



**VAN BUREN COUNTY  
BROWNFIELD REDEVELOPMENT AUTHORITY**

**BROWNFIELD PLAN**

**FOR**

**ESSENTIAL STORAGE, LLC REDEVELOPMENT  
05585 BLUE STAR HIGHWAY  
CHARTER TOWNSHIP OF SOUTH HAVEN, MICHIGAN**

**Recommended for Approval by the Brownfield Redevelopment Authority on \_\_\_\_\_  
Approved by the Charter Township of South Haven on \_\_\_\_\_  
Approved by the County Board of Commissioners on \_\_\_\_\_**

**Prepared with the assistance of:**

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## **ATTACHMENTS**

NOTICE OF PUBLIC HEARING

NOTICE TO TAXING JURISDICTIONS

RESOLUTION SUPPORTING A BROWNFIELD PLAN – CHARTER TOWNSHIP OF SOUTH HAVEN

RESOLUTION APPROVING A BROWNFIELD PLAN – VAN BUREN COUNTY

**VAN BUREN COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY**  
**BROWNFIELD PLAN**  
**ESSENTIAL STORAGE, LLC REDEVELOPMENT**  
**SOUTH HAVEN, MICHIGAN**

**1. INTRODUCTION AND PURPOSE**

Envirologic has prepared this Brownfield Plan on behalf of the Van Buren County Brownfield Redevelopment Authority (VBCBRA) for one industrial parcel, totaling approximately 3.7 acres, located at 05585 Blue Star Highway, Charter Township of South Haven, MI 49090. The parcel is owned by Morris Investments South Haven, LLC and is currently developed with an approximately 20,000 square foot building. The building has remained vacated since South Haven Coil ceased operations in 2017. Redevelopment efforts are related to the self-storage land use of the property's operator, Essential Storage, LLC (Exhibits, Figure 1).

The parcel subject to this brownfield plan has a parcel identification number of 80-17-360-003-00 and is addressed as 05585 Blue Star Highway, Charter Township of South Haven, MI 49090.

South Haven Coil, which manufactured various types of coils for assorted electrical equipment, operated on the property from 1967 to 1977 then resumed operations in 1982 through August 2017. Environmental assessment and remediation activities were conducted in 1996 and 1997 in association with historic manufacturing operations. Soil impacted with metals was identified during 1996 Phase II ESA sampling at four separate locations proximal to the building:

1. Surficial stained soils beneath an air compressor vent;
2. Stained soil beneath a blow-down exhaust vent;
3. Stained soil beneath a dust particulate exhaust vent; and
4. Stained soil in an outdoor drum storage area.

Remedial response consisting of the excavation and off-site disposal of soils was completed in association with the four separate areas of concern. Soil sampling conducted subsequent to the completion of the soil removal indicates the continued presence of arsenic in soil at multiple excavation locations at concentrations in excess of current EGLE cleanup criteria. Refer to Figure 3 (Site Plan with Boring Locations and Analytical Data) for a site plan detailing the excavation boundaries and locations of identified arsenic exceedances. The fact that arsenic remains in soil at select remedial excavation locations at concentrations in excess of current EGLE cleanup

criteria demonstrates that the subject property meets the definition of a “facility” as defined by Part 201 of the Natural Resources and Environmental Protection Act (NREPA), Act 451 of 1994.

Morris Investments South Haven, LLC, (Morris Investments) intends to redevelop the site for a combination of exterior storage and renovation of the existing industrial building for mixed-use warehouse storage and office space, which will be leased out by Essential Storage, LLC. This is a staged redevelopment, which includes site security, the outdoor self-storage of large recreational vehicles and indoor climate-controlled storage and/or office space.

A private investment of up to \$225,500 is anticipated over the staged redevelopment and 2-3 jobs are anticipated to be created with the potential for more jobs if the office space is leased. The project focus is on the safe reutilization of an underutilized piece of property, which benefits the Charter Township of South Haven and this industrial corridor. This Brownfield Plan will allow for the reimbursement of eligible activities conducted to support the property’s safe reuse.

This Brownfield Plan identifies the eligible environmental and non-environmental activities, including due diligence assessment, building demolition, and preparation of the brownfield plan, that have been completed or will be conducted by the VCBRA or the developer and which will be reimbursed through the capture of tax increment revenues.

The purpose of this plan, to be implemented by the Authority, is to satisfy the requirements for a Brownfield Plan as specified in Act 381 of the Public Acts of the State of Michigan of 1996, as amended, MCL 125.2651 et. seq., which is known as the “Brownfield Redevelopment Financing Act.” Terms used in this document are as defined in Act 381.

## **2. ELIGIBLE PROPERTY INFORMATION**

The property subject to this brownfield plan consists of one industrial parcel, comprising approximately 3.7 acres. The property is addressed as 05585 Blue Star Highway, Charter Township of South Haven, MI 49090 and has a parcel identification number of 80-17-360-003-00.

Soil sampling completed in 2017 subsequent to remedial excavation within four separate areas of staining attributable to historic manufacturing operations demonstrates the continued presence of arsenic in soil at concentrations in excess of current EGLE Residential Cleanup Criteria, demonstrating the property to be a “facility” as defined by Part 201 of NREPA, Act 451 of 1994.

The “facility” designation of this parcel meets the definition of “eligible property” as defined by Act 381.

The property is zoned industrial according to the South Haven Township 2013 Zoning Map. The intended future use is consistent with permitted land uses under current zoning designations.

Refer to Figure 1 (Exhibits) for a location map and Figure 2 (Exhibits) for a Site Plan.

### **3. PROPOSED REDEVELOPMENT**

Morris Investments South Haven, LLC, intends to redevelop the site including: the exterior storage of recreational vehicles; the construction of covered canopy storage on the northern portion of the site; and renovation of the existing industrial building for mixed-use warehouse storage and office space, which will be leased out by Essential Storage, LLC. The multi-staged redevelopment will involve the installation of site security, interior demolition, and new construction activities. This Brownfield Plan has been prepared to support the redevelopment efforts, focusing on the safe reuse of the subject property. The staged development is anticipated to occur over the next 3 to 5 years with 2-3 jobs anticipated to be created with the potential for more jobs if the office space is leased. The project focus is on the safe reutilization of an underutilized piece of property, which benefits the Charter Township of South Haven and this industrial corridor.

The 3.7-acre property has greenspace on the northern portion of the property, asphalt parking on the southern portion of the property and the current interconnected structures that total over 20,000 square feet reside in the center of the property.

The existing structures on site include:

- The main structure is an industrial/light manufacturing building, with attachments to the south and an adjoining shed to the east (approximately 18,000 square feet).
- A warehouse used for commercial storage is located east of the industrial building (approximately 2,400 square feet).
- There is a stand-alone small storage structure, identified as “drum storage building” in the attached site plans (Figures 2 and 4) that is southeast of the industrial building (approximately 350 square feet).



Morris Investments South Haven, LLC reports an anticipated total private investment for redevelopment of approximately \$225,500. This will be a staged redevelopment. The first step is performing a property survey to understand the property boundary and determine if drive space is available on the eastern portion of the property to install a drive that would be consistent with zoning requirements to access the northern portion of the property for later stages of development. Site security in the form of lighting and perimeter fencing will be installed along the perimeter of the property. After fencing is secured, the first stage of self-storage use on the property will be outdoor storage on the existing southern asphalt parking lot. The second stage of development will be climate-controlled storage within the existing main structure. The third stage of redevelopment will involve new construction of a stand-alone steel-constructed canopy on the northern portion of the property to allow for covered storage of large vehicles, such as recreational vehicles. At this time, there is potential that a drive may be installed along the eastern portion of the property to drive around the buildings to get to the canopy area. The fourth stage of redevelopment would be leasing out office space in the existing building. Interior demolition will be needed during the fourth stage of redevelopment. The specific scale of demolition will be determined by Morris Investments South Haven, LLC in the future as evaluations progress regarding the need for additional office space versus the need for additional indoor climate-controlled storage space.

After the completion of all stages of redevelopment the private investment is anticipated to result in increasing the taxable value of the property by approximately \$100,000 (i.e. incremental taxable value). Due to the staged redevelopment plans, the Plan intends to delay the start of tax increment capture for five years.

Refer to the Proposed Redevelopment Site Plan (Exhibits, Figure 4) for a visual depiction of proposed renovations.

#### **4. BROWNFIELD CONDITIONS**

The property subject to this brownfield plan consists of one legal parcel addressed as 05585 Blue Star Highway, Charter Township of South Haven, MI 49090.

Environmental assessment and remedial activities were conducted on site in 1996/1997 associated with historic manufacturing operations. The identification of soil staining at four separate locations proximal to the existing building was identified as a concern with subsequent

remedial activity consisting of the excavation and disposal of shallow soils. Soil excavation was conducted in 1997 near the eastern and southeastern perimeters of the structure from four separate excavation areas with approximately 2–5 cubic yards of soil generated from each excavation. The identification of arsenic in select bottom and sidewall excavation verification of soil remediation (VSR) samples, at concentrations in excess of current EGLE Residential Cleanup Criteria, in the August 1997 Envirologic report demonstrates that the subject property meets the definition of a “facility” as defined by Part 201 of NREPA. Based upon the fact that no further remedial activities has been conducted on the subject property since completion of the 1997 investigation, along with the fact that metals in soil are relatively stable, the 1997 VSR data are reliable and relevant to define current conditions at the property. Thus, the 1997 VSR sample results demonstrate that the subject property continues to meet the definition of a “facility” as defined by Part 201 of NREPA. As a “facility,” the property is an “eligible property” under Act 381.

A Phase I ESA and Baseline Environmental Assessment (BEA) were most recently completed by Envirologic on behalf of Morris Investments, LLC/Essential Storage, LLC in 2018. A review of the sampling results from 1996/1997 demonstrate the continued presence of arsenic in shallow soil on the subject property at concentrations in excess of current EGLE Residential Cleanup Criteria. Morris Investments, LLC and Essential Storage, LLC are non-labile parties for the contaminant conditions based upon the preparation of BEAs at the time of acquisition (BEA#B21802707PL/ BEA#B201802711PL).

## **5. BROWNFIELD PLAN ELEMENTS (as specified in Section 13(1) of Act 381)**

### **A. Description of Costs to be Paid for with Tax Increment Revenues**

This Brownfield Plan has been developed to reimburse existing and anticipated costs to be incurred by the VCBRA and Morris Investments South Haven, LLC (the developer). Tax increment revenues will be captured for reimbursement from local taxes. School tax capture will only be collected for statutorily approved activities as an Act 381 Work Plan will not be prepared for this project. BEA Activities (Pre-Approved Activities) are statutorily eligible for reimbursement with both local and school tax increment revenues. Specific costs to be paid for with tax increment revenues are detailed in Table 1 and described below.



Eligible costs for reimbursement include Pre-Approved Activities conducted on the property. Pre-Approved Activities consist of a Phase I ESA and a Baseline Environmental Assessment. The Phase I ESA was conducted at a cost of \$2,500. The BEA was prepared with existing analytical data at a cost of \$3,700. Expenses for the Phase I ESA and preparation of the BEA were incurred by the VCBRA, on behalf of the developer, with the use of the County's EPA Assessment Grant (Cooperative Agreement BF-00E02005-0).

The project includes "non-environmental costs" that are eligible for reimbursement through the Brownfield Plan. The "non-environmental" cost included in this Brownfield Plan is for selective interior demolition to be incurred by the developer, Morris Investments South Haven, LLC (Morris Investments) and will be reimbursed with local sources. The building demolition will consist of the removal of materials/building systems necessary to support renovation of the structure. Building demolition costs estimated at \$30,000 are included as an eligible cost for reimbursement. Contingency costs of 15% of activities to be conducted, e.g. building demolition, are also included as eligible costs.

The Brownfield Plan also includes the following costs to be incurred by the VCBRA and are eligible for reimbursement with both state and local sources of tax increment. The development of the Brownfield Plan is an eligible activity, estimated at a proposed cost of \$4,000. Brownfield Plan Implementation, inclusive of administrative and operating expenses of the VCBRA, is also included as an eligible expense, estimated at \$1,500 annually for the life of the Plan. These are estimates and actual reimbursements will be made on actual expenses.

The total potential brownfield eligible activity costs—including contingencies, preparation and implementation of the Brownfield Plan, which includes administrative and operating expense of the Authority—are estimated at \$74,700.

## **B. Summary of Eligible Activities**

Eligible environmental activities include the completion of a Phase I ESA and preparation of a Baseline Environmental Assessment.

Non-environmental activities include selective interior building demolition to prepare the office space for lease and/or additional climate-controlled indoor self-storage.

Contingency costs on the building demolition are also included as eligible costs in this Brownfield Plan.

Development of the Brownfield Plan, administrative and operating expenses of the Authority, inclusive of Brownfield Plan implementation are also eligible activities.

### **C. Estimate of Captured Taxable Value and Tax Increment Revenues**

Up to \$225,500 in private investment by Morris Investment South Haven, LLC is anticipated over the staged development plan. Due to redevelopment anticipated over the next three to five years, the Plan intends to delay the start of tax increment for five years as allowable under Act 381. Therefore, initial taxable value is the value of the parcel (80-17-360-003-00) in 2020, i.e. \$221,000, and the start of tax increment capture is anticipated to begin in 2026. For the purposes of this Brownfield Plan a tax increment of \$100,000 is anticipated, based on construction costs. This valuation has been determined to be a reasonable approach for the preparation of this Brownfield Plan by the South Haven Township Assessor, Mr. Nathan Brousseau.

The estimated captured taxable value for this redevelopment by year and in aggregate for each taxing jurisdiction is depicted in tabular form (Tables 2, 3, and 4).

A summary of the estimated reimbursement schedule and the amount of capture into the Local Brownfield Revolving Fund (LBRF) by year and in aggregate is presented as Table 5. The Authority's costs will be reimbursed first, immediately and every year, followed by reimbursement to the developer for eligible expenses. According to statute, the Authority may capture up to five full years of the tax increment and deposit the revenues into an LBRF. It is the intention of the Authority to capture the full five years of increment for deposit into the LBRF even if the developer has not been fully reimbursed. The attached tables estimate that all eligible costs will be fully reimbursed prior to the maximum number of years allowed by statute. Actual reimbursements are dependent on actual costs and actual tax increment revenues received.

### **D. Method of Financing and Description of Advances by the Municipality**

Costs incurred, or to be incurred, by the developer include interior demolition costs, inclusive of 15% contingency. Morris Investment South Haven, LLC will secure traditional bank financing to conduct eligible activities.

No advances by the municipality have been made or are anticipated.

Costs incurred, or to be incurred, by the Authority on behalf of the property owner are through the use of the County's EPA grant funds and tax increment revenue (TIR). These costs include the Phase I ESA, BEA, preparation of the Brownfield Plan and administrative and operating expenses of the authority, inclusive of Brownfield Plan implementation expenses.

Eligible costs will be reimbursed through tax increment financing. Eligible activities do not include interest expense (financing costs). The expenses incurred prior to the Brownfield Plan are the Authority's costs related to the Phase I ESA, BEA, and development of the Plan. The environmental assessment costs, as well as preparation of the Brownfield Plan and Brownfield Plan implementation costs are statutorily approved for reimbursement with both local and school tax increment revenues.

#### **E. Maximum Amount of Note or Bonded Indebtedness**

At this time, there are no plans by the Authority to incur indebtedness to support development of this site, but such plans could be made in the future to assist in the development if the Authority so chooses.

#### **F. Duration of Brownfield Plan**

As allowed by statute, the commencement of tax increment capture is anticipated to be delayed for five years. Therefore, the Authority intends to begin capture of tax increment in 2026. This Plan will then remain in place until the eligible activities have been fully reimbursed or 25 years, whichever occurs sooner. Then up to five full years of capture for deposit into the LBRF will occur. It is the intention of the Authority to capture the full five years of increment for deposit into the LBRF.

#### **G. Estimated Impact of Tax Increment Financing on Revenues of Taxing Jurisdictions**

The estimated amount of tax increment revenues to be captured for this redevelopment from each taxing jurisdiction by year and in aggregate is presented as Table 4.



#### **H. Legal Description, Property Map, Statement of Qualifying Characteristics and Personal Property**

The property subject to this Brownfield Plan is one industrial parcel totaling approximately 3.7 acres with a tax identification number of 80-17-360-003-00 and located within the Charter Township of South Haven, Van Buren County, Michigan. A map showing the eligible property is provided in the attached Exhibits.

The legal description, obtained from the BS&A Software, is as follows:

*650-A3 11-1-17 789-906 567-125 1153-763 1665-686\* LOTS 3,4,5 & 6  
SUPERVISOR'S PLAT OF PENOYAR HEIGHTS. \*\*\* SPLIT ON 16 MAY 2002 FROM 80-  
17-360-002-00 FOR 2003*

The parcel meets the definition of a “brownfield” as defined by Public Act 381, the Brownfield Redevelopment Financing Act of 1996, as amended, based upon its “facility” designation. Further description of brownfield conditions is described in Section 4 of this Brownfield Plan.

This Brownfield Plan does intend to capture tax increment revenues associated with personal property tax, if available.

#### **I. Estimates of Residents and Displacement of Families**

The site is industrial property. Therefore, there will be no displacement of families.

#### **J. Plan for Relocation of Displaced Persons**

Not applicable.

#### **K. Provisions for Relocation Costs**

Not applicable.

#### **L. Strategy for Compliance with Michigan’s Relocation Assistance Law**

Not applicable.



**M. Other Material that the Authority or Governing Body Considers Pertinent**

Not applicable.



## EXHIBITS

FIGURE 1: *Location Map*

FIGURE 2: *Site Plan*

FIGURE 3: *Site Plan with Boring Locations and Analytical Data*

FIGURE 4: *Proposed Redevelopment Site Plan*

## SCHEDULES/TABLES

TABLE 1: *Summary of Eligible Costs*

TABLE 2: *Estimate of Total Captured Incremental Taxes*

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TABLE 4: *Captured Taxable Value and Tax Increment Revenue by Year and Aggregate for Each Taxing Jurisdiction*

TABLE 5: *Estimated Reimbursement Schedule*

## ATTACHMENTS

NOTICE OF PUBLIC HEARING

NOTICE TO TAXING JURISDICTIONS

RESOLUTION SUPPORTING A BROWNFIELD PLAN – CHARTER TOWNSHIP OF SOUTH HAVEN

RESOLUTION APPROVING A BROWNFIELD PLAN – VAN BUREN COUNTY



## EXHIBITS

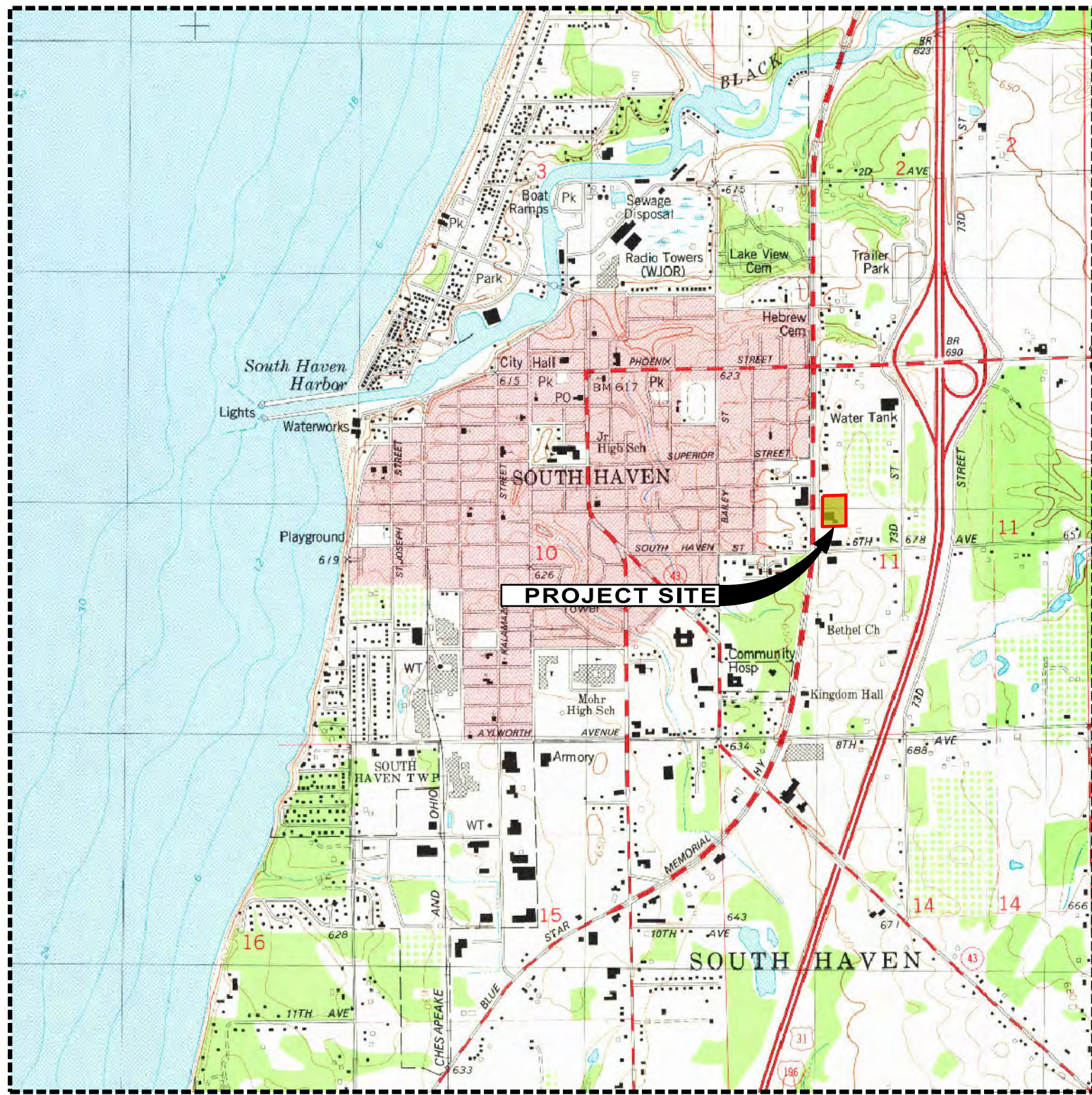
**Figure 1: Location Map**

**Figure 2: Site Plan**

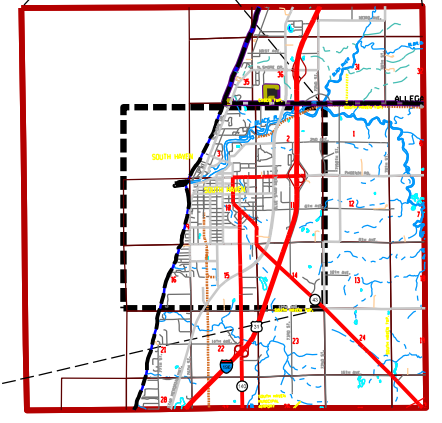
**Figure 3: Site Plan with Boring Locations and Analytical Data**

**Figure 4: Proposed Redevelopment Site Plan**



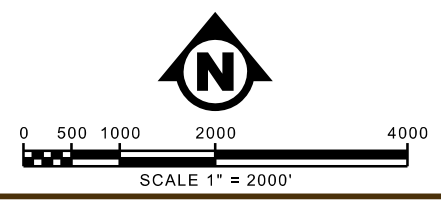


SOURCE: SOUTH HAVEN, MICHIGAN USGS 7.5 MINUTE TOPOGRAPHIC QUADRANGLE MAPS  
 MAPTECH® U.S. TERRAIN SERIES™ ©MAPTECH®, INC. 606-433-8500



T 1 S. R. 17 W.  
 SOUTH HAVEN TOWNSHIP  
 SOUTH HAVEN, MICHIGAN

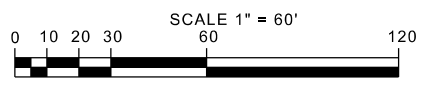
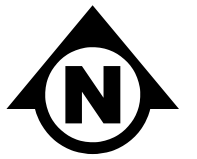
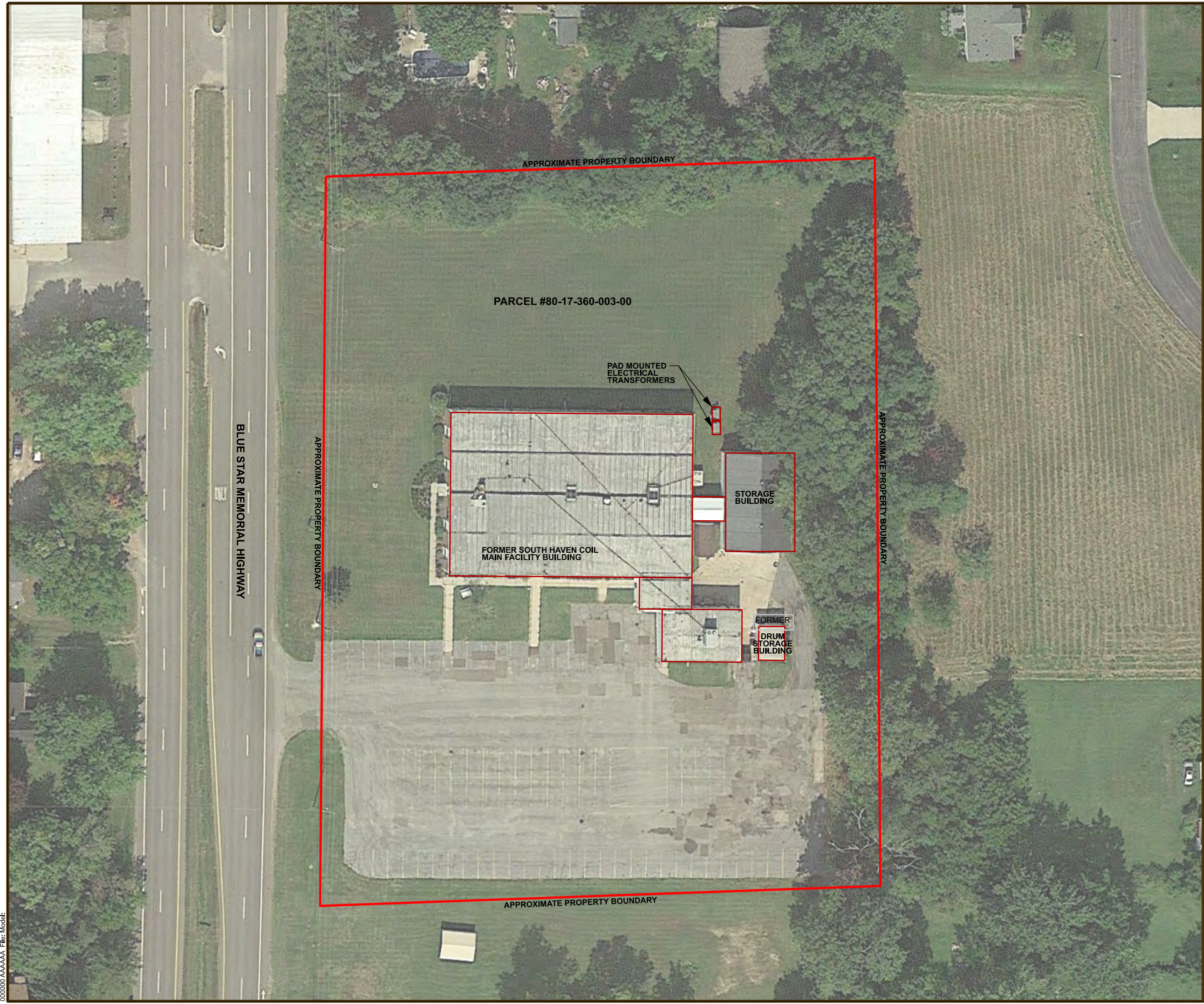
000000.AAAAAA File: AA.dgn Model: Location Map



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**ESSENTIAL STORAGE,  
 LLC REDEVELOPMENT**  
 05585 BLUE STAR MEMORIAL HIGHWAY  
 SOUTH HAVEN, MI 49090  
**LOCATION MAP**

PROJECT NO.  
 170399  
 FIGURE No.  
**1**



NOTE:  
THIS IS NOT A PROPERTY BOUNDARY SURVEY. PROPERTY BOUNDARIES SHOWN ON THIS MAP  
ARE BASED ON AVAILABLE FURNISHED INFORMATION AND ARE APPROXIMATE ONLY AND  
SHOULD NOT BE USED TO ESTABLISH PROPERTY BOUNDARY LOCATION IN THE FIELD.

# ESSENTIAL STORAGE, LLC REDEVELOPMENT

05585 BLUE STAR MEMORIAL HIGHWAY  
SOUTH HAVEN, MI 49090

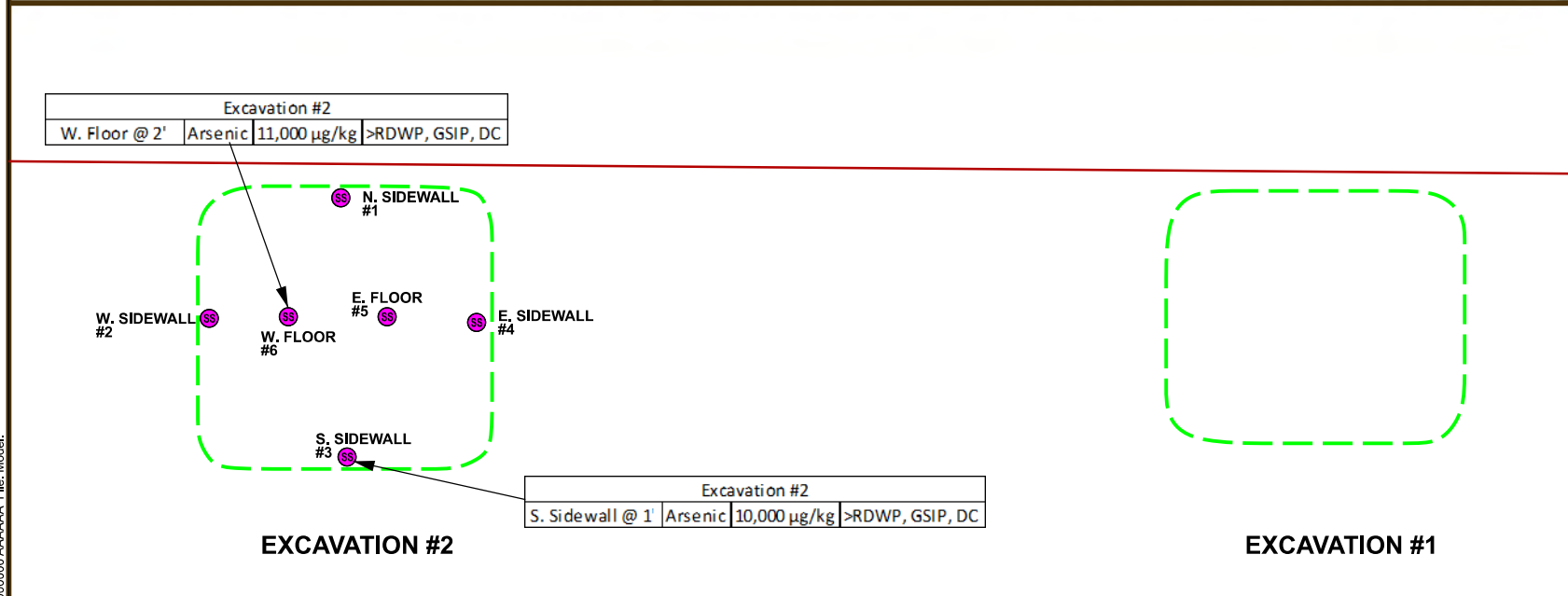
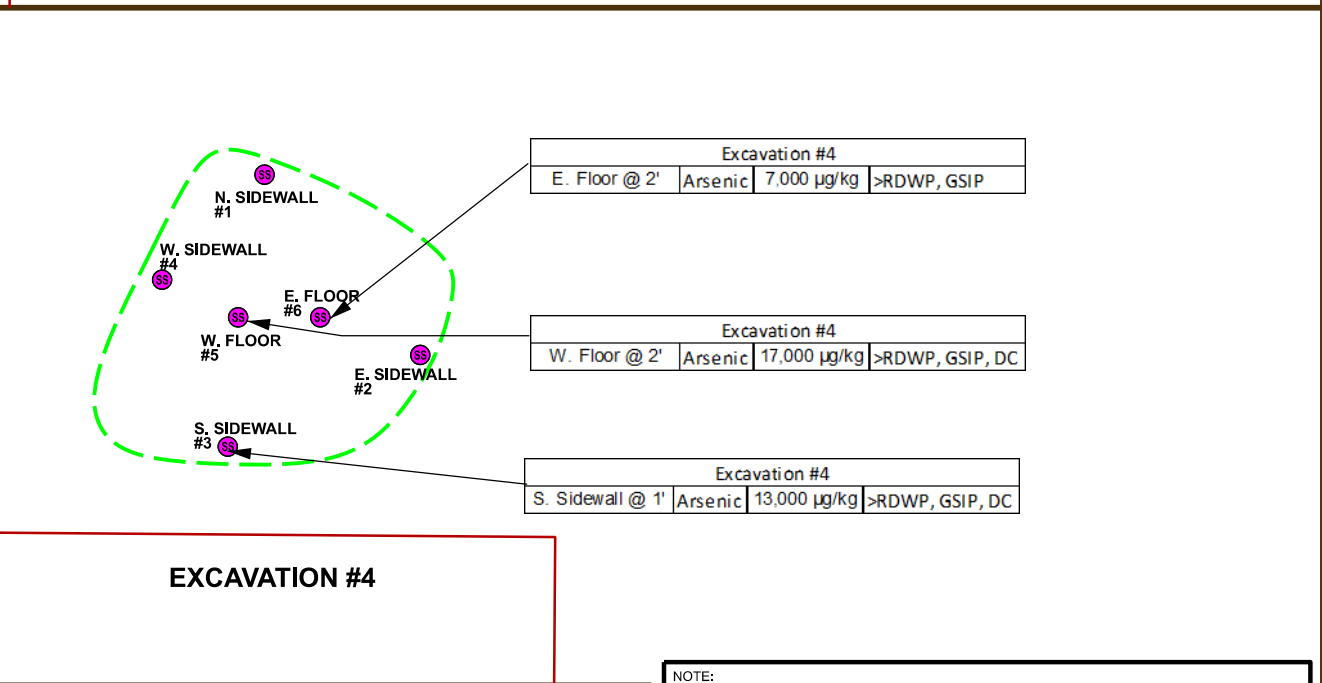
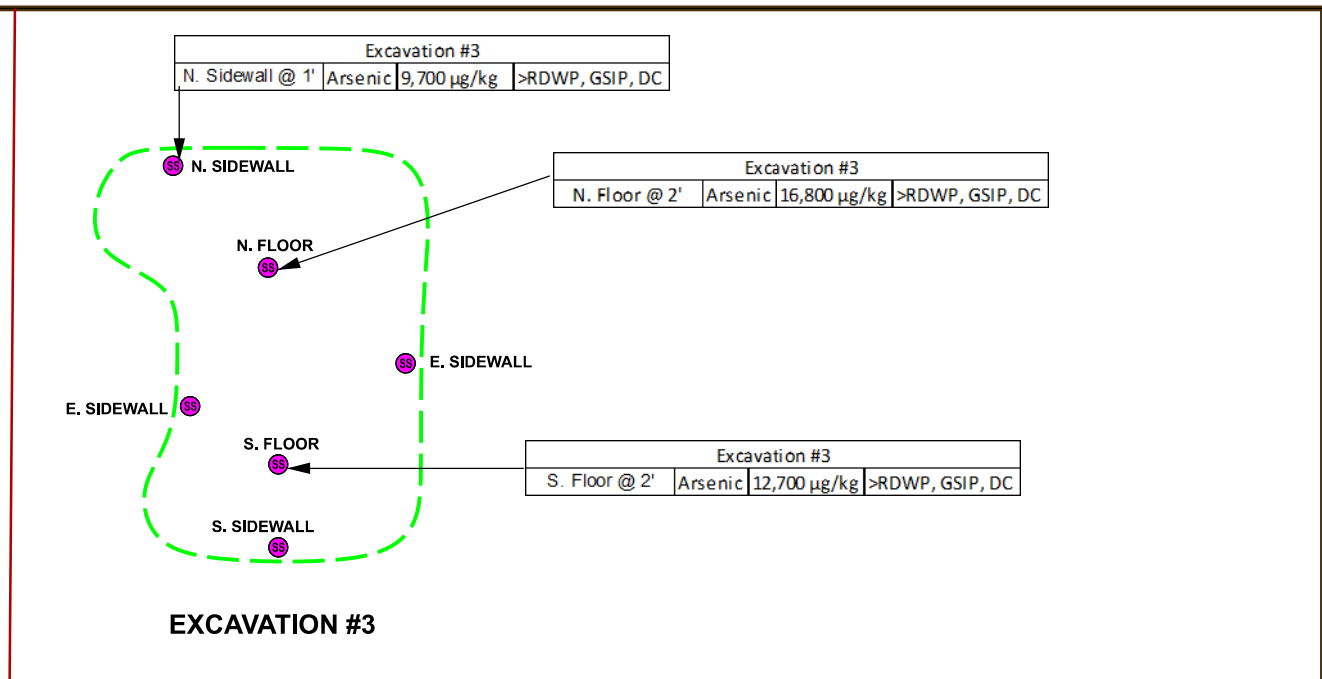
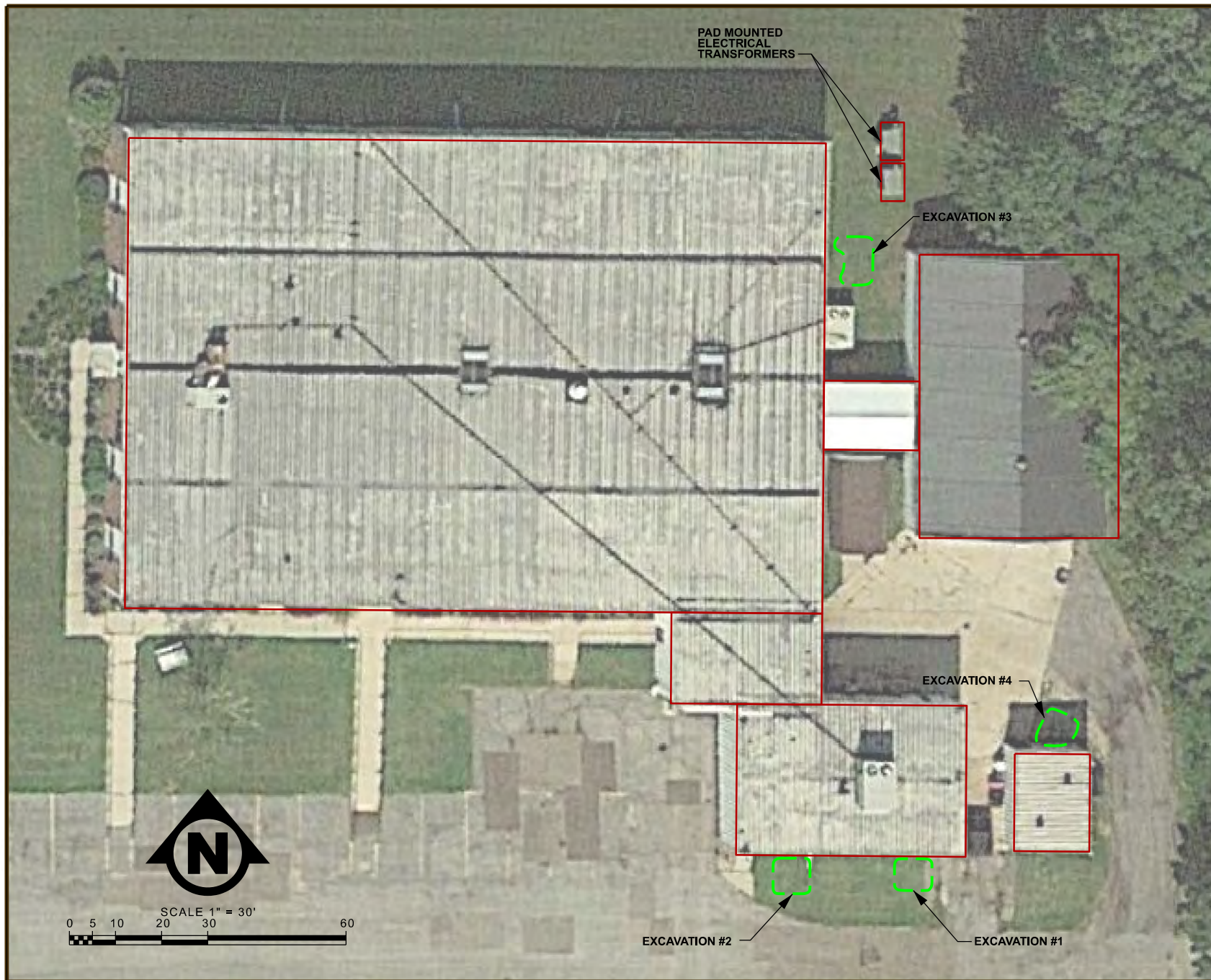
## SITE PLAN

  
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PROJECT NO.  
170399

FIGURE No.  
**2**

00000.AAAAAA Files: Model.dwg



**LEGEND**

- SOIL SAMPLE LOCATION
- RDWP RESIDENTIAL DRINKING WATER PROTECTION CRITERIA
- GSIP GROUNDWATER SURFACE WATER PROTECTION CRITERIA
- DC DIRECT CONTACT

NOTE:  
THIS IS NOT A PROPERTY BOUNDARY SURVEY. PROPERTY BOUNDARIES SHOWN ON THIS MAP ARE BASED ON AVAILABLE FURNISHED INFORMATION AND ARE APPROXIMATE ONLY AND SHOULD NOT BE USED TO ESTABLISH PROPERTY BOUNDARY LOCATION IN THE FIELD.

**ESSENTIAL STORAGE, LLC REDEVELOPMENT**  
05585 BLUE STAR MEMORIAL HIGHWAY  
SOUTH HAVEN, MI 49090

**SITE PLAN w/ BORING LOCATIONS AND ANALYTICAL DATA**

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

PROJECT NO. 170399  
FIGURE No. **3**

000000.AAAAAA File: Model.dwg

Fence around entire property (First step of improvements)

Steel-constructed Canopy - covered storage for RVs - 3rd stage of development #80-17-360-003-00

PAD MOUNTED ELECTRICAL TRANSFORMERS

Office space - potential 4th stage of redevelopment, interior demo to create storage space

Climate-controlled storage within existing building - 2nd stage of development

FORMER SOUTH HAVEN COIL MAIN FACILITY BUILDING

STORAGE BUILDING

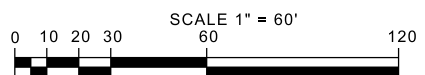
FORMER DRUM STORAGE BUILDING

Property staking needed to understand property boundary

Staking will help determine if drive space is available

Outdoor storage - first stage of development after fencing secured

BLUE STAR MEMORIAL HIGHWAY



NOTE: THIS IS NOT A PROPERTY BOUNDARY SURVEY. PROPERTY BOUNDARIES SHOWN ON THIS MAP ARE BASED ON AVAILABLE FURNISHED INFORMATION AND ARE APPROXIMATE ONLY AND SHOULD NOT BE USED TO ESTABLISH PROPERTY BOUNDARY LOCATION IN THE FIELD.

# ESSENTIAL STORAGE, LLC REDEVELOPMENT

05585 BLUE STAR MEMORIAL HIGHWAY  
SOUTH HAVEN, MI 49090

## PROPOSED REDEVELOPMENT SITE PLAN



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

PROJECT NO.  
170399

FIGURE No.  
**4**

000000 AAAAAA File: Model8

## SCHEDULES/TABLES

**Table 1: Summary of Eligible Costs**

**Table 2: Estimate of Total Captured Incremental Taxes**

**Table 3: Estimate of Annual Effect on Taxing Jurisdictions**

**Table 4: Captured Taxable Value and Tax Increment Revenue by Year and Aggregate for Each Taxing Jurisdiction**

**Table 5: Estimated Reimbursement Schedule**



Table 1

Summary of Eligible Activities  
Essential Storage, LLC Redevelopment  
05585 Blue Star Highway  
South Haven, MI

<b>Eligible Activities</b>		<b>Estimated Cost</b>
<u>Pre-Approved Activities</u>	State and Local	
Phase I ESA		\$ 2,500.00
BEA		\$ 3,700.00
<u>Building Demolition</u>	Local Only	\$ 30,000.00
<b>TOTAL COSTS OF ELIGIBLE ACTIVITIES</b>		<b>\$ 36,200.00</b>
Financing Costs (0%)		\$ -
Contingencies (15% of costs to be incurred)	Local Only	\$ 4,500.00
Brownfield Plan Prep.	State and Local	\$ 4,000.00
Administrative & Operating Expense of the Authority:		
Brownfield Plan Implementation (State and Local)		\$ 30,000.00
<b>TOTAL REIMBURSEMENTS</b>		<b>\$ 74,700.00</b>
Captured and Disbursed to State Redevelopment Fund (State Only)		\$ 3,600
Additional Capture for LBRF	State and Local	\$ 17,491.10
<b>Total</b>		<b>\$ 95,791.10</b>

Table 2

Estimate of Total Captured Incremental Taxes

Essential Storage, LLC Redevelopment  
05585 Blue Star Highway  
South Haven, MI

Year	Annual Total Millage†	Initial Taxable Value	Tax Revenues from Initial Taxable Value	Estimated Future Taxable Value	Estimated Future Tax Revenues	Incremental Tax Revenues	Available for Authority Disbursements
2026**	46.3637	\$ 221,000.00	\$ 10,246.38	\$ 321,000.00	\$ 14,882.75	\$ 4,636.37	\$ 4,336.37
2027	46.3637	\$ 221,000.00	\$ 10,246.38	\$ 321,000.00	\$ 14,882.75	\$ 4,636.37	\$ 4,336.37
2028	46.3637	\$ 221,000.00	\$ 10,246.38	\$ 321,000.00	\$ 14,882.75	\$ 4,636.37	\$ 4,336.37
2029	46.3637	\$ 221,000.00	\$ 10,246.38	\$ 321,000.00	\$ 14,882.75	\$ 4,636.37	\$ 4,336.37
2030	46.3637	\$ 221,000.00	\$ 10,246.38	\$ 321,000.00	\$ 14,882.75	\$ 4,636.37	\$ 4,636.37
2031	46.3637	\$ 221,000.00	\$ 10,246.38	\$ 321,000.00	\$ 14,882.75	\$ 4,636.37	\$ 4,636.37
2032	46.3637	\$ 221,000.00	\$ 10,246.38	\$ 321,000.00	\$ 14,882.75	\$ 4,636.37	\$ 4,636.37
2033	46.3637	\$ 221,000.00	\$ 10,246.38	\$ 321,000.00	\$ 14,882.75	\$ 4,636.37	\$ 4,636.37
2034	46.3637	\$ 221,000.00	\$ 10,246.38	\$ 321,000.00	\$ 14,882.75	\$ 4,636.37	\$ 4,636.37
2035	46.3637	\$ 221,000.00	\$ 10,246.38	\$ 321,000.00	\$ 14,882.75	\$ 4,636.37	\$ 4,636.37
2036	46.3637	\$ 221,000.00	\$ 10,246.38	\$ 321,000.00	\$ 14,882.75	\$ 4,636.37	\$ 4,636.37
2037	46.3637	\$ 221,000.00	\$ 10,246.38	\$ 321,000.00	\$ 14,882.75	\$ 4,636.37	\$ 4,636.37
2038	22.3637	\$ 221,000.00	\$ 4,942.38	\$ 321,000.00	\$ 7,178.75	\$ 2,236.37	\$ 2,236.37
2039	22.3637	\$ 221,000.00	\$ 4,942.38	\$ 321,000.00	\$ 7,178.75	\$ 2,236.37	\$ 2,236.37
2040	22.3637	\$ 221,000.00	\$ 4,942.38	\$ 321,000.00	\$ 7,178.75	\$ 2,236.37	\$ 2,236.37
2041	22.3637	\$ 221,000.00	\$ 4,942.38	\$ 321,000.00	\$ 7,178.75	\$ 2,236.37	\$ 2,236.37
2042	22.3637	\$ 221,000.00	\$ 4,942.38	\$ 321,000.00	\$ 7,178.75	\$ 2,236.37	\$ 2,236.37
2043	22.3637	\$ 221,000.00	\$ 4,942.38	\$ 321,000.00	\$ 7,178.75	\$ 2,236.37	\$ 2,236.37
2044	22.3637	\$ 221,000.00	\$ 4,942.38	\$ 321,000.00	\$ 7,178.75	\$ 2,236.37	\$ 2,236.37
2045	22.3637	\$ 221,000.00	\$ 4,942.38	\$ 321,000.00	\$ 7,178.75	\$ 2,236.37	\$ 2,236.37
2046	22.3637	\$ 221,000.00	\$ 4,942.38	\$ 321,000.00	\$ 7,178.75	\$ 2,236.37	\$ 2,236.37
2047	22.3637	\$ 221,000.00	\$ 4,942.38	\$ 321,000.00	\$ 7,178.75	\$ 2,236.37	\$ 2,236.37
2048	22.3637	\$ 221,000.00	\$ 4,942.38	\$ 321,000.00	\$ 7,178.75	\$ 2,236.37	\$ 2,236.37
2049	22.3637	\$ 221,000.00	\$ 4,942.38	\$ 321,000.00	\$ 7,178.75	\$ 2,236.37	\$ 2,236.37
2050	22.3637	\$ 221,000.00	\$ 4,942.38	\$ 321,000.00	\$ 7,178.75	\$ 2,236.37	\$ 2,236.37
2051	22.3637	\$ 221,000.00	\$ 4,942.38	\$ 321,000.00	\$ 7,178.75	\$ 2,236.37	\$ 2,236.37
2052	22.3637	\$ 221,000.00	\$ 4,942.38	\$ 321,000.00	\$ 7,178.75	\$ 2,236.37	\$ 2,236.37
2053	22.3637	\$ 221,000.00	\$ 4,942.38	\$ 321,000.00	\$ 7,178.75	\$ 2,236.37	\$ 2,236.37
2054	22.3637	\$ 221,000.00	\$ 4,942.38	\$ 321,000.00	\$ 7,178.75	\$ 2,236.37	\$ 2,236.37
2055	22.3637	\$ 221,000.00	\$ 4,942.38	\$ 321,000.00	\$ 7,178.75	\$ 2,236.37	\$ 2,236.37
<b>TOTAL</b>						<b>\$ 95,891.10</b>	<b>\$ 94,691.10</b>

Year 1  
Year 2  
Year 3  
Year 4  
Year 5  
Year 6  
Year 7  
Year 8  
Year 9  
Year 10  
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Year 22  
Year 23  
Year 24  
Year 25  
Year 26  
Year 27  
Year 28  
Year 29  
Year 30

† - Does not include debt millages

\* - Total includes five year future capture to Local Brownfield Revolving Fund

"Availability for Authority Disbursement" column has removed the portion going to the State Brownfield Fund

State (school) capture is only anticipated to allow for reimbursement of statutorily approved eligible activities. Reduction in millage rate in 2038 (estimated) is due to local-only capture.

\*\*It is anticipated that capture will be delayed for five years.

Table 3

Estimate of Annual Effect on Taxing Jurisdictions

Essential Storage, LLC Redevelopment  
05585 Blue Star Highway  
South Haven, MI

SUMMER TAXES <sup>1</sup>							
Taxing Jurisdiction		State Ed Tax <sup>3,4</sup>	South Haven School Operating <sup>4</sup>	Van Buren County Allocated	Lake Michigan College	South Haven School Debt <sup>5</sup>	Total
Millage		6	18	4.4566	2.2654	4.8	35.522
Initial Taxable Value	\$ 221,000.00	\$ 1,326.00	\$ 3,978.00	\$ 984.91	\$ 500.65	\$ 1,060.80	\$ 7,850.36
Future Taxable Value	\$ 321,000.00	\$ 1,926.00	\$ 5,778.00	\$ 1,430.57	\$ 727.19	\$ 1,540.80	\$ 11,402.56
Captured Taxable Value	\$ 100,000.00	\$ 600.00	\$ 1,800.00	\$ 445.66	\$ 226.54	\$ -	\$ 3,072.20

WINTER TAXES <sup>2</sup>																			
Taxing Jurisdiction		South Haven Township Operating	South Haven Police	South Haven Roads	South Haven Library	South Haven Fire	South Haven Recreation	Senior Services	New Senior Services	Van Buren County Roads	Van Buren County Ambulance	Van Buren County Public Safety	Van Buren County Transit	Conservation District	Veterans Relief	Van Buren ISD Operating	Van Buren ISD Special Ed.	Van Buren ISD Vocational Ed.	Total
Millage		0.5478	0.7331	1.4428	0.674	2.74	0.2443	0.2487	0.2487	0.9735	0.937	0.5332	0.2471	0.0996	0.025	0.1407	3.3177	2.4885	15.6417
Initial Taxable Value	\$ 221,000.00	\$ 121.06	\$ 162.02	\$ 318.86	\$ 148.95	\$ 605.54	\$ 53.99	\$ 54.96	\$ 54.96	\$ 215.14	\$ 207.08	\$ 117.84	\$ 54.61	\$ 22.01	\$ 5.53	\$ 31.09	\$ 733.21	\$ 549.96	\$ 3,456.82
Future Taxable Value	\$ 321,000.00	\$ 175.84	\$ 235.33	\$ 463.14	\$ 216.35	\$ 879.54	\$ 78.42	\$ 79.83	\$ 79.83	\$ 312.49	\$ 300.78	\$ 171.16	\$ 79.32	\$ 31.97	\$ 8.03	\$ 45.16	\$ 1,064.98	\$ 798.81	\$ 5,020.99
Captured Taxable Value	\$ 100,000.00	\$ 54.78	\$ 73.31	\$ 144.28	\$ 67.40	\$ 274.00	\$ 24.43	\$ 24.87	\$ 24.87	\$ 97.35	\$ 93.70	\$ 53.32	\$ 24.71	\$ 9.96	\$ 2.50	\$ 14.07	\$ 331.77	\$ 248.85	\$ 1,564.17

1. Based on millages from 2019 taxes
  2. Based on millages from 2019 taxes
  3. Half of captured SET conveyed to State Brownfield Redevelopment Fund
  4. SET and School Operating only collected until statutorily approved eligible activities are reimbursed.
  5. Debt millages and special assessments not capturable (e.g. South Haven school debt 4.8 mills)
  6. FTV based on construction costs and anticipates delayed capture for 5 years
- State/Local 51.76%/48.24%

Post Tax Abatement Period	
Total Millage	51.1637
Total Annual Future Tax Liability	\$ 16,423.55
<b>Total Capturable Local Millages</b>	<b>22.3637</b>
<b>Total Annual Capturable Local Tax Increment</b>	<b>\$ 2,236.37</b>
Total Capturable State Millages <sup>4</sup>	24.0000
Total Annual Capturable State Tax Increment <sup>4</sup>	\$ 2,400.00
Total State and Local Tax Increment Revenue/Yr	\$ 4,636.37
<b>Total Capturable State and Local Millages</b>	<b>46.3637</b>

Table 4

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

Essential Storage, LLC Redevelopment  
05585 Blue Star Highway  
South Haven, MI

Year	Available Captured Taxable Value	State Ed Tax	School Oper.	Van Buren County Allocated	Lake Michigan College	South Haven Township Operating	South Haven Police	South Haven Roads	South Haven Library	South Haven Fire	South Haven Recreation	Senior Services	New Senior Services	Van Buren County Roads	Van Buren County Ambulance	Van Buren County Public Safety	Van Buren County Transit	Conservation District	Veterans Relief	Van Buren ISD Operating	Van Buren ISD Special Ed.	Van Buren ISD Vocational Ed.	Total
2026**	\$ 100,000.00	\$ 600.00	\$ 1,800.00	\$ 445.66	\$ 226.54	\$ 54.78	\$ 73.31	\$ 144.28	\$ 67.40	\$ 274.00	\$ 24.43	\$ 24.87	\$ 24.87	\$ 97.35	\$ 93.70	\$ 53.32	\$ 24.71	\$ 9.96	\$ 2.50	\$ 14.07	\$ 331.77	\$ 248.85	\$ 4,636.37
2027	\$ 100,000.00	\$ 600.00	\$ 1,800.00	\$ 445.66	\$ 226.54	\$ 54.78	\$ 73.31	\$ 144.28	\$ 67.40	\$ 274.00	\$ 24.43	\$ 24.87	\$ 24.87	\$ 97.35	\$ 93.70	\$ 53.32	\$ 24.71	\$ 9.96	\$ 2.50	\$ 14.07	\$ 331.77	\$ 248.85	\$ 4,636.37
2028	\$ 100,000.00	\$ 600.00	\$ 1,800.00	\$ 445.66	\$ 226.54	\$ 54.78	\$ 73.31	\$ 144.28	\$ 67.40	\$ 274.00	\$ 24.43	\$ 24.87	\$ 24.87	\$ 97.35	\$ 93.70	\$ 53.32	\$ 24.71	\$ 9.96	\$ 2.50	\$ 14.07	\$ 331.77	\$ 248.85	\$ 4,636.37
2029	\$ 100,000.00	\$ 600.00	\$ 1,800.00	\$ 445.66	\$ 226.54	\$ 54.78	\$ 73.31	\$ 144.28	\$ 67.40	\$ 274.00	\$ 24.43	\$ 24.87	\$ 24.87	\$ 97.35	\$ 93.70	\$ 53.32	\$ 24.71	\$ 9.96	\$ 2.50	\$ 14.07	\$ 331.77	\$ 248.85	\$ 4,636.37
2030	\$ 100,000.00	\$ 600.00	\$ 1,800.00	\$ 445.66	\$ 226.54	\$ 54.78	\$ 73.31	\$ 144.28	\$ 67.40	\$ 274.00	\$ 24.43	\$ 24.87	\$ 24.87	\$ 97.35	\$ 93.70	\$ 53.32	\$ 24.71	\$ 9.96	\$ 2.50	\$ 14.07	\$ 331.77	\$ 248.85	\$ 4,636.37
2031	\$ 100,000.00	\$ 600.00	\$ 1,800.00	\$ 445.66	\$ 226.54	\$ 54.78	\$ 73.31	\$ 144.28	\$ 67.40	\$ 274.00	\$ 24.43	\$ 24.87	\$ 24.87	\$ 97.35	\$ 93.70	\$ 53.32	\$ 24.71	\$ 9.96	\$ 2.50	\$ 14.07	\$ 331.77	\$ 248.85	\$ 4,636.37
2032	\$ 100,000.00	\$ 600.00	\$ 1,800.00	\$ 445.66	\$ 226.54	\$ 54.78	\$ 73.31	\$ 144.28	\$ 67.40	\$ 274.00	\$ 24.43	\$ 24.87	\$ 24.87	\$ 97.35	\$ 93.70	\$ 53.32	\$ 24.71	\$ 9.96	\$ 2.50	\$ 14.07	\$ 331.77	\$ 248.85	\$ 4,636.37
2033	\$ 100,000.00	\$ 600.00	\$ 1,800.00	\$ 445.66	\$ 226.54	\$ 54.78	\$ 73.31	\$ 144.28	\$ 67.40	\$ 274.00	\$ 24.43	\$ 24.87	\$ 24.87	\$ 97.35	\$ 93.70	\$ 53.32	\$ 24.71	\$ 9.96	\$ 2.50	\$ 14.07	\$ 331.77	\$ 248.85	\$ 4,636.37
2034	\$ 100,000.00	\$ 600.00	\$ 1,800.00	\$ 445.66	\$ 226.54	\$ 54.78	\$ 73.31	\$ 144.28	\$ 67.40	\$ 274.00	\$ 24.43	\$ 24.87	\$ 24.87	\$ 97.35	\$ 93.70	\$ 53.32	\$ 24.71	\$ 9.96	\$ 2.50	\$ 14.07	\$ 331.77	\$ 248.85	\$ 4,636.37
2035	\$ 100,000.00	\$ 600.00	\$ 1,800.00	\$ 445.66	\$ 226.54	\$ 54.78	\$ 73.31	\$ 144.28	\$ 67.40	\$ 274.00	\$ 24.43	\$ 24.87	\$ 24.87	\$ 97.35	\$ 93.70	\$ 53.32	\$ 24.71	\$ 9.96	\$ 2.50	\$ 14.07	\$ 331.77	\$ 248.85	\$ 4,636.37
2036	\$ 100,000.00	\$ 600.00	\$ 1,800.00	\$ 445.66	\$ 226.54	\$ 54.78	\$ 73.31	\$ 144.28	\$ 67.40	\$ 274.00	\$ 24.43	\$ 24.87	\$ 24.87	\$ 97.35	\$ 93.70	\$ 53.32	\$ 24.71	\$ 9.96	\$ 2.50	\$ 14.07	\$ 331.77	\$ 248.85	\$ 4,636.37
2037	\$ 100,000.00	\$ 600.00	\$ 1,800.00	\$ 445.66	\$ 226.54	\$ 54.78	\$ 73.31	\$ 144.28	\$ 67.40	\$ 274.00	\$ 24.43	\$ 24.87	\$ 24.87	\$ 97.35	\$ 93.70	\$ 53.32	\$ 24.71	\$ 9.96	\$ 2.50	\$ 14.07	\$ 331.77	\$ 248.85	\$ 4,636.37
2038	\$ 100,000.00			\$ 445.66	\$ 226.54	\$ 54.78	\$ 73.31	\$ 144.28	\$ 67.40	\$ 274.00	\$ 24.43	\$ 24.87	\$ 24.87	\$ 97.35	\$ 93.70	\$ 53.32	\$ 24.71	\$ 9.96	\$ 2.50	\$ 14.07	\$ 331.77	\$ 248.85	\$ 2,236.37
2039	\$ 100,000.00			\$ 445.66	\$ 226.54	\$ 54.78	\$ 73.31	\$ 144.28	\$ 67.40	\$ 274.00	\$ 24.43	\$ 24.87	\$ 24.87	\$ 97.35	\$ 93.70	\$ 53.32	\$ 24.71	\$ 9.96	\$ 2.50	\$ 14.07	\$ 331.77	\$ 248.85	\$ 2,236.37
2040	\$ 100,000.00			\$ 445.66	\$ 226.54	\$ 54.78	\$ 73.31	\$ 144.28	\$ 67.40	\$ 274.00	\$ 24.43	\$ 24.87	\$ 24.87	\$ 97.35	\$ 93.70	\$ 53.32	\$ 24.71	\$ 9.96	\$ 2.50	\$ 14.07	\$ 331.77	\$ 248.85	\$ 2,236.37
2041	\$ 100,000.00			\$ 445.66	\$ 226.54	\$ 54.78	\$ 73.31	\$ 144.28	\$ 67.40	\$ 274.00	\$ 24.43	\$ 24.87	\$ 24.87	\$ 97.35	\$ 93.70	\$ 53.32	\$ 24.71	\$ 9.96	\$ 2.50	\$ 14.07	\$ 331.77	\$ 248.85	\$ 2,236.37
2042	\$ 100,000.00			\$ 445.66	\$ 226.54	\$ 54.78	\$ 73.31	\$ 144.28	\$ 67.40	\$ 274.00	\$ 24.43	\$ 24.87	\$ 24.87	\$ 97.35	\$ 93.70	\$ 53.32	\$ 24.71	\$ 9.96	\$ 2.50	\$ 14.07	\$ 331.77	\$ 248.85	\$ 2,236.37
2043	\$ 100,000.00			\$ 445.66	\$ 226.54	\$ 54.78	\$ 73.31	\$ 144.28	\$ 67.40	\$ 274.00	\$ 24.43	\$ 24.87	\$ 24.87	\$ 97.35	\$ 93.70	\$ 53.32	\$ 24.71	\$ 9.96	\$ 2.50	\$ 14.07	\$ 331.77	\$ 248.85	\$ 2,236.37
2044	\$ 100,000.00			\$ 445.66	\$ 226.54	\$ 54.78	\$ 73.31	\$ 144.28	\$ 67.40	\$ 274.00	\$ 24.43	\$ 24.87	\$ 24.87	\$ 97.35	\$ 93.70	\$ 53.32	\$ 24.71	\$ 9.96	\$ 2.50	\$ 14.07	\$ 331.77	\$ 248.85	\$ 2,236.37
2045	\$ 100,000.00			\$ 445.66	\$ 226.54	\$ 54.78	\$ 73.31	\$ 144.28	\$ 67.40	\$ 274.00	\$ 24.43	\$ 24.87	\$ 24.87	\$ 97.35	\$ 93.70	\$ 53.32	\$ 24.71	\$ 9.96	\$ 2.50	\$ 14.07	\$ 331.77	\$ 248.85	\$ 2,236.37
2046	\$ 100,000.00			\$ 445.66	\$ 226.54	\$ 54.78	\$ 73.31	\$ 144.28	\$ 67.40	\$ 274.00	\$ 24.43	\$ 24.87	\$ 24.87	\$ 97.35	\$ 93.70	\$ 53.32	\$ 24.71	\$ 9.96	\$ 2.50	\$ 14.07	\$ 331.77	\$ 248.85	\$ 2,236.37
2047	\$ 100,000.00			\$ 445.66	\$ 226.54	\$ 54.78	\$ 73.31	\$ 144.28	\$ 67.40	\$ 274.00	\$ 24.43	\$ 24.87	\$ 24.87	\$ 97.35	\$ 93.70	\$ 53.32	\$ 24.71	\$ 9.96	\$ 2.50	\$ 14.07	\$ 331.77	\$ 248.85	\$ 2,236.37
2048	\$ 100,000.00			\$ 445.66	\$ 226.54	\$ 54.78	\$ 73.31	\$ 144.28	\$ 67.40	\$ 274.00	\$ 24.43	\$ 24.87	\$ 24.87	\$ 97.35	\$ 93.70	\$ 53.32	\$ 24.71	\$ 9.96	\$ 2.50	\$ 14.07	\$ 331.77	\$ 248.85	\$ 2,236.37
2049	\$ 100,000.00			\$ 445.66	\$ 226.54	\$ 54.78	\$ 73.31	\$ 144.28	\$ 67.40	\$ 274.00	\$ 24.43	\$ 24.87	\$ 24.87	\$ 97.35	\$ 93.70	\$ 53.32	\$ 24.71	\$ 9.96	\$ 2.50	\$ 14.07	\$ 331.77	\$ 248.85	\$ 2,236.37
2050	\$ 100,000.00			\$ 445.66	\$ 226.54	\$ 54.78	\$ 73.31	\$ 144.28	\$ 67.40	\$ 274.00	\$ 24.43	\$ 24.87	\$ 24.87	\$ 97.35	\$ 93.70	\$ 53.32	\$ 24.71	\$ 9.96	\$ 2.50	\$ 14.07	\$ 331.77	\$ 248.85	\$ 2,236.37
2051	\$ 100,000.00			\$ 445.66	\$ 226.54	\$ 54.78	\$ 73.31	\$ 144.28	\$ 67.40	\$ 274.00	\$ 24.43	\$ 24.87	\$ 24.87	\$ 97.35	\$ 93.70	\$ 53.32	\$ 24.71	\$ 9.96	\$ 2.50	\$ 14.07	\$ 331.77	\$ 248.85	\$ 2,236.37
2052	\$ 100,000.00			\$ 445.66	\$ 226.54	\$ 54.78	\$ 73.31	\$ 144.28	\$ 67.40	\$ 274.00	\$ 24.43	\$ 24.87	\$ 24.87	\$ 97.35	\$ 93.70	\$ 53.32	\$ 24.71	\$ 9.96	\$ 2.50	\$ 14.07	\$ 331.77	\$ 248.85	\$ 2,236.37
2053	\$ 100,000.00			\$ 445.66	\$ 226.54	\$ 54.78	\$ 73.31	\$ 144.28	\$ 67.40	\$ 274.00	\$ 24.43	\$ 24.87	\$ 24.87	\$ 97.35	\$ 93.70	\$ 53.32	\$ 24.71	\$ 9.96	\$ 2.50	\$ 14.07	\$ 331.77	\$ 248.85	\$ 2,236.37
2054	\$ 100,000.00			\$ 445.66	\$ 226.54	\$ 54.78	\$ 73.31	\$ 144.28	\$ 67.40	\$ 274.00	\$ 24.43	\$ 24.87	\$ 24.87	\$ 97.35	\$ 93.70	\$ 53.32	\$ 24.71	\$ 9.96	\$ 2.50	\$ 14.07	\$ 331.77	\$ 248.85	\$ 2,236.37
2055	\$ 100,000.00			\$ 445.66	\$ 226.54	\$ 54.78	\$ 73.31	\$ 144.28	\$ 67.40	\$ 274.00	\$ 24.43	\$ 24.87	\$ 24.87	\$ 97.35	\$ 93.70	\$ 53.32	\$ 24.71	\$ 9.96	\$ 2.50	\$ 14.07	\$ 331.77	\$ 248.85	\$ 2,236.37
<b>TOTAL CAPTURED TAXES</b>		<b>\$ 7,200.00</b>	<b>\$ 21,600.00</b>	<b>\$ 13,369.80</b>	<b>\$ 6,796.20</b>	<b>\$ 1,643.40</b>	<b>\$ 2,199.30</b>	<b>\$ 4,328.40</b>	<b>\$ 2,022.00</b>	<b>\$ 8,220.00</b>	<b>\$ 732.90</b>	<b>\$ 746.10</b>	<b>\$ 746.10</b>	<b>\$ 2,920.50</b>	<b>\$ 2,811.00</b>	<b>\$ 1,599.60</b>	<b>\$ 741.30</b>	<b>\$ 298.80</b>	<b>\$ 75.00</b>	<b>\$ 422.10</b>	<b>\$ 9,953.10</b>	<b>\$ 7,465.50</b>	<b>\$ 95,891.10</b>

1. Half of captured SET conveyed to State Brownfield Redevelopment Fund  
 2. SET and School Operating only collected until statutorily approved eligible activities are reimbursed.  
 3. Debt millages and special assessments not capturable (e.g. South Haven school debt 4.8 mills)  
 \*\*It is anticipated that capture will be delayed for five years.

Year 1  
Year 2  
Year 3  
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Year 24  
Year 25  
Year 26  
Year 27  
Year 28  
Year 29  
Year 30

Table 5  
 Estimated Reimbursement Schedule  
 Essential Storage, LLC Redevelopment  
 05585 Blue Star Highway  
 South Haven, MI

Year	Incremental Taxes Capturable			Funds Disbursed								
				Authority (State)	Authority (Local)	Developer (State)	Developer (Local)	State Brownfield Redevelopment Fund	Administrative & Operating Expense (State)	Administrative & Operating Expense (Local)	Local Brownfield Revolving Fund (State)	Local Brownfield Revolving Fund (Local)
				State	Local	Aggregate						
2026**	\$ 2,400.00	\$ 2,236.37	\$ 4,636.37	\$ 1,100.00	\$ 300.00		\$ 1,436.37	\$ 300.00	\$ 1,000.00	\$ 500.00		
2027	\$ 2,400.00	\$ 2,236.37	\$ 4,636.37	\$ 1,100.00			\$ 1,736.37	\$ 300.00	\$ 1,000.00	\$ 500.00		
2028	\$ 2,400.00	\$ 2,236.37	\$ 4,636.37	\$ 1,100.00			\$ 1,736.37	\$ 300.00	\$ 1,000.00	\$ 500.00		
2029	\$ 2,400.00	\$ 2,236.37	\$ 4,636.37	\$ 1,100.00			\$ 1,736.37	\$ 300.00	\$ 1,000.00	\$ 500.00		
2030	\$ 2,400.00	\$ 2,236.37	\$ 4,636.37	\$ 1,100.00			\$ 1,736.37	\$ 300.00	\$ 1,000.00	\$ 500.00		
2031	\$ 2,400.00	\$ 2,236.37	\$ 4,636.37	\$ 1,100.00			\$ 1,736.37	\$ 300.00	\$ 1,000.00	\$ 500.00		
2032	\$ 2,400.00	\$ 2,236.37	\$ 4,636.37	\$ 1,100.00			\$ 1,736.37	\$ 300.00	\$ 1,000.00	\$ 500.00		
2033	\$ 2,400.00	\$ 2,236.37	\$ 4,636.37	\$ 1,100.00			\$ 1,736.37	\$ 300.00	\$ 1,000.00	\$ 500.00		
2034	\$ 2,400.00	\$ 2,236.37	\$ 4,636.37	\$ 1,100.00			\$ 1,736.37	\$ 300.00	\$ 1,000.00	\$ 500.00		
2035	\$ 2,400.00	\$ 2,236.37	\$ 4,636.37				\$ 1,236.37	\$ 300.00		\$ 1,000.00	\$ 2,100.00	
2036	\$ 2,400.00	\$ 2,236.37	\$ 4,636.37				\$ 1,236.37	\$ 300.00		\$ 1,000.00	\$ 2,100.00	
2037	\$ 2,400.00	\$ 2,236.37	\$ 4,636.37				\$ 1,236.37	\$ 300.00		\$ 1,000.00	\$ 2,000.00	
2038		\$ 2,236.37	\$ 2,236.37				\$ 1,236.37			\$ 1,000.00		
2039		\$ 2,236.37	\$ 2,236.37				\$ 1,236.37			\$ 1,000.00		
2040		\$ 2,236.37	\$ 2,236.37				\$ 1,236.37			\$ 1,000.00		
2041		\$ 2,236.37	\$ 2,236.37				\$ 1,236.37			\$ 1,000.00		
2042		\$ 2,236.37	\$ 2,236.37				\$ 1,236.37			\$ 1,000.00		
2043		\$ 2,236.37	\$ 2,236.37				\$ 1,236.37			\$ 1,000.00		
2044		\$ 2,236.37	\$ 2,236.37				\$ 1,236.37			\$ 1,000.00		
2045		\$ 2,236.37	\$ 2,236.37				\$ 1,236.37			\$ 1,000.00		
2046		\$ 2,236.37	\$ 2,236.37				\$ 1,236.37			\$ 1,000.00		
2047		\$ 2,236.37	\$ 2,236.37				\$ 1,236.37			\$ 1,000.00		
2048		\$ 2,236.37	\$ 2,236.37				\$ 1,236.37			\$ 1,000.00		
2049		\$ 2,236.37	\$ 2,236.37				\$ 1,236.37			\$ 1,000.00		
2050		\$ 2,236.37	\$ 2,236.37				\$ 627.12			\$ 1,500.00		\$ 109.25
2051		\$ 2,236.37	\$ 2,236.37									\$ 2,236.37
2052		\$ 2,236.37	\$ 2,236.37									\$ 2,236.37
2053		\$ 2,236.37	\$ 2,236.37									\$ 2,236.37
2054		\$ 2,236.37	\$ 2,236.37									\$ 2,236.37
2055		\$ 2,236.37	\$ 2,236.37									\$ 2,236.37
<b>Totals</b>	<b>\$ 28,800.00</b>	<b>\$ 67,091.10</b>	<b>\$ 95,891.10</b>	<b>\$ 9,900.00</b>	<b>\$ 300.00</b>	<b>\$ -</b>	<b>\$ 34,500.00</b>	<b>\$ 3,600.00</b>	<b>\$ 9,000.00</b>	<b>\$ 21,000.00</b>	<b>\$ 6,200.00</b>	<b>\$ 11,291.10</b>

Developer reimbursement = \$ 34,500.00 (Local only)  
 Authority reimbursement = \$ 40,200.00 (State and Local)  
 Max school capture (BRA) \$ 20,807.52

1/2 of captured SET to State BF Fund

\*\*It is anticipated that capture will be delayed for five years.

State capture for deposit into the LBRF limited to the total costs of eligible environmental department specific activities \$ 6,200.00

Excess state capture anticipated in 2037 will be returned to the schools, estimated at \$ 100.00

30 year maximum capture for reimbursement of eligible activities plus 5 additional full years allowable for capture into the LBRF

## **ATTACHMENTS**

**Notice of Public Hearing**

**Notice to Taxing Jurisdictions**

**Resolution Supporting a Brownfield Plan – Charter Township of South Haven**

**Resolution Approving a Brownfield Plan – Van Buren County**



**SOUTH HAVEN CHARTER TOWNSHIP**

**RESOLUTION NO. 20-19  
RESOLUTION IN SUPPORT OF BROWNFIELD PLANS  
IN SOUTH HAVEN TOWNSHIP**

A resolution made and adopted at a regular meeting of the Township Board of the Charter Township of South Haven, County of Van Buren, State of Michigan, held at the Township Hall on 9/9, 2020.

PRESENT: Bertorelli, Stein, DeGrandchamp, Fisher,  
Lewandowski, Wiatrowski

ABSENT: Kiny  
\_\_\_\_\_

The following Resolution was offered by Lewandowski and seconded by Wiatrowski.

WHEREAS, Envirologic has prepared a "draft" Brownfield Plan for the Essential Storage site at 05585 Blue Star and is working with 10336 LLC to prepare a Brownfield Plan for the former Curve Inn at 10336 Blue Star; and

WHEREAS, Environmental activity will support the acquisition and renovation activities within the building; and

WHEREAS, the Township Board of South Haven Charter Township would like to support improvements in the Township and feel that redevelopments such as these are in the best interest of the community;

THEREFORE, the Township Board of the Charter Township of South Haven resolves as follows:

1. The Township Board resolves to support the brownfield plans for work done on these sites;
2. Any resolutions or portions of resolutions that are inconsistent with this resolution are hereby repealed.

STATE OF MICHIGAN            )  
  ) ss.  
COUNTY OF VAN BUREN        )

I, the undersigned, the duly qualified and acting Clerk of the Charter Township of South Haven, Van Buren County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of certain proceedings taken by the Township Board at a regular meeting held pursuant to the Open Meetings Act on the 9 day of ~~September~~ 2020.

Brenda Bertorelli  
Brenda Bertorelli  
Clerk, South Haven Charter Township

Voting in favor: Bertorelli, Fisher, Stein, Wiatrowski  
Lewandowski

Abstaining: DeGrandchamp

Absent: Kiny