

- 6:00 p.m. Call to Order.
- Moment of Silence.
- Pledge of Allegiance.
- Roll Call.
- Proclamations:
- Petitions and Statements of Citizens (3 mins. per speaker).
- A. Consent Agenda:
1. Approve the City Council Meeting Minutes of the:
 - a. Regular Meeting of March 11, 2025
 2. Approve the Accounts Payable Register of March 25, 2025, as presented.
 3. Authorize the City Administration to file for a general permit for the City of Portage Compost Site and authorize the City Manager to execute all documents related to this action on behalf of the city.
 4. Adopt Resolution No. 4 for the West Lake Management Program Special District No. 025-Q, setting a public hearing on the Assessment Roll for April 15, 2025.
 5. Award a construction contract for the South Westnedge Avenue Reconstruction project to Rieth Riley Construction Company, Incorporated, Kalamazoo, Michigan, in an amount not to exceed \$1,962,291.15 and authorize the City Manager to execute all documents related to the contracts on behalf of the city.
 6. Award a construction contract for the West Centre Avenue Traffic Signal Improvements project to Severance Electric Company, Kalamazoo, Michigan, in an amount not to exceed \$410,379.60 and authorize the City Manager to execute all documents related to the contracts on behalf of the city.
 7. Minutes of Boards & Commissions:
 - a. Environmental Board Minutes of January 8, 2025.
 - b. Historic District Commission of February 5, 2025.
 - c. Human Services Board Minutes of February 6, 2025.
 8. Materials Transmitted.
 9. Calendar of Meetings:
 - Historic District Commission: Wednesday, April 2 at 8:30 a.m. in Conference Room 1.
 - Park Board: Wednesday, April 2 at 6:30 p.m. at Parks & Rec Offices.
 - Human Services Board: Thursday, April 3 at 5:30 p.m. in Conference Room 1.
 - Planning Commission: Thursday, April 3 at 7:00 p.m. in the City Council Chambers.
 - Environmental Board: Wednesday, April 9 at 7:00 p.m. in Conference Room 1.
 - Youth Advisory Committee: Monday, April 14 at 5:30 p.m. in Conference Room 1.
 - Zoning Board of Appeals: Monday, April 14 at 7:00 p.m. in the City Council Chambers.
- B. Communications:
- C. Public Hearings:
1. Subsequent to the public hearing, consider adopting the City of Portage Brownfield Redevelopment Plan Application, with Brownfield Redevelopment Plan Amendment No. 13, Green Development Ventures, LLC, 9581 Oakland Drive and 8150 Creekside Drive.
- D. Regular Business Agenda:

1. Discuss bids received for City Attorney services and select a Council committee to review proposals.
 - E. Unfinished Business:
 - F. Council Committee Reports:
 - G. New Business:
 - H. Statements of City Council and City Manager.
- Adjournment.

CITY COUNCIL MEETING MINUTES FROM MARCH 11, 2025

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, Nicole Miller, Jihan Young, Mayor Pro Tem Jim Pearson, and Mayor Patricia Randall were present.

ABSENT: Councilmembers Victor Ledbetter and Terry Urban.

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 welcoming spring weather and celebrating unity. Following the moment of silence, Scout Troop 244 of Pathfinder Church led the Pledge of Allegiance.

PROCLAMATIONS:

75th Anniversary of Dianetics: Mr. Jeff Breedlove, Director of External Affairs of the Friends of L. Ron Hubbard Foundation, read the proclamation.

PETITIONS AND STATEMENTS OF CITIZENS:

1. Jordan Horn (Kalamazoo/Portage area) introduced himself as an associate professor at Kalamazoo Valley Community College with a Master of Psychology. He spoke against the proclamation based on his background in mental health education.
2. Richard Hewitt (2732 Kalarama) also spoke against the proclamation, noting his background as a school counselor and his education regarding mental health indicators.
3. Cheryl Lathrop (7142 Starbrook) also spoke against the proclamation. She questioned the process of how the proclamation was added and called for more transparency.
4. Jeff Breedlove (9101 B Drive North) noted his background in the local community as a former Western Michigan University student, and explained how Dianetics worked for him, and numerous people he knows as well. He thanked the Council for its willingness to acknowledge all viewpoints and diversity.

Mayor Randall stated the Council usually does not respond to citizen comments but asked the City Attorney to provide a statement regarding the city policy concerning proclamations and pronouncements. Attorney Kaufman clarified that the criteria and the process the City uses to feature proclamations were followed.

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. Motion by Pearson, seconded by Young, to approve the Consent Agenda as presented. Upon a roll call vote, motion carried 5 to 0.

Approval of Minutes: Motion by Pearson, seconded by Young, to approve the City Council Meeting Minutes of the Regular Meeting of February 25, 2025. Upon a roll call vote, motion carried 5 to 0.

Accounts Payable Register: Motion by Pearson, seconded by Young, to approve the Accounts Payable Register of March 11, 2025, as presented. Upon a roll call vote, motion carried 5 to 0.

Adoption of Bond Resolution: Motion by Pearson, seconded by Young, to adopt the Notice of Intent Resolution to fund construction of Fiscal Year 2024-2025 capital improvement projects, in the amount not to exceed \$3,700,000. Upon a roll call vote, motion carried 5 to 0.

Comprehensive Liability, Property, and Auto Fleet Insurance: Motion by Pearson, seconded by Young, to approve a one-year agreement for comprehensive liability, property, and auto fleet insurance through the Michigan Municipal Risk Management Authority (MMRMA) at a total cost not to exceed \$608,865 for the period March 1, 2025, to March 1, 2026, and authorize the Authorized Member Representative (City Manager) to execute all documents related to this action on behalf of the city. Upon a roll call vote, motion carried 5 to 0.

ADP Payroll Processing, Time and Attendance and Benefits Services: Motion by Pearson, seconded by Young, to approve the three-year pricing agreement with ADP, LLC, for electronic payroll processing, time and attendance and benefits software, and hosting for \$103,015 per year for the first two years and \$105,075 for the third year 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 5 to 0.

Computer Replacements: Motion by Pearson, seconded by Young, to approve the purchase of computing devices from CDW Government LLC for the amount of \$257,340.89, rescind the prior Council approval of purchasing the computing devices from BITS, Inc., 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 5 to 0.

South Westnedge Avenue Water Leak Investigation and Repair: Motion by Pearson, seconded by Young, to approve payment to Veolia Water Contract Operations USA, Incorporated, in the amount of \$111,736 for the South Westnedge Avenue water leak investigation and repair and authorize the City Manager to approve payment. Upon a roll call vote, motion carried 5 to 0.

Property Acquisition - 6510 Lovers Lane: Motion by Pearson, seconded by Young, to approve the purchase of 6510 Lovers Lane in the amount of \$1.00 and authorize the City Manager to execute all documents related to this purchase on behalf of the city. Upon a roll call vote, motion carried 5 to 0.

Act 381 Brownfield Plan - Allen Edwin Homes (9581 Oakland Drive & 8150 Creekside Drive): Motion by Pearson, seconded by Young, to accept the City of Portage Brownfield Redevelopment Plan Application, with Brownfield Redevelopment Plan Amendment No. 13, Green Development Ventures, LLC, 9581 Oakland Drive and 8150 Creekside Drive, and set a Public Hearing for March 25, 2025. Upon a roll call vote, motion carried 5 to 0.

AVB Development Agreement Exhibits for Stanwood Crossings: Motion by Pearson, seconded by Young, to authorize the City Manager to execute the Infrastructure Construction Management Agreement and approve the Master Home Building Agreement, and incorporate these documents as Exhibits B and C to the May 22, 2024, development agreement with AVB, LLC for the Stanwood Crossings project. Upon a roll call vote, motion carried 5 to 0.

City of Portage liaison to Kalamazoo County Central Dispatch Authority (KCCDA) Board of Directors: Motion by Pearson, seconded by Young, to appoint Public Safety Director Nicholas Arnold as the second City of Portage liaison to the Kalamazoo County Central Dispatch Authority (KCCDA) Board of Directors to replace Councilmember Ledbetter. Upon a roll call vote, motion carried 5 to 0.

Fiscal Year 2024-2025 Proposed Budget Review Schedule: Motion by Pearson, seconded by Young, to establish April 29, 2025, from 2:00 to 5:30 p.m. and May 13, 2025, from 2:00 to 5:30 p.m. (if needed) for review of the proposed Fiscal Year 2025-2026 Budget. Upon a roll call vote, motion carried 5 to 0.

Board & Commission Interviews: Motion by Pearson, seconded by Young, to set a Special Meeting for Tuesday, May 27, 2025, at 4:00 p.m. to review Board and Commission applicants. Upon a roll call vote, motion carried 5 to 0.

Minutes of Boards & Commissions: Motion by Pearson, seconded by Young, to receive the minutes of the Brownfield Redevelopment Corporation of October 25, 2024. Upon a roll call vote, motion carried 5 to 0.

Calendar of Meetings: Motion by Pearson, seconded by Young, to receive the Calendar of Meetings as presented. Upon a roll call vote, motion carried 5 to 0.

COMMUNICATIONS:

Presentation by Jane Ghosh, CEO of Discover Kalamazoo: As the City Council liaison to the Discover Kalamazoo Board of Directors, Councilmember Miller provided a bit of insight into the Discover Kalamazoo Organization and introduced CEO Jane Ghosh. Ms. Ghosh provided a presentation regarding tourism statistics on the City of Portage and surrounding area, and the efforts being placed toward developing a 'sports court' to boost tourism and serve local youth sports organizations.

Motion by Miller, seconded by Burns, to receive the presentation by Jane Ghosh, CEO of Discover Kalamazoo, regarding an update on tourism promotion in Portage. Upon a roll call vote, motion carried 5 to 0.

CCTA Articles of Incorporation Amendment Update: Motion by Burns, seconded by Young, to receive a communication from Kalamazoo County Clerk Meredith Place regarding a Resolution passed by the County Board of Commissioners amending the boundaries of the Central County Transportation Authority (CCTA), adding Comstock Township, Precinct 1 - Information Only. Upon a voice vote, motion carried 5 to 0.

PUBLIC HEARINGS:

West Lake Weed Management – 2025 to 2029 Application Program: Mayor Randall introduced the item and asked the City Manager to summarize the proposal. City Manager McGinnis relayed that the West Lake Improvement Association requested city assistance in creating a new 5-year special assessment district to manage aquatic plants in the lake, which has been renewed every five years since 1988. He noted that the Association coordinates the on-site work while the city oversees the collection of the assessments of which the city is included for 20 percent based on the land it owns along the lake. Seeing no questions from the Council, Mayor Randall opened the public hearing.

1. Pete Strazdas (2016 Ames Drive) spoke on behalf of the West Lake Improvement Association in favor of renewing the assessment.

As there were no other comments, motion by Pearson, seconded by Burns, to close the public hearing. Upon a voice vote, motion carried 5 to 0. Motion by Pearson, seconded by Burns, to adopt Resolution No. 3, for the West Lake Management Program Special District No. 025-Q. Upon a roll call vote, motion carried 5 to 0.

UNFINISHED BUSINESS:

Proposed Amendment to Citizen Advisory Board Attendance Ordinance: The Mayor asked the City Manager to summarize the background of the proposed amendment and the way any special

cases would be handled. The City Manager responded, and also acknowledged a communication from an current advisory board member expressing concern about the potential strictness the new policy.

Councilmember Burns stated the boards are burdened with the decision of determining an excused or unexcused absence, and noted the communication from a current advisory board member which highlighted the rule change could be detrimental to boards that meet infrequently.

Councilmember Young noted an increase in citizen applicants for city advisory boards and commissions and hoped to ensure everyone received an appointment that matched their interests and schedules.

Mayor Pro Tem Pearson noted the amendment offered by Councilmember Urban for special cases to be decided by the Council.

Councilmember Miller acknowledged the voluntary nature of citizen boards and commissions, but the new policy would provide better guidance to members while offering exceptions for those who need them.

Mayor Randall noted the original policy dated to 1983 and wanted to ensure better service to citizens needing prompt feedback from those on advisory boards.

Motion by Burns, seconded by Young, to adopt the proposed ordinance to amend the Code of Ordinances, Chapter 1, Article 7, Section 2-252 - Attendance at meetings; and, authorize the City Administration the update the City Council policy accordingly. Upon a roll call vote, motion carried 5 to 0.

Solicitor Permit Denial Appeal: Mayor Randall noted the background of the item and asked the City Manager for any updates. He relayed the provisions of the current ordinance.

Councilmember Young asked for an amendment to the ordinance by taking the decision from the Council and deferring it to the City Manager. She then addressed Ms. Hartman to explain that her upcoming vote would be based on the information from the Chief of Police, who had denied Ms. Hartman's initial application, and that, as a City Councilmember, she needed to decide based on the information provided. Councilmember Young expressed appreciation for the efforts by Ms. Hartman but reiterated her decision was based on information provided by the City Administration and the recommendation of the Chief of Police.

Councilmember Miller noted the comments by Councilmember Young and highlighted her difficulty in weighing all the aspects at hand. She stated that she needs to support both the citizens of the city, as well as those trying to improve themselves. Councilmember Miller echoed Councilmember Young's desire for a revision to the current ordinance to make future appeals an administrative matter.

Mayor Pro Tem Pearson asked the City Administration to return to the Council at a later date with suggested revisions to the ordinance.

Mayor Randall noted the ordinance dated from 1963 and explained why the appeal had been brought under the review and decision of the Council.

Motion by Burns, seconded by Pearson, to approve a Solicitor's Permit for Ms. Rishelle Hartman of Weed Man Lawncare. Upon a roll call vote, motion carried 4 to 1, with Councilmember Young voting no.

COUNCIL COMMITTEE REPORTS: Councilmember Burns provided an update regarding the Central County Transportation Authority annual meeting alongside the Kalamazoo County Transportation Authority. Motion by Pearson, seconded by Young, to receive the Council Committee Reports as presented. Upon a voice vote, motion carried 5 to 0.

STATEMENTS OF CITY COUNCIL AND CITY MANAGER: Councilmember Miller highlighted the Girl Scout Cookie Bake Off event, noting the positive influence Girl Scouting has provided for many women in leadership. She also noted the welcoming home ceremony of the 415th Civil Air Farers Battalion at the Zhang Portage Senior Center.

Councilmember Young highlighted the March *Portager* newsletter included the city's upcoming yard waste and bulk trash collection programs. She addressed citizen concerns regarding the Council's agenda publication schedule and answered the question of voting on proclamations prior to placing them on the agenda. She highlighted the warmer weather and outdoor recreation safety.

Councilmember Burns echoed Councilmember Young regarding Council transparency and clarified the differences between ordinances, resolutions, motions, and proclamations. He spoke regarding the proclamation edits to avoid endorsing an opinion but suggested another look at the proclamation policy would be warranted if similar issues arise. He closed by expressing his appreciation for citizens providing their opinions on the matter.

City Manager McGinnis thanked staff regarding the West Lake Weed Management special assessment coordination. He then acknowledged the board attendance policy and recognized most of the board and commission members regularly attend meetings. He closed regarding the proclamation matter.

Mayor Pro Tem Pearson echoed Councilmember Young's statement regarding voting on proclamations prior to their inclusion on the agenda. He noted the effort made in the continual renewal of the West Lake Weed Management assessment, which has seen approval every 5 years since the late 1980s.

Mayor Randall stated proclamations are not an endorsement but an exercise of the freedom of speech. She noted they were only included if they followed certain parameters and relayed prior proclamation topics and their function of providing a platform of awareness. She closed with mentioning Councilmember Miller and herself attended Public Safety ceremony recognizing a new firefighter and two promotions.

ADJOURNMENT: Mayor Randall adjourned the meeting at 7:09 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 March 25, 2025, 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, electronic payments and credit card payments. The attached Accounts Payable Register covers the period March 2, 2025, through March 15, 2025, and notes \$800,239.48 in automated clearing house payments, \$858,900.26 in paper checks, \$197,165.91 in auto-pay payments, \$2,929,131.35 in electronic payments and \$7,315.67 in credit card payments (February) for a grand total of \$4,792,752.67.

FUNDING: N/A

Attachments: 1. Accounts Payable Register of March 25, 2025

ACCOUNTS PAYABLE REGISTER
Check Dates From: 3/02/2025 to 3/15/2025

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Check Date	Check	Vendor Name	Description	Amount
Check Type: ACH Transaction				
03/07/2025	23609(A)	FIDELITY SECURITY LIFE INSURANCE CO	VISION INSURANCE	1,450.72
03/07/2025	23610(A)	GRAHAM, WILLIAM	PER DIEM & EXPS-EMU FIRE STAFF & COMMAND	1,141.97
03/14/2025	23611(A)	ABONMARCHE CONSULTANTS, INC	ENGINEERING SERVICES-MULT LOCS	23,566.10
03/14/2025	23612(A)	ALL CITY MANAGEMENT SERVICES, INC.	CROSSING GUARD CONTRACT	4,440.60
03/14/2025	23613(A)	ALRO STEEL CORPORATION	REPAIR & MAINTENANCE SUPPLIES	1,408.78
03/14/2025	23614(A)	AMAZON.COM SALES, INC.	TR SUP-FD; OFC FURN-PR; OP & FITNESS SUP-PZSC	5,247.74
03/14/2025	23615(A)	VOID		0.00
03/14/2025	23616(A)	VOID		0.00
03/14/2025	23617(A)	AMERICAN SAFETY & FIRST AID	FIRST AID SVC CALL & SUPPLIES	113.42
03/14/2025	23618(A)	ANIMAL REMOVAL SERVICE, LLC	ANIMAL REMOVAL SERVICES	1,800.00
03/14/2025	23619(A)	AXON ENTERPRISES, INC.	ANNU CONTRACT BODY-WORN CAM, IN-CAR VIDEO	162,955.76
03/14/2025	23620(A)	BARRON, DIANE E	PZSC TAP CLASS INSTRUCTOR	120.00
03/14/2025	23621(A)	BAUCKHAM, THALL, SEEBER, KAUFMAN	ATTORNEY FEES MARCH 2025	19,750.32
03/14/2025	23622(A)	BEST WAY DISPOSAL, INC.	CURBSIDE RECYCLING PROGRAM	65,622.97
03/14/2025	23623(A)	BOGARD, SCOTT T	PER DIEM-EFC LEVEL 2 INSTRUCTOR CERT COURSE	242.00
03/14/2025	23624(A)	BRISTOL, ABIGALE	TERRA TALKS INVASIVE SPECIES LECTURE	150.00
03/14/2025	23625(A)	C D W GOVERNMENT, INC.	EPB PRECINCT LAPTOP COMPUTERS	19,232.09
03/14/2025	23626(A)	CARLETON EQUIPMENT CO.	REPLACEMENT DOOR FOR LOADER	3,631.32
03/14/2025	23627(A)	CHARTER COMMUNICATIONS	CABLE TV	373.72
03/14/2025	23628(A)	CORMIER, STEVEN PAUL	PZSC WOMEN'S SELF DEFENSE INSTRUCTOR	400.00
03/14/2025	23629(A)	COX, ELISA ROSE	PZSC FIT ORIENTATION, SUPERVISOR FITNESS	375.00
03/14/2025	23630(A)	CROWN TROPHY	NAME TAGS & PUBLIC PLAQUE	75.00
03/14/2025	23631(A)	DEARBORN LIFE INSURANCE COMPANY	LIFE, LTD, AND STD INSURANCE	11,547.48
03/14/2025	23632(A)	DEPATIE FLUID POWER CO., INC.	HYDRAULIC REPAIRS	1,190.51
03/14/2025	23633(A)	ENG., INC.	AUSTIN LAKE TRAIL A&E DESIGN	14,277.50
03/14/2025	23634(A)	ENGINEERED PROTECTION SYSTEMS, INC.	ALARM MONITORING	433.26
03/14/2025	23635(A)	ESCAPE FIRE & SAFETY SERVICES, INC.	FLEET/EQUIPMENT REPAIR	2,842.01
03/14/2025	23636(A)	EVANS, JESSICA	PZSC PARKINSONS EXERCISE GROUP INSTRUCTOR	875.00
03/14/2025	23637(A)	GABRIELLI, CARLIN	PER DIEM-SCHOOL OF POLICE STAFF & COMMAND	407.00
03/14/2025	23638(A)	GLOBAL EQUIPMENT CO., INC.	MISC BUILDING SUPPLIES	468.89
03/14/2025	23639(A)	GRAINGER INC	WATER FILL STATION, SAFETY SUPPLIES	2,364.87
03/14/2025	23640(A)	GRIFFIN PEST SOLUTIONS	PEST CONTROL SERVICES	251.00

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Check Dates From: 3/02/2025 to 3/15/2025

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Check Date	Check	Vendor Name	Description	Amount
03/14/2025	23641(A)	HELMER, TRAVIS	REIMB EXPS-SMEMSIC EMS IC CONFERENCE	492.42
03/14/2025	23642(A)	INTEGRAL PARTNERS LLC	ENGINEERING SERVICES-HAMPTON CREEK BOG	105.00
03/14/2025	23643(A)	J & H OIL COMPANY	BULK FUEL DELIVERY	27,499.24
03/14/2025	23644(A)	JB PRINTING	PZSC MARCH/APRIL NEWSLETTER 2025	6,497.97
03/14/2025	23645(A)	KALAMAZOO PICKLEBALL	PZSC KALAMAZOO PICKLEBALL CLINIC	75.00
03/14/2025	23646(A)	KAUFMAN, PATRICE	PZSC HEALTHY FITNESS INSTRUCTOR	250.00
03/14/2025	23647(A)	KEHOE, EDWARD J	PZSC TAI CHI & CHI GONG INSTRUCTOR	475.00
03/14/2025	23648(A)	KENDALL ELECTRIC, INC.	LIGHT POLES-LAKEVIEW PARK PROJ	13,721.53
03/14/2025	23649(A)	KENT COUNTY DPW	WASTE DISPOSAL RED MED/DRUG	90.00
03/14/2025	23650(A)	KURZAVA, MATTHEW STEPHEN	PZSC TAI CHI & PARKINSONS INSTRUCTOR	540.00
03/14/2025	23651(A)	KUSHNER & COMPANY, INC.	COBRA AND FSA ADMINISTRATION	325.91
03/14/2025	23652(A)	LANDS END	ADMIN UNIFORMS	108.97
03/14/2025	23653(A)	LAWSON PRODUCTS, INC	REPAIR & MAINTENANCE SUPPLIES	640.99
03/14/2025	23654(A)	LEATHERMAN, ROBERT	REIMB EXPS-SMEMSIC EMS IC CONFERENCE	582.60
03/14/2025	23655(A)	LIFEGUARD STORE	RAMONA PK BUOYS & RESCUE TUBES	1,018.81
03/14/2025	23656(A)	MACQUEEN EQUIPMENT, LLC	MSA GAS DETECTORS, REPAIR & MAINT SUP	9,413.50
03/14/2025	23657(A)	MATTISON, MEGAN	PZSC BAKING INSTRUCTOR	360.00
03/14/2025	23658(A)	MATTSON, NICHOLAS	PER DIEM-DEWOLF FTO PROGRAM	190.00
03/14/2025	23659(A)	MESMERIZE MEDIA, LLC	METRO BUS ADVERTISING PORTAGE POCKET PAY	4,200.00
03/14/2025	23660(A)	METRONET HOLDINGS LLC	TELEPHONE SERVICE	2,495.63
03/14/2025	23661(A)	MICHIGAN OFFICE ENVIRONMENTS	OFFICE FURNITURE	13,119.65
03/14/2025	23662(A)	MORRISON INDUSTRIAL EQUIPMENT	FORKLIFT TIRES	2,193.10
03/14/2025	23663(A)	MOTOR PARTS AND EQUIPMENT CORP	REPAIR & MAINTENANCE SUPPLIES	2,653.69
03/14/2025	23664(A)	MUNICIPAL EMERGENCY SERVICES INC	FIRE SCBA REPAIR & SUPPLIES	1,871.32
03/14/2025	23665(A)	NYE UNIFORM CO	FIRE/POLICE UNIFORMS	1,498.35
03/14/2025	23666(A)	O'BOYLE-COLWELL-BLALOCK & AS.	LAKEVIEW PARK PHASE 1 A&E SERVICES	1,218.75
03/14/2025	23667(A)	O'REILLY AUTO PARTS	MISC AUTO SUPPLIES	127.68
03/14/2025	23668(A)	ONSTAFF GROUP SERVICES LLC	TEMPORARY EMPLOYEE SERVICES	5,593.71
03/14/2025	23669(A)	ORBIS ENVIRONMENTAL CONSULTING, LLC	STANWOOD CROSSINGS - ARCHAEOLOGICAL SURV	4,281.00
03/14/2025	23670(A)	PARIS CLEANERS	LAUNDRY SERVICES	117.10
03/14/2025	23671(A)	PEARSON, GERALD	PARK FACILITY CLEANING	150.00
03/14/2025	23672(A)	PERCEPTIVE CONTROLS, INC.	SCADA MAINTENANCE SERVICES	10,457.58
03/14/2025	23673(A)	PLASKO, PATRICIA MARIE	PZSC FITNESS INSTRUCTOR BE MOVED, YOGA	720.00

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Check Date	Check	Vendor Name	Description	Amount
03/14/2025	23674(A)	PRINTING SERVICES INC	PRINTING SERVICES	9,523.63
03/14/2025	23675(A)	PROGRESSIVE AE, INC	TRAFFIC STUDIES	2,245.00
03/14/2025	23676(A)	PURITY CYLINDER GASES, INC	WELDING SUPPLIES	231.67
03/14/2025	23677(A)	QUADRANT II MARKETING, LLC	PZSC NEWSLETTER BILLING	2,950.00
03/14/2025	23678(A)	R W LAPINE INC.	SERVICE CALL - COMPRESSOR CONDENSER FAN	725.00
03/14/2025	23679(A)	REPUBLIC SERVICES OF WEST MICHIGAN	WASTE SERVICES FOR CITY FACILITIES	1,899.73
03/14/2025	23680(A)	REYNHOUT, BRENT	PER DIEM-ROCIC GANGS & NARCOTICS CONFERENCE	387.00
03/14/2025	23681(A)	RIETH-RILEY CONSTRUCTION CO., INC	COOLEY DRIVE RECONSTRUCTION PROJ	30,558.97
03/14/2025	23682(A)	ROE-COMM, INC.	FIRE RADIOS	5.00
03/14/2025	23683(A)	ROOT, KARLY	REIMB EXPS-INSURANCE TRAINING	81.69
03/14/2025	23684(A)	ROSE, SANDRA K.	PZSC FITNESS INSTRUCTOR CARDIO DRUMMING	400.00
03/14/2025	23685(A)	SEVERANCE ELECTRIC COMPANY, INC	TRAF SIG-CABINET EMERG REPLACEMENT	65,534.80
03/14/2025	23686(A)	SPC SPECIALTY PRODUCTS, LLC	AQUAPHALT - BUCKET PATCH	3,988.00
03/14/2025	23687(A)	STOUT, MELISSA JOY	PZSC FITNESS INSTRUCTOR CHAIR YOGA, BARR	600.00
03/14/2025	23688(A)	TMK WORLDWIDE, LLC	METER SERVICE	345.09
03/14/2025	23689(A)	TRUCK & TRAILER SPECIALTIES	VEHICLE PARTS & MAINTENANCE	1,851.60
03/14/2025	23690(A)	VEOLIA WATER CONTRACT OPERATIONS	WATER SVC LEAK INTO ABANDONED GAS MAIN	115,801.67
03/14/2025	23691(A)	WAYNE COUNTY APPRAISAL LLC	ASSESSING SERVICES 24-25 BUDGET	40,923.16
03/14/2025	23692(A)	WEST MICHIGAN INT'L LLC	MISC VEH REPAIRS & SUP/PARTS & LABOR	2,170.75
03/14/2025	23693(A)	WEST MICHIGAN STAMP & SEAL, INC	NAMEPLATES	60.00
03/14/2025	23694(A)	WIGHTMAN	ENGINEERING SVCS-MULT LOCATIONS	46,010.37
03/14/2025	23695(A)	WOLF, SARAH	PER DIEM-CHILD DEATH INVESTIGATION	200.00
03/14/2025	23696(A)	WOLVERINE LAWN SERVICES, INC.	SNOWPLOWING/CROSSWALK SERVICES	11,505.00
03/14/2025	23697(A)	WOLVERINE POWER SYSTEMS	GENERATOR MAINTENANCE	1,933.82
03/14/2025	23698(A)	ZHAO, BIQI	PER DIEM-2025 NATIONAL PLANNING CONFERENCE	468.00
Total ACH				800,239.48

Check Type: Paper

03/07/2025	330056	ALTSCHUL, DUSTIN	STATION 3 RENOVATION-DESIGN & DEV SVCS	3,000.00
03/07/2025	330057	DEVON TITLE AGENCY	7716 S WESTNEDGE AVE PROPERTY PURCHASE	5,500.00
03/07/2025	330058	PETTY CASH-KIM STEWART	REPLENISHMENT CHECK	237.53
03/07/2025	330059	WESTERN MICHIGAN UNIVERSITY	STATION 3 RENOVATION-SVC AGREEMENT	1,000.00
03/07/2025	330060	WILLIAMS, JUSTIN	REIMB EXPS-MME WINTER INSTITUTE	429.57

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Check Date	Check	Vendor Name	Description	Amount
03/14/2025	330061	A BETTER WAY TREE CARE LLC	TREE REMOVAL SERVICES	3,850.00
03/14/2025	330062	ACTION TRAFFIC MAINTENANCE	GUARDRAIL REPLACEMENT - PORTAGE ROAD	8,400.00
03/14/2025	330063	ADP SCREENING & SELECTION SERVICES	BACKGROUND SERVICES	215.94
03/14/2025	330064	ADVANTAX, INC.	OVER PMT WINTER TAX24 92022-084-A DBOR	37.42
03/14/2025	330065	ALLEGRA PRINT & IMAGING	PRINTING SERVICES	681.00
03/14/2025	330066	ALLEN EDWIN HOME BUILDERS LLC	BID BOND PAYMENT REFUND	45,170.96
03/14/2025	330067	VOID		0.00
03/14/2025	330068	VOID		0.00
03/14/2025	330069	VOID		0.00
03/14/2025	330070	VOID		0.00
03/14/2025	330071	VOID		0.00
03/14/2025	330072	VOID		0.00
03/14/2025	330073	VOID		0.00
03/14/2025	330074	ALLIED MECHANICAL SERVICE	HVAC SERVICES-MULT LOCS	2,596.00
03/14/2025	330075	AMERICAN FLOOR MATS	ENTRANCE MATS-PARKS OFFICE LOBBY	949.27
03/14/2025	330076	AMERICAN PUBLIC WORKS ASSOC.	MEMBERSHIP RENEWALS	3,218.00
03/14/2025	330077	BANGARUSAMY, SARANYA	PZSC RENTAL SECURITY DEPOSIT REFUND	250.00
03/14/2025	330078	BAY AREA TOUCHLESS CARWASH LLC	CAR WASHES	570.00
03/14/2025	330079	BEACON ATHLETICS	LINE CHALKER & BASE PLUGS-SWP SOFTBALL FIELDS	1,086.00
03/14/2025	330080	BLAIN SUPPLY, INC.	MISC MAINT SUPPLIES	87.98
03/14/2025	330081	BLUE CROSS/BLUE SHIELD OF MICH	HEALTH INSURANCE	978.12
03/14/2025	330082	BONNEMA, BARBARA	SCHRIER FEES & DEPOSIT REFUND	630.00
03/14/2025	330083	BROWN, GREG	WHEEL ALIGNMENT	85.00
03/14/2025	330084	CENTRAL MICHIGAN PAPER COMPANY	COPY PAPER	48.50
03/14/2025	330085	CHARTER COMMUNICATIONS	INTERNET SERVICES FOR DB	100.00
03/14/2025	330086	CHICAGO TITLE OF MI	OVER PMT FINAL UTILITY BILL	196.67
03/14/2025	330087	CHICAGO TITLE OF MICHIGAN, INC.	CDBG - TITLE SEARCH	150.00
03/14/2025	330088	CITY OF KALAMAZOO TREASURER	SANITARY SEWER CHARGES	504,635.36
03/14/2025	330089	CLARK LOGIC, LLC	REFUND DUP PMT WINTER TAX 24 #00012-090-O	2,144.59
03/14/2025	330090	CORE TECHNOLOGY CORP.	ANNUAL CORE TECH MAINTENANCE	10,452.00
03/14/2025	330091	CORELOGIC COMMERCIAL PAYMENTS	OVER PMT WINTER TAX 24 #00012-115-B	1,725.38
03/14/2025	330092	CT ELECTRICAL SERVICES, INC.	PORTABLE GENERATOR - NEW CORD ENDS	3,400.00
03/14/2025	330093	DAME, PETER	REIMBURSE - 2025 MML DUES	425.00

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Check Date	Check	Vendor Name	Description	Amount
03/14/2025	330094	DORRANCE FORD INC	MAINTENANCE REPAIR SUPPLIES	770.97
03/14/2025	330095	DRIVE & SHINE DEVELOPMENT	REFUND SEWER BILL CREDIT BALANCE	59,506.97
03/14/2025	330096	DTN, LLC	WEATHER SERVICES	1,218.67
03/14/2025	330097	ECO-COMPTEUR INC.	ECO COUNTER ANNUAL SUBSCRIPTION	810.00
03/14/2025	330098	ELBEN, SUSAN	CISM - REFRESHER TRAINING REGISTRATION	75.00
03/14/2025	330099	ELLIS, STEVEN RICHARD	PZSC PRESENTER WEEKEND ESCAPES	110.59
03/14/2025	330100	EMERGENCY VEHICLE PRODUCTS	POLICE VEHICLE REPAIR/MAINTENANCE	884.28
03/14/2025	330101	FADER EQUIPMENT, INC.	REPAIR PARTS	83.56
03/14/2025	330102	FARO, WILLIAM R	MAILBOX REIMBURSEMENT	44.00
03/14/2025	330103	FLETCHER ENTERPRISES	SENIOR CENTER & PARKS HQ - PAINT TOUCHUPS	2,850.00
03/14/2025	330104	FREIGHTLINER OF GRAND RAPIDS, INC.	TRUCK-STEP DAMAGE REPAIRS	3,734.90
03/14/2025	330105	GALLS PARENT HOLDINGS, LLC	FIRE UNIFORMS	869.63
03/14/2025	330106	GORDON FOOD SERVICE	CONCESSION SUP, PZSC PROG EVENT & COFFEE SUP	678.03
03/14/2025	330107	GORDON, HUNTER	GRAIN ELEVATOR DEPOSIT REFUND	150.00
03/14/2025	330108	H & H PROPERTY MAINTENANCE, LLC	SNOW REMOVAL SERVICES - PZSC	4,087.50
03/14/2025	330109	HALL, WILLIAM G	INSTALL NEW HANDLE ON DOG PARK GATE	848.00
03/14/2025	330110	HICKS, JEFFREY	VACTOR REPAIR PARTS	1,370.70
03/14/2025	330111	HOME DEPOT	REPAIR & MAINTENANCE SUPPLIES	973.85
03/14/2025	330112	VOID		0.00
03/14/2025	330113	INFUSION ASSOCIATES MANAGEMENT, INC	BD BOND REFUND	11,979.00
03/14/2025	330114	K2AVL INC	PZSC MULTI PURPOSE ROOM LIGHTING	1,658.37
03/14/2025	330115	KALAMAZOO COUNTY TREASURER	2025 DOG LICENSE SALES FINAL DISTRIBUTION	7,333.00
03/14/2025	330116	KALAMAZOO LOG CABIN QUILTERS	PZSC RENTAL SECURITY DEP REFUND	200.00
03/14/2025	330117	KALAMAZOO VALLEY COMMUNITY COL	TUITION-POLICE ACADEMY	16,600.00
03/14/2025	330118	KING, CHRISTOPHER	FIRE TRAINING	2,961.80
03/14/2025	330119	KNOX CO.	KNOX CONNECT CLOUD LICENSES	721.00
03/14/2025	330120	KONICA MINOLTA BUSINESS SOLUTIONS	PZSC PRINTER MAINTENANCE & SUP	277.00
03/14/2025	330121	KUIPER, MATTHEW	REPAIRS TO LOCKER ROOM	1,815.00
03/14/2025	330122	LANGUAGE LINE, INC	LANGUAGE SERVICES	82.65
03/14/2025	330123	LEXISNEXIS RISK DATA MANAGEMENT INC	MONTHLY ACCURINT	150.00
03/14/2025	330124	LIN, SHERRY	REFUND FINAL WATER BILL	328.46
03/14/2025	330125	MAIN, LOUCINDA	REFUND FIRE ESCROW FUNDS	15,009.00
03/14/2025	330126	MALSOM, ANDREA JEAN	PZSC INSTRUCTOR PARKINSONS EXERCISE GROUP	450.00

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03/14/2025	330127	MCCANN INDUSTRIES, INC.	SERVICE CALL - SPEED SENSOR REPLACEMENT	1,837.50
03/14/2025	330128	MCDONALD'S TOWING & RESCUE, INC.	POLICE TOWING SERVICES	90.00
03/14/2025	330129	MENARDS	WATER SOFTENER SALT CITY FACILITIES	1,815.92
03/14/2025	330130	METRO CONSULTING ASSOCIATES, LLC	ROW/LAND ACQUISITION SERVICES	520.00
03/14/2025	330131	MI ASSOC. OF CHIEFS OF POLICE	MI ACCRED CONTINUATION FEE	700.00
03/14/2025	330132	MICH MUNICIPAL POLICE & FIRE REPAIR	POLICE VEHICLE REPAIR & MAINTENANCE	1,312.81
03/14/2025	330133	MICHIGAN MUNICIPAL LEAGUE	MEMBERSHIP RENEWAL	75.00
03/14/2025	330134	MICHIGAN URBAN SEARCH AND RESCUE	STRUCTURAL COLLAPSE RESCUE TECH REG	4,960.00
03/14/2025	330135	MITCHELL REPAIR INFORMATION CO	PRODEMAND SUBSCRIPTION RENEWAL	1,908.00
03/14/2025	330136	MLIVE MEDIA GROUP	AFFIDAVIT & LEGAL NOTICES	4,267.80
03/14/2025	330137	MOORE, JODI	STUART MANOR DEPOSIT REFUND	150.00
03/14/2025	330138	MOORLAG, JOSIE LIN	YOGA 4 LIFE MANAGEMENT FEE	472.00
03/14/2025	330139	ODEAN, KELLY	REFUND CREDIT BALANCE-FINAL WATER BILL	50.00
03/14/2025	330140	OFFICE DEPOT, INC.	OFFICE SUPPLIES	290.45
03/14/2025	330141	OFFICE DEPOT, INC.	OFFICE SUPPLIES	70.89
03/14/2025	330142	PAW PAW VETERINARY CLINIC, P.C.	K9 VETERINARY APPOINTMENT	1,305.90
03/14/2025	330143	PEST PROS OF MICHIGAN	WESTFIELD PARK FEES REFUND	70.00
03/14/2025	330144	PIAM	PIAM 2025 SPRING CONFERENCE REG FEES	500.00
03/14/2025	330145	PORTAGE MI HOLDINGS, LLC	BD BOND REFUND	5,841.00
03/14/2025	330146	RATHCO SAFETY SUPPLY, INC.	ROAD SIGNS MAJORS	2,881.90
03/14/2025	330147	REITZ, DARLENE K.	PZSC DOWNSIZING & DECLUTTERING	200.00
03/14/2025	330148	RENEWED EARTH, INC.	COMPOST SITE MANAGEMENT	8,166.66
03/14/2025	330149	RIVERSIDE INTEGRATED SYSTEMS, INC.	ANNUAL INSPECTION	551.00
03/14/2025	330150	ROLLING RIVER APPAREL & GIFTS	UNIFORMS	288.00
03/14/2025	330151	ROSSOW, NEAL ALBERT	RECORD RETENTION & DISPOSAL TRNG	410.00
03/14/2025	330152	SHAMBAUGH & SON, LP	FIRE SPRINKLER INSPECTION	330.00
03/14/2025	330153	SHANNON, AISLYN	GRAIN ELEVATOR DEPOSIT REFUND	150.00
03/14/2025	330154	SHELDON, ASHLEY ELIZABETH	PZSC DANCE STUDIO	245.00
03/14/2025	330155	SMITH, CHAQUONTA	SCHRIER BUILDING DEPOSIT REFUND	150.00
03/14/2025	330156	SPARTAN DISTRIBUTORS INC.	REPAIR & MAINTENANCE SUP	39.42
03/14/2025	330157	STATE OF MICHIGAN (DOT)	PORTAGE RD & LOVERS LN RECONSTRUCTION	50,876.19
03/14/2025	330158	STATE OF MICHIGAN (EGLE)	WATER USE REPORTING FEE-MPIR	200.00
03/14/2025	330159	STATE SYSTEMS RADIO, INC	HANDHELD RADIO INSTALL, MTHLY RADIO FEES	2,614.30

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Check Date	Check	Vendor Name	Description	Amount
03/14/2025	330160	STEENSMA LAWN & POWER EQUIPMENT	REPAIR & MAINTENANCE SUPPLIES	818.05
03/14/2025	330161	SUMMIT FIRE PROTECTION CO.	FIRE SUPPRESSION BACKFLOW PREV	10,446.00
03/14/2025	330162	SYTEK AND DAVIES LLC	PZSC PIANO TUNING & REPAIRS	1,150.00
03/14/2025	330163	TEAM SUPPORT SERVICES, LLC	PROJECT MGMT AND STORAGE	997.40
03/14/2025	330164	TRAMEL, DIANE	STUART MANOR DEPOSIT REFUND	150.00
03/14/2025	330165	ULINE, INC.	CLEANING STORAGE SUPPLIES	1,191.44
03/14/2025	330166	UNITED PARCEL SERVICE	UPS WEEKLY	22.63
03/14/2025	330167	WASHCO, LLC	POWER WASH WOOD FENCE, BRIDGES & SURFACE	2,505.00
03/14/2025	330168	WASTE MANAGEMENT	WTP IRON WASTE REMOVAL	458.50
03/14/2025	330169	WEIR, ROBERT MARTIN	PZSC PRESENTER CALCUTTA SLUMS	100.00
03/14/2025	330170	WESTVIEW CAPITAL, LLC	BID BOND PAYMENT REFUND	2,502.28
03/14/2025	330171	WITMER PUBLIC SAFETY GROUP	FIRE OPERATING SUPPLIES	1,695.00
03/14/2025	330172	WORTHINGTON, DIANA	SCHRIER PAVILION FEES REFUND	100.00
03/14/2025	330173	WRAPS N SIGNS	VEHICLE GRAPHICS INSTALLATION & REPAIRS	1,237.00
03/14/2025	330174	XAVUS SOLUTIONS, LLC	PZSC MEMBERS KEY TAGS	1,015.00
03/14/2025	330175	ZOLMAN TIRE INC.	TIRE SERVICE CALL	290.00
Total Paper Checks				858,900.26

Check Type: Auto-Pay Payments

03/03/2025	CITY OF PORTAGE	WATER/SEWER BILLING	6,895.29
03/03/2025	CONSUMERS ENERGY	GAS-ELECTRIC	882.96
03/04/2025	CONSUMERS ENERGY	GAS-ELECTRIC	8,088.36
03/05/2025	CONSUMERS ENERGY	GAS-ELECTRIC	6,775.28
03/06/2025	CONSUMERS ENERGY	GAS-ELECTRIC	60,196.75
03/07/2025	CONSUMERS ENERGY	GAS-ELECTRIC	13,540.66
03/07/2025	MISSIONSQUARE	EMPLOYEE RETIREMENT WITHHOLDINGS	51,604.23
03/10/2025	CONSUMERS ENERGY	GAS-ELECTRIC	32,357.57
03/11/2025	INVOICE CLOUD	PROCESSING FEES	625.70
03/12/2025	CONSUMERS ENERGY	GAS-ELECTRIC	5,883.50
03/13/2025	CONSUMERS ENERGY	GAS-ELECTRIC	10,315.61
Total Auto-Pay Payments			197,165.91

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Check Date	Check	Vendor Name	Description	Amount
Check Type: Electronic Payments				
03/03/2025		SBF	POSTAGE - WATER/SEWER BILLS	1,716.48
03/14/2025		MULTIPLE	WEEKLY TAX DISBURSEMENT 2/14/25	583,232.16
03/14/2025		MULTIPLE	2024 IFT DISBURSEMENT	2,344,182.71
			Total Electronic Payments	2,929,131.35
Check Type: Credit Card Payments				
02/03/2025		NFPA NATL FIRE PROTECT	STUDY MATERIALS FOR COM DEV TRAINING	171.99
02/03/2025		GOVERNMENT FINANCE OFF	FINANCE CONFERENCE REGISTRATION	525.00
02/03/2025		INT'L CODE COUNCIL INC	COM DEV ANNUAL MEMBERSHIP	300.00
02/03/2025		NFPA NATL FIRE PROTECT	STUDY MATERIALS FOR COM DEV TRAINING	343.00
02/03/2025		GOVERNMENT FINANCE OFFICE	FINANCE PAFR APPLICATION FEE	250.00
02/03/2025		MICHIGAN MUNICIPAL LEAGU	CMO/COUNCILMEMBER CONF REGISTRATION	1,465.00
02/03/2025		FBINAAMI	POLICE TRAINING REGISTRATION	200.00
02/04/2025		COMFORT SUITES FLD73	POLICE TRAINING HOTEL STAY	1,285.94
02/05/2025		B2B PRIME ZC9774IZ1	FINANCE ANNUAL SUBSCRIPTION	779.00
02/05/2025		SQ PR MEDIA	HR JOB POSTING	332.50
02/06/2025		IIMC	CLERK ANNUAL MEMBERSHIP RENEWAL	135.00
02/07/2025		TST FRANCOS	MEALS FOR SENIOR CENTER EVENT	179.63
02/10/2025		SAMSClub.COM	FOOD FOR SENIOR CENTER LUNCHEON	122.34
02/10/2025		THE WEBSTaurant STORE INC	SENIOR CENTER KITCHEN SUPPLIES	110.74
02/10/2025		AMWAY GRAND PLAZA HOTE	POLICE CONFERENCE HOTEL STAY	424.80
02/10/2025		FBINAAMI	POLICE TRAINING REGISTRATION	100.00
02/12/2025		NATIONAL INSTITUTE OF GO	PURCHASING TRAINING REGISTRATION	900.00
02/13/2025		PAYPAL COUNCILFORC	SENIOR CENTER TRAINING TESTING FEE	400.00
02/13/2025		ISSUU	PIO ANNUAL SUBSCRIPTION REFUND	(2,259.00)
02/14/2025		MMTA	TREASURY ANNUAL MEMBERSHIP	99.00
02/17/2025		RINKSYSTEMS.COM	PARKS EQUIPMENT REFUND FOR DOUBLE CHARGE	(404.56)
02/17/2025		IN RINK SYSTEMS INC	PARKS EQUIPMENT REFUND FOR DOUBLE CHARGE	(605.00)
02/17/2025		IACP	POLICE CONFERENCE REGISTRATION	500.00
02/17/2025		ADOBE ADOBE	PUBLIC INFORMATION SUBSCRIPTION RENEWAL	699.47
02/17/2025		SHERATON	POLICE TRAINING HOTEL STAY	558.60
02/19/2025		SP VISIONEER NEMCIA	CLERK TRAINING REGISTRATION	180.00

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02/19/2025		STATE OF MI MIDEAL	PURCHASING ANNUAL MEMBERSHIP RENEWAL	230.00
02/20/2025		THE WEBSTaurant STORE INC	SENIOR CENTER KITCHEN SUPPLIES	311.38
02/21/2025		FREE CONFERENCE CALL GLOB	IT CONFERENCE CALL CHARGES	12.59
02/24/2025		SHERATON	POLICE TRAINING HOTEL TAX	25.00
02/27/2025		THE WEBSTaurant STORE INC	SENIOR CENTER KITCHEN SUPPLIES RETURN	(110.74)
02/28/2025		BUZZSPROUT INVOICE 72	PUBLIC INFORMATION PODCAST SUBSCRIPTION	24.00
02/28/2025		ADOBE ADOBE	STOCK PHOTO/VIDEO/MUSIC LIBRARY-PUB INFO	29.99
			Total Credit Card Payments	7,315.67
			Grand Total	4,792,752.67

TO: Honorable Mayor and City Council

FROM: Pat McGinnis, City Manager

SUBJECT: South Westnedge Avenue Reconstruction Project - Bid Tabulation

SUPPORTING PERSONNEL: Kendra Gwin, Director of Transportation & Utilities

ACTION RECOMMENDED: Award a construction contract for the South Westnedge Avenue Reconstruction project to Rieth Riley Construction Company, Incorporated, Kalamazoo, Michigan, in an amount not to exceed \$1,962,291.15 and authorize the City Manager to execute all documents related to the contracts on behalf of the city.

The FY 2023-2024 Capital Improvement Program budget includes funding for the reconstruction of approximately 7,000' of South Westnedge Avenue from Osterhout Avenue to South Shore Drive. The work includes storm drainage improvements, rehabilitating water main from Oakview Drive to South Shore Drive, installing sanitary sewer service leads, new sidewalk from Bacon Avenue to Equestrian Drive, concrete curb and gutter at intersections, and reconstructing the existing roadway. This project is funded 100% by local funds with no state or federal participation. Major street reconstruction projects are selected based on pavement conditions, average daily traffic, federal aid eligibility, as well as potential development activities. Future work will focus on preserving and restoring pavement conditions on major streets, which will allow additional roadway mileage to be restored yearly.

On August 22, 2023, City Council approved a contract with Williams & Works of Kalamazoo for design and construction engineering for the South Westnedge Avenue Reconstruction project. Design was finalized for bidding on the project and on March 13, 2025, three bids were received (bid tabulation attached) with the low bid being submitted by Rieth Riley Construction Company for \$1,962,291.15. Rieth Riley Construction Company has successfully completed many projects in the city.

It is recommended that City Council award a construction contract to Rieth Riley Construction Company, Incorporated, Kalamazoo, Michigan, for the South Westnedge Avenue Reconstruction project in an amount not to exceed \$1,962,291.15 and authorize the City Manager to execute all documents related to the contract on behalf of the city.

FUNDING: Sufficient funding exists in the FY 2023-2024 Capital Improvement Program Budget.

Attachments: 1. South Westnedge Avenue Reconstruction Project - Bid Tabulation

2025 RFB South Westnedge Avenue Reconstruction
BID TABULATION
BID OPENING ON MARCH 13, 2025 AT 3 PM

Rieth-Riley Construction Co. Inc	\$	1,962,291.15
1589 Townline Road		
Benton Harbor, MI. 49022		

Peter Construction Co.	\$	2,053,834.47
3325 E. Kilgore Road		
Kalamazoo, MI. 49001		

Hoffman Brothers, Inc	\$	2,639,095.58
8574 Verona Road		
Battle Creek, MI. 49014		

Opened by: Justin R. Williams
Justin R. Williams, Assistant to the City Manager

TO: Honorable Mayor and City Council

FROM: Pat McGinnis, City Manager

SUBJECT: West Centre Avenue Traffic Signal Improvements - Bid Tabulation

SUPPORTING PERSONNEL: Kendra Gwin, Director of Transportation & Utilities

ACTION RECOMMENDED: Award a construction contract for the West Centre Avenue Traffic Signal Improvements project to Severance Electric Company, Kalamazoo, Michigan, in an amount not to exceed \$410,379.60 and authorize the City Manager to execute all documents related to the contracts on behalf of the city.

The FY 2023-2024 Capital Improvement Program budget includes funding for replacing the traffic signal at the intersection of Angling Road/West Centre Avenue with modern equipment. The existing traffic signal assemblies were installed in 1994 and are near the end of their effective life. This project includes replacing the mast arms and poles and upgrading the signal controller and pedestrian signals.

On October 5, 2022, a contract was approved with Abonmarche Consultants, Kalamazoo, MI for the design engineering of the Angling Road/West Centre Avenue Traffic Signals Improvements project. The design was finalized for bidding the project and on March 13, 2025, three bids were received with the low bid being submitted by Severance Electric Company, for \$410,379.60. Severance Electric Company has successfully completed many projects in the city.

It is recommended that City Council award a construction contract to Severance Electric Company, Kalamazoo, Michigan, for the West Centre Avenue Traffic Signal Improvements project in an amount not to exceed \$410,379.60 and authorize the City Manager to execute all documents related to the contract on behalf of the city.

FUNDING: Sufficient funding exists in the FY 2023-2024 Capital Improvement Program budget.

Attachments: 1. West Centre Avenue Traffic Signal Improvements Project - Bid Tabulation

2025 RFB Traffic Signal- West Centre Avenue & Angling Road
BID TABULATION
BID OPENING ON MARCH 13, 2025 AT 3 PM

Severance Electric Co., Inc.	\$	410,379.60
4140 Rollridge		
Kalamazoo MI. 49004		

Strain Electric	\$	522,560.19
1701 Steele Ave SW		
Grand Rapids MI. 49507		

J. Ranck Electric Inc	\$	553,719.25
1993 Gover Parkway		
Mt. Pleasant MI. 48858		

Opened by:  _____
Victoria Barboza, Purchasing Manager

TO: Honorable Mayor and City Council

FROM: Pat McGinnis, City Manager

SUBJECT: West Lake Weed Management – 2025 to 2029 Application Program

SUPPORTING PERSONNEL: Kendra Gwin, Director of Transportation & Utilities

ACTION RECOMMENDED: Adopt Resolution No. 4 for the West Lake Management Program Special District No. 025-Q, setting a public hearing on the Assessment Roll for April 15, 2025.

The West Lake Improvement Association (Association) has requested City assistance in creating a new five-year assessment district for the management of aquatic plants in West Lake. West Lake Weed Management assessment programs were approved by City Council in 1988, 1993, 1999, 2005, 2010, 2015, and 2019. It is the desire of the West Lake residents, as indicated in the attached letter from the Association, to continue current lake management efforts. Maintenance efforts in the past have concentrated on herbicide treatment of the lake to control nuisance aquatic plants. The project account balance as of June 30, 2024, was \$103,839 plus a \$19,100 Fall 2024 installment from the previous five-year program.

The Association has requested a five-year budget of approximately \$242,550. Utilizing a portion of the available funds in the project account reduces the anticipated five-year assessment of the management program to \$153,900 (\$135 per parcel per year). As in previous five-year programs, the Association has requested the city participate in the management plan in the amount of 20% of the anticipated funding of the five-year program, or \$38,475, with the riparian owners funding 80% of the program. At the Association's request, this amount would be assessed to lake riparians on a per-parcel basis, consistent with the approach used since the establishment of the assessment district in 1999. Per-parcel assessment is preferred by the Association because all riparian owners have the right to use the lake equally, regardless of lot size.

The five-year management plan for West Lake includes herbicide treatment and mechanical harvesting of lake aquatic plants. In 1988, the City Attorney and Bond Counsel determined that control of aquatic plants as part of an overall lake management program represented a public improvement and that a special assessment district could be established as permitted by City Charter and Ordinances. Protecting city resources is appropriate as lakes provide an overall benefit to the quality of life in the city. The city share cost would be funded within the Capital Improvement Program.

On February 11, 2025, the City Council adopted Resolution No. 1, accepted the City Manager Report, and requested the preparation of Resolution No. 2. On February 25th, the City Council adopted Resolution No. 2, for the West Lake Management Program Special Assessment District No. 025-Q, and set the public hearing of necessity for March 11, 2025. The March 11 public hearing of necessity only had one citizen comment, Mr. Peter Strazdas of 2106 Ames speaking in favor of the assessment on behalf of the West Lake Association. Now it is recommended that the City Council consider adopting

Resolution No. 4 for the West Lake Management Program Special District No. 025-Q to set a public hearing on the final Assessment Roll for April 15, 2025.

FUNDING: The project is funded through Special Assessment of the benefiting property owners.

Attachments:

1. West Lake Improvement Association Letter
2. Resolution No. 4 West Lake Special Assessment 2025-2029

West Lake Improvement Association



January 7, 2025

Kendra Gwin
Transportation & Utilities Department
City of Portage
7900 South Westnedge
Portage, MI 49024

RE: West Lake 2025-2030 Special Assessment District

Dear Ms. Gwin,

The purpose of this letter is a request to initiate a new special assessment district for the riparian property owners on West Lake for the purpose of a continued successful treatment of the lake to control weed growth, control storm drainage and promote the general health of the lake for the benefit of all Portage residents.

Our Board wants to thank you and Lauren VanderVeen, Finance Director, for your professional services provided over the years with processing payments, reports and information regarding the special assessment. Our recent exchanges over the past few months have solidified most items for the upcoming assessment renewal.

Our current, 5-year assessment district is ending, and we would like to continue the success we have had for another 5 years. The West Lake Improvement Association Board is prepared to assist the city with the establishment of the district and implement the necessary improvements.

The West Lake Improvement Association and its members are requesting an assessment of \$135 per West Lake deeded property owner, per year, for a (5) year period, 2025-2030. The City of Portage also contributes to this district

with the properties they own adjacent to the lake. This district would replace our currently expiring assessment.

Over the past 40 years, our West Lake Improvement Association has studied and addressed invasive weed problems by employing trained professionals to identify, monitor and treat these weeds with State approved herbicides. For many years, our board has retained the services of Dr. Jennifer L. Jermalowicz-Jones of Restorative Lake Sciences, LLC of Spring Lake to perform an annual thorough lake study and chart our progress down a proven path of success. The water quality of West Lake has benefited.

The expenses over 5 years is budgeted at \$49,000 for each year. See the attached budget document from Restorative Lake Sciences.

Our Board worked with the Portage Finance Director to calculate the annual assessment amount. We agreed that \$135 is appropriate and it maintains a reasonable fund balance.

The West Lake Improvement Association was chartered to protect water quality and home values by protecting the health of West Lake. For those reasons, the Association, on behalf of our members, respectfully request that the City favorably considers our petition to establish this continued special assessment district. The association stands ready to support the efforts required to make this district a success.

Sincerely,

West Lake Improvement Association Board

Attachments: 5-year budget

2024-25 Report, Restorative Lake Sciences

CITY OF PORTAGE
SPECIAL ASSESSMENT RESOLUTION NO. 4
WEST LAKE MANAGEMENT PROGRAM SPECIAL ASSESSMENT, DISTRICT #025-Q

At a regular meeting of the Council of the City of Portage, Kalamazoo County, Michigan held at the City Hall in said city on the _____ day of _____, 2025 at 6:00 p.m., local time.

PRESENT: _____

ABSENT: _____

The following resolution was offered by:

Councilmember: _____, and seconded by:

Councilmember: _____.

WHEREAS, the City Assessor has, pursuant to resolution of the City Council, and in accordance with the provisions of the Special Assessment Ordinance of the city, prepared a Special Assessment Roll and has filed the same with the City Clerk for presentation to the City Council for review and certification for the hereinafter described public improvement:

Establish funding to provide for the management of West Lake including herbicide treatment and mechanical harvesting of aquatic plants.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. Said Special Assessment Roll shall be filed with the office of the City Clerk and shall be available for public inspection during regular working hours on regular working days.

2. The City Council shall meet on the _____ day of _____, 2025 at 6:00 p.m., local time, or as soon thereafter as may be heard, in the City Hall in said city to review said Special Assessment Roll and hear any objections thereto.

3. The City Clerk shall cause notice of the filing of said Special Assessment Roll and of the time and place of said meeting to be mailed and published in accordance with the requirements of the Charter and the Special Assessment Ordinance of the City of Portage; said notice shall be in substantially the form attached hereto as Exhibit "A".

4. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution are hereby rescinded.

YEAS: Councilmember: _____

NAYS: Councilmember: _____

ABSENT: Councilmember: _____

RESOLUTION DECLARED ADOPTED:

Erica Eklov, City Clerk

STATE OF MICHIGAN)
)ss
COUNTY OF KALAMAZOO)

I, the undersigned 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 _____ day of _____, 2025, the original of which resolution is on file in my office.

IN WITNESS WHEREOF, I have hereto affixed my official signature this ____ day of _____, 2025.

Erica Eklov, City Clerk

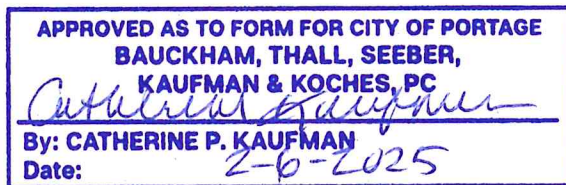


EXHIBIT "A"

**CITY OF PORTAGE, MICHIGAN
NOTICE OF PUBLIC HEARING TO REVIEW SPECIAL ASSESSMENT ROLL FOR
WEST LAKE MANAGEMENT PROGRAM SPECIAL ASSESSMENT, DISTRICT #025-Q**

TO THE OWNERS OF THE FOLLOWING DESCRIBED PROPERTY:

PLEASE TAKE NOTICE that the City Council of the City of Portage has declared its intention to proceed with the following described public improvement:

Establish funding to provide for the management of West Lake including herbicide treatment and mechanical harvesting of aquatic plants.

and has designated the Special Assessment District against which all or a part of the cost of said improvement is to be assessed as consisting of all the following described land, to wit:

Unplatted Land

Land located in Section 22 described as beginning 99 ft. west and approximately 540 ft. south of the center 1/4 Post of Section 22 on the North shore line of West Lake; thence Westerly along said north shore line of West Lake and West Lake channel to the Southwest corner of Lot 132 of the recorded plat of Fabercrest #2; thence south 42 degrees East approximately 90 ft. to the South line of West Lake channel; thence Easterly along said South line approximately 1,150 ft. to the west shore of West Lake; thence Southerly along said shore approximately 2,100 ft. to the Northeast corner of Lot 4 of the recorded plat of Matteson's Park and place of ending; Also land located in Section 27 described as: Beginning at the Northwest corner of Lot 30 of the recorded plat of West Lake Beach, which is on the South shore of West Lake, thence Westerly along said shore line approximately 165 ft. to the place of beginning.

Platted Land

Lots 7 through 57 inclusive of Ames West Lake Park; Lots 1 through 10 inclusive of Burr's West lake Resort; Lots 1 through 15 inclusive and Lot 89 of Dixie-Mac Park excluding the south 20 ft. of lot 8; Lots 129 through 140 inclusive of Fabercrest #2; Lots 1 through 26 inclusive of Hilliard's Plat; Lots 1 through 14 inclusive of James W. Scott West Lake; Lots 3 through 37 inclusive of Matteson's Park; Lots 1 through 13 and Lots 28 through 46 inclusive of Newell's West Lake Subdivision; Lots 1 through 26 inclusive of Pleasant View Beach; Lots 1 through 14 inclusive of Reid's Plat; Lots 2 through 30 inclusive of West Lake Beach.

PLEASE TAKE NOTICE that a Special Assessment Roll has been prepared and is on file in the office of the City Clerk for public examination during regular working hours on regular

working days; said Special Assessment Roll has been prepared for the purpose of defraying that part of the cost which the City Council has decided should be paid and borne by the Special Assessment for the above described public improvement project in the City of Portage.

PLEASE TAKE NOTICE that the City Council will meet on the ____ day of _____, 2025 at 6:00 p.m., local time, or as soon thereafter as may be heard, in the City Hall in said city for the purpose of reviewing the Special Assessment Roll, at which time and place an opportunity will be given to all persons interested to be heard.

PLEASE TAKE FURTHER NOTICE that the owner or any person having an interest in property that is specially assessed may file a written appeal with the Michigan Tax Tribunal within 30 days after confirmation of the special assessment roll. However, appearance and protest at the public hearing are required in order to appeal the special assessment to the Michigan Tax Tribunal. An owner or other party in interest or his or her agent may (1) appear in person at the hearing to protest the special assessment or (2) file his or her appearance or protest by letter before the close of the hearing. The City Council shall maintain a record of parties who appear to protest at the hearing. If the hearing is terminated or adjourned for the day before a party is provided the opportunity to be heard, a party whose appearance was recorded shall be considered to have protested the special assessment in person.

Dated: _____, 2025

Erica Eklov, City Clerk

TO: Honorable Mayor and City Council

FROM: Pat McGinnis, City Manager

SUBJECT: General Permit for the City of Portage Compost Site

SUPPORTING PERSONNEL: Rodney Russell, Director of Public Works

ACTION RECOMMENDED: Authorize the City Administration to file for a general permit for the City of Portage Compost Site and authorize the City Manager to execute all documents related to this action on behalf of the city.

The Department of Public Works manages the Oakland Drive Compost Site located at 10905 Oakland Drive. The compost site has been in operation for the past 23 years as a Class One Compost Facility handling wood and yard waste items. Collection programs typically generate approximately 16,000 cubic yards of leaves and 10,000 cubic yards of wood debris annually.

In March 2023, EGLE passed a new solid waste and recycling amendment to help divert organics from landfills that requires large composting facilities that hold over 10,000 cubic yards of material on site to file for a general permit. The new requirements include the following:

- General Permit cost \$1,000 and will last for five years.
- Site inspections
- Financial surety bond of \$20,000
- Annual volume report

To remain in compliance with EGLE, it is recommended that the City Council authorize the City Administration to file for a general permit for the City of Portage Compost Site and authorize the City Manager to execute all documents related to this action on behalf of the city.

FUNDING: Funds are available in the Fiscal Year 2024-2025 Public Works Leaf Compost Management account 236-528.04-817.000

Attachments: 1. Composting-Organics-Management Flyer

Composting and Organics Management

Roughly 35 percent of materials thrown away in Michigan are organics that can be recovered or managed in another way. Michigan recently passed new solid waste and recycling amendments that took effect in March of 2023. To help divert organics from landfills, some of the amendments focus on:



- Ensuring that residents and businesses have more access to and options for organics management services, such as composting.
- Local planning for the siting and development of facilities for the composting of yard waste and other organic materials.
- Improving the management practices of composting and organics management facilities to minimize risks to people and the environment.

EGLE worked over the course of several years to coordinate the development of legislation with representatives from local governments, business, and industry, including the organics industry, consultants, environmental organizations, and recycling organizations. This team of stakeholders helped develop amendments that encourage a culture that promotes the environmental, social, and economic benefits of managing organics more sustainably.

The legislative amendments provide for the development of new Materials Management Plans by all 83 Michigan counties, including how each county plan will address organic materials recovery. Composting facilities will need to be consistent with these county plans.

The amendments also create new criteria for classifying and regulating composting facilities and the materials that they manage. This includes increased oversight of organics management facilities.

The new amendments alone will not create the conditions necessary to promote an environment where the composting industry can thrive. To be successful, Michigan must also work to grow markets for the materials being produced at organics management facilities. The amendments focus on market development by supporting research and development, technical assistance, and financial support to develop new and innovative uses for organic materials.

Please visit Michigan.gov/EGLEMMP for resources as they become available.

Please see Materials Management Plan, Subpart 11, starting at Section 11571 of [Part 115](#), Solid Waste Management, of the Natural Resources and Environmental Protection Act, Act 451 of 1994, as amended, for all requirements.

Compostable Materials: Organic material that can be converted to finished compost.

Class 1 Compostable Materials

- Yard Waste
- Food Waste
- Manure or Animal Bedding
- Dead Animals Unless Infectious or Managed Under BODA
- Paunch
- Aquatic Plants
- Wood
- Paper Products
- Other Compostable Products
- Anaerobic Digestate
- Spent Grain from Breweries
- Food Processing Residuals
- Fats, Oils, and Greases (FOGs), and other materials approved by EGLE

Class 2 Compostable Materials

- Mixed Municipal Solid Waste
- Other Compostable Material not Listed or Approved as Class 1
- Biosolids
- State or Federal Controlled Substances

Exempt Compost Activities

- Class 1 compost facilities under 500 yds³
- Temporary accumulation sites
- Sites that generate and use the compostable material on-site
- Farms that make and use compost on-farm

Increased oversight for non-farm, commercial, organics composting facilities

- Annual Inspections and increased site visits
- General Permit and financial assurance for large facilities
- All regulated facilities must submit an Annual Volume Report
- Limits on amounts of certain materials entering smaller facilities to help prevent nuisances

Small Composting Facility

- 500 yds³ - 1,000 yds³
- Must notify EGLE that it is in operation
- Must not contain more than 5% of Class 1 compostable materials other than yard waste

Medium Composting Facility

- 1,000 yds³ - 10,000 yds³
- Must obtain a Registration
- Annual Inspection
- No more than 5,000 yds³ per any acre of the site
- Must not contain more than 10% of Class 1 compostable materials other than yard waste

Large Composting Facility

- Over 10,000 yds³
 - Or over 10% of Class 1 materials
 - Or any size Class 2 facility
- Must obtain General Permit
- Annual Inspection
- Financial Assurance

Terms

Composting – A process of biological decomposition of Class 1 or Class 2 Compostable Material that is carried out under controlled aerobic conditions using mechanical handling techniques (physical turning, windrowing, etc.) or in a system using vermiculture (worms). It also must stabilize the organic fraction into a material that can be easily and safely stored, handled, and used in an environmentally acceptable manner.

Compostable Products – Biodegradable containers, fabric, utensils, and other products that are certified by the Biodegradable Products Institute or meet ASTM D6400.

General Permit – A permit that covers a category of activities that EGLE determines will not negatively impact human health or cause long term adverse impacts on the natural resources and environment. It also includes requirements for application fees, a site plan, an operations plan, and financial assurance.

Food Waste – An accumulation of animal, or vegetable matter used or intended for human or animal food or that results from the preparation, use, cooking, dealing in, or storing of animal or vegetable matter. Food waste does not include fats, oils, or grease.

Yard Waste – Leaves, grass clippings, vegetable or other garden debris, shrubbery, or brush or tree trimmings, less than 4 feet in length and 2 inches in diameter, which can be converted to compost. This does not include stumps, agricultural wastes, animal waste, roots, sewage sludge, Christmas trees or wreathes, food waste, or finished compost made from yard waste.

Temporary Accumulation – A person may temporarily accumulate yard waste if the following requirements are met:

- Does not create a nuisance or result in a violation
- Yard Waste is not mixed with other compostable materials
- No more than 1,000 cubic yards are placed on-site, unless a greater volume is approved by EGLE
- Yard Waste placed on-site April 1 – November 30 must move to another location within 30 days after being placed on site, unless a longer time period is approved by EGLE
- Yard Waste placed on site December 1–March 31 must move to another location by the next April 1
- Must notify EGLE annually that it is a temporary yard waste accumulation site and must maintain records necessary to demonstrate that these requirements are met.

This publication is intended for guidance only and may be impacted by changes in legislation, rules, policies, and procedures adopted after the date of publication. Although this publication makes every effort to teach users how to meet applicable compliance obligations, use of this publication does not constitute the rendering of legal advice.

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Minutes of Boards & Commissions

Environmental Advisory Board Meeting

January 8, 2025

The Environmental Board meeting was gaveled in promptly at 7:00 PM est after a motion to commence was made by Chair, Deirdre Courtney, seconded, and approved by the full board. No guests were present at the start of meeting.

Attendance

Present: Deirdre Courtney Nieves, Lauren Tompkins, David Lancaster, Joe Chamberlin, David Moe, Wendy Pennell, Martin Atherton, Claire Pelack

Absent: None

No public comments were introduced.

1. Approval of December meeting minutes.

The meeting minutes of December was made, seconded, and approved by unanimous vote.

2. Changes to procedures. The revised RULES AND PROCEDURES of the Environmental Board was introduced as a returning item. The revised RULES were distributed, a motion to approve (with minor revisions) was made by Dierdre, seconded, and approved by the entire board, unanimously. Changes are forthcoming and will be completed by Michael.

3. NEXTREX. Lauren introduced NEXTREX (www.NexTrex.com) recycling as a de novo item for the Board's consideration. NEXTREX is a recycling firm (see website) that collects waste (plastic bags) from designated sites and rewards recyclers with items made from this waste stream. PARK BENCHES were discussed as a useful item to be used in the community. Issues regarding collection sites, weight of collections, and community involvement were discussed. Possible collection sites include City Hall, the ZHANG Senior Center, and the Portage Library. Certain issuers remain outstanding: scheduling of pickup at participating sites, weights of materials collected, involvement of community in these efforts. Though still a pre-contemplative state, a motion for the Environmental Boards' time and effort was

made by Lauren, seconded, and approved by the entire board. A committee needs to be assigned for detailed follow-up to this opportunity, and Lauren can proceed with further development.

4. Chair, Dierdre Courtney, opened a discussion involving an meeting with the full City Council to discuss the Environmental Board's participation in the City. The City Council remains supportive of the Boards' advisory role, and encourages its prospectus.
5. Green Week. The annual "green week" activities was introduced by Jamie. Jamie stressed the need for greater coordination with other City of Portage entities (Parks Department). Specifically, the Environmental Board can improve participation by showing up at scheduled events, demonstrating enthusiasm, following through with "lessons learned," and coordinating people, issues, interests, and events. This takes time, guidance, and leadership.
6. Agenda, 2025-2026. Lauren provided some insight regarding past issues of record with the Environmental Board, what worked, fell short of expectations, etc. She did not sense any "turf issues" in Portage as to the portfolio of concerns, issues, projects, and activities of the Environmental Board. The NEXTREX project could become a **TEMPLATE FOR FUTURE ACTIVITIES**, pending its progress, development, and outcomes.
7. February agenda/presentation. Chair, Dierdre Courtney, Introduced the participation of Kalamazoo City Planner, Jesse Gish, in the February Meeting, as an invited presentation. Jesse might share projects undertaken by the City of Kalamazoo in the general environmental motif, profiling activities, events, coordination of effort, perhaps strategies that proved successful. February meeting seems an opportune time for Jesse's schedule. More to follow.
8. Upcoming events, general announcements, MLK Day speakers, Planning Commission updates, misc. Board Chair, Dierdre Courtney closed this meeting with the following general announcements.
 - a. The Portage Planning Commission is soliciting citizen input for its Master Acquisition Plan for capital improvements. This provides the community to input tastes and preferences concerning expenditure of public funds on worthwhile projects for the community.

- b. The Zhang Senior Center is to host MLK Day events, including a site visit by Olympian Jackie Joyner-Kersey.
 - c. Mascot Madness will be held this week at the Municipal Skating Rink. State mascots, including “Spartan” (Michigan State University) will appear.
- 9. A motion to adjourn the January Meeting of the ENVIRONMENTAL BOARD was offered by the CHAIR, Dierdre Courtney, seconded, and approved by the entire Board.

**City of Portage
Historic District Commission
Meeting Minutes**

Wednesday, February 5, 2025, at 8:30 AM
Heritage Room at Portage District Library

Meeting Called to Order: 8:35 AM Chair VanLonkhuyzen called the meeting to order.

Members Present: Steve Rice, Martha Deming-Maytnier, Becky Lopez, Katie VanLonkhuyzen, Suzanne M. Nemeth, Nick Meyle, Jessie Duniphin

Members Absent (excused): Carol Dunleavy-Chandler, Dusti Morton

Staff: Alex Johnson, City Planner/Project Manager;

Approval of Minutes:

December 4, 2024, Meeting Minutes:

Commissioner Rice made the motion, seconded by Commissioner Lopez, to approve December 4, 2024, meeting minutes as submitted; motion approved 7-0.

Announcements:

Staff welcomed the new members and announced that at the next meeting, the election of officers will take place; a time change discussion was held and the majority endorsed keeping the same time; staff provided information about the possibility of subcommittees and information about social media. Staff will look into missing monument for Caleb Sweetland, create a checklist form from Chair VanLonkhuyzen's monitoring questions, and re-send Google drive link.

New Business:

Chair VanLonkhuyzen stated that she will work on the presentation to the City Council for May. Vice Chair Nemeth will plan to give a presentation to the HDC about evaluating historical properties.

Unfinished Business:

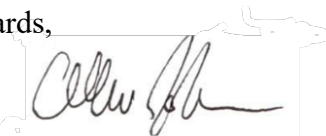
Public Visibility: Library display (working with Steve Rossio, Local Historian, for Preservation month in May); Events (Dry Prairie Cemetery Tour, Native American Historic Marker at Celery Flats, Commissioner Duniphin contacting Parks and Recreation); Portager Article (Commissioner Rice); and present at a future Kalamazoo County Historic Society meeting.

Calendar Dates: April – letter of information, including possible update on MI tax credits for historical property owners, and highlight the process and benefits of working with the HDC and collect testimonials; May – presentation to the City Council and library display; October – Dry Prairie Tours.

Additional Comments: None.

Adjournment: There being no further comments or business, Chair VanLonkhuyzen adjourned the meeting at 10:15 AM.

Regards,



Alex Johnson, MURP
City Planner/Project Manager

CITY OF PORTAGE HUMAN SERVICES BOARD

Minutes of the Meeting –February 6, 2025

Conference Room 1

CALL TO ORDER: The City of Portage Human Services Board meeting of February 6, 2025, was called to order by Chairperson Brooke Kolodzieczyk, at 5:32 p.m. in Conference Room 1, Portage City Hall, 7900 S. Westnedge Avenue, Portage MI.

MEMBERS PRESENT: Chairperson Brooke Kolodzieczyk, Vice Chair Candace Wise, Ashley Vosburgh, Pamela Kanouse, Martha Perry, Nicole Najjar, Chelsea Huber, Dan Damaska

MEMBERS ABSENT: Julie Pryor

STAFF PRESENT: Tina Perry

APPROVAL OF MINUTES: The Minutes of January 9, 2025, were approved by a motion, with a name spelling correction, made by Ashley Vosburgh, supported by Candace Wise. The motion passed unanimously, 8-0.

NEW BUSINESS:

- HSB returned to the discussion of the human services applications and assigned funding to the extent of its availability. HSB did not make a motion and was left to digest the preliminary recommendations until the March 6, 2025, meeting.
- Brief discussion about the Opioid funding applications received began and will continue at the March 6, 2025, meeting.

STATEMENT OF CITIZENS: None.

ADJOURN: Motion to adjourn was made at 6:50 p.m. by Pamela Kanouse and supported by Ashley Vosburgh; unanimously passed, 8-0.

Respectfully Submitted,



Tina Perry

Neighborhood and Housing Specialist Community Development, City of Portage

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TO: Honorable Mayor and City Council

FROM: Pat McGinnis, City Manager

SUBJECT: Act 381 Brownfield Plan - Allen Edwin Homes, 9581 Oakland Drive and 8150 Creekside Drive

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, adopt the City of Portage Brownfield Redevelopment Plan Application, with Brownfield Redevelopment Plan Amendment No. 13, Green Development Ventures, LLC, 9581 Oakland Drive and 8150 Creekside Drive.

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 to facilitate the reuse of contaminated, blighted, or functionally obsolete properties; historic resources; land bank properties; properties in targeted redevelopment areas, housing properties; and parcels that are adjacent and contiguous with qualified properties. Per the resolution adopted by the City Council in July 2001, the City of Portage Brownfield Redevelopment Program was established to facilitate the 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 discouraging sprawling development. Amendments to the Brownfield Redevelopment Finance Act have opened the door for attainable housing investments to be included as an eligible activity. The Portage City Council continues to endorse the use of all available tools to foster the addition of new housing units in Portage, as evidenced by formal policy statements setting City Goals in 2023, 2024 and 2025.

Specifically, regarding using tax increment financing for housing, the City Council adopted an updated Brownfield program policy in November 2024 that incorporates the new authority granted by the state law to support housing creation through the brownfield program. State Brownfield support can also be garnered through MSHDA approval if attainable or affordable housing objectives are met with the development. Under the updated Brownfield program policy, applicants must complete an application and submit a completed Michigan Community Revitalization Program (MCRP) pro forma analysis to show that except for the requested Brownfield incentive amount requested, the development would not be feasible.

Green Development Ventures, LLC, d.b.a. Allen Edwin Homes, has applied for two housing developments under one brownfield plan and P.A. 381 work plan. The developer intends to redevelop and improve the property by establishing two separate for-lease housing developments: Oakland Commons and Creekside Commons. The combined developments will result in a total of 114 for-lease

housing units and an estimated total capital investment of \$35,464,602.

Oakland Commons involves the construction of 58 new residential units at 9581 Oakland Drive, consisting of 26 single-family homes that are anticipated to be 1,640-square-foot, three-bedroom homes; three duplex buildings for a total of six residential units; six 3-plex buildings for a total of 18 residential units; and two 4-plex buildings for a total of eight residential units. Of the 58 for-lease housing units at Oakland Commons, 46 will be market-rate housing units, and 12 will be income-qualified workforce housing units for fifteen (15) years. The total capital investment for Oakland Commons is estimated at \$19,000,000.

Creekside Commons involves the construction of 46 new residential units at 8150 Creekside Drive, consisting of 38 single-family homes that are anticipated to be 1,640-square-foot, 4-bedroom homes and two 4-plex buildings, resulting in eight attached residential units. Of the 46 for-lease housing units at Creekside Commons, 36 will be market-rate housing units, and 10 will be income-qualified workforce housing units for ten (10) years. The total capital investment for Creekside Commons is estimated at \$16,000,000.

Allen Edwin's Brownfield Redevelopment Plan Application is eligible for tax incremental financing under the Act by virtue of both developments qualifying as "Housing Properties." To date, this application has undergone review by the City Administration and the Brownfield Redevelopment Authority, which met on February 27, 2025, to review the application and voted unanimously to recommend approval to City Council.

II. PROPOSED BROWNFIELD REDEVELOPMENT PLAN

A copy of the Allen Edwin Homes Act 381 Brownfield Plan is attached, in addition to site preparation, infrastructure improvements, environmental activities, contingency costs, and housing subsidy financing gap costs at the subject properties. Under the Act, Allen Edwin has identified specific housing needs through the Kalamazoo County Housing Plan prepared by the Upjohn Institute in 2022. A review of Census Tract 20.02 where the developments will occur indicates a five-year increase of 8% in housing units compared with a population growth of 10.5% and a broadening housing gap that is being seen throughout the county. Both properties are eligible under the Act as a result of being defined as "Housing Properties." 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 Environmental Site Assessment ("ESA") at Oakland Commons.

Michigan State Housing Development Authority (MSHDA) and Local Tax Capture Eligible Activities

- Site Demolition at both locations.
- Site Preparation: Grading, soil erosion control, clearing, topsoil removal, wetland delineation, cut and fill, temporary access, and construction facilities.
- Public Infrastructure Improvements: Pipework, Roads, Sidewalks, Water and Sewer Home Connection Fees and Tie-Ins, Home Meter Fee, Driveways, Gas, Electric, Site Lighting, and Site Design, Engineering and Inspections.
- Contingency of 15%
- Interest of 3.5% on unreimbursed eligible expenses.

- Brownfield Plan/Act 381 Work Plan Preparation, Brownfield Plan, and Administrative Expenses related to implementing the plan.
- Financing Gap activities for Rent-Controlled Units for the duration of the rent control at each location - 15 years for Oakland Commons and 10 years for Creekside Commons.

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

Allen Edwin seeks reimbursement for eligible activities through the capture of both local and school tax dollars:

1. Specifically, Allen Edwin anticipates a capture of \$2,973,399 for Oakland Commons and \$2,553,006 for Creekside Commons over 20 years based on a 2.5% inflation rate from school tax increment revenues for costs associated with the MSHDA Eligible Activities above, including housing-specific infrastructure, demolition, water and sewer mains, stormwater management facility, site preparation, and brownfield/Act 381 work plans. Allen Edwin has prepared an Act 381 Work Plan for approval by the Michigan Department of Environment, Great Lakes, and Energy (EGLE) and the Michigan State Housing Development Authority (MSHDA). Total school tax increment revenue to be captured for eligible expenses is estimated at \$5,526,405.
2. EGLE Environmental costs covered through State Tax Reimbursement are forecast to be \$5,000.
3. The Affordable Housing Financing Gap payment for 15 years at Oakland Commons is estimated at \$4,855,375, and for 10 years at Creekside Commons is estimated at \$2,561,912. The total Affordable Housing Financing Gap payment is estimated at \$7,417,287.
4. In addition, the Act 381 Brownfield Plan anticipates the capture of \$1,161,390 for Authority administrative costs, \$806,009 for the State Brownfield Redevelopment Fund, and \$2,715,229 for the Local Brownfield Revolving Fund.
5. 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 (\$594,993), and estimated interest of 3.5% on unpaid balances (\$2,470,266) is \$14,514,164.
6. The base year taxable value for purposes of the capture of Tax Increment Revenue (TIR) is proposed to be 2026.

The developer has met three (3) investment criteria for Oakland Commons: 1) housing development activities, 2) diversity of housing type, and 3) public space improvements for the extension of city water lines beyond the needs of the development.

The developer has also met three (3) investment criteria for Creekside Commons: 1) housing development activities, 2) diversity of housing type, and 3) public space improvements for the extension of sidewalks out to Centre Avenue past properties that are not a part of the development.

Consistent with the [City of Portage Brownfield Redevelopment Incentive Policy](#), the capture of tax increment revenue for reimbursement of Allen Edwin's eligible expenses is limited to 20 years (excluding the projected capture of tax increment revenue for the Local Brownfield Revolving Fund, which is projected to occur until year 25 of the Act 381 Brownfield Plan). The capture of tax increment revenue for the LBRF involves an additional five years after the developer reimbursement period.

III. CONCLUSION

Allen Edwin Homes' Brownfield Redevelopment Plan Application is eligible for tax incremental financing under the Act. Following the [City of Portage Brownfield Redevelopment Incentive Policy](#) ("Policy"), the applicant meets three investment criteria for each development and is thus eligible for up to a 20-year TIF capture period for reimbursement of eligible expenses.

Notwithstanding the above, approval of any Brownfield Redevelopment Plan Application is discretionary, and the ultimate decision to approve, or deny, an application lies with the Brownfield Redevelopment Authority ("Authority"). MCL § 125.2657. Though each plan is unique, the City and Authority should generally consider the following when evaluating each plan:

- **Meeting Goals of City of Portage Plans** (primarily City of Portage Comprehensive Plan, City of Portage Housing Needs Assessment and/or Market Analysis, or City of Portage Attainable Housing Plan of 2022)
- **Job Creation** (quality of the jobs created by a commercial or industrial plan)
- **Investment** (how much it will be privately spent 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 several factors for the Authority to consider. 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, new housing units 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's 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 incentive level is commensurate with the number of Investment Criteria met within the Policy.

IV. RECOMMENDATION

The Brownfield Redevelopment Authority reviewed and unanimously recommended this application be forwarded to the City Council through a formal vote on February 27, 2025. The enclosed Development Agreement and Reimbursement Agreement has been accepted by the applicant and will be reviewed for approval as to form prior to execution. It is therefore recommended that the Council accept the City of Portage Brownfield Redevelopment Plan Application, with Brownfield Redevelopment Plan Amendment No. 13, Green Development Ventures, LLC, 9581 Oakland Drive, and 8150 Creekside Drive, subject to final City Attorney approval.

FUNDING: Not applicable.

- Attachments:**
1. 2024 10 25 DRAFT BRA Meeting Minutes
 2. Attachment A. Allen Edwin Homes Act 381 Brownfield Plan - Oakland Commons & Creekside Commons
 3. Attachment B. Oakland Commons & Creekside Commons Brownfield Application
 4. Attachment C. Oakland Commons & Creekside Commons Development & Reimbursement Agreement - 2025.02.18_Draft
 5. Resolution to amend Brownfield with amendment 13

CITY OF PORTAGE BROWNFIELD REDEVELOPMENT AUTHORITY

Friday, October 25, 2024

8:00 AM

**Portage City Hall, Conference Room 1
7900 S. Westnedge Ave, Portage MI 49002**

The City of Portage Brownfield Redevelopment Authority meeting of September 19, 2024, was called to order by Chair Lewandowski at 8:33 am.

In Attendance

Board: Vice Chair Eric Alburtus (yes), Todd Campbell (yes), Bradley Galin (excused), Karen Gallagher (yes), John Herberg (yes), Michelle Karpinski (no), Secretary/Treasurer William Lenehan (no), Chair Keith Lewandowski (yes), Jeff Monroe (no).

Staff: Jonathon Hallberg, Deputy Director of Economic Development; Peter Dame, Chief Development Officer

Guests: Rick Freiman, Planning Commissioner

Introductions

Introduction of Authority members, staff, and guests was conducted. The board also reviewed the agenda.

Approval of Minutes

Motion by Gallagher, seconded by Alburtus, to approve the BRA Meeting Minutes of September 19, 2024, as submitted. Motion carried, 5-0.

Staff Report – The Staff Report was moved to the end of the board agenda before Statement of Citizens.

Old Business - none

New Business

1. Approval of 2024 Brownfield Policy Update

Hallberg outlined the changes to the 2022 Brownfield Policy being recommended by staff. Board members and audience members made the following observations and recommendations:

- A. Hallberg shared an email from Rick Frieman regarding adding the City's resolution on the climate crisis to the list of key plans noted in the policy. Frieman elaborated on how a solar array paid for with Brownfield TIF capture might be a possible solution for creating a viable use on an otherwise contaminated site. The board members agreed that, if a viable project was proposed, there would be no reason for them not to consider the

application, and that not specifically referencing the resolution in question would not materially affect the policy as presented.

- B. At the board's request, staff reviewed which recommended changes to the policy came as a result of suggestions by other community representatives.
- C. Under item "6.f., Promote Utilization of Multimodal Transportation", Gallagher asked whether the board wanted to suggest requiring an applicant to address two listed issues, raising concerns that the category may be easy to qualify for and that it represents an investment criterion for extra benefit. The board directed Hallberg to add language indicating that the improvement must be both "substantial and justified by the developer."
- D. Herberg recommended that the same language be added to "6.j., Site Amenities", and the board agreed.
- E. Chair Lewandowski asked why, under "1.n", the applicant had to be a U.S. citizen. Campbell shared it is difficult to prosecute or otherwise hold accountable a person who has left the country. Dame stated it may be possible for a non-citizen to be represented by an accountable person who is a U.S. citizen. The board directed staff to check with legal counsel on whether adding "permanent legal resident non-citizen" would be a permitted addition to this section of the policy.

Motion by Campbell, seconded by Albertus, to recommend approval of the updates to the Brownfield Redevelopment Incentive Policy as amended, subject to review and alteration as required by the City Attorney regarding Section 1.n. Gallagher asked what the board should do if legal counsel recommends against the change. Staff proposed that the board should accept legal counsel's recommendation and the board agreed. Chair Lewandowski directed Hallberg to email the board with the document as amended and indicate to the board what legal counsel decided.

Motion carried, 5-0.

Staff Report –

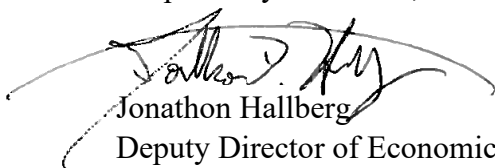
Hallberg shared the most recent TIF capture report for summer taxes. The board agreed to table any further presentations until the next meeting.

Statements of Citizens: none

Adjournment:

Motion by Herberg, seconded by Gallagher, to adjourn. Motion carried, 5-0. The meeting was adjourned at 9:34 am.

Respectfully submitted,



Jonathon Hallberg

Deputy Director of Economic Development

ACT 381 BROWNFIELD PLAN

**Allen Edwin Homes
9581 Oakland Drive and 8150 Creekside Drive
Kalamazoo County, City of Portage
City of Portage Brownfield Redevelopment Authority**

February 17, 2025



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

Approved by the Brownfield Redevelopment Authority on _____

Approved by the City of Portage on _____

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ACT 381 BROWNFIELD PLAN

1.0 INTRODUCTION

1.1 **Proposed Redevelopment and Future Use for Each Eligible Property**

The proposed redevelopment consists of two vacant parcels totaling 20.47 acres in the City of Portage. The project will involve preparing the sites for development to make way for 104 new residential units on the two properties. Allen Edwin Homes is one of Michigan's largest home builders with 30 years of building experience and over 10,000 homes built. Allen Edwin Homes builds homes that are 30-40% more efficient than a typical used home. Of the total 104 units, approximately 22 (21%) are expected to income restricted to at or below 100% of Area Median Income ("AMI"). The development on the 11.36-acre property located at 9581 Oakland Drive is named "Oakland Commons" and the development on the 9.11-acre property located at 8150 Creekside Drive is named "Creekside Commons." A detailed description of each development is provided below.

Oakland Commons will include 58 new residential units available for rent. The 58 units include 26 single family homes that are anticipated to be 1,640-square foot 3-bedroom homes, three duplex buildings for a total of six residential units, six 3-plex buildings for a total of 18 residential units, and two 4-plex buildings for a total of eight residential units. The project will be developed around a ring road that will include 18 single family homes in the interior of the ring road and the balance of the units on the outside of the ring road. The development will include multiple paved walking paths with a primary entrance from Oakland Drive and an additional emergency access drive with access from Shaver Road. The development anticipates approximately 20% of units to be income restricted to at or below 100% of Area Median Income ("AMI").

The total capital investment on Oakland Commons is expected to be approximately \$19 million. Construction on the project is planned to begin in the spring of 2025 and will be completed by summer of 2027.

Creekside Commons will include 46 new residential units available for rent. The 46 units will include 38 single family homes that are anticipated to be 1,640-square foot 4-bedroom homes, and two 4-plex buildings for a total of eight attached residential units. The development will include a connection road "Elton Lane" off of Creekside Drive that will connect to another cul-de-sac "Crestbrook Court." The single-family units will be developed along Crestbrook Court and the attached units will be developed along Creekside Drive.

The total capital investment on Creekside Commons is expected to be approximately \$16 million. Construction on the project is planned to begin in the spring of 2025 and will be completed by summer of 2028.

In total, the developments represent approximately \$35 million in investment that will be completed within three years of construction start in the Spring of 2025.

1.2 Identification of Housing Need

Specific Housing Need

The Kalamazoo County Housing Plan prepared by the Upjohn Institute in 2022 identified that the county required 7,750 new housing units in order to appropriately house the growth anticipated in the county. The report also indicated that 15,000 households in the county are in homes that do not meet their budget, and many others are in types of housing that do not meet their needs. The Census Tract that the Plan is located (Tract 20.02) grew by 10.5% over the preceding 5 years, which far outpaces the county average growth rate of 1.9%. However, the number of housing units in the Census Tract only grew by 8.0% over the same period, indicating a housing supply that is not keeping pace with demand for the area. Additionally, survey results from the Housing Plan indicate that the vast majority of residents prefer single family homes, however the current supply of single-family homes does not reflect the preference in the region. This project delivering 22 income restricted units will allow a diverse household cohort to occupy this development, and the creation of single-family homes and duplexes, 3-plexes, and 4-plexes will provide renters and families with a diverse option for rental property that what is traditionally offered in the rental market, such as multi-family development. This rental development will serve various needs of households and families with a diverse unit mix, making the development optimal to serve the needs of Portage and the County as a whole.

Job Growth Data

Southwest Michigan First, the economic development organization serving the 7-county region of Southwest Michigan, has announced 4,666 new jobs to the region between 2021 to 2023. This includes significant investment and job creation in Kalamazoo County and the City of Portage, including Pfizer Global Supply's 2022 announcement of a \$870M expansion which is expected to create 550 jobs, and Midwest Fasteners, which announced a \$10.4M expansion that will create and retain 124 jobs in Portage. The region is undergoing significant corporate investment that will require new employees in the region. Based on the specific housing need and job growth data in the area, the absorption of these new residential units is expected to be accelerated.

1.3 Eligible Property Information

Basis of Eligibility

Section 2(y)(i) of Public Act 381 of 1996 ("Act 381"), as amended, defines "Housing Property" as "A property on which 1 or more units of residential housing are proposed to be constructed, rehabilitated, or otherwise designated to be used as a

dwelling." The development proposes 58 housing units on Parcel #10-00029-425-G and 46 units on Parcel #10-00021-125-J, thus these parcels are eligible property under Act 381.

Location and Legal Description

9581 Oakland Drive Parcel ID: 10-00029-425-G 11.36 Acres
Portage, MI 49024

Legal Description:

A PARCEL OF LAND SITUATED IN THE SE ¼ OF SEC 29, 3S, 11W: COMMENCING AT THE EAST ¼ COR OF SEC 29, 3S, 11 W; TH NORTH 89 DEG 50' 19" WEST (PREVIOUSLY RECORDED AS SOUTH 89 DEG 55' 07" WEST) 331.47 FT ALG THE NORTH LI OF THE SE ¼ OF SD SEC TO REFERENCE POINT "A"; TH SOUTH 90 DEG 50' 19" EAST (PREVIOUSLY RECORDED AS NORTH 90 DEG 55' 07" EAST) 331.47 FT ALG SD NORTH LI TO SD EAST ¼ COR; TH NORTH 90 DEG 59' 23" EAST (PREVIOUSLY RECORDED AS EAST) 116.95 FT ALG THE SOUTH LI OF THE NW ¼ OF SEC 28 3S, 11W TO THE NORTHWESTERLY ROW LI OF SHAVER RD; TH SOUTH 29 DEG 38' 07" WEST (PREVIOUSLY RECORDED AS SOUTH 29 DEG 39' WEST) 152.31 FT ALG SD ROW LI; TH NORTH 60 DEG 21' 53" WEST 145.41 FT; TH NORTH 89 DEG 50' 19" WEST (PREVIOUSLY RECORDED AS NORTH 89 DEG 55' 07" EAST) 198.90 FT PARALLEL W SD SOUTH LI; TH NORTH 44 DEG 50' 19" WEST 67.78 FT TO A LI EXTENDING SOUTH 00 DEG 05' 30" EAST FROM SD REFERENCE POINT "A"; TH NORTH 00 DEG 05' 30" WEST 12.78 FT TO SD REFERENCE POINT "A"; TH NORTH 89 DEG 50' 19" WEST (PREVIOUSLY RECORDED AS SOUTH 89 DEG 55' 07" WEST) 278.54 FT ALG SD NORTH LI TO THE POB; THN SOUTH 00 DEG 09' 41" WEST 753.56 FT; TH NORTH 89 DEG 50' 19" WEST 163.82 FT (PREVIOUSLY RECORDED AS NORTH 89 DEG 55' 07" EAST) PARALLEL W SD NORTH LI; TH SOUTH 00 DEG 09' 41" WEST 26 FT; TH NORTH 89 DEG 50' 19" WEST (PREVIOUSLY RECORDED AS SOUTH 89 DEG 55' 07" WEST) 543.56 FT PARALLEL W SD NORTH LI TO THE WEST LI OF THE EAST ½ OF SD SE ¼ AS ESTABLISHED BY "OAKLAND FARMS NORTH" SUBDIVISION; TH NORTH 00 DEG 04' 14" EAST (PREVIOUSLY RECORDED AS NORTH) 779.56 FT ALG SD WEST LI OF THE EAST ½ TO SD NORTH LI OF THE SE ¼ ; TH SOUTH 89 DEG 50' 19" EAST (PREVIOUSLY RECORDED AS NORTH 89 DEG 55' 07" EAST) 708.61 FT ALG SD NORTH LI OF THE SE ¼ TO THE POB, CONTAINING 12.57 ACRES OF LAND. THE WESTERLY PORTION BEING SUBJECT TO EASEMENT FOR OAKLAND DR. SPLIT/COMBINED ON 08/20/2018 FROM 00029-425-E, 00029-425-C;

8150 Creekside Drive Parcel ID: 10-00021-125-J 9.11 Acres
Portage, MI 49024

Legal Description:

Unit 5 of Creekside Commons, a site condominium according to the Master Deed recorded in Document No. 2000-003766 and amended by First Amendment to Master Deed recorded as Document No. 2001-021465 in the Office of the Kalamazoo County Register of Deeds and designated as the Kalamazoo County Condominium Subdivision Plan No. 115, together with rights in general common elements and limited common elements as set forth in the Master Deed and as described in Act 59 of the Public Acts of 1978, as amended.

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 Allen Edwin Homes ("Developer") for the cost of eligible activities as authorized by Act 381. Michigan State Housing Development Authority ("MSHDA") 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 in this Brownfield Plan including contingency are anticipated to be \$12,043,898. The total cost of eligible activities related to Oakland Commons including contingency are anticipated to be \$6,933,610. The total cost of eligible activities related to Creekside Commons including contingency are anticipated to be \$5,110,288. Simple interest on unreimbursed eligible activities is also included as an eligible activity at 3.5%. Funding to the State Brownfield Redevelopment Fund is anticipated to be \$806,009. 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 Environmental Site Assessment ("ESA").

Non-Environmental Activities

Because the basis of property eligibility is "Housing Property" under Public Act 381, additional non-environmental costs can be reimbursed through a brownfield plan. This plan provides for reimbursement of eligible "housing development activities" including reimbursement provided to the developer to fill a financing gap associated with the development of housing units priced for income qualified households, and site preparation and infrastructure improvement activities that are necessary for new housing development for income qualified households on eligible property.

2.2 Summary of Eligible Activities

2.2..1 Phase I & Phase II ESA, BEA and Due Care Plan

A Phase I ESA will be required for the project and is anticipated to cost \$5,000. This is a cost statutorily approved for reimbursement with school taxes. The \$5,000 Phase I ESA is related to the Oakland Commons project.

2.2..2 Infrastructure

Infrastructure activities will include the construction of a stormwater retention systems, sanitary sewer and water main construction, sewer and water home connection fees and tie ins, home meter fees, gas and electric, sidewalk development, landscaping, and private

infrastructure, including driveways, site lighting and parking areas. Engineering and design of these activities are also included as eligible activities. The total cost of these infrastructure improvement is anticipated to be \$3,037,133. The portion of the infrastructure improvements related to the Oakland Commons site is anticipated to be \$1,465,972 and the portion of the infrastructure improvements related to the Creekside Commons site is anticipated to be \$1,571,161.

2.2..3 Site Preparation

Site preparation activities will include soil erosion control; clearing, grubbing and topsoil removal; rough grading of the site, temporary site access and temporary construction facilities and controls. Engineering and design of these activities are also included as eligible activities. The total cost of these site preparation activities is anticipated to be \$891,985. The portion of the site preparation costs related to the Oakland Commons site is anticipated to be \$304,254 and the portion of the site preparation costs related to the Creekside Commons site is anticipated to be \$587,731.

2.2..4 Interest

Financing costs for the project are considered an eligible activity. This plan allows for 3.5% interest rate on the developer's unreimbursed eligible activities.

2.2..5 Contingency

A 15% contingency is included as an eligible activity. The contingency is estimated to be \$594,993. The portion of the contingency related to the Oakland Commons site is anticipated to be \$266,509 and the portion of the contingency related to the Creekside Commons site is anticipated to be \$328,484.

2.2..6 Financing Gap

Housing development activities, related to reimbursement provided to the developer to fill a financing gap associated with the development of housing units priced for income qualified households' units, are included as eligible activities. The financing gap is calculated utilizing the Total Housing Subsidy formula developed by MSHDA.

On the Oakland Commons site, the Total Housing Subsidy is anticipated to be \$286,049 in year one of the Plan. With a MSHDA Control Rent of \$3,910 for a 3-Bedroom and \$4,178 for a 4-Bedroom, the annual rent gap and total rent gap over the term of a 15-year affordability period are delineated below. There are anticipated to be

12 income qualified units as a part of this development for a total of 15 years of income restriction. This Plan anticipates a rental gap inflation rate of 2% over the 15 years of income restriction.

Type	MSHDA Control Rent	Project Rent (Year 1)	Rent Gap (Year 1)	Income Qualified Units	Annual Gap (Year 1)	Total Loss
3-Bed	\$3,910	\$1,959	\$23,412	5	\$117,060	
4-Bed	\$4,178	\$2,232.50	\$23,340	7	\$163,380	
Total				12	\$280,440	\$4,855,375

On the Creekside Commons site, the Total Housing Subsidy is anticipated to be \$238,215 in year one of the Plan. With a MSHDA Control Rent of 3,910 for a 3-Bedroom and \$4,178 for a 4-Bedroom, the annual rent gap and total rent gap over the term of a 10-year affordability period are delineated below. There are anticipated to be 10 income qualified units as a part of this development for a total of 10 years of income restriction. This Plan anticipates a rental gap inflation rate of 2% over the 10 years of income restriction.

Type	MSHDA Control Rent	Project Rent (Year 1)	Rent Gap (Year 1)	Income Qualified Units	Annual Gap (Year 1)	Total Loss
3-Bed	\$3,910	\$1,959	\$23,412	2	\$46,824	
4-Bed	\$4,178	\$2,232.50	\$23,340	8	\$186,720	
Total				10	\$233,544	\$2,561,912

The Total Housing Subsidy contemplated on the 22 units that will be income restricted based on MSHDA's Rent Control formula over a 15-year period of affordability in Oakland Commons and a 10-year period of affordability in Creekside Commons with 2% rental rate inflation is \$7,417,287.

2.2..7 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..8 Brownfield Plan Implementation

The cost of implementing the Brownfield Plan is anticipated to be \$30,000.

2.2..9 Local Brownfield Revolving Fund

Local Brownfield Revolving Fund capture is also included in this plan. Capture to the Local Brownfield Revolving Fund is anticipated to be \$2,715,229.

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 or County 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 20 years, with an additional 5 years of capture to the Local Brownfield Revolving Fund ("LBRF"). It is estimated that the redevelopment of the property will be completed in 2028 and that full recapture of eligible costs and eligible administrative costs of the authority will continue until 2050. 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. It is anticipated that tax increment capture will remain independent between the two parcels and be reimbursed for eligible activities related to each independent parcel. The tax increment revenue reimbursement schedule will be defined in the reimbursement agreement.

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

The property consists of two parcels which total 20.47 acres in size and is located at 9581 Oakland Drive in Portage, Kalamazoo County (Parcel Identification Number 10-00029-425-G) and 8150 Creekside Drive in Portage, Kalamazoo County (Parcel Identification Number 10-00021-125-J). A legal description of the properties along with a scaled map showing eligible property dimensions, is attached as Figure 1.

The parcel is considered "eligible property" due to the development of residential housing units on the property, as defined within the definition of "Housing Property" in Section 2(y) of Public Act 381 of 1996, as amended.

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

None.

Legal Description and Eligible Property Map



**9581 Oakland Drive
Portage, MI 49024**

Parcel ID: 10-00029-425-G

11.36 Acres

**8150 Creekside Drive
Portage, MI 49024**

Parcel ID: 10-00021-125-J

9.11 Acres



**9581 Oakland Drive
Portage, MI 49024**

Parcel ID: 10-00029-425-G

11.36 Acres

Legal Description:

A PARCEL OF LAND SITUATED IN THE SE ¼ OF SEC 29, 3S, 11W: COMMENCING AT THE EAST ¼ COR OF SEC 29, 3S, 11 W; TH NORTH 89 DEG 50' 19" WEST (PREVIOUSLY RECORDED AS SOUTH 89 DEG 55' 07" WEST) 331.47 FT ALG THE NORTH LI OF THE SE ¼ OF SD SEC TO REFERENCE POINT "A"; TH SOUTH 90 DEG 50' 19" EAST (PREVIOUSLY RECORDED AS NORTH 90 DEG 55' 07" EAST) 331.47 FT ALG SD NORTH LI TO SD EAST ¼ COR; TH NORTH 90 DEG 59' 23" EAST (PREVIOUSLY RECORDED AS EAST) 116.95 FT ALG THE SOUTH LI OF THE NW ¼ OF SEC 28 3S, 11W TO THE NORTHWESTERLY ROW LI OF SHAVER RD; TH SOUTH 29 DEG 38' 07" WEST (PREVIOUSLY RECORDED AS SOUTH 29 DEG 39' WEST) 152.31 FT ALG SD ROW LI; TH NORTH 60 DEG 21' 53" WEST 145.41 FT; TH NORTH 89 DEG 50' 19" WEST (PREVIOUSLY RECORDED AS NORTH 89 DEG 55' 07" EAST) 198.90 FT PARALLEL W SD SOUTH LI; TH NORTH 44 DEG 50' 19" WEST 67.78 FT TO A LI EXTENDING SOUTH 00 DEG 05' 30" EAST FROM SD REFERENCE POINT "A"; TH NORTH 00 DEG 05' 30" WEST 12.78 FT TO SD REFERENCE POINT "A"; TH NORTH 89 DEG 50' 19" WEST (PREVIOUSLY RECORDED AS SOUTH 89 DEG 55' 07" WEST) 278.54 FT ALG SD NORTH LI TO THE POB; THN SOUTH 00 DEG 09' 41" WEST 753.56 FT; TH NORTH 89 DEG 50' 19" WEST 163.82 FT (PREVIOUSLY RECORDED AS NORTH 89 DEG 55' 07" EAST) PARALLEL W SD NORTH LI; TH SOUTH 00 DEG 09' 41" WEST 26 FT; TH NORTH 89 DEG 50' 19" WEST (PREVIOUSLY RECORDED AS SOUTH 89 DEG 55' 07" WEST) 543.56 FT PARALLEL W SD NORTH LI TO THE WEST LI OF THE EAST ½ OF SD SE ¼ AS ESTABLISHED BY "OAKLAND FARMS NORTH" SUBDIVISION; TH NORTH 00 DEG 04' 14" EAST (PREVIOUSLY RECORDED AS NORTH) 779.56 FT ALG SD WEST LI OF THE EAST ½ TO SD NORTH LI OF THE SE ¼ ; TH SOUTH 89 DEG 50' 19" EAST (PREVIOUSLY RECORDED AS NORTH 89 DEG 55' 07" EAST) 708.61 FT ALG SD NORTH LI OF THE SE ¼ TO THE POB, CONTAINING 12.57 ACRES OF LAND. THE WESTERLY PORTION BEING SUBJECT TO EASEMENT FOR OAKLAND DR. SPLIT/COMBINED ON 08/20/2018 FROM 00029-425-E, 00029-425-C;



**8150 Creekside Drive
Portage, MI 49024**

Parcel ID: 10-00021-125-J

9.11 Acres

Legal Description

Unit 5 of Creekside Commons, a site condominium according to the Master Deed recorded in Document No. 2000-003766 and amended by First Amendment to Master Deed recorded as Document No. 2001-021465 in the Office of the Kalamazoo County Register of Deeds and designated as the Kalamazoo County Condominium Subdivision Plan No. 115, together with rights in general common elements and limited common elements as set forth in the Master Deed and as described in Act 59 of the Public Acts of 1978, as amended.

Table 1

Eligible Activity Costs



Eligible Activities Table
Allen Edwin Homes
 9581 Oakland Dr and 8150 Creeksie Dr
 Portage, MI
 February 2025

Allen Edwin Homes - Total Eligible Activities				
EGLE Eligible Activities Costs and Schedule				
EGLE Eligible Activities	Oakland Commons	Creekside Commons	Total	Completion Season/Year
Department Specific Activities Sub-Total	\$ 5,000	\$ -	\$ 5,000	Winter 2023
<i>Phase I Environmental Site Assessment</i>	\$ 5,000	\$ -	\$ 5,000	
EGLE Eligible Activities Sub-Total	\$ 5,000	\$ -	\$ 5,000	
MSDHA Housing Development Activities Costs and Schedule				
MSHDA Eligible Activities	Oakland Commons	Creekside Commons	Cost	Completion Season/Year
Demolition Sub-Total	\$ 6,500	\$ 31,000	\$ 37,500	Spring 2025
<i>Site Demolition</i>	\$ 6,500	\$ 31,000	\$ 37,500	
Infrastructure Sub-Total	\$ 1,465,972	\$ 1,571,161	\$ 3,037,133	Spring 2025
<i>Pipework, Roads and Sidewalks</i>	\$ 1,081,131	\$ 1,253,551	\$ 2,334,682	
<i>Site Design, Engineering and Inspections</i>	\$ 83,561	\$ 56,250	\$ 139,811	
<i>Water/Sewer Home Connection Fees</i>	\$ 17,400	\$ 13,800	\$ 31,200	
<i>Home Meter Fee</i>	\$ 20,880	\$ 16,560	\$ 37,440	
<i>Sewer and Water Home Tie In</i>	\$ 72,500	\$ 57,500	\$ 130,000	
<i>Driveways</i>	\$ 130,500	\$ 103,500	\$ 234,000	
<i>Gas</i>	\$ 30,000	\$ 30,000	\$ 60,000	
<i>Electric</i>	\$ 30,000	\$ 40,000	\$ 70,000	
<i>Site Lighting</i>	\$ -	\$ -	\$ -	
Site Preparation Sub-Total	\$ 304,254	\$ 587,731	\$ 891,985	Spring 2025
<i>Grading, soil erosion control, clearing, top soil removal, wetland delineation, cut and fill, temporary access and construction facilities</i>	\$ 304,254	\$ 587,731	\$ 891,985	
Affordable Housing Financing Gap	\$ 4,855,375	\$ 2,561,912	\$ 7,417,287	
Brownfield Plan/Act 381 Work Plan	\$ 15,000	\$ 15,000	\$ 30,000	Winter 2025
Brownfield Plan Implementation	\$ 15,000	\$ 15,000	\$ 30,000	
MSHDA Eligible Activities Sub-Total	\$ 6,662,101	\$ 4,781,804	\$ 11,443,905	
Contingency (15%)	\$ 266,509	\$ 328,484	\$ 594,993	
Interest (3.5%)	\$ 1,224,179	\$ 1,246,087	\$ 2,470,266	
Total Brownfield Eligible Activities	\$ 8,157,789	\$ 6,356,375	\$ 14,514,164	

Table 2

Tax Capture Schedule



Tax Increment Financing Capture Schedule

Allen Edwin Homes
9581 Oakland Drive
Portage, MI
February 2025

Estimated Taxable Value (TV) Increase Rate: 2.50%

Plan Year	1	2	3	4	5	6	7	8	9	10	11
Calendar Year	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
*Base Taxable Value	\$ 140,139	\$ 140,139	\$ 140,139	\$ 140,139	\$ 140,139	\$ 140,139	\$ 140,139	\$ 140,139	\$ 140,139	\$ 140,139	\$ 140,139
Estimated New TV	\$ 2,543,103	\$ 6,047,500	\$ 6,198,688	\$ 6,353,655	\$ 6,512,496	\$ 6,675,308	\$ 6,842,191	\$ 7,013,246	\$ 7,188,577	\$ 7,368,292	\$ 7,552,499
Incremental Difference (New TV - Base TV)	\$ 2,402,964	\$ 5,907,361	\$ 6,058,549	\$ 6,213,516	\$ 6,372,357	\$ 6,535,169	\$ 6,702,052	\$ 6,873,107	\$ 7,048,438	\$ 7,228,153	\$ 7,412,360

School Capture	Millage Rate												
State Education Tax (SET)	6.0000	\$ 14,418	\$ 35,444	\$ 36,351	\$ 37,281	\$ 38,234	\$ 39,211	\$ 40,212	\$ 41,239	\$ 42,291	\$ 43,369	\$ 44,474	
School Operating Tax	17.5695	\$ 42,219	\$ 103,789	\$ 106,446	\$ 109,168	\$ 111,959	\$ 114,820	\$ 117,752	\$ 120,757	\$ 123,838	\$ 126,995	\$ 130,231	
School Total	23.5695	\$ 56,637	\$ 139,234	\$ 142,797	\$ 146,449	\$ 150,193	\$ 154,031	\$ 157,964	\$ 161,996	\$ 166,128	\$ 170,364	\$ 174,706	

Local Capture	Millage Rate												
County Public Safety	1.4380	\$ 3,455	\$ 8,495	\$ 8,712	\$ 8,935	\$ 9,163	\$ 9,398	\$ 9,638	\$ 9,884	\$ 10,136	\$ 10,394	\$ 10,659	
County 911	0.6459	\$ 1,552	\$ 3,816	\$ 3,913	\$ 4,013	\$ 4,116	\$ 4,221	\$ 4,329	\$ 4,439	\$ 4,553	\$ 4,669	\$ 4,788	
County Housing	0.7453	\$ 1,791	\$ 4,403	\$ 4,515	\$ 4,631	\$ 4,749	\$ 4,871	\$ 4,995	\$ 5,123	\$ 5,253	\$ 5,387	\$ 5,524	
County Seniors	0.3462	\$ 832	\$ 2,045	\$ 2,097	\$ 2,151	\$ 2,206	\$ 2,262	\$ 2,320	\$ 2,379	\$ 2,440	\$ 2,502	\$ 2,566	
KRESA ISD	6.9935	\$ 16,805	\$ 41,313	\$ 42,370	\$ 43,454	\$ 44,565	\$ 45,704	\$ 46,871	\$ 48,067	\$ 49,293	\$ 50,550	\$ 51,838	
County Veteran Fund	0.1000	\$ 240	\$ 591	\$ 606	\$ 621	\$ 637	\$ 654	\$ 670	\$ 687	\$ 705	\$ 723	\$ 741	
Portage District Library	1.4959	\$ 3,595	\$ 8,837	\$ 9,063	\$ 9,295	\$ 9,532	\$ 9,776	\$ 10,026	\$ 10,281	\$ 10,544	\$ 10,813	\$ 11,088	
Library Extra	0.4986	\$ 1,198	\$ 2,945	\$ 3,021	\$ 3,098	\$ 3,177	\$ 3,258	\$ 3,342	\$ 3,427	\$ 3,514	\$ 3,604	\$ 3,696	
City Operating	10.6400	\$ 25,568	\$ 62,854	\$ 64,463	\$ 66,112	\$ 67,802	\$ 69,534	\$ 71,310	\$ 73,130	\$ 74,995	\$ 76,908	\$ 78,868	
School Site SF	0.4983	\$ 1,197	\$ 2,944	\$ 3,019	\$ 3,096	\$ 3,175	\$ 3,256	\$ 3,340	\$ 3,425	\$ 3,512	\$ 3,602	\$ 3,694	
Cen Cnty Transit	0.8933	\$ 2,147	\$ 5,277	\$ 5,412	\$ 5,551	\$ 5,692	\$ 5,838	\$ 5,987	\$ 6,140	\$ 6,296	\$ 6,457	\$ 6,621	
County Operating	4.6202	\$ 11,102	\$ 27,293	\$ 27,992	\$ 28,708	\$ 29,442	\$ 30,194	\$ 30,965	\$ 31,755	\$ 32,565	\$ 33,396	\$ 34,247	
County Transit	0.3102	\$ 745	\$ 1,832	\$ 1,879	\$ 1,927	\$ 1,977	\$ 2,027	\$ 2,079	\$ 2,132	\$ 2,186	\$ 2,242	\$ 2,299	
KVCC	2.7729	\$ 6,663	\$ 16,381	\$ 16,800	\$ 17,229	\$ 17,670	\$ 18,121	\$ 18,584	\$ 19,058	\$ 19,545	\$ 20,043	\$ 20,554	
	31.9983	\$ 76,891	\$ 189,026	\$ 193,863	\$ 198,822	\$ 203,905	\$ 209,114	\$ 214,454	\$ 219,928	\$ 225,538	\$ 231,289	\$ 237,183	

Non-Capturable Millages	Millage Rate												
School Debt	6.8500	\$ 16,460	\$ 40,465	\$ 41,501	\$ 42,563	\$ 43,651	\$ 44,766	\$ 45,909	\$ 47,081	\$ 48,282	\$ 49,513	\$ 50,775	
County Juvenile	0.1668	\$ 401	\$ 985	\$ 1,011	\$ 1,036	\$ 1,063	\$ 1,090	\$ 1,118	\$ 1,146	\$ 1,176	\$ 1,206	\$ 1,236	
Total Non-Capturable Taxes	7.0168	\$ 16,861	\$ 41,451	\$ 42,512	\$ 43,599	\$ 44,714	\$ 45,856	\$ 47,027	\$ 48,227	\$ 49,457	\$ 50,719	\$ 52,011	
	62.5846												

Total Tax Increment Revenue (TIR) Available for Capture \$ 133,527 \$ 328,259 \$ 336,660 \$ 345,271 \$ 354,098 \$ 363,145 \$ 372,418 \$ 381,923 \$ 391,666 \$ 401,653 \$ 411,889

Footnotes:

Average Single Family taxable Value	\$ 157,500
Average Duplex TV	\$ 138,208
Average 3-Plex TV	\$ 96,011
Average 4-Plex TV	\$ 93,341
Percentage of Homestead units	0%

Single Family Home Construction	8	18	0	0	0	26
Duplex Construction	0	6	0	0	0	6
3-Plex Construction	9	9	0	0	0	18
4-Plex Construction	8	0	0	0	0	8

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Tax Increment Financing Capture Schedule
Allen Edwin Homes
 9581 Oakland Drive
 Portage, MI
 February 2025

12	13	14	15	16	17	18	19	20	21	22	23	24	25	TOTAL
2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	
\$ 140,139	\$ 140,139	\$ 140,139	\$ 140,139	\$ 140,139	\$ 140,139	\$ 140,139	\$ 140,139	\$ 140,139	\$ 140,139	\$ 140,139	\$ 140,139	\$ 140,139	\$ 140,139	\$ -
\$ 7,741,311	\$ 7,934,844	\$ 8,133,215	\$ 8,336,546	\$ 8,544,959	\$ 8,758,583	\$ 8,977,548	\$ 9,201,986	\$ 9,432,036	\$ 9,667,837	\$ 9,909,533	\$ 10,157,271	\$ 10,411,203	\$ 10,671,483	\$ -
\$ 7,601,172	\$ 7,794,705	\$ 7,993,076	\$ 8,196,407	\$ 8,404,820	\$ 8,618,444	\$ 8,837,409	\$ 9,061,847	\$ 9,291,897	\$ 9,527,698	\$ 9,769,394	\$ 10,017,132	\$ 10,271,064	\$ 10,531,344	\$ -
\$ 45,607	\$ 46,768	\$ 47,958	\$ 49,178	\$ 50,429	\$ 51,711	\$ 53,024	\$ 54,371	\$ 55,751						\$ 867,323
\$ 133,549	\$ 136,949	\$ 140,434	\$ 144,007	\$ 147,668	\$ 151,422	\$ 155,269	\$ 159,212	\$ 163,254						\$ 2,539,738
\$ 179,156	\$ 183,717	\$ 188,393	\$ 193,185	\$ 198,097	\$ 203,132	\$ 208,293	\$ 213,583	\$ 219,005	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,407,061
\$ 10,930	\$ 11,209	\$ 11,494	\$ 11,786	\$ 12,086	\$ 12,393	\$ 12,708	\$ 13,031	\$ 13,362	\$ 13,701	\$ 14,048	\$ 14,405	\$ 14,770	\$ 15,144	\$ 279,936
\$ 4,910	\$ 5,035	\$ 5,163	\$ 5,294	\$ 5,429	\$ 5,567	\$ 5,708	\$ 5,853	\$ 6,002	\$ 6,154	\$ 6,310	\$ 6,470	\$ 6,634	\$ 6,802	\$ 125,738
\$ 5,665	\$ 5,809	\$ 5,957	\$ 6,109	\$ 6,264	\$ 6,423	\$ 6,587	\$ 6,754	\$ 6,925	\$ 7,101	\$ 7,281	\$ 7,466	\$ 7,655	\$ 7,849	\$ 145,088
\$ 2,632	\$ 2,699	\$ 2,767	\$ 2,838	\$ 2,910	\$ 2,984	\$ 3,060	\$ 3,137	\$ 3,217	\$ 3,298	\$ 3,382	\$ 3,468	\$ 3,556	\$ 3,646	\$ 67,395
\$ 53,159	\$ 54,512	\$ 55,900	\$ 57,322	\$ 58,779	\$ 60,273	\$ 61,804	\$ 63,374	\$ 64,983	\$ 66,632	\$ 68,322	\$ 70,055	\$ 71,831	\$ 73,651	\$ 1,361,428
\$ 760	\$ 779	\$ 799	\$ 820	\$ 840	\$ 862	\$ 884	\$ 906	\$ 929	\$ 953	\$ 977	\$ 1,002	\$ 1,027	\$ 1,053	\$ 19,467
\$ 11,371	\$ 11,660	\$ 11,957	\$ 12,261	\$ 12,573	\$ 12,892	\$ 13,220	\$ 13,556	\$ 13,900	\$ 14,252	\$ 14,614	\$ 14,985	\$ 15,364	\$ 15,754	\$ 291,208
\$ 3,790	\$ 3,886	\$ 3,985	\$ 4,087	\$ 4,191	\$ 4,297	\$ 4,406	\$ 4,518	\$ 4,633	\$ 4,751	\$ 4,871	\$ 4,995	\$ 5,121	\$ 5,251	\$ 97,063
\$ 80,876	\$ 82,936	\$ 85,046	\$ 87,210	\$ 89,427	\$ 91,700	\$ 94,030	\$ 96,418	\$ 98,866	\$ 101,375	\$ 103,946	\$ 106,582	\$ 109,284	\$ 112,054	\$ 2,071,293
\$ 3,788	\$ 3,884	\$ 3,983	\$ 4,084	\$ 4,188	\$ 4,295	\$ 4,404	\$ 4,516	\$ 4,630	\$ 4,748	\$ 4,868	\$ 4,992	\$ 5,118	\$ 5,248	\$ 97,004
\$ 6,790	\$ 6,963	\$ 7,140	\$ 7,322	\$ 7,508	\$ 7,699	\$ 7,894	\$ 8,095	\$ 8,300	\$ 8,511	\$ 8,727	\$ 8,948	\$ 9,175	\$ 9,408	\$ 173,899
\$ 35,119	\$ 36,013	\$ 36,930	\$ 37,869	\$ 38,832	\$ 39,819	\$ 40,831	\$ 41,868	\$ 42,930	\$ 44,020	\$ 45,137	\$ 46,281	\$ 47,454	\$ 48,657	\$ 899,416
\$ 2,358	\$ 2,418	\$ 2,479	\$ 2,543	\$ 2,607	\$ 2,673	\$ 2,741	\$ 2,811	\$ 2,882	\$ 2,955	\$ 3,030	\$ 3,107	\$ 3,186	\$ 3,267	\$ 60,387
\$ 21,077	\$ 21,614	\$ 22,164	\$ 22,728	\$ 23,306	\$ 23,898	\$ 24,505	\$ 25,128	\$ 25,766	\$ 26,419	\$ 27,090	\$ 27,777	\$ 28,481	\$ 29,202	\$ 539,802
\$ 243,225	\$ 249,417	\$ 255,765	\$ 262,271	\$ 268,940	\$ 275,776	\$ 282,782	\$ 289,964	\$ 297,325	\$ 304,870	\$ 312,604	\$ 320,531	\$ 328,657	\$ 336,985	\$ 6,229,123
\$ 52,068	\$ 53,394	\$ 54,753	\$ 56,145	\$ 57,573	\$ 59,036	\$ 60,536	\$ 62,074	\$ 63,649	\$ 65,265	\$ 66,920	\$ 68,617	\$ 70,357	\$ 72,140	\$ 1,333,492
\$ 1,268	\$ 1,300	\$ 1,333	\$ 1,367	\$ 1,402	\$ 1,438	\$ 1,474	\$ 1,512	\$ 1,550	\$ 1,589	\$ 1,630	\$ 1,671	\$ 1,713	\$ 1,757	\$ 32,471
\$ 53,336	\$ 54,694	\$ 56,086	\$ 57,513	\$ 58,975	\$ 60,474	\$ 62,010	\$ 63,585	\$ 65,199	\$ 66,854	\$ 68,550	\$ 70,288	\$ 72,070	\$ 73,896	\$ 1,365,964
\$ 422,380	\$ 433,135	\$ 444,158	\$ 455,456	\$ 467,037	\$ 478,908	\$ 491,075	\$ 503,547	\$ 516,330	\$ 304,870	\$ 312,604	\$ 320,531	\$ 328,657	\$ 336,985	\$ 9,636,184



Tax Increment Financing Capture Schedule
Allen Edwin Homes
8150 Creekside Dr
Portage, MI
February 2025

Estimated Taxable Value (TV) Increase Rate: 2.50%

Plan Year	1	2	3	4	5	6	7	8	9	10	11
Calendar Year	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
*Base Taxable Value	\$ 345,800	\$ 345,800	\$ 345,800	\$ 345,800	\$ 345,800	\$ 345,800	\$ 345,800	\$ 345,800	\$ 345,800	\$ 345,800	\$ 345,800
Estimated New TV	\$ 1,705,800	\$ 3,998,445	\$ 5,598,406	\$ 5,738,366	\$ 5,881,825.44	\$ 6,028,871	\$ 6,179,593	\$ 6,334,083	\$ 6,492,435	\$ 6,654,746	\$ 6,821,114
Incremental Difference (New TV - Base TV)	\$ 1,360,000	\$ 3,652,645	\$ 5,252,606	\$ 5,392,566	\$ 5,536,025	\$ 5,683,071	\$ 5,833,793	\$ 5,988,283	\$ 6,146,635	\$ 6,308,946	\$ 6,475,314

School Capture	Millage Rate												
State Education Tax (SET)	6.0000	\$ 8,160	\$ 21,916	\$ 31,516	\$ 32,355	\$ 33,216	\$ 34,098	\$ 35,003	\$ 35,930	\$ 36,880	\$ 37,854	\$ 38,852	
School Operating Tax	17.5695	\$ 23,895	\$ 64,175	\$ 92,286	\$ 94,745	\$ 97,265	\$ 99,849	\$ 102,497	\$ 105,211	\$ 107,993	\$ 110,845	\$ 113,768	
School Total	23.5695	\$ 32,055	\$ 86,091	\$ 123,801	\$ 127,100	\$ 130,481	\$ 133,947	\$ 137,500	\$ 141,141	\$ 144,873	\$ 148,699	\$ 152,620	

Local Capture	Millage Rate												
County Public Safety	1.4380	\$ 1,956	\$ 5,253	\$ 7,553	\$ 7,755	\$ 7,961	\$ 8,172	\$ 8,389	\$ 8,611	\$ 8,839	\$ 9,072	\$ 9,312	
County 911	0.6459	\$ 878	\$ 2,359	\$ 3,393	\$ 3,483	\$ 3,576	\$ 3,671	\$ 3,768	\$ 3,868	\$ 3,970	\$ 4,075	\$ 4,182	
County Housing	0.7453	\$ 1,014	\$ 2,722	\$ 3,915	\$ 4,019	\$ 4,126	\$ 4,236	\$ 4,348	\$ 4,463	\$ 4,581	\$ 4,702	\$ 4,826	
County Seniors	0.3462	\$ 471	\$ 1,265	\$ 1,818	\$ 1,867	\$ 1,917	\$ 1,967	\$ 2,020	\$ 2,073	\$ 2,128	\$ 2,184	\$ 2,242	
KRESA ISD	6.9935	\$ 9,511	\$ 25,545	\$ 36,734	\$ 37,713	\$ 38,716	\$ 39,745	\$ 40,799	\$ 41,879	\$ 42,986	\$ 44,122	\$ 45,285	
County Veteran Fund	0.1000	\$ 136	\$ 365	\$ 525	\$ 539	\$ 554	\$ 568	\$ 583	\$ 599	\$ 615	\$ 631	\$ 648	
Portage District Library	1.4959	\$ 2,034	\$ 5,464	\$ 7,857	\$ 8,067	\$ 8,281	\$ 8,501	\$ 8,727	\$ 8,958	\$ 9,195	\$ 9,438	\$ 9,686	
Library Extra	0.4986	\$ 678	\$ 1,821	\$ 2,619	\$ 2,689	\$ 2,760	\$ 2,834	\$ 2,909	\$ 2,986	\$ 3,065	\$ 3,146	\$ 3,229	
City Operating	10.6400	\$ 14,470	\$ 38,864	\$ 55,888	\$ 57,377	\$ 58,903	\$ 60,468	\$ 62,072	\$ 63,715	\$ 65,400	\$ 67,127	\$ 68,897	
School Site SF	0.4983	\$ 678	\$ 1,820	\$ 2,617	\$ 2,687	\$ 2,759	\$ 2,832	\$ 2,907	\$ 2,984	\$ 3,063	\$ 3,144	\$ 3,227	
Cen Cnty Transit	0.8933	\$ 1,215	\$ 3,263	\$ 4,692	\$ 4,817	\$ 4,945	\$ 5,077	\$ 5,211	\$ 5,349	\$ 5,491	\$ 5,636	\$ 5,784	
County Operating	4.6202	\$ 6,283	\$ 16,876	\$ 24,268	\$ 24,915	\$ 25,578	\$ 26,257	\$ 26,953	\$ 27,667	\$ 28,399	\$ 29,149	\$ 29,917	
County Transit	0.3102	\$ 422	\$ 1,133	\$ 1,629	\$ 1,673	\$ 1,717	\$ 1,763	\$ 1,810	\$ 1,858	\$ 1,907	\$ 1,957	\$ 2,009	
KVCC	2.7729	\$ 3,771	\$ 10,128	\$ 14,565	\$ 14,953	\$ 15,351	\$ 15,759	\$ 16,177	\$ 16,605	\$ 17,044	\$ 17,494	\$ 17,955	
	31.9983	\$ 43,518	\$ 116,878	\$ 168,074	\$ 172,553	\$ 177,143	\$ 181,849	\$ 186,671	\$ 191,615	\$ 196,682	\$ 201,876	\$ 207,199	

Non-Capturable Millages	Millage Rate												
School Debt	6.8500	\$ 9,316	\$ 25,021	\$ 35,980	\$ 36,939	\$ 37,922	\$ 38,929	\$ 39,961	\$ 41,020	\$ 42,104	\$ 43,216	\$ 44,356	
County Juvenile	0.1668	\$ 227	\$ 609	\$ 876	\$ 899	\$ 923	\$ 948	\$ 973	\$ 999	\$ 1,025	\$ 1,052	\$ 1,080	
Total Non-Capturable Taxes	7.0168	\$ 9,543	\$ 25,630	\$ 36,856	\$ 37,839	\$ 38,845	\$ 39,877	\$ 40,935	\$ 42,019	\$ 43,130	\$ 44,269	\$ 45,436	
	62.5846												

Total Tax Increment Revenue (TIR) Available for Capture \$ 75,572 \$ 202,969 \$ 291,876 \$ 299,653 \$ 307,625 \$ 315,796 \$ 324,171 \$ 332,756 \$ 341,555 \$ 350,574 \$ 359,819

Footnotes:

Average Single Family taxable Value	\$ 125,000
Average Duplex TV	\$ -
Average 3-Plex TV	\$ -
Average 4-Plex TV	\$ 45,000
Percentage of Homestead units	0%

Single Family Home Construction	8	18	12	0	0		38
Duplex Construction	0	0	0	0	0		0
3-Plex Construction	0	0	0	0	0		0
4-Plex Construction	8	0	0	0	0		8

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Tax Increment Financing Capture Schedule
Allen Edwin Homes
 8150 Creekside Dr
 Portage, MI
 February 2025

12	13	14	15	16	17	18	19	20	21	22	23	24	25	TOTAL
2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	
\$ 345,800	\$ 345,800	\$ 345,800	\$ 345,800	\$ 345,800	\$ 345,800	\$ 345,800	\$ 345,800	\$ 345,800	\$ 345,800	\$ 345,800	\$ 345,800	\$ 345,800	\$ 345,800	\$ -
\$ 6,991,642	\$ 7,166,433	\$ 7,345,594	\$ 7,529,234	\$ 7,717,465	\$ 7,910,401	\$ 8,108,161	\$ 8,310,865	\$ 8,518,637	\$ 8,731,603	\$ 8,949,893	\$ 9,173,640	\$ 9,402,981	\$ 9,638,056	\$ -
\$ 6,645,842	\$ 6,820,633	\$ 6,999,794	\$ 7,183,434	\$ 7,371,665	\$ 7,564,601	\$ 7,762,361	\$ 7,965,065	\$ 8,172,837	\$ 8,385,803	\$ 8,604,093	\$ 8,827,840	\$ 9,057,181	\$ 9,292,256	\$ -
\$ 39,875	\$ 40,924	\$ 41,999	\$ 43,101	\$ 44,230	\$ 45,388	\$ 46,574	\$ 47,790	\$ 49,037						\$ 744,697
\$ 116,764	\$ 119,835	\$ 122,983	\$ 126,209	\$ 129,516	\$ 132,906	\$ 136,381	\$ 139,942	\$ 143,593						\$ 2,180,658
\$ 156,639	\$ 160,759	\$ 164,982	\$ 169,310	\$ 173,746	\$ 178,294	\$ 182,955	\$ 187,733	\$ 192,630	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,925,355
\$ 9,557	\$ 9,808	\$ 10,066	\$ 10,330	\$ 10,600	\$ 10,878	\$ 11,162	\$ 11,454	\$ 11,753	\$ 12,059	\$ 12,373	\$ 12,694	\$ 13,024	\$ 13,362	\$ 241,991
\$ 4,293	\$ 4,405	\$ 4,521	\$ 4,640	\$ 4,761	\$ 4,886	\$ 5,014	\$ 5,145	\$ 5,279	\$ 5,416	\$ 5,557	\$ 5,702	\$ 5,850	\$ 6,002	\$ 108,694
\$ 4,953	\$ 5,083	\$ 5,217	\$ 5,354	\$ 5,494	\$ 5,638	\$ 5,785	\$ 5,936	\$ 6,091	\$ 6,250	\$ 6,413	\$ 6,579	\$ 6,750	\$ 6,926	\$ 125,422
\$ 2,301	\$ 2,361	\$ 2,423	\$ 2,487	\$ 2,552	\$ 2,619	\$ 2,687	\$ 2,758	\$ 2,829	\$ 2,903	\$ 2,979	\$ 3,056	\$ 3,136	\$ 3,217	\$ 58,260
\$ 46,478	\$ 47,700	\$ 48,953	\$ 50,237	\$ 51,554	\$ 52,903	\$ 54,286	\$ 55,704	\$ 57,157	\$ 58,646	\$ 60,173	\$ 61,738	\$ 63,341	\$ 64,985	\$ 1,176,889
\$ 665	\$ 682	\$ 700	\$ 718	\$ 737	\$ 756	\$ 776	\$ 797	\$ 817	\$ 839	\$ 860	\$ 883	\$ 906	\$ 929	\$ 16,828
\$ 9,942	\$ 10,203	\$ 10,471	\$ 10,746	\$ 11,027	\$ 11,316	\$ 11,612	\$ 11,915	\$ 12,226	\$ 12,544	\$ 12,871	\$ 13,206	\$ 13,549	\$ 13,900	\$ 251,735
\$ 3,314	\$ 3,401	\$ 3,490	\$ 3,582	\$ 3,676	\$ 3,772	\$ 3,870	\$ 3,971	\$ 4,075	\$ 4,181	\$ 4,290	\$ 4,402	\$ 4,516	\$ 4,633	\$ 83,906
\$ 70,712	\$ 72,572	\$ 74,478	\$ 76,432	\$ 78,435	\$ 80,487	\$ 82,592	\$ 84,748	\$ 86,959	\$ 89,225	\$ 91,548	\$ 93,928	\$ 96,368	\$ 98,870	\$ 1,790,534
\$ 3,312	\$ 3,399	\$ 3,488	\$ 3,580	\$ 3,673	\$ 3,769	\$ 3,868	\$ 3,969	\$ 4,073	\$ 4,179	\$ 4,287	\$ 4,399	\$ 4,513	\$ 4,630	\$ 83,856
\$ 5,937	\$ 6,093	\$ 6,253	\$ 6,417	\$ 6,585	\$ 6,757	\$ 6,934	\$ 7,115	\$ 7,301	\$ 7,491	\$ 7,686	\$ 7,886	\$ 8,091	\$ 8,301	\$ 150,327
\$ 30,705	\$ 31,513	\$ 32,340	\$ 33,189	\$ 34,059	\$ 34,950	\$ 35,864	\$ 36,800	\$ 37,760	\$ 38,744	\$ 39,753	\$ 40,786	\$ 41,846	\$ 42,932	\$ 777,502
\$ 2,062	\$ 2,116	\$ 2,171	\$ 2,228	\$ 2,287	\$ 2,347	\$ 2,408	\$ 2,471	\$ 2,535	\$ 2,601	\$ 2,669	\$ 2,738	\$ 2,810	\$ 2,882	\$ 52,201
\$ 18,428	\$ 18,913	\$ 19,410	\$ 19,919	\$ 20,441	\$ 20,976	\$ 21,524	\$ 22,086	\$ 22,662	\$ 23,253	\$ 23,858	\$ 24,479	\$ 25,115	\$ 25,766	\$ 466,633
\$ 212,656	\$ 218,249	\$ 223,982	\$ 229,858	\$ 235,881	\$ 242,054	\$ 248,382	\$ 254,869	\$ 261,517	\$ 268,331	\$ 275,316	\$ 282,476	\$ 289,814	\$ 297,336	\$ 5,384,779
\$ 45,524	\$ 46,721	\$ 47,949	\$ 49,207	\$ 50,496	\$ 51,818	\$ 53,172	\$ 54,561	\$ 55,984	\$ 57,443	\$ 58,938	\$ 60,471	\$ 62,042	\$ 63,652	\$ 1,152,741
\$ 1,109	\$ 1,138	\$ 1,168	\$ 1,198	\$ 1,230	\$ 1,262	\$ 1,295	\$ 1,329	\$ 1,363	\$ 1,399	\$ 1,435	\$ 1,472	\$ 1,511	\$ 1,550	\$ 28,070
\$ 46,633	\$ 47,859	\$ 49,116	\$ 50,405	\$ 51,725	\$ 53,079	\$ 54,467	\$ 55,889	\$ 57,347	\$ 58,842	\$ 60,373	\$ 61,943	\$ 63,552	\$ 65,202	\$ 1,180,810
\$ 369,295	\$ 379,008	\$ 388,963	\$ 399,168	\$ 409,627	\$ 420,348	\$ 431,337	\$ 442,601	\$ 454,147	\$ 268,331	\$ 275,316	\$ 282,476	\$ 289,814	\$ 297,336	\$ 8,310,134



Tax Increment Financing Capture Schedule
Allen Edwin Homes
 Summary Capture
 Portage, MI
 February 2025

Estimated Taxable Value (TV) Increase Rate: 2.50%

Plan Year	1	2	3	4	5	6	7	8	9	10	11
Calendar Year	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
* Base Taxable Value	\$ 485,939	\$ 485,939	\$ 485,939	\$ 485,939	\$ 485,939	\$ 485,939	\$ 485,939	\$ 485,939	\$ 485,939	\$ 485,939	\$ 485,939
Estimated New TV	\$ 4,248,903	\$ 10,045,945	\$ 11,797,094	\$ 12,092,021	\$ 12,394,321	\$ 12,704,180	\$ 13,021,784	\$ 13,347,329	\$ 13,681,012	\$ 14,023,037	\$ 14,373,613
Incremental Difference (New TV - Base TV)	\$ 3,762,964	\$ 9,560,006	\$ 11,311,155	\$ 11,606,082	\$ 11,908,382	\$ 12,218,241	\$ 12,535,845	\$ 12,861,390	\$ 13,195,073	\$ 13,537,098	\$ 13,887,674

School Capture	Millage Rate												
State Education Tax (SET)	6.0000	\$ 22,578	\$ 57,360	\$ 67,867	\$ 69,636	\$ 71,450	\$ 73,309	\$ 75,215	\$ 77,168	\$ 79,170	\$ 81,223	\$ 83,326	
School Operating Tax	17.5695	\$ 66,113	\$ 167,965	\$ 198,731	\$ 203,913	\$ 209,224	\$ 214,668	\$ 220,249	\$ 225,968	\$ 231,831	\$ 237,840	\$ 243,999	
School Total	23.5695	\$ 88,691	\$ 225,325	\$ 266,598	\$ 273,550	\$ 280,675	\$ 287,978	\$ 295,464	\$ 303,137	\$ 311,001	\$ 319,063	\$ 327,326	

Local Capture	Millage Rate												
County Public Safety	1.4380	\$ 5,411	\$ 13,747	\$ 16,265	\$ 16,690	\$ 17,124	\$ 17,570	\$ 18,027	\$ 18,495	\$ 18,975	\$ 19,466	\$ 19,970	
County 911	0.6459	\$ 2,430	\$ 6,175	\$ 7,306	\$ 7,496	\$ 7,692	\$ 7,892	\$ 8,097	\$ 8,307	\$ 8,523	\$ 8,744	\$ 8,970	
County Housing	0.7453	\$ 2,805	\$ 7,125	\$ 8,430	\$ 8,650	\$ 8,875	\$ 9,106	\$ 9,343	\$ 9,586	\$ 9,834	\$ 10,089	\$ 10,350	
County Seniors	0.3462	\$ 1,303	\$ 3,310	\$ 3,916	\$ 4,018	\$ 4,123	\$ 4,230	\$ 4,340	\$ 4,453	\$ 4,568	\$ 4,687	\$ 4,808	
KRESA ISD	6.9935	\$ 26,316	\$ 66,858	\$ 79,105	\$ 81,167	\$ 83,281	\$ 85,448	\$ 87,669	\$ 89,946	\$ 92,280	\$ 94,672	\$ 97,123	
County Veteran Fund	0.1000	\$ 376	\$ 956	\$ 1,131	\$ 1,161	\$ 1,191	\$ 1,222	\$ 1,254	\$ 1,286	\$ 1,320	\$ 1,354	\$ 1,389	
Portage District Library	1.4959	\$ 5,629	\$ 14,301	\$ 16,920	\$ 17,362	\$ 17,814	\$ 18,277	\$ 18,752	\$ 19,239	\$ 19,739	\$ 20,250	\$ 20,775	
Library Extra	0.4986	\$ 1,876	\$ 4,767	\$ 5,640	\$ 5,787	\$ 5,938	\$ 6,092	\$ 6,250	\$ 6,413	\$ 6,579	\$ 6,750	\$ 6,924	
City Operating	10.6400	\$ 40,038	\$ 101,718	\$ 120,351	\$ 123,489	\$ 126,705	\$ 130,002	\$ 133,381	\$ 136,845	\$ 140,396	\$ 144,035	\$ 147,765	
School Site SF	0.4983	\$ 1,875	\$ 4,764	\$ 5,636	\$ 5,783	\$ 5,934	\$ 6,088	\$ 6,247	\$ 6,409	\$ 6,575	\$ 6,746	\$ 6,920	
Cen Cnty Transit	0.8933	\$ 3,361	\$ 8,540	\$ 10,104	\$ 10,368	\$ 10,638	\$ 10,915	\$ 11,198	\$ 11,489	\$ 11,787	\$ 12,093	\$ 12,406	
County Operating	4.6202	\$ 17,386	\$ 44,169	\$ 52,260	\$ 53,622	\$ 55,019	\$ 56,451	\$ 57,918	\$ 59,422	\$ 60,964	\$ 62,544	\$ 64,164	
County Transit	0.3102	\$ 1,167	\$ 2,966	\$ 3,509	\$ 3,600	\$ 3,694	\$ 3,790	\$ 3,889	\$ 3,990	\$ 4,093	\$ 4,199	\$ 4,308	
KVCC	2.7729	\$ 10,434	\$ 26,509	\$ 31,365	\$ 32,183	\$ 33,021	\$ 33,880	\$ 34,761	\$ 35,663	\$ 36,589	\$ 37,537	\$ 38,509	
31.9983		\$ 120,408	\$ 305,904	\$ 361,938	\$ 371,375	\$ 381,048	\$ 390,963	\$ 401,126	\$ 411,543	\$ 422,220	\$ 433,164	\$ 444,382	

Non-Capturable Millages	Millage Rate												
School Debt	6.8500	\$ 25,776	\$ 65,486	\$ 77,481	\$ 79,502	\$ 81,572	\$ 83,695	\$ 85,871	\$ 88,101	\$ 90,386	\$ 92,729	\$ 95,131	
County Juvenile	0.1668	\$ 628	\$ 1,595	\$ 1,887	\$ 1,936	\$ 1,986	\$ 2,038	\$ 2,091	\$ 2,145	\$ 2,201	\$ 2,258	\$ 2,316	
Total Non-Capturable Taxes	7.0168	\$ 26,404	\$ 67,081	\$ 79,368	\$ 81,438	\$ 83,559	\$ 85,733	\$ 87,962	\$ 90,246	\$ 92,587	\$ 94,987	\$ 97,447	
	62.5846												

Total Tax Increment Revenue (TIR) Available for Capture \$ 209,100 \$ 531,229 \$ 628,536 \$ 644,924 \$ 661,723 \$ 678,941 \$ 696,589 \$ 714,679 \$ 733,221 \$ 752,227 \$ 771,707



Tax Increment Financing Capture Schedule
Allen Edwin Homes
 Summary Capture
 Portage, MI
 February 2025

12	13	14	15	16	17	18	19	20	21	22	23	24	25	TOTAL
2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	
\$ 485,939	\$ 485,939	\$ 485,939	\$ 485,939	\$ 485,939	\$ 485,939	\$ 485,939	\$ 485,939	\$ 485,939	\$ 485,939	\$ 485,939	\$ 485,939	\$ 485,939	\$ 485,939	\$ -
\$ 14,732,953	\$ 15,101,277	\$ 15,478,809	\$ 15,865,779	\$ 16,262,424	\$ 16,668,984	\$ 17,085,709	\$ 17,512,852	\$ 17,950,673	\$ 18,399,440	\$ 18,859,426	\$ 19,330,912	\$ 19,814,184	\$ 20,309,539	\$ -
\$ 14,247,014	\$ 14,615,338	\$ 14,992,870	\$ 15,379,840	\$ 15,776,485	\$ 16,183,045	\$ 16,599,770	\$ 17,026,913	\$ 17,464,734	\$ 17,913,501	\$ 18,373,487	\$ 18,844,973	\$ 19,328,245	\$ 19,823,600	\$ -
\$ 85,482	\$ 87,692	\$ 89,957	\$ 92,279	\$ 94,659	\$ 97,098	\$ 99,599	\$ 102,161	\$ 104,788						\$ 1,612,020
\$ 250,313	\$ 256,784	\$ 263,417	\$ 270,216	\$ 277,185	\$ 284,328	\$ 291,650	\$ 299,154	\$ 306,847						\$ 4,720,396
\$ 335,795	\$ 344,476	\$ 353,374	\$ 362,495	\$ 371,844	\$ 381,426	\$ 391,248	\$ 401,316	\$ 411,635	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,332,416
\$ 20,487	\$ 21,017	\$ 21,560	\$ 22,116	\$ 22,687	\$ 23,271	\$ 23,870	\$ 24,485	\$ 25,114	\$ 25,760	\$ 26,421	\$ 27,099	\$ 27,794	\$ 28,506	\$ 521,927
\$ 9,202	\$ 9,440	\$ 9,684	\$ 9,934	\$ 10,190	\$ 10,453	\$ 10,722	\$ 10,998	\$ 11,280	\$ 11,570	\$ 11,867	\$ 12,172	\$ 12,484	\$ 12,804	\$ 234,432
\$ 10,618	\$ 10,893	\$ 11,174	\$ 11,463	\$ 11,758	\$ 12,061	\$ 12,372	\$ 12,690	\$ 13,016	\$ 13,351	\$ 13,694	\$ 14,045	\$ 14,405	\$ 14,775	\$ 270,509
\$ 4,932	\$ 5,060	\$ 5,191	\$ 5,325	\$ 5,462	\$ 5,603	\$ 5,747	\$ 5,895	\$ 6,046	\$ 6,202	\$ 6,361	\$ 6,524	\$ 6,691	\$ 6,863	\$ 125,655
\$ 99,636	\$ 102,212	\$ 104,853	\$ 107,559	\$ 110,333	\$ 113,176	\$ 116,090	\$ 119,078	\$ 122,140	\$ 125,278	\$ 128,495	\$ 131,792	\$ 135,172	\$ 138,636	\$ 2,538,317
\$ 1,425	\$ 1,462	\$ 1,499	\$ 1,538	\$ 1,578	\$ 1,618	\$ 1,660	\$ 1,703	\$ 1,746	\$ 1,791	\$ 1,837	\$ 1,884	\$ 1,933	\$ 1,982	\$ 36,295
\$ 21,312	\$ 21,863	\$ 22,428	\$ 23,007	\$ 23,600	\$ 24,208	\$ 24,832	\$ 25,471	\$ 26,125	\$ 26,797	\$ 27,485	\$ 28,190	\$ 28,913	\$ 29,654	\$ 542,942
\$ 7,104	\$ 7,287	\$ 7,475	\$ 7,668	\$ 7,866	\$ 8,069	\$ 8,277	\$ 8,490	\$ 8,708	\$ 8,932	\$ 9,161	\$ 9,396	\$ 9,637	\$ 9,884	\$ 180,969
\$ 151,588	\$ 155,507	\$ 159,524	\$ 163,642	\$ 167,862	\$ 172,188	\$ 176,622	\$ 181,166	\$ 185,825	\$ 190,600	\$ 195,494	\$ 200,511	\$ 205,653	\$ 210,923	\$ 3,861,828
\$ 7,099	\$ 7,283	\$ 7,471	\$ 7,664	\$ 7,861	\$ 8,064	\$ 8,272	\$ 8,485	\$ 8,703	\$ 8,926	\$ 9,156	\$ 9,390	\$ 9,631	\$ 9,878	\$ 180,860
\$ 12,727	\$ 13,056	\$ 13,393	\$ 13,739	\$ 14,093	\$ 14,456	\$ 14,829	\$ 15,210	\$ 15,601	\$ 16,002	\$ 16,413	\$ 16,834	\$ 17,266	\$ 17,708	\$ 324,227
\$ 65,824	\$ 67,526	\$ 69,270	\$ 71,058	\$ 72,891	\$ 74,769	\$ 76,694	\$ 78,668	\$ 80,691	\$ 82,764	\$ 84,889	\$ 87,068	\$ 89,300	\$ 91,589	\$ 1,676,919
\$ 4,419	\$ 4,534	\$ 4,651	\$ 4,771	\$ 4,894	\$ 5,020	\$ 5,149	\$ 5,282	\$ 5,418	\$ 5,557	\$ 5,699	\$ 5,846	\$ 5,996	\$ 6,149	\$ 112,588
\$ 39,506	\$ 40,527	\$ 41,574	\$ 42,647	\$ 43,747	\$ 44,874	\$ 46,030	\$ 47,214	\$ 48,428	\$ 49,672	\$ 50,948	\$ 52,255	\$ 53,595	\$ 54,969	\$ 1,006,434
\$ 455,880	\$ 467,666	\$ 479,746	\$ 492,129	\$ 504,821	\$ 517,830	\$ 531,164	\$ 544,832	\$ 558,842	\$ 573,202	\$ 587,920	\$ 603,007	\$ 618,471	\$ 634,321	\$ 11,613,902
\$ 97,592	\$ 100,115	\$ 102,701	\$ 105,352	\$ 108,069	\$ 110,854	\$ 113,708	\$ 116,634	\$ 119,633	\$ 122,707	\$ 125,858	\$ 129,088	\$ 132,398	\$ 135,792	\$ 2,486,233
\$ 2,376	\$ 2,438	\$ 2,501	\$ 2,565	\$ 2,632	\$ 2,699	\$ 2,769	\$ 2,840	\$ 2,913	\$ 2,988	\$ 3,065	\$ 3,143	\$ 3,224	\$ 3,307	\$ 60,541
\$ 99,968	\$ 102,553	\$ 105,202	\$ 107,917	\$ 110,700	\$ 113,553	\$ 116,477	\$ 119,474	\$ 122,547	\$ 125,695	\$ 128,923	\$ 132,231	\$ 135,622	\$ 139,098	\$ 2,546,774
\$ 791,675	\$ 812,142	\$ 833,121	\$ 854,624	\$ 876,665	\$ 899,256	\$ 922,413	\$ 946,148	\$ 970,477	\$ 573,202	\$ 587,920	\$ 603,007	\$ 618,471	\$ 634,321	\$ 17,946,318

Table 3

Reimbursement Schedule



Tax Increment Revenue Reimbursement Schedule

Allen Edwin Homes

9581 Oakland Drive

Portage, MI

February 2025

Developer Maximum Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	41.7%	\$ 2,973,399		\$ 2,973,399
Local	58.3%	\$ 4,162,928		\$ 4,162,928
TOTAL		\$ 7,136,328		\$ 7,136,328

Estimated Total Years of Plan:	25
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Plan Year	1	2	3	4	5	6	7	8	9	10
	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Total State Incremental Revenue	\$ 56,637	\$ 139,234	\$ 142,797	\$ 146,449	\$ 150,193	\$ 154,031	\$ 157,964	\$ 161,996	\$ 166,128	\$ 170,364
State Brownfield Redevelopment Fund (50% of SET)	\$ (7,209)	\$ (17,722)	\$ (18,176)	\$ (18,641)	\$ (19,117)	\$ (19,606)	\$ (20,106)	\$ (20,619)	\$ (21,145)	\$ (21,684)
State TIR Available for Reimbursement	\$ 49,428	\$ 121,511	\$ 124,621	\$ 127,809	\$ 131,076	\$ 134,425	\$ 137,858	\$ 141,376	\$ 144,983	\$ 148,679
Total Local Incremental Revenue	\$ 76,891	\$ 189,026	\$ 193,863	\$ 198,822	\$ 203,905	\$ 209,114	\$ 214,454	\$ 219,928	\$ 225,538	\$ 231,289
BRA Administrative Fee (10%)	\$ (7,689)	\$ (18,903)	\$ (19,386)	\$ (19,882)	\$ (20,390)	\$ (20,911)	\$ (21,445)	\$ (21,993)	\$ (22,554)	\$ (23,129)
Local TIR Available for Reimbursement	\$ 69,202	\$ 170,123	\$ 174,477	\$ 178,940	\$ 183,514	\$ 188,203	\$ 193,009	\$ 197,935	\$ 202,984	\$ 208,160
Total State & Local TIR Available	\$ 118,629	\$ 291,634	\$ 299,098	\$ 306,749	\$ 314,590	\$ 322,628	\$ 330,867	\$ 339,311	\$ 347,967	\$ 356,839

DEVELOPER	Beginning Balance											
DEVELOPER Eligible Activity Balance	\$ 2,078,235	\$ 2,198,974	\$ 2,193,389	\$ 2,186,060	\$ 2,176,917	\$ 2,165,884	\$ 2,152,884	\$ 2,137,838	\$ 2,120,664	\$ 2,101,277	\$ 2,079,590	

100%												
Developer Reimbursement	\$ 2,078,235	\$ 239,369	\$ 286,049	\$ 291,770	\$ 297,605	\$ 303,557	\$ 309,628	\$ 315,821	\$ 322,137	\$ 328,580	\$ 335,152	
State Tax Reimbursement		\$ 49,428	\$ 121,511	\$ 124,621	\$ 127,809	\$ 131,076	\$ 134,425	\$ 137,858	\$ 141,376	\$ 144,983	\$ 148,679	
Local Tax Reimbursement		\$ 69,202	\$ 170,123	\$ 174,477	\$ 178,940	\$ 183,514	\$ 188,203	\$ 193,009	\$ 197,935	\$ 202,984	\$ 208,160	
Total Developer Reimbursement Balance		\$ 2,198,974	\$ 2,193,389	\$ 2,186,060	\$ 2,176,917	\$ 2,165,884	\$ 2,152,884	\$ 2,137,838	\$ 2,120,664	\$ 2,101,277	\$ 2,079,590	
0%												
Interest Accrual	3.5%	\$ 76,964	\$ 76,769	\$ 76,512	\$ 76,192	\$ 75,806	\$ 75,351	\$ 74,824	\$ 74,223	\$ 73,545	\$ 72,786	
State Interest Reimbursement			\$ -	\$ -	\$ -	\$ -	\$ -					
Local Interest Reimbursement			\$ -	\$ -	\$ -	\$ -	\$ -					
Total Interest Reimbursement Balance		\$ 76,964	\$ 153,733	\$ 230,245	\$ 306,437	\$ 382,243	\$ 457,594	\$ 532,418	\$ 606,641	\$ 680,186	\$ 752,972	
Total Annual Developer Reimbursement		\$ 118,629	\$ 291,634	\$ 299,098	\$ 306,749	\$ 314,590	\$ 322,628	\$ 330,867	\$ 339,311	\$ 347,967	\$ 356,839	

LOCAL BROWNFIELD REVOLVING FUND

LBRF Deposits *												
State Tax Capture	\$ -											
Local Tax Capture	\$ -											
Total LBRF Capture	\$ -											

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

Footnotes:



Tax Increment Revenue Reimbursement Schedule

Allen Edwin Homes

9581 Oakland Drive

Portage, MI

February 2025

Estimated Capture	\$ 9,636,184
Administrative Fees	\$ 622,912
State Brownfield Redevelopment Fund	\$ 433,661
Local Brownfield Revolving Fund	\$ 1,443,282

11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	TOTAL
2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	
\$ 174,706	\$ 179,156	\$ 183,717	\$ 188,393	\$ 193,185	\$ 198,097	\$ 203,132	\$ 208,293	\$ 213,583	\$ 219,005						\$ 3,407,061
\$ (22,237)	\$ (22,804)	\$ (23,384)	\$ (23,979)	\$ (24,589)	\$ (25,214)	\$ (25,855)	\$ (26,512)	\$ (27,186)	\$ (27,876)						\$ (433,661)
\$ 152,469	\$ 156,352	\$ 160,333	\$ 164,414	\$ 168,596	\$ 172,883	\$ 177,277	\$ 181,781	\$ 186,398	\$ 191,130	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,973,399
\$ 237,183	\$ 243,225	\$ 249,417	\$ 255,765	\$ 262,271	\$ 268,940	\$ 275,776	\$ 282,782	\$ 289,964	\$ 297,325	\$ 304,870	\$ 312,604	\$ 320,531	\$ 328,657	\$ 336,985	\$ 6,229,123
\$ (23,718)	\$ (24,322)	\$ (24,942)	\$ (25,576)	\$ (26,227)	\$ (26,894)	\$ (27,578)	\$ (28,278)	\$ (28,996)	\$ (29,732)	\$ (30,487)	\$ (31,260)	\$ (32,053)	\$ (32,866)	\$ (33,699)	\$ (622,912)
\$ 213,465	\$ 218,902	\$ 224,476	\$ 230,188	\$ 236,044	\$ 242,046	\$ 248,198	\$ 254,504	\$ 260,967	\$ 267,592	\$ 274,383	\$ 281,344	\$ 288,478	\$ 295,791	\$ 303,287	\$ 5,606,211
\$ 365,933	\$ 375,254	\$ 384,809	\$ 394,602	\$ 404,640	\$ 414,929	\$ 425,475	\$ 436,285	\$ 447,365	\$ 458,722	\$ 274,383	\$ 281,344	\$ 288,478	\$ 295,791	\$ 303,287	
\$ 2,055,512	\$ 2,028,949	\$ 1,999,806	\$ 1,967,983	\$ 1,933,378	\$ 1,518,449	\$ 1,092,974									
\$ 341,855	\$ 348,692	\$ 355,666	\$ 362,779	\$ 370,035	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,886,930
\$ 152,469	\$ 156,352	\$ 160,333	\$ 164,414	\$ 168,596	\$ 172,883	\$ 177,277	\$ 181,781	\$ 186,398	\$ 87,216						\$ 2,869,486
\$ 213,465	\$ 218,902	\$ 224,476	\$ 230,188	\$ 236,044	\$ 242,046	\$ 248,198	\$ 254,504	\$ 260,967	\$ 122,108						\$ 4,017,444
\$ 2,055,512	\$ 2,028,949	\$ 1,999,806	\$ 1,967,983	\$ 1,933,378	\$ 1,518,449	\$ 1,092,974	\$ 656,689	\$ 209,324	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,886,930
\$ 71,943	\$ 71,013	\$ 69,993	\$ 68,879	\$ 67,668	\$ 53,146	\$ 38,254	\$ 22,984	\$ 7,326	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,224,179
						\$ -	\$ -	\$ -	\$ 103,913						\$ 103,913
						\$ -	\$ -	\$ -	\$ 145,485						\$ 145,485
\$ 824,915	\$ 895,928	\$ 965,921	\$ 1,034,800	\$ 1,102,469	\$ 1,155,614	\$ 1,193,868	\$ 1,216,853	\$ 1,224,179	\$ 974,781	\$ 974,781	\$ 974,781	\$ 974,781	\$ 974,781	\$ 974,781	
\$ 365,933	\$ 375,254	\$ 384,809	\$ 394,602	\$ 404,640	\$ 414,929	\$ 425,475	\$ 436,285	\$ 447,365	\$ 458,722	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,136,328
								\$ -	\$ -	\$ 274,383	\$ 281,344	\$ 288,478	\$ 295,791	\$ 303,287	\$ 1,443,282
			\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ 274,383	\$ 281,344	\$ 288,478	\$ 295,791	\$ 303,287	\$ 1,443,282



Tax Incremental Revenue Reimbursement Schedule

Allen Edwin Homes

8150 Creekside Dr

Portage, MI

February 2025

Developer Maximum Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	41.7%	\$ 2,553,006		\$ 2,553,006
Local	58.3%	\$ 3,574,354		\$ 3,574,354
TOTAL		\$ 6,127,361		\$ 6,127,361

Estimated Total
Years of Plan: 25

Plan Year	1	2	3	4	5	6	7	8	9	10
	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Total State Incremental Revenue	\$ 32,055	\$ 86,091	\$ 123,801	\$ 127,100	\$ 130,481	\$ 133,947	\$ 137,500	\$ 141,141	\$ 144,873	\$ 148,699
State Brownfield Redevelopment Fund (50% of SET)	\$ (4,080)	\$ (10,958)	\$ (15,758)	\$ (16,178)	\$ (16,608)	\$ (17,049)	\$ (17,501)	\$ (17,965)	\$ (18,440)	\$ (18,927)
State TIR Available for Reimbursement	\$ 27,975	\$ 75,133	\$ 108,043	\$ 110,922	\$ 113,873	\$ 116,898	\$ 119,998	\$ 123,176	\$ 126,433	\$ 129,772
Total Local Incremental Revenue	\$ 43,518	\$ 116,878	\$ 168,074	\$ 172,553	\$ 177,143	\$ 181,849	\$ 186,671	\$ 191,615	\$ 196,682	\$ 201,876
BRA Administrative Fee (10%)	\$ (4,352)	\$ (11,688)	\$ (16,807)	\$ (17,255)	\$ (17,714)	\$ (18,185)	\$ (18,667)	\$ (19,161)	\$ (19,668)	\$ (20,188)
Local TIR Available for Reimbursement	\$ 39,166	\$ 105,191	\$ 151,267	\$ 155,298	\$ 159,429	\$ 163,664	\$ 168,004	\$ 172,453	\$ 177,014	\$ 181,688
Total State & Local TIR Available	\$ 67,140	\$ 180,324	\$ 259,311	\$ 266,220	\$ 273,302	\$ 280,562	\$ 288,003	\$ 295,629	\$ 303,447	\$ 311,460

DEVELOPER	Beginning Balance											
DEVELOPER Eligible Activity Balance	\$ 2,548,376	\$ 2,719,450	\$ 2,777,341	\$ 2,761,010	\$ 2,742,629	\$ 2,722,122	\$ 2,699,412	\$ 2,674,418	\$ 2,647,057	\$ 2,617,244	\$ 2,584,891	

	100%											
Developer Reimbursement	\$ 2,548,376	\$ 238,215	\$ 238,215	\$ 242,979	\$ 247,839	\$ 252,796	\$ 257,851	\$ 263,008	\$ 268,269	\$ 273,634	\$ 279,107	
State Tax Reimbursement		\$ 27,975	\$ 75,133	\$ 108,043	\$ 110,922	\$ 113,873	\$ 116,898	\$ 119,998	\$ 123,176	\$ 126,433	\$ 129,772	
Local Tax Reimbursement		\$ 39,166	\$ 105,191	\$ 151,267	\$ 155,298	\$ 159,429	\$ 163,664	\$ 168,004	\$ 172,453	\$ 177,014	\$ 181,688	
Total Developer Reimbursement Balance		\$ 2,719,450	\$ 2,777,341	\$ 2,761,010	\$ 2,742,629	\$ 2,722,122	\$ 2,699,412	\$ 2,674,418	\$ 2,647,057	\$ 2,617,244	\$ 2,584,891	
	0%											
Interest Accrual	3.5%	\$ 95,181	\$ 97,207	\$ 96,635	\$ 95,992	\$ 95,274	\$ 94,479	\$ 93,605	\$ 92,647	\$ 91,604	\$ 90,471	
State Interest Reimbursement			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Local Interest Reimbursement			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Interest Reimbursement Balance		\$ 95,181	\$ 192,388	\$ 289,023	\$ 385,015	\$ 480,289	\$ 574,769	\$ 668,373	\$ 761,020	\$ 852,624	\$ 943,095	
Total Annual Developer Reimbursement		\$ 67,140	\$ 180,324	\$ 259,311	\$ 266,220	\$ 273,302	\$ 280,562	\$ 288,003	\$ 295,629	\$ 303,447	\$ 311,460	

LOCAL BROWNFIELD REVOLVING FUND

LBRF Deposits *												
State Tax Capture	\$ -											
Local Tax Capture	\$ -											
Total LBRF Capture	\$ -											

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

Footnotes:



Tax Increment Revenue Reimbursement Schedule

Allen Edwin Homes

8150 Creekside Dr

Portage, MI

February 2025

Estimated Capture	\$ 8,310,134
Administrative Fees	\$ 538,478
State Brownfield Redevelopment Fund	\$ 372,348
Local Brownfield Revolving Fund	\$ 1,271,947

11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	TOTAL
2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	
\$ 152,620	\$ 156,639	\$ 160,759	\$ 164,982	\$ 169,310	\$ 173,746	\$ 178,294	\$ 182,955	\$ 187,733	\$ 192,630						\$ 2,925,355
\$ (19,426)	\$ (19,938)	\$ (20,462)	\$ (20,999)	\$ (21,550)	\$ (22,115)	\$ (22,694)	\$ (23,287)	\$ (23,895)	\$ (24,519)						\$ (372,348)
\$ 133,194	\$ 136,702	\$ 140,297	\$ 143,982	\$ 147,760	\$ 151,631	\$ 155,600	\$ 159,668	\$ 163,837	\$ 168,111	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,553,006
\$ 207,199	\$ 212,656	\$ 218,249	\$ 223,982	\$ 229,858	\$ 235,881	\$ 242,054	\$ 248,382	\$ 254,869	\$ 261,517	\$ 268,331	\$ 275,316	\$ 282,476	\$ 289,814	\$ 297,336	\$ 5,384,779
\$ (20,720)	\$ (21,266)	\$ (21,825)	\$ (22,398)	\$ (22,986)	\$ (23,588)	\$ (24,205)	\$ (24,838)	\$ (25,487)	\$ (26,152)	\$ (26,833)	\$ (27,532)	\$ (28,248)	\$ (28,981)	\$ (29,734)	\$ (538,478)
\$ 186,479	\$ 191,390	\$ 196,424	\$ 201,583	\$ 206,872	\$ 212,293	\$ 217,849	\$ 223,544	\$ 229,382	\$ 235,365	\$ 241,498	\$ 247,785	\$ 254,228	\$ 260,833	\$ 267,603	\$ 4,846,301
\$ 319,673	\$ 328,092	\$ 336,721	\$ 345,566	\$ 354,632	\$ 363,924	\$ 373,449	\$ 383,212	\$ 393,219	\$ 403,476	\$ 241,498	\$ 247,785	\$ 254,228	\$ 260,833	\$ 267,603	
\$ 2,265,218	\$ 1,937,126	\$ 1,600,405													
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,110,288
\$ 133,194	\$ 136,702	\$ 140,297	\$ 143,982	\$ 147,760	\$ 151,631	\$ 155,600	\$ 67,846								\$ 2,129,236
\$ 186,479	\$ 191,390	\$ 196,424	\$ 201,583	\$ 206,872	\$ 212,293	\$ 217,849	\$ 94,989								\$ 2,981,052
\$ 2,265,218	\$ 1,937,126	\$ 1,600,405	\$ 1,254,840	\$ 900,208	\$ 536,284	\$ 162,835	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ 5,110,288
\$ 79,283	\$ 67,799	\$ 56,014	\$ 43,919	\$ 31,507	\$ 18,770	\$ 5,699	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ 1,246,087
\$ -	\$ -	\$ -					\$ 91,822	\$ 163,837	\$ 168,111						\$ 423,770
\$ -							\$ 128,555	\$ 229,382	\$ 235,365						\$ 593,302
\$ 1,022,378	\$ 1,090,177	\$ 1,146,191	\$ 1,190,111	\$ 1,221,618	\$ 1,240,388	\$ 1,246,087	\$ 1,025,710	\$ 632,491	\$ 229,015	\$ 229,015	\$ 229,015	\$ 229,015	\$ 229,015	\$ 229,015	\$ 1,017,072
\$ 319,673	\$ 328,092	\$ 336,721	\$ 345,566	\$ 354,632	\$ 363,924	\$ 373,449	\$ 383,212	\$ 393,219	\$ 403,476	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,127,361
										\$ 241,498	\$ 247,785	\$ 254,228	\$ 260,833	\$ 267,603	\$ -
			\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ 241,498	\$ 247,785	\$ 254,228	\$ 260,833	\$ 267,603	\$ 1,271,947

Attachment A

Brownfield Plan Resolutions

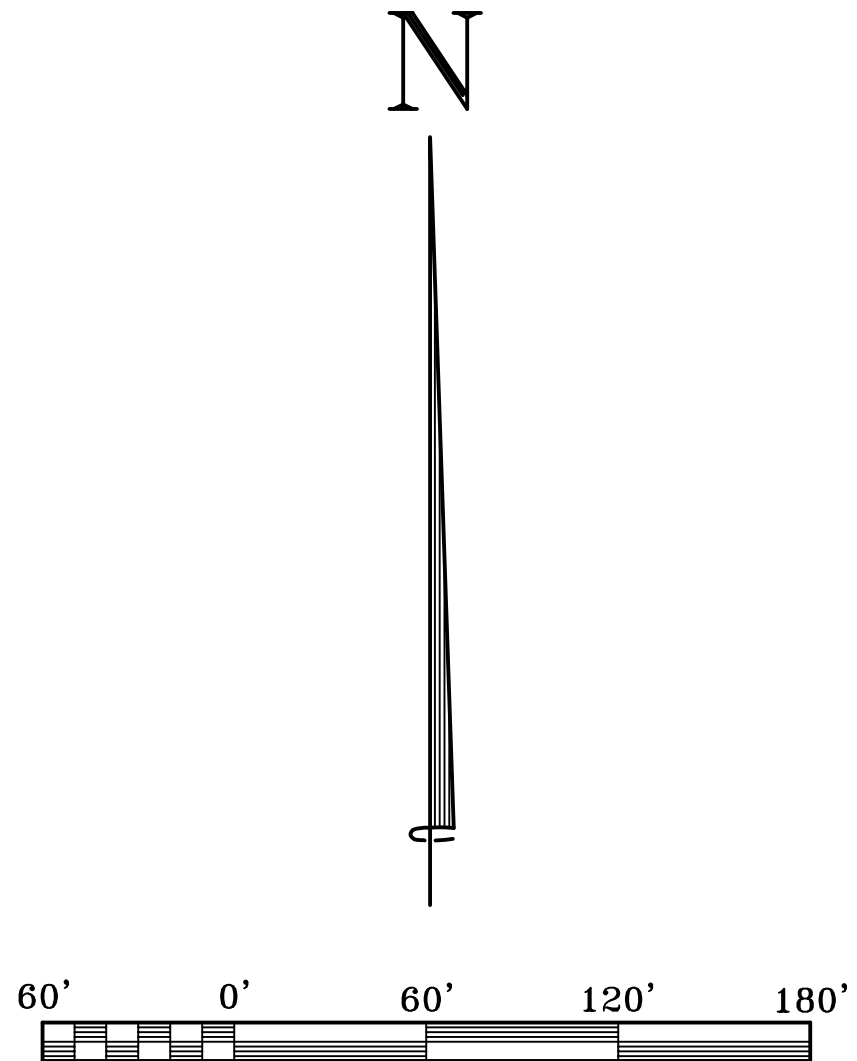
Attachment B

Reimbursement Agreement

Attachment C

Site Plan

FINAL PLAN for "OAKLAND COMMONS" in PORTAGE, MICHIGAN



ADDRESS = 9581 OAKLAND DRIVE
PARCEL ID = 00029-425-G
CURRENT ZONING = PD
SUBJECT PROPERTY = 12.57 ACRES
(AREA INCLUDES OAKLAND DRIVE RIGHT-OF-WAY AREA)

NOTE: REFER TO LANDSCAPE PLAN (BY OTHERS) FOR PROPOSED PLANTINGS ALONG OAKLAND DRIVE AND FOR ENTRYWAY LANDSCAPING.

NOTE: A PRELIMINARY 'STORM WATER BEST MANAGEMENT PRACTICES OPERATIONS AND MAINTENANCE AGREEMENT' SHALL BE PROVIDED TO THE CITY PRIOR TO THE CITY REQUIRED PRE-CONSTRUCTION MEETING. THE FINAL AGREEMENT SHALL BE PROVIDED TO THE CITY PRIOR TO COMPLETION OF THE PROJECT.

SITE DATA:
-PARCEL AREA = 12.57 ACRES
-# DWELLINGS = 58
-DENSITY = 4.6 DWELLINGS / ACRE

BUILDING SEPARATION & SETBACKS

- SINGLE FAMILY:**
-20' SETBACK FROM BACK OF CURB
-MINIMUM 12' BETWEEN BUILDINGS
-MINIMUM 30' OFF OAKLAND DRIVE R.O.W.
- DUPLEXES:**
-25' SETBACK OFF BACK OF CURB
-MINIMUM 18' BETWEEN BUILDINGS
- THREE-PLEXES AND FOUR-PLEXES:**
-25' SETBACK OFF BACK OF CURB
-MINIMUM 30' BETWEEN BUILDINGS
-MINIMUM 30' REAR SETBACK
-MINIMUM 30' OFF OAKLAND R.O.W.

FIRE DEPT. NOTES

COMBUSTIBLE BUILDING CONSTRUCTION SHALL NOT COMMENCE UNTIL FIRE HYDRANTS ARE OPERABLE AND AN ALL WEATHER ROAD SURFACE IS IN PLACE.

THE FIRE FLOW FOR EACH BUILDING IS 1000 GPM FROM ONE HYDRANT WITHIN 400' OF ALL PORTIONS OF THE BUILDING. THIS FLOW IS BASED ON THE FLOOR AREA OF ALL FLOORS INCLUDING BASEMENT FOR A BUILDING OF TYPE V-B CONSTRUCTION. SHOULD A BUILDING EXCEED 3600 SQUARE FEET, THE MINIMUM FIRE FLOW WILL BE BASED ON THE SIZE AND TYPE OF CONSTRUCTION FOR THAT BUILDING.

FIRE APPARATUS ACCESS ROADS 26.1 TO 32 FEET WIDE SHALL BE POSTED ON ONE SIDE AS A FIRE LANE.

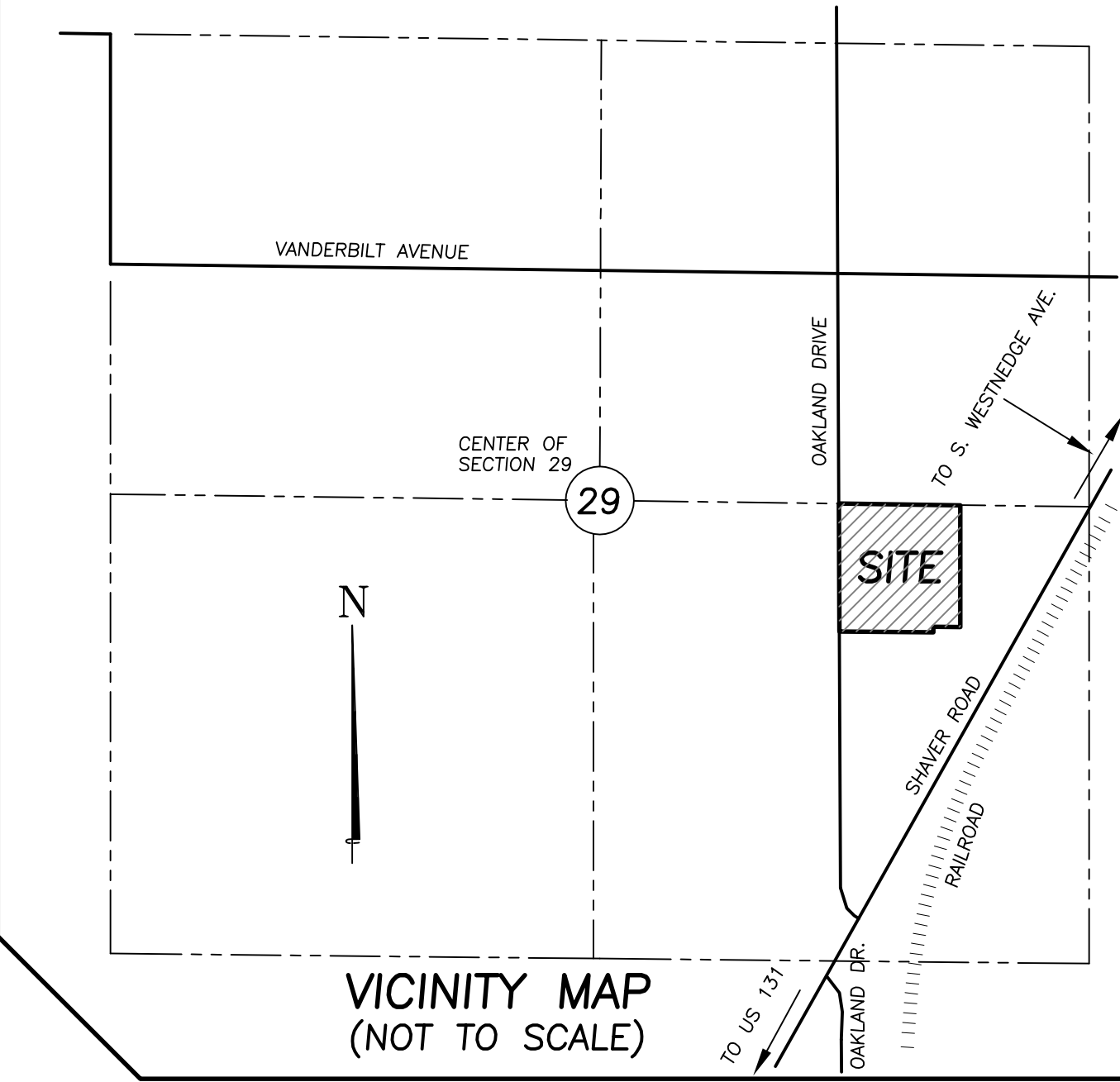
ALL STREETS WILL BE WIDE ENOUGH TO ALLOW PARKING ON ONE SIDE OF THE STREET PER THE FIRE CODE.

PARCEL DESCRIPTION PER CITY WEBSITE:
A PARCEL OF LAND SITUATED IN THE SE 1/4 OF SEC 29, T. 35 S., R. 11 W., TH NORTH 89 DEG 50' 15" WEST (PREVIOUSLY RECORDED AS SOUTH 89 DEG 55' 07" WEST) 331.47 FT ALG THE NORTH LI OF THE SE 1/4 OF SEC 29, T. 35 S., R. 11 W., TH SOUTH 90 DEG 50' 19" EAST (PREVIOUSLY RECORDED AS NORTH 90 DEG 55' 07" EAST) 331.47 FT ALG SD NORTH LI TO SD EAST 1/4 COR; TH NORTH 89 DEG 59' 23" EAST (PREVIOUSLY RECORDED AS EAST) 116.85 FT ALG THE SOUTH LI OF THE NW 1/4 OF SEC 29, T. 35 S., R. 11 W. TO THE NORTHWESTLY ROW LI OF SHAVER RD; TH SOUTH 29 DEG 36' 07" WEST (PREVIOUSLY RECORDED AS SOUTH 29 DEG 39' WEST) 152.31 FT ALG SD ROW LI; TH NORTH 69 DEG 21' 53" WEST 145.41 FT; TH NORTH 89 DEG 50' 19" WEST (PREVIOUSLY RECORDED AS NORTH 89 DEG 55' 07" EAST) 108.90 FT PARALLEL; W SD SOUTH LI TH NORTH 44 DEG 50' 19" WEST 67.78 FT TO A LI EXTENDING SOUTH 00 DEG 05' 30" EAST FROM SD REFERENCE POINT "A"; TH NORTH 00 DEG 05' 30" WEST 12.78 FT TO SD REFERENCE POINT "A"; TH NORTH 89 DEG 50' 19" WEST (PREVIOUSLY RECORDED AS SOUTH 89 DEG 55' 07" WEST) 278.54 FT ALG SD NORTH LI TO THE POB; THN SOUTH 00 DEG 09' 41" WEST 753.56 FT; TH NORTH 89 DEG 50' 19" WEST 163.82 FT (PREVIOUSLY RECORDED AS NORTH 89 DEG 55' 07" EAST) PARALLEL; W SD NORTH LI; TH SOUTH 00 DEG 09' 41" WEST 26 FT; TH NORTH 89 DEG 50' 19" WEST (PREVIOUSLY RECORDED AS SOUTH 89 DEG 55' 07" WEST) 543.56 FT PARALLEL; W SD NORTH LI TO THE WEST LI OF THE EAST 1/4 OF SD SE 1/4 AS ESTABLISHED BY "OAKLAND FARMS NORTH" SUBDIVISION; TH NORTH 00 DEG 04' 14" EAST (PREVIOUSLY RECORDED AS NORTH) 779.58 FT ALG SD WEST LI OF THE EAST 1/4 TO SD NORTH LI OF THE SE 1/4; TH SOUTH 89 DEG 50' 19" EAST (PREVIOUSLY RECORDED AS NORTH 89 DEG 55' 07" EAST) 708.61 FT ALG SD NORTH LI OF THE SE 1/4 TO THE POB, CONTAINING 12.57 ACRES OF LAND, THE WESTERLY PORTION BEING SUBJECT TO EASEMENT FOR OAKLAND DR. SPLIT/COMBINED ON 08/20/2018 FROM 00029-425-E, 00029-425-G.

NOTE: UNOBSTRUCTED ACCESS TO FIRE HYDRANTS SHALL BE MAINTAINED AT ALL TIMES. THE FIRE DEPARTMENT SHALL NOT BE PREVENTED FROM GAINING IMMEDIATE ACCESS TO FIRE HYDRANTS OR FIRE PROTECTION EQUIPMENT. THIS PROVISION INCLUDES SNOW REMOVAL TO ALLOW FOR PROPER ACCESS TO FIRE HYDRANTS.

NOTE: SHOWN NUMBER OF DWELLINGS = 58.
ALL ON SITE IMPROVEMENTS AND ALL DWELLINGS SHALL BE UNDER SINGLE OWNERSHIP.

NOTE:
ANY NEW STREET TREES SHALL NOT BE PLANTED IN FUTURE DRIVEWAY LOCATIONS AND SHALL NOT BE PLANTED ABOVE SEWER LINES AND WATER LINES. ALSO, STREET TREES SHALL BE PLANTED TO MAXIMIZE DISTANCE FROM UTILITY MAINS (SANITARY SEWER, STORM SEWER, AND WATER MAIN).



AERIAL PHOTOGRAPH OF VICINITY
NO SCALE

- SHEET INDEX:**
- 1) COVER SHEET
 - 2) LAYOUT PLAN
 - 3) GRADING & STORM SEWER PLAN
 - 4) OAKLAND DRIVE DETAIL
 - 5) PLAN & PROFILE SHEET (SOUTH PORTION)
 - 6) PLAN & PROFILE SHEET (NORTH PORTION)
 - 7) CONSTRUCTION DETAILS & NOTES
 - 8) MDOT EROSION CONTROL DETAILS
 - 9) TRAFFIC CONTROL PLAN
 - 10) STORM WATER TREATMENT DEVICE
 - 11) WATER MAIN (ADJOINING PROPERTY)

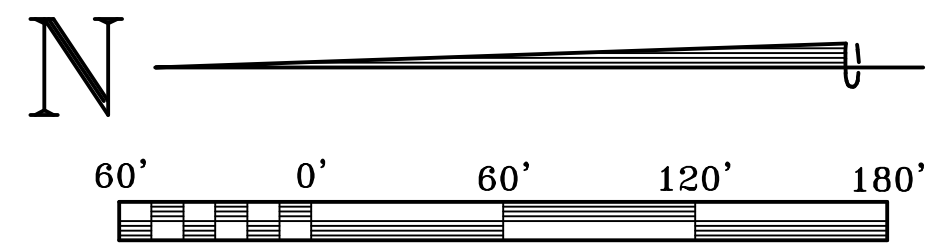
NOTE: LANDSCAPING PLAN SHALL BE PREPARED BY OTHERS.

APPLICANT:
GREEN DEVELOPMENT VENTURES, LLC
2186 EAST CENTRE STREET
PORTAGE, MI 49002
(269) 321-2610

COVER SHEET "OAKLAND COMMONS" PART OF THE SE 1/4 OF SEC. 29, T. 3 S., R. 11 W., CITY OF PORTAGE		DATE: 11/28/2023
MONUMENT ENGINEERING GROUP ASSOC., INC. Formerly Ingersoll, Watson & McMachen, Inc. 1209 East Milham Road, Suite B • Portage, Michigan 49002 • Phone 269 344-6165		SHEET: 1
		JOB No.: 23-039

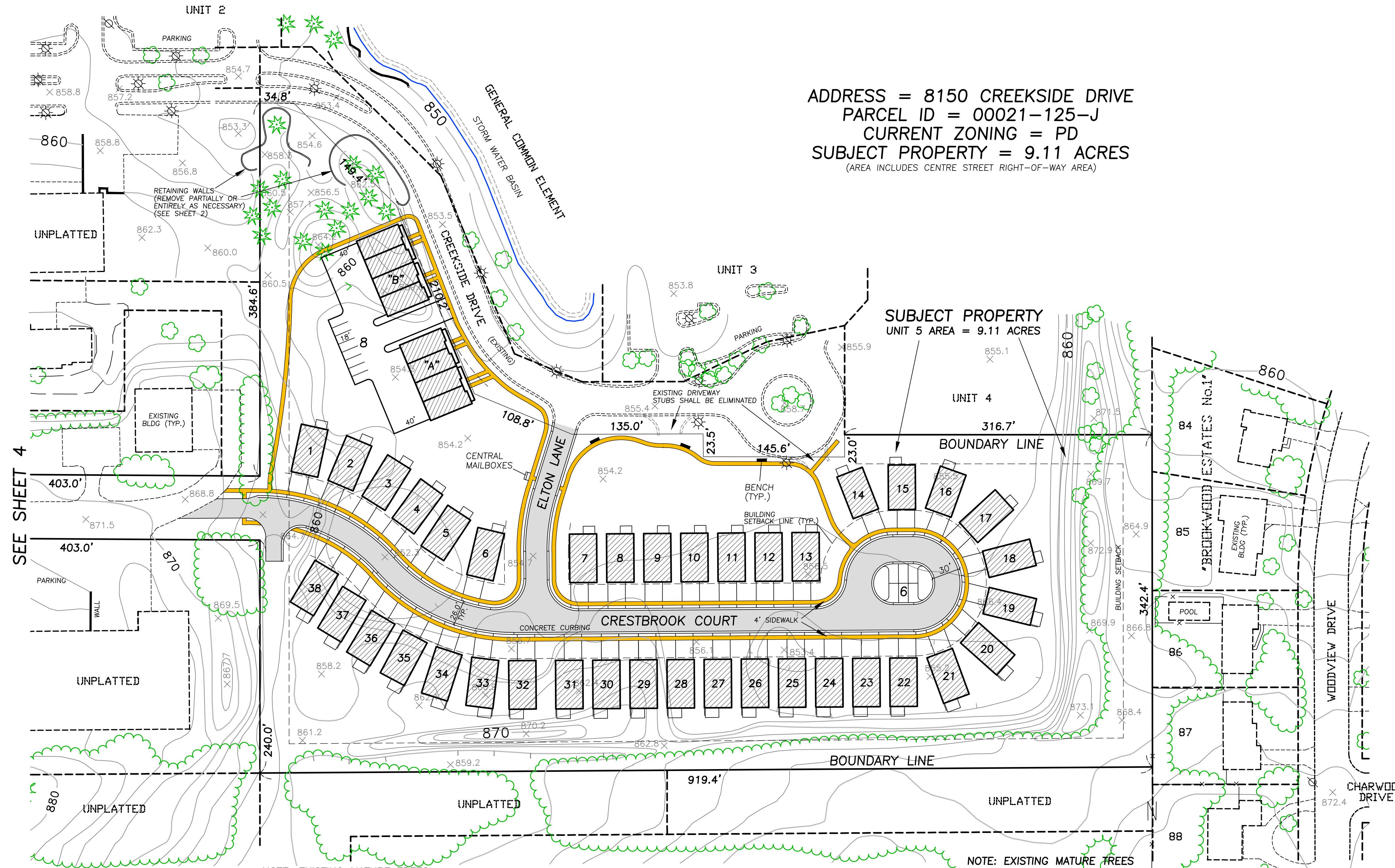
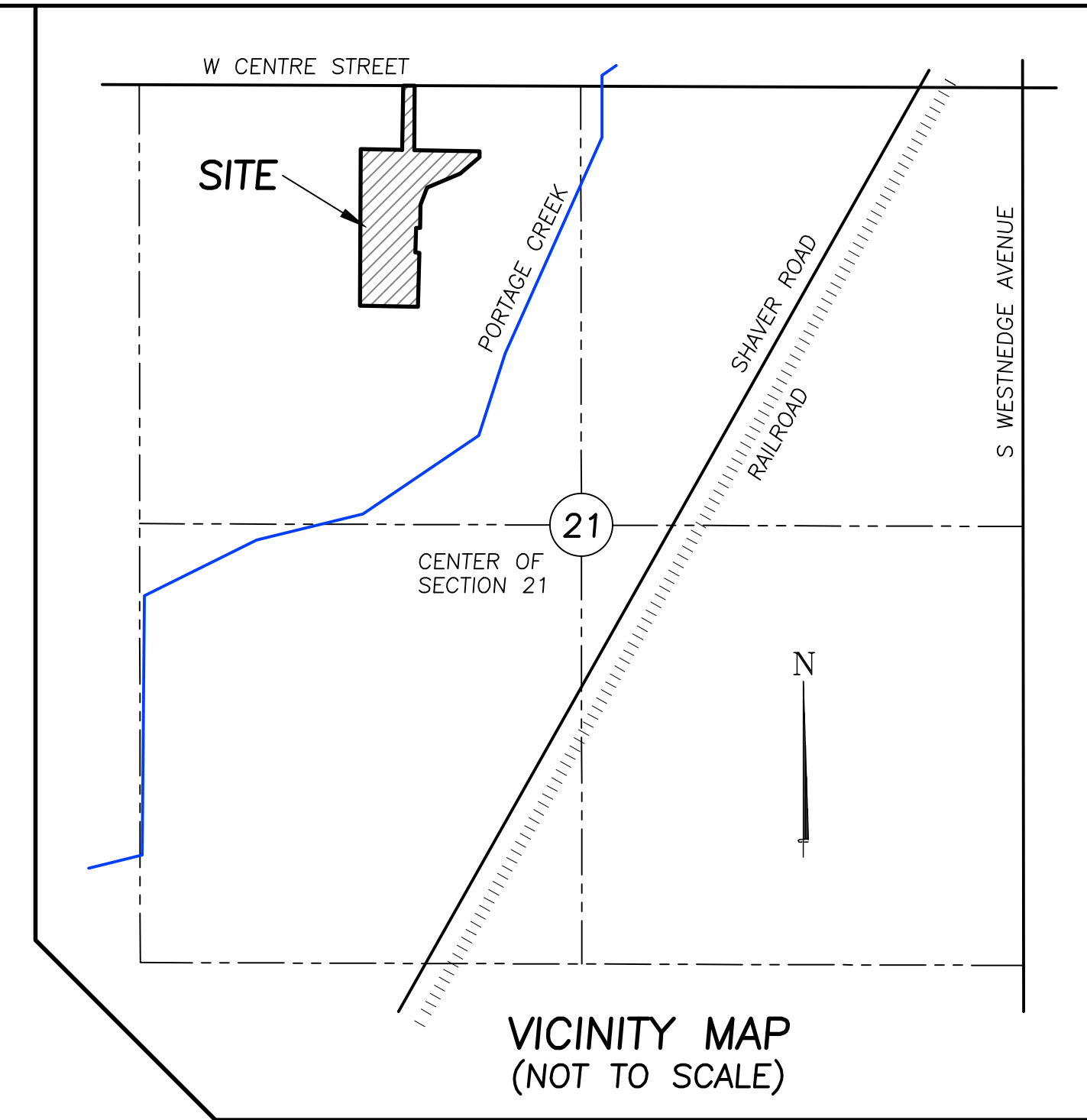
REVISED: 5/07/2024
REVISED: 4/25/2024
REVISED: 4/09/2024
REVISED: 2/28/2024





FINAL PLAN for "CREEKSIDE" in PORTAGE, MICHIGAN

ADDRESS = 8150 CREEKSIDE DRIVE
PARCEL ID = 00021-125-J
CURRENT ZONING = PD
SUBJECT PROPERTY = 9.11 ACRES
(AREA INCLUDES CENTRE STREET RIGHT-OF-WAY AREA)



NOTE: EXISTING MATURE TREES
NEAR PERIMETER OF SUBJECT
PROPERTY SHALL BE PRESERVED
AS MUCH AS POSSIBLE.

NOTE: EXISTING MATURE TREES
NEAR PERIMETER OF SUBJECT
PROPERTY SHALL BE PRESERVED
AS MUCH AS POSSIBLE.

FIRE DEPT. NOTES

COMBUSTIBLE BUILDING CONSTRUCTION SHALL NOT
COMMENCE UNTIL FIRE HYDRANTS ARE OPERABLE AND
AN ALL WEATHER ROAD SURFACE IS IN PLACE.

THE FIRE FLOW FOR EACH BUILDING IS 1000 GPM FROM
ONE HYDRANT WITHIN 400' OF ALL PORTIONS OF THE
BUILDING. THIS FLOW IS BASED ON THE FLOOR AREA OF
ALL FLOORS INCLUDING BASEMENT FOR A BUILDING OF TYPE
V-B CONSTRUCTION. SHOULD A BUILDING EXCEED 3600
SQUARE FEET, THE MINIMUM FIRE FLOW WILL BE BASED ON
THE SIZE AND TYPE OF CONSTRUCTION FOR THAT BUILDING.

FIRE APPARATUS ACCESS ROADS 26.1 TO 32 FEET WIDE SHALL
BE POSTED ON ONE SIDE AS A FIRE LANE.

BUILDING SEPARATION & SETBACKS

-FRONT SETBACK (CRESTBROOK COURT): 25' SETBACK FROM BACK OF CURB
-FRONT SETBACK (ELTON LANE & CREEKSIDE DRIVE): 20' SETBACK FROM BACK OF CURB
-SINGLE FAMILY: MINIMUM 10' BETWEEN BUILDINGS
-MULTI-FAMILY: MINIMUM 30' BETWEEN BUILDINGS
-PERIMETER SETBACK (EXCLUDING CREEKSIDE DRIVE): 30' FROM PERIMETER PROPERTY LINES

PARCEL DESCRIPTION:
UNIT 5 OF "CREEKSIDE COMMONS"
SITE CONDOMINIUM.

SITE DATA:

-PARCEL AREA = 9.11 ACRES
-# DWELLINGS = 46
-DENSITY = 5.05 DWELLINGS / ACRE

SHEET INDEX:

- 1) COVER SHEET
- 2) LAYOUT & LANDSCAPE PLAN
- 3) PLAN & PROFILE SHEET (ELTON LANE)
- 4) PLAN & PROFILE SHEET (CRESTBROOK COURT)
- 5) PLAN & PROFILE SHEET (WATER MAIN)
- 6) GRADING & STORM SEWER PLAN
- 7) CONSTRUCTION DETAILS & NOTES
- 8) CONSTRUCTION DETAILS & NOTES
- 9) MDOT EROSION CONTROL DETAILS

GENERAL NOTES:

- 1) CURRENT CITY ZONING = PD.
- 2) PARCEL AREA = 9.11 ACRES.
- 3) SITE IS PARTIALLY COVERED WITH TREES AND BRUSH.
- 4) SITE LANDSCAPING IS PROVIDED ON SHEET 2.
- 5) BUILDING PLANS (BY OTHERS) ARE PENDING.
- 6) ON-SITE FIRE HYDRANTS SHALL BE PROVIDED AS REQUIRED.
- 7) ALL ON-SITE WATER MAIN & SANITARY SEWER SHALL BE PUBLIC AND
SHALL BE WITHIN AN EASEMENT TO THE CITY OF PORTAGE.
- 8) BUILDINGS SHALL CONNECT TO CITY WATER SYSTEM AND CITY SANITARY
SEWER SYSTEM.
- 9) SHOWN LAYOUT IS SUBJECT TO FINAL ADJUSTMENT.
- 10) STORM SEWER SYSTEM AND STORM WATER DISPOSAL SYSTEM SHALL
BE PRIVATE.
- 11) ALL NEW DRIVES SHALL BE PRIVATE.

REVISED: 12/10/2024

INNOVATIVE GEOSPATIAL
& ENGINEERING SOLUTIONS



1209 MILHAM ROAD,
SUITE B,
PORTAGE, MI 49002
(OFFICE) 269-344-6165

COVER SHEET

CREEKSIDE
PART OF NW 1/4 OF SEC. 21, T.3S., R.11W.
CITY OF PORTAGE, MICHIGAN

GREEN DEVELOPMENT VENTURES, LLC
2186 EAST CENTRE STREET
PORTAGE, MICHIGAN 49002

JOB # : 24-042	DRAWN: TB	CHK: PF
SCALE : 1" = 60'	SHEET:	
DATE : 9/16/2024	1	



Attachment D

Housing Study

An excerpt of the W.E. Upjohn Institute Kalamazoo County Housing Plan dated July 2022 is included in this Plan, which includes the Introduction, Executive Summary, and Methodology. The complete Kalamazoo County Housing Plan can be found here:

https://www.kalcounty.com/housing/pdf_files/Kalamazoo%20County%20Housing%20Plan%20final%208.15.22.pdf

Kalamazoo County Housing Plan

July 2022

Report prepared by W.E. Upjohn Institute and the Southcentral Michigan Planning Council
for the Kalamazoo County Board of Commissioners



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1

Introduction

Introduction

Creating This Plan

The Upjohn Institute was asked by the Kalamazoo County Board of Commissioners to complete a housing plan for Kalamazoo County. This plan includes a housing needs assessment, market demands, results from the county-wide housing survey, goals and objectives, and strategies to move forward. Community and committee engagement helped guide the direction and focus.

Executive Summary

A healthy housing continuum provides homes for those in a range of incomes or in different life situations. Kalamazoo County has a shortage of housing units at multiple price points. Low rates of construction, high construction costs, increased demand from a growing population, and housing costs that are increasing faster than wages have contributed to the shortage and affordability issues. Fortunately, many strategies are available to help alleviate some of the housing concerns found in the county. These strategies are most effective when community partners band together and implement them as a cohesive unit.

The housing concerns in Kalamazoo County are not small. Rising costs have put most moderate- and low-income earners into situations where they are paying more in rent or ownership costs than what is financially sustainable. This increases the chances for displacement, especially for those with fixed incomes, such as seniors, individuals with disabilities, or people trying to rebuild after homelessness. There are over 15,000 overburdened renting households in Kalamazoo County. Of those households, 13,000 have annual gross incomes below \$35,000; that level of income only allows for monthly housing expenses to be at or below \$875. These numbers are further discussed on page 67.

Housing situations exist on a continuum from homelessness to securely affording a market-rate home. An example of this housing continuum is shown on the next page. A healthy housing market has options for any situation. People can move throughout the continuum as needs change in their lives. Kalamazoo County needs additional housing units in all types and price points, but there is a greater need for homes that are consistently affordable for those making moderate to low incomes. The addition of income-qualified units could provide sustained housing at price points that allow occupants to achieve financial stability and potentially move to a more secure form of housing.

Affordability is defined by a household paying 30% or less of their total gross annual income on housing. This is an inclusive definition is used for market-rate or subsidized housing. Conversely, income-qualified units are intended only for low- and moderate-income households.

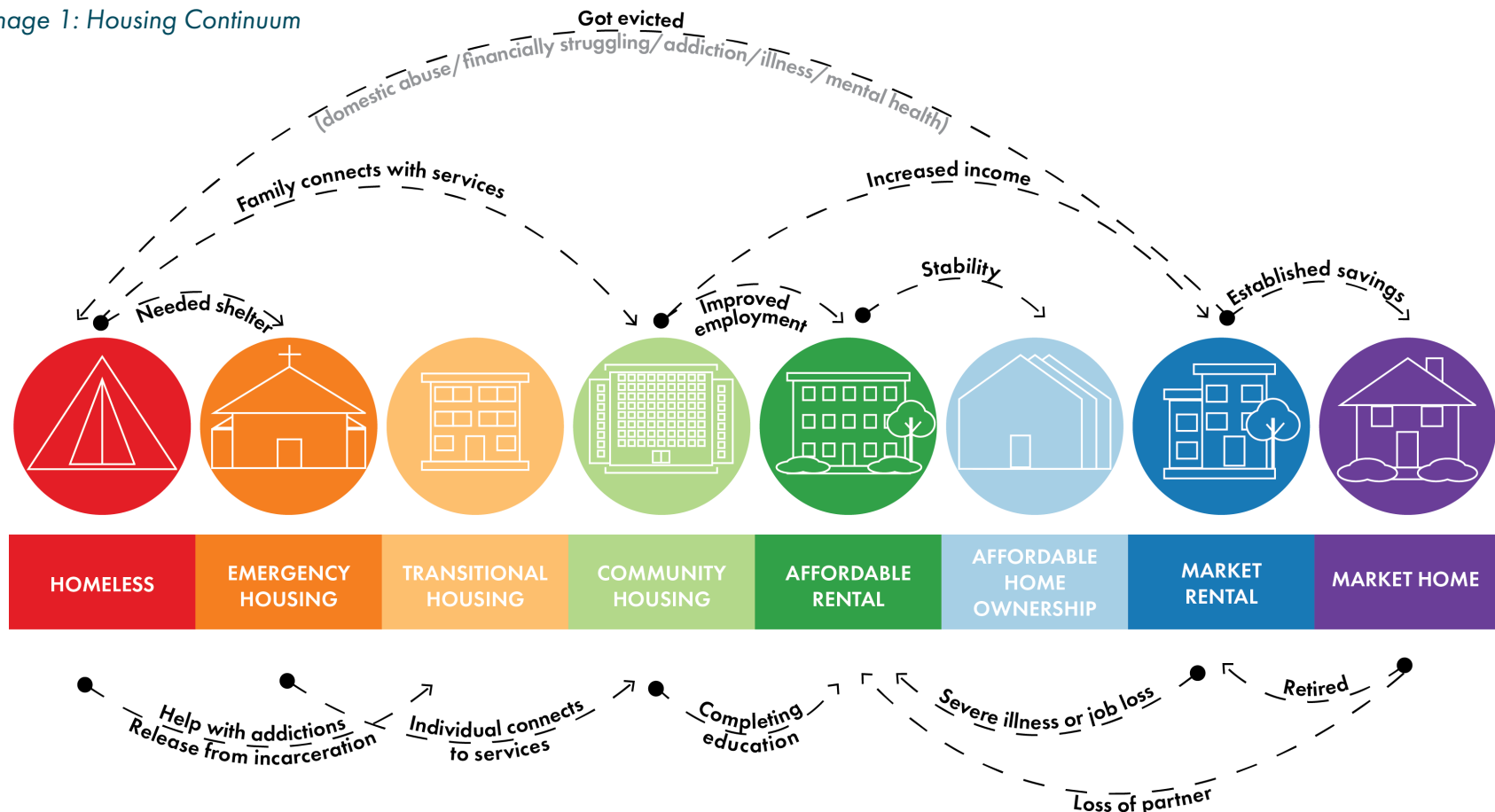
Introduction

Housing Continuum

The housing continuum demonstrates the range of housing types in which individuals may live during their lifetimes. A healthy housing market has options for any stage. Individuals can move in any direction at any point in their lives. A healthy community has

options along this continuum in order to allow residents to not only stay in their community through each stage, but, more importantly, to thrive through economic stability.

Image 1: Housing Continuum



These are a few examples of how people might move within the housing continuum.

Source: Housing Continuum Image Courtesy of United Way of Halifax (Canada)

Introduction

Partners

No single group or solution will solve the housing crisis in Kalamazoo County. As such, many individuals and organizations were asked to contribute to the creation of this housing plan, including municipal leaders, realtors, developers, employers, nonprofit agencies, and residents. A Steering Committee was created to provide critical direction and innovative ideas to the planning process, which in turn guided the goals and objectives of this plan. Stakeholder input on these strategies is vital, as their knowledge of local conditions and politics helps determine which are likely to succeed. Several public meetings were held to collect feedback on preliminary results, and survey responses were collected from around 3,000 county residents. The participation showed the level of concern and passion people have for housing solutions in Kalamazoo County.

The housing plan was made possible by the financial contributions from Kalamazoo County Board of Commissioners, Local Initiatives Support Corporation (LISC), the city of Portage, Kalamazoo County Continuum of Care, and an anonymous donor. Additional support was contributed by Oshtemo Township and volunteers at shelters and nonprofits to help distribute the unhoused survey. These shelters and nonprofits included the Disability Network, Cope/Kalamazoo Homeless Coalition, Ministry with Community, Open Doors, Kalamazoo Gospel Mission, Recovery Institute, South County Community Services, Vine Neighborhood, YWCA, Integrated Services of Kalamazoo, and Housing Resources Inc. We are very grateful for the collaboration and partnerships that were created throughout this process.



Introduction

Housing Assessment

This plan uses a number of indicators to assess the condition of the housing continuum. The indicators examined include the current and projected population, the existing housing stock, and the needs and desires of the current population. Population indicators are needed to understand the current and future demand for housing in the county. An examination of the existing housing stock is needed in order to grasp what problems currently exist and which housing types are needed going forward. Assessing the needs and desires of the existing population helps guide decision-making around how resources are utilized to provide the greatest benefit to county residents.

The population of Kalamazoo County has increased over the past few years and is expected to increase through 2030. The rate of growth in the county exceeded that of the state; likewise, Kalamazoo County has a higher proportion of those aged 18–24 than the state. This population increase has led to a higher number of households as well. Unfortunately, the number of housing units produced since the Great Recession did not keep pace with the population growth. This underproduction of housing has caused housing shortages and price increases, which in turn have caused more households to pay more than 30% of their income toward housing expenses. This phenomenon was not experienced equally across all parts of the county with both urban and rural areas (Northside Neighborhood and Prairie Ronde and Pavilion Townships, respectively) seeing higher than average levels of overburdened renters.

Many homes in Kalamazoo County have issues that require repairs. This is exacerbated by the fact that much of the housing

stock is older than 50 years. There are also multiple historic districts requiring specific standards for updates, adding cost or complication for owners, many who have low to moderate incomes. Those who responded to the housing survey stated that structural issues, mold, electrical, pests, and lead were the top concerns with their house or apartment; structural issues were the most frequent concern. Residents are also concerned about poor insulation and leaky windows, which was brought up regularly by survey respondents in different questions. Addressing the immediate and long-term issues with existing homes may, in some cases, cost more than the value of the house; this often leads to delays in addressing these concerns and impacts the quality of housing throughout the county.

The top four housing concerns of those responding to the survey were affordable housing for low income, unhoused, and vulnerable families; supportive services (mental health, financial literacy, etc.); and more units; followed closely by more transitional or temporary housing for those currently unhoused. Addressing all of these priorities would add options to the housing continuum for the most vulnerable and overburdened populations in the county. It is also important to note that survey respondents were from all income levels and from all parts of the county.

The survey results show many people preferring to live in more rural parts of the county. This corresponds with the amenities individuals look for when buying a new home. The top seven included safety, cost, features of the dwelling, location, proximity to work, sense of community, and connection to nature through trails and parks. Many of these needs can be met in different urban and rural settings by increasing access to nature through connected trails and improving public transportation.

Introduction

Supply and Demand

Over 15,000 households are in homes that do not meet their budget, while others are in types of housing they do not prefer. Meanwhile, the population in the county is growing, and housing construction is not keeping pace; it is anticipated that 7,750 new units are needed to appropriately house the new households forming or looking to locate in the county. These two factors have created housing shortages in several segments of the housing market. Therefore, higher rates of construction are essential to address both the current pent-up demand as well as the future demand. Local leaders will need to implement various strategies to enable and incentivize that increase in the supply of housing.

Unhoused

Forty percent of the respondents to the unhoused survey identified as Black, while just over 10% of the county's population does, calling attention to racial equity concerns. Feedback from community meetings and survey responses focused on concern about the impact of longstanding institutionalized racism, which is preventing individuals from generating wealth. This further establishes that the impacts of race-based lending practices, redlining, and fair housing issues with renting remain an issue despite recent attention.

Over one-third (38.5%) of the unhoused individuals surveyed indicated that children under the age of 16 are part of their household. Respondents listed the top reason (42.4%) they moved to Kalamazoo County as family connections, and the least frequently cited (less than 4%) was for the emergency shelters in the county.

Prior to becoming unhoused, half of the individuals surveyed rented their homes, some of which included renting individual rooms. Another quarter stayed with friends or relatives. Half of the individuals surveyed considered where they lived before becoming unhoused as unaffordable. To further that point, the respondents also chose the price of rent being too high as the top factor contributing to their unhoused condition.

The survey also asked what additional programs or supports individuals needed to become rehoused. The greatest number of respondents marked rental financial assistance as a need, followed by pre-rental programs to improve the likelihood of landlord acceptance of their applications.

Introduction

Vision

Create an equitable, sustainable, and inclusive community that offers quality, healthy, safe, decent, and affordable homes for all.

Mission

Improve residents' quality of life and sense of belonging, invigorate neighborhoods, and improve the economic future of our residents. Housing and other service providers will collaborate to leverage resources and build healthy residential communities throughout the county while promoting an atmosphere of pride, sustainability, and responsibility.

The Charge

To provide quality, affordable, accessible, and sustainable housing. To transform the lives of those who face affordable housing challenges by providing support through education and opportunity.

Introduction

Core Values

Professionalism: (Excellence, Financial Integrity, Accountability) To ensure financial integrity and be good stewards of our community's investment. To achieve excellence in programs, services, and products.

Transparency: To be transparent throughout all steps of the millage implementation.

Equity: To dismantle systemic racism and commit to work toward an equitable and inclusive future for all residents.

Respect: To communicate in ways that promote open dialogue and respect. To respond to people with integrity, dignity, compassion, and fairness.

Collaboration: To build strong partnerships and demonstrate a collaborative spirit. To enhance our community by advocating for creative and equitable solutions to housing issues across all systems and services.

Innovation: To foster innovative and creative solutions that develop diverse county-wide housing solutions

Goals

1. Increase Rental Opportunities
2. Ensure Housing Supply Is Built to Meet Demand
3. Remove Barriers to Acquiring and Keeping Homes
4. Rehab Existing Housing Stock
5. Embrace Housing as a Workforce Development Strategy
6. Increase and Coordinate Supportive Services
7. Advocate for Housing for All

Methodology

Housed Survey Methodology

The intent of this survey was to document the housing characteristics and preferences of housed residents of Kalamazoo County. Survey questions were focused on demand for specific housing types, location preferences, clarifying housing challenges, getting feedback on housing priorities, and determining how different demographic groups are impacted by the housing crises. Information gathered from this survey was used to inform content in the Kalamazoo County Housing Plan.

The target population for the survey was housed residents living in Kalamazoo County. For the purposes of this survey, all adults living in the household were asked to respond. As of 2020, Kalamazoo County has a population of 264,322, American Community Survey 5 year estimates. There are 207,218, individuals aged 18 and over residing in Kalamazoo County as of 2020, American Community Survey 5 year estimates. Additionally, there are 104,278 occupied housing units as of 2020, [Kalamazoo County Continuum of Care Annual Report](#).

A sample of residential addresses was obtained from the Kalamazoo County government. Because the county government utilizes the address list for emergency services, apartment units are not specified. This lack of information was accounted for by identifying multifamily residents in the address list and verifying the number of units at the address from voting records. Addresses to be mailed survey prompts were randomly selected from the augmented list. Moreover, the survey was also shared on social

media by cities, townships, villages, neighborhood groups, and nonprofits throughout Kalamazoo County.

The survey instrument was implemented via Survey Monkey on March 1, 2022, and concluded on May 22, 2022. A total of 35,500 survey prompts were mailed to homes in Kalamazoo County. Resource limitations led to the selection of a multifaceted approach to advertising the survey among housed residents of Kalamazoo County. Moreover, this approach would attempt to account for the errors that could occur from administering a survey prompts only via a mailer.

From the 35,500 survey prompts that were mailed, 3,000 responses were received. Of the total population, the survey received a response rate of 1.4%. As the survey results were not a random sample of the county, the responses were weighted to reflect county demographics. The responses were more concentrated in homeowners and white individuals than the county's population. For example, according to the U.S. Census American Community Survey, about 35% of households are renters. In the survey responses, about 15% were renters. Iterative proportional fitting (raking) was used to weight the results by both renters or owners, and race/ethnicity. Reweighting the survey responses brought the results closer to a representative sample of the county and helped reduce the possibility of response bias.

Methodology

Unhoused Survey Methodology

The intent of this survey was to document the housing characteristics and preferences of unhoused residents of Kalamazoo County. Survey questions focused on the impacts of programs and services, needs that are not being met, clarifying past and present housing challenges, getting feedback on housing priorities, and determining how different demographic groups are impacted by the housing crises. Information gathered from this survey was used to inform content in the Kalamazoo County Housing Plan.

The target population for the survey was unhoused residents living in Kalamazoo County. For the purposes of this survey, unhoused individuals were self-identified. As of 2020, Kalamazoo County had a population of 264,322, according to the American Community Survey 5 year estimates. At least 2,112 individuals experienced homelessness in Kalamazoo County in 2020, [Kalamazoo County Continuum of Care Annual Report](#). The unhoused survey received 169 responses.

The Continuum of Care worked with multiple different organizations to reach those who are experiencing homelessness. The target population was category one: literal homeless. This is defined as an individual or family who lacks a fixed, regular, and adequate nighttime residence, meaning: (i) Has a primary nighttime residence that is a public or private place not meant for human habitation; (ii) Is living in a publicly or privately operated shelter designated to provide temporary living arrangements (including congregate shelters, transitional housing, and hotels and motels paid for by

charitable organizations or by federal, state, and local government programs); or (iii) Is exiting an institution where (s)he has resided for 90 days or less and who resided in an emergency shelter or place not meant for human habitation immediately before entering that institution. An individual or family has to meet only one of the above criteria to qualify as literal homeless. Partner organizations volunteered their time and energy to administer the survey through computers, phones, and tablets. The organizations serve or work with those who are unhoused in different capacities, including street outreach, case management, shelters, and transitional housing. These organizations included the Disability Network, Cope/Kalamazoo Homeless Coalition, Ministry with Community, Open Doors, Kalamazoo Gospel Mission, Recovery Institute, South County Community Services, Vine Neighborhood, YWCA, Integrated Service of Kalamazoo, and Housing Resources Inc.

The survey instrument was implemented via Survey Monkey on March 20, 2022 and concluded on May 31, 2022. The compensation for unhoused individuals' time to complete the survey was a \$10 gift card.

Of the total unhoused population from the 2020 annual report, the survey received a response rate of 8%.



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.

Please submit your application in this Excel 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: 12/3/24

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**
- Tab Required Documents**
- Tab Org Chart**
- Tab 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: 2/20/2025

Applicant (Organization/Firm): Allen Edwin Homes

Mailing Address: 2186 E Centre Ave
Portage, MI 49002

Principal: Tom Larabel

Title: VP of Land Development

Contact Person for Applicant: Brian Farkas

Title: Director of Workforce Hous

Contact Phone Number: 248.412.3407

Contact Email Address: bfarkas@allenedwin.com

Current Property Owner: SDI Oakland Commons LLC; Green De

Mailing Address: 2186 E Centre Ave
Portage, MI 49002

Principal: Tom Larabel

Title: VP of Land Development

Contact Person for Owner: Brian Farkas

Title: Director of Workforce Hous

Contact Phone Number: 248.412.3407

Contact Email Address: bfarkas@allenedwin.com

Project Architect/Engineer: Monument Engineering

Mailing Address: 1209 E Milham Ave
Portage, MI 49002

Contact Person: Pat Flanagan

Title: Civil Engineer

Contact Phone Number: pflanagan@monumentengineering.cc

Contact Email Address: 269.344.6165

Project Architect/Engineer: _____ (if more than one)

Mailing Address: _____

Contact Person: _____

Title: _____

Contact Phone Number: _____

Contact Email Address: _____

Construction Project Manager/

General Contractor: Allen Edwin Homes

Mailing Address: 2186 E Centre St
Portage, MI 49002

Contact Person: Craig Russel

Title: VP of Construction

Contact Phone Number: 269.321.2610

Contact Email Address: crussel@allenedwin.com

Property Management Firm: Copper Bay (if applicable)
Mailing Address: 2186 East Centre St
Portage, MI 49002
Contact Person: Lexis Hornbeck **Title:** Leasing Manager
Contact Phone Number: 616.878.1748
Contact Email Address: lhornbeck@copperbay.com

Please complete the Org Chart tab in this application document.

☐ Completed

C. Project Information

Project Name: Creekside Commons; Oakland Commons
Project Address(es): 8150 Creekside Drive; 9581 Oakland Drive
Portage, MI 49024
Parcel ID Number(s): 10-00021-125-J; 10-00029-425-G
Existing Acreage: 20.47 **Existing Building Square Footage:** 0

Project is a(n):

☒ Greenfield Construction ☐ Redevelopment ☐ Adaptive Re-Use/ Renovation

Project Summary: For mixed-use projects, include percentage of residential by square footage. For residential projects (or components of mixed-use), please share proposed method of certification and duration of affordability impact. Indicate if project will result in the subdivision of any present tax parcels and provide details. If more space is required, please create an **Attachment I** and share these details therein. Information should be consistent with and/or reference the details provided in proforma document.

The proposed redevelopment consists of two vacant parcel totaling 9.11 acres and 11.36 acres in the City of Portage. The development involves two eligible properties that will be developed by Allen Edwin Homes with a total of 104 new residential units on the two properties. The Creekside Commons property (8150 Creekside Drive, 9.11 acres) will involve preparing the site for development to make way for 46 new residential units available for rent. The 46 units include 38 single family homes that are anticipated to be 1,640-square foot 4-bedroom homes, and two 4-plex buildings for a total of eight residential units that are also expected to be 1,640-square feet per unit. The Project will involve the creation of a drive off of Creekside Drive connecting to a cul-de-sac drive through the development. The project includes income restricting 10 units in this development (22%), including eight single-family homes and two 4-plex units. The Oakland Commons property (9581 Oakland Drive, 11.36 acres) will involve preparing the site to make way for 58 new residential units available for rent. The 58 units include 26 single family homes that are anticipated to be 1,640-square foot 3-bedroom units, three duplex buildings for a total of six residential units, six 3-plex buildings for a total of 18 residential units, and two 4-plex units for a total of eight residential units. The project will be developed around a ring road that will include 18 single family homes in the interior of the ring road and the balance of the units on the outside of the ring road. The developmetn will include multiple paved walking paths with a primary entrance from Oakland Drive and an additional emergency access drive with access from Shaver Road. The project includes income restricting 12 units (21%), including 5 single family units, 2 duplex units, 3 3-plex units, and 2 4-plex units. A total of 22 units out of 104 will be income restricted. The total capital invesmtent is expected to be approximately \$35,464,602.

Projected Private Investment in Development / Redevelopment: \$35,464,602

Future Number of Buildings: 77 **Total Future Square Footage:** 170,560

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 Site Plan for the project has already been created. Local and state approvals of the project are anticipated in Winter 2025 with construction start in spring 2025 on both parcels. All units are expected to be built by 2028 on a three-year build schedule. The Oakland Commons parcel is expected to have construction completed by 2027. The Creekside Commons parcel is expected to have construction completed by 2028. Any encumbrances on the property are identified in the submitted site plans.

Status of Assessment Appeals: (Indicate if there are any assessments presently under appeal and the status of those appeals.)

Not applicable.

Qualifying Status of the Property:

☐ Facility

☐ Blighted

☐ Functionally
Obsolete

Projected Number of Years of Local Tax Capture to Reimburse Eligible Expenses: _____

Summary of Rationale for Qualifying Status (provide documentation under separate cover if necessary):

Section 2(y)(i) of Public Act 381 of 1996 ("Act 381"), as amended, defines "Housing Property" as "A property on which 1 or more units of residential housing are proposed to be constructed, rehabilitated, or otherwise designated to be used as a dwelling." The development proposes 58 housing units on Parcel #10-00029-425-G and 46 units on #10-00021-125-J, thus these parcels are eligible property under Act 381.

Other incentives applicant intends to apply for: (Please include anticipated review/approval dates and amount of incentive proposed.)

State tax capture through a MSHDA approved 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:

The project is not eligible for the MEDC CRP program. Development projects cannot apply for MSHDA MI Neighborhoods funding without the capital stack (including TIF incentives) approved and this project does not contemplate income restriction at 60% AMI, so it is not a MI Neighborhoods candidate.

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 related to the project with date:

Not applicable.

New and Retained Jobs

Include additional data in ATTACHMENT I if necessary.

Description	New		Retained		Avg. Annual Pay
	# Full-Time	# Part-Time	# Full-Time	# Part-Time	

Residential Unit Details (if relevant)

Submit an external document, or as part of ATTACHMENT I, if necessary.

Unit Type	Income/AMI Restrictions	# Units	Sq. Ft.	Rent or Sale Price

Describe method of annual income certification and duration of affordability impact.

We plan to use one of the tenant self-certification forms made available by MSHDA. Income restricted units will be income restricted for 15 years at Oakland Commons and income restricted for 10 year at Creekside Commons.

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 Silver (or higher) Certification

☐

Energy Star V3.2 (or higher)

☐

Equivalent Alternative (List)

☐

Housing Development Activities

Project includes "Housing Development Activities", as defined in Section 2(x) of the Brownfield Act, **and** provides income qualified housing

X

Diversity of Housing Type

Provides a housing type (single-family attached, single-family detached, duplex, or multi-family) that is less than 20% of the existing housing type in a census block group, according to the most recent decennial census, **or** if the census data is more than five years old, according to the most recent American Community Survey data

X

Accessibility / Visitability

If both criteria are met, the applicant will receive two points

Provides a housing development where at least 10%+ of units meet/exceed ADA Accessibility Standards.

75%+ of units meet/exceed Visitability standards: a) no-step entry; b) barrier free parking, with ramps if needed; c) barrier free entry door; d) barrier free half-bath on first floor; e) electrical switches at reachable heights; f) accessible route through first floor living space.

Activation in Designated Sub-Areas of Portage

Master Plan Subarea

☐

Sub-area District:

Stated Master Plan Goal Delivered:

City-Targeted Parcel

☐

Property designated in Portage Forward Together 2045 Master Plan

☐

Multimodal Transportation

Transit Passes for residents & employees for three years **AND** provide land/

☐

Proposed Number of Passes:

improvements on-site

Improvement to be financed:

Contribution to Multi-Modal Fund

Amount:

Job Creation

20 FTE jobs/25% + increase in FTE jobs

Jobs

Avg. Pay
(Annual)

Summary - Jobs Created (what
kind of jobs, how many, etc.):

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):

Oakland Commons: Walking and biking trails throughout and improvements to City infrastructure included in the PUD Approval in excess of what's required. Creekside Commons: Walking and Biking Trails and Sidewalk extension to Centre in excess of what is required.

Site Amenities (residential/mixed-use) Provides at least **two**:

Secured mail/package room

☐

Clubhouse with social areas

☐

Furnished & landscaped terrace w/ outdoor kitchen or grill station

☐

Walking/ biking path

☐

Multi-use seating area/ gazebo/ pavilion

☐

Fitness Center

☐

Dedicated pet park

☐

Sports courts

☐

Secured bicycle storage

☐

Swimming pool

☐

Child Care Facilities

Includes State-licensed child daycare center per MCL 722.111(f)(iv)

☐

Total Investment (If \$15 million, qualifies for two investment criteria)

Will equate to a minimum taxable value of \$10 million or more upon completion.

☐

Will equate to a minimum taxable value of \$15 million or more upon completion.

☐

TOTAL INVESTMENT CRITERIA

Unit Type	Income/AMI Restriction	# Units	SF	Rent or Sale Price	
4-BD Single Fam	N/A	30	1640	\$	2,400
4-BD Single Fam	90% AMI	8	1640	\$	2,233
3-BD Attached	N/A	6	1640	\$	2,100
3-BD Attached	90% AMI	2	1640	\$	1,959
4-BD Single Fam	N/A	21	1640	\$	2,300
4-BD Single Fam	90% AMI	5	1640	\$	2,233
4-BD Attached	N/A	4	1640	\$	2,400
4-BD Attached	90% AMI	2	1640	\$	2,233
3-BD Attached	N/A	15	1640	\$	2,300
3-BD Attached	90% AMI	3	1640	\$	1,959
3-BD Attached	N/A	6	1640	\$	2,100
3-BD Attached	90% AMI	2	1640	\$	1,959

OAKLAND COMMONS & CREEKSIDE COMMONS

DEVELOPMENT AGREEMENT AND BROWNFIELD REIMBURSEMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT AND BROWNFIELD REIMBURSEMENT AGREEMENT, is made and entered into effective as of the latter of the signature dates below, 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 GREEN DEVELOPMENT VENTURES, LLC, a Michigan Limited Liability Company, d.b.a. Allen Edwin Homes (“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 owner of two parcels in the City located at **9581 Oakland Drive and 8150 Creekside Drive, Portage, Michigan, 49024** (the “Property”) and legally described and depicted on the attached Exhibit A.
- F. The Property has been included in the Plan and qualified as an “Eligible Property” under the terms of Act 381.
- G. The Developer intends to redevelop and improve the Property by establishing two separate for-lease housing developments, Oakland Commons and Creekside Commons (“Project”). The combined developments will result in a total of 114 for-lease housing units and an estimated total capital investment of \$35,000,000.
- H. Oakland Commons involves the construction of 58 new residential units at 9581 Oakland Drive, consisting of 26 single family homes that are anticipated to be 1,640-square foot 3-bedroom homes, three duplex buildings for a total of six residential units, six 3-plex buildings for a total of 18 residential units, and two 4-plex buildings for a total of eight residential units. Of the 58 for-lease housing units at Oakland Commons, 46 will be market rate housing units and 12 will be income qualified workforce housing units for a period of fifteen (15) years. The total capital investment for Oakland Commons is estimated at \$19,000,000.
- I. Creekside Commons involves the construction of 46 new residential units at 8150 Creekside Drive, consisting of 38 single family homes that are anticipated to be 1,640-square foot 4-bedroom homes, and two 4-plex buildings resulting in eight attached residential units. Of the 46 for-lease housing units at Creekside Commons, 36 will be market rate housing units and 10 will be income qualified workforce housing units for a period of ten (10) years. The total capital investment for Creekside Commons is estimated at \$16,000,000.
- J. The Project will require the Developer to incur “Eligible Costs” including site preparation, infrastructure improvements, environmental activities, contingency costs, and housing subsidy financing gap costs to

satisfy Due Care obligations under the Developer's Brownfield Plan and "381 Work Plan" dated February 17, 2025, all of which may require the services of various contractors, engineers, environmental consultants, attorneys, and other professionals. The Developer's Eligible Costs are estimated at \$12,043,898. 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.

- K. 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. The Authority agrees to cooperate and utilize its best efforts to help Developer obtain any governmental approvals required to close the transaction contemplated by this Agreement.

3.2 Approval by Michigan State Housing Development Authority ("MSHDA") 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 A total of **25** 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 deeds for each of the Parcel(s), verifying 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's Cost Reimbursement Requests for Oakland Commons and Creekside Commons shall be submitted separately, and the terms identified in this Agreement shall be applied independently for Oakland Commons and Creekside Commons. The Developer shall 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 each Project, final certificates of occupancy to document project completion (the "Completion Date"). After the Developer has completed each Project and, in no event, more than 12 months following the Completion Date, the Developer shall submit to the BRA the above documentation of the Eligible Costs incurred by the Developer for each 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. Simple interest at the rate of three-and-one-half percent (3.5%) per annum ("Interest") shall accrue on all approved Eligible Costs as described in the plan, in each case calculated from the date that the Authority approves the Developer's request(s) for reimbursement for pertinent Eligible Costs until such Eligible Costs are reimbursed in full, subject to the limitations set forth in this Agreement. Interest will be calculated at the end of each calendar year based on the total unreimbursed Eligible Costs outstanding at the time (other than accrued Interest). Principal amounts of the Eligible Costs shall be reimbursed to the Developer prior to Interest accruing thereon. 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 J 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 owed by the Developer 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. The Developer's reimbursed Eligible Costs for Oakland Commons, inclusive of contingency and interest, shall not exceed the lesser of \$8,157,789 or the MSHDA-approved limitation of Eligible Cost reimbursement. The Eligible Costs for EGLE Department Specific Activities, Demolition, Infrastructure, Site Preparation and Contingency for Oakland Commons shall not exceed \$2,048,236. The Developer's reimbursed Eligible Costs for Creekside Commons, inclusive of contingency and interest, shall not exceed the lesser of \$6,356,375 or the MSHDA-approved limitation of Eligible Cost reimbursement. The Eligible Costs for EGLE Department Specific Activities, Demolition, Infrastructure, Site Preparation and Contingency for Creekside Commons shall not exceed \$2,518,377.

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:

Green Development Ventures, LLC
c/o Tom Larabel, VP of Land Development
2186 E. Centre Ave.
Portage, MI 49002

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 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 thirty-six (36) 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 Incremental Revenues.

10.2 Work Force Housing. Developer commits to an allocation of twenty-two (22) Workforce Housing Units within the residential component of the Project (the "**Workforce Housing Set-Aside**"), upon the following terms and conditions:

i. For purposes of this Agreement, the term "**Workforce Housing Units**" or "**WFH Units**" shall mean units offered at the rental rates specified in Paragraph 10.2 (ii) below. The Workforce Housing Units shall be "floating" units in that such Units may be relocated within the Project from time-to-time during the Reimbursement Term (as defined below), provided that Developer maintains the minimum number of Workforce Housing Units required to satisfy the Workforce Housing Set-Aside during the Reimbursement Term.

ii. Subject to the terms herein, monthly rent for a Workforce Housing Unit shall not exceed the "Rent by Bedroom" rates as published in the Michigan State Housing Development Authority Income and Rent Limits report for Kalamazoo County in effect at the time the lease for the Workforce Housing Unit is executed (the "**MSHDA Rent Report**"), in accordance with the following proportions:

1. Monthly rent for five (5) of the three-bedroom WFH Units and seven (7) of the four-bedroom WFH Units shall not exceed an average Rent by Bedroom at 90% at the Oakland Commons development site for a period of fifteen (15) years per Exhibit C. After the fifteen years expires, Developer may charge market rates for all of these units.

2. Monthly rent for two (2) of the three-bedroom WFH Units and four (4) of the four-bedroom WFH Units shall not exceed an average Rent by Bedroom at 90% at the Creekside Commons development site for a period of ten (10) years per Exhibit C. After the ten years expires, Developer may charge market rates for all of these units.

iii. Monthly rent charged for the WFH Units will increase or decrease from time to time during the Reimbursement Term in accordance with increases or decreases in the "Rent by Bedroom" rates published in the MSHDA Rent Report; provided, however: (A) such increases or decreases in Monthly rent shall only affect new leases for WFH Units executed after the changed "Rent by Bedroom" rates are published in the MSHDA Rent Report; and (B) in no event shall the Monthly rent charged for the WFH Units decrease below the "Rent by Bedroom" rates published in the most current MSHDA Rent Report published prior to the date of execution of this Agreement, which is attached as Exhibit C.

iv. If the MSHDA Rent Report is no longer published during the Reimbursement Term, Monthly rent for new leases of WFH Units shall be based on 30% of Gross Annual Area Median Income for the Portage-Portage MSA as published by the U.S. Department of Housing and Urban Development ("**HUD**"), divided by 12, and adjusted to "Rent by Bedroom" rates in the same proportions as set forth in the last published MSHDA Rent Report.

v. The Workforce Housing Set-Aside component of the Project as described in this Paragraph 10.2 shall expire automatically upon the expiration of the Reimbursement Term.

vi. The Developer shall income qualify all tenants for WFH Units utilizing a MSHDA-approved tenant self-certification form and shall verify the tenant household income through tax return data or other appropriate alternatives, as being no greater than 120% of Kalamazoo County Area Median Income prior to lease signing. The Developer shall maintain an average household income of all WFH units, at Oakland Commons and Creekside Commons, independent of one another, of 90% of Kalamazoo County Area Median Income for the duration of their respective rent control periods. The Developer shall annually verify the tenants' household incomes as of their lease anniversaries to ensure that all WHF Units are occupied by income-qualified households based upon this average. If annual verification of tenants' household income results in one or more tenants' household incomes increasing such that the Project no longer maintains average incomes within the WFH Units of 90% Area Median Income, then the Developer will agree to rent the next available unit or units to an income qualified household to bring the Project back into compliance with the 90% Area Median Income average. The lack of an available unit or units due to full occupancy within the Project does not constitute a failure of the Developer to meet its obligations under Paragraph 10.2. In all other respects, and subject to subsection (viii) below, Developer is entitled to retain and exercise full and exclusive authority for the management of its operations and remain the sole judge in selecting tenants for the Workforce Housing Units, utilizing the same tenant selection and screening criteria as used by Developer for the non-WFH Units.

viii. Upon request by the Authority, but not more than once annually, Developer shall provide a written certification annually to the BRA (which will be due to the Authority on March 1 of the calendar year following approval of reimbursement under Section 8.2), certifying as to Developer's compliance with the Workforce Housing Set-Aside.

ix. If the Authority believes that Developer has not met its obligations pursuant to this Paragraph 10.2, the Authority shall provide a written document to Developer describing in reasonable detail, the specific obligation not being satisfied, including an analysis of such non-performance (a "**Written Notice**"). Within 10 days after receipt of the Written Notice, Developer shall respond in writing, either a) agreeing to the Authority's findings and including a written plan for achieving compliance with this Paragraph 10.2 that is reasonably acceptable to the Authority, or b) disagreeing with the Authority's findings and the reasons therefor. If Developer disagrees with the Authority's position, Developer and the Authority shall meet (one or more times) within 45 days following the date of the Written Notice to attempt to resolve the WFH issues raised in the Authority's Written Notice. Should those meetings fail to reach a resolution satisfactory to the parties (a "**Dispute**"), then the parties agree to submit the Dispute as to this section 10.2 to a mediator. The mediator shall be an independent person, residing in Kalamazoo County with experience in residential real estate development; and who is acceptable to Developer and the Authority (the "**Mediator**"). Only if mediation does not resolve the Dispute can either the Developer or the City pursue legal or equitable remedies through judicial proceedings; the jurisdiction for which is in Kalamazoo County. During the Dispute process outlined above the Incentives for the Project shall continue, unless Developer has not cured a default regarding the other Undertakings or other provisions in this Agreement for which withholding, or withdrawal of Incentives is a permitted remedy.

Authority agrees and acknowledges if Developer terminates this Agreement for a failure of any of the contingencies set forth in Paragraph 3 hereof, or does not otherwise proceed with the development for any other reason, the foregoing Undertakings in Section 10.2 shall be void and of no force or effect.

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, 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 Cooperation. Cooperate and utilize its best efforts to obtain any governmental approvals required to close the transaction contemplated by this Agreement.

11.2 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, 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. Reimbursement of financing gap

subsidies shall be reviewed for approval annually and may commence once the Developer has satisfied a full year of WFH Unit assistance in accordance with this Agreement.

11.3 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, to the extent taxes are owed by the Developer, 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.

(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 Incremental 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 Incremental 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: GREEN DEVELOPMENT VENTURES, LLC
c/o Brian Farkas
2186 E. Centre Ave.
Portage, MI, 49002

With copy to: Miller Johnson
100 W. Michigan Ave, #200
Kalamazoo, MI 49007

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. The Developer may assign this Agreement to an entity owned or controlled by Developer, its principals, or Allen Edwin Homes or its principals, without the Authority's consent. However, the Developer must provide the Authority with written notice of any such assignment. For any other assignment the Developer shall obtain written consent from the Authority. Such written consent will not be unreasonably withheld, conditioned or delayed. 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
GREEN DEVELOPMENT VENTURES, LLC

By: _____

PRINTED NAME:

Its:

Date: _____

By: _____

PRINTED NAME:

Its:

Date: _____

EXHIBITS:

A (Legal Description of Property)

B (Copy of the Plan)

Exhibit A – Legal Descriptions

9581 Oakland Drive
Portage, MI 49024

Parcel ID: 10-00029-425-G

11.36 Acres

Legal Description:

A PARCEL OF LAND SITUATED IN THE SE ¼ OF SEC 29, 3S, 11W: COMMENCING AT THE EAST ¼ COR OF SEC 29, 3S, 11 W; TH NORTH 89 DEG 50' 19" WEST (PREVIOUSLY RECORDED AS SOUTH 89 DEG 55' 07" WEST) 331.47 FT ALG THE NORTH LI OF THE SE ¼ OF SD SEC TO REFERENCE POINT "A"; TH SOUTH 90 DEG 50' 19" EAST (PREVIOUSLY RECORDED AS NORTH 90 DEG 55' 07" EAST) 331.47 FT ALG SD NORTH LI TO SD EAST ¼ COR; TH NORTH 90 DEG 59' 23" EAST (PREVIOUSLY RECORDED AS EAST) 116.95 FT ALG THE SOUTH LI OF THE NW ¼ OF SEC 28 3S, 11W TO THE NORTHWESTERLY ROW LI OF SHAVER RD; TH SOUTH 29 DEG 38' 07" WEST (PREVIOUSLY RECORDED AS SOUTH 29 DEG 39' WEST) 152.31 FT ALG SD ROW LI; TH NORTH 60 DEG 21' 53" WEST 145.41 FT; TH NORTH 89 DEG 50' 19" WEST (PREVIOUSLY RECORDED AS NORTH 89 DEG 55' 07" EAST) 198.90 FT PARALLEL W SD SOUTH LI; TH NORTH 44 DEG 50' 19" WEST 67.78 FT TO A LI EXTENDING SOUTH 00 DEG 05' 30" EAST FROM SD REFERENCE POINT "A"; TH NORTH 00 DEG 05' 30" WEST 12.78 FT TO SD REFERENCE POINT "A"; TH NORTH 89 DEG 50' 19" WEST (PREVIOUSLY RECORDED AS SOUTH 89 DEG 55' 07" WEST) 278.54 FT ALG SD NORTH LI TO THE POB; THN SOUTH 00 DEG 09' 41" WEST 753.56 FT; TH NORTH 89 DEG 50' 19" WEST 163.82 FT (PREVIOUSLY RECORDED AS NORTH 89 DEG 55' 07" EAST) PARALLEL W SD NORTH LI; TH SOUTH 00 DEG 09' 41" WEST 26 FT; TH NORTH 89 DEG 50' 19" WEST (PREVIOUSLY RECORDED AS SOUTH 89 DEG 55' 07" WEST) 543.56 FT PARALLEL W SD NORTH LI TO THE WEST LI OF THE EAST ½ OF SD SE ¼ AS ESTABLISHED BY "OAKLAND FARMS NORTH" SUBDIVISION; TH NORTH 00 DEG 04' 14" EAST (PREVIOUSLY RECORDED AS NORTH) 779.56 FT ALG SD WEST LI OF THE EAST ½ TO SD NORTH LI OF THE SE ¼ ; TH SOUTH 89 DEG 50' 19" EAST (PREVIOUSLY RECORDED AS NORTH 89 DEG 55' 07" EAST) 708.61 FT ALG SD NORTH LI OF THE SE ¼ TO THE POB, CONTAINING 12.57 ACRES OF LAND. THE WESTERLY PORTION BEING SUBJECT TO EASEMENT FOR OAKLAND DR. SPLIT/COMBINED ON 08/20/2018 FROM 00029-425-E, 00029-425-C;

8150 Creekside Drive
Portage, MI 49024

Parcel ID: 10-00021-125-J

9.11 Acres

Legal Description:

Unit 5 of Creekside Commons, a site condominium according to the Master Deed recorded in Document No. 2000-003766 and amended by First Amendment to Master Deed recorded as Document No. 2001-021465 in the Office of the Kalamazoo County Register of Deeds and designated as the Kalamazoo County Condominium Subdivision Plan No. 115, together with rights in general common elements and limited common elements as set forth in the Master Deed and as described in Act 59 of the Public Acts of 1978, as amended.

Exhibit B – Copy of Brownfield Plan

Exhibit C – MSHDA Rent Report

CITY OF PORTAGE, KALAMAZOO COUNTY

**RESOLUTION APPROVING AN AMENDED REDEVELOPMENT PLAN
BY ADDING BROWNFIELD PLAN NO. 13 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 25th day of March 2025, 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 has 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 properties located at 9581 Oakland Drive and 8150 Creekside Drive in the City of Portage, Kalamazoo County, Michigan (the "Sites"), 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 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 RESOLVED 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.

CERTIFICATION

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 _____ 2025, the original of which resolution is on file in my office.

IN WITNESS WHEREOF, I have hereunto set my
official signature this ____ day of _____ 2025.

Erica Eklov, City Clerk

Previously approved to form
April 5, 2024 by Attorney
Catherine Kaufman.

TO: Honorable Mayor and City Council

FROM: Pat McGinnis, City Manager

SUBJECT: Legal Services Bid Review

SUPPORTING PERSONNEL: Adam Herringa, Chief Operating Officer

ACTION RECOMMENDED: Discuss bids received for City Attorney services and select a Council committee to review proposals.

The current legal services contract with the firm Bauckham, Thall, Seeber, Kaufman & Koches, P.C., expires on August 31, 2025. Per the City Charter, the City Attorney acts as the legal advisor to and is responsible to the Council in all respects concerning the performance of its official duties. On November 19, 2024, the City Council held a Committee of the Whole Meeting at which there was consensus to solicit bids for legal services with the length of the contract being five years. The City Administration issued the RFB earlier this year and the bids were opened on Thursday, March 13. Five bids were received, three of which complied with the request that an annual amount be provided and two of which instead provided an hourly rate.

As the City Council is responsible for selecting the City Attorney, the City Administration seeks direction for the evaluation and selection process. One recommendation is for the City Council to appoint a three-member subcommittee to collaborate with the City Administration in reviewing bid documents and conducting interviews. However, alternate approaches and further discussion are encouraged.

FUNDING: N/A

Attachments:

1. Bid Tab: 2025 RFP Legal Services
2. Bauckham RFP (internal)
3. Bloom Slugget RFP (internal)
4. CMDA RFP (internal)
5. Foster RFP (internal)
6. The Kelly Firm RFP (internal)

**2025 RFP LEGAL SERVICES
PROPOSAL TABULATION**
PROPOSAL OPENING ON MARCH 13, 2025 AT 3 PM

	Proposed Contract		
	Total	Hourly Rates	
Bauckham, Thall, Seeber, Kaufman & Koches P.C. 470 W Centre Ave, Suite A Portage, MI 49024	\$1,725,466.00	NA	
Bloom Sluggett, PC 161 Ottawa Ave NW Ste 400 Grand Rapids MI 49503	\$1,620,000.00	\$245.00 \$195 - 220 \$130.00	Shareholders Associate Attorneys Paralegals
Cummings, McClorey, Davis & Acho, P.L.C. 2851 Charlevoix Dr. S.E., Suite 203 Grand Rapids, MI 49546	\$1,539,850.00	NA	
Foster, Swift, Collins & Smith 313 South Washington Square Lansing, MI 48933	NA	\$255.00 \$295.00 \$295.00 \$255.00	General Legal Services Labor & Employment Michigan Tax Tribunal Public Finance and Bond
The Kelly Firm 512 E. 11 Mile Road Royal Oak, MI 48067	NA	\$165.00	increase contingent CPI