



**Amended Brownfield Plan
DLP Marquette General Replacement Hospital
City of Marquette, Marquette County, Michigan**

Original: October 2014

First Amendment: August 2017

Second Amendment: March 2021

**Approved by Marquette
Brownfield Redevelopment Authority: ~~July 27, 2017~~ February 18, 2021**

Public Hearing: ~~August 28, 2017~~ March 22, 2021

**Approved by Marquette City
Commission: ~~August 28, 2017~~ March 22, 2021**

**Brownfield Plan
DLP Marquette General Replacement Hospital
Marquette, Michigan**

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PROJECT SUMMARY

DLP Marquette General Hospital and the City of Marquette are collaborating in the redevelopment of former Soo Line Roundhouse / Marquette Municipal Service Center property for a new Replacement Hospital. The Roundhouse / MSC Site is approximately 37 acres situated within the boundaries of Marquette, Michigan located between W. Washington Street and U.S. Highway 41 and between South 7th Street and South McClellan Avenue. The Replacement Hospital ~~has not yet been designed, but is estimated to have been opened in April 2019 and~~ includes an acute-care hospital of approximately 516,000 square-feet, a Medical Office Building of approximately 160,000 square-feet and a parking deck ~~currently estimated to be between 500 and 750 spaces.~~

In addition to the Replacement Hospital, the development ~~will~~ also include relocation of the existing City Municipal Service Center, infrastructure improvements including a roundabout on the US 41 bypass, realignment of Baraga Street, intersection improvements at Seventh and W. Spring Streets, improvement to McClellan Avenue, public water, sewer and electrical infrastructure improvements to accommodate and facilitate the redevelopment.

The First Amendment increased the Non-Environmental Eligible Activity budget to the DLP Brownfield Plan for Infrastructure that directly benefits the Eligible Property. This ~~Second Amended Brownfield Plan~~ increases the Environmental and Non-Environmental Eligible Activity budget for Infrastructure that directly benefits the Eligible Property the development of the Beacon House on a parcel of the Eligible Property. Revenues to reimburse these additional costs will be derived from Local Brownfield Tax Increment Financing (TIF) revenues based on the increased incremental taxes generated by the additional private investment. The increase in Eligible Activity budget will be offset by equal reductions in interest due to lower actual public infrastructure bond interest rates or quicker than anticipated reimbursement due to higher than estimated private investment or equal reductions in the estimated capture for the Local Brownfield Revolving Fund. As a result, there is no net impact to taxing jurisdictions for the ~~these Amended~~ Brownfield Plan Amendments.

Project Name:	DLP Marquette General Replacement Hospital
Project Location:	The Eligible Property is located at the northwest corner of Baraga and Seventh Streets in Marquette, Michigan with the Parcel Identification Numbers 0240010, 0514071, 0130100. <u>The Beacon House property was split from the parent parcel with a Parcel Identification Number #0514075.</u>
Type of Eligible Property:	Part 201 Facility
Eligible Activities:	Baseline Environmental Assessment, Due Care, and Additional Response Activities, Lead and Asbestos Abatement, Demolition, Site Preparation, Infrastructure, Relocation of Public Facilities for Economic Development
Eligible Activity Costs: (excluding interest costs)	\$41,221,000 — <u>\$41,681,000</u>
Years to Complete	
Eligible Activities Payback:	<u>Private Eligible Activities 13 Years, Public Eligible Activity Bonds 20-21 Years</u> Local, 24 Years State
Estimated Investment:	\$170-350 million

Annual Tax Revenue**Before Project:** \$0**Estimated Annual Tax****Revenue in First Year****After Project Obligation:** \$5,330,580

AMENDED BROWNFIELD PLAN SECOND AMENDMENT**DLP MARQUETTE GENERAL REPLACEMENT HOSPITAL
CITY OF MARQUETTE, MARQUETTE COUNTY, MICHIGAN****MARQUETTE BROWNFIELD REDEVELOPMENT AUTHORITY****Introduction**

Act 381, P.A. 1996, as amended, was enacted to promote the revitalization, redevelopment and reuse of contaminated, tax-reverted, blighted, functionally obsolete or historically designated property through incentives adopted as part of a Brownfield Plan. The Brownfield Plan outlines the qualifications, costs, impacts, and incentives for the project.

The Brownfield Plan must be approved by the Brownfield Redevelopment Authority established under Act 381 and the governing body of the authority's municipality in order to take effect. The state must approve the Eligible Activities if state taxes are to be captured.

The Marquette City Commission established the Marquette Brownfield Redevelopment Authority under the procedures required under Act 381 on September 8, 1997 and certified by the State of Michigan on January 28, 1998.

The Brownfield Plan is for the Duke LifePoint Marquette General Replacement Hospital in the City of Marquette, Marquette County, Michigan, consistent with Act 381. The Brownfield Plan describes the public purpose and qualifying factors for determining the site as an Eligible Property, the Eligible Activities and estimated costs, the impacts of tax increment financing, and other project factors. The Brownfield Plan includes MDEQEGLE Environmental Eligible Activities and MSF Developmental/Non-Environmental Eligible Activities.

This ~~Amended~~ Brownfield Plan Second Amendment increases the Eligible Activity budget ~~for Infrastructure that directly benefits the Eligible Property to provide for Environmental and Non-Environmental Eligible Activities for the development of Beacon House and to reduce the Interest line item back to the original Brownfield Plan budget.~~ Revenues to reimburse these additional costs ~~for the Beacon House~~ will be derived from Local Brownfield Tax Increment Financing (TIF) revenues based on the increased incremental taxes generated by the additional private investment. The increase in Eligible Activity budget will be offset by equal reductions ~~in the estimated local capture for the Local~~

~~Brownfield Revolving Fund~~ in interest costs for Eligible Activities. As a result, there is no net impact to taxing jurisdictions for this Amended Brownfield Plan.

Public Purpose - MCL 125.2664(1):

The redevelopment of the former Soo Line Roundhouse and City Municipal Services Center into the DLP Marquette General Replacement Hospital ~~has resulted in is anticipated to include~~ over \$~~170-350~~ million of investment on underutilized contaminated property in downtown Marquette that currently generates no tax revenue. The hospital and medical facilities will provide jobs, increase tax base, stimulate additional private and public investment, and create a major regional medical center in downtown Marquette.

The project will significantly add to the local and state tax base. When completed, property taxes are estimated to total over **\$5.3 million** per year (following the retirement of Brownfield obligations) with over 47.5% of these revenues going to the State of Michigan and 52.5% to local taxing jurisdictions.

~~Currently, t~~The proposed Eligible Property ~~is was~~ publicly owned and generateds no property taxes.

Description of Project and Plan Costs - MCL 125.2663(1)(a):

The former Soo Line Roundhouse and City Municipal Services Center is a thirty-seven acre property comprised of three parcels owned by the City of Marquette, located at the northwest corner of Baraga and Seventh Streets in downtown Marquette. The City of Marquette and Duke LifePoint ~~are collaborating~~ collaborated in the redevelopment, with the acquisition of the City property by Duke LifePoint, relocation of the current City Municipal Services Center, and development of a 280 bed regional medical center and 160,000 square feet of medical offices to support the hospital and community.

The location of the new regional medical center in this location ~~will~~ continues transformational development in the western portion of downtown Marquette and is anticipated to spur significant spin-off development of adjacent properties of the West Washington Street corridor, an underutilized area of downtown Marquette.

The Project ~~will be developed in~~ includes four phases: The first phase ~~will be~~ was the relocation of the City Municipal Services Center, an Eligible Activity under Act 381. The City Municipal Services Center (MSC) includes the offices, facilities, and operations for the City's water, sewer, and streets

departments. The development of the regional medical center is not possible without the relocation of the MSC. The second phase ~~will be~~ the demolition of MSC and associated buildings, environmental remediation, and site preparation. The former Soo Line Roundhouse property is a Part 201 Facility, with significant and widespread contamination and unstable soils, and will require extensive work to address these site challenges. The third phase ~~will be~~ the development of a 516,000 square foot Replacement Hospital and an 80,000 square foot Medical Office Building, along with the road and infrastructure improvements needed for the Replacement Hospital. The fourth phase will be the development of a second medical office building of 80,000 square feet. When completed, the project will include over 600,000 square feet and represent over ~~\$170-~~350 million in private investment.

The ~~proposed~~ development includes ~~a~~ provision for a Commercial Redevelopment Act (Act 255, PA 1974) abatement of 50% of local taxes and the School Operating Tax for a period of twelve years, which is estimated to provide a local contribution of over \$11 million and State contribution of over \$7.5 million.

The project also includes a cooperative arrangement with Beacon House, which provides housing for those with family members in the hospital; ~~DLP has transferred to lease~~ approximately ~~two~~ 1.8 acres on the eastern portion of the property ~~to Hospitality House of Upper Peninsula~~ for ~~the construction of a new~~ Beacon House ~~to construct a new facility~~. While Beacon House is a non-profit entity and the ~~land and~~ facility will not be subject to property taxes, ~~the land will remain in DLP ownership and will be subject to property taxes~~. This area did not anticipate development, so there will ~~be no net~~ ~~effect~~ minimal effect on available Brownfield TIF revenues. Beacon House will incur Environmental and Non-Environmental Eligible Activity costs that are proposed to be reimbursement through this Brownfield Plan Second Amendment.

MDEQ-EGLE Environmental Eligible Activities include:

- Baseline Environmental Assessment Activities, including Phase I and Phase II Environmental Site Assessments, Baseline Environmental Assessment;
- Due Care Activities including additional investigation, Due Care Plan, installation of protective barriers, and removal of contaminated soil during development; and

- Additional Response Activities including evaluations, interim responses activities, and dial action.

MSF ~~Developmental~~ Non-Environmental Eligible Activities include:

- Lead and Asbestos Abatement
- Site and Building Demolition
- Site Preparation;
- Infrastructure, including road improvements, pedestrian facilities, and utility upgrades to serve the new development and adjacent properties; and
- Relocation of Public Facilities for Economic Development Purposes.

Other Eligible Activities include:

- Brownfield Plan and Act 381 Work Plan development and approval; and
- Administrative and operating costs of the MBRA with local tax capture only.

Summary of Eligible Activities - MCL 125.2663(1)(b):

Act 381 provides for the costs of certain Environmental and Non-Environmental Eligible Activities to be reimbursed through tax increment financing. The following is a summary of ~~MDEQ-ELGE~~ Environmental Eligible Activities and MSF Non-Environmental Activities.

SUMMARY OF MAXIMUM ELIGIBLE COSTS CITY/DLP MARQUETTE GENERAL REPLACEMENT HOSPITAL					
		Budget	First	Budget	Second
EGLE Environmental Eligible Activity Costs Maximum		Adjustment	Amendment	Adjustment	Amendment
Baseline Environmental Activities	Original \$110,000		\$110,000	\$10,000	\$120,000
Due Care Activities	<u>\$3,890,000</u>		<u>\$3,890,000</u>	\$140,000	\$4,030,000
Subtotal	\$4,000,000		\$4,000,000		\$4,150,000
Interest (5% at 20 years)	\$2,335,575		\$2,335,575	(\$155,000)	\$2,180,575
Work Plan Review & Approval, MBRA					
Admin/Operating Costs	<u>\$210,000</u>		<u>\$210,000</u>	\$5,000	\$215,000
EGLE ENVIRONMENTAL ELIGIBLE ACTIVITY TOTAL	\$6,545,575		\$6,545,575	\$0	\$6,545,575
MSF Developmental Eligible Activity Cost Maximum					
Lead/Asbestos Abatement, Demolition	\$300,000		\$300,000		\$300,000
Site Preparation	\$3,175,000		\$3,175,000	\$300,000	\$3,475,000
Infrastructure					
Road Subtotal	\$9,700,000	\$682,650	\$10,382,650		\$10,382,650
Contingency		\$800,000	\$800,000		\$800,000
			\$11,182,650		\$11,182,650
McClellan Avenue Improvements		\$770,000	\$770,000		\$770,000
Right of Way Realignment	\$1,500,000	(\$850,000)	\$650,000		\$650,000
Whetstone Creek Monitoring		\$190,000	\$190,000		\$190,000
Bond Issuance Costs		\$428,350	\$428,350		\$428,350
Electric Power Service Upgrades	\$800,000		\$800,000		\$800,000
Water and Sewer Service Upgrades	\$1,125,000		\$1,125,000		\$1,125,000
Washington Street Access	\$600,000		\$600,000		\$600,000

Relocation of Public Facilities for Economic Development	\$18,000,000	\$18,000,000	\$18,000,000	
Subtotal	\$35,200,000	\$2,021,000	\$37,221,000	\$300,000 \$37,521,000
Interest (5% at 20 years)	\$20,553,061	\$1,180,049	\$21,733,110	(\$305,000) \$21,428,110
Work Plan Review & Approval, MBRA				
Admin/Operating Costs	\$210,000	\$10,000	\$220,000	\$5,000 \$225,000
MSF DEVELOPMENTAL ELIGIBLE ACTIVITY TOTAL	\$55,963,061	\$3,211,049	\$59,174,110	\$0 \$59,174,110
TOTAL ELIGIBLE ACTIVITIES	\$62,508,636		\$65,719,685	\$65,714,685
LOCAL SITE REMEDIATION REVOLVING FUND	\$15,234,391	(\$3,211,049)	\$12,023,342	\$12,023,342
CITY DLP MARQUETTE GENERAL REPLACEMENT HOSPITAL	\$77,743,027		\$77,743,027	\$0 \$77,738,027
STATE BROWNFIELD FUND	\$5,389,630		\$5,168,659	\$5,168,659

MDEQ-EGLE Environmental Eligible Activities

1. **Baseline Environmental Assessment:** The work scope is to conduct Phase I Environmental Site Assessments (ESAs), Phase II ESAs, and prepare Baseline Environmental Assessments to provide an exemption for Duke LifePoint and assigns from environmental liability for pre-existing contamination.

A. **Phase I ESA:** A Phase I ESA will be conducted for all parcels proposed for acquisition by DLP from the City, consistent with ASTM Standard E1527-13. The Phase I ESA will include a review of historical and current information, including regulatory agency files, historical maps, and past uses to evaluate the potential for contamination, a site inspection of both the grounds and the exterior and interior of buildings on the property, and interviews with individuals knowledgeable about the past use of the property to identify any Recognized Environmental Conditions (RECs). A Phase I report will be provided with full documentation of the research and identification of any RECs. [A separate Phase I ESA has been conducted for Beacon House.](#)

B. **Phase II ESA:** Historical use of the Site for railroad operations has resulted in contamination with hazardous substances above the [MDEQ-EGLE](#) Part 201 Generic Residential Cleanup Criteria (GRCC). Previous environmental investigations have identified GRCC exceedances of metals and Volatile Organic Compounds (VOCs) in soil and/or groundwater. As a result, the property is considered a "Facility" under Part 201 of Act 451, P.A. 1994 as amended. Phase II assessment activities are proposed to support preparation of BEAs. The specific scope of the Phase II assessments will depend on the known and expected contamination in the area to be redeveloped and the nature of the specific redevelopment. [A separate Phase II ESA was conducted for Beacon House.](#)

- C. Baseline Environmental Assessment: The subject property has been identified as a “Facility” based on the findings of previous environmental investigations conducted on the property. These findings, as well as the results of any supplemental investigation, will be used to prepare Baseline Environmental Assessments (BEAs) for Duke LifePoint and assigns for the Eligible Property. The BEA will be completed in general accordance with the Michigan Department of Environmental Quality’s (MDEQ’s) “*Contents of BEA Report*,” dated April 2011. [A separate BEA was prepared for Beacon House and submitted to EGLE.](#)
2. Due Care Investigation and Activities: While the BEA provides an exemption from environmental liability for pre-existing contamination, new purchasers have due care obligations to prevent exposure to or exacerbation of pre-existing contamination. There are three primary due care activities proposed under this Brownfield Plan:
- A. Phase II ESA Investigation: Due to the historical presence of contaminated soil and groundwater on the Eligible Property, additional investigation will be required to determine if exposure pathways are complete and if mitigation measures are required.
- B. Due Care Plan Preparation: Following the completion of the Phase II ESA and determination of the redevelopment details of each future land use, the data summary and recommendations for meeting due care obligations will be included in a Due Care Plan. The Due Care Plan will describe the known contamination, proposed redevelopment activities, plans for mitigating unacceptable exposures and preventing exacerbation, recommendations for filing abandon container notices, notices to third parties who may be exposed to contamination (e.g., utility workers), and filing of Notices of Migration of Contamination, if necessary. In addition, an Environmental Construction Management Plan will be prepared to detail measures to protect on-site workers and construction measures to meet due care obligations.
- C. Due Care Exposure Pathway Mitigation: The Due Care Plan and Environmental Construction Management Plan will identify specific measures to be taken to address due care requirements. These activities could include: soil remediation; developing and implementing a soils management plan to safely relocate soils on the property; engineered barriers to prevent direct contact with soils or vapors; and/or institutional controls.

Other Activities

Brownfield Plan and Work Plan: The preparation and approval of the Brownfield Plan and Act 381 Work Plans are included as Eligible Activities. These costs are allocated between ~~MDEQEGLE~~ Environmental Eligible Activities and MSF ~~Developmental~~ Non-Environmental Eligible Activities.

Administrative and Operating Costs: An estimate of reasonable and actual administrative and operating costs of the Marquette Brownfield Redevelopment Authority (MBRA) is included as Eligible Activities. These costs are split between ~~MDEQEGLE~~ Environmental Eligible Activities and MSF ~~Developmental~~ Non-Environmental Eligible Activities.

Interest: Eligible Activities undertaken by Duke LifePoint will be privately financed and Eligible Activities undertaken by the City will be financed through a bond issue. For the purposes of the Brownfield Plan financial analysis, interest is estimated at 5% for 20 years.

The following tables estimate the costs for Eligible Activities to be funded by tax increment revenues.

Estimated Cost of MDEQEGLE Eligible Environmental Activities

<u>MDEQEGLE</u> Environmental Eligible Activities	Estimated Cost
Baseline Environmental Assessment	\$110,000 <u>120,000</u>
Due Care Activities	\$3,890,000 <u>4,030,000</u>
Eligible Activities Subtotal	\$4,000,000 <u>\$4,150,000</u>
Interest	\$2,335,575 <u>2,180,575</u>
Work Plan Development and Review Cost	\$10,000 <u>15,000</u>
Brownfield Authority Administrative and Operating Cost	\$200,000
<u>MDEQEGLE</u> Environmental Eligible Activities Total	<u>\$6,545,575</u>

MSF Developmental Non-Environmental Eligible Activities

1. *Lead and Asbestos Abatement:* NESHAP regulations require a lead and asbestos survey prior to demolition of commercial buildings to demonstrate Potential Asbestos Containing Materials (PACMs) do not contain asbestos by properly testing materials in accordance with OSHA standards. Demolition or remodeling buildings that contain lead, cadmium and/or asbestos is subject to regulations to protect the health of the persons that may be affected. The scope of work includes lead and asbestos surveys, abatement, contract administration, and air monitoring to prevent a potential exposure to site workers or adjacent residents.
2. *Demolition:* In preparation for site redevelopment, the City Municipal Services building and associated infrastructure will be demolished and removed from the Eligible Property. The scope of work includes engineering specifications, procurement and demolition of buildings, foundations and unusable asphalt and infrastructure.
3. *Site Preparation:* Site preparation will consist of geotechnical engineering, temporary site and erosion control, removal of unsuitable soils and engineered fill, land balancing and grading, geotechnical measures, and an urban stormwater system.
4. *Infrastructure:* Infrastructure will include major road improvements and utility upgrades to accommodate and facilitate the development. Road improvements include the construction of a

roundabout on US 41, realignment of Baraga Street, upgrades to Seventh and Spring Streets, a new bridge spanning US 41.

5. *Relocation of Public Facilities for Economic Development:* The most critical component of the Brownfield Plan and overall project is the relocation of the City's Municipal Service Center (MSC) to provide for an adequate downtown site for the DLP Marquette General Replacement Hospital (DLP MGRH). The DLP MGRH cannot be built without the relocation of the MSC, the City cannot bear the expense of relocating the MSC without both State and Local Brownfield TIF capture, and there are no other adequate sites within the City of Marquette, and certainly not in downtown Marquette. The MSC currently houses the City's engineering and public works offices, as well as mechanical and operations facilities related to water, sewer and streets departments. The City is undergoing an aggressive evaluation process for relocation. Staff has identified internal operational needs, identified and contacted potential local partners for collaborative services, and is evaluating potential sites for a future service center.

Estimated Cost of MSF Eligible ~~Developmental~~Non-Environmental Activities

Eligible Activities	Estimated Cost
Lead/Asbestos Abatement	\$86,000
Demolition	\$214,000
Site Preparation	\$3,175,000 <u>3,475,000</u>
Infrastructure	\$15,746,000
Relocation of Public Facilities for Economic Development	\$18,000,000
MSF Eligible Activities Subtotal	\$37,221,000 <u>37,521,000</u>
Interest	\$21,733,110 <u>20,428,110</u>
Work Plan Development and Review Cost	\$20,000 <u>25,000</u>
Brownfield Authority Administrative and Operating Cost	\$200,000
MSF DevelopmentalNon-Environmental Eligible Activities Total	\$59,174,110

Estimate of Captured Taxable Value and Tax Increment Revenues MCL 125.2663(1)(c):

The initial taxable value for the Eligible Property will be set at the taxable value as of the approval date of this Brownfield Plan, anticipated to be October 27, 2014. The initial taxable value established by this Brownfield Plan is based on the taxable value as of December 31, 2013 and is \$0.

The total Eligible Activity cost is \$~~52,403,650~~52,853,650 (combined ~~MDEQ~~EGLE Environmental Eligible Activities and MSF Developmental Eligible Activities) plus an estimated \$~~24,068,685~~23,608,685 in interest, for a total of \$~~76,472,335~~76,462,335. The Brownfield Plan also includes \$~~430,000~~440,000 in Work Plan Development and Approval and MBRA Administrative and Operating Costs, bringing the Maximum Eligible Activity Cost to \$76,902,335. The overall investment for the Project is estimated at over \$~~170~~350 million.

Table 2 identifies taxable values for real and personal property, including tax increment revenues for the Eligible Property. A Commercial Redevelopment Act abatement of 50% of local taxes and the School Operating Tax for a period of 12 years will represent a local contribution of over \$11 million and a proposed abatement of 50% of a portion of State taxes will represent a contribution of over \$7.5 million. As a result, the allocation for local tax capture for Eligible Activities is reduced in a pro rata share and the allocation for State tax capture is increased accordingly. In addition, 3 mils are captured and distributed to the State for the State Brownfield Redevelopment Fund. In accordance with Act 381, this share does not affect the State and local ratio. The overall contribution of local taxes is consistent with the ratio of local taxes (52.53%) to State taxes (47.47%).

The revised cash flow analysis for the project indicates payoff of the private Eligible Activity obligation in ~~twenty-thirteen (2013)~~ years from 2016 ~~for Local Tax Capture~~ and ~~twenty-four-one (2421)~~ years for public Eligible Activity bond obligation ~~State Tax Capture~~, with an additional local tax capture ~~for up to three years~~ and state tax capture in an amount not to exceed that captured to repay the original obligation for ~~MDEQ~~EGLE Environmental Eligible Costs for the local brownfield revolving fund, as provided in Section 13(5) of Act 381, P.A. 1996 as amended.

Redevelopment of the property ~~is anticipated to be~~was in initiated in ~~Spring~~Summer 2016, with the relocation of the MSC and construction of the DLP Marquette General Replacement Hospital beginning in Late Summer 2016, ~~with a twenty-six month construction schedule~~with opening in April

2019. Table 3-2 provides an ~~estimate~~ ~~graphic representation~~ of the tax capture and tax increment revenues. The actual tax increment captured will be based on taxable value set through the property assessment process by the local unit of government and equalized by the County and the millage rates set each year by the taxing jurisdictions. The estimated tax increment captured by the Authority is summarized in the table below and detailed in Table 2.

Estimated Tax Increment Capture by the Authority

Year	Total Tax Revenues	Captured Taxes	
2016	\$101,332	\$101,332	
2017	\$264,805	\$264,805	
2018	\$1,298,750	\$1,298,750	
2019	\$2,518,166	\$2,518,166	
2020	\$3,211,789	\$3,361,290	
2021	\$3,410,343	\$3,410,343	
2022	\$3,671,439	\$3,671,439	
2023	\$3,667,294	\$3,667,294	
2024	\$3,678,165	\$3,678,165	
2025	\$3,695,444	\$3,719,418	
2026	\$3,720,824	\$3,773,953	
2027	\$3,748,013	\$3,799,675	
2028	\$3,784,166	\$4,508,660	(1)
2029	\$6,683,470	\$8,414,965	
2030	\$6,754,442	\$8,491,057	

Year	Total Tax Revenues	Captured Taxes	
2031	\$6,830,420	\$5,047,272	(2)
2032	\$6,913,112	\$4,228,093	
2033	\$7,000,225	\$4,174,635	
2034	\$7,091,574	\$4,108,190	
2035	\$7,161,747	\$4,133,728	
2036	\$7,266,466	\$4,142,252	(3)
2037	\$7,681,342	\$0	
2038	\$7,728,477	\$0	
2039	\$7,795,727	\$0	
2040	\$7,875,551	\$0	
2041	\$7,960,195	\$0	
2042	\$8,053,048	\$0	
2043	\$8,151,192	\$0	
2044	\$8,253,392	\$0	
2045	\$8,357,150	\$0	

(1) Private Eligible Activity Ends

(2) LBRF Capture Ends

(3) Public Eligible Activity Bonds End

Method of Financing Plan Costs - MCL 125.2663(1)(d):

~~MDEQEGLE~~ Environmental Eligible Activity Costs and MSF ~~Developmental~~ Non-Environmental Eligible Activity Costs will be financed by the Developer for private Eligible Activities and by the City of Marquette for public Eligible Activities, with reimbursement from Brownfield TIF.

Maximum Amount of Indebtedness - MCL 125.2663(1)(e):

The maximum amount of indebtedness will be ~~\$52,403,650~~\$52,853,650 plus an estimated ~~\$24,068,685~~\$23,608,685 in interest costs.

Duration of Brownfield Plan - MCL 125.2663(1)(f):

The duration of the Plan will be the time to capture taxes in an amount equal to the Eligible Activity obligation. As shown on Table 2, total costs of all Eligible Activities on the property redevelopment is expected to be repaid through tax increment financing within ~~20-13~~ years for ~~Local Tax Capture~~private Eligible Activities and ~~24-21~~ years for ~~State Tax Capture~~public Eligible Activity Bonds, with an additional local tax capture ~~for up to three years~~ and state tax capture in an amount not to exceed that captured to repay the original obligation for ~~MDEQEGLE~~ Environmental Eligible Costs for the Local ~~Site Remediation~~Brownfield Revolving Fund.

Estimate of Impact of Tax Increment Financing on Taxing Jurisdictions – MCL 125.2663(1)(g):

Tables 2 and 3 identify annual and total tax revenues projected for capture from the increase in property tax valuations. Individual tax levies within each taxing jurisdiction are also presented on Table 2. Table 4 presents the allocation of tax capture and the total tax increment for the maximum duration of the plan, 30 years. Taxing jurisdictions will continue to receive their attendant tax allocation for the project beyond the duration of the plan.

The total tax capture is estimated at \$77,743,027, plus an estimated \$5,168,659 for the State Brownfield Fund, for a total capture of \$82,911,687. After the Brownfield obligation is met, tax revenues will accrue to the taxing jurisdictions in an amount estimated at over ~~\$5.37.6~~ million per year on into the future.

Legal Description, Location, and Determination of Eligibility - MCL 125.2663(1)(h):

Legal Description: The legal description of the eligible property follows:

Legal Description
PIN: 0240010

SEC 22 & 23 T48N R25W (11 A M/L)
PART OF THE SE 1/4 OF THE NE 1/4 OF SEC 22 & PART OF SW 1/4 OF NW 1/4 OF SEC 23 BEG AT A POINT N00DEG52'26"E 227.88 OF E 1/4 COR OF SEC 22; TH N00DEG52'26"E 298.68'; TH S77DEG31'55"E 431.68'; TH N12DEG12'38"E 330.08'; TH N32DEG54'20"W 33.79'; TH ON A CURVE TO THE LEFT WITH RADIUS 960' LENGTH 148.46' DELTA 08DEG51'37" AND CHORD N78DEG46'23"W 148.31'; TH N83DEG12'12"W 854.1'; TH S00DEG28'48"W 632.07'; TH N88DEG27'25"E 249.65'; TH S77DEG20'20"E 278.88' TO POB.

PIN: 0514071

SEC 22, T48N, R25W (17.75 A M/L)
TWO PARCLES OF LAND LOC DESCRIBED AS FOLLOWS:
PARCLE #1 - PART OF THE SEC 22 COMM AT THE NW COR OF SAID SEC; TH S0DEG23'18"W ALG THE W LN OF

SECOND AMENDEDMENT: August 28, 2017 March 22, 2021**Marquette Brownfield Redevelopment Authority**

SD SEC 1,527.35' TO A PT ON THE C/L OF US 41 W; TH S50DEG38'02"E ALG SD C/L 138.42' TO A PT OF INT WITH THE C/L OF THE SOO LINE RR R/W; TH S79DEG39'49"E 213.34' TO A PT; SD PT BEING THE WESTERN MOST COR OF LOT 1 OF MARQUETTE INDUSTRIAL PARK; TH S67DEG56'38"E 987.6' TO THE N R/W LN OF US 41 W; TH S81DEG53'32"E 2,222.76' ALG SD R/W LN TO THE SE COR OF SD IND PARK; TH N0DEG10'42"E 66.64' TO THE POB; TH N0DEG10'42"E 376.6'; TH S85DEG47'35"E 1,049.54'; TH ALG THE ARC OF A CURVE TO THE RIGHT 99.62' WITH A RAD OF 694.35' AND A LONG CHORD BEARING S55DEG42'34"E 99.53'; TH S51DEG35'58"E 178.70'; SD LN BEING PAR TO AND 20' SW'LY FROM THE C/L OF THE SOO LINE YARD TRACK LEADING TO THE PREV ENGINE HOUSE; TH S0DEG10'42"W 313.34' TO A PT ON THE N LN OF A ROADWAY ESMT ON W BARAGA AVE; TH N81DEG53'32"W 1,282' TO THE POB. (11.88 A M/L)

PARCLE #2 - A PARCLE PURCHASED FROM THE WISC CENT LTD RR CO LOC IN LIBER 391, PAGE 443, IN THE S 1/2 OF THE NE 1/4 OF SEC 22, COMM AT THE NW COR OF SD SEC 22; TH S00DEG23'18"W ALG THE W LN OF SEC 22 1,527.35' TO A PT ON THE C/L OF US 41 W; TH S50DEG38'02"E ALG SD C/L 138.42' TO A PT OF INT WITH THE C/L OF THE WISC CEN R/W; TH S79DEG39'49"E 213.34' TO A PT, SAID PT BEING THE WESTERN MOST COR OF LOT 1 OF THE MQT IND PARK; TH S67DEG56'38"E 987.60' TO A PT ALG THE S LN OF SD IND PARK ALSO BEING THE N R/W LN OF US 41; TH S81DEG53'32"E 2,222.76' ALG SD R/W LN TO THE SE COR OF THE IND PARK; TH N0DEG10'42"E 66.64' TO A PT ON THE N R/W LN OF BARAGA AVE; TH N00DEG10'42"E 376.60' ALG THE E LN OF LOT 25 TO THE POB; TH S85DEG47'35"E 1,049.54' ALG AN EXT OF THE N'LY LN OF SD IND PARK; TH ALG THE ARC OF A CURVE TO THE RIGHT 99.62' RADIUS OF 694.35' AND A LONG CHORD BEARING S55DEG42'34"E 99.53'; TH S51DEG35'58"E 178.70' SD LN BEING PARR TO AND 20' SW'LY FROM THE C/L OF MAIN TRACK LINE LEADING TO THE ROUND HOUSE; TH N00DEG10'42"E 340' M/L TO A PT ON A LINE PARR TO AND OR CONCENTRIC WITH AND 30' NORMALLY DIST S'LY FROM THE C/L OF THE EXISTING MAIN LINE TRACK; TH W'LY ALG SD LAST PARR AND/OR CONCENTRIC LINE 1,265' M/L TO A PT ON THE NE COR OF A PAR OF LAND CONVEYED TO C WAYNE PREMEAU; TH S'LY IN A STRAIGHT LINE ALSO ALONG THE E LINE OF PREMEAU PROPERTY 188' M/L/ TO THE POB. (5.87 A M/L)

PARCEL #1 = 11.88 AC.

PARCEL #2 = 5.87 AC.

TOTAL = 17.75 AC.

(CITY ACCT # 632-490-920.1555)

PIN: 0130100

THAT PART OF LOT-99 IN BALDWIN'S ADDITION AND THE N.E. 1/4 OF THE S.E. 1/4 OF SECTION # 22 T48N R25W WHICH LIES W'LY OF GROVE ST. AND WHICH LIES N.E.'LY OF A LINE 140' N.E.'LY MEAS. AT RIGHT ANGLES AND PARR. TO A LINE DESC. AS: BEG. AT A PT. ON THE E. LINE OF SEC. 22, WHICH IS N. 00 DEG. 35' 18" W. A DIST. OF 1774.99' FROM THE S.E. COR. OF SAID SEC. #22 TH. N. 40 DEG. 26' 02" W. A DIST. OF 500' TO A PT. OF ENDING. EXC. THAT PART OF SAID LOT-99 DESC. AS: BEG. AT A PT. ON THE S. LINE OF FISHER ST., WHICH IS 149'-10" FROM THE INT. OF THE W'LY LINE OF GROVE ST. WITH THE S. LINE OF FISHER ST.; TH. S. 60'; TH. E. TO A PT. ON THE W'LY LINE OF GROVE ST. WHICH IS S'LY 60' FROM THE INT. OF THE W'LY LINE OF GROVE ST. WITH THE S. LINE OF FISHER ST.; TH. N'LY ALONG THE W. LINE OF GROVE ST. 60' TO SAID INT.; TH. W'LY ALONG SAID S. LINE OF FISHER ST. 149'-10" TO THE P.O.B. A PARCEL LOC. IN THE S.E. 1/4 OF THE N.E. 1/4 OF SEC. 22 T48N R25W DESC. AS FOLL: BEG. AT A PT. ON THE S.E. COR. OF THE S.E. 1/4 OF THE N.E. 1/4 OF SAID SEC. 22; TH. N'LY ALONG THE E. LINE OF THE S.E. 1/4 OF THE N.E. 1/4 OF SAID SEC. 22 135.2'+- TO A PT. ON THE S. LINE OF BARAGA AVE. SAID PT. ALSO BEING ON THE S. LINE OF A 66' WIDE ESMT. FOR HWY. PURPOSES AS GRANTED BY THE SOO LINE R.R. CO. TO THE CITY OF MARQUETTE. TH. W'LY ALONG THE S. LINE OF SAID ESMT. 940'+- TO A PT. ON THE N. R.O.W. LINE OF U.S. 41, TH. S.E.'LY ALONG THE LAST SAID N. R.O.W. LINE 280'+- TO A PT. ON THE S. LINE OF THE S.E. 1/4 OF THE N.E. 1/4 OF SEC. 22; TH. E'LY 685'+- TO THE P.O.B. (CITY ACCT. # 555-561-920.1555 STORMWATER)

HOMESTEAD ADD. LOT-1 AND THE N. 1/2 OF LOT-6, ALL OF LOTS-7 THRU 13, ALSO THAT PART OF LOTS-14 THRU 18 LYING N. OF A LINE 100' N'LY AND PARR. TO A LINE DESC. AS BEG. AT A PT. ON THE E. LINE OF SEC. 22 WHICH IS N. 00 DEG. 35' 18" W. 1774.99' FROM THE S.E. COR. OF SEC. 22, TH. N. 40 DEG. 26' 02" W. 620.44', TO THE PT. OF CURVATURE OF A 1909.86' RADIUS CURVE TO THE LEFT (CHORD BEARING N. 61 DEG. 09' 47" W.) TH. N.W.'LY ALONG THE ARC OF SAID CURVE 1381.94' TO THE P.O.B. ALL OF LOTS- 20 THRU 25 EXC. U.S. 41 BY-PASS R.O.W.

HIRAM BURT'S ADD. LOTS-12 13 AND THE N. 100' OF LOT-14

PIN: #0514075
Outparcel Split

Part of the Southwest 1/4 of the Northwest 1/4 of Section 23, T48N-R25W, City of Marquette, Marquette County, Michigan, described as:

Commencing at the West 1/4 Corner of Section 23; thence N00°52'22"E 526.52' along the West Line of Section 28 and the East Line of the UP Health System Hospital Parcel to the North Right-of-Way Line of Spring Street (66' wide Right-of-Way); thence S77°32'10"E 101.50' along said lines to the **Point of Beginning 1**; thence N12°12'17"E 334.92' to the North Line of the UP Health System Hospital Parcel, the South Line of the former Railroad Right-of-Way and present day Bike Path Right-of-Way; thence S83°12'12"E 158.47' along said lines to a curve; thence 148.46' along said lines on the arc of a curve to the right having a radius of 967.01', a delta angle of 08°47'47", and a chord bearing S78°47'20"E 148.31' to the West Right-of-Way Line of Seventh Street (variable width Right-of-Way) and the East Line of the UP Health System Hospital Parcel; thence S32°54'31"E 33.79' along said lines; thence S12°12'17"W 195.07' along said lines; thence N77°32'10"W 270.00' along said line; thence S12°12'17"W 135.00' along said line to the North Right-of-Way Line of Spring Street; thence N77°32'10"W 60.00' along said lines to the **Point of Beginning 1**; Containing 1.80 acres more or less.

Location: Figure 1 depicts the location of the eligible property and Figure 2 depicts the eligible property boundaries.

Eligibility Determination: A Phase II Environmental Site Assessment report prepared by the Michigan Department of Environmental Quality (~~MDEQ~~EGLE) in March 2009 identified the presence of metals and Volatile Organic Compounds in excess of ~~MDEQ~~EGLE Generic Residential Cleanup Criteria (GRCC). As a result, the property qualifies as Brownfield Eligible Property as a Part 201 Facility.

Estimate of Number of Persons Residing on Eligible Property - MCL 125.2663(1)(i):

There are currently no residential dwellings or residences that occupy the Eligible Property.

Plan for Residential Relocation (MCL 125.2663(1)(j)):

The Eligible Property does not currently contain any residential dwellings; therefore, a plan for residential relocation is not applicable.

Provision of Costs of Relocation - MCL 125.2663(1)(k):

The Eligible Property does not currently contain any residential dwellings; therefore, a provision for residential relocation has not been allocated.

Strategy to Comply with Relocation Assistance Act, 1972 PA 227, MCL 213.321 to 213.332 - MCL 125.2663(1)(l):

The Eligible Property does not currently contain any residential dwellings; therefore, relocation is not necessary.

Description of Proposed Use of the Local Brownfield Revolving Fund - MCL 125.2663(1)(m):

Use of the Local Brownfield Revolving Fund will be consistent with the requirements of Act 381, including expenses for Eligible Activities on Eligible Property.

Other Material Required by the Authority or Governing Body - MCL 125.2663(1)(n):

None

Tables

Table 1.1 ~~MDEQEGLE~~ Environmental Eligible Activities Costs

Table 1.2 MSF ~~Developmental~~Non-Environmental Eligible
Activities Costs

Table 2. Cash Flow Statement

Table 3. ~~Captured Taxes and Tax Revenues~~

~~Table 4.1 Impact on Tax Jurisdictions~~

~~Table 4.2 Brownfield Tax Capture Allocation~~

~~Table 4.3 Tax Revenue Allocation~~

~~Table 4.4 Capture/Revenue Allocation~~

Figures

Figure 1 - Eligible Property Location Map

Figure 2 – Eligible Property Boundary Map

Figure 3 – Parcel Map