

I. GENERAL INTRODUCTION AND PURPOSE

In order to promote the revitalization of environmentally distressed areas within the boundaries of Ionia County, the County established the Ionia County Brownfield Redevelopment Authority (“ICBRA” or the “Authority”) pursuant to Michigan Public Act No. 381 of the Public Acts of 1996, as amended, which is known as the “Brownfield Redevelopment Financing Act” (“Act”).

The primary purpose of the Brownfield Plan (“Plan”) is to promote the redevelopment of and private investment in environmentally impacted properties that are identified in the Brownfield Plan. Inclusion of property within the Plan can facilitate financing of environmental response and other eligible activities at eligible properties, and may also provide tax incentives to eligible taxpayers willing to invest in revitalization of environmentally impacted sites, commonly referred to as “Brownfields”. By facilitating redevelopment of brownfield properties, the Plan is intended to promote economic growth for the benefit of the residents of the County and all taxing units located within and benefited by the Authority.

The Plan is intended to be a living document, which can be modified or amended as necessary to achieve the purposes of the Act. It is specifically anticipated that properties will be continually added to the Plan as new brownfield projects are identified. The Plan contains general provisions that apply to the Plan as a whole, and the site specific information for each property included in the Plan. The applicable sections of the Act are noted throughout the Plan for reference purposes.

This Brownfield Plan contains the information required by Section 13(1) of the Act. Additional information is available from the County.

II. GENERAL PROVISIONS OF THE PLAN

A. Costs of the Brownfield Plan (Section 13(1)(d))

Any site-specific costs of implementing the Plan are described in the site-specific section of the Plan. Site-specific sources of funding may include tax increment financing revenue generated from new development on eligible brownfield properties, state and federal grant or loan funds, and/or private parties. Where private parties finance the costs of eligible activities under the Plan, tax increment revenues may be used to reimburse the private parties.

The Authority may pay with eligible tax increment revenues collected pursuant to the Plan for administrative costs and all of the things necessary or convenient to achieve the objectives and purposes of the Authority including, but not limited to: i) the cost of financial tracking and auditing the funds of the Authority, ii) costs for amending and/or updating the Plan, including legal fees, and iii) costs for Plan implementation.

B. Maximum Amount of Note or Bonded Indebtedness (Section 13(1)(e))

While the Authority does not intend at this time to incur debt through the issuance of bonds, some debt may be incurred by the County or ICBRA on a site-specific basis. Please refer to the site-specific section of the Plan for details on any debt to be incurred by the County or Authority. The Authority may enter into agreements with the property owners/developers of the properties included in the Plan to reimburse them for the costs of eligible activities undertaken pursuant to the Plan, to be reimbursed by the Authority as the tax increments are collected by the County. The maximum amount of debt for the eligible activities identified in the Plan, excluding cost of issuance, is anticipated to be equal to the costs of eligible activities identified in the Plan.

C. Duration of the Brownfield Plan (Section 13(1)(f))

The duration of site specific plans for eligible activities on eligible property shall be a period of time recommended by the ICBRA with a final approval from the County Board of Commissioners not to exceed 30 years which is the maximum by state law. Such duration will usually reflect the total amount of tax increment revenues necessary to capture the sum of the costs permitted to be funded with tax increment revenues under the Plan for the eligible property and five (5) years thereafter to fund the local site remediation revolving fund.

The total costs of eligible activities may include the cost of principal and interest on any note or obligation issued by the Authority to pay for the costs of eligible activities, the reasonable costs of developing and preparing brownfield plans and work plans, the actual costs of the Michigan Department of Natural Resources and Environment and/or Michigan Economic Growth Authority review of the work plan, and implementation of the eligible activities.

D. Local Site Remediation Revolving Fund (Section 8; Section 13(1)(m))

It is the Authority's intent to establish a Local Site Remediation Revolving Fund ("Fund"). The Fund will consist of tax increment revenues that

exceed the costs of eligible activities incurred on an eligible property, as specified in Section 13(5) of the Act. Section 13(5) authorizes the capture of tax increment revenue from an eligible property for up to 5 years after the time that capture is required for the purposes of paying the costs of eligible activities identified in the Plan. It is the intention of the Authority to continue to capture tax increment revenues for 5 years after eligible activities are funded from those properties identified for tax capture in the Plan. The amount of school operating taxes captured for the Fund will be limited to the amount of school operating taxes captured for eligible activities under the Plan. It may also include funds appropriated or otherwise made available from public or private sources.

The Fund may be used to reimburse the Authority, the County, and the private parties for the costs of eligible activities at eligible properties and other costs as permitted by the Act. It may also be used for eligible activities on eligible properties for which there is no ability to capture tax increment revenues. The establishment of this Fund will provide additional flexibility to the Authority in facilitating redevelopment of brownfield properties by providing another source of financing for necessary eligible activities.

III. AREA OF ELIGIBILITY

The County Board of Commissioners has determined that the entire County shall be included as the area in which projects may be designated for inclusion within the Brownfield Plan.

IV. INCENTIVES AND TOOLS AVAILABLE TO PROJECTS INCLUDED IN BROWNFIELD PLAN.

A variety of economic development incentives and assistance programs are available to redevelopment projects within the County. The three programs that require inclusion within the Brownfield Plan are the Michigan Business Tax Credit, Tax Increment Financing, and the Local Site Remediation Revolving Fund.

1. Michigan Business Tax (MBT) Credit.

By inclusion within the County's Brownfield Plan, a project becomes eligible for a Michigan Business Tax credit; that is, a financial credit against the Michigan Business Tax that a business may pay. This can be a significant financial incentive for developers and investors of eligible property.

2. Tax Increment Financing (TIF).

On a case-by-case basis, the County will consider the use of Tax Increment Financing to capture a portion of or all increases in property tax revenues on eligible property to pay or assist in paying costs of eligible activities through a reimbursement plan agreed to for each project. The Authority may capture available property tax revenues from “non-school” taxing jurisdictions and, with State (MDNRE/MEDC) approval of a project work plan, “school” taxing jurisdictions. The TIF may only be used to reimburse the costs of eligible project activities that are included within the approved Brownfield Plan.

3. Local Site Remediation Revolving Fund (LSRRF).

The Authority may establish a Local Site Remediation Revolving Fund financed through excess TIF capture for up to five (5) years to address eligible activities on other eligible property.

C. Criteria for Projects Included in Brownfield Plan.

1. Eligible Property.

A site must qualify as a facility, as defined by Public Act 451 of 2000 (see below), or be directly adjacent to such a site and part of an overall development plan which includes the adjacent facility.

- a. “facility”: Means “any area, place, or property where a hazardous substance in excess of the (specified) concentrations... has been released, deposited, disposed of, or otherwise comes to be located” as defined in section 20101 of the natural resources and environmental protection act, 1994 PA 451, MCL 324.20101.

2. Eligible Activity or Activities.

Means one or more of the following:

- a. Baseline environmental assessment activities.
- b. Due care activities, meaning those response activities identified as part of a brownfield plan that are necessary to allow the owner or operator of an eligible property in the plan to comply with the requirements of section 20107a of the Natural Resources and Environmental Protection Act, 1994 PA 451, MCL 324.20107a.

- c. Additional response activities, as defined in section 20101 of the natural resources and environmental protection act, 1994 PA 451, MCL 324.20101.

3. Eligibility Criteria for Michigan Business Tax Credit and Tax Increment Financing.

In evaluating applications for inclusion in the Brownfield Plan, proposed projects will be reviewed in accordance with the eligibility criteria for the Michigan business tax credit and tax increment financing.

4. Demonstrate Long-Term Benefit to County

In evaluating applications, the Authority and County Board of Commissioners will consider the following goals and objectives, intended to be applied equally in the review of applications from both local and out-of-town applicants. All proposals will be considered. A project does not necessarily need to meet all of the following criteria.

- a. Project allows a business to be located within the county, expand in the county, retain a significant number of jobs, and/or will add sustainable, quality jobs.
- b. The project will expand the County's tax base.
- c. The County determines that a good public purpose would be served, including but not limited to the following:
 - i. Promote diversification of Ionia County's present industrial and/or commercial base in order to lessen the impact of unemployment in the County during recessionary times;
 - ii. Upgrade the County's current labor force by promoting more skilled or technically oriented jobs within the County
 - iii. The project will increase the County's average income level through the promotion of higher paying jobs;
 - iv. The project provides growth and will provide economic stimulus to other private sectors,

especially supportive facilities; and

- v. Project is consistent with a redevelopment plan and/or project enhances the County's investment in related brownfield projects.
 - d. Amount of property tax to be generated relative to property taxes abated.
 - e. Amount of investment in buildings and equipment.
 - f. Amount of exemption or abatement or reduction on property or personal property taxes to be requested by applicant.
 - g. Strength of business plan, financial commitments, architectural plans, and market analysis for the re-use of vacant properties or structures.
 - h. Strength of references.
5. Consistent with County and Local Units of Government Policies.

In order for a proposed project to be included within the Brownfield Plan, the Authority and County Board of Commissioners must determine that the proposed project is consistent and compatible with the local units of government Master Plan. This may include, but is not limited to, the following:

- a. The development of the proposed facilities will complement the County's and local units of government land use and environmental objectives.
 - b. Project includes other investment in neighborhood revitalization; is located in a targeted redevelopment area; involves improvement of public infrastructure; or utilizes other public or private financing tools to maximize redevelopment benefits.
 - c. The proposed facilities will be compatible with the County's present and future requirements for County services; such as roads, utilities, and public safety.
6. Additional Evaluation Factors.

In addition to items described above, Authority staff and/or ICBRA, in formulating a recommendation to the County Board of Commissioners

about the inclusion of a property in the Brownfield Plan, will consider and evaluate the factors below.

- a. All applicants must comply with the following County ordinances and policies:
 - i. The applicant meets current financial obligations to local units of government and is not delinquent with any real and personal property taxes, fees, assessments, liens or other charges;
 - iii. The applicant is currently in compliance with applicable local unit of government ordinances and other statutory provisions, or has received approval of a plan designed to bring the company into compliance with said ordinances or statutory provisions; and
- b. The applicant has no record of loan loss with the county.
- c. The applicant has not contributed to, exacerbated, nor is responsible for any environmental contamination on the subject site.
- d. The applicant demonstrates a program of overall community awareness and responsibility.

7. Community Fiscal Impact.

It is anticipated that there may be a significant number of opportunities for the use of tools provided for in the Brownfield Plan. In order that the County and Authority may exercise care in the commitment of County resources, the Authority and County Board of Commissioners may look at the number of projects already included in the Plan, the specific commitments associated with those projects, and the projected overall impacts on the County's financial status of those projects in evaluating impacts of additional proposed projects.

8. Discretion of the County.

The above mentioned criteria are not intended to be exhaustive. The Authority and County Board of Commissioners reserve the discretion to consider additional goals and criteria which are intended or set forth under the goals and policies of Act 381 of the Public Acts of 1996, as amended by Public Act 451 of 2000, or which are consistent with the general health, safety, and welfare of the County.

D. Process for Determining Inclusion of Projects within Brownfield Plan.

1. Applicants requesting inclusion of a project within the Brownfield Plan must submit two (2) copies as well as an electronic copy of the completed Initial Information Package as provided by the County in Appendix A.

If the Authority determines that the project described in the Initial Information Package meets the criteria to be an eligible project, then the applicant will need to submit a complete Project Plan Amendment along with the Final Application Fee as noted in the Fee Schedule adopted by the Board.

This Final Application Fee covers the cost of including the project within the Brownfield Plan and the processing of one application in conjunction with that project. It is also possible that there may be additional application and legal fees outlined in the Fee Schedule.

2. The Initial Information Package and Project Plan Amendment must be submitted and approved prior to the start of construction in order for the site to be included in the Brownfield Plan

3. Project developers will initially be requested to submit an Initial Information Package that can be found in Appendix A.

Upon review by Authority staff, an initial determination of eligibility will be made. The applicant/project developer will then be required to submit a complete Project Plan Amendment to include information as described in the template attached in Appendix B.

4. Applications, including both the Initial Information Package and Project Plan Amendment, will be reviewed by Authority staff, with a report and/or recommendation being forwarded to the Authority for its consideration. Once the Project Plan Amendment has been approved by the Authority, the Project Plan Amendment will be forwarded to the Ionia County Board of Commissioners for consideration. The County Board of Commissioners will hold a public hearing, with notice of said meeting in accordance with Act 381. All taxing units must be notified of the projected impact of the project and, along with any member of the public, have the opportunity to comment. The County Board of Commissioners approval of an amended Brownfield Plan integrating the proposed project plan creates an “eligible property” under State legislation.

5. Applicants shall be responsible for reimbursing the Authority/County for any specialized legal expenses incurred in formalizing a development agreement or other contractual work required to include a project/site in the Brownfield Plan. A not to exceed cost will be determined following application review.

6. A development agreement between the applicant and the Authority, in a form generally used by the Authority, will be required. The agreement will outline the roles and responsibilities of the developer and the Authority in the implementation of the project plan, and shall contain enforceable provisions for non-compliance. The Authority may require that an applicant obtain a performance bond tied to the provisions of the development agreement.

E. Fee Schedule

The ICBRA may adopt a fee schedule for the Initial Information Package and Project Plan Amendment.

F. General Definitions

Definitions are as outlined in the applicable statutes within The Michigan Compiled Laws (MCL) and The Michigan Compiled Laws Annotated (MCLA).

Appendix A: Initial Information Package

(See attached form or click on weblink)

Appendix B: Project Plan Amendment

Brownfield Plan Template

A. Legal Description, Property Map, Statement of Qualifying Characteristics and Personal Property.

A legal description of each parcel of eligible property to which the plan applies, a map showing the location and dimensions of each eligible property, a statement of the characteristics that qualify the property as eligible property, and a statement of whether personal property is included as part of the eligible property. MCLA 125.2663(1)(h)

[Include a legal description of the property, a map of the property and whether or not there is any personal property included as part of the eligible property.]

B. Overview of Project

[Describe the project including the amount of private investment to be made, eligible activities anticipated to be undertaken, number of jobs created and retrained, a summary of known environmental contamination and the ways in which the developer plans to work with the Authority (i.e., using the SBT credits and tax increment financing to pay for eligible activities).]

C. A brief Summary of Eligible Activities.

A brief summary of the eligible activities that are proposed for each eligible property. MCLA 125.2663(1)(b)

[Describe the eligible activities that are to be paid with tax increment revenues.]

D. Description of Costs to Be Paid for With Tax Increment Revenues.

A description of the costs of the plan intended to be paid for with the tax increment revenues. MCLA 125.2663(1)(a)

[Describe the costs to be paid with tax increment revenues, including costs incurred by the developer, plus the financing and administrative costs to be incurred by the Authority. These costs should also appear in table form (Schedule 1).]

E. Estimate of Captured Taxable Value and Tax Increment Revenues.

An estimate of the captured taxable value and tax increment revenues for each year of the plan from each parcel of eligible property and in aggregate. The Plan may provide for the use of part or all of the captured taxable value, including deposits in the local site remediation revolving fund, but the portion intended to be used shall be clearly stated in The Plan. The Plan shall not provide either for an exclusion from captured taxable value of a portion of the captured taxable value or for an exclusion of the tax levy of 1 or more taxing jurisdictions unless the tax levy is excluded from tax increment revenues in Section 2(cc) of the statute, or unless the tax levy is excluded from capture under Section 15. MCLA 125.2663(1)(c)

[The estimated captured taxable value for this development by

year and in aggregate should be depicted in tabular form (Schedule 2). Captured taxable values are determined using the estimated taxable values for the developer's investment (Schedule 3). The estimated current taxable value and initial taxable value, by year and in aggregate, for each taxing jurisdiction should be depicted in tabular form (Schedules 4 and 5, respectively).]

[The estimated tax increment revenues generated, by year and in aggregate, for each taxing jurisdiction should be depicted in tabular form (schedule 6).]

[The estimated amount of deposits of excess tax increment revenues into the Authority's Local Site Remediation Revolving Fund, by year and in aggregate, should be depicted in tabular form (Schedule 7).]

F. Method of Financing and Description of Advances by the County, if any.

The method by which the costs of the plan will be financed, including a description of any advances made or anticipated to be made for the costs of the plan from the municipality. MCLA 125.2663(1)(d)

[Describe how the eligible activities described previously will be financed. If the developer will be financing these eligible costs, a method and agreement for reimbursement to the developer by the Authority may be considered (Schedule 8). If school taxes are to be captured, according to an approved DNRE work plan, the split between school and non school taxes captured should be depicted in tabular form (Schedule 9).]

E. Maximum Amount of Note or Bonded Indebtedness.

The maximum amount of note or bonded indebtedness to be incurred, if any. MCLA 125.2663(1)(e)

[Enter the maximum amount of a note or bonded indebtedness for the development.]

G. Duration of Brownfield Plan.

The duration of the Brownfield Plan, which shall not exceed the lesser of the period authorized under Subsections (4) and (5) of the statute or 30 years from the beginning date of the capture of tax increment revenues. MCLA 125.2663(1)(f)

[If tax increment financing is to be used to reimburse for eligible activities, the Plan may remain in effect for as many years as is required to fully reimburse for all eligible costs, including the cost of capital, plus to make deposits of the maximum amount of excess tax increment revenues allowed by the Act into the Authority's Local Site remediation Revolving Fund (estimated to be in excess of 30 years), or 30 years, whichever is less.]

H. 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 in which the eligible property is located. MCLA 125.2663(l)(g)

[Describe, in tabular form, the amount of tax increment revenues captured by the Authority for this development for each taxing jurisdiction (Schedule 6).]

I. Estimates of Residents and Displacement of Families.

Estimates of the number of persons residing on each eligible property to which the Plan applies and the number of families and individuals to be displaced. If occupied residences are designated for acquisition and clearance by the authority, the Plan shall include a demographic survey of the persons to be displaced, a statistical description of the housing supply in the community, including the number of private and public units in existence or under construction, the condition of those in existence, the number of owner-occupied and renter-occupied units, the annual rate of turnover of the various types of housing and the range of rents and sale prices, an estimate of the total demand for housing in the community, and the estimated capacity of private and public housing available to displaced families and individuals. MCLA 125.2663(1)(i)

[List the estimates of the number of persons residing on each eligible property to which the Plan applies, the number of families to be displaced and provide a demographic survey and information regarding housing in the community.]

J. Plan for Relocation of Displaced Persons.

A plan for establishing priority for the relocation of persons displaced by implementation of the Plan. MCLA 125.2663(1)(j)

[Include a plan for relocation of displaced persons.]

K. Provisions for Relocation Costs.

Provision for the costs of relocating persons displaced by implementation of the Plan, and financial assistance and reimbursement of expenses, including litigation expenses and expenses incident to the transfer of title, in accordance with the standards and provisions of the uniform relocation assistance and real property acquisition policies act of 1970, Public Law 91-646, 84 Stat. 1894. MCLA 125.2663(1)(k)

[Describe provisions for the costs of relocating persons displaced by the implementation of the Plan.]

L. Strategy for Compliance with Michigan's Relocation Assistance Law.

A strategy for compliance with Act No. 227 of the Public Acts of 1972, being Sections 213.321 to 213.332 of the Michigan Compiled Laws. MCLA 125.2663(1)(l)

[Include a strategy for compliance with Act No. 227 of the Public Acts of 1972, being Sections 213,321 to 213.332 of the Michigan Compiled Laws.]

M. Description of Proposed Use of Local Site Remediation Revolving Fund.

A description of proposed use of the local site remediation revolving fund. MCLA 125.2663(1)(m)

[Describe the proposed use of the proceeds of the Authority's Local Site Remediation Revolving Fund.]

The proceeds of the Brownfield Redevelopment Authority's Local Site Remediation Revolving Fund will be used in accordance with the Act. The Authority currently anticipates using the fund to pay eligible activity costs at other eligible properties included in the Plan, including, but not limited to the properties included in the Plan, as well as other eligible properties which may be included in the plan as amended in the future.

N. Other Material that the Authority or Governing Body Considers

Pertinent.

Other material that the Authority or governing body considers pertinent: MCLA 125.2663(1)(n)

[State if any other material is required by the Authority or governing body to be included in the Plan.]

Attachments to Specific Projects (if not incorporated in the narrative portion of the Plan).

[Legal Description and Map of the Property Described in Section III (G) of the Plan.]

[Statement of Characteristics that Qualify the Property as an Eligible Property.]

List of Schedules (the developer may combine the information into fewer schedules provided that all information is included)

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| Schedule 1 | Summary of Eligible Costs |
| Schedule 2 | Estimated Captured Taxable Values |
| Schedule 3 | Investment Schedule and projected Taxable Values |
| Schedule 4 | Estimated Current Taxable Values for Each Capturable Taxing Jurisdiction |
| Schedule 5 | Initial Taxable Values for Each Capturable Taxing Jurisdiction |
| Schedule 6 | Estimated Tax Increment Revenues Captured by Each Capturable Taxing Jurisdiction |
| Schedule 7 | Authority's Local Remediation Revolving Fund Deposits |
| Schedule 8 | Reimbursement Schedule |
| Schedule 9 | School and Nonschool Operating Taxes |