES

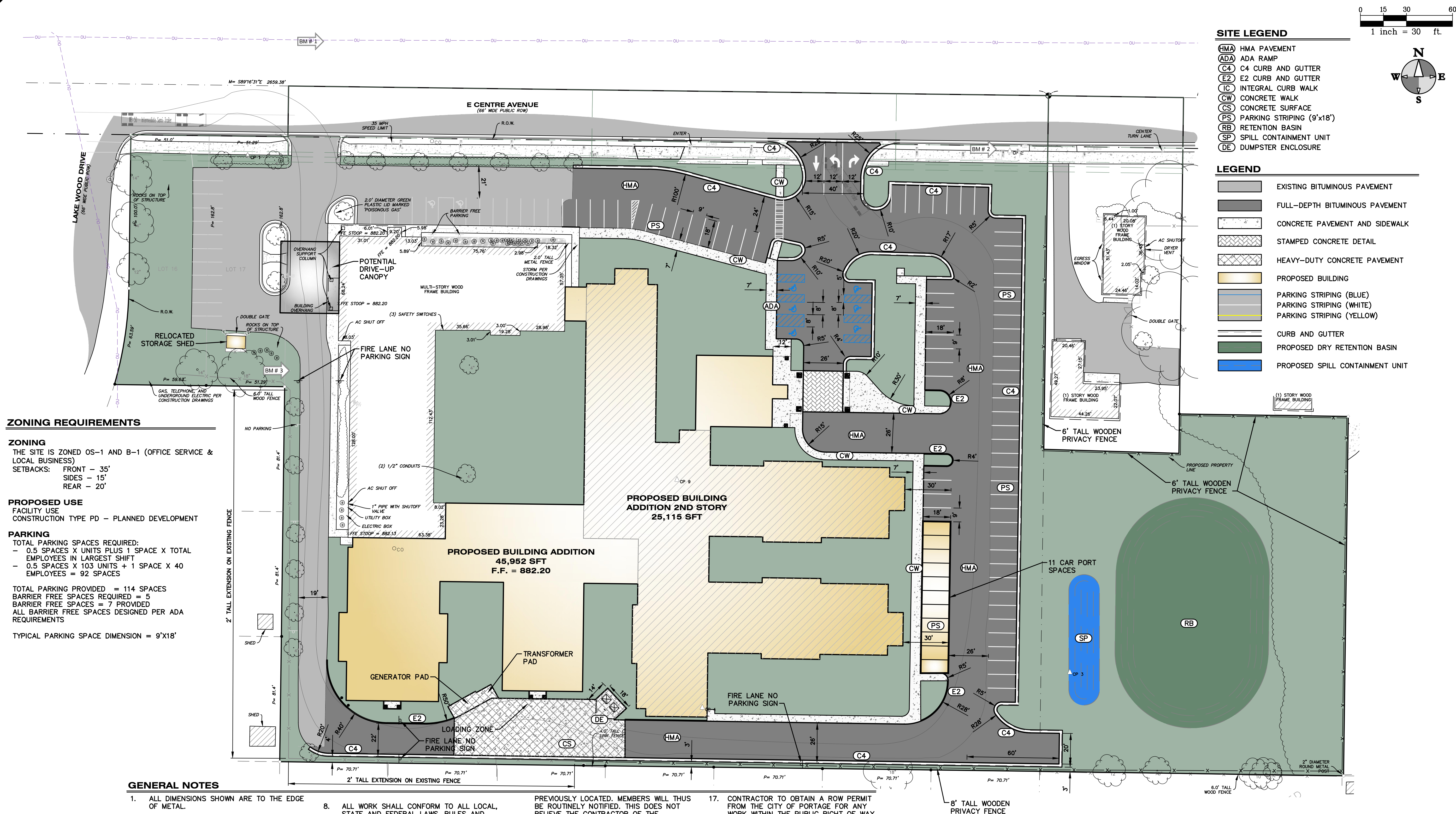
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Project:
Client:

05/09/23
Sheet

C-1

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269.552.4960 fax 269.552.4961
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ISSUED FOR/REVISIONS:
1. CITY OF PORTAGE PRE-CONSTRUCTION REVIEW 03/14/23
2. CITY OF PORTAGE PRE-CONSTRUCTION REVIEW 03/21/23
3. OWNER REVIEW 03/24/23
4. CITY OF PORTAGE TENTATIVE PD ZONING RESUBMITTAL 05/09/23
4. CITY OF PORTAGE PD ZONING RESUBMITTAL 05/09/23
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GENERAL NOTES

- | | | | | | |
|----|---|-----|---|---|---|
| 1. | ALL DIMENSIONS SHOWN ARE TO THE EDGE OF METAL. | 8. | ALL WORK SHALL CONFORM TO ALL LOCAL, STATE AND FEDERAL LAWS, RULES AND REGULATIONS IN FORCE AT THE TIME OF CONSTRUCTION. | PREVIOUSLY LOCATED. MEMBERS WILL THUS BE ROUTINELY NOTIFIED. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING OWNERS WHO MAY NOT BE A PART OF THE "MISS DIG" ALERT SYSTEM. | |
| 2. | PROVIDE CURB CUTS/RAMPS AT ALL BARRIER FREE ACCESS POINTS. | 9. | ALL EXTERIOR CONCRETE SHALL BE MDOT GRADE P1 (3500PSI), AIR ENTRAINED, LIMESTONE AGGREGATE, BROOM FINISHED, CURING SEAL. | 13. | ANY BITUMINOUS OR CONCRETE PAVEMENT, SANITARY SEWER, SANITARY SEWER SERVICE LEADS, OR STORM SEWER, WHICH IS DAMAGED BY THE CONTRACTOR DURING HIS OPERATIONS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AND AT THE CONTRACTOR'S EXPENSE. |
| 3. | PAVEMENT MARKINGS AND SIGNAGE SHALL CONFORM TO THE CURRENT MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND MICHIGAN BARRIER FREE CODE. | 10. | THE CONTRACTOR SHALL LOCATE ALL ACTIVE UNDERGROUND UTILITIES PRIOR TO STARTING WORK AND SHALL CONDUCT HIS OPERATIONS IN A MANNER AS TO ENSURE THAT THOSE UTILITIES NOT REQUIRING RELOCATION WILL NOT BE DISTURBED. | 14. | THE CONTRACTOR SHALL INSTALL PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVERNIGHT AS REQUIRED. |
| 4. | SEE LANDSCAPE PLANS FOR HARDSCAPE, DETAILED GRADING IN LANDSCAPED AREAS AND SIGNAGE. | 11. | ALL REQUIRED FILL FOR THIS PROJECT SHALL BE SELECTED EXCAVATED MATERIAL FROM THE SITE APPROVED BY THE ENGINEER OR CLASS II GRANULAR MATERIAL FROM BORROW AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY. | 15. | ALL UNSUITABLE SUBBASE MATERIAL MUST BE REMOVED TO A MINIMUM DEPTH OF 24" BELOW THE TOP OF THE SUBGRADE OR AS DETERMINED BY THE COUNTY ENGINEER. |
| 5. | SEE ARCHITECTURAL PLANS FOR MORE DETAILS ON TRUCK DOCK WALLS, STAIRS, AND RAMPS. | 12. | FOR PROTECTION OF UNDERGROUND UTILITIES, THE CONTRACTOR SHALL CALL 1-800-482-7171 A MINIMUM OF THREE FULL WORKING DAYS EXCLUDING SATURDAYS, SUNDAYS AND HOLIDAYS PRIOR TO BEGINNING EACH EXCAVATION IN AREAS WHERE PUBLIC UTILITIES HAVE NOT BEEN | 16. | IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS BECOME APPARENT, THESE SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION OF ANYTHING AFFECTED SO THAT CLARIFICATION OR REDESIGN MAY OCCUR. |
| 6. | MATCH EXISTING CURB & GUTTER SECTIONS WHEN CONNECTING TO THEM. CONDITIONS VARY THROUGHOUT PROJECT. | | | | |
| 7. | EXCEPT WHERE OTHERWISE INDICATED ON THESE PLANS, ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, AND CITY OF PORTAGE STANDARDS SPECIFICATIONS. | | | | |

17. CONTRACTOR TO OBTAIN A ROW PERMIT FROM THE CITY OF PORTAGE FOR ANY WORK WITHIN THE PUBLIC RIGHT OF WAY.
18. WORK IN CENTRE AVENUE SHALL BE CONDUCTED IN THE MONTHS OF MAY THROUGH OCTOBER, WITH WORK BEING COMPLETED BEFORE NOVEMBER 1 OF THE SAME YEAR THE WORK WAS STARTED.

BENCHMARKS

ELEVATIONS OF THIS SURVEY ARE BASED ON
NAVD 88 AS DERIVED FROM GPS

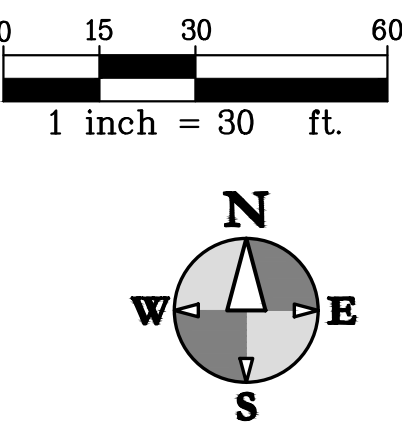
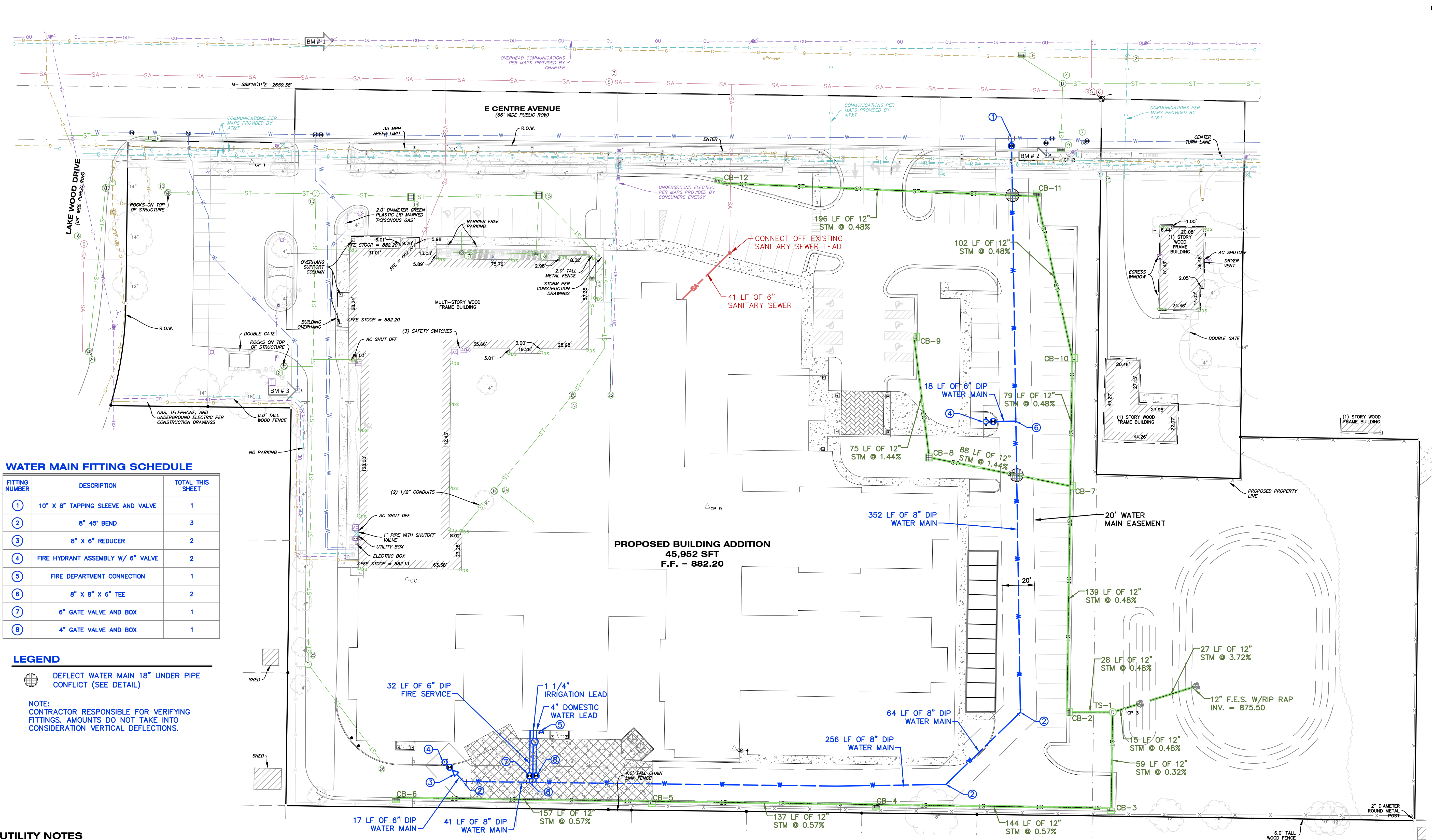
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HYDRANT ON THE SOUTH SIDE OF E CENTRE
AVE 580s' EAST OF THE EAST CURB OF
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- BM 3 EL = 880.72'
CHISEL X ON SOUTHWEST BOLT OF
HYDRANT SOUTHEAST OF STORM CATCH
BASIN 21.



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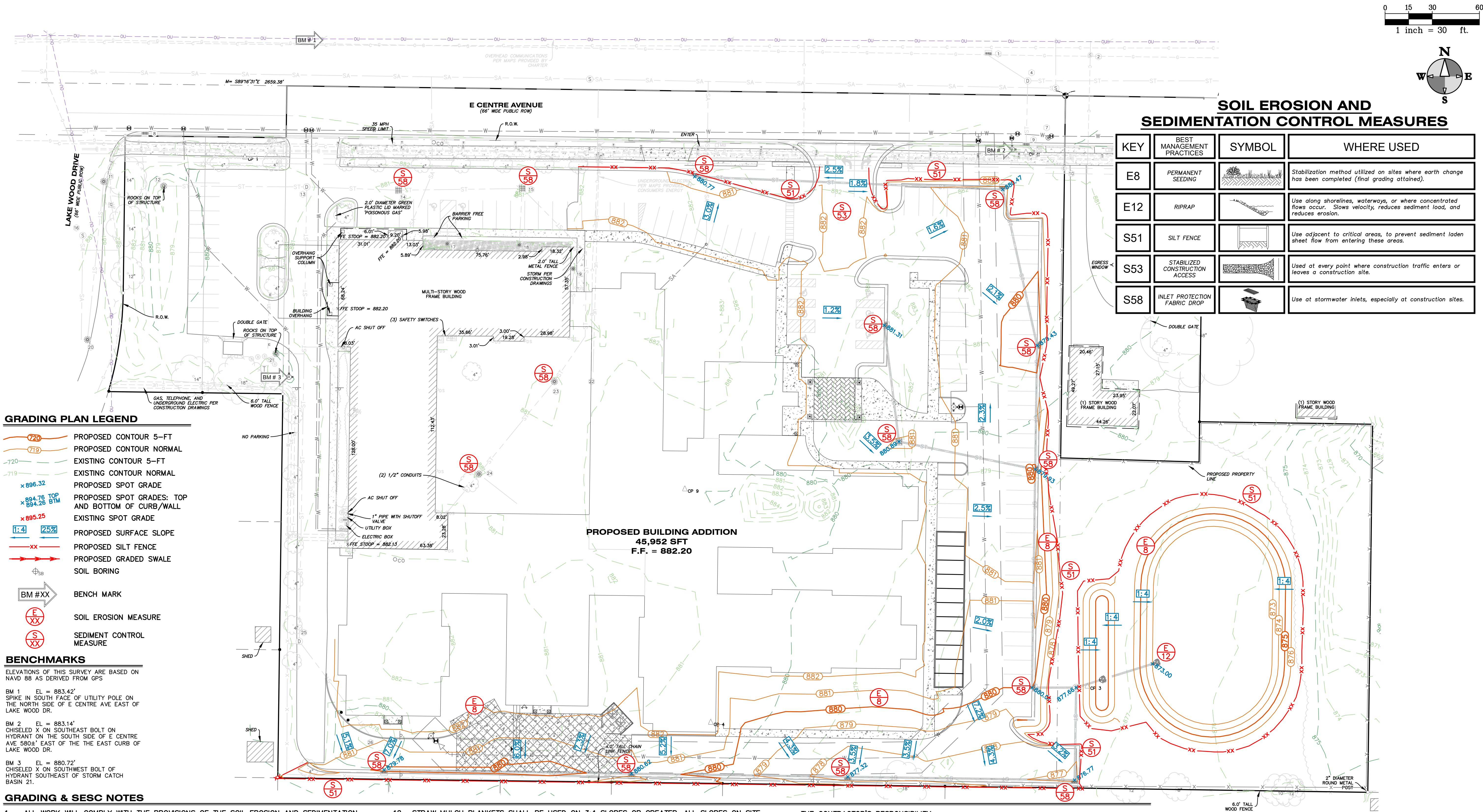
FIELD WORK PERFORMED BY:
HURLEY & STEWART, LLC

DRAWING LOCATION: IN 303-0034 (Utility Health - Portage, MI) FINAL DRAWINGS C-3 UTILITY PLAN DATE: 05/09/23 LAST SAVED BY: DWANMAN ON 3/6/2023



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FIELD WORK PERFORMED BY:
HURLEY & STEWART, LLC



GRADING PLAN LEGEND

- 720 PROPOSED CONTOUR 5-FT
- 719 PROPOSED CONTOUR NORMAL
- 720 EXISTING CONTOUR 5-FT
- 719 EXISTING CONTOUR NORMAL
- x 896.32 PROPOSED SPOT GRADE
- x 894.76 TOP AND BOTTOM OF CURB/WALL
- x 895.25 EXISTING SPOT GRADE
- 1:4 25% PROPOSED SURFACE SLOPE
- XX PROPOSED SILT FENCE
- XX PROPOSED GRADED SWALE
- SB SOIL BORING

BENCHMARKS

- BM #XX BENCH MARK
- E XX SOIL EROSION MEASURE
- S XX SEDIMENT CONTROL MEASURE

BENCHMARKS

ELEVATIONS OF THIS SURVEY ARE BASED ON NAVD 88 AS DERIVED FROM GPS

BM 1 EL = 883.42' SPIKE IN SOUTH FACE OF UTILITY POLE ON THE NORTH SIDE OF E CENTRE AVE EAST OF LAKE WOOD DR.

BM 2 EL = 883.14' CHISELED X ON SOUTHEAST BOLT ON HYDRANT ON THE SOUTH SIDE OF E CENTRE AVE 580±' EAST OF THE EAST CURB OF LAKE WOOD DR.

BM 3 EL = 880.72' CHISELED X ON SOUTHWEST BOLT OF HYDRANT SOUTHEAST OF STORM CATCH BASIN 21.

GRADING & SESC NOTES

- ALL WORK WILL COMPLY WITH THE PROVISIONS OF THE SOIL EROSION AND SEDIMENTATION CONTROL ACT (PA 451, PART 91 OF 1994 AS AMENDED) ADMINISTERED BY CITY OF PORTAGE.
- FOR INSTALLATION SPECIFICATIONS FOR SOIL EROSION AND SEDIMENTATION CONTROL (SESC) MEASURES, REFER TO THE STATE OF MICHIGAN DEPARTMENT OF TECHNOLOGY, MANAGEMENT, AND BUDGET (DTMB) SESC MANUAL.
- AVOID UNNECESSARY DISTURBING OR REMOVING EXISTING VEGETATED TOPSOIL OR EARTH COVER. THESE AREAS ACT AS SEDIMENT FILTERS.
- ALL TEMPORARY SOIL EROSION PROTECTION SHALL REMAIN IN PLACE UNTIL REMOVAL IS REQUIRED FOR FINAL CLEANUP AND APPROVAL.
- ALL SOIL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING CONSTRUCTION.
- ALL SOIL PILES SHALL BE SURROUNDED BY SILT FENCE IF ALLOWED TO REMAIN IN PLACE FOR MORE THAN 7 DAYS. TOPSOIL PILES SHALL BE SEEDED IF ALLOWED TO REMAIN IN PLACE FOR MORE THAN 20 DAYS. SPOIL PILES SHALL NOT BE PLACED WITHIN 50' FROM ANY TEMPORARY OR PERMANENT WATERCOURSE.
- THE CONTRACTOR SHALL COMPLY WITH THE WEEKLY RECOMMENDATIONS OF THE CERTIFIED STORM WATER OPERATOR.
- PROVIDE SILT SACKS IN EACH CATCH BASIN UNTIL SITE IS STABILIZED.
- SEE LANDSCAPING PLAN FOR FINAL SLOPE TREATMENTS.
- PLACE TOPSOIL AND SEED ACCORDING TO THE LANDSCAPE PLANS AS SOON AS AREAS ARE BROUGHT TO GRADE.
- WATER SITE WHEN NECESSARY TO PREVENT AIR BORNE SEDIMENT TRANSFER.
- STRAW MULCH BLANKETS SHALL BE USED ON 3:1 SLOPES OR GREATER. ALL SLOPES ON SITE SHALL BE 4:1 OR LESS, UNLESS OTHERWISE DIRECTED BY ENGINEER.
- MATCH EXISTING GRADES AROUND PERIMETER WITH SLOPES AS SHOWN. MATCH AT 1 ON 6 IF NOT LABELED.
- THE CONTRACTOR SHALL INSTALL PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVERNIGHT AS REQUIRED.
- ALL SPOT ELEVATIONS ARE TOP OF PAVEMENT GRADES AT EDGE OF METAL (EOM) UNLESS OTHERWISE NOTED.
- ALL EXISTING ELEVATIONS ARE TO BE VERIFIED AND ACCEPTED AS SHOWN PRIOR TO COMMENCEMENT OF WORK.
- REMOVE AND REPLACE WITH CONTROLLED FILL ANY AREAS THAT HAVE BEEN SOFTENED BY RAINS, FREEZING, CONSTRUCTION EQUIPMENT, ETC.
- ALL REQUIRED FILL FOR THIS PROJECT SHALL BE SELECTED EXCAVATED MATERIAL FROM THE SITE APPROVED BY THE ENGINEER OR CLASS II GRANULAR MATERIAL FROM BORROW AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
- ALL GRANULAR FILL UNDER THE INFLUENCE OF THE ROADWAY AND PROCESSED ROAD GRAVEL SHALL BE COMPACTED TO 95% MODIFIED PROCTOR DENSITY.
- ALL COMPACTION SHALL BE ACCOMPLISHED BY PLACING THE FILL IN 12" LOOSE LIFTS AND MECHANICALLY COMPACTING EACH LIFT TO AT LEAST THE SPECIFIED MINIMUM DRY DENSITY. FIELD DENSITY TESTS SHOULD BE PERFORMED ON EACH LIFT AS NECESSARY TO ENSURE THAT ADEQUATE MOISTURE CONDITIONS AND COMPACTION ARE BEING ACHIEVED.
- SITE CONTRACTOR SHALL REMOVE AND STOCKPILE ALL TOPSOIL AND BLACK ORGANIC SOILS ON-SITE TO BE USED IN THE REGRADING OF LANDSCAPE AREAS. THIS MATERIAL IS NOT TO BE USED FOR FILL OR PAVEMENT SUBBASE. REMOVAL OF ANY EXCESS SOIL OFF-SITE SHALL BE

THE CONTRACTOR'S RESPONSIBILITY.

- CONTRACTOR RESPONSIBLE FOR VERIFYING EARTHWORK CALCULATIONS PRIOR TO COMMENCING WORK. NO EXTRA EARTHWORK WILL BE PAID FOR ONCE EARTHWORK HAS BEGUN. ANY DISCREPANCIES WITH THE EARTHWORK CALCULATIONS SHALL BE REVIEWED WITH THE OWNER AND ENGINEER PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL TAKE PRECAUTIONS TO AVOID TRACKING SOIL ONTO ADJACENT ROADWAYS. SCRAPE ROAD AT THE END OF EACH WORKDAY AND SWEEP AT LEAST ONCE A WEEK.
- ANY DISTURBED AREA THAT WILL BE LEFT UNWORKED 5 DAYS OR LONGER MUST BE SEEDED AND MULCHED OR SODDED TO ESTABLISH VEGETATION FOR TEMPORARY STABILIZATION. BASINS TO BE SEEDED AND MULCH BLANKETS APPLIED IMMEDIATELY TO PROVIDE A STABLE BASE AND AVOID EXCESSIVE EROSION.
- ROAD RIGHTS-OF-WAY MUST BE STABILIZED WITH SEED AND MULCH WITHIN 5 DAYS OF COMPLETING UTILITY WORK IN THE RIGHT-OF-WAY.
- AREAS OF EARTH CHANGE THAT ARE DISTURBED BEYOND THE FALL SEEDING DEADLINE (NOV. 1) MUST BE TEMPORARILY STABILIZED WITH A MINIMUM OF STRAW MULCH SECURELY CRIMPED TO THE GROUND.
- ACCUMULATED SEDIMENT TO BE REMOVED FROM STORM SYSTEM UPON COMPLETION OF CONSTRUCTION. ALL TEMPORARY CONTROLS TO BE REMOVED AFTER SITE IS STABILIZED AND VEGETATION ESTABLISHED.
- IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS BECOME APPARENT, THESE SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION OF ANYTHING AFFECTED SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
- IF CONTRACTOR FAILS TO ESTABLISH SIDE SLOPES OF RETENTION BASIN/SPILL CONTAINMENT DEVICE AT A 1:4 SLOPE, THEY SHALL INSTALL PERIMETER FENCING AROUND THE BASIN/SPILL CONTAINMENT DEVICE AT THEIR OWN COST.



ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA.

FIELD WORK PERFORMED BY:
HURLEY & STEWART, LLC

GRADING PLAN
TRILOGY HEALTH - PORTAGE MI
TRILOGY HEALTH SERVICES

Sheet Title:
Project:
Client:

05/09/23

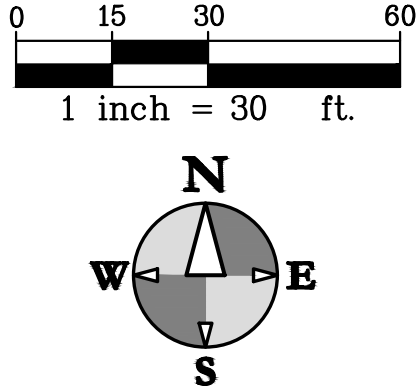
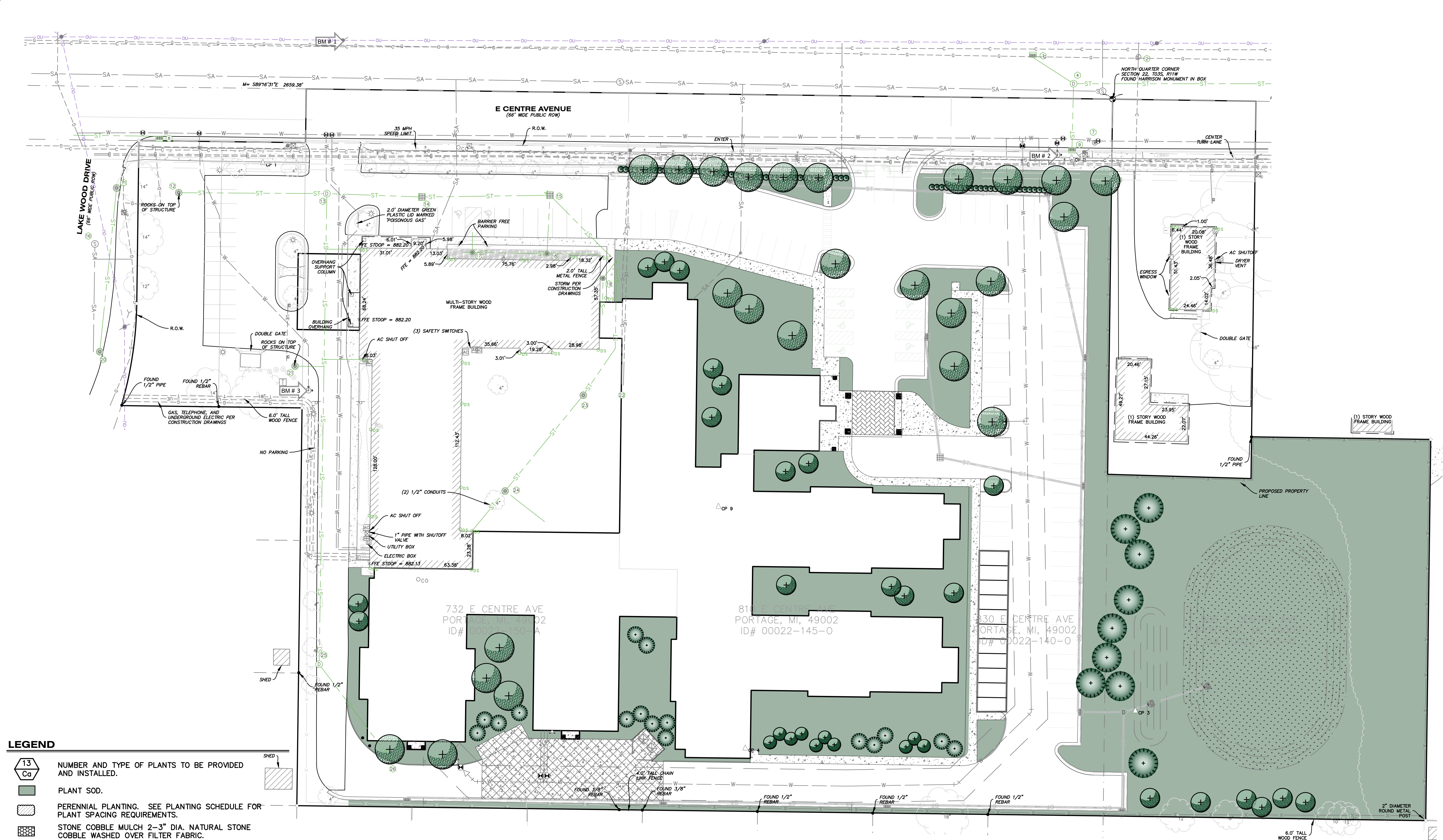
Sheet

C-4

hurley & stewart, llc
2800 s. 11th street
kalamazoo, michigan 49009
269.552.4960 fax 269.552.4961
www.hurleystewart.com



ISSUED FOR/REVISIONS:
Job No. 23-0034 P.M.-HWP Drft.DSV 04/QC 05/09/23
2 CITY OF PORTAGE PRE-CONSTRUCTION REVIEW 05/14/23
3 OWNER REVIEW 05/21/23
4 CITY OF PORTAGE TENTATIVE PD REZONING 05/24/23
4 CITY OF PORTAGE PD ZONING RESUBMITTAL 05/09/23
COPYRIGHT © of Hurley & Stewart, LLC



- LEGEND**
- 13 Ca NUMBER AND TYPE OF PLANTS TO BE PROVIDED AND INSTALLED.
 - PLANT SOD.
 - PERENNIAL PLANTING. SEE PLANTING SCHEDULE FOR PLANT SPACING REQUIREMENTS.
 - STONE COBBLE MULCH 2-3" DIA. NATURAL STONE COBBLE WASHED OVER FILTER FABRIC.
 - SHORT GRASS SEED MIX
 - PROPOSED DECIDUOUS TREE
 - PROPOSED EVERGREEN TREE
 - PROPOSED SHRUBS, EVERGREEN AND DECIDUOUS
 - PROPOSED ORNAMENTAL GRASS
 - STEEL LANDSCAPE EDGING.

PORTAGE PLANTING REQUIREMENTS

1 SF OF CURBED INTERNAL LANDSCAPE/ 15 SF OF PARKING AREA (MINUS 20' ADJACENT TO PERIMETER PLANTINGS) PARKING AREA = 15,670 SF
INTERNAL LANDSCAPE REQUIRED = 1,045 SF
INTERNAL LANDSCAPE PROVIDED = 3,988 SF

1 TREE/ 150 SFT OF REQUIRED INTERNAL CURBED ISLAND = 7 TREES
1 TREE/ 30' ROAD FRONTAGE = 597/30' = 20 TREES (10 EXISTING)
36" SHRUB HEDGE OR BERM BETWEEN PARKING AND ROAD ROW
6' WALL/BERM/FENCE/PLANTING AT PROPERTY LINE ADJACENT TO RESIDENTIAL ZONING



ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA.

FIELD WORK PERFORMED BY:

**LANDSCAPE PLAN
TRILOGY HEALTH - PORTAGE MI
TRILOGY HEALTH SERVICES**

Sheet Title:
Project:
Client:

05/09/23

Sheet

L-1

Job No.	23-003D	P.M.-H.P.	Drft.	DSV	QA/QC	05/09/23
ISSUED FOR REVISIONS:						
2	CITY OF PORTAGE PRE-TENTATIVE REVIEW	03/14/23				
3	OWNER REVIEW	03/21/23				
4	CITY OF PORTAGE TENTATIVE PD ZONING	03/24/23				
4	CITY OF PORTAGE PD ZONING RESUBMITTAL	05/09/23				

ISSUED FOR/REVISIONS:

1. CITY OF PORTAGE PRE-TENTATIVE REVIEW 03/14/23

2. CITY OF PORTAGE PRE-TENTATIVE REVIEW 03/21/23

3. CITY OF PORTAGE PRE-TENTATIVE REVIEW 03/24/23

4. CITY OF PORTAGE PD ZONING RESUBMITTAL 05/09/23

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CITY OF PORTAGE PLANNING COMMISSION

**Thursday, March 21, 2024
7:00 PM Portage
Portage City Hall Council Chamber**

The City of Portage Planning Commission meeting of March 21, 2024, was called to order by Chair Corradini at 7:00 p.m.

IN ATTENDANCE

- Catherine Kaufman, City Attorney
- Alex Johnson, City Planner/Project Manager
- Eric Feldt, City Senior Planner

ROLL CALL

Mr. Feldt called the roll: Chairman Corradini (yes); Vice Chair Baldwin (yes); Secretary Freiman (yes), Adams (absent); Pezzoli (yes); Joshi (yes); Fries (yes); Youngs (yes); and Longjohn (absent).
7-Present; 2-Absent.

Motion by Vice Chair Baldwin, seconded by Commissioner Joshi to approve the excused commissioners.
Motion carried 7-0.

APPROVAL OF MINUTES

1. Minutes dated March 7, 2024.

Motion by Commissioner Youngs, seconded by Vice Chair Baldwin to approve the March 7, 2024, meeting minutes, as submitted. Motion carried 7-0.

PUBLIC HEARINGS

A Final PD Site Plan for a senior housing facility at 732, 810, 830, and 906 E. Centre Avenue

Mr. Feldt provided a PowerPoint presentation addressing the Final PD Plan and Site Plan standards and showed various proposed site drawings and concept building facades. Mr. Feldt summarized staff's review by stating that required utility and fire-flow documents from the applicant are forthcoming to complete the site plan review. He concluded the presentation with staff's recommendation "If no additional information is requested by and the Commission is supportive of the proposed Final PD Site Plan, staff advises the Planning Commission to recommend to City Council that the proposed Final PD Site Plan for a senior housing facility at 732, 810, 830, and 906 E. Centre Avenue be approved with the following condition: 1. The applicant shall submit a Public Utility Plan (PUP) addressing all pending utility- and Fire Department-related items."

Chair Corradini asked for the applicant to present:

Jeff Paulson, Hurley & Stewert (applicant's architect), indicating that staff's presentation satisfactorily summarized the project, and that he is working on addressing staff's recommended condition.

The commission had no questions for the applicant.

Various Commissioners spoke in support of the project.

Commissioner Pezzoli motioned to recommend City Council approve the Final PD Site plan for a Senior living facility at 732, 810, 830, and 906 E. Centre Avenue with the following condition: The applicant shall submit a Public Utility Plan addressing all pending utility and Fire Department related items. Commissioner Fries supported the motion. Motion carried 7-0.

SITE/FINAL PLANS

None.

OLD BUSINESS

None.

NEW BUSINESS

None.

STATEMENT OF CITIZENS

None.

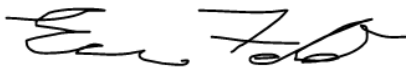
STATEMENT OF COMMISSIONERS/ STAFF

Several Commissioners stated support and recent open house of the new Road Commission of Kalamazoo County (RCKC) facility in Pavilion Township located at 4400 S. 26th Street Kalamazoo, MI.

ADJOURNMENT

There being no further business to come before the Commission, Chair Corradini adjourned the meeting at 7:25 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Eric Feldt".

Eric Feldt
Senior City Planner

TO: Honorable Mayor and City Council

FROM: City of Portage Planning Commission

DATE: April 4, 2024

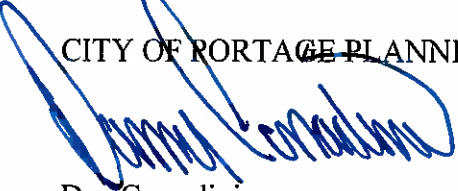
SUBJECT: A Final PD Site Plan for a senior housing facility at 732, 810, 830, and 906 E. Centre Avenue.

At the March 21, 2024 meeting, the Planning Commission reviewed and discussed the Final PD Site Plan application for a senior housing facility at 732, 810, 830, and 906 E. Centre Avenue. The applicant's architect, Jeff Paulson, Hurley & Stewert, was present to discuss the Final PD Site Plan. There was no public comment on this item at the meeting.

The Planning Commission voted unanimously (7-0) to recommend to City Council the approval of the Final PD Site Plan for a senior housing facility at 732, 810, 830, and 906 E. Centre Avenue with the following condition:

1. The applicant shall submit a Public Utility Plan (PUP) addressing all pending utility- and Fire Department related items.

Sincerely,



CITY OF PORTAGE PLANNING COMMISSION

Dan Corradini
Chairman

Attachments: March 21, 2024 Planning Commission meeting minutes.

Minutes of Boards & Commissions

CITY OF PORTAGE PLANNING COMMISSION

**Thursday, February 1, 2024
7:00 PM Portage
Portage City Hall Council Chamber**

The City of Portage Planning Commission meeting of February 1, 2024, was called to order by Vice Chair Baldwin at 7:00 p.m.

IN ATTENDANCE

- Biqi Zhao, Deputy Director of Planning and Zoning
- Eric Feldt, Senior City Planner

ROLL CALL

Mr. Feldt called the roll: Chairman Corradini (absent); Vice Chair Baldwin (yes); Secretary Freiman (yes), Adams (yes); Pezzoli (yes); Joshi (yes); Fries (yes); Youngs (absent); and Longjohn (yes). 7-Present; 2-Absent.

Motion by Commissioner Fries, seconded by Commissioner Pezzoli to approve the excused commissioners. Motion carried 7-0.

APPROVAL OF MINUTES

1. Minutes dated January 18, 2024.

Motion by Commissioner Longjohn, seconded by Secretary Freiman to approve the January 18, 2024, meeting minutes, as submitted. Motion carried 7-0.

PUBLIC HEARINGS

1. Rezoning application No. 23/24-3 to rezone 1330 E. Centre Avenue from OS-1 Office Service District to B-1 Local Business District to facilitate future commercial development.

Mr. Feldt provided a PowerPoint presentation addressing the applicant's proposed rezone, describing the overall neighborhood, showed various pictures of the site and neighborhood, showed the existing zoning map, described the 2014 Comprehensive Plan Future Land Use Map classification of the neighborhood, showed a zoning table comparison between the existing and proposed zoning districts, and presented staff analysis. He indicated that staff supports the proposed rezoning because it is consistent with the Comprehensive Plan Guidelines, future commercial development impacts towards existing adjacent residences will be limited by required buffering and limitations on commercial uses within the B-1 district. Mr. Feldt indicated that public notice was provided to adjacent property owners, and no public comment was received by staff as of the day of meeting. Further, he indicated that the applicant provided a neighborhood meeting to inform adjacent residents of the proposed rezone. Mr. Feldt concluded his presentation by stating the following: If no additional public comment is requested by and the Commission is supportive of the proposed rezoning, staff recommends the Planning Commission to City Council the approval of the Rezoning #23/24-3 from OS-1 Office Service District to B-1 Local Business District to facilitate future development at 1330 E. Centre Avenue.

Various Commissioners asked about the new City Public Participation Plan policy requiring applicants to provide a neighborhood meeting for certain projects. Many Commissioners were surprised to hear about it. At least one commissioner found it unnecessary; some supported it. Commissioner Adams suggested staff notify the Commission of time/date/location of future neighborhood meetings for upcoming projects

so they could attend and gain an understanding of any comments from the neighborhood and report back to the whole Commission.

Mr. Feldt indicated that the new Plan was established sometime in the Fall and was to provide an initial neighborhood commenting opportunity before certain projects go in front of the Commission. He explained that the applicant would be responsible for finding a meeting location and time.

Secretary Freiman asked about any tree preservation requirement for the B-1 district, and if there are lighting standards. He suggested the applicant preserve more trees on the site, especially near the back close to existing homes.

Mr. Feldt indicated there is no B-1 specific tree requirement but there is an overall commercial landscaping requirement involving trees around parking lots and along shared lot lines between commercial and residential uses. He stated that there are lighting standards such as maximum light pole height and brightness.

The applicant, Harbahajan Multani, same as property owner -Gobind Reality LLC, was represented by his realtor Pat O'Brien. Mr. O'Brien indicated that the proposed rezone to B-1 would enhance the marketability of the subject lot and the western lots which are also owned by applicant. He stated that five members of the public attended the neighborhood meeting and were generally in support of the proposed rezone. He stated that the subject house and the applicant's house to the west are currently rented.

Commission Longjohn asked Applicant's representative if the zoning would lend itself to develop all three applicant-owned parcels. And what would the development setback be from the sidewalk on City-owned property along Lovers Lane.

Mr. O'Brien indicated that it would be best for a future development to use all three parcels but would like the opportunity to sell individually.

Mr. Feldt indicated that the setback from the City-owned property could be 27' if the property is treated as a right-of-way. If not, the setback would be considered a side yard setback and be less than 27'. Mr. Feldt added that it would be best if future development would connect to it to increase overall site connectivity.

Commissioner Joshi commented about the narrowness of the applicant's other westerly lot.

Mr. Feldt indicated that its narrowness and odd shape would like to lend to a multi-parcel sale and development instead of a single parcel development.

Commissioner Pezzoli asked how the house at 1316 W. Centre Avenue came to be if located in a zoning district not allowing residential development.

Mr. Feldt indicated that the house was likely built under a previous zoning code allowing residential development. And new residential development would not be allowed under the existing nor proposed zoning district.

Vice Chair opened public hearing.

No public comment was received.

Motion by Commissioner Pezzoli, seconded by Commissioner Joshi to close public hearing. Motion carried 7-0.

Motion by Commissioner Pezzoli, seconded by Commissioner Fries to recommend to the City Council approval of Rezoning #23/24-3 from OS-1 Office Service District to B-1 Local Business District to facilitate future development at 1330 E. Centre Avenue.

SITE/FINAL PLANS

None.

OLD BUSINESS

None.

NEW BUSINESS

None

STATEMENT OF CITIZENS

None

STATEMENT OF COMMISSIONERS/ STAFF

Mr. Feldt informed the Commission that on Tuesday, February 6, 2024, the Council is expected to vote on rezoning application 23/24-2 to rezone 6008 and 6018 Chelsea Lane from R-1A One Family Residential to B-3 General Business and P-1 Vehicular Parking to facilitate future redevelopment. During that same meeting, the Council is expected to vote on pursuing a new historic district study for the 37 lots within the residential Glenbrook Village (located west of the intersection S. Westnedge Avenue and E. Milham Avenue), which was recently supported by the Historic District Commission on January 29, 2024. Two lots within this Village are the subject lots of the rezone application. Related to the historic district study, the Council is also expected to vote on approving a new 6-month long moratorium to freeze development within those 37 lots while the historic study is underway. If approved, this would have the effect of temporarily preventing demolition of the two houses of the subject rezone. Staff has received supporting and opposing communication from residents within the Glenbrook Village about the rezone and historic district study, as well as opposition of the study from the rezone applicant.

Commissioner Joshi welcomed new Planning Commissioner member Matt Longjohn.

Commissioners Adams indicated that during a previous meeting an applicant's representative used the term 'retarded' when trying to adjust his presentation slide, which he found to be offensive and not aligned with the City of Portage Planning Commission values. He stated that some communities start their meetings with a state of values and suggested creating one for the Portage Planning Commission. Other commissioners supported this suggestion. Mr. Feldt stated that he could assist with some draft language to present to the Commission.

Commissioner Longjohn suggested that neighborhood meetings should be held nearby subject project neighborhoods for accessibility purposes. He asked Mr. Feldt if there are any standards by which neighborhood meetings should follow.

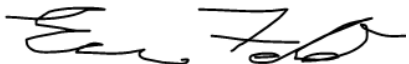
Mr. Feldt indicated that the City's Public Participation Plan is new and its required neighborhood meetings are meant to be an informal setting. At this time, there are no standards for these neighborhood meetings. The City does try to assist applicants in suggesting nearby meeting locations, but the time and place is up to the applicant.

Commissioner Fries indicated his absence for the February 15th Planning Commission meeting.

ADJOURNMENT

There being no further business to come before the Commission, Vice Chair Baldwin adjourned the meeting at 7:46 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Eric Feldt". The signature is fluid and cursive, with the first name "Eric" and last name "Feldt" clearly distinguishable.

Eric Feldt, AICP, CFM
Senior City Planner

TO: Honorable Mayor and City Council

FROM: Pat McGinnis, City Manager

SUBJECT:

SUPPORTING PERSONNEL:

ACTION RECOMMENDED:

FUNDING:

Attachments: 1. Park Board, March 6

Portage Park Board Meeting Minutes

March 6, 2024

Board Present: Tara Gish – Chair, Elanor Riley – Secretary, Tim Young, Jen Gomes, Josh Piotter

Board Absent (Excused): Charles Mosser, Dawn Smith, Angelique McGuire, Tara Barber

Board Absent (Unexcused):

Guests: Joe Wilhelme – Senior Recreation Program Manager

Meeting was called to order at 6:31 PM by Chair Gish

I. INTRODUCTION OF GUESTS

1. No other guests present

II. APPROVAL OF AGENDA

1. Motion to approve by Gomes
2. Second by Piotter
3. Motion passes

III. APPROVAL OF FEBRUARY PARK BOARD MEETING MINUTES

1. Motion to approve by Young
2. Second by Gomes
3. Motion passes

IV. ACCEPTANCE OF OCTOBER BICYCLE ADVISORY COMMITTEE MINUTES

1. Minutes will be filed as received

V. NEW BUSINESS

1. Financial Report – McGuire
 - a. Nothing to report, no changes
2. Park Department Report – Hoyle
 - a. Still seeking Events coordinator hire
 - b. Spring Brochure was sent out to residents with the most recent Portager
 - c. Seeking lifeguards for Ramona for the summer
3. Bicycle Advisory Committee Update – McGuire
 - a. Not present to provide report
4. Portage Arts Committee Update – Hoyle
 - a. Not present to provide report
5. Youth Advisory Committee Update – YAC Representative
 - a. Not present to provide report
6. Portage Parks Foundation Report – Gish
 - a. Foundation has not met, meeting next week
 - b. Beginning to plan for Octoberfest
7. Individual Park Reports – As assigned
 - a. Nothing to report
8. Subcommittee Reports

- a. Picnic in the Park – Westfield (May 9) Riley/Smith
 - i. Riley will report next meeting for needs and budget
- b. Breakfast in the Park – Ramona (June 22) Barber/Riley/Smith
 - i. Discuss sponsorship of supplies for this event (coffee, etc) next Meeting
- c. National Night Out – Lexington (August 6) Young/Gish
 - i. Canceled by Neighborhood association
- d. Oktoberfest (September 14) Gish
 - i. Nothing to report at this time
- e. Monster Mash (October 19) Young
 - i. Nothing to report at this time
- f. Traditional Holiday (December 7) Riley
 - i. Nothing to report at this time
- 9. Board Goals FY 2024-2025 Discussion – Gish
 - a. Board discussed revisions to draft of goals
 - b. Remove National Night Out item since the event has been canceled
 - c. Add Oktoberfest to item #6 (new Item 5)
 - d. Board approved draft as amended.
 - e. Chair Gish will present to council at their next meeting

VI. SUMMARY ACTIVITY

- 1. Board members reviewed summary activity

VII. COMMENTS FROM BOARD MEMBERS

- 1. Mr Krispy will be at the Kwings game this sunday

Meeting adjourned at 6:58pm

Next meeting is on April 3, 2024 at Portage Parks and Recreation

Respectfully Submitted,

Elanor Riley

Park Board Secretary

TO: Honorable Mayor and City Council

FROM: Pat McGinnis, City Manager

SUBJECT: Brownfield Redevelopment Plan Amendment No. 12 - TST Portage, LLC, 5870 and 5960 South Sprinkle Road

SUPPORTING PERSONNEL: Peter Dame, Chief Development Officer
Jonathon Hallberg, Deputy Director of Economic Development
Andrew Falkenberg, Deputy City Assessor

ACTION RECOMMENDED: Subsequent to the public hearing, approve the City of Portage Brownfield Redevelopment Plan Application, Development Agreement and Brownfield Reimbursement Plan, and Brownfield Redevelopment Plan Amendment No. 12, TST Portage, LLC, 5870 and 5960 South Sprinkle Road.

I. INTRODUCTION

The Brownfield Redevelopment Financing Act (PA 381 of 1996, as amended) ("Act") allows a city, village, township or county to establish a Brownfield Redevelopment Program for the purposes of facilitating the reuse of contaminated, blighted or functionally obsolete properties. Per the resolution adopted by the City Council in July 2001, the City of Portage Brownfield Redevelopment Program was established to facilitate reuse of environmentally distressed, functionally obsolete, and/or blighted buildings and property in the community. This economic development program is intended to place vacant and/or underutilized/blighted properties back into productive use, fostering reinvestment in the city and, also, discouraging sprawl development.

TST of Portage, LLC ("TST") proposes a two-phase project on two separate parcels totaling 10.68 acres. Phase 1 of the project involves the construction of a 63,000-square foot manufacturing facility at the northern property on 5870 S. Sprinkle Road in the City of Portage. The building is currently under construction and programmed to be leased to support the growth of Depatie Fluid Power Company, Mico-LAM Inc. and/or future unknown tenants.

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

To date, this application has undergone review by the Administration and the Brownfield Redevelopment Authority. The Authority met on March 7, 2024, to review this application and voted unanimously to recommend approval to City Council.

II. PROPOSED BROWNFIELD REDEVELOPMENT PLAN

Attached is a copy of the TST Portage, LLC, Act 381 Brownfield Plan and the formal Portage Brownfield Application. The subject property consists of two parcels of land occupying approximately 10.68 acres. The subject property is partially developed, consisting of a 63,000-square-foot industrial building under construction and a 33,804-square-foot structure occupied by Micro-LAM, Inc., and scheduled for partial demolition and redevelopment. The parcel at 5960 S. Sprinkle Rd. is a contaminated eligible “facility” due to the presence of arsenic, silver, benzo(a)pyrene, fluoranthene, and phenanthrene in concentrations in excess of the Michigan Department of Environment, Great Lakes, and Energy (EGLE) generic cleanup criteria. The parcel at 5870 South Sprinkle Road is adjacent and contiguous to 5960 South Sprinkle Road and is eligible for inclusion under the Act (see Exhibit A, Attachment C).

TST proposes to add a total of 72,396 square feet of manufacturing and ancillary office space through new construction and redevelopment on the two parcels, resulting in a total of 106,200 square feet. The total capital investment of the project is expected to be approximately \$9,334,162.

- This project will include demolition, site preparation, public infrastructure, a contingency, recovery of environmental site assessment costs, and associated administrative expenses.
- This project will result in approximately 51 new jobs by Depatie Fluid Power in the City of Portage. These new jobs will include 6 managerial, 5 administrative, 7 sales, 5 professional/engineering, 25 production/operation, and 3 jobs classified as "other", with an average annual pay rate of \$63,628.41.

Eligible activities associated with the site remediation efforts proposed to be funded through state and local tax reimbursement include the following:

Department of Environment, Great Lakes and Energy (EGLE) Eligible Activities

- Phase I and Phase II Environmental Site Assessment (“ESA”) at 5960 S. Sprinkle Rd.

Michigan Strategic Fund and Local Tax Capture Eligible Activities

- Site Demolition at 5870 S. Sprinkle Rd. and Partial Building Demolition at 5960 S. Sprinkle Rd.
- Site Preparation: clearing and grubbing, fill, grading, and land balancing, staking, temporary erosion control, and temporary traffic control. Engineering and design of these activities are also included as eligible activities.
- Public Infrastructure Improvements: Water main and Sanitary Sewer Construction, Urban Stormwater Management System at both locations.
- Contingency of 15%
- Brownfield Plan/Act 381 Work Plan Preparation, Brownfield Plan Application Fee, and Administrative Expenses related to implementing the plan.

Because the City of Portage is a “qualified local unit of government”, certain non-environmental costs can be reimbursed through a brownfield plan. TST's Brownfield Plan includes non-environmental eligible costs for demolition, site preparation, and infrastructure improvement, among others.

TST intends to seek reimbursement for eligible activities through capture of both local and school tax dollars:

1. Specifically, TST seeks to capture \$370,800 over 10 years from school tax increment revenues for costs associated with the MSF Eligible Activities above, including: demolition, water and sewer mains, stormwater management facility, site preparation, and brownfield/Act 381 work plans. Therefore, TST has prepared an Act 381 Work Plan for approval by the Michigan Department of Environment, Great Lakes, and Energy ("EGLE") and the MSF.
2. EGLE Environmental costs covered through State Tax Reimbursement is forecast to be \$2,483.
3. In addition, the Act 381 Brownfield Plan proposes to capture \$94,065 for Authority administrative cost, \$130,736 for the State Brownfield Redevelopment Fund, and \$390,957 for the Local Brownfield Revolving Fund.
4. As shown in Table 1 (Eligible Activity Costs) in the Act 381 Brownfield Plan, the estimated cost to complete all eligible activities, including a 15% contingency (\$141,488), is \$1,142,388.
5. The base year taxable value for purposes of capture of Tax Increment Revenue (TIR) is proposed to be 2023, as the finalization of current taxable value by Kalamazoo County is not yet complete. This will accommodate tax increment revenue from the building under construction at 5870 S. Sprinkle Rd.

Consistent with the [City of Portage Brownfield Redevelopment Incentive Policy](#), capture of tax increment revenue for reimbursement of TST's eligible expenses is limited to 10 years (excluding the projected capture of tax increment revenue for the Local Brownfield Revolving Fund, which is projected to occur until year 15 of the Act 381 Brownfield Plan). Capture of tax increment revenue for the LBRF involves the additional five years after the developer reimbursement period.

TIF capture will be suppressed due to three nine-year Industrial Facilities Tax Abatement (IFT) certificates in place at 5870 S. Sprinkle Rd. and also a plan to seek a nine-year Industrial Facilities Tax Abatement certificate for 5960 S. Sprinkle Rd. As a result, the Tax Capture Schedule (Exhibit A, Table 2) consists of five tables which separate the portion of capture affected by IFT from that unaffected by the IFT, with the final table being an aggregated combined capture schedule. Total abatement is forecast at +/- \$849,320 in savings. As a result, repayment of eligible expenses over the initial 10 years through the Brownfield TIF will amount to \$836,511, as shown in the Reimbursement Schedule on Table 3 in the Act 381 Brownfield Plan.

III. CONCLUSION:

TST's Brownfield Redevelopment Plan Application is eligible for tax increment financing under the Act. In accordance with the [City of Portage Brownfield Redevelopment Incentive Policy](#) ("Policy"), the applicant meets one investment criterion and is thus eligible for up to a 10 year TIF capture period for reimbursement of Eligible Expenses.

Though each plan is unique, Council generally considers the following when evaluating a Brownfield/Act 381 Work Plan:

- **Job Creation** (quality of the jobs created by a plan)
- **Investment** (how much it will cost to implement a plan)
- **Location** (whether a plan is in a blighted area where the Authority seeks redevelopment, and whether the proposed use is consistent with zoning and urban planning)
- **Project Type** (whether the plan is a project that the City wants to encourage in the community).

Along with the above considerations, the [City of Portage Brownfield Redevelopment Incentive Policy](#) ("Policy") lists a number of factors for consideration. As explained in the Policy, the City Council will use the following criteria when reviewing applications:

- The financial incentives to be provided for the plan will not result in the impairment of the operation or the financial soundness of any affected taxing unit.
- A public purpose will be served (expanded tax base, additional employment, income and capital investment in the community).
- The plan will provide for an expansion of the employment base in the community.
- The plan's proposed facilities will be compatible with the present and future requirements for city services such as roads, utilities, and public safety.
- The applicant meets current financial obligations to the city, is in compliance with all applicable state and city codes and ordinances and has no pending or current litigation against the City.
- That the project pro forma, financial structure and financing commitments justify the project need and financial viability.
- That the applicant will actively pursue State of Michigan funding through an Act 381 Work Plan and will collaborate with the Community Development Department throughout the application process.
- That the requested level of incentive is commensurate with the number of Investment Criteria met within the Policy.

V. RECOMMENDATION

The Brownfield Redevelopment Authority reviewed and unanimously recommended this application be forwarded to City Council through a formal vote on March 7, 2024. It is therefore recommended that the Council, subsequent to the public hearing, approve the City of Portage Brownfield Redevelopment Plan Application, Redevelopment Agreement, and Brownfield Redevelopment Plan Amendment No. 12, TST Portage, LLC, 5870 and 5960 South Sprinkle Road.

FUNDING: Not applicable.

- Attachments:**
1. Attachment A. TST Portage, LLC Act 381 Brownfield Plan 2_28_2024(37400896.10)
 2. Attachment B. TST of Portage,, LLC Brownfield Application
 3. Attachment C. 2024 03 07 DRAFT BRA Meeting Minutes
 4. Attachment D. Draft Development Agreement
 5. Resolution to amend Brownfield with amendment 12

ACT 381 BROWNFIELD PLAN

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

February 27, 2024



Prepared by
Michigan Growth Advisors
100 W Michigan Avenue
Suite #200
Kalamazoo, MI 49007

Approved by the Portage Brownfield Redevelopment Authority on _____

Approved by the City of Portage Council on _____

TABLE OF CONTENTS

1.0 INTRODUCTION

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

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

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

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| Attachment C | Verification of Facility Status |
| Attachment D | Soil Sampling Map |
| Attachment E | Site Plan |

ACT 381 BROWNFIELD PLAN

1.0 INTRODUCTION

1.1 Proposed Redevelopment and Future Use for Each Eligible Property

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

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

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

1.2 Eligible Property Information

Basis of Eligibility

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

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

Location and Legal Description

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

Legal Description:

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

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

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

Legal Description:

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

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

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

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

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

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

Environmental Activities

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

Non-Environmental Activities

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

Authority Expenses

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

2.2 Summary of Eligible Activities

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

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

2.2.2 Demolition

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

2.2.3 Infrastructure Improvements

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

2.2.4 Site Preparation

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

2.2..5 Contingency

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

2.2..6 Brownfield Plan Application Fee

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

2.2..7 Administrative Expenses

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

2.2..8 Brownfield Plan and Act 381 Work Preparation

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

2.2..9 Local Brownfield Revolving Fund

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

2.3 Estimate of Captured Taxable Value and Tax Increment Revenues

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

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

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

2.5 Maximum Amount of Note or Bonded Indebtedness

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

2.6 Duration of Brownfield Plan

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

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

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

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

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

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

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

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

2.9 Estimates of Residents and Displacement of Individuals/Families

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

2.10 Plan for Relocation of Displaced Persons

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

2.11 Provisions for Relocation Costs

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

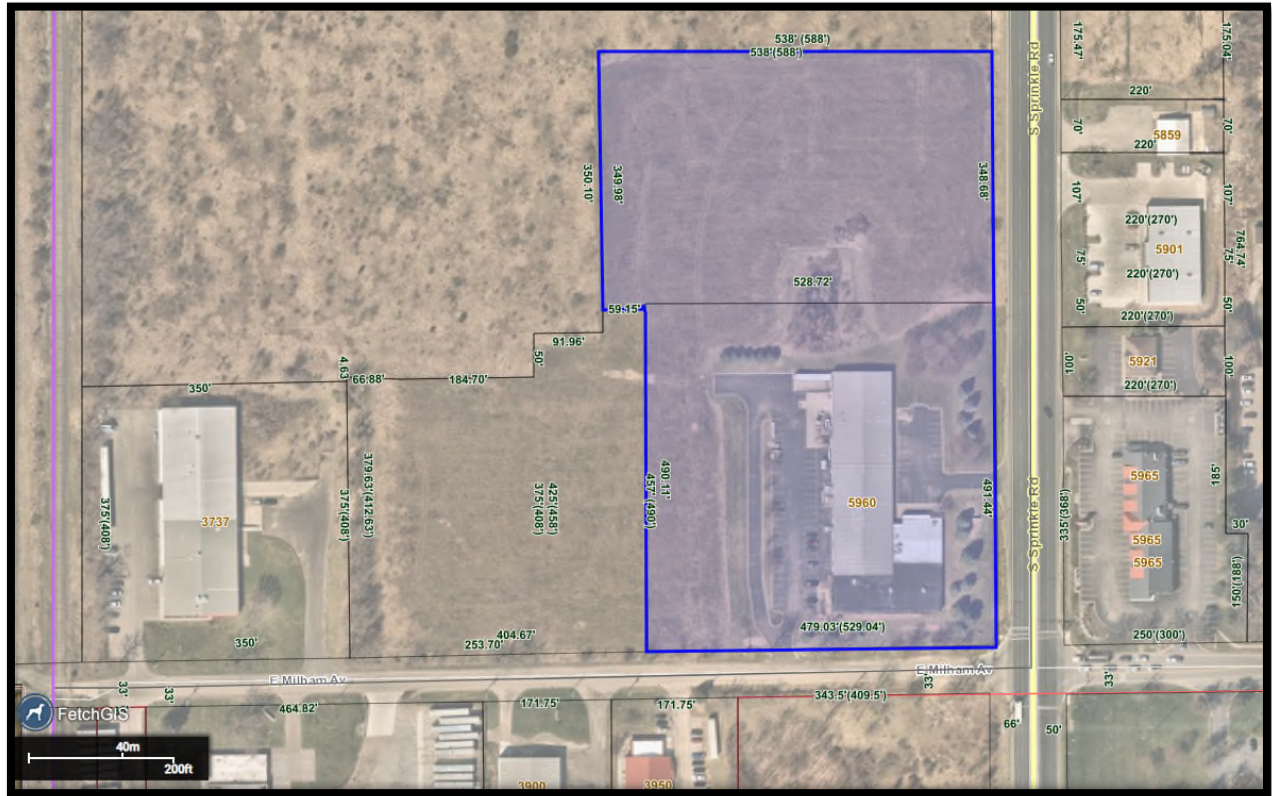
2.12 Strategy for Compliance with Michigan's Relocation Assistance Law

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

2.13 Other Material that the Authority or Governing Body Considers Pertinent

Figure 1

Legal Description and Eligible Property Map

**Parcel Address**

5960 South Sprinkle Road
Portage, MI 49002

Parcel ID: 10-00001-087-B

Acreage: 6.00

Property Owner

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

Legal Description

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

Parcel Address

5870 South Sprinkle Road
Portage, MI 49002

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

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

Legal Description

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

Table 1

Eligible Activity Costs

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

Table 2

Tax Capture Schedule



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

Estimated Taxable Value (TV) Increase Rate: 1.5%

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

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

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

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

Footnotes:



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

Estimated Taxable Value (TV) Increase Rate: 1.5%

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

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

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

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

Footnotes:
*Assumes 9 Year PA 198 Tax abatement

**Assumes Taxable value of \$31.65/sf



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

Estimated Taxable Value (TV) Increase Rate: 1.5%

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

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

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

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

Footnotes:



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

Estimated Taxable Value (TV) Increase Rate: 1.5%

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

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

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

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

Footnotes:
*Assumes 9 Year PA 198 Tax abatement

**Assumes Taxable value of \$31.65/sf



Tax Increment Revenue Capture Estimates
JST Family, LLC
5870 5960 S Sprinkle Road - Total Capture
City of Portage, Kalamazoo County, Michigan
February 21, 2024

Estimated Taxable Value (TV) Increase Rate:		1.5%																
	Plan Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	TOTAL	
	Calendar Year	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039		
	Base Taxable Value	\$ 947,100	\$ 947,100	\$ 947,100	\$ 947,100	\$ 947,100	\$ 947,100	\$ 947,100	\$ 947,100	\$ 947,100	\$ 947,100	\$ 947,100	\$ 947,100	\$ 947,100	\$ 947,100	\$ 947,100		
	Estimated Future TV	\$ 2,543,807	\$ 3,234,678	\$ 3,283,198	\$ 3,332,446	\$ 3,382,432	\$ 3,433,169	\$ 3,484,666	\$ 3,536,936	\$ 3,589,990	\$ 3,643,840	\$ 3,501,438	\$ 3,553,960	\$ 3,607,269	\$ 3,661,378	\$ 3,716,299		
	Incremental Difference	\$ 1,596,707	\$ 2,287,578	\$ 2,336,098	\$ 2,385,346	\$ 2,435,332	\$ 2,486,069	\$ 2,537,566	\$ 2,589,836	\$ 2,642,890	\$ 2,696,740	\$ 2,554,338	\$ 2,606,860	\$ 2,660,169	\$ 2,714,278	\$ 2,769,199		
School Capture	Millage Rate	IFT Rate																
State Education Tax (SET)	6.0000	6.0000	\$ 9,580	\$ 17,976	\$ 18,252	\$ 18,532	\$ 18,815	\$ 19,104	\$ 19,396	\$ 19,693	\$ 19,994	\$ 20,300	\$ 15,326	\$ 15,641	\$ 15,961	\$ 16,286	\$ 16,615	\$ 261,472
School Operating Tax	17.5695	8.7848	\$ 14,151	\$ 26,337	\$ 26,750	\$ 27,168	\$ 27,593	\$ 28,025	\$ 28,462	\$ 28,907	\$ 29,358	\$ 45,711	\$ 44,878	\$ 45,801	\$ 46,738	\$ 47,689	\$ 48,653	\$ 516,222
School Total	23.5695	14.7848	\$ 23,732	\$ 44,313	\$ 45,001	\$ 45,700	\$ 46,409	\$ 47,128	\$ 47,859	\$ 48,600	\$ 49,352	\$ 66,011	\$ 60,204	\$ 61,442	\$ 62,699	\$ 63,974	\$ 65,269	\$ 777,694
Local Capture	Millage Rate																	
City of Portage	10.6400	5.3200	\$ 8,570	\$ 15,950	\$ 16,199	\$ 16,453	\$ 16,710	\$ 16,972	\$ 17,237	\$ 17,506	\$ 17,779	\$ 27,682	\$ 27,178	\$ 27,737	\$ 28,304	\$ 28,880	\$ 29,464	\$ 312,621
KVCC	2.7802	1.3901	\$ 2,239	\$ 4,168	\$ 4,233	\$ 4,299	\$ 4,366	\$ 4,435	\$ 4,504	\$ 4,574	\$ 4,646	\$ 7,233	\$ 7,102	\$ 7,248	\$ 7,396	\$ 7,546	\$ 7,699	\$ 81,687
KRESA Allocated	0.1444	0.0722	\$ 116	\$ 216	\$ 220	\$ 223	\$ 227	\$ 230	\$ 234	\$ 238	\$ 241	\$ 376	\$ 369	\$ 376	\$ 384	\$ 392	\$ 400	\$ 4,243
KRESA Operating	2.8946	1.4473	\$ 2,331	\$ 4,339	\$ 4,407	\$ 4,476	\$ 4,546	\$ 4,617	\$ 4,689	\$ 4,762	\$ 4,837	\$ 7,531	\$ 7,394	\$ 7,546	\$ 7,700	\$ 7,857	\$ 8,016	\$ 85,048
KRESA Enhancement	1.5000	0.7500	\$ 1,208	\$ 2,249	\$ 2,284	\$ 2,319	\$ 2,356	\$ 2,393	\$ 2,430	\$ 2,468	\$ 2,506	\$ 3,903	\$ 3,832	\$ 3,910	\$ 3,990	\$ 4,071	\$ 4,154	\$ 44,073
KRESA Special ED	1.4988	0.7494	\$ 1,207	\$ 2,247	\$ 2,282	\$ 2,318	\$ 2,354	\$ 2,391	\$ 2,428	\$ 2,466	\$ 2,504	\$ 3,899	\$ 3,828	\$ 3,907	\$ 3,987	\$ 4,068	\$ 4,150	\$ 44,037
KRESA CTE	0.9475	0.4738	\$ 763	\$ 1,420	\$ 1,443	\$ 1,465	\$ 1,488	\$ 1,511	\$ 1,535	\$ 1,559	\$ 1,583	\$ 2,465	\$ 2,420	\$ 2,470	\$ 2,521	\$ 2,572	\$ 2,624	\$ 27,839
School Site SF	0.4988	0.2494	\$ 402	\$ 748	\$ 759	\$ 771	\$ 783	\$ 796	\$ 808	\$ 821	\$ 833	\$ 1,298	\$ 1,274	\$ 1,300	\$ 1,327	\$ 1,354	\$ 1,381	\$ 14,656
County Operating	4.6318	2.3159	\$ 3,731	\$ 6,943	\$ 7,052	\$ 7,162	\$ 7,274	\$ 7,388	\$ 7,503	\$ 7,621	\$ 7,740	\$ 12,051	\$ 11,831	\$ 12,074	\$ 12,321	\$ 12,572	\$ 12,826	\$ 136,090
CCTA Transport	0.8978	0.4489	\$ 723	\$ 1,346	\$ 1,367	\$ 1,388	\$ 1,410	\$ 1,432	\$ 1,454	\$ 1,477	\$ 1,500	\$ 2,336	\$ 2,293	\$ 2,340	\$ 2,388	\$ 2,437	\$ 2,486	\$ 26,379
KCTA Transport	0.3110	0.1555	\$ 250	\$ 466	\$ 473	\$ 481	\$ 488	\$ 496	\$ 504	\$ 512	\$ 520	\$ 809	\$ 794	\$ 811	\$ 827	\$ 844	\$ 861	\$ 9,138
District Library	1.4959	0.7480	\$ 1,205	\$ 2,242	\$ 2,278	\$ 2,313	\$ 2,349	\$ 2,386	\$ 2,423	\$ 2,461	\$ 2,500	\$ 3,892	\$ 3,821	\$ 3,900	\$ 3,979	\$ 4,060	\$ 4,142	\$ 43,952
Library Extra	0.4986	0.2493	\$ 402	\$ 747	\$ 759	\$ 771	\$ 783	\$ 795	\$ 808	\$ 820	\$ 833	\$ 1,297	\$ 1,274	\$ 1,300	\$ 1,326	\$ 1,353	\$ 1,381	\$ 14,650
County Public Safety	1.4380	0.7190	\$ 1,158	\$ 2,156	\$ 2,189	\$ 2,224	\$ 2,258	\$ 2,294	\$ 2,330	\$ 2,366	\$ 2,403	\$ 3,741	\$ 3,673	\$ 3,749	\$ 3,825	\$ 3,903	\$ 3,982	\$ 42,251
County Housing	0.7453	0.3727	\$ 600	\$ 1,117	\$ 1,135	\$ 1,152	\$ 1,171	\$ 1,189	\$ 1,207	\$ 1,226	\$ 1,245	\$ 1,939	\$ 1,904	\$ 1,943	\$ 1,983	\$ 2,023	\$ 2,064	\$ 21,898
County Senior	0.3462	0.1731	\$ 279	\$ 519	\$ 527	\$ 535	\$ 544	\$ 552	\$ 561	\$ 570	\$ 578	\$ 901	\$ 884	\$ 902	\$ 921	\$ 940	\$ 959	\$ 10,172
County Veterans	0.1000	0.0500	\$ 81	\$ 150	\$ 152	\$ 155	\$ 157	\$ 160	\$ 162	\$ 165	\$ 167	\$ 260	\$ 255	\$ 261	\$ 266	\$ 271	\$ 277	\$ 2,938
County 911	0.6459	0.3230	\$ 520	\$ 968	\$ 983	\$ 999	\$ 1,014	\$ 1,030	\$ 1,046	\$ 1,063	\$ 1,079	\$ 1,680	\$ 1,650	\$ 1,684	\$ 1,718	\$ 1,753	\$ 1,789	\$ 18,978
Local Total	32.0148	16.0074	\$ 25,787	\$ 47,991	\$ 48,742	\$ 49,505	\$ 50,280	\$ 51,066	\$ 51,864	\$ 52,673	\$ 53,495	\$ 83,294	\$ 81,777	\$ 83,458	\$ 85,165	\$ 86,897	\$ 88,655	\$ 940,649
Non-Capturable Millages	Millage Rate																	
County Juvenile Home Debt	0.1613	0.0807	\$ 130	\$ 242	\$ 246	\$ 249	\$ 253	\$ 257	\$ 261	\$ 265	\$ 270	\$ 546	\$ 412	\$ 420	\$ 429	\$ 438	\$ 447	\$ 4,865
Portage School Debt	6.8500	3.4250	\$ 5,517	\$ 10,268	\$ 10,429	\$ 10,592	\$ 10,758	\$ 10,926	\$ 11,097	\$ 11,270	\$ 11,446	\$ 23,176	\$ 17,497	\$ 17,857	\$ 18,222	\$ 18,593	\$ 18,969	\$ 206,619
KRESA Debt	0.3650	0.1825	\$ 294	\$ 547	\$ 556	\$ 564	\$ 573	\$ 582	\$ 591	\$ 601	\$ 610	\$ 1,235	\$ 932	\$ 952	\$ 971	\$ 991	\$ 1,011	\$ 11,010
Total Non-Capturable Taxes	7.3763	3.6882	\$ 5,941	\$ 11,057	\$ 11,230	\$ 11,406	\$ 11,585	\$ 11,766	\$ 11,950	\$ 12,136	\$ 12,325	\$ 24,957	\$ 18,842	\$ 19,229	\$ 19,622	\$ 20,021	\$ 20,426	\$ 222,494
Total Tax Increment Revenue (TIR) Available for Capture		\$ 49,518	\$ 92,304	\$ 93,744	\$ 95,205	\$ 96,689	\$ 98,194	\$ 99,722	\$ 101,273	\$ 102,848	\$ 149,305	\$ 141,981	\$ 144,900	\$ 147,864	\$ 150,871	\$ 153,924	\$1,718,343	
Footnotes:																		
**Assumes Taxable value of \$31.65/sf																		

Table 3

Reimbursement Schedule



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

Estimated Total
Years of Plan: 15

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

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

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

Footnotes:

Attachment A

Brownfield Plan Resolutions

Attachment B

Reimbursement Agreement

Attachment C

Verification of Facility Status



GRETCHEN WHITMER
GOVERNOR

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



LIESL EICHLER CLARK
DIRECTOR

May 24, 2022

ACKNOWLEDGEMENT OF RECEIPT OF A BASELINE ENVIRONMENTAL ASSESSMENT

BEA ID: 39000974-BEA-1

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

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

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

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

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

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

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

May 24, 2022

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

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

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

Authorized signature:

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

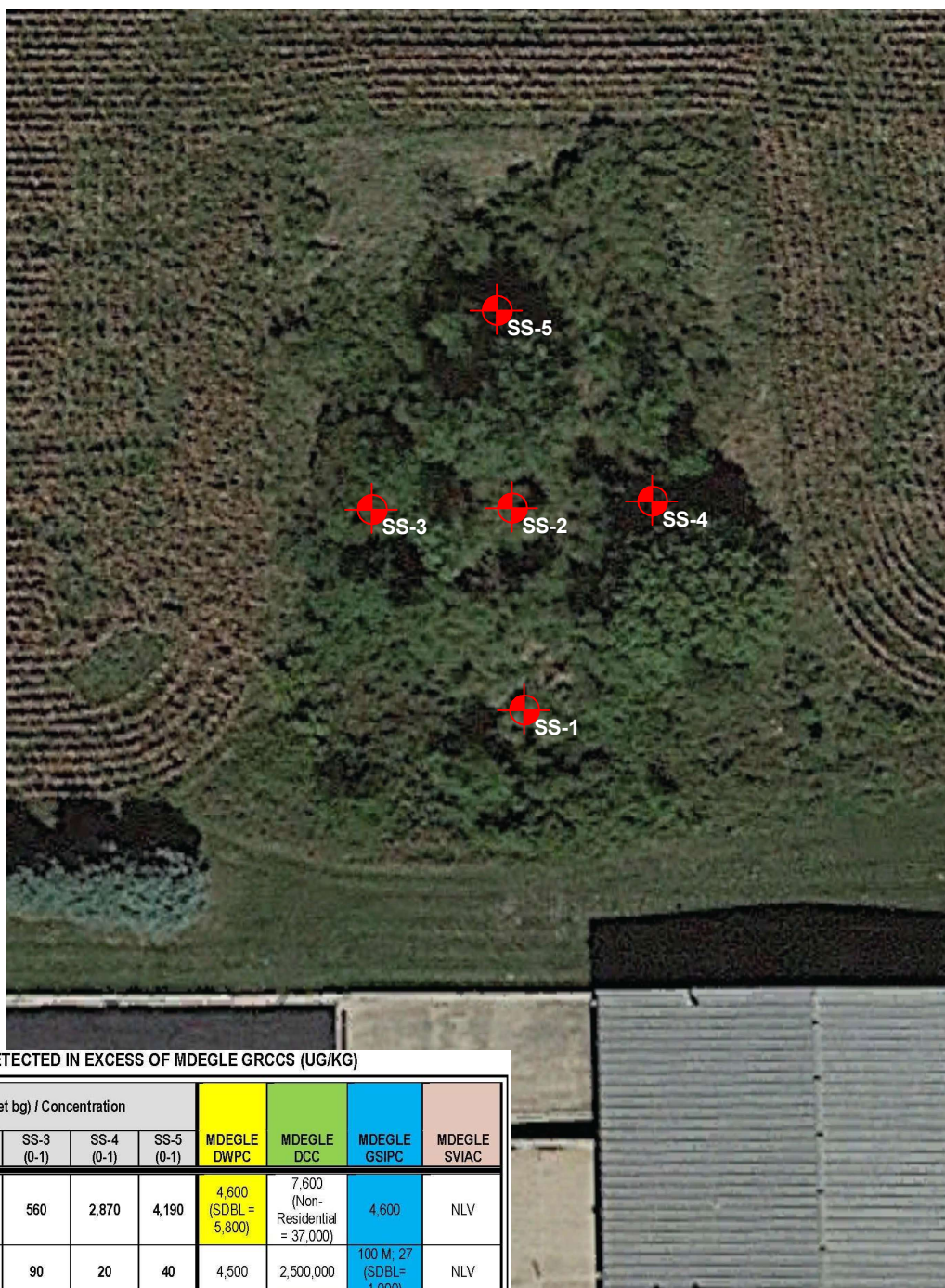
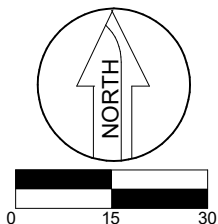
David Harn Jr., District Supervisor
Kalamazoo District Office
Remediation and Redevelopment Division
7953 Adobe Road
Kalamazoo, MI 49009
517-897-0881
HarnD@michigan.gov

Enclosures

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

Attachment D

Soil Sampling Map



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

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

LEGEND



= SES SAMPLE (2021)



SAMPLE LOCATION DIAGRAM

DRAWN TNS

DATE 12/30/2021

SCALE 1" = 30' +/-

PROJECT 21-1105

NORTH AMERICAN COLOR
5960 SOUTH SPRINKLE ROAD
PORTAGE, MI

FIGURE 3

NOTE: FOR ILLUSTRATIVE PURPOSES ONLY. BASE MAP TAKEN FROM 2020 AERIAL PHOTOGRAPH AND, TAX RECORDS, AND FIELD NOTES. FEATURES ARE APPROXIMATE.

Attachment E

Site Plan

SITE DATA

1. PROPERTY INFORMATION:
PARCEL #S: 00001-087-A
SITE AREA: 465,221 SF (10.68 AC)
OWNER: DEPATIE FLUID POWER
6256 AMERICAN AVE
PORTAGE, MI 49002
2. ZONING:
PROPERTY CURRENTLY ZONED: I-1 LIGHT INDUSTRIAL
ABUTTING PROPERTY CURRENTLY ZONED:
NORTH: I-1 LIGHT INDUSTRIAL
SOUTH: I-1 LIGHT INDUSTRIAL
EAST: I-1 LIGHT INDUSTRIAL
WEST: I-1 LIGHT INDUSTRIAL
PROPOSED LAND USE = INDUSTRIAL
3. SETBACKS
FRONT = 75'
SIDES = 12' OR 1/2 BUILDING HEIGHT
REAR = 12' OR 1/2 BUILDING HEIGHT
4. PARKING:
REQUIRED = 5 + 1.5 PARKING SPACE PER EMPLOYEE
65 EMPLOYEES = 103
PROVIDED = STANDARD 9'x20' SPACES = 103
BARRIER FREE SPACES = 4
TOTAL PROVIDED = 107
5. BUILDING:
SINGLE-STORY (25')
MAXIMUM HEIGHT: N/A
TOTAL AREA OF 50,000 SFT. (SEE FLOOR PLAN AND ELEVATIONS FOR MORE DETAIL.)
PROPOSED BUILDING COVERAGE: 27%
MAXIMUM BUILDING COVERAGE: N/A
6. LOT:
MINIMUM LOT SIZE: NONE
MINIMUM LOT WIDTH: NONE
LOT SIZE: 186,063 SFT / 4.27 ACRES
LOT DIMENSIONS: IRREGULAR
7. LANDSCAPING:
SHALL BE IN ACCORDANCE WITH LANDSCAPING PLAN.
8. STORM WATER RETENTION REQUIRED:
STORM WATER MANAGEMENT SHALL BE IN ACCORDANCE WITH CITY OF PORTAGE STORM WATER DESIGN CRITERIA MANUAL AND EGLE GUIDELINES.

LEGEND

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

BENCHMARK INFORMATION

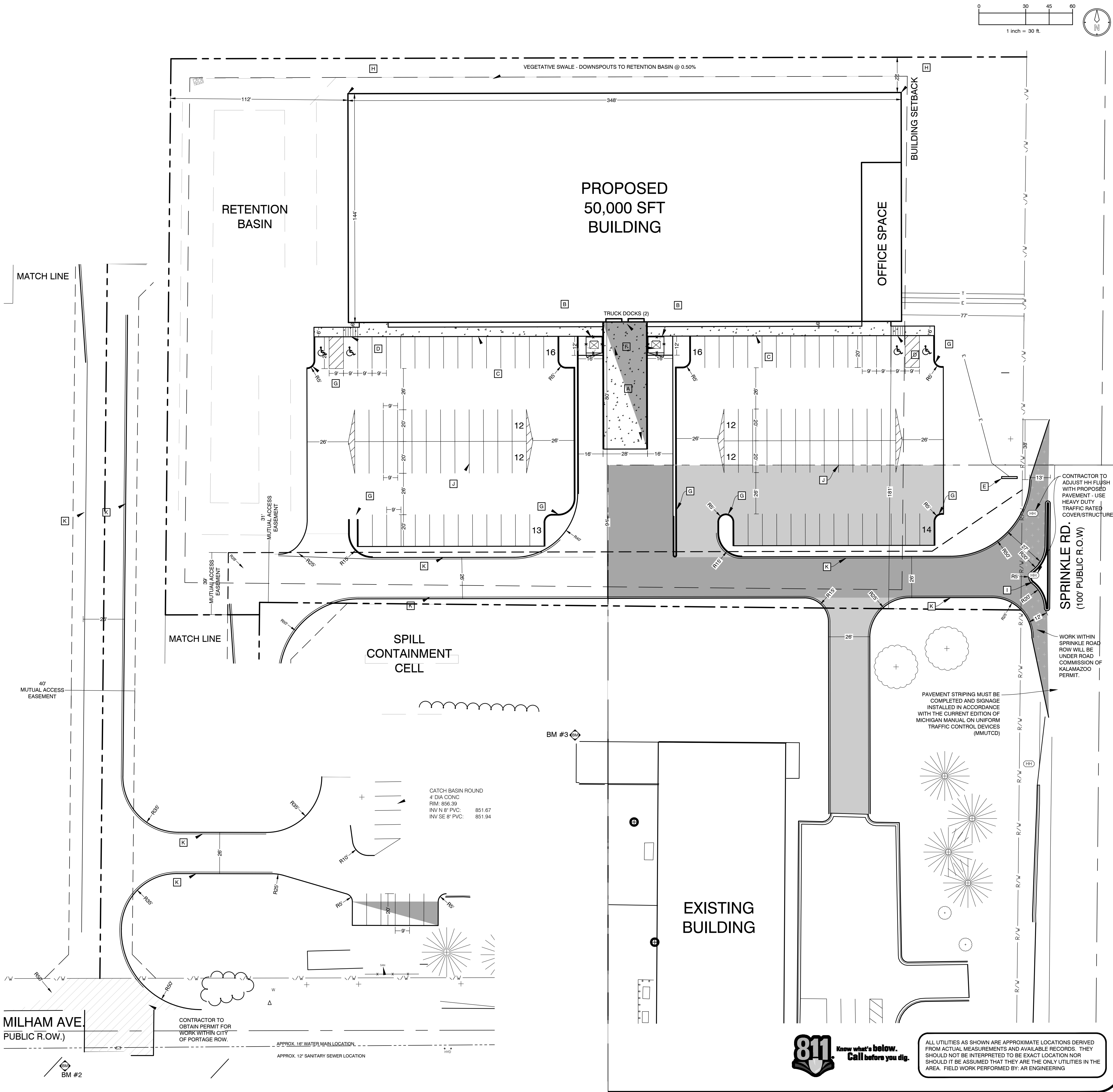
- BM #2
ELEV = 860.31 (NAVD 88)
FOUND COTTON GIN SPINDLE IN NW FACE OF UTILITY POLE.
- BM #3
ELEV = 857.57 (NAVD 88)
SET X ON MOST WESTERLY END OF NORTHERLY RETAINING WALL ON TOP CENTER END OF R.W. FROM NW CORNER OF BUILDING.

SITE PLAN NOTES

- A. 28'x80' CONCRETE PAD/LOADING AREA.
- B. 16'x12' (MIN.) CONCRETE DUMPSTER PAD (PROVIDE 10' X10' DUMPSTER ENCLOSURE. AREA FOR (1) STD DUMPSTER (SEE DETAIL SHEET).
- C. INTEGRAL CURB/WALK (SEE DETAIL SHEET).
- D. AT-GRADE RAMP (SEE GRADING PLAN).
- E. PROPOSED LIGHTED GROUND SIGN W/ UNDERGROUND ELECTRICAL.
- F. BOLLARDS - (8) TOTAL
- G. 6" BARRIER CURB (SEE DETAIL SHEET)
- H. DOWNSPOUT - NORTH BUILDING WALL 25' O.C. (TYP)
- I. MDOT 'F2' CONCRETE CURB AND GUTTER, (SEE DETAIL SHEET).
- J. 4" YELLOW PAVEMENT STRIPES
- K. ASPHALT VALLEY GUTTER (SEE DETAIL SHEET).

GENERAL NOTES

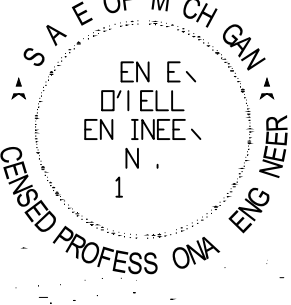
1. DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
2. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS BECOME APPARENT, THESE SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ ENGINEER PRIOR TO CONSTRUCTION OF ANYTHING AFFECTED SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.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



PLANS PREPARED BY:

M CH GAN NO ANA NO S OH O
289 250 5981 PHONE 866 560 0604 FAX
www.arengineering.com

DRAWN: SAO
CHECKED: SAO



SPENCER O'DELL, P.E.
No. 620139023

DATE	BY
10/26/22	SAO
12/14/22	SAO
14/23	SAO

No.	ISSUED FOR:
0	SITE PLAN REVIEW
1	CITY REVISIONS
2	UTILITY REVISIONS
3	
4	

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

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

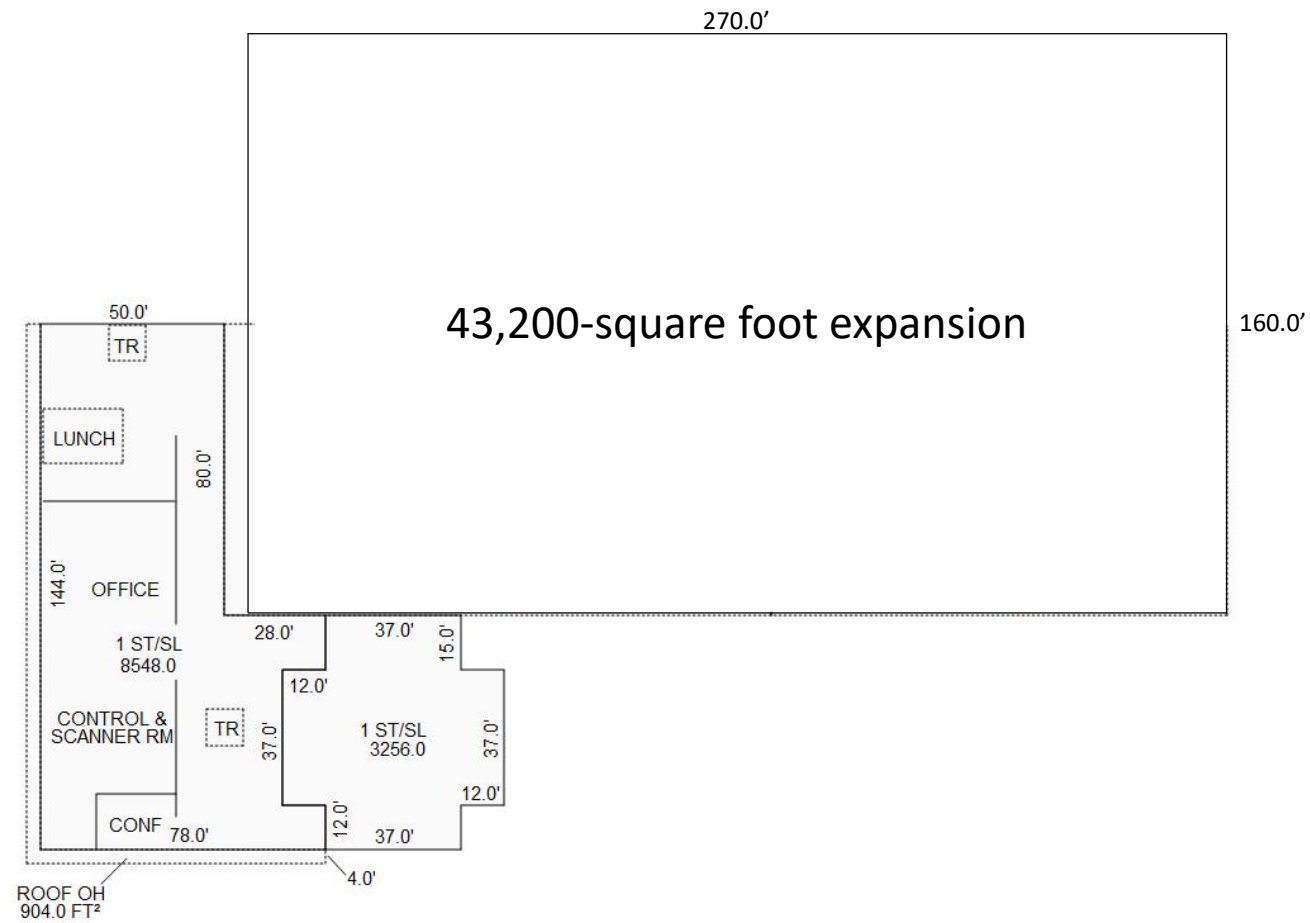
JOB NUMBER
22122001

DATE
01/04/2023

SHEET NUMBER
C2.0



ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA. FIELD WORK PERFORMED BY: AR ENGINEERING





Brownfield Redevelopment Authority Project Application

To be considered for inclusion in the Program, the applicant will request a pre-application meeting with the Community Development Department. Department staff will share the Program criteria and will review the applicant's proposed project. Following the meeting, department staff will provide the applicant with a summary review of the project and a recommendation of whether the project would qualify for participation in the Program. When the applicant has made the required preparations, an application must be submitted to the Community Development Department in electronic format.

Submittals may be in draft version up until such a time that legal review is requested, prior to which, the final version must be completed and the application fee must be paid. This application form must be completed by the applicant to initiate the brownfield review process by the City of Portage Brownfield Redevelopment Authority (BRA).

Last Updated: 9/19/23

Contents

The following sections are included in this application. All sections must be completed in order for the application to be accepted.

- A. Application Fee**
- B. Applicant Information**
- C. Project Information**
- D. Investment Criteria**
- E. Brownfield Eligible Activities Cost Summary Worksheet**
- F. Application Attachments**
- G. Applicant Certifications**

A. Application Fee

The Application fee is based on total project investment: 0.1%, i.e. a \$1,000,000 project will result in a \$1,000 fee, due at the time of application submittal. No legal review of a submitted application will occur unless the requisite fee is paid. After submitting your application an application fee will be determined and an invoice will be created (within 24 hours) and payable online or at city hall. Once payment has been received the review process will be initiated.

[Once Your Invoice is Received, Click Here to Pay Your Application Fee on the BS&A Platform](#)

You may submit the completed application form and any supplemental materials to:

Jonathon Hallberg | Deputy Director of Economic Development
City of Portage, Community Development Department
7900 S. Westnedge Ave., Portage, MI 49002
O (269) 329-4474, F (269) 324-0537
hallberj@portagemi.gov

Additional information about Brownfield Applications and the City of Portage Brownfield Authority process is [available HERE.](#)

B. Applicant Information

Date: 2/28/2024

Applicant (Organization/Firm): TST of Portage, LLC

Mailing Address: 9812 West Gull Lake Drive
Richland, MI 49083

Contact Person for Applicant: David Scott

Title: Partner

Phone Number: 269.324.2850

Email Address: dscott@plazacorp.net

Co-Applicant: _____

Mailing Address: _____

Contact Person for Applicant: _____

Title: _____

Phone Number: _____

Email Address: _____

Are other Co-Applicants involved in this acquisition?

Yes ☐

No ☐

(If yes, please include under ATTACHMENT I)

Current Property Owner: JST Family, LLC

Mailing Address: 8360 Greenfield Shores Drive
Scotts, MI 49088

Contact Person for Owner: Ryan Thomas

Title: Partner

Phone Number: 269.324.2850

Fax Number: _____

Email Address: ryan.thomas@depatie.com

C. Project Information

Project Name: Project Depatie
Project Address(es): 5960 S Sprinkle Road and 5870 S Sprinkle Road
Portage, MI 49002
Parcel ID Number(s): 10-00001-087-B and 10-0001-087-C
Existing Acreage: 10.68 **Existing Building Square Footage:** 33,804

Project is a(n):

☐ Greenfield Construction ☒ Redevelopment ☐ Adaptive Re-Use/ Renovation

Project Summary: (For mixed-use projects, include percentage of residential by square footage. If more space is required, please include as part of Attachment I)

This project includes the partial demolition of the 33,804-square foot structure on 5960 S Sprinkle Road and the construction of a 43,200-square foot facility in its footprint with 24' ceilings. Approximately 12,000-square feet of the original building will remain in tact while the balance of the building will be demolished to make way for the new construction. There is a building currently under construction at the northern property 5870 S Sprinkle Road. This is a 63,000-square foot manufacturing facility with a second level on both ends of the building for office use. The building will be occupied by the continued growth of Depatie Fluid Power Co. and Micro-Lam Inc. Should the project move forward in Portage, TST would lease the remainder of the 5870 property to a different user once the 5960 building is completed and Depatie would occupy the entirety of the 5960 facility. The property owners are negotiating a LOI with a future tenant which they hope to have executed in mid-March. The prospective tenant is a longstanding Kalamazoo County-based manufacturer, who is not currently located in the City of Portage. This new facility would be a new location for the company as they are planning to maintain their existing facilities as well. The build-out requested that they have submitted to the landowner has about 40 employee workstations designed in the office areas, suggesting a sizeable employment growth. This project, not inclusive of the undisclosed prospective tenant, is expected to create 51 full-time permanent jobs earning an average salary of more than \$63,000.

Projected Private Investment in Development / Redevelopment: \$9,334,162

Future Number of Buildings: 2 **Total Future Square Footage:** 106,200

Anticipated Project Schedule/Critical Dates: (include anticipated acquisition date)

In order for the TIF economics to work on this deal, the brownfield plan needs to be enacted prior completion of the 2024 assessment rolls so that 2023 can be established as the base year of the brownfield plan. Upon approval of incentives, the developer would proceed with site plan approval and construction later in 2024. It is anticipated that construction on Phase 2 of the project will begin in Q3 or Q4 of 2024 and will be completed by the fall of 2025.

Status of Development Permits and Applications: (Indicate any rezoning applications, tentative plan applications, site plan applications, state and federal permitting that must be approved either prior to, or concurrent with, the Brownfield Redevelopment Incentive.)

The two parcels contemplated in this plan are both zoned I-1 Light Industry. There is no rezoning required for this project.

Qualifying Status of the Property:

☒ Facility

☐ Blighted

☐ Functionally
Obsolete

Projected Number of Years of Local Tax Capture to Reimburse Eligible Expenses:

10

Summary of Rationale for Qualifying Status:

A Baseline Environmental Assessment was conducted by Stolz Environmental Solutions, LLC on January 28, 2022 for the subject properties. Soil sampling was conducted in 2021 by Stolz Environmental Solutions, LLC. Sampling identified arsenic, silver, benzo(a)pyrene, fluoranthene, and phenanthrene in concentrations in excess of the Michigan Department of Environment, Great Lakes, and Energy (EGLE) generic cleanup criteria on 5960 South Sprinkle Road. This site is a facility as defined by NREPA Part 201. The parcel at 5870 South Sprinkle Road is adjacent and contiguous to 5960 South Sprinkle Road.

Other incentives applicant intends to apply for: (Please include anticipated review/approval dates and amount of incentive proposed.)

The applicant intends to apply for an industrial facilities exemption pursuant to Public Act 198. This property will be occupied by an eligible manufacturing user. The value of the Industrial Facilities Exemption on both buildings is anticipated to be \$849,320 over the 10-year period. Additionally, the project intends to pursue support from the Michigan Economic Development Corporation (MEDC) through the Michigan Business Development Program (BDP) and school tax capture for the brownfield plan by pursuing an Act 381 Work Plan.

If applicant is not applying for other incentives, please state why the Brownfield Incentive Policy is the only assistance being sought for the project:

Not applicable.

Is the project located within a TIFA District? (i.e. Downtown Development Authority, LDFA, etc.)

Yes ☐

No ☒

If so, state the appropriate authority's current level of support and any official action taken by the authority with date:

--

D. Investment Criteria

IMPORTANT - Refer to the City of Portage Brownfield Redevelopment Incentive Policy and indicate which of the investment criteria the project will meet:

Check all
that Apply

Sustainable Development

LEED Gold Certification

Net-Zero Energy Certification

Similar Alternative (List)

☐	
☐	
☐	

Income and Housing Diversity

(indicate unit sizes, prices, and planned income certification and annual reporting methods in Attachment I if the criterion applies)

Affordable For-Lease Apartments

AMI and Unit Details:

Dwelling Units per Acre:

Affordable For-Sale Apartments

AMI and Unit Details:

Dwelling Units per Acre:

Under-represented Housing Type

☐	
☐	
☐	

Activation in Designated Sub-Areas of Portage

Master Plan Subarea

Sub-area District:

Stated Master Plan Goal Delivered:

☐	

City-Targeted Property Targets activation of a contaminated parcel

Multimodal Transportation

Transit Passes for residents & employees
AND provide land/ improvements on-site

Proposed Number of Passes:

Proposed Number of Years:

Contribution to Multi-Modal Fund

Amount:

Job Creation

20 FTE jobs/25% + increase in FTE jobs

X

Jobs

51

Avg. Pay
(Annual)

63628.41

Summary - Jobs Created (what kind of jobs, how many, etc.):

51 total jobs created over 3-years: 6 managerial, 5 administrative, 7 sales, 5 professional/engineering, 25 production/operation, 3 other

Mixed-Use Development

Includes housing and a mix of other commercial uses

Public Space Improvements

Based upon an approved City of Portage plan

Alternative Public Space Improvement

Summary Information (in either case):

Child Care Facilities

Includes State-licensed child daycare center per MCL 722.111(f)(iv)

Total Investment

Will equate to a minimum taxable value of \$10 million or more upon completion.

TOTAL INVESTMENT CRITERIA

E. Brownfield Eligible Activities Cost Summary Worksheet

The activities listed below are "Eligible Activities" as defined in Public Act 381 of 1996, the Brownfield Redevelopment Finance Act. This worksheet is intended to be a general guide to help determine the total estimated cost of Eligible Activities for a brownfield redevelopment project. For more detail as to what constitutes an Eligible Activity, please see the Michigan Economic Development Corporation's guidance (for Non-Environmental Activities) and the Michigan Department of Environmental Quality's guidance (for Environmental Activities). Questions regarding this worksheet and eligible activities may be directed to the City of Portage Community Development Office at 269.329.4477.

[Reference the Act 381 Work Plan Guidance Document here](#)

Non-Environmental Activities

Demolition that is not an environmental response activity <i>Demolition that is not required to address an environmental concern, including site and building demolition, including interior demolition.</i>	<u>\$ 106,205</u>
Lead and Asbestos Abatement <i>Abatement required to be completed prior to demolition, including assessing, surveying, sampling, reporting and abatement work.</i>	<u>\$ -</u>
Site Preparation* <i>Staking, geotechnical investigations, clearing/grubbing, temporary access and security, erosion control, excavation or special foundations due to unsuitable materials, fill, dewatering, balancing, grading, relocation of utilities, cut and fill, retaining walls, temporary sheeting/shoring, soft costs.</i>	<u>\$ 434,905</u>
Infrastructure Improvements in the Public Right of Way <i>Publicly owned infrastructure, including sidewalks, approaches, curb and gutter, roadway improvements and upgrades to water or sewer mains, landscaping, bike lanes, etc.</i>	<u>\$ 402,140</u>
Privately owned infrastructure improvements <i>Urban stormwater management (i.e. greenroofs, permeable pavement, alternative stormwater management) and ramped or underground parking.</i>	<u>\$ -</u>
Contingency (15% of above costs) <i>A 15% contingency on the above costs is permitted to account for unexpected conditions encountered during construction.</i>	<u>\$ 141,488</u>
Brownfield Plan Amendment and Work Plan Preparation <i>Actual cost, or \$30,000 maximum per project. If there are no Environmental Activities, include entire cost here. If the project includes Environmental activities, allocate 50% of these costs below.</i>	<u>\$ 30,000</u>
Interest on Eligible Expenses <i>Projects meeting three or more City Investment Criteria may qualify for reimbursement of some, or all, of the interest on unreimbursed non-environmental activities.</i>	<u>\$ -</u>
Total Non-Environmental Activities	<u>\$ 1,114,738</u>

Environmental Activities

Environmental Assessment and Baseline Environmental Assessment Expenses	\$ 7,600
<i>Costs to conduct environmental due diligence, including Phase I, Phase II, BEA and Due Care Plan, as well as other environmental reports.</i>	
Due Care Activities	\$ -
<i>Activities required to comply with Due Care obligations, typically defined in a Due Care Plan prepared by an environmental professional.</i>	
Additional Environmental Response Activities	\$ -
<i>Evaluation, interim response, remedial action, or other activities required to protect human health or the environment.</i>	
Demolition that is a response activity	\$ -
<i>Demolition that is required to address an environmental concern. For example, demolition and removal of a building required to access a leaking underground storage tank.</i>	
Contingency	\$ -
<i>A 15% contingency is permitted (typically does not include Environmental Assessment Activities as those will have been completed) to account for unexpected conditions during construction.</i>	
Brownfield Plan Amendment and Work Plan Preparation	
<i>\$30,000 maximum per project. Include entire cost above, unless the project includes other Environmental activities, in which case, please allocate 50% of this cost here.</i>	
Interest on Eligible Expenses	\$ -
<i>Projects meeting three or more City Investment Criteria may qualify for reimbursement of some, or all, of the interest on unreimbursed environmental activities.</i>	
Total Environmental Activities	\$ 7,600
Total Environmental and Non-Environmental Activities	\$ 1,122,338

**Note that for certain site preparation activities such as excavation for unsuitable material, special foundations to address special soil concerns, cut and fill operations, temporary sheeting and shoring, an explanation and justification from a Professional Engineer will be required in order for the MEDC to consider the necessity of the activity.*

F. Application Attachments

Before submitting a project application, please make sure all items on the attached checklist are included. Project Application will not be reviewed until all items are completed.

- ☒ **Attachment A** Property Legal Description(s).
- ☒ **Attachment B** Development Plan: Attach copies of proposed preliminary site development or concept plans to illustrate;
 - how the proposed redevelopment and land uses will be situated on the subject property, and
 - documenting access to all necessary utilities and infrastructure.
- ☒ **Attachment C** Photos: Include photos of existing site conditions and renderings if available. Renderings may be submitted at a later date, prior to BRA board meeting, if currently unavailable.
- ☒ **Attachment D** Environmental Reports: Separately, attach environmental reports sufficient to document brownfield eligibility, such as Facility status, site history, and current site conditions, i.e., Phase I, Phase II, BEA, etc. All environmental reports must be less than one year old at the time of application submittal (**PDF documents with OCR text; no image scans please**).
- ☒ **Attachment E** Other Support Documentation: Attach supporting documentation or reports to address Eligible Activities not addressed in Attachment D.
- ☒ **Attachment F** Project Budget: State MCRP proforma format is preferred. Demonstrate that, but for the Brownfield Incentive, the project would not be possible. At a minimum, must provide sources and uses of funds document (**MS Excel or equivalent, no PDFs please**).
 - [MCRP Proforma LINK](#)
 - Include financial structure and financing commitments.
 - Highly recommended that applicant calculate pro-forma analysis with, and without BRA TIF assistance and share Debt Service Coverage Ratio for each.
- ☒ **Attachment G** Documentation of Site Control: Attach copy of current title commitment and proof of ownership. If the project applicant does not own the property, attach documentation to adequately demonstrate authorization to proceed with development planning, such as a purchase or development agreement.
- ☐ **Attachment H** (OPTIONAL) Evidence of Good-Faith Community Engagement: Applicants are advised to present their project to any established neighborhood, community, and business groups where the project is proposed, and obtain letters of support from these organizations.
- ☐ **Attachment I** Supplemental Application Information: Any application information called for under separate cover due to lack of room of request for further details.
- ☐ **Attachment J** Application Cost Reimbursement Agreement: Please contact program administrator. This element may be waived in some circumstances.

Staff Notes: Attachments A, B, D, and G are in the Act 381 Work Plan Draft. Attachment D does not include the full Baseline Environmental Assessment as the purpose is to verify the site qualifies as a facility. The remaining included attachments are below.

G. Applicant Certifications

Is the Applicant (or are any Co-Applicants) delinquent on any financial obligations to the City of Portage?

Yes ☐

No ☒

Does the Applicant (or do any Co-Applicants) have pending or current litigation against the City of Portage (including appeals to the Michigan Tax Tribunal or Board of Review)?

Yes ☐

No ☒

Does the Applicant (or do any Co-Applicants) have outstanding written orders or code compliance violations at properties owned or leased within the City of Portage?

Yes ☐

No ☒

Has the applicant reviewed the current City of Portage Brownfield Redevelopment Incentive Policy and agreed to abide by the terms therein?

Yes ☐

No ☒

By signing below, each Applicant and Co-Applicant(s) declare that each is in good standing in the State of Michigan and is properly authorized to do business in the State of Michigan. Each person representing an Applicant or Co-Applicant, by signing below, is at least 18 years old, a citizen of the United States, has personal knowledge and familiarity with the Property, and is fully authorized and empowered to execute this Application and all other associated documents on behalf of the Applicant or Co-Applicant represented. Under penalties of perjury, the person(s) signing below certify that all the Certifications in Part G. "Applicant Certifications" are true as of the date signed.

Applicant Signature: _____

Printed Name: _____

Date: _____

3/28/2024

Co-Applicant Signature: _____

Printed Name: _____

Date: _____

(Additional Co-Applicants, please sign and date on Attachment I. Please indicate on the attachment that the signature(s) are a continuation of Part G "Applicant Certifications".)

ATTACHMENT C.

Site Color Photographs

	
View facing North of the building being constructed on 5870 S Sprinkle Road	View of the South side of the property along E Milham Avenue
	
View of the South façade of the building being constructed at 5870 S Sprinkle Road	View of the loading docks on the Northwest corner of the building at 5960 S Sprinkle Road
	
Image of the West façade of the building on 5960 S Sprinkle Road	

Portage BRA Application | Attachment E

Depatie Fluid Power Company is continuing to grow and has outgrown its existing footprint in Michigan. The company has had an existing facility in Fort Wayne, Indiana for nearly 20 years and has a Letter of Intent to purchase a company in Minneapolis, Minnesota. The company needs additional building capacity and serving a customer base in the greater Fort Wayne area is one of the drivers of this project.

Development Sources and Uses are attached to this application. These development costs are higher than the development options contemplated in Indiana and Minnesota due to the demolition, site preparation, and infrastructure costs that will need to be incurred on this site compared to development on a greenfield site in Indiana or Minnesota.

The State of Michigan is not incentivizing the job creation on this Project for the Michigan option, while Indiana will incentivize 51 jobs for this project. The value of incentives for this project in Indiana are expected to be approximately \$1,000,000, and we are still waiting on clarification on incentives in Minnesota for the expansion option in that State. The value of the tax credit in Indiana will be realized over a 2-year period, instead of over a 10-year period, which is the case for Tax Increment Financing in Michigan, which makes the Net Present Value of the Indiana incentive more favorable to the company.

Additionally, logistics costs to get product to customers is also reduced in Indiana relative to a Michigan location decision. As a result of these increased costs in Michigan and very attractive support in other states, but for state and local incentive support on this project, this project will not move forward in Portage.

Phase 1: 5870 S. Sprinkle

DEVELOPMENT SOURCES AND USES		
DEVELOPMENT COSTS		
Hard Costs		
Public Infrastructure	\$ 252,140	3.5%
Demolition	\$ 4,905	0.1%
Earth Work	\$ 434,905	6.1%
Structures	\$ 3,230,000	45.3%
Construction Contingency	\$ -	0.0%
Subtotal Hard Costs	\$ 3,921,950	55.0%
Other Costs		
Machinery and Equipment	\$ 1,700,000	23.8%
Furniture and Fixtures	\$ 1,500,000	21.0%
Architectural and Egeineering	\$ -	0.0%
Environmental Studies/Soil Testing	\$ 7,600	0.1%
Subtotal Other Costs and Hard Costs	\$ 7,129,550	100%
Soft Costs		
Other Professional Fees	\$ -	0%
Consulting Fees	\$ -	0%
Subtotal Soft Costs	\$ -	0%
TOTAL DEVELOPMENT COSTS	\$ 7,129,550	100%
DEVELOPMENT SOURCES		
Senior Debt	\$ 5,703,640	80%
Cash Equity Owner	\$ 1,425,910	20%
TOTAL DEVELOPMENT SOURCES	\$ 7,129,550	100%
GAP	\$ -	

Phase 2: 5960 S. Sprinkle

DEVELOPMENT SOURCES AND USES		
DEVELOPMENT COSTS		
Hard Costs		
Public Infrastructure	\$ 150,000	6.8%
Demolition	\$ 101,300	4.6%
Earth Work	\$ -	0.0%
Structures	\$ 1,872,662	84.9%
Construction Contingency	\$ 22,500	1.0%
Subtotal Hard Costs	\$ 2,146,462	97.4%
Other Costs		
Machinery and Equipment	\$ -	0.0%
Furniture and Fixtures	\$ -	0.0%
Architectural and Egeineering	\$ 28,150	1.3%
Environmental Studies/Soil Testing	\$ -	0.0%
Subtotal Other Costs and Hard Costs	\$ 2,174,612	99%
Soft Costs		
Other Professional Fees	\$ 10,000	0%
Consulting Fees	\$ 20,000	1%
Subtotal Soft Costs	\$ 30,000	1%
TOTAL DEVELOPMENT COSTS	\$ 2,204,612	100%
DEVELOPMENT SOURCES		
Senior Debt	\$ 1,763,690	80%
Cash Equity Owner	\$ 440,922	20%
TOTAL DEVELOPMENT SOURCES	\$ 2,204,612	100%
GAP	\$ -	

Combined Phase 1 and Phase 2

DEVELOPMENT SOURCES AND USES		
DEVELOPMENT COSTS		
Hard Costs		
Public Infrastructure	\$ 402,140	4.3%
Demolition	\$ 106,205	1.1%
Earth Work	\$ 434,905	4.7%
Structures	\$ 5,102,662	54.7%
Construction Contingency	\$ 22,500	0.2%
Subtotal Hard Costs	\$ 6,068,412	65.0%
Other Costs		
Machinery and Equipment	\$ 1,700,000	18.2%
Furniture and Fixtures	\$ 1,500,000	16.1%
Architectural and Egeineering	\$ 28,150	0.3%
Environmental Studies/Soil Testing	\$ 7,600	0.1%
Subtotal Other Costs and Hard Costs	\$ 9,304,162	100%
Soft Costs		
Other Professional Fees	\$ 10,000.00	0%
Consulting Fees	\$ 20,000.00	0%
Subtotal Soft Costs	\$ 30,000.00	0%
TOTAL DEVELOPMENT COSTS	\$ 9,334,162	100%
DEVELOPMENT SOURCES		
Senior Debt	\$ 7,467,330	80%
Cash Equity Owner	\$ 1,866,832	20%
TOTAL DEVELOPMENT SOURCES	\$ 9,334,162	100%
GAP	\$ -	

CITY OF PORTAGE BROWNFIELD REDEVELOPMENT AUTHORITY

Thursday, March 7, 2024

8:00 AM

Portage City Hall Conference Room 1

The City of Portage Brownfield Redevelopment Authority meeting of March 7, 2024, was called to order by Treasurer/Secretary Lenehan at 8:01 am.

In Attendance

Staff: Jonathon Hallberg, Deputy Director of Economic Development

Guests: Joe Agostinelli, Michigan Growth Advisors; Ryan Thomas, TST of Portage, LLC and Depatie Fluid Power; Rick Freiman, Portage Planning Commission

Introductions

Introduction of Authority members and staff was conducted.

Roll Call

Deputy Director Hallberg called the roll: Vice Chair Alburtus (8:14); Secretary/Treasurer Lenehan (yes); Mr. Lewandowski (yes); Mr. Herberg (yes); Mr. Galin (8:09); Mr. Monroe (excused); Mr. Vomastek (excused); Mr. Campbell (yes); Chief Development Officer Dame (ex-officio, 8:12).

Approval of Minutes

Motion by Herberg, seconded by Campbell, to approve the BRA Meeting Minutes of December 8, 2023, as submitted. Motion carried, 5-0.

Staff Report

Hallberg indicated that Board Member, Daniel Vomastek, passed away on February 27, 2024, and requested that board members sign a sympathy card for Mr. Vomastek's family after the meeting. Hallberg will work with Mr. Galin to determine a school district representative to replace Mr. Vomastek in accordance with BRA bylaws and Act 381.

Board members agreed to alter the agenda and review the City of Portage Brownfield Redevelopment Application for Project Depatie in advance of election of a new board chair to replace former Chair Barker.

Old Business – None

New Business

1. *TST of Portage, LLC Act 381 Brownfield Plan – “Project Depatie”, 5870 and 5960 South Sprinkle Rd.*

Hallberg shared details of the review memorandum related to the Project Depatie Brownfield Application from TST of Portage, LLC, outlining that the project is the first to use the new City of Portage application under the December 2022 Brownfield Redevelopment Incentive Policy Update.

Hallberg reviewed with the board the multi-phase project location, size and scope, concept designs and photos, cost, job creation potential, qualifying elements for consideration of a Brownfield Plan and Act 381 Plan incentive, and eligible expenses for reimbursement through state and local taxing bodies. He assisted the board in interpreting the multiple Tax Increment Revenue (TIF) capture estimate tables as they related to separation of land and real property improvements caused by the existing Industrial Facilities Tax Abatement (IFTA) certificates at 5870 S. Sprinkle and the future proposed IFTA certificate for 5960 S. Sprinkle, which will reduce overall TIF capture.

He shared also that Depatie intends to consolidate from three local tenant spaces into 5870 S. Sprinkle and grow while 5960 S. Sprinkle is redeveloped and then move into 5960 S. Sprinkle, creating an opportunity for a new tenant at 5870 once they vacate. Hallberg outlined that the developer and landlord, TST of Portage, LLC, is in discussions with a few firms to occupy the vacant space, the most promising of which is a Kalamazoo firm interested in expanding in Portage and not relocating. He pointed out that the prospect has indicated in the application that they are tentatively requesting 40 workstations in the suites.

Galin asked what would happen to the IFTA Certificates at 5870 S. Sprinkle if Depatie Fluid Power relocates to 5960 S. Sprinkle. Hallberg responded that Depatie intends to transfer the certificates to the new tenant, assuming they qualify. Hallberg shared that, if the new tenant does not qualify, the loss of the IFTA Certificates in question will accelerate the TIF capture program and subsequent reimbursement to the developer, the state, the revolving loan fund, and ultimately, the increase in value passed on to the various taxing bodies.

Hallberg also shared that Micro-LAM, which intends to move into 5870 S. Sprinkle upon its completion, will maintain its IFTA certificate. Hallberg asked Ryan Thomas of TST of Portage, LLC, to outline what he can share currently related to the prospective tenant(s) that may replace Depatie at 5870 S. Sprinkle upon vacating. Thomas indicated that there are three prospects and two of them would qualify for the IFT certificate transfers. Thomas indicated that the Kalamazoo firm Hallberg had referred to is considering signing a letter of intent to lease.

Hallberg also shared job creation details related to Micro-LAM, Inc. He noted that Micro-LAM Inc. is a current tenant at 5960 S. Sprinkle Rd., and they plan to relocate to 5870 S. Sprinkle Rd. upon construction completion, because they are also expanding. He shared that, while not included in the outline of job creation numbers, Micro-LAM intends to increase from 24 jobs to 37 jobs in the coming two years, for an unofficial project total of 64 jobs when considering Depatie Fluid Power's ("Depatie's") job creation, plus a not-yet-determined number when considering the speculative tenant's proposed job creation.

Hallberg outlined elements of the Tax Increment Revenue Reimbursement Table from the proposed Act 381 Brownfield Plan, indicating that the developer proposes a base year of 2023 instead of 2024 for taxable value at both properties. He shared the 2023 base year will accommodate the lower pre-construction value of 5870 S. Sprinkle and will counteract a reduction in overall TIF capture resulting from the existing and proposed IFTA certificates. He shared that the timing of the potential approval by the City Council will accommodate this intention if it occurs early enough in April 2024 before Kalamazoo County finalizes the 2024 Taxable Valuations.

Hallberg moved to the conclusion portion of the memorandum to the board, outlining the BRA Board's policy and evaluation considerations of job creation, overall investment, location considerations, favorable project type, consideration of whether the project will impair operation and financial soundness of taxing jurisdictions, the addressing of current and future land use and infrastructure requirements, applicant requirements to meet current financial and ordinance compliance obligations with the City, a requirement for a justification of need and financial viability in the applicant's request, the applicant's intent to pursue State of Michigan funding through an Act 381 Work Plan, and the requirement that the request level be commensurate with the Investment Criteria in the policy.

Hallberg addressed the evaluation considerations not yet discussed during the meeting. He shared that the applicant meets one investment criterion, specifically related to creating 20 or more jobs at an appropriate pay rate, which allows them a capture period of 10 years, with another five years available to fund the Local Brownfield Revolving Fund. He also shared that the applicant submitted a justification statement related to need and financial viability under Attachment E of the new Application document. Rather than a financial gap, the application indicated that the expansion is being considered to address client needs in northern Indiana and, as such, is in direct competition for site acquisition and development location in the Fort Wayne area where Depatie Fluid Power currently has a small satellite location. In addition, Depatie is weighing the expansion against the opportunity to acquire an existing company in Minnesota. Therefore, TST of Portage, LLC's decision to undertake the redevelopment project at 5960 S. Sprinkle is predicated on Depatie's decision to expand in Portage, expand in Ft. Wayne, or pursue the company acquisition in Minnesota. He shared that the comparative incentive environment between states is competitive. While Michigan's Business Development Program offers around \$4,500 to \$5,000 per job created, Indiana's program offers around \$20,000 per job created. Agostinelli shared that Minnesota's job creation incentive goes even further. Hallberg noted that, generally and for many years, Indiana has competed favorably with most states and, for smaller projects, most of Michigan's incentives are focused on property tax abatement and/or capture, with less assistance available at the state level. Hallberg shared that Depatie has invested in six other Michigan locations as well as the Ft. Wayne, IN, location and has been a successful company with an interest in expanding their headquarters here in Portage.

Lewandowski asked Ryan Thomas to explain the various corporate entities involved in the ownership structure. Thomas indicated that JST Family, LLC, is the owner of the land at both

locations and has land lease agreements with TST of Portage, LLC, the developer and owner of the buildings on the land in question. He has a minority interest in TST of Portage, LLC, and his father is a partner in both JST and TST. Ryan Thomas indicated he also has a managing interest in one of the future tenant organizations, Depatie Fluid Power. Herberg asked why the structure was necessary. Thomas shared that the multiple-company structure is based on various taxation laws and elements.

Lewandowski asked Thomas to share what Depatie Fluid Power does. Thomas shared that they manufacture pumps, components and systems that assist with fluid-based power. He shared the company is a Parker Hannifin distributor, assists various OEMs, industrial and mobile equipment manufacturers and has had an ongoing relationship with local companies like Pfizer, Stryker, and others. He shared the company has several retail outlets as well.

Lewandowski asked about the building heights and discussions with the airport authority. Thomas shared that the building height is expected to be 24' and discussions with the airport authority led to not constructing the buildings using cranes. Herberg asked about the construction method and materials for the redevelopment of 5970 S. Sprinkle and Thomas confirmed it would likely be very similar to that of the new building at 5860 S. Sprinkle.

Motion by Herberg, seconded by Campbell, to recommend Portage City Council approval of the Brownfield Application by TST of Portage, LLC entitled "Project Depatie" as presented. Lenahan asked if there was discussion prior to voting. Herberg asked when the applicant would decide on which course of action they would pursue. Thomas shared that various factors play a role, and the company needs more information. He also shared that the rates for financing have increased significantly since the initiation of the first phase so he is hopeful rates will lower somewhat. Agostinelli indicated that he has submitted materials to the Michigan Economic Development Corporation for the Michigan Strategic Fund portion of the project, and he is hopeful for an invitation to apply at the state level as early as March 8, 2024. There being no further discussion, Lenahan called for the vote. Motion carried, 6-0

2. Election of Officers

Hallberg shared that, because former Chair Barker has resigned and moved out of state, the Brownfield Redevelopment Authority is without a Board Chair, or President, as the officer is referred to in the bylaws.

Lenahan opened the floor for nominations to the position of Board Chair/President. Lenahan nominated Lewandowski for the position of board chair. No other nominations were offered.

Motion by Campbell, seconded by Galin, to close the floor for nominations and elect Lewandowski as Board Chair/President by unanimous ballot. Motion carried, 6-0.

Statements of Citizens: Ex-Officio Board Member and Portage citizen, Pete Dame introduced himself to the board as the City of Portage Chief Development Officer at the City. He outlined

details of his duties and thanked the members, staff, applicant, and other visitors for their work with the authority.

Lewandowski thanked the applicant for their investment in the community and efforts to strengthen local employers in the area, sharing that partnership with companies like Pfizer, Stryker and other Southwest Michigan employers is what makes the area successful.

Adjournment:

Motion by Lenehan, seconded by Herberg, to adjourn. Motion carried, 6-0. The meeting was adjourned at 9:01 am.

Respectfully submitted,



Jonathon Hallberg

Deputy Director of Economic Development

PROJECT DEPATIE

DEVELOPMENT AGREEMENT AND BROWNFIELD REIMBURSEMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT AND BROWNFIELD REIMBURSEMENT AGREEMENT, is made and entered into effective as of the ____ day of _____, 2024, by and among the City of Portage “Brownfield Redevelopment Authority” a Michigan public body corporate established pursuant to Act 381 of the Public Acts of 1996, as amended, MCL 125.2651 et seq. (“Act 381”), whose address is 7900 South Westnedge Avenue, Portage, Michigan 49024 (the “Authority”) and TST OF PORTAGE, LLC, a Michigan limited liability companies (“Developer”).

RECITALS

- A. The Authority, and the City of Portage (the "City"), have determined that brownfield redevelopment constitutes the performance of an essential public purpose which protects and promotes the public health, safety, and welfare.
- B. The City has established a Brownfield Redevelopment Authority and the Authority, and the City have adopted a Brownfield Plan specifically for this site (the “Plan”), pursuant to the provisions of Act 381.
- C. The Authority and the City have designated certain properties that have conditions of environmental contamination, blight, or obsolescence as appropriate sites for creating a Plan.
- D. Act 381 permits the use of the real and personal property tax revenues generated from the increase in value (the “Increment” or “Tax Increment Revenue or “TIR”) to brownfield sites constituting Eligible Property under Act 381 resulting from their redevelopment to pay or reimburse the payment of costs of conducting Eligible Activities (these costs are referred to as “Eligible Costs”) and permits the reimbursement to Developer of “Eligible Costs” it has incurred.
- E. Developer is the long-term ground lease lessee at the property in the City located at **5870 and 5960 South Sprinkle, Portage, Michigan, 49002** (the “Property”) and legally described and depicted on the attached Exhibit A as “Parcels A and B”.
- F. The Property has been included in the Plan and qualified as an “Eligible Property” under the terms of Act 381.
- G. Developer intends to redevelop and improve the Property in two phases. Phase 1 involves the construction of a 63,000-square-foot manufacturing facility on 5870 S. Sprinkle Rd., including a second level at both ends of the building for office use, currently under construction and programmed for lease to support the growth of Depatie Fluid Power Company, Micro-LAM Inc. and/or future unknown tenants. Phase 2 involves partial demolition of a 33,804 square-foot structure at 5960 S. Sprinkle Rd. and construction resulting in a 43,200 square-foot facility in its footprint with a 24’ ceiling, for manufacturing purposes and to be occupied by Depatie Fluid Power Company. Both phases are expected to create 51 full-time permanent jobs with an average salary of more than \$63,000. (Phase 1 and Phase 2 comprise the “Project”). The total capital investment is estimated at \$9,334,162.
- H. The Project will require the Developer to incur “Eligible Costs” including demolition, site preparation, infrastructure improvements, environmental activities, and contingency costs to satisfy Due Care obligations under the Developer’s Brownfield Plan and “381 Work Plan” dated February 27, 2024, all of which may require the services of various contractors, engineers, environmental consultants, attorneys, and other professionals. The Developer’s Eligible Costs shall not exceed \$836,511.00. The parties are entering into this Agreement to establish the procedure for the reimbursement from Tax Increment Revenues under Act 381 as amended and to set forth the Authority’s commitments to the Project, and to establish the use of the Authority’s Tax Increment Revenues to reimburse Developer for Developer’s Act 381 Eligible Costs.

- I. The Authority may retain funds to pay Administrative Costs from the annual Tax Increment Revenues attributable to the Property. The amount the Authority may retain shall not exceed the amounts permitted by Act 381.

NOW THEREFORE, in consideration of the mutual covenants, conditions and agreements set forth herein, the parties agree as follows:

1. Recitals. The above recitals are acknowledged as true and correct and are incorporated by reference into this Paragraph.

2. The Plan. The Plan, approved by the Authority and the Portage City Council, is attached as Exhibit B, and incorporated as part of this Agreement. To the extent provisions of the Plan or this Agreement conflict with Act 381, Act 381 controls.

3. CONTINGENCIES: The obligation of the Developer to develop the Project on the Property is contingent upon the Developer's ability to secure the following:

3.1. The Developer shall have obtained all necessary governmental and quasi-governmental approvals needed to develop the Property and permit the use of the Property for the Project, including, for example, and not limitation, a special use permit, site plan approvals, zoning variances and/or rezoning, building permits, and any and all other permits, consents and final approvals and authorizations necessary to develop, construct and utilize the Property for the Project.

3.2 Approval by Michigan Economic Development Corporation ("MEDC") of the Act 381 Work Plan and other financial incentives needed by the Developer for the Project and The Plan approved by the Authority and City Council.

4. Term of Agreement. Pursuant to the Plan, the Authority shall capture and reimburse the Developer the amount of Tax Increment Revenues (TIR) generated from real and personal property taxes allowed by law on the Eligible Property and based upon the Developer's actual Eligible Costs. The capture of TIR and reimbursement of the Developer's Eligible Costs are anticipated to begin in **2026**, but the Project commencement and Completion Date could be delayed for up to 5 years after the approval of the Plan as permitted by Act 381, and will continue until the earlier of (hereinafter, the "End Date"):

4.1 Both the total reimbursement to the Authority of its Administrative Costs, and reimbursement to the Developer of the Developer's actual Eligible Costs for those Eligible Activities set forth in Paragraph 6, plus an additional amount captured by the Authority for an additional five full years of tax capture ("Additional Authority Amount"), such Additional Authority Amount to be designated for the Local Brownfield Revolving Fund "Local Fund"; or

4.2 15 years from the beginning date of the capture of Tax Increment Revenues, with the final five years designated for the Local Fund only.

The period during which the Developer is reimbursed under this Paragraph 4 shall be referred to as the "Reimbursement Term."

5. Evidence of Property Control. Prior to the execution of this Agreement, the Developer has provided to the Authority a copy of its fully executed long-term ground lease agreement with the owner of the Parcel(s), **JST Family, LLC**, and documenting the Developer's obligation for payment of real property taxes at the property.

6. Eligible Activities. The Developer shall diligently pursue completion of the Eligible Activities summarized in the Plan and set forth in this Paragraph. The Authority shall reimburse the Developer for Eligible Costs incurred and included in the Plan. It may include environmental due diligence and Due Care Activities, site preparation, and infrastructure improvements, which may require the services of various contractors, engineers, environmental consultants, attorneys, and other professionals.

7. Reimbursement Source. During the term of this Agreement and except as otherwise set forth in this Agreement, the Authority shall reimburse the Developer for its Eligible Costs from all available Tax Increment Revenues collected from the real and personal property taxes on the Property.

8. Reimbursement Process.

8.1 Cost Reimbursement Request. The Developer will submit to the Authority the Eligible Costs incurred, including the dates of each Eligible Activity, a detailed description of the work, proof of payment, detailed invoices for the costs involved for each Eligible Activity, and other backup documentation reasonably requested by the Authority, and a written statement certifying to the Authority that all such costs are "Eligible Costs" and, upon completion of both phases of the Project, final certificates of occupancy for each phase to document project completion (the "Completion Date"). After the Developer has completed the Project and, in no event, more than 12 months following the Completion Date, the Developer will submit to the BRA the above documentation of the Eligible Costs incurred by the Developer for the Project. Failure to provide the above-noted information when due or within the time permitted by the Authority may result in foregone reimbursement to the Developer by the Authority for Eligible Costs that have not been requested within the time frame described above.

8.2 Authority Staff Review. The Authority Staff shall review each reimbursement request within 30 days after receiving it. If Authority Staff determines that the documentation submitted by the Developer is not complete, then the Developer shall cooperate in the Authority's review by providing, within 30 days of the Authority's request, any additional documentation of the Eligible Costs as deemed reasonable and necessary by the Authority to complete its review. Within 45 days following the receipt of such supplemental information, the Authority shall determine whether the submittals of incurred costs are Eligible Costs. If the Developer wishes to challenge that determination, it shall provide written notice to the Authority within fifteen (15) days of receipt of the determination, and the issue shall be brought to the Authority within 45 days thereafter for a final determination. The Developer shall not have any further appeal rights to challenge the final determination of the Authority and shall not be entitled to any claim or cause of action against the City or the Authority as a result of any determinations made in good faith regarding whether or not any cost submitted by the Developer constitutes an "Eligible Cost," and hereby grants the City and the Authority and their respective officers, agents and employees, a complete release and waiver of any claims or causes of action as a result of the foregoing.

8.3 Reimbursement. After collection of each of the summer and winter taxes on the Property, the Authority shall reimburse its Eligible and Administrative Costs and pay approved Eligible Costs to the Developer from Tax Increment Revenues that are generated from the Property in accordance with the Plan and Paragraph 8 to the extent that taxes have been captured and are available in that fiscal year. Under Act 381, the Authority shall collect one hundred percent (100%) of Tax Increment Revenues from the Project for the purpose of reimbursing the Authority for Administrative Costs and the Developer for Eligible Costs until fully reimbursed. If there are insufficient Tax Increment Revenues available in any given year to reimburse all the Authority's Administrative Costs and Developer's Eligible Costs, as such Administrative Costs and Eligible Costs are described in this Agreement and in the Plan, then the Authority shall reimburse the Authority or Developer only from available Tax Increment Revenues. The Developer shall receive the available Tax Increment Revenue, less Administrative Costs, during the term

of this Agreement until all the amounts for which submissions have been made have been fully paid to the Developer, subject to the limitations of Section H of the Recitals, or the repayment obligation expires, whichever occurs first. The Developer shall not be entitled to reimbursement under this Agreement unless all real and personal property taxes have been timely and completely paid, including all penalties, interest, and other amounts due in relation thereto when due. For purposes of this Agreement, to be paid in a timely manner, taxes must be paid before the date on which they can no longer be paid without penalties or interest. The repayment obligation under this Agreement shall expire on the End Date.

8.4 Method of Reimbursement. The Authority will reimburse the Developer for Eligible Costs as follows:

Checks shall be payable to and delivered by certified mail (or through electronic transfer if available through Developer) to:

TST of Portage, LLC
c/o David Scott, Partner
9812, W. Gull Lake Dr.
Richland, MI 49083

9. Adjustments. The parties acknowledge that adjustments regarding the amount of Tax Increment Revenue paid to the Developer may occur under any of the following circumstances:

9.1 Audit or Court Ruling: In the event that a state agency of competent jurisdiction conducting an audit of payments made to the Developer under this Agreement or a court of competent jurisdiction determines that any portion of the payments made to the Developer under this Agreement is unlawful, the Developer shall pay back to the Authority that portion of the payments made to the Developer within 30 days of the determination made by a state agency or the court as the case may be. However, the Developer shall have the right, before any such repayment is made, to appeal on its or the Authority's behalf, any such determination made by a state agency or court as the case may be. If the Developer is unsuccessful in such an appeal, the Developer shall repay the portion of payments found to be unlawful to the Authority within thirty (30) days of the date when the final determination is made on the appeal. The Developer shall be responsible for payment of all the City and Authority's legal fees associated with any determination of whether a cost for which reimbursement is requested constitutes an "Eligible Cost" and all the City's and Authority's legal fees associated with the review or determination of such issues by any state agency or court.

9.2 Property Tax Appeal: In the event the Developer, or any other owner of real estate on the Property, files an appeal with the Michigan Tax Tribunal, related to the taxable value of parcels of property included in the Brownfield Plan, the Authority shall do the following:

- a. The Authority shall remit Tax Increment Revenue (TIR) reimbursement payments based upon the lowest taxable value being sought pursuant to the appeal.
- b. Any Tax Increment Revenue that is collected shall be held in a separate account of the Authority until the pending appeal is adjudicated.
- b. Once any tax appeals are adjudicated, the Authority will either return the escrowed funds to the local unit in compliance with any tax appeal rulings or will resume payments to Developer based upon the conclusion of such tax appeal pursuant to Section 8 of this Agreement.

9.3 Reduction of Property Assessments: If Developer successfully petitions the Michigan Tax Tribunal (Tribunal) to lower the assessments levied by the City against the Property for tax purposes, the

provisions under Paragraph 8.3 may require a redetermination regarding the amount of TIR that would be captured over the remaining Reimbursement Term of this Agreement because of such lower assessments. If such amount is less than the actual amount of TIR that Authority has already paid to the Developer, Developer shall reimburse Authority the difference between the total amounts of adjusted TIR captured over the balance of the Reimbursement Term of this Agreement and the amount actually paid to Developer. The Developer indemnifies and shall fully reimburse the Authority for all Administrative Costs as defined within the Plan, expenses, or reductions in revenue from what was projected as tax increment capture because of the successful petition. Otherwise, any refund due to the Developer because of the lower assessments is limited only to the amount such refund exceeds the amount of TIR paid to Developer for those years covered by the Tribunal's order. The Developer shall fully reimburse the Authority within 30 days of notification from the Authority as to the amount due resulting from the reduction(s) in question.

10. Responsibilities of Developer. In consideration of the inclusion of the Property into the Plan and the resulting financial benefits, which it expects to receive, Developer agrees to the following (collectively the "Undertakings"):

10.1 Project. At its sole expense, Developer shall use its best efforts to conduct the activities described in the Plan and construct the Project. Subject to matters beyond the reasonable control of Developer (e.g., matters of force majeure, war, acts of God, the COVID-19 pandemic or a future similar pandemic, failure to obtain governmental approvals, etc.) ("Force Majeure"), Developer shall commence construction of Phase 2 of the Project within a commercially reasonable time after the date that Developer secures all necessary approvals, authorizations, permits and entitlements for the Project and otherwise satisfies all requirements of Developer's lenders or other financing parties for the Project, but in no case later than one-hundred-twenty (120) days after execution of this agreement (collectively, the "Approvals", and such date on which Developer is required to commence construction being the "Commencement Date"), and shall use commercially reasonable efforts to substantially complete the Project - defined as date when Developer receives a temporary or final occupancy permit from the City - within twenty-four (24) months of the Commencement Date. Under no circumstances shall the Authority have any responsibility or liability for remediation or redevelopment of the Property, or for conducting any "Eligible Activities" at the Property, except for its obligations under this Agreement to provide funds to the extent available as permitted in Paragraph 8 hereof with respect to payments from Tax Increment Revenues.

10.2 Employment Opportunities. The developer shall make every reasonable effort to work with the City and community employment agencies to hire City residents for new employment opportunities created by the Project and to encourage the local contracting of construction and site-related work.

10.3 Ordinances. Develop the Property, including landscaping and all other improvements required for the Project, in compliance with all local ordinances, site plan reviews and this Agreement. The improvements to the Property shall be subject to all zoning approvals. This Agreement does not obligate any governing municipality to grant any such approvals.

10.4 Project Sign. Place on the Property during the Project a development sign provided by the Authority to promote the Project and the Authority's participation in it. The sign will be returned to the Authority upon completion of the Project.

10.5 Promotion and Marketing. Permit the Authority to cite or to use any renderings or photographs or other materials of the Project as an example of private/public partnership and brownfield site redevelopment.

10.6 Cooperation. Assist and cooperate with the Authority in providing information that the Authority may require in providing necessary reports to governmental or other agencies, including, but not limited to, information regarding the amount of Developer expenditures and capital investments, jobs created, and square footage developed or rehabilitated concerning the Project.

10.7 Payment of Authority Legal and Professional Fees. To the extent the following costs and fees under paragraph 4.1 or 8.3 hereof are not paid to the Authority from Tax Increment Revenues it receives under paragraph 4.1 or 8.3 hereof, the Developer shall reimburse the Authority for its legal and professional fees and disbursements incurred in connection with the review, approval and administration of the Plan for this Project, including any further amendments thereto; the preparation and negotiation of this Agreement, as it may be amended from time to time; and all documents and matters related thereto, including future expense. The Developer shall reimburse the Authority for such expenses within 30 days from the date that the Authority sends an invoice and request for payment to the Developer, provided the Developer shall be eligible for reimbursement for such expenses to the extent permitted by law from Tax Increment Revenues.

11. Responsibilities of the Authority. In consideration of the preceding commitments of the Developer the Authority further agrees to:

11.1 Agency Contacts. Provide the Developer with the appropriate service/employment agency contact to identify City residents to interview for potential improvement.

11.2 Cooperation. Cooperate and utilize its best efforts to obtain any governmental approvals required to close the transaction contemplated by this Agreement.

11.3 Reimbursement of Eligible Costs. The Authority shall extend to the Developer the benefits outlined in the Plan, subject to the provisions of Act 381 (Brownfield Redevelopment Financing Act of 1996 as amended). Those benefits include reimbursement for Eligible Activities from Authority Tax Increment Revenues as more fully set forth in Paragraph 8. These Eligible Cost activities may include, without limitation, demolition, site preparation (soil removal, grading, filling, etc.), parking facility and other infrastructure improvements, environmental assessment, due care obligations, or environmental response activities; and the services of various contractors, engineers, environmental consultants, attorneys, and other professionals retained regarding such activities, in each case to the extent included in the Plan. The Developer has undertaken discussion with the City regarding Eligible Activities that will be incurred by the Developer, and the Plan reflects those discussions. The Plan, as approved by the Authority and the City Council of the City of Portage as it relates only to the Property, is attached as Exhibit B and incorporated as part of this Agreement. To the extent provisions of the Plan or this Agreement violate or would cause any party to be in violation of Act 381, Act 381 controls.

11.4 No official, board member, officer or employee of Authority or the City is personally liable to the Developer or its successor in interest upon a breach or default by Authority for any amount payable to the Developer or its successor or any obligation under this Agreement.

12. Developer's Representations, Warranties and Covenants. The Authority represents and warrants that it has the full authority to enter into and perform this Agreement in accordance with its terms, without breaching or defaulting on any obligation or commitment that it has to any third parties. The Developer hereby makes the following representations, warranties, and covenants:

12.1 Eligible Property. The Property is "eligible property" as defined in Act 381 and is eligible for the capture of Tax Increment Revenues pursuant to Act 381.

12.2 Eligible Costs. The Developer will only submit for reimbursement under Paragraph 8 hereof such costs that it has reasonably determined are reimbursable in connection with “Eligible Activities” within the meaning of Act 381.

12.3 Due Authorization. The representatives signing this Agreement are duly authorized by the Developer to enter into this Agreement.

13. Events of Default. Each of the following shall constitute an event of default:

13.1 Any representation or warranty made by the Developer in this Agreement proves to have been incorrect or incomplete in any material respect when made or deemed to be made.

13.2 Developer's failure for reasons other than Force Majeure to observe or perform any covenant or agreement contained in this Agreement, or otherwise violates any term of this Agreement, and fails to perform such covenant or agreement or otherwise cure such violation within 45 days after written notice thereof shall have been given to the Developer by the Authority (subject to Developer's right to cure as provided in Section 14).

13.3 The Developer abandons or withdraws from the reuse and redevelopment of the Property or indicates its intention to do so.

13.4 The Developer fails to pay any funds within 30 days of the date due which are required to be paid to the Authority pursuant to this Agreement, including but not limited to its real and personal property taxes as set forth herein.

13.5 Except as provided in Section 22 of this Agreement, any assignment of this Agreement or the rights or obligations hereunder by Developer, or transfer or other conveyance of the Property, or transfer or other conveyance of more than fifty (50%) percent of the beneficial ownership interests or voting control of the Developer, in each case whether directly or indirectly, or if the Developer terminates its existence.

13.6 Any material provision of this Agreement shall cease to be valid and binding on the Developer or shall be declared null and void; the validity or enforceability of such provision shall be contested or denied by the Developer; or the Developer denies that it is bound by this Agreement.

14. Remedies upon Default. If any event of default as defined above shall occur and be continuing for 30 days (or such additional time as specified in Section 13) after written notice of default from the Authority specifying the alleged default (or such additional time as may be reasonably necessary and authorized by the Authority Board Chair, or their proxy, to cure the default at issue, provided that the Developer has commenced such cure within the initial cure period described above and is proceeding in good faith to cure but not more than three (3) months), the Authority shall have the right, but not the obligation, to exercise any of the following rights and remedies either individually or concurrently:

(a) withhold or suspend reimbursement to the Developer for Eligible Costs from TIR until the Developer has cured that default to the satisfaction of the Authority. Any action by the Authority shall not under any circumstances extend the Reimbursement Term unless approved explicitly by the Authority. In the event, the Authority suspends or withholds reimbursement, and such default by the Developer related to such suspension or withholding of reimbursement is not cured within 12 months from the end of any applicable cure periods specified under this paragraph 14 or 13, the Authority may terminate this Agreement upon written notice to Developer.

- (b) Receive reimbursement from the Developer for all costs which the Authority has incurred in connection with the Project, the Property, or this Development Agreement (within 30 days following demand); and
- (c) To secure any amount owed by the Developer to the Authority under this Paragraph, the Authority has the right to place a lien against the Property in the same manner as delinquent taxes, including the accrual of interest, penalties, and administrative expenses until the lien is fully satisfied.
- (d) All other remedies available at law or in equity.

In addition, if the Developer fails to substantially complete the Project within the timelines required by this Agreement, or if the Developer otherwise defaults prior to substantial completion of the Project, the Developer shall pay back to the Authority (within thirty (30) days following demand by the Authority) any amounts paid to Developer as reimbursement for Eligible Costs pursuant to the terms of this Agreement or otherwise.

Following a default by the Developer, or following expiration or termination of this Agreement for any reason, the Developer shall then be responsible for all subsequent Project costs, including Eligible Costs, without contribution from Tax Increment Revenues collected by the Authority from taxes levied on the Property.

15. Authority Default and Developer Remedies. If the Authority in any material respect fails to perform or provide the Incentives in accordance with this agreement, and such undisputed failure continues for a period of thirty (30) days after written notice from Developer to the Authority specifying the alleged default (or such additional time as may be reasonably necessary to cure the default at issue provided that the Authority has commenced such cure within the initial thirty (30) days and are proceeding in good faith to cure but not more than three (3) months), the Developer shall have the option to exercise one or any combination of remedies under this Agreement or otherwise available at law or in equity, including without limitation:

- a. To withhold or suspend the performance of all or any of the Undertakings.
- b. To seek specific performance of the Authority under this Agreement.
- c. To seek any other available remedies under the law.

16. Legislative Authorization. This Agreement is governed by and subject to the restrictions set forth in the Act. If legislation is enacted in the future that alters or affects the amount of Tax Increment Revenues subject to capture, Eligible Properties, or Eligible Activities, then the Developer's rights and the Authority's obligations under this Agreement may be modified accordingly by agreement of the parties.

17. Freedom of Information Act. Developer stipulates that all petitions and documentation submitted by Developer shall be open to the public under the Freedom of Information Act, Act No. 442 of the Public Acts of 1976, MCL 15.231 et seq., and no claim of trade secrets or other privilege or exception to the Freedom of Information Act will be claimed by Developer as it relates to this Agreement or petitions and supporting documentation.

18. Plan Modification. The Plan and this Agreement may be modified by mutual agreement of the parties to the extent allowed under the Act and the City's applicable Brownfield Redevelopment Policy (as amended from time to time).

19. Notices. All notices and other communications required or permitted under this Agreement shall be in writing, shall be deemed given when delivered, and shall be sent by personal delivery, overnight courier, or registered mail, return receipt requested, to the following addresses (or any other address that is specified in writing by either party):

If to Developer: TST OF PORTAGE, LLC
c/o David Scott, Partner
9812, W. Gull Lake Dr.
Richland, MI 49083

With copy to: (May not be needed)

If to the Authority: City of Portage Brownfield Redevelopment Authority
C/O Department of Community Development
7900 S. Westnedge Avenue
Portage, Michigan 49002

20. Indemnification. Developer shall defend, indemnify and hold harmless the Authority and the City, and any of their respective past, present, and future members, officials, employees, agents or representatives from all losses, demands, claims, judgments, suits, costs and expenses (including without limitation the costs and fees of attorneys or other consultants) arising from or related to (i) the capture and use of Tax Increment Revenue paid to Developer as a reimbursable payment under this Agreement made in excess of the amount of tax increment revenues the Authority is determined by the State or court to be allowed by law to use for that reimbursement, and (ii) the Project.

21. Governing Law. This Agreement shall be construed in accordance with and governed by the laws of the State of Michigan.

22. Binding Effect/Third Parties. This Agreement is binding on and shall inure to the benefit of the parties to this Agreement and their respective successors, but it may not be assigned by any party without the prior written consent of the other party. The Authority shall not unreasonably withhold its consent to such assignment so long as the assignee assumes all of the Developer's obligations and liabilities under this Agreement. The Developer may make a collateral assignment of this Agreement to any institutional lender in connection with any financing for the Project, provided that the form of such assignment shall be subject to review by the Authority's legal counsel to verify that it does not violate any applicable constraints imposed by the constitutional prohibition on the lending of credit. The parties do not intend to confer any benefits on any person, firm, corporation, or other entity, which is not party to this Agreement. The parties do not intend to confer any benefits on any person, firm, corporation, or other entity which is not party to this Agreement.

23. Waiver. No failure of either party to complain of any act or omission on the part of the other party, no matter how long this may continue, is considered a waiver by that party to any of its rights hereunder. No waiver by either party, expressed or implied, of any breach of any provision of this Agreement is considered a waiver or a consent to any subsequent breach of this same or other provision.

24. Authorization. Each of the parties represents and warrants to the other that the board of directors or other governing body of that party authorizes this Agreement and its execution by the individual on its behalf.

25. Entire Agreement. This Agreement supersedes all previous agreements between the parties relating to the subject matter. There are no other understandings or agreements between them.

26. Headings. Headings in this Agreement are for convenience only and shall not be used to interpret or construe its provisions.

27. Additional Actions. Developer and the Authority agree to execute and deliver such additional documents and to perform such additional acts as may become necessary to effectuate the transfers contemplated by this Agreement.

28. Definitions. The following capitalized terms are used in this Agreement with the following meanings:

"**Administrative Costs**" means the Authority's out-of-pocket costs associated with the Project (including reasonable attorney fees and costs, environmental consulting fees and costs, and similar fees and costs) as well as the Authority's indirect costs associated with the Project (including allocation of the fixed costs of the Authority staff.)

"**Brownfield Plan**" is defined by Section 2(e) of Act 381;

"**Due Care Activities**" is defined by Section 2(m) of Act 381;

"**Eligible Activities**" is defined by Section 2(o) of Act 381;

"**Eligible Property or Properties**" is defined by Section 2(p) Act 381;

"**Tax Increment Revenues**" is defined by Section 2(ss) of Act 381, and, for purposes of this Agreement, includes school taxes and local (non-school) taxes.

[Signature Page Follows]

In witness of their intent to be legally bound by the terms of this Agreement, each of the parties has set forth its signature below by its duly authorized representative.

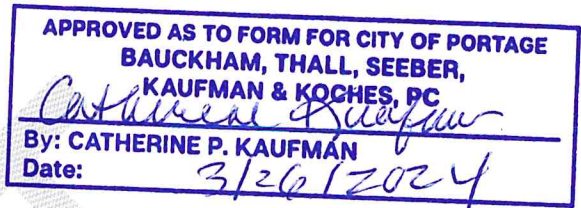
CITY OF PORTAGE BROWNFIELD
REDEVELOPMENT AUTHORITY

By _____

Print Name: Keith Lewandowski

Title: BRA Chairperson

Date _____



DEVELOPER
TST OF PORTAGE, LLC

By: _____
NAME
Its: Manager

Date: _____

By: _____
NAME
Its: Manager

Date: _____

EXHIBITS:

A (Legal Description of Property)

B (Copy of the Plan)

Exhibit A – Legal Description

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

4.68 Acres

Legal Description:

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

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

6.00 Acres

Legal Description:

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

Exhibit B – Copy of Brownfield Plan

DRAFT

CITY OF PORTAGE, KALAMAZOO COUNTY

**RESOLUTION APPROVING AN AMENDED REDEVELOPMENT PLAN
BY ADDING BROWNFIELD PLAN NO. 12 FOR THE CITY OF PORTAGE
PURSUANT TO AND IN ACCORDANCE WITH
THE PROVISIONS OF ACT 381 OF THE PUBLIC ACTS
OF THE STATE OF MICHIGAN OF 1996, AS AMENDED**

At a regular meeting of the City Council of Portage, Kalamazoo County, Michigan, held at the City Hall, City Chambers, 7900 South Westnedge Avenue, Portage MI 49002 on the 9th day of April, 2024, at 6:00 p.m.

PRESENT:

ABSENT:

Resolution offered by Councilmember:

Seconded by Councilmember:

WHEREAS, the City Council pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, Act 381 of the Public Acts of the State of Michigan of 1996, as amended (the "Act"), has formally resolved to participate in the Brownfield Redevelopment Authority (BRA) of the City of Portage (the "Authority") and have designated that all related activities shall proceed through the Authority; and

WHEREAS, the authority, pursuant to and in accordance with Section 13 of the Act, seeks approval by the City Council, of the Brownfield Plan (the "Plan") attached as Exhibit A hereto, to be carried out within the City of Portage, relating to the development of the property located at 5870 and 5960 South Sprinkle Road in the City of Portage, Kalamazoo County, Michigan (the "Site"), as shown in Figures 1 of the Plan and more particularly described in the legal description of the property contained within the attached plan; and

WHEREAS, the City Council has reviewed the Plan, and was provided a reasonable opportunity to express their views and recommendations regarding the Plan and in accordance with Section 14(5) of the Act; and

WHEREAS, the City Council has noticed and held a public hearing in accordance with Section 14 of the Act, and

WHEREAS, THE City Council makes the following determinations and findings:

1. The Amended Plan constitutes a public purpose under the ACT;
2. The Amended Plan meets all of the requirements for a Brownfield plan set forth in Section 13 of the Act;
3. The proposed method of financing the costs of the eligible activities, as described in the Plan, was feasible and the Authority has the ability to arrange the financing.
4. The costs of the eligible activities proposed in the Plan are reasonable and necessary to carry out the purposes of the Act; and
5. The amount of captured taxable value estimated to result from the adoption of the Plan is reasonable; and
6. The owner and/or developer of the property which is included in the Amended Plan shall finance all eligible activities under the Amended Plan and the Authority shall not issue any notes or bonds related to the Amended Plan.

WHEREAS, as a result of the review of the Amended Plan the City Council concurs with the approval of the individual plan granting a TIF capture period of 15 years.

NOW, THEREFORE BE IT RESLOVED THAT:

1. **Amended Plan Approved.** Pursuant to the authority vested in the City Council, by the Act, and pursuant to and in accordance with the provisions of Section 14 of the Act, the Amended Plan is hereby approved in the form attached as Exhibit A to this Resolution.
2. **Severability.** Should any section, clause or phrase of this resolution be declared by the courts to be invalid, the same shall not affect the validity of this Resolution as a whole nor any part thereof other than the part so declared to be invalid.
3. **Repeals.** All resolutions of parts of resolutions in conflict with any of the provisions of this resolution are hereby repealed.

AYES:

NAYES:

ABSTAINED:

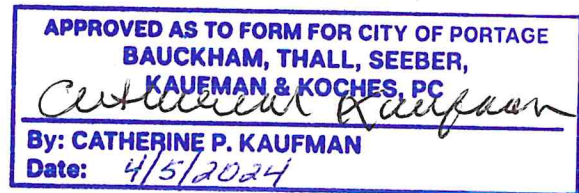
RESOLUTION DECLARED ADOPTED.

STATE OF MICHIGAN)
)
CITY OF PORTAGE)

I, the undersigned, the fully qualified and acting Clerk of the City of Portage, State of Michigan, do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Council of Portage at a regular meeting held on this _____ day of _____ 2024, the original of which resolution is on file in my office.

IN WITNESS WHEREOF, I have hereunto set my official signature this _____ day of _____ 2024.

Erica Eklov, City Clerk



TO: Honorable Mayor and City Council

FROM: Pat McGinnis, City Manager

SUBJECT: Regional Industrial Development Districts

SUPPORTING PERSONNEL: Aaron Powers, City Assessor
Erica Eklov, City Clerk
Jonathon Hallberg, Deputy Director of Economic Development

ACTION RECOMMENDED: Subsequent to the public hearing, consider adopting Resolution No. 2 to create six regional Industrial Development Districts in the City of Portage and authorize the City Manager to execute all documents related to this action on behalf of the city.

The Plant Rehabilitation and Industrial Development Districts Act, (known as the Industrial Facilities Exemption) PA 198 of 1974, as amended, provides a tax incentive to various qualified industrial and related business operations to enable the renovation and expansion of aging facilities, assist in the building of new facilities, and to promote the establishment of high-tech facilities. An Industrial Development District (IDD) must be created before initiating a project. Once a district is in place, a developer or manufacturer must apply for an Industrial Facilities Exemption (IFE) certificate that entitles the facility to an exemption from ad valorem real property taxes for a term of 1-12 years as determined by the City Council.

The City of Portage has historically created districts under an applicant's request, originally utilizing the proposed building's footprint as the district boundary, followed by the property boundaries in more recent years. This current change is proposed to make revisions to industrial projects simpler and avoid the need for the applicant to re-apply for a district modification each time the building size changes. As of 2024, the city has 94 industrial districts with only 13 active PA 198 certificates on file with the City Assessor. At the request of the City Manager's Office, to improve efficiency, staff worked to combine these 94 different districts into six adjacent and related regional districts (proposed Districts 95 through 100). A map of each district is attached along with individual boundary descriptions. It is recommended that the city initiate this combination to streamline the application process for abatement applicants, who would only need to apply for exemption certificates in one of the six resulting districts. Furthermore, the regional districts were assembled utilizing the city's Comprehensive Plan to locate areas where future land uses broadly correlate with the qualifying business types under PA 198 of 1974, as amended. However, after the meeting held earlier this year on a previous draft of new IDD districts, several single-family zoned houses were removed from the proposed districts, specifically all of the homes in the Ramona or Portage Heights neighborhood.

The practice of pre-setting districts that make economic development tools available to our local businesses (Industrial Development Districts, Brownfield Redevelopment Districts, Corridor Improvement Authorities, Plant Rehabilitation Districts, etc.) is common in Michigan.

Risk: creating districts in anticipation of future certificates may slightly dilute the ability of City Council to deny a certificate in the future. The likelihood of this becoming an issue is very low.

Reward: approving the new districts eliminates thousands of dollars in meaningless paperwork and expense for the city and the investor, making Portage a better community in which to do business.

The City of Portage has required business expansions to create a specific district for their project before they can apply for a certificate a total of 94 times. Each time, the businesses hired an attorney and a surveyor to assist them, and the city has never denied an expansion.

The proposed consolidation would have no impact on the 13 existing abatements, nor would it impact the various taxing jurisdictions. The taxing jurisdictions were notified via certified letter on March 21, 2024. As such, it is recommended that City Council, subsequent to the public hearing, consider adopting Resolution No.2 to create six regional Industrial Development Districts in the City of Portage and authorize the City Manager to execute all documents related to this action on behalf of the city.

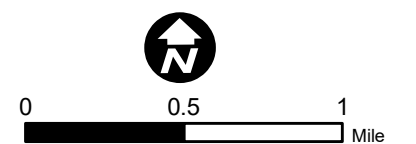
FUNDING: N/A

Attachments:

1. IDD Boundary Map Comparison
2. Resolution #2
3. IDD District 95-100 Boundaries - Legal Descriptions
4. IDD Previous Proposed District Boundaries 01.2024



IDD boundaries are approximate.



Date: 2/8/2024

**CITY OF PORTAGE, MICHIGAN
RESOLUTION NO. 2**

**DESIGNATING PORTAGE INDUSTRIAL DEVELOPMENT
DISTRICTS NO. 95, 96, 97, 98, 99 and 100**

Minutes of a regular meeting of the City Council for the City of Portage, Michigan held on April 9, 2024, at 6:00 p.m. local time at City Hall in the City of Portage, Michigan.

PRESENT: _____

ABSENT: _____

The following resolution was offered by:

COUNCILMEMBER: _____, and supported by:

COUNCILMEMBER: _____.

WHEREAS, the City Council has met in public hearing as heretofore resolved and noticed for the purpose of determining whether certain described areas and/or properties, as referenced on attached Exhibit A, may be established as Industrial Development Districts 95, 96, 97, 98, 99, and 100, pursuant to 1974 PA 198, MCLA 207.551, et seq.; and

WHEREAS, such location meets all of the prerequisites of the cited Act;

NOW THEREFORE, BE IT RESOLVED that the following described areas and/or properties, as referenced on attached Exhibit A be designated as Industrial Development Districts 95, 96, 97, 98, 99, and 100:

Please see attached Exhibit "A"

ADOPTED: AYES: Councilmember _____

NAYS: Councilmember _____

ABSENT: Councilmember _____

All resolutions or parts of resolutions are, to the extent of any conflict with this resolution, rescinded.

RESOLUTION DECLARED ADOPTED:

Erica Eklov, City Clerk

CERTIFICATION

I hereby certify that the foregoing is a true and complete copy of Resolution #2 adopted at a regular meeting of the City Council of the City of Portage, Kalamazoo County, Michigan held on April 9, 2024, the original of which is in the official proceedings of the City Council.

Erica Eklov, City Clerk

PREPARED BY:
Catherine Kaufman (P65412)
Portage City Attorney
Bauckham Sparks
470 W. Centre Ave, Suite A
Portage, Michigan 49024

Previously Approved as to Form:
by Catherine Kaufman,
City of Portage Attorney,
on January 3, 2024

District 95

Land located in Sections 20, 21, 28, 29 Town 3 South Range 11 West, Described as follows: beginning at the intersection of the south line of West Melody Avenue and the east line of Dolphin Street, said point being the northeast corner of Outlot B of MELODY MEADOWS; thence South 192.5 feet along the east line of Outlot B to the southeast corner of Outlot B, said point also being the northeast corner of Lot 143 of MELODY MEADOWS #2; thence West 132 feet along the north line of Lot 143 to the northwest corner of Lot 143; thence South 1081.65 feet along the west line of MELODY MEADOWS #2 to the southwest corner of the north $\frac{1}{2}$ of Lot 154; thence West 50 feet parallel with the north line of Lot 154; thence South 468.09 feet parallel with the west line of MELODY MEADOWS #2; thence East 50 feet to the west line of MELODY MEADOWS #2, said point also being the southwest corner of Lot 158 of MELODY MEADOWS #2; thence South 704 feet along the west line of MELODY MEADOWS #2 to the southwest corner of Lot 166 of MELODY MEADOWS #2; thence East 330 feet along the south line of MELODY MEADOWS #2 to the southeast corner of Lot 118 of MELODY MEADOWS #2; thence South 1321.68 feet to the north line of Unit 7 of PORTAGE INDUSTRIAL PARK CONDOMINIUM; thence East 300 feet along the north line of Unit 7 of PORTAGE INDUSTRIAL PARK CONDOMINIUM to the northeast corner of Unit 7; thence South 600.58 feet long the east line of Unit 7 of PORTAGE INDUSTRIAL PARK CONDOMINIUM to the southeast corner of Unit 7 of PORTAGE INDUSTRIAL PARK CONDOMINIUM; thence West 1329.69 feet to the southwest corner of Unit 9 of PORTAGE INDUSTRIAL PARK CONDOMINIUM; thence North 409.98 feet along the west line of Unit 9 of PORTAGE INDUSTRIAL PARK CONDOMINIUM; thence North 89 degrees 53 minutes 41 seconds West 856.33 feet parallel with said north line; thence South 00 degrees 03 minutes 25 seconds East 430 feet parallel with said east line; thence North 89 degrees 53 minutes 41 seconds West 1252.67 feet parallel with said north line to the center line of Shaver Road (Formerly Highway US 131); thence southwesterly along the center line of Shaver Road to a point on the south line of the northwest $\frac{1}{4}$ of Section 28; thence West along the south line of the northwest $\frac{1}{4}$ of Section 28 to the westerly line of Shaver Road at a point North 89 degrees 59 minutes 23 seconds East 116.95 feet from the west $\frac{1}{4}$ corner of Section 28; thence South 29 degrees 38 minutes 07 seconds West (previously recorded as South 29 degrees 39 minutes West) 152.31 feet along the westerly line of Shaver Road; thence South 29 degrees 38 minutes 07 seconds West (previously recorded as South 29 degrees 39 minutes West) along the westerly line of Shaver Road to a point on the westerly line of Shaver Road being 198.67 feet South of the East $\frac{1}{4}$ corner of Section 29; thence Southwesterly 1,777.98 feet along the westerly line of Shaver Road; the East to the centerline of Shaver Road; thence Southwesterly 360 feet along the centerline of Shaver Road; thence Westerly to the centerline of Oakland Drive, said point being 697.5 feet North of the southwest corner of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 29; thence North 950.17 feet along the centerline of Oakland Drive, said line being the west line of the east $\frac{1}{2}$ of the southeast $\frac{1}{4}$ of Section 29; thence East 543.56 feet; thence North 00 degrees 02 minutes 10 seconds West (measured at North 00 degrees 09 minutes 41 seconds East) 26 feet perpendicular with said East and West $\frac{1}{4}$ line; thence North 89 degrees 57 minutes 50 seconds East (measured at South 89 degrees 50 minutes 19 seconds East) 163.82 feet parallel with said East and West $\frac{1}{4}$ line; thence North 00 degrees 09 minutes 41 seconds East 753.56 feet; thence South 89 degrees 55 minutes 07 seconds West 510.12 feet; thence North 00 degrees 00 minutes 02 seconds West 1328.49 feet to the north line of the southeast $\frac{1}{4}$ of the northeast $\frac{1}{4}$ of Section 29, said point being in the centerline of Vanderbilt Avenue; thence East 304.85 feet along the centerline of Vanderbilt Avenue; thence North 00 degrees 17 minutes 13 seconds West 1147.02 feet (previously described as 1144.59 feet and 1145.38 feet); thence North 89 degrees 54 minutes 57 seconds East 330 feet; thence North 00 degrees 14 minutes 24 seconds West 165 feet to the north line of Section 29; thence North 89 degrees 54 minutes 57 seconds East 330.26 feet along the north line of Section 29 to the northeast corner of Section 29; thence South 00 degrees 04 minutes 42 seconds West 99.04 feet along the east line of Section 29; thence South 89 degrees 35 minutes 53 seconds East 1639.46 feet more-or-less parallel to the north line of Section 28 to the center line of Shaver Road; thence Northwesterly 2,922 feet more-or-less along the centerline of Shaver Road to the intersection with the

centerline of West Melody Avenue; thence Northwesterly 1,266 feet more-or-less along the centerline of Shaver Road to a point on a line 1,706.5 feet South of the Northeast corner of Section 21, the distance of 1,706.5 feet is measured along the east line of Section 21; thence South 89 degrees 55 minutes 30 seconds East parallel to the north line of Section 21 to the easterly line of the New York Central Railroad right-of-way; thence South 89 degrees 55 minutes 30 seconds East 429.35 feet parallel to the north line of Section 21; thence South 936.68 feet parallel with the east line of Section 21 to the north line of the Plat of MELODY MEADOWS; thence North 89 degrees 42 minutes 00 seconds West along the north line of the Plat of MELODY MEADOWS to the northeast corner of Lot 21 of MELODY MEADOWS; thence South 29 degrees 37 minutes 20 seconds West 151.48 feet along the east line of Lot 21 to the southeast corner of Lot 21, said point being on the north line of West Melody Avenue; thence South 33 feet more-or-less perpendicular with the north line of West Melody Avenue to the centerline of West Melody Avenue; thence Easterly 49.5 feet more-or-less along the centerline of West Melody Avenue to the intersection with the extension north of the west line of Dolphin Street; thence South 33 feet along the extension north of the west line of Dolphin Street to the point of beginning.

District 96

ROSEDALE SUBDIVISION Lot 160 & Lot 161. Also beginning at the intersection of the centerline of Shaver Road and the south line of Lot 161 of ROSEDALE SUBDIVISION, said south line also being the south line of the ROSEDALE SUBDIVISION, as extended east; thence Southwesterly along the centerline of Shaver Road to a point North 29 degrees 39 minutes East (also recorded as North 29 degrees 10 minutes 06 seconds East) 517.55 feet from the centerline of Section 21 Town 3 South Range 11 West; thence North 60 degrees 21 minutes West (also recorded as North 60 degrees 49 minutes 54 seconds West) 360 feet; thence North 29 degrees 39 minutes East (also recorded as North 29 degrees 10 minutes 06 seconds East) 200 feet; thence North 60 degrees 22 minutes West (also recorded as North 60 degrees 49 minutes 54 seconds West) 260 feet; thence South 29 degrees 39 minutes West (also recorded as South 29 degrees 10 minutes 06 seconds West) 200 feet; thence North 60 degrees 22 minutes West 286.49 feet (also recorded as North 60 degrees 49 minutes 54 seconds West 286.09 feet) to the north & south $\frac{1}{4}$ line of Section 21; thence North 00 degrees 27 minutes 36 seconds West (also recorded as North 00 degrees 00 minutes 55 seconds West) 425.66 feet along the north & south $\frac{1}{4}$ line of Section 21 and along the westerly line of BEL-AIRE INDUSTRIAL PARK; thence South 89 degrees 54 minutes 56 seconds West 348 feet more-or-less along the north line of the south $\frac{1}{2}$ of the northwest $\frac{1}{4}$ of Section 21 to the centerline of Portage Creek; thence Northeasterly along the centerline of Portage Creek to its intersection with the north & south $\frac{1}{4}$ line of Section 21 also being on the west line of the ROSEDALE SUBDIVISION; thence South along the north & south $\frac{1}{4}$ line of Section 21 also being on the west line of the ROSEDALE SUBDIVISION to the southwest corner of Lot 1 of ROSEDALE SUBDIVISION; thence East approximately 1571 feet along the south line of ROSEDALE SUBDIVISION and as extended east to the intersection with the centerline of Shaver Road and the point of beginning.

District 97

Beginning at the intersection of the centerline of Lovers Lane with the north line of Section 10, Town 3 South Range 11 West; thence East along the north line of Section 10 and the north line of Section 11 to a point 1,977.26 East of the North $\frac{1}{4}$ post of Section 11; thence South 655.84 feet; thence South 13 degrees East 35.22 feet; thence South 13 degrees 49 minutes 50 seconds East 187.65 feet along the east line of vacated Mastenbrook Drive; thence South 14 degrees 11 minutes 14 seconds East 2,570.40 feet; thence South 1,939.44 feet more-or-less to the centerline of East Romence Road; thence East 1,325 feet more-or-less along the centerline of East Romence Road to the east right-of-way line of the Pennsylvania Railroad; thence North 7,960 feet along the east right-of-way line of the Pennsylvania Railroad to a point 2,729.25 feet South of the north line of Section 1, Town 3 South Range 11 West, said point being on the jurisdictional line with the City of Kalamazoo; thence East to the centerline of South Sprinkle Road; thence South along the centerline of South Sprinkle Road to the centerline of East Milham Avenue, said point being on the north line of Section 12, Town 3 South Range 11 West; thence North 89 degrees 39 minutes 38 seconds East 1,105.50 feet along the centerline of East Milham Avenue; thence South 00 degrees 00 minutes 00 seconds East 693 feet; thence East 903.59 feet parallel with the north line of Section 12; thence North 393 feet parallel to the east line of Section 12; thence East 264 feet parallel with the north line of Section 12; thence North 300 feet parallel to the east line of Section 12 to the north line of Section 12; thence East 66 feet along the north line of Section 12; thence South 300 feet parallel to the east line of Section 12; thence East 309.5 feet more-or-less parallel to the north line of Section 12 to the east city limits line of the City of Portage; thence South along the east city limits line of the City of Portage to the centerline of Bishop Avenue, said line also being the north line of Section 3, Town 3 South Range 11 West; thence West along the centerline of Bishop Avenue, also being the north line of Section 3, to a point North 89 degrees 33 minutes 00 seconds East 722.46 feet from the north $\frac{1}{4}$ post of Section 3; thence South 01 degrees 22 minutes 15 seconds West 2,660.8 feet to the east & west $\frac{1}{4}$ line of Section 3; thence North 89 degrees 45 minutes 30 seconds West 730.48 feet to the north & south quarter line of Section 3, said point also being the centerline of South Sprinkle Road; thence South 5,336 feet more-or-less along said north & south $\frac{1}{4}$ line and the centerline of South Sprinkle Road to the intersection with the centerline of Zylman Avenue; thence West 5,649 feet more-or-less along the centerline of Zylman Avenue to the intersection with the centerline of Portage Road; thence Northeasterly 2,674 feet more-or-less along the centerline of Portage Road to the intersection with the centerline of East Centre Avenue, said point being the south $\frac{1}{4}$ post of Section 14, Town 3 South Range 11 West; thence North 348.52 feet along the centerline of Portage Road; thence West 548 feet parallel with the south line of Section 14; thence North 459.5 feet parallel to the north and south $\frac{1}{4}$ line of Section 14; thence West 12 feet parallel with the south line of Section 14; thence North 192 feet parallel to the north and south $\frac{1}{4}$ line of Section 14; thence East 15.5 feet parallel with the south line of Section 14; thence North 129 feet parallel to the north and south $\frac{1}{4}$ line of Section 14; thence West 297 feet parallel with the south line of Section 14; thence North 69 feet parallel to the north and south $\frac{1}{4}$ line of Section 14; thence West 1,784.64 feet parallel with the south line of Section 14; thence North 132 feet parallel to the north and south $\frac{1}{4}$ line of Section 14; thence North 150.35 feet more-or-less along the east line of Section 15 to the northerly line of a parcel of land owned by Consumers Energy Company; thence North 52 degrees 08 minutes 15 seconds 1605.84 feet to the east line of Lovers Lane; thence North 90 degrees 00 minutes 00 seconds West to the centerline of Lovers Lane; thence North 2,845.5 feet more-or-less along the centerline of Lovers Lane to the intersection with the centerline of Romence Road Parkway; thence North along the centerline of Lovers Lane to a point west of the southwest corner of Lot 85 of the Plat of PORTAGE HEIGHTS; thence East to the west line of Lot 85 of PORTAGE HEIGHTS; thence North 72 feet along the west line of Lot 85 of PORTAGE HEIGHTS; thence East 550 feet parallel with the south line of Lot 85 of PORTAGE HEIGHTS; thence North 600.93 feet more-or-less parallel with the west line of the Plat of PORTAGE HEIGHTS to the north line of Lot 88 of PORTAGE

HEIGHTS; thence West 550 feet along the north line of Lot 88 of PORTAGE HEIGHTS to the northwest corner of Lot 88, said point being on the east line of Lovers Lane; thence West 33 feet more-or-less along the extension of the north line of Lot 88 of PORTAGE HEIGHTS to the centerline of Lovers Lane; thence South along then centerline of Lovers Lane to a point 310.45 feet North of the south line of Section 10, Town 3 South Range 11 West; thence West 33 feet more-or-less to the west line of Lovers Lane; thence West 165 feet; thence North 65.51 feet parallel to the west line of Lovers Lane; thence West 594 feet; thence North 264 feet; thence West 546.3 feet to the centerline of the Portage Creek; thence Northerly 4,328 feet more-or-less along the centerline of the Portage Creek to a point on the north line of the south 2,090.8 feet of the northeast $\frac{1}{4}$ of Section 10, Town 3 South Range 11 West; thence East to the centerline of Lovers Lane; thence Northerly 558 feet more-or-less along the centerline of Lovers Lane to the north line of Section 10, Town 3 South Range 11 West and the point of beginning.

Excluding from the above description: Beginning at the northeast corner of Lot 4 of the Plat of PORTAGE HEIGHTS; thence South 189.69 feet along the east line of Lot 4 to the southeast corner of Lot 4 of PORTAGE HEIGHTS, said point also being the northeast corner of Lot 35 of PORTAGE HEIGHTS; thence South 193.8 feet along the east line of Lot 35 to the southeast corner of Lot 35 of PORTAGE HEIGHTS; thence South 27.5 feet along the extension south of the east line of Lot 35 to the centerline of Lansing Avenue; thence West 132 feet along the centerline of Lansing Avenue; thence South 27.5 feet to the northeast corner of Lot 44 of PORTAGE HEIGHTS; thence South 194.04 feet along the east line of Lot 44 to the southeast corner of Lot 44, said point being on the south line of the Plat of PORTAGE HEIGHTS; thence West 858 feet along the south line of the Plat of PORTAGE HEIGHTS to the southwest corner of Lot 57 of PORTAGE HEIGHTS; thence West 25 feet along the westerly extension of the south line of PORTAGE HEIGHTS to the centerline of Linneman Avenue; thence South 665.67 feet along the centerline of Linneman Avenue to the intersection with the centerline of Kromdyke Avenue; thence West 1325.47 feet along the centerline of Kromdyke Avenue to the intersection with Gertrude Drive; thence North 99 feet along the centerline of Gertrude Drive, said point being on the easterly extension of the south line of the north 66 feet of Lot 89 of PORTAGE HEIGHTS; thence West 33 feet to the west line of Gertrude Drive, said point being on the east line of Lot 89; thence West 617.45 feet parallel to the south line of Lot 89 of PORTAGE HEIGHTS; thence North 561 feet parallel to the west line of Gertrude Drive to the north line of Lot 92 of PORTAGE HEIGHTS, said point also being on the south line of Lot 95 of PORTAGE HEIGHTS; thence West 175 feet along the north line of Lot 92 of PORTAGE HEIGHTS; thence North 627 feet parallel to the west line of Gertrude Drive to the north line of Lot 95 of PORTAGE HEIGHTS, said point also being on the south line of Ramona Avenue; thence North to the centerline of Ramona Avenue; thence East 3,222.44 feet more-or-less along the centerline of Ramona Avenue to the northerly extension of the east line of Lot 4 of PORTAGE HEIGHTS; thence South along the northerly extension of the east line of Lot 4 of PORTAGE HEIGHTS to the northeast corner of Lot 4 of PORTAGE HEIGHTS to the point of beginning for this exclusion.

District 98

Land located in the Southwest $\frac{1}{4}$ of Section 3, Town 3 South, Range 11 West, Described as follows: Commencing at the southwest corner of Section 3; thence South 89 degrees 19 minutes 05 seconds East 1,332.65 feet to the point of beginning; thence North 00 degrees 39 minutes 17 seconds East 2,253.92 feet to the southerly right-of-way line of I-94; thence Easterly 588.24 feet along the southerly right-of-way line of I-94 described as being along a curve to the left having a radius of 6,345.45 feet, a central angle of 05 degrees 18 minutes 41 seconds and a chord bearing North 84 degrees 14 minutes 24 seconds East 588.03 feet; thence South 08 degrees 24 minutes 57 seconds East 50 feet along the southerly right-of-way line of I-94; thence Easterly 511.31 feet along the southerly right-of-way line of I-94 described as being along a curve to the left having a radius of 6,395.45 feet, a central angle of 04 degrees 34 minutes 51 seconds and a chord bearing North 79 degrees 17 minutes 37 seconds East 511.81 feet; thence South 52 degrees 21 minutes 52 seconds East 235.31 feet along the southerly right-of-way line of I-94 to the westerly right-of-way line of the Norfolk Southern Railway Company (formerly being the New York Central Railroad and formerly being the Lake Shore and Michigan Southern Railroad); thence easterly 100 feet more-or-less along the southerly right-of-way line of I-94 to the easterly right-of-way line of the Norfolk Southern Railway Company (formerly being the New York Central Railroad and formerly being the Lake Shore and Michigan Southern Railroad); thence North 00 degrees 13 minutes 42 seconds West along said easterly right-of-way line to an angle point in the southerly right-of-way line of I-94; thence North 36 degrees 34 minutes 46 seconds East 130.12 feet along the southerly right-of-way line of I-94; thence Northeasterly 152.08 feet along the southerly right-of-way line of I-94 described as being along a curve to the right having a radius of 8,195.94 feet and a chord bearing North 72 degrees 45 minutes 07 seconds East 152.07 feet; thence Northeasterly 132.96 feet along the southerly right-of-way line of I-94 described as being along a curve to the right having a radius of 8,195.94 feet and a chord bearing North 71 degrees 45 minutes 20 seconds East 132.95 feet; thence Northeasterly 104.87 feet along the southerly right-of-way line of I-94 described as being along a curve to the right having a radius of 8,195.94 feet and a chord bearing North 70 degrees 55 minutes 28 seconds East 140.87 feet; thence South 60 degrees 33 minutes 47 seconds East 65.16 feet; thence North 57 degrees 15 minutes 31 seconds East 32.50 feet; thence South 40 degrees 27 minutes 27 seconds East 12.60 feet; thence South 76 degrees 28 minutes 58 seconds East 10.65 feet; thence North 76 degrees 41 minutes 22 seconds East 23.74 feet; thence South 76 degrees 15 minutes 04 seconds East 11.90 feet; thence South 34 degrees 30 minutes 55 seconds East 6.51 feet; thence North 83 degrees 47 minutes 52 seconds East 13.85 feet; thence North 06 degrees 12 minutes 08 seconds West 5.73 feet; thence North 83 degrees 47 minutes 52 seconds East 37.68 feet; thence South 75 degrees 55 minutes 55 seconds East 47.99 feet; thence South 58 degrees 01 minutes 48 seconds East 49.96 feet; thence South 21 degrees 34 minutes 59 seconds East 74.71 feet; thence South 08 degrees 02 minutes 21 seconds East 67.14 feet; thence South 01 degrees 48 minutes 12 seconds East 33.97 feet; thence South 23 degrees 13 minutes 47 seconds East 65.80 feet; thence South 17 degrees 12 minutes 57 seconds East 131.49 feet; thence North 83 degrees 28 minutes 57 seconds East 51.47 feet; thence North 64 degrees 54 minutes 57 seconds East 51.86 feet; thence North 57 degrees 52 minutes 19 seconds East 23.27 feet; thence North 35 degrees 37 minutes 54 seconds East 86.53 feet; thence South 82 degrees 13 minutes 35 seconds East 19.92 feet; thence South 53 degrees 42 minutes 31 seconds East 16.09 feet; thence South 07 degrees 15 minutes 15 seconds East 28.23 feet; thence South 34 degrees 01 minutes 35 seconds East 94.61 feet; thence South 613.30 feet perpendicular to the south line of Section 3; thence South 46 degrees 39 minutes 20 seconds West 207.77 feet; thence South 39 degrees 00 minutes 26 seconds East 117.50 feet; thence South 26 degrees 13 minutes 53 seconds West 89.90 feet; thence South 20 degrees 10 minutes 05 seconds West 136.27 feet; thence East to the centerline of Portage Creek; thence Southerly along the centerline of Portage Creek to the south line of Section 3; thence West along the south line of Section 3 to a point South 89 degrees 19 minutes 05 seconds East 1,332.65 feet from the southwest corner of Section 3, said point also be the point of beginning.

District 99

Land located in Section 1, Town 3 South Range 11 West, Described as follows: Commencing at the northeast corner of Section 1; thence South 00 degrees 23 minutes 15 seconds East, historically listed as South 00 degrees 03 minutes 16 seconds East, 1,667.78 feet along the east line of the northeast fractional $\frac{1}{2}$ of Section 1 to the south line of the north 10 acres of southeast $\frac{1}{4}$ of the northeast $\frac{1}{4}$ of Section 1; thence South 88 degrees 34 minutes 22 seconds West 1,292.86 feet more-or-less along said south line to the center line of Meredith Street right-of-way; thence North along the centerline of Meredith Street right-of-way to a point 328.90 feet north of the southeast corner of the northwest fractional $\frac{1}{4}$ of the northeast fractional $\frac{1}{4}$ of Section 1; thence West 580 feet; thence North 701.96 feet; thence East 800.25 feet parallel with the north line of Section 1; thence South 86.5 feet to a point 433 feet south of the north line of Section 1; thence West 1,256.80 feet parallel with the north line of Section 1 to the east right-of-way line of the Pennsylvania Railroad; thence North 433 feet along the east right-of-way line of the Pennsylvania Railroad to the north line of Section 1; thence East along the north line of Section 1 to the northeast corner of Section 1 and the point of beginning.

District 100

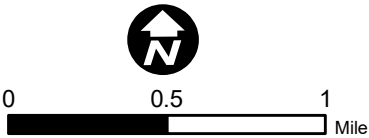
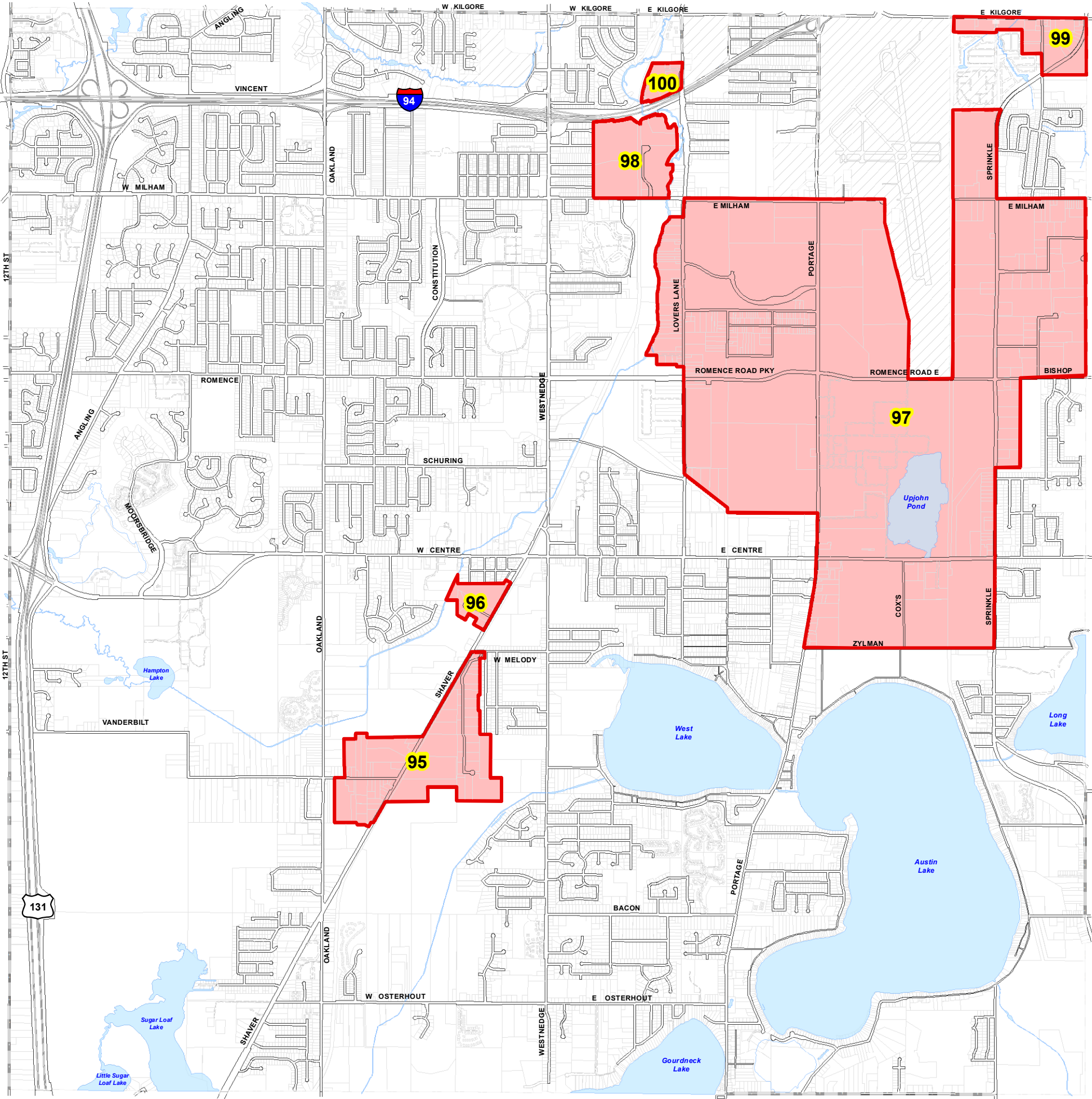
Land located in Section 3, Town 3 South Range 11 West, Described as follows: Commencing at the north $\frac{1}{4}$ post of Section 3; thence East 1,205.15 feet to the northeasterly extension of the west right-of-way line of Lovers Lane; thence South 1,449.46 feet (recorded as 1,450.26 feet) to the point of beginning; thence South along the west right-of-way line of Lovers Lane to the northerly right-of-way line of I-94; thence Southwesterly along the northerly right-of-way line of I-94 to its intersection with the easterly line of the Norfolk Southern Railway Company (formerly being the New York Central Railroad and formerly being the Lake Shore and Michigan Southern Railroad) right-of-way; thence Northeasterly 1,250 feet more-or-less along the easterly line of the New York Central Railroad (formerly Lake Shore and Michigan Southern Railroad) right-of-way to the north line of the Southwest $\frac{1}{4}$ of the Northeast fractional $\frac{1}{4}$ of Section 3; thence Easterly 839.63 feet more-or-less to the west right-of-way line of Lovers Lane and the point of beginning.



District Number 90 Proposed IDD Districts

**Previous Proposed Blanket
IDD District Boundaries**

(From Jan. 9, 2024 Public
Hearing, For Comparison
Purposes Only)



Date: 11/22/2023

TO: Honorable Mayor and City Council

FROM: Pat McGinnis, City Manager

SUBJECT: Proposed street name change from "Live Oak Trail" to "Montego Bay Street"

SUPPORTING PERSONNEL: Peter Dame, Chief Development Officer

ACTION RECOMMENDED: Subsequent to the public hearing, approve the change of street name from "Live Oak Trail" to "Montego Bay Street" in the Oaks plat and authorize the City Manager to execute all documents related to this action on behalf of the city.

On May 11, 2021, the City Council approved the Preliminary Plat for The Oaks Phase 2, allowing the developer, Westview Capital LLC, to proceed with detailed engineering plans. On May 9, 2023, the City Council approved the Final Preliminary Plat (engineering plans) for The Oaks Phase 2, allowing the developer to proceed with public improvement construction. The developer has completed all required public improvements except for the installation of concrete sidewalks, pavement markings, and street trees. These remaining items are to be completed by March 2026. On March 5, 2024, the City Council approved Final Plat (public infrastructure acceptance) for The Oaks Phase 2, with the condition that sidewalks, pavement markings, and street trees be installed by March 5, 2026. Receiving final plat approval from the Council will enable the developer to submit the plat to the State of Michigan for review and approval. Once approved by the state, the developer can begin selling lots and building houses.

Street Name Change Recommendation

The Oaks Phase 1 Final Plat (public infrastructure acceptance) was approved by the City Council on March 8, 2022, consisting of two new streets (Heartwood Court and Live Oak Trail). Public infrastructure has been constructed, and 20 new homes have been built between 2021-2023.

Live Oak Trail was established at the temporary dead-end of Phase 1. During the review of Phase 1, it was not known if the future Live Oak Trail would extend entirely southward to connect to Montego Bay Street (see the attached Final Plat of The Oaks Phase 1). However, this connection was reviewed and approved in the Preliminary Plat of Phase 2 on May 11, 2021, and the Final Preliminary Plat (engineering plans) of Phase 2 on May 9, 2023. During the current review of the Final Plat (public infrastructure acceptance) of Phase 2, staff determined that creating a new continuous street with Live Oak Trail as a name for one segment and Montego Bay Street for the rest would be problematic. A street that changes names in the middle of the block will confuse visitors and delivery services, and is of concern to the Public Safety Department for its dispatchers and emergency responders. As shown within Phase 2 (see the attached Final Plat of Phase 2), Live Oak Trail changes to Montego Bay Street at the intersection of Schumard Avenue. To prevent confusion, staff recommends a change in the entire length of the street name of Live Oak Trail within both Phase I and Phase II to Montego Bay Street.

The proposed street name change would result in changing the addresses of three finished properties (Lots 4, 5, and 20), two of which are owner-occupied. The other is developer-owned and is currently leased. If the street name of Montego Bay were changed instead, it would affect many more addresses. Concern about the same street having two names was first raised by one of the owners of a house on Montego Bay Street.

Proposed Address Changes

The proposed address changes resulting from the potential street name change for the affected occupied properties are as follows:

Lot Number	Existing Address	Proposed Address
Lot 4	7119 Live Oak Trail	7119 Montego Bay Street
Lot 5	7141 Live Oak Trail	7141 Montego Bay Street
Lot 20	7158 Live Oak Trail	7158 Montego Bay Street

Street Name Change Procedure

Under the Land Division Act (MCL 560.256), when a municipality changes by resolution or ordinance the name of an existing street or alley, the clerk of the municipality within 30 days shall record a certified copy with the Register of Deeds, giving the name of the plat or plats affected, and shall send a copy to the Director of the Department of Energy, Labor, and Economic Growth. Until recorded, the ordinance or resolution shall not have force or effect. A public hearing needs to be held by the City Council with regard to a street name change.

The City Clerk office has fulfilled the above public notice requirements and mailed notices to everyone living on Montego Bay Street and Live Oak Trail.

Recommendation

It is therefore recommended that City Council approve the change of street name from “Live Oak Trail” to “Montego Bay Street” in the Oaks plat, subsequent to the public hearing and authorize the City Manager to execute all documents related to this action on behalf of the city.

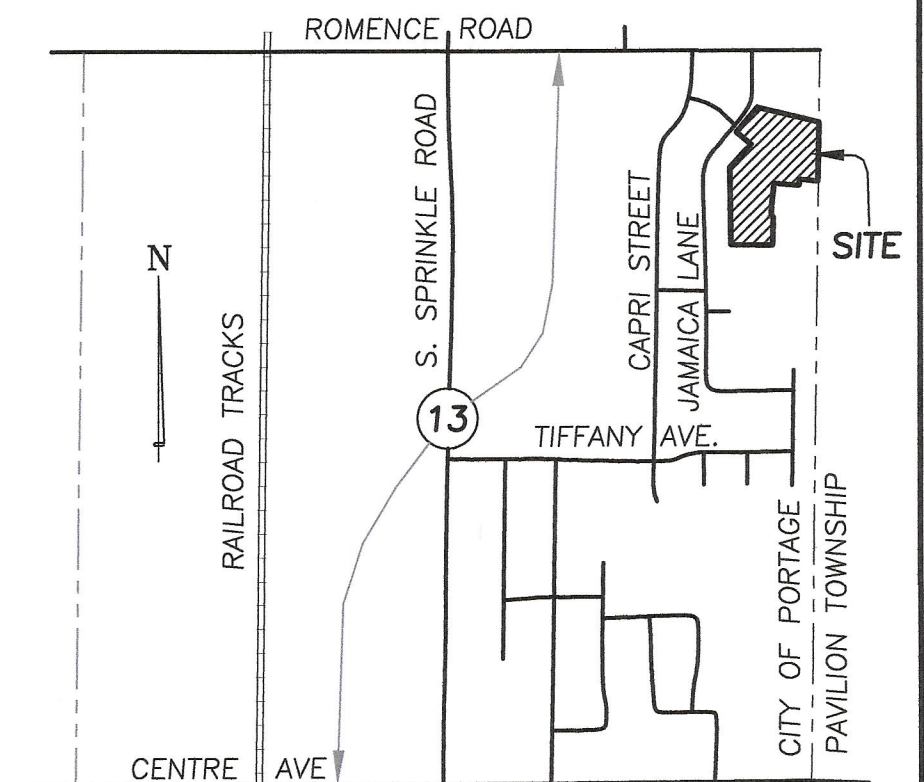
FUNDING: Not Applicable

Attachments:

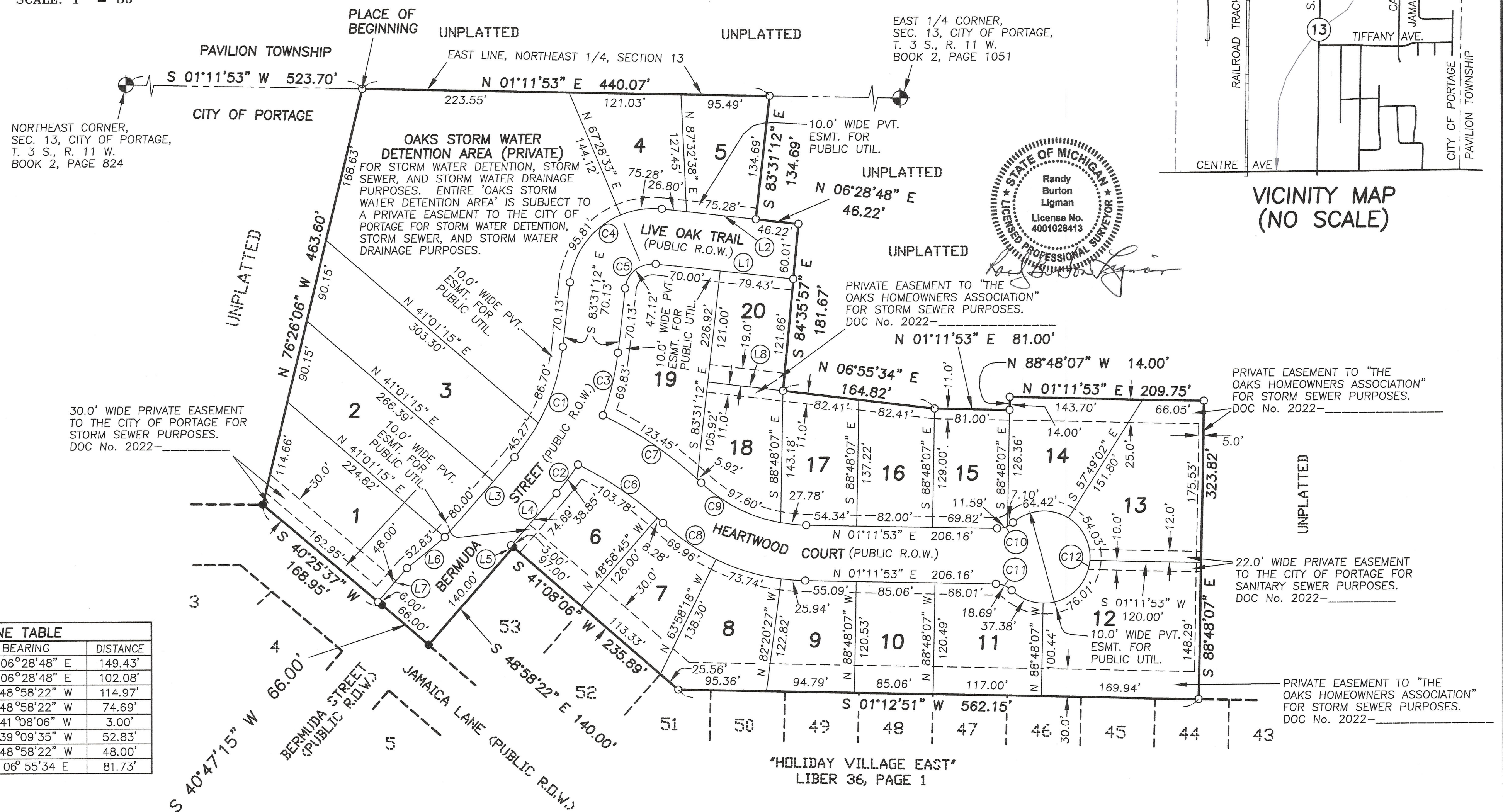
1. The Oaks Phase I - Live Oak Trail
2. The Oaks Phase II - Montego Bay Street
3. Resolution street name change Live Oak Trail to Montego Bay Street

4. Resident Comment - 7158 Live Oak Trail
5. Resident comment - Live Oak Trail to Montego Bay Street

PART OF THE NORTHEAST 1/4 OF SECTION 13,
TOWN 3 SOUTH, RANGE 11 WEST, CITY OF PORTAGE,
KALAMAZOO COUNTY, MICHIGAN



VICINITY MAP (NO SCALE)



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 06°28'48" E	149.43'
L2	N 06°28'48" E	102.08'
L3	N 48°58'22" W	114.97'
L4	N 48°58'22" W	74.69'
L5	S 41°08'06" W	3.00'
L6	N 39°09'35" W	52.83'
L7	N 48°58'22" W	48.00'
L8	N 06° 55' 34 E	81.73'

CURVE TABLE				
CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD
C1	132.63'	220.00'	34°32'27"	S 66°14'59" E 130.63'
C2	38.85'	280.00'	07°56'57"	S 52°57'14" E 38.82'
C3	69.83'	280.00'	14°17'21"	S 76°22'32" E 69.65'
C4	141.37'	90.00'	90°00'00"	N 38°31'12" W 127.28'
C5	47.12'	30.00'	90°00'00"	N 38°31'12" W 42.13'
C6	112.06'	370.00'	17°21'08"	S 34°46'51" W 111.63'
C7	129.37'	430.00'	17°14'18"	S 34°50'16" W 128.88'
C8	169.64'	230.00'	42°15'32"	S 22°19'39" W 165.82'
C9	125.38'	170.00'	42°15'32"	S 22°19'39" W 122.56'
C10	18.69'	25.00'	42°50'00"	S 20°13'07" E 18.26'
C11	18.69'	25.00'	42°50'00"	S 22°36'53" W 18.26'
C12	231.84'	50.00'	265°40'01"	N 88°48'07" W 73.33'

I, RANDY B. LIGMAN, PROFESSIONAL SURVEYOR, CERTIFY:
THAT, PURSUANT TO SECTION 560.101 TO 560.293, THIS IS
A TRUE COPY OF THE FINAL PLAT OF "THE OAKS", AND
THAT THE FINAL PLAT IS SUBJECT TO THE APPROVAL OF EACH
OF THE FOLLOWING AGENCIES (WHOSE APPROVAL IS REQUIRED
UNDER SECTION 560.101 TO 560.293): THE KALAMAZOO COUNTY
DRAIN COMMISSIONER; THE KALAMAZOO COUNTY TREASURER;
THE CITY OF PORTAGE TREASURER; THE CITY OF PORTAGE; AND
THE KALAMAZOO COUNTY PLAT BOARD.

SIGNATURE: Paul Burton Loria DATE: 03/03/2022

- 1) ALL DIMENSIONS SHOWN ARE IN FEET.
- 2) ALL CURVE DIMENSIONS SHOWN ARE ARC MEASUREMENTS.
- 3) CONCRETE MONUMENTS HAVE BEEN PLACED AT ALL CORNERS MARKED "O". CONCRETE MONUMENTS CONSIST OF A 1/2 INCH DIAMETER STEEL ROD ENCASED IN A 4 INCH DIAMETER CONCRETE CYLINDER WHICH IS 36" LONG.
- 4) ALL LOT CORNERS HAVE BEEN MARKED WITH A 1/2 INCH DIAMETER BY 24 INCH LONG STEEL ROD.
- 5) THE BEARINGS SHOWN HEREON WERE ESTABLISHED FROM "HOLIDAY VILLAGE EAST" AS RECORDED IN LIBER 36 OF PLATS, PAGE 1, KALAMAZOO COUNTY RECORDS.
- 6) (R) INDICATES THAT A LOT LINE IS RADIAL. LINES NOT MARKED ARE NON-RADIAL.
- 7) FOUND CONCRETE MONUMENT IS MARKED "●". FOUND CONCRETE MONUMENT CONSISTS OF A 1/2 INCH DIAMETER STEEL ROD ENCASED IN A 4 INCH DIAMETER CONCRETE CYLINDER.

**RESOLUTION
CITY OF PORTAGE, MICHIGAN
RESOLUTION TO RENAME LIVE OAK TRAIL
IN THE CITY OF PORTAGE, MICHIGAN**

Minutes of a regular meeting of the City Council for the City of Portage, Michigan held on _____, 2024 at 6:00 p.m. local time at City Hall in the City of Portage, Michigan.

PRESENT: _____

ABSENT: _____

The following resolution was offered by:

COUNCILMEMBER:_____ and supported by

COUNCILMEMBER:_____.

WHEREAS, the City Council believes that the renaming of Live Oak Trail is in the City's best interest as the street will become a continuous street with Montego Bay Street following the approval of the final subdivision plat for the Oaks Phase 2; and

WHEREAS, a public hearing was held on April 9, 2024, to give interested persons the opportunity to be heard.

NOW, THEREFORE, BE IT RESOLVED that Live Oak Trail shall be renamed "Montego Bay Street".

BE IT FURTHER RESOLVED, that the City Clerk shall cause a certified copy of this resolution to be recorded in the office of the Register of Deeds for Kalamazoo County, and another certified copy of this resolution to be sent to the Department of Licensing and Regulatory Affairs (LARA) and State Treasurer, State of Michigan.

ADOPTED: AYES: Councilmember _____

NAYS: Councilmember _____

ABSENT: Councilmember _____

Erica Eklov, City Clerk

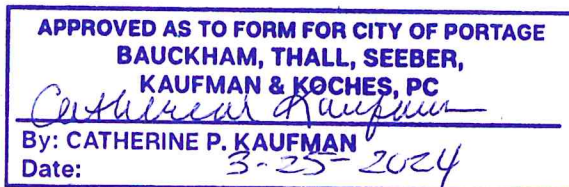
CERTIFICATION

STATE OF MICHIGAN)
)ss.
COUNTY OF KALAMAZOO)

I, the undersigned, the duly qualified and acting City Clerk of the City of Portage, Kalamazoo County, Michigan, do hereby certify that the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the City Council of said City, held on the April 9, 2024, the original of which resolution is on file in my office.

IN WITNESS WHEREOF, I have hereunto affixed my official signature this ____ day of _____, 2024.

Erica Eklov, City Clerk



Eric Feldt

From: Sukhpreet Singh <sukh7172singh@gmail.com>
Sent: Wednesday, January 31, 2024 12:56 PM
To: Eric Feldt
Subject: Re: City of Portage; Proposed street name; 7158 Live Oak Trail; Montego Bay

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: THIS EMAIL IS FROM AN EXTERNAL SENDER

Do not click on links or open attachments unless this is from a sender you know and trust.

Hello,

I am not in support of this street name changing decision because I have my own business I'm extremely busy in my life with my work and I'm a single

Person living in my house I barely took out of my time to change my newly moved house all the address and it took me almost a month in order to update my address

Now again I have to deal with all that address updates in my business it's not a easy for me at all
It's too complicated.

Even if they approve to change the street name, know I will never agree on this because it's gonna be really hard for me to do this over again

Thanks

On Wed, Jan 31, 2024 at 8:24 AM Eric Feldt <feldte@portagemi.gov> wrote:

Mr. Singh,

We spoke earlier this week about a proposed street name change that would affect you. The second subdivision phase in your neighborhood is nearing completion which consists of connecting Live Oaks Trail to Montego Bay street; thus, forming one continuous street. Staff finds it best for this street to consist of only one name for emergency services and delivery purposes. In the next few days, you will receive a City of Portage letter (same letter is attached in this email) explaining this proposed name change that, if approved, would result in the following change:

Your Existing House Address

[7158 Live Oak Trail](#)

Proposed House Address

7158 Montego Bay

I understand that if this is approved, you will need to make arrangements to inform delivery services, family/ friends, businesses, utility companies, etc. about your new address. We apologize for you needing to send address updates. The City will inform various entities such as local schools, USPS, City of Portage utility billing, Kalamazoo County, etc.

This proposed name change requires City Council review and vote, and provides public commenting during a future Council meeting (date is TBD). We will inform you of the date of this meeting so you can make any arrangements to attend and speak, if desired. In the meantime, you may email me any questions, concerns, or your position (support, oppose, neutral) of this proposed name change.

You may contact me by phone (see below) or email.

Sincerely,

Eric Feldt, AICP, CFM

City Senior Planner

Department of Community Development

City of Portage, MI

Ph: (269) 329-4471

Email: feldte@portagemi.gov

[City of Portage – Zoning Code](#)

CONFIDENTIALITY: Pursuant to the Electronic Communications Privacy Act of 1986, 18 U.S.C. Sec. 2510, et seq. (the "ECPA"), notice is given that the information or documents in this electronic message are legally privileged and confidential information, intended only for the use of the individual or entity to whom it is sent. If you are not the intended recipient, please be aware that any disclosure, distribution, use or copying of the contents of this message is prohibited. If you have received this message in error, notify the sender immediately by return mail or contact helpdesk@portagemi.gov and delete this message and any attachments from your system. Thank you.

From: [Matt Wagner](#)
To: [City Clerk](#)
Subject: Street name change - Live Oak Trail to Montego Bay Street
Date: Tuesday, April 2, 2024 4:28:38 PM

CAUTION: THIS EMAIL IS FROM AN EXTERNAL SENDER

Do not click on links or open attachments unless this is from a sender you know and trust.

Portage City Council:

Thank you for acknowledging that this street name change will cause a huge inconvenience for us and our 2 neighbors. In the business world there is usually some type of recompense for inconvenience caused. I would suggest lowering our property tax say \$500 in this summer's tax bill.

I am curious what the developer has to say about this as all the other street names refer to 'Oak Trees' so Montego Bay runs against the theme of a subdivision named "The Oaks"?

If you proceed with the street name-change please supply to the 3 parties affected a contact in the Portage office who is responsible for contacting various points of interest caused by this name change. I am referring to the mail service (I mentioned to our carrier and he knew nothing about this). Google Maps is another source that will need to be updated for example. I'm sure there are others like the utility companies?

The \$500 property tax credit would be greatly appreciated.

Thank you,
Matt Wagner
269-779-3949

TO: Honorable Mayor and City Council

FROM: Pat McGinnis, City Manager

SUBJECT: Presentation of 2024-2025 FY Proposed Budget

SUPPORTING PERSONNEL: Lauren VanderVeen, Finance Director

ACTION RECOMMENDED: Receive the presentation of the proposed FY 24-25 Budget

City Manager McGinnis and Finance Director VanderVeen will present the 2024-2025 Proposed Budget. A link to OpenGov will be provided and City Council is asked to review content and present questions during the following two-week period. There will be a public Work Session at 2:00 p.m. on Tuesday, April 23, 2024, when the detail will be more fully discussed and questions will be answered. A follow-up meeting is set for Tuesday, May 7, 2024, if necessary.

FUNDING: N/A

Attachments: None