

**BROWNFIELD REDEVELOPMENT PLAN
NINE PROPERTIES
IONIA COUNTY, MICHIGAN**

**AKT PEERLESS PROJECT NO. 4698L-3-25
LATEST DRAFT MARCH 12, 2009**

Ionia County

Brownfield Redevelopment Plan

For

**Nine Properties
Ionia County, Michigan**

**Prepared in Behalf of:
Ionia County Brownfield Redevelopment Authority**

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PROJECT SUMMARY

Project Name: Nine Properties in Ionia County

Project Developer: *Unidentified*

Project Location: Multiple: See chart below. Each location identified below shall constitute a separate “project” under this Plan for the purpose of the Michigan Business Tax Act and for the Brownfield Redevelopment Financing Act.

Former Gibson Site	100 East Main Street	Belding	34-401-050-000-716-00
Breimeyer Chevrolet	201 South Bridge Street	Belding	34-403-180-000-390-00
Bargain Corner	200 South Bridge Street	Belding	34-403-180-000-382-00
Ionia Guppers	228 South Dexter Street	Ionia	34-201-040-000-090-00
Stowell Property	1135 Fourth Avenue	Lake Odessa	34-101-200-000-185-01
Former Speedway	1400 Jordan Lake Street	Lake Odessa	34-101-230-000-005-00
Former Chrysler Plant	117-123 Edwards Street	Lyons	34-081-019-000-025-00
Al Buchner Properties	239 Warren Street	Portland	34-300-200-000-240-00
	3N of RRD at Post Office and South of Looking Glass River	Portland	34-300-034-000-480-00

Type of Eligible Property: Each of the parcels identified above has been determined to be a “facility” as that term is defined under Part 201 of Michigan’s Natural Resources and Environmental Protection Act, M.C.L. §324.20101 et seq.

Eligible Activities: Baseline Environmental Assessment Activities including Phase I& Phase II Environmental Site Assessments, Baseline Environmental Site Assessments, Due Care Activities, and Brownfield Plans.

Reimbursable Costs: \$180,670.80

Length of Plan: Capture under the Plan is anticipated to be 15 years.

Estimated Eligible Investment: Unidentified at this time.

Present Annual Tax Revenue: \$12,286 (All parcels)

Annual Tax Revenue After Project: \$13,131 (All Parcels)

Project Overview:

The properties described in this plan have received investment from Ionia County Brownfield Assessment Grant funds for Baseline Environmental Assessment (BEA) activities. This Brownfield Plan has been adopted for the public purpose of: (1) providing a base plan to promote redevelopment and reuse of these Properties, (2) should a developer be identified, an application for a State of Michigan Brownfield Redevelopment Michigan Business Tax Credit could be made separately for each project, (3) allow for a streamlined amendment to the existing Plan should a developer seek additional tax increment financing for BEA or due care activities, and (4) to reimburse the County for its Eligible Activities Costs.

BROWNFIELD PLAN

NINE PROPERTIES

IONIA COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

1.0 INTRODUCTION

Ionia County established the Ionia County Brownfield Redevelopment Authority (the Authority) by adoption of a resolution pursuant to the Brownfield Redevelopment Financing Act, Michigan Public Act 381 of 1996, as amended (Act 381). Act 381 authorizes the Authority to undertake all activities allowed by law. The primary purpose of Act 381 is to encourage the redevelopment of contaminated, functionally obsolete, or blighted property by providing economic incentives through tax increment financing for Eligible Activities and Brownfield Redevelopment Michigan Business Tax Credits for Eligible Investment incurred at Eligible Properties.

This Brownfield Plan (Plan) describes qualifying factors that determine “Eligible Property” status, such as the conditions that qualify a property as a “facility”, as the term is defined under Part 201 of Michigan’s Natural Resources and Environmental Protection Act, M.C.L. §324.20101 et seq. (“Part 201”), as functionally obsolete or as blighted. The Plan, once approved by the local unit of government and the Authority, acts as a guide for implementation of the project.

2.0 DEFINITIONS AS USED IN THIS PLAN

All terms used in this Brownfield Plan are defined as provided in the following statutes, as appropriate:

The Brownfield Redevelopment Financing Act, 1996 Mich. Pub. Acts 381, M.C.L. § 125.2651 et seq., as amended. (the “Act”)

Section 437 of the Michigan Business Tax Act, 2007 Mich. Pub. Acts 36, M.C.L. §§ 208.1437 et seq.

Part 201 of Michigan’s Natural Resources and Environmental Protection Act, M.C.L. §324.20101 et seq.

3.0 BROWNFIELD PROJECT – NINE PROPERTIES, IONIA COUNTY

3.1 DESCRIPTION OF THE PROJECTS AND COSTS TO BE PAID THROUGH THE BROWNFIELD PLAN (M.C.L. § 125.2663(1)(A) AND (B))

A. Nine Properties, Ionia County, Project Description

Public Act 381 of 1996, as amended, defines “Eligible Property” as “property for which Eligible Activities are defined under a brownfield plan that was used or is currently used for commercial, industrial or residential purposes that is either in a qualified local unit of government and is a facility, functionally obsolete, or blighted, or is not in a qualified local unit of government and is a facility, and includes parcels that are adjacent or contiguous to that property if the development of the adjacent and contiguous parcels is estimated to increase the captured taxable value of that property. Eligible Property includes, to the extent included in the brownfield plan, personal property located on the property. Eligible Property does not include qualified agricultural property exempt under Section 7ee of the general property tax act, 1983 PA 206, MCL 211.7ee, from the tax levied by a local school district for school operating purposes to the extent provided under Section 1211 of the revised school code, 1976 PA 451, MCL 324.20101.” This Plan includes eight separate projects, the Eligible Property for each of which is set forth below.

The projects included in this Plan are as follows:

1. *Former Gibson Site* – The subject property is located in the northwestern ¼ of Section 11 in the City of Belding (Township 8 North; Range 8 West), Ionia County, Michigan. The property is situated east of North Bridge Street, north of East Main Street, south of a railroad line, and west of the Flat River. It consists of an irregularly-shaped parcel comprising approximately 4.36 acres. Silk Mill, LLC is the current owner of the subject property. One building on the subject property is occupied by Effina N.A., which buys and sells used industrial machinery and equipment, the remaining buildings on the property are vacant. The subject property’s parcel identification number is 34-401-050-000-716-00.

The subject property originally consisted of a public park from at least 1889 until the first buildings were constructed in 1904. The subject property was originally developed as the Belding Brothers Silk Mill from 1904 until at least 1926 when it was purchased by Belding Hemingway Company Silk Manufacturers. The Belding Hemingway Company occupied the property until approximately 1944 when the Murray Corporation occupied the subject property. In 1948, Gibson Refrigerator, also known as White Consolidated Industries, Electrolux, and Belding Products, occupied the subject property and manufactured refrigerators and later air conditioning units on-site. Several buildings were added to the subject property during the period of 1948 through 1966. Operations on-site included, manufacture and repair of units, Freon recharging, degreasing, painting and drying, welding, and manufacture of acetylene gas.

The subject property was purchased by Tol Realty Company (Robert Tol) in 1992, and was utilized for various commercial purposes, including fork truck storage, printing, and industrial machinery storage until 1994. The subject property remained vacant between 1994 and 1997, when the EPA and MDEQ were conducting a clean-up on-site. Since 1997, the subject property has been utilized for various commercial entities, however in the early 2000s, the subject property remained largely vacant. Several of the buildings have fallen into a state of disrepair. Currently, one of the buildings is utilized by Effina N.A., as a storage facility for industrial machinery prior to resale.

2. *Breimeyer Chevrolet*, City of Belding— The subject property is located in the northwest ¼ of Section 11 in the City of Belding (T. 8 N. / R. 8 W.), Ionia County, Michigan. The subject property is situated west of S. Bridge Street. It consists of an irregularly shaped parcel that contains approximately 0.93 acres. Mr. John Rytlewski is the current owner and manager of the subject property, which is unoccupied. The subject property's parcel identification number is 34-403-180-000-390-00.

The subject property was developed prior to 1892 with a residence, which was razed in 1918. In addition a wagon shop was located on the subject property in the year 1900. The original portion of the subject building was constructed in 1918 and additions were

made between 1938 and 1948. Shotwell Metzger Auto Company, and later Breimayer Chevrolet Sales, operated on the subject property as automotive sales, service, and repair facilities between 1918 and 1996. Additionally, the subject property may have operated as a bus station and ticket office in at least the year 1950. In 1996, the subject property was purchased by John Rytlewski and was occupied by Mid-Michigan Press Repair and Silk City Soda Blasting. Press repair activities included cleaning the machines by washing with solvents and a soda blasting technique, replacing parts, and repainting machines. Mid-Michigan Press Repair vacated the property in 2003 and Silk City Soda Blasting remained in the building. Soda blasting was performed using baking soda to clean and remove paint from various types of machines and was performed in a room with a closed system used to trap the baking soda. Silk City Soda Blasting vacated the subject property in November 2006, and the subject property has remained vacant since.

3. *Bargain Corner*, City of Belding— The subject property is located in the northwest ¼ of Section 11 in the City of Belding (T. 8 N. / R. 8 W.), Ionia County, Michigan. The subject property is situated east of S. Bridge Street and south of Congress Street. It consists of an irregularly-shaped parcel that contains approximately 0.5 acres. Brian and Renee Antcliff are the current owners of the subject property. The subject property is occupied by The Bargain Corner and is managed by Mr. Bob Jones. The subject property's parcel identification number is 34-403-180-000-385-00.

The subject property contained one residence in the center of the property between at least 1892 and 1929. It was developed with a gasoline filling station and/or repair facility between 1930 until 1969. Occupants included Cory's Hi-Speed Station and Reusser's Pure Oil Service. Between the early 1970s and 1995, Breimayer Chevrolet used the building for the storage of automobile parts. The subject property was vacant from 1996 until The Bargain Corner occupied the property beginning in approximately 2000. Currently, the subject property contains The Bargain Corner, an automobile sales and repair facility. The business performs minor repairs and automobile detailing, in addition to selling used cars and trucks. In addition, a garage has existed on the eastern portion of

the subject property since at least 1894. The garage has been identified as a stable and storage building for automobiles and personal items.

4. *Ionia Guppers, City of Ionia* - The subject property is located in the northwest ¼ of Section 19 in the City of Ionia (T.7N., R.6W.), Ionia County, Michigan. The subject property is situated east of South Dexter Street and consists of an irregularly shaped parcel comprising approximately 0.429 acres. The Harold M. Buys Trust is the current owner and manager of the subject property, which is unoccupied and currently consists of recently vacated land. The subject property's parcel identification number is 34-201-040-000-090-00.

Hearsey's Planing Mill operated a sash, door, and blind factory from at least 1884 through the late 1930s. Primary activities conducted by Hearsey's included machining, oiling, varnishing, cutting, gluing, and finishing. A trucking company then operated on the subject property from at least 1949 until the early 1960s when the subject property was utilized for feed and fertilizer storage. In the early 1980s, the feed store was vacated, and the subject property operated with several commercial entities prior to 1989 when Guppers Restaurant occupied the subject property. Guppers was closed in 1994 and the subject property remained vacant until 2005 when the building was demolished. The subject property remains vacant.

5. *Stowell Property, Lake Odessa* – The subject property is located in the northeastern ¼ of Section 34 in the Village of Lake Odessa (Township 5 North; Range 7 West), Ionia County, Michigan. The subject property is situated west of Fourth Avenue, south of Tupper Lake Road, and north of the railroad. It consists of a rectangular-shaped parcel comprising approximately 0.236 acres. Mr. and Mrs. Richard Stowell are the current owners of the subject property, which is unoccupied. The subject property's parcel identification number is 34-101-200-000-185-01.

The subject property was originally developed as early as 1904 with several light industrial businesses including: a blacksmith shop, woodworking shop, painting shop, and carpenter shop, and printing shop. These businesses occupied the subject property until the late 1920s when the original buildings were razed, and an automobile shop was

constructed. This automobile shop was razed prior to 1945 when the existing building was constructed. The existing building was originally utilized by Machine Products as a machine shop, which specialized in manufacturing muffler clamps. The machine shop moved operations to a different property in the late 1970s. The subject property was then utilized as a small automobile restoration business from the late 1970s through the mid-1980s. From the 1980s to the present, the subject property has been utilized for the storage of antiques and other garage sale items.

6. *Former Speedway, Lake Odessa* – The subject property is located in the southwestern ¼ of Section 34 in the Village of Lake Odessa (Township 5 North, Range 7 West), Ionia County, Michigan. The subject property is situated south of Jordan Lake Street (M-50) and east of Jordan Lake Avenue. It consists of a rectangular -shaped parcel comprising approximately 0.252 acres. Omara Properties, LLC is the current owner of the subject property, which is unoccupied. The subject property's parcel identification number is 34-101-230-000-005-00.

The subject property was originally developed as early as 1938 with a rectangular building, which was oriented to the north and south. Due to data failure, AKT Peerless was unable to determine what operations occurred on the subject property during that time. This building was demolished sometime in the 1940s when an A & W restaurant was constructed. A & W operated on the subject property from the 1940s until between 1950 and 1955, when the existing subject building was constructed. The subject property was utilized as a gasoline service station with two automobile repair bays from that time until the 1970s when automobile repair operations were abandoned. Three 4,000-gallon gasoline USTs were installed in 1965 to the north of the subject building, and three 6,000-gallon gasoline USTs were installed in 1973 to the northwest of the original UST cavity. Dispenser islands were located to the northwest of the subject building. Since the subject property operated as a gasoline filling station prior to 1965, it is possible the subject property utilized additional gasoline USTs prior to the installation of the 1,000-gallon USTs in 1965.

One hydraulic hoist was located in the easternmost repair bay, which was apparently removed in the 1970s. The subject property was converted into a party store and gasoline filling station in the 1970s. The subject property operated as such until the late 1980s or early 1990s when the subject property was abandoned. The subject property remained vacant until 2003, when Dennis Omara purchased the subject property. Operations on-site since 2003 have included sale of fruits, vegetables, and other produce, and ice cream sales. The subject property was abandoned earlier this year.

7. *Former Chrysler Plant, Village of Lyons* – The subject property is located in the southwestern ¼ of Section 18 and the northwestern ¼ of Section 19 in the Village of Lyons (Township 7 N., Range 5 W.), Ionia County, Michigan. The subject property is situated north of Bridge Street and west of Edward Street. It consists of an irregularly-shaped parcel comprising approximately 20 acres. Mr. A.J. Brown is the current owner of the subject property. Mr. George Barnes is the caretaker of the subject property. A small loading dock area in the southern portion of the manufacturing building is currently utilized by Sylvania for storage of light bulbs. The subject property is identified as a portion of parcel 34-081-019-000-025-00.

The northeastern portion of the subject property was originally developed as early as 1938 with the Lyons School, which was utilized until approximately 1966 when the school was vacated, and Chrysler Corporation renovated the building for dash mold manufacturing activities. A baseball field was formerly located to the west of the school building, which was abandoned during the early 1960s when the school was vacated. The remainder of the northern portion of the subject property consisted of undeveloped land. A large paved parking area was constructed on the northern portion of the subject property sometime in the 1960s, likely when Chrysler purchased the property. The former school building was razed sometime in the 1990s after a fire destroyed most of the building. A concrete pad and foundation are now located in this area of the subject property.

The central portion of the subject property consisted of undeveloped land from at least 1938 until between 1961 and 1966 when the existing paved parking area was constructed. Later, a large storage building was constructed on this portion of the property between 1967 and 1978. This building was leased for storage and was removed from the subject property in the early 1980s after Mr. Brown purchased the property.

The southern portion of the subject property was developed as early as 1938 with several industrial and/or commercial buildings. Reportedly, the subject property operated as an ammunitions manufacturing plant during the war time years until at least 1947. The original portion of the existing manufacturing building was constructed in 1947. Additions to this building were constructed in 1951, 1954, 1963, 1964, 1966, and 1973. The boiler building was constructed to the north of the extreme western portion of the manufacturing building in 1958. A large fuel oil AST was also constructed to the north of the boiler building which provided heat to the manufacturing building. In 1966, when Chrysler Corporation purchased the subject property, a fire suppression house which supplied a 250,000-gallon water AST were constructed to the northwest of the existing manufacturing building; a gas meter house was constructed to the west of the manufacturing building, and one pump house which supplied a 75,000-gallon potable water storage tower were constructed to the west of the manufacturing building. In addition, a 1,000-gallon per day capacity wastewater treatment plant was constructed to the south of the fire suppression building in 1966, which operated until municipal sanitary sewer services were installed in 1972.

The Chrysler Corporation utilized the subject property for manufacturing of door panels, head liners, cushions, and dash panels for automobiles. Operations on-site primarily consisted of cutting, sewing, gluing, and foam injection. The main floor of the manufacturing building, including all three bays contained several sewing, cutting, and pressing machines. Several small glue spray booths were reportedly located in the central bay of the manufacturing building.

Chrysler vacated the subject property in 1979, and the subject property remained vacant until 1982 when Mr. Brown purchased the property. Spartan Fiberglass Molders, a fiberglass mold manufacturing business, operated out of the northern bay of the manufacturing building from at least 1982 until approximately 1988 when they vacated the property. The extreme northwestern corner of the subject building was also utilized for soda blasting during that time. Reportedly, Spartan utilized approximately 3 fiberglass spray stations in the northern bay. The subject property was also utilized for warehouse storage by Gen Corp (truck topper storage), American Bumper (automobile bumpers) and the Jack Weaver Corporation during the 1980s and into the early 1990s. The subject buildings and property have primarily been vacant since the early 1990s with the exception of small commercial businesses including a candle sales business and weekend warriors paint ball group. Currently, one truck bay area is utilized by Sylvania for storage of light bulbs.

8. *Buchner Properties* - The subject property is located in the northeastern ¼ of the northeastern ¼ of Section 33 and the northwestern ¼ of the northwestern ¼ of Section 34 in the City of Portland (T. 3N., R 5W.), Ionia County, Michigan. The subject property is situated south of the Looking Glass River and north of Warren, Lincoln, and Grant Streets. It consists of two irregularly shaped parcels comprising approximately 4.3 acres. The Alfred E. Buchner Declaration of Trust is the current owner and manager of the subject property, which is currently unoccupied. The subject property currently consists of two adjoining parcels, Parcel ID No: 34-300-200-000-240-00 and 34-300-034-000-480-00.

The southern portion of the subject property contained several structures associated with the former Portland Co-op from at least 1906 until the last structure was razed in 1996. A coal shed was formerly located on the eastern portion of the southern parcel. In addition, a railroad spur was present along the northern boundary of the southern parcel from at least 1906 until the mid 1970s. Identified occupants of the subject property during that time include: O.C. Allen Elevator Company, and Portland Elevator Company.

The northern portion of the subject property was largely undeveloped with the exception of an unidentified structure between 1961 and 1978. Currently this parcel consists of dense vegetation.

A legal description of each Property is included in Appendix A. Location maps and a boundary map of each property are Figures 1 through 9. The properties are included in this plan to reimburse Ionia County for eligible expenses incurred on each property, to make future developers and owners eligible for the reimbursement of additional BEA and due care expenses that may be incurred, and to make future developers eligible for a Michigan Business Tax Credit. This plan will need to be amended to reimburse developers for the costs of additional Eligible Activities.

Each of the parcels included in this Plan is currently zoned for commercial use and new commercial uses are expected. However, this does not in any way restrict the nature of a new use of the property.

B. Basis of Eligibility (Sec. 13(1)(h) and Sec. 2(n))

The Properties are "Eligible Property" as defined by Act 381 because they were used or are currently used for commercial, industrial, or residential purposes and meet the definition of a "facility" as defined by Act 381. Under Part 201, a "facility" is defined as "any area, place, or property where a hazardous substance in excess of the concentrations which satisfy the requirements of Section 20120a(1)(a) has been released, deposited, disposed of, or otherwise comes to be located," M.C.L. § 324.20101(1)(o). A "release" is defined to include "spilling" or "leaking" of a hazardous substance into the environment. In addition, a "release" includes the abandonment of containers or other closed receptacles containing hazardous substances, M.C.L. § 324.20101(1)(bb).

Criteria that qualify each property as a facility are stated below.

1. *Former Gibson Site, 100 East Main Street, Belding, Michigan*

According to MDEQ file information reviewed by AKT Peerless for the subject property, White Consolidated Industries is currently performing groundwater monitoring activities at the subject property. Soil laboratory analytical results from 1991 indicated the presence of TCE, tetrachloroethylene (PCE), and 1,1,1 trichloroethane (TCA).

Laboratory results from sampling in July 2005 indicated the presence of vinyl chloride, tetrachloroethylene (PCE), trichloroethylene (TCE), 1,1 dichloroethylene (DCE), 1,2 DCE, 1,1 dichloroethane (DCA), and 1,2 DCA in groundwater samples.

2. *Breimeyer Chevrolet, 201 South Bridge Street, Belding, Michigan*

The laboratory analytical results from soil samples collected by AKT Peerless at the subject property exhibited concentrations of benzene, ethylbenzene, tetrachloroethylene, 1,2,4 trimethylbenzene, xylenes, benzo(b)fluoranthene, benzo(a)pyrene, fluoranthene, and phenanthrene exceeding current Part 201 Residential and Commercial I Generic Cleanup Criteria and Industrial/Commercial II, III, and IV Drinking Water Criteria.

The laboratory analytical results from groundwater samples collected by AKT Peerless at the subject property exhibited concentrations of benzene, ethylbenzene, naphthalene, toluene, 1,2,4 trimethylbenzene, 1,3,5 trimethylbenzene, xylenes, acenaphthene, fluorene, phenanthrene, 2-methylnaphthalene, arsenic, barium, cadmium, chromium (total), lead, and selenium exceeding current Part 201 Residential and Commercial I Generic Cleanup Criteria.

3. *Bargain Corner, 200 South Bridge Street, Belding, Michigan*

The laboratory analytical results from soil samples collected by AKT Peerless at the subject property exhibited concentrations of n-butylbenzene, naphthalene, tetrachloroethylene, 1,2,3-trimethylbenzene, 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene exceeding current Part 201 Residential and Commercial I Generic Cleanup Criteria.

The laboratory analytical results from groundwater samples collected by AKT Peerless at the subject property exhibited concentrations of 1,2,3-trimethylbenzene, 1,2,4-trimethylbenzene, and 1,3,5-trimethylbenzene exceeding current Part 201 Residential and Commercial I Generic Cleanup Criteria.

4. *Ionia Guppers, 228 Dexter Street, Ionia, Michigan*

The laboratory analytical results from soil samples collected by AKT Peerless at the subject property exhibited concentrations of naphthalene, benzo(a)pyrene, fluoranthene, phenanthrene, arsenic, lead, mercury, and selenium exceeding current Part 201 Residential and Commercial I Generic Cleanup Criteria.

The laboratory analytical results from groundwater samples collected by AKT Peerless at the subject property exhibited concentrations of silver, and lead exceeding current Part 201 Residential and Commercial I Generic Cleanup Criteria.

5. *Stowell Property, 1135 Fourth Avenue, Lake Odessa, Michigan*

The laboratory analytical results from soil samples collected by AKT Peerless at the subject property exhibited concentrations of tetrachloroethylene (PCE), xylenes, and lead exceeding current Part 201 Residential and Commercial I Generic Cleanup Criteria.

The laboratory analytical results from groundwater samples collected by AKT Peerless at the subject property exhibited concentrations of PCE, chromium, and mercury exceeding current Part 201 Residential and Commercial I Generic Cleanup Criteria.

6. *Former Speedway, 1400 Jordan Lake Street, Lake Odessa, Michigan*

The laboratory analytical results from an August 2007 Final Assessment Report for the subject property indicated concentrations of benzene, ethylbenzene, xylenes, trimethylbenzenes, and naphthalene exceeding current Part 201 Residential and Commercial I Generic Cleanup Criteria in soil.

The laboratory analytical results from groundwater samples indicated concentrations of benzene, ethylbenzene, xylenes, TMBs, and naphthalene exceeding current Part 201 Residential and Commercial Generic Cleanup Criteria.

7. *Former Chrysler Plant, 117-123 Edwards Street, Lyons, Michigan*

The laboratory analytical results from soil samples collected by AKT Peerless at the subject property exhibited concentrations of benzene, n-butylbenzene, 1,1-dichloroethane, ethylbenzene, naphthalene, tetrachloroethylene, 1,2,3-trimethylbenzene, 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, vinyl chloride, xylenes, acenaphthene, fluorine, 2-methylnaphthalene, phenanthrene, arsenic, lead, mercury, selenium, and silver exceeding current Part 201 Residential and Commercial I Generic Cleanup Criteria.

The laboratory analytical results from groundwater samples collected by AKT Peerless at the subject property exhibited concentrations of ethylbenzene, naphthalene, tetrachloroethylene, trichloroethylene, 1,2,3-trimethylbenzene, 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, vinyl chloride, xylenes, acenaphthene, fluorine, 2-methylnaphthalene, phenanthrene, arsenic, lead, and silver exceeding current Part 201 Residential and Commercial I Generic Cleanup Criteria.

8. *Buchner Properties, 239 Warren Street and 3 N of RRD at Post Office and South of Looking Glass River, Portland, Michigan*

The laboratory analytical results from soil samples collected by AKT Peerless at the subject property exhibited concentrations of benzene, ethylbenzene, naphthalene, toluene, 1,2,4 trimethylbenzene, 1,3,5 trimethylbenzene, xylenes, fluorene, 2-methylnaphthalene, phenanthrene, arsenic, mercury, and selenium exceeding current Part 201 Residential and Commercial I Generic Cleanup Criteria.

The laboratory analytical results from groundwater samples collected by AKT Peerless at the subject property exhibited concentrations of benzene, ethylbenzene, naphthalene, 1,2,4 trimethylbenzene, xylenes, fluorene, 2-methylnaphthalene, and phenanthrene exceeding current Part 201 Residential and Commercial I Generic Cleanup Criteria.

Based on laboratory analytical results, each of the parcels located in Ionia County, Michigan meet the definition of a *facility*, as defined in Part 201 of the NREPA, Michigan Public Act (PA) 451, as amended.

Description of Costs to be Paid for With Tax Increment Revenues and Summary of Eligible Activities

Ionia County has incurred Eligible Activities costs for BEA and due care activities on eight Eligible Properties in five communities. These costs will be reimbursed in whole or in part, depending on the nature of any development activities on the Eligible Properties over the 15 years of this plan.

This Plan constitutes a public purpose by providing new opportunities for development, the potential for new tax revenues, new jobs and stimulation of the Ionia County economy. The cost of the Eligible Activities is reasonable in light of the resulting benefit and the necessity to facilitate redevelopment. The estimated cost of the Eligible Activities is shown in the table below. These costs were incurred prior to the approval of the brownfield plan by the Ionia County Board of Commissioners. Due to legislative amendments to Act 381 at the end of 2007, these costs do not need to be charged as administrative costs of the Brownfield Redevelopment Authority.

TABLE 1
ESTIMATED COST OF ELIGIBLE ACTIVITIES

ELIGIBLE PROPERTY	ELIGIBLE ACTIVITIES COSTS
1. Belding Business Center, Belding (Phase I ESA)	\$3,000.00
2. Former Breimeyer Chevrolet, Belding. (Phase I and Phase II ESA, BEA, Asbestos Survey, UST Removal)	\$40,538.19
3. Bargain Corner, Belding (Phase I & Phase II ESA)	\$18,142.18
4. Ionia Guppers, Ionia (Phase I & II ESA)	\$23,641.63
5. Stowell Property, Lake Odessa (Phase I & Phase II ESA)	\$35,242.97
6. Former Speedway, Lake Odessa (Phase I ESA)	\$1,700.00
7. Former Chrysler Plant, Lyons (Phase I & Phase II ESA)	\$40,530.61
8. Al Buchner Properties, Portland (Phase I & Phase II ESA)	\$17,875.22
TOTAL	\$180,670.80

The costs listed in the table above have been incurred under the Ionia County EPA Brownfields Assessment Grant. If necessary, this Plan may be amended to add or delete Eligible Activities and the estimated cost of each.

3.2 ESTIMATE OF CAPTURED TAXABLE VALUE AND TAX INCREMENT REVENUES (MCL 125.2663(1)(C))

The maximum cost of the Eligible Activities to be reimbursed through the capture of tax increment revenue totals \$180,670.80, as set forth above for each Eligible Property.

Tax capture will extend for 15 years only under this plan. The Authority estimates that it will capture the 2010 through 2024 tax increment revenues generated by the increase in taxable value that result from the Properties and any new developments that take place on them.

In the absence of new development or the uncapping of property taxable values due to sale of the property, the estimated tax increment revenue under the plan is presented below.

TABLE 2

ESTIMATED TAX INCREMENT REVENUE CAPTURED BY THE AUTHORITY

Year	Incremental Taxable Value	Tax Increment Revenue
2010	10,444.78	\$48.87
2011	10,653.68	\$49.85
2012	10,866.75	\$50.85
2013	11,084.08	\$51.86
2014	11,305.77	\$52.90
2015	11,531.88	\$53.96
2016	11,762.52	\$55.04
2017	11,997.77	\$56.14
2018	12,237.72	\$57.26
2019	12,482.48	\$58.41
2020	12,732.13	\$59.57
2021	12,986.77	\$60.77
2022	13,246.51	\$61.98
2023	13,511.44	\$63.22
2024	13,781.67	\$64.48
TOTAL		\$845.15

The captured incremental taxable value and associated tax increment revenue will be based on the actual increased taxable value from all taxable improvements on the Property and the actual millage rates levied by the various taxing jurisdictions during each year of the plan. See

Attachment 1 to this Plan for the projected impact on each taxing jurisdiction for the Eligible Properties included in this Plan.

3.3 METHOD OF FINANCING AND DESCRIPTION OF ADVANCES BY THE MUNICIPALITY MCL 125.2663(1)(D)

The plan was financed by the Ionia County EPA Brownfields Assessment Grant.

3.4 MAXIMUM AMOUNT OF NOTE OR BONDED INDEBTEDNESS (MCL 125.2663(1)(E))

No note or bonded indebtedness is authorized under this plan.

3.5 DURATION OF BROWNFIELD PLAN (MCL 125.2663(1)(F))

The capture of tax increment revenue will commence on January 1, 2010 and will include the capture of all eligible taxes levied after said date. The plan, including the ability of the Authority to capture tax increment revenue, will remain in effect for 15 years from 2010 through Dec. 31, 2024.

3.6 ESTIMATED IMPACT OF TAX INCREMENT FINANCING ON REVENUES OF TAXING JURISDICTIONS (MCL 125.2663(1)(G))

The following table presents a summary of the tax increment revenues, generated by the taxing jurisdictions, whose millage is subject to capture by the Authority under this Plan.

TAXES CAPTURED BY TAXING JURISDICTION

Taxing Jurisdiction	Total
Ionia County	3.04
City of Portland	6.99
District Library	27.21
Intermediate School District	807.90
TOTAL	\$845.15

Additional information related to the impact of tax increment financing on the various taxing jurisdictions is presented in Attachment 1. In addition, to the extent approved by the Michigan Department of Environmental Quality or the Michigan Economic Growth Authority, this Plan may authorize the capture of school tax increments for Eligible Activities identified at Eligible Properties.

3.7 LEGAL DESCRIPTION, PROPERTY MAP AND PERSONAL PROPERTY (MCL 125.2663(1)(H))

A legal description of each Property is provided in Appendix A, Location Maps are provided as Figure 1a-1h, and maps showing the various property boundaries are provided as Figures 2-9. The value of Personal Property associated with the new development is included in this Plan for the purpose of calculating incremental taxable value and tax increment revenue. Furthermore, Personal Property is included as part of the Eligible Property, and the value of the Personal Property is considered an Eligible Investment for the purpose of calculating the amount of the Brownfield Redevelopment Michigan Business Tax Credit when these properties develop.

3.8 ESTIMATES OF RESIDENTS AND DISPLACEMENT OF FAMILIES (MCL 125.2663(1)(I))

No persons reside on the Property to which this Plan applies, and no families will be displaced.

3.9 PLAN FOR RELOCATION OF DISPLACED PERSONS (MCL 125.2663(1)(J))

No persons reside on the Property to which this Plan applies, and no families will be displaced.

3.10 PROVISIONS FOR RELOCATION COSTS (MCL 125.2663(1)(K))

No persons reside on the Eligible Property to which this Plan applies, and no families will be displaced.

3.11 STRATEGY FOR COMPLIANCE WITH MICHIGAN'S RELOCATION ASSISTANCE LAW MCL 125.2663(1) (L)

No persons reside on the Eligible Property to which this Plan applies, and, therefore, compliance with Act No. 227 of the Public Acts of 1972, being Sections 213.321 to 213.332 of the Michigan Compiled Laws is not necessary.

3.12 DESCRIPTION OF PROPOSED USE OF LOCAL SITE REMEDIATION REVOLVING FUND MCL 125.2663(1)(M)

No tax increment revenue will be deposited in the Authority's Local Site Remediation Revolving Fund. In the final year of the plan, tax increment revenues in excess of the amount needed to reimburse Eligible Activities will be returned to the taxing jurisdictions.

3.13 OTHER MATERIAL THAT THE AUTHORITY OR GOVERNING BODY CONSIDERS PERTINENT

None

APPENDIX A

Legal Descriptions

FIGURES

ATTACHMENT 1

Tax Increment Financing Table