



ACT 381 BROWNFIELD PLAN

ORE DOCK BEER GARDEN

**213 S. FRONT STREET, 214 S. FRONT STREET & 114 SPRING STREET
MARQUETTE, MICHIGAN 49855**

City of Marquette Brownfield Redevelopment Authority

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(tentative)**

**Brownfield Plan
Ore Dock Beer Garden
City of Marquette, Marquette County, Michigan**

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Project Summary

Ore Dock Brewing Company has purchased the blighted building at 214 S. Front Street and acquired the adjacent surplus City property for the development of a Beer Garden that will be a three-season outdoor food, beverage and entertainment center in downtown Marquette. In addition to the building demolition and outdoor venue, Ore Dock Brewing will be expanding the building footprint and brewing capacity. The Brownfield Plan also includes a non-motorized trail connection between the Rosewood Walkway and the Iron Ore Heritage Trail.

This Brownfield Plan will provide incremental tax revenues to repay certain Eligible Activities, including environmental due diligence and due care, lead and asbestos abatement, demolition, site preparation and infrastructure. Reimbursement of these Brownfield Eligible Activity expenses are critical to the economic viability of the redevelopment and provides a unique downtown placemaking opportunity.

Environmental investigations have identified the presence of contaminants in soil and groundwater exceeding EGLE Generic Cleanup Criteria and a Baseline Environmental Assessment has been prepared and submitted to EGLE. As a result, the property is a Part 201 Facility and qualifies as Brownfield Eligible Property under Act 381.

Project Name:	Ore Dock Beer Garden
Project Location:	The Eligible Property is comprised of four parcels in downtown Marquette: 213 S. Front Street, Parcel Identification Number 151030, 214 S. Front Street, Parcel Identification Number 110710, an undesignated parcel, and 114 Spring Street, Parcel Identification Number 110730
Type of Eligible Property:	Part 201 Facility and Adjacent
Eligible Activities:	Baseline Environmental Assessment Activities, Due Care Activities, Asbestos Abatement, Demolition, Site Preparation, Infrastructure

Eligible Activities	Environmental	Non-Environmental	TOTAL
Eligible Activities	\$80,500	\$562,355	\$642,855
Interest	\$23,750	\$165,935	\$189,685
ELIGIBLE ACTIVITY SUBTOTAL	\$104,250	\$728,290	\$832,540
Brownfield Plan Development and Approval	\$3,000	\$10,000	\$13,000
Brownfield Plan Implementation	\$5,000	\$20,000	\$25,000
TOTAL ELIGIBLE ACTIVITY	\$112,250	\$758,290	\$870,540
Administrative and Operating Cost (Local Only)	\$4,000	\$16,000	\$20,000

Years to Complete	21 years	Estimated Investment:	\$1,500,000
Eligible Activities Payback:		Estimated Annual Tax Revenue in First Year After Brownfield Obligation:	\$83,980

BROWNFIELD PLAN

ORE DOCK BEER GARDEN MARQUETTE, MARQUETTE COUNTY, MICHIGAN

CITY OF MARQUETTE BROWNFIELD REDEVELOPMENT AUTHORITY

1.0 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 Michigan Department of Environment, Great Lakes and Energy (EGLE) must approve Environmental Eligible Activities and the Michigan Strategic Fund must approve Non-Environmental Eligible Activities for State tax capture. The City of Marquette established the City of Marquette Brownfield Redevelopment Authority under the procedures required under Act 381 and filed with the Secretary of State on January 28, 1998.

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.

1.1 Proposed Redevelopment and Future Use for Each Eligible Property

The proposed redevelopment will remove the blighted building at 214 S. Front Street and construct a unique three seasons outdoor food, beverage and entertainment center in downtown Marquette that will include adjacent property. In addition to the building demolition and outdoor venue, Ore Dock Brewing will be expanding their original building footprint and make significant investments to expand brewing capacity. The Brownfield Plan also includes a non-motorized trail connection between the Rosewood Walkway and the Iron Ore Heritage Trail.

The S. Front Street property is zoned Downtown Marquette Waterfront and the Spring Street property is zoned Central Business District.

The estimated private investment is anticipated at \$1,500,000, plus \$195,000 in public infrastructure.

The development is anticipated to provide up to 10 jobs at 5 FTE jobs. Site work is anticipated to begin in Spring 2022 with the completion in Spring 2023. The project is located in the City of Marquette, a Qualified Local Governmental Unit (QLGU).

1.2 Eligible Property Information

The Eligible Property includes four parcels, as described below:

	Property Name	Parcel Number	Address	Description	Acreage	Qualifying Status
1.	Former City/Railroad Property	151030	213 S. Front Street	THAT PART OF THE ABANDONED 42-FOOT RAILROAD RIGHT-OR WAY ACROSS PARTS OF LOTS 1,2,3 AND 4 OF BLOCK 19 AND PART OF LOTS 3 AND 4 OF BLOCK 20 OF THE 36 ACRE PLAT IN THE CITY OF MARQUETTE, COUNTY OF MARQUETTE & STATE OF MICHIGAN, MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 19 OF THE 36 ACRE PLAT; THENCE NORTH 78001'07" WEST, 180.03 FEET (RECORDED AS NORTH 78000' WEST, 180,0 FEET) ALONG THE SOUTHERLY LINE OF SAID LOTS 1 AND 2, AND PART OF THE LOT 3 OF BLOCK 19 OF THE 36 ACRE PLAT; THENCE CONTINUING NORTH 78001'07" WEST, 214.04 FEET (RECORDED AS NORTH 78000' WEST, 214.0 FEET) ALONG THE SOUTHERLY LINE OF SAID LOTS 3 AND 4 OF BLOCK 19, AND SAID LOT 1 AND PART OF LOT 2 OF BLOCK 20 OF THE 36 ACRE PLAT: THENCE NORTH 11058'07" EAST, 42.16 FEET ALONG THE EASTERLY LINE OF A PARCEL RECORDED IN 2019R-06619, MARQUETTE COUNTY REGISTER OF DEEDS (RECORDED AS NORTH 12021'44" EAST IN 2019R-06619), TO THE SOUTHWEST CORNER OF A PARCEL RECORDED IN 2020R-07047, MARQUETTE COUNTY REGISTER OF DEEDS; THENCE SOUTH 78000'16" EAST, 214.04 FEE ALONG THE SOUTHERLY LINE OF SAID PARCEL RECORDED IN 2020R-07047, TO THE SOUTHEAST CORNER THEREOF (ALSO BEING THE SOUTHWEST CORNER OF A PARCEL RECORDED IN LIBER 266 OF DEEDS, PAGE 182, MARQUETTE COUNTY REGISTER OF DEEDS); THENCE CONTINUING SOUTH 78000'16" EAST, 180.03 FEET (RECORDED AS 180.0 FEET) ALONG THE SOUTHERLY LINE OF SAID PARCEL RECORDED IN LIBER 266 OF DEEDS, PAGE 182 TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 11057'58" WEST (RECORDED AS SOUTH 12000' WEST), 42.07 FEET ALONG THE EASTERLY LINE OF SAID LOT 1, BLOCK 19 OF THE 36 ACRE PLAN AND THE WESTERLY RIGHT-OF-WAY LINE OF FRONT STREET, TO THE POINT OF BEGINNING. CONTAINING 16,596 SQUARE FEET OR 0.381 ACRE OF LAND.	0.38	Part 201 Facility
2.	Former Montcalieri Property	110710	214 S. Front Street	CLEVELAND IRON MINING CO SUBDIVISION THE E 80' OF THE N 25' OF LOT 1, BLOCK 4	0.05	Adjacent
3.	Ore Dock Brewing	110730	114 Spring Street	CLEVELAND IRON MINING CO SUBDIVISION THE W 35' OF LOT 1, AND ALL OF LOT 2, BLOCK 4	0.34	Adjacent
4.	Alleyway		Undefined alleywayl between 110710 and 110730		0.06	

0.83

1.3 Public Purpose MCL 125.2664(5):

The removal of a blighted building and development of a three-season outdoor food, beverage and entertainment center, along with the expansion of a local business and non-motorized trail connection will provide a unique community gathering place, increase the value of downtown property and property taxes, provide recreational opportunities and create jobs. When completed, property taxes are estimated at **\$83,980** per year (following the retirement of Brownfield obligations).

2.0 INFORMATION REQUIRED BY SECTION 13(2) OF THE STATUTE

2.1 Description of Project and Plan Costs MCL 125.2663(2)(a):

The proposed redevelopment will remove the blighted building at 214 S. Front Street and construct a unique three seasons outdoor food, beverage and entertainment center in downtown Marquette that will include adjacent property. In addition to the building demolition and outdoor venue, Ore Dock Brewing will be expanding their original building footprint and make significant investments to expand brewing capacity. The Brownfield Plan also includes a non-motorized trail connection between the Rosewood Walkway and the Iron Ore Heritage Trail. The Brownfield Plan includes Environmental and Non-Environmental Eligible Activities:

Environmental Eligible Activities include:

- Baseline Environmental Assessment Activities
 - Phase I Environmental Site Assessment
 - Phase II Environmental Site Assessment
 - Baseline Environmental Assessment
- Due Care Activities
 - Due Care Investigation, Planning and Documentation
 - Due Care Response Activities
 - Vapor Mitigation

Non-Environmental Eligible Activities include:

- Lead and Asbestos Abatement
- Demolition
- Site Preparation
- Public Infrastructure

Other Eligible Activities include:

- Brownfield Plan development and approval;
- Brownfield Plan implementation; and
- Administrative and operating costs of the MBRA with local tax capture only.
- Interest (Estimated at 5.0% for 15 years)

Eligible Activities	Environmental	Non-Environmental	TOTAL
Eligible Activities	\$80,500	\$562,355	\$642,855
Interest	\$23,750	\$165,935	\$189,685
ELIGIBLE ACTIVITY SUBTOTAL	\$104,250	\$728,290	\$832,540
Brownfield Plan Development and Approval	\$3,000	\$10,000	\$13,000
Brownfield Plan Implementation	\$5,000	\$20,000	\$25,000
TOTAL ELIGIBLE ACTIVITY	\$112,250	\$758,290	\$870,540
Administrative and Operating Cost (Local Only)	\$4,000	\$16,000	\$20,000

Additional detail is provided in Table 1.1: Environmental Eligible Activities and Table 1.2 Non-Environmental Eligible Activities.

The cost of Eligible Activities included in and authorized by this Brownfield Plan will be reimbursed with incremental applicable local and state tax revenue generated by the increased private investment on the Eligible Property and captured by the MBRA, subject to any limitation and conditions described in this Brownfield Plan, Act 381 Work Plan and the terms of a Reimbursement Agreement between the Developer, the MBRA, and the City of Marquette. State tax capture requires approval of an Act 381 Work Plan by the Michigan Department of Environment, Great Lakes and Energy (EGLE) for Environmental Eligible Activities and the Michigan Strategic Fund (MSF) for Non-Environmental Eligible Activities, with exemptions for certain Eligible Activities, including Baseline Environmental Assessment and Due Care Investigation and Planning Activities.

The Eligible Activity costs included in this Brownfield Plan are estimated and may increase or decrease depending on the nature and extent of unknown conditions encountered on the Eligible Property or other circumstances. Reimbursement will be based on the actual cost of Eligible Activities approved under this Brownfield Plan and an Act 381 Work Plan from Brownfield Tax Increment Financing (TIF) revenues captured by the Authority and shall be governed by the terms and conditions of the Reimbursement Agreement and Section 2 of Act 381 of 1996, as amended (MCL 125.2652). This Brownfield Plan and the Reimbursement Agreement establish the maximum Eligible Activity cost. Line-item Eligible Activity may be adjusted after the adoption of this Brownfield Plan with the approval of the Authority, as long as the total maximum Eligible Activity cost is not exceeded.

2.2 Summary of Eligible Activities *MCL 125.2663(2)(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 Environmental Eligible Activities and Non-Environmental Eligible Activities.

EGLE Eligible Activities

1. ***Baseline Environmental Assessment (BEA) Activities:*** BEA Activities include Phase I Environmental Site Assessments (ESAs), Phase II ESAs, and a Baseline Environmental Assessment to provide an exemption for the developer and assigns from environmental liability for pre-existing contamination. Act 381 includes provisions for Baseline Environmental Activities to be conducted prior to the approval of a Brownfield Plan for local tax capture (Section 13b.(9)(b)) and for State tax capture without EGLE approval (Section 13b.(8)(a-b)), as long as included in a subsequent Brownfield Plan.

A. ***Phase I ESA:*** A Phase I ESA has been conducted for the two property acquisitions consistent with ASTM Standard E1527-13. The Phase I ESA includes 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). The Phase I report identified the following RECs:

1. The historical use of the property at 231 South Front Street for railroad operations;
2. The proximity of nearby property at 101 West Washington Street as a Part 201 Site of environmental contamination; and
3. The proximity of nearby property at the southeast corner of Main Street and South Third as a with documented groundwater contamination.

B. ***Phase II ESA:*** A Phase II Environmental Site Assessment was conducted for the Eligible Property in July 2021 to investigate the RECs as part of the environmental due diligence process for property acquisition. Analysis of the soil samples identified the presence of mercury above Part 201 Drinking Groundwater Surfacewater Interface Protection Criteria and above Residential Volatilization to Indoor Air Pathway Screening Criteria. Analysis of groundwater samples identified the presence of lead above Residential and Non-Residential Drinking Water Criteria. As a result, the property at 213

South Front Street qualifies as Brownfield Eligible Property as a Part 201 Facility and the other three parcels qualify as Brownfield Eligible Property as adjacent property under Section 2(p)(i) of Act 381.

- C. Baseline Environmental Assessment: A Baseline Environmental Assessment (BEA) for 213 S. Front Street and 214 S. Front Street has been prepared on behalf of Ore Dock Brewing and submitted to EGLE to provide an exemption from environmental liability for pre-existing contamination.
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. Act 381 includes provisions for Due Care Investigation Activities to be conducted prior to the approval of a Brownfield Plan for local tax capture (Section 13b.(9)(b)) and for State tax capture without EGLE approval (Section 13b.(8)(a,c)), as long as included in a subsequent Brownfield Plan. There are three primary due care activities proposed under this Brownfield Plan:
- A. Due Care Investigation: Due to the presence of contaminated soils 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 Planning and Documentation: Following the completion of the due care investigation 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 Response Activity Plan/Due Care Plan. The Response Activity Plan/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. Once the due care measures are completed, Documentation of Due Care Compliance will be compiled.
- C. Due Care Exposure Pathway Mitigation: The Response Activity Plan/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 or remove soils for transport and disposal

to a licensed landfill; a vapor mitigation system; and/or institutional controls if necessary. These measures will be subject to approval of an Act 381 Work Plan by the EGLE for State tax capture.

Other Activities

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

Brownfield Plan and Work Plan Implementation: The implementation of the Brownfield Plan and Act 381 Work Plans are included as Eligible Activities. These costs are allocated between EGLE Environmental Eligible Activities and MSF Non-Environmental Eligible Activities.

Administrative and Operating Costs: An estimate of reasonable and actual administrative and operating costs of the City of Marquette Brownfield Redevelopment Authority (MBRA) is included as Eligible Activities as a Local Only Cost. These costs are split between EGLE Environmental Eligible Activities and MSF Non-Environmental Eligible Activities.

Interest: Interest is included as an Eligible Activity. Interest is calculated at 5.0% for 10 years for Environmental Eligible Activity costs for the purposes of this Brownfield Plan.

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

EGLE Environmental Eligible Activity Cost

<u>Eligible Activities</u>	<u>Estimated Cost</u>
Baseline Environmental Assessment	<i>\$27,000</i>
Due Care Activities	<i>\$43,000</i>
Contingency (15%)	<i>\$10,500</i>
EGLE Eligible Activities Subtotal	<i>\$80,500</i>
Interest	<i>\$23,750</i>
EGLE Environmental Eligible Activities Total	<i>\$104,250</i>
Brownfield Plan/Work Plan Development and Approval Cost	<i>\$3,000</i>
Brownfield Plan/Work Plan Implementation Cost	<i>\$5,000</i>
ENVIRONMENTAL ELIGIBLE ACTIVITIES TOTAL	<i>\$112,250</i>
MBRA Administrative and Operation Costs	<i>\$4,000</i>

MSF Non-Environmental Eligible Activities

MSF Non-Environmental Eligible Activities are included under this Brownfield Plan under the auspices of Act 381. The MSF Non-Environmental Eligible Activities include lead and asbestos abatement, demolition, site preparation and infrastructure.

1. Lead and Asbestos Abatement: NESHAP regulations require a lead and asbestos survey prior to disturbance 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.

Lead and Asbestos Abatement	Total
Pre-Demolition Survey	\$2,500
Monitoring	\$4,000
Abatement	\$50,000
Contingency (15%)	\$8,475
TOTAL	\$64,975

2. Demolition: In preparation for redevelopment, demolition of blighted building at 214 S. Front Street is required. In addition, site demolition is anticipated for site features and associated infrastructure. The scope of work includes engineering specifications, contractor procurement and site demolition and demolition of the 214 S. Front building.

Demolition	Total
Site Demolition	\$20,000
Building Demolition	\$120,000
Engineering/Inspections	\$7,200
Contingency (15%)	\$22,680
TOTAL	\$173,880

3. Site Preparation: Site preparation will consist of land balancing and grading, geotechnical engineering, special foundations, retaining walls, and temporary site and erosion control and sheeting and shoring.

Site Preparation	Total
GeoTech, Special Foundations	\$19,500
Grading and Land Balancing	\$20,000
Retaining Walls	\$36,240
Temporary Facilities	\$24,000
Architectural/Engineering	\$12,000
Contingency (15%)	\$16,760
TOTAL	\$111,740

4. Infrastructure: Infrastructure will include development of a non-motorized trail connection between the Rosewood Walkway and the Iron Ore Heritage Trail.

Infrastructure	Total
Trail Connection	\$180,000
Engineering	\$15,000
TOTAL	\$195,000

Other Activities

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

Brownfield Plan and Work Plan Implementation: The implementation of the Brownfield Plan and Act 381 Work Plans are included as Eligible Activities. These costs are allocated between EGLE Environmental Eligible Activities and MSF Non-Environmental Eligible Activities.

Administrative and Operating Costs: An estimate of reasonable and actual administrative and operating costs of the City of Marquette Brownfield Redevelopment Authority (MBRA) is included as Eligible Activities for Local Only capture. These costs are split between EGLE Environmental Eligible Activities and MSF Non-Environmental Eligible Activities.

Interest: Interest is included as an Eligible Activity. Interest is calculated at 5.0% for 15 years for Eligible Activity costs for the purposes of this Brownfield Plan.

2.3 Estimate of Captured Taxable Value and Tax Increment Revenues *MCL 125.2663(2)(c)*:

Act 381 defines Initial Taxable Value as taxable value of an Eligible Property identified in and subject to a Brownfield Plan at the time the resolution adding that Eligible Property in the Brownfield Plan is adopted, as shown either by the most recent assessment roll for which equalization has been completed at the time the resolution is adopted or, if provided by the Brownfield Plan, by the next assessment roll for which equalization will be completed following the date the resolution adding that eligible property in the Brownfield Plan is adopted.

The taxable value total of the four Eligible Properties as of December 31, 2020 is \$496,130. As provided in this Brownfield Plan, the Initial Taxable Value will be established by the taxable value as of December 31, 2020.

The EGLE Environmental and MSF Non-Environmental Eligible Activity cost is \$642,855 plus an estimated \$189,685 in interest and \$38,000 in Brownfield Plan/Work Plan Development, Approval and Implementation, for a total of \$870,540. The Brownfield Plan also includes \$20,000 in MBRA Administrative and Operating Costs and capture of 50% of the State Education Tax for the State Brownfield Fund as required by Act 381, estimated at \$80,997 for this Brownfield Plan. The Brownfield Plan also provides for deposits into the Local Brownfield Revolving Fund during the time of capture and five years after capture, with State tax capture limited to an amount equal to State tax capture for EGLE Environmental Eligible Activities if available. LBRF deposits from local taxes are estimated at \$217,930. The overall investment for the Project is estimated at over \$1.5 million.

Table 2 identifies taxable values for real and personal property, including tax increment revenues for the Eligible Property. 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. Interlocal Agreements between the MBRA and the Marquette Downtown Development Authority and the Marquette Local Development Financing Authority which have first right to selected tax capture have been approved by all parties and attached to this Brownfield Plan. The overall contribution of local taxes is consistent with the ratio of captured local taxes (53.50%) to captured State taxes (46.50%). The cash flow analysis for the project indicates payoff of the obligation in *twenty-one (21) years* from 2021 for Local Capture, *twenty-two (22) years* for State Capture, with an additional five years of LBRF capture.

Redevelopment of the property is anticipated to be initiated in Spring 2022, with asbestos abatement and demolition activities. 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.

Estimate Tax Revenues and Tax Increment Capture by the Authority

Year	Total Tax Revenues	Captured Taxes
2023	\$65,343	\$38,712
2024	\$65,935	\$39,293
2025	\$66,535	\$39,882
2026	\$67,144	\$40,480
2027	\$67,763	\$41,088
2028	\$68,391	\$41,704
2029	\$69,028	\$42,329
2030	\$69,674	\$42,964
2031	\$70,331	\$43,609
2032	\$70,997	\$44,263
2033	\$71,673	\$44,927
2034	\$72,360	\$45,601
2035	\$73,056	\$46,285
2036	\$73,764	\$46,979
2037	\$74,481	\$47,684

Year	Total Tax Revenues	Captured Taxes
2038	\$75,210	\$48,399
2039	\$75,949	\$49,125
2040	\$76,700	\$49,862
2041	\$77,462	\$50,610
2042	\$78,235	\$51,369
2043	\$79,020	\$52,140
2044	\$79,816	\$52,921
2045	\$80,625	\$53,715
2046	\$81,445	\$54,521
2047	\$82,278	\$38,816
2048	\$83,124	\$33,317
2049	\$83,982	\$0
2050	\$84,853	\$0
2051	\$85,737	\$0
2052	\$86,634	\$0

(1)
(2)
(3)

(1) Local Tax Capture Ends
(2) State Tax Capture Ends
(3) LBRF Capture Ends

Total	\$2,257,546	\$1,180,595
State Brownfield Fund		\$70,906
Admin Operating		\$20,000
LBRF		\$219,148
Eligible Activity		\$870,540

2.4 Method of Financing and Description of Advances Made by the Municipality MCL 125.2663(2)(d):

Private Environmental Eligible Activity Costs and Non-Environmental Eligible Activity Costs will be financed by the Developer. Public Infrastructure – Trail Development may be funded through a Capital Improvement Bond issued by the City of Marquette or other public sources.

2.5 Maximum Amount of Note or Bond Indebtedness MCL 125.2663(2)(e):

The maximum amount of Eligible Activities is anticipated to be will be \$680,855.

2.6 Beginning Date and Duration of Capture MCL 125.2663(2)(f):

The anticipated beginning date of capture is 2023, estimated to be the first year tax increment revenues are available. The duration of Brownfield Plan capture will be the time to capture taxes in an amount equal to the

Eligible Activity obligation, Interest, State Brownfield Fund, Local Brownfield Revolving Fund, and Administrative and Operation Costs. As shown on Table 2, total costs of all Eligible Activities on the property redevelopment are expected to be repaid through tax increment financing within *21 years* for Local Capture and *22 years* for State Capture.

2.7 Estimated Impact of Tax Increment Financing on Tax Revenues of Taxing Jurisdictions *MCL 125.2663(2)(g):*

Table 2.1 and 2.2 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 2.1. The Marquette Downtown Development Authority captures local taxes on the subject property. The Marquette Local Development Financing Authority (LDFA) captures one-half of the State tax on the subject property. Interlocal Agreements have been approved by and executed between the MBRA and the DDA and the MBRA and the LDFA to provide for capture of applicable taxes for the reimbursement of Brownfield Eligible Activities under this Brownfield Plan and are included in the Appendix. Table 3 presents the allocation of tax capture and the total tax increment for the 30-year duration of the Brownfield Plan. The DDA and LDFA will continue to receive their tax allocation for the project once the Brownfield obligation is met and beyond the duration of the Brownfield Plan.

The total tax capture is estimated at \$642,855 for Eligible Activities, plus an estimated \$189,685 in interest, \$38,000 in Brownfield Plan development, approval and implementation, \$20,000 in MBRA Administrative and Operating costs, an estimated \$70,906 for the State Brownfield Fund and an estimated \$219,148 for the Local Brownfield Revolving Fund for a total capture of \$1,180,595. After the Brownfield obligation is met, tax revenues in an amount estimated at \$83,980 per year on into the future.

2.8 Legal Description, Location, and Determination of Eligibility *MCL 125.2663(2)(h):*

Legal Description: The legal description of the Eligible Property follows:

Property Name	Parcel Number	Address	Description	Acreage	Qualifying Status
1. Former City/Railroad Property	151030	213 S. Front Street	THAT PART OF THE ABANDONED 42-FOOT RAILROAD RIGHT-OR WAY ACROSS PARTS OF LOTS 1,2,3 AND 4 OF BLOCK 19 AND PART OF LOTS 3 AND 4 OF BLOCK 20 OF THE 36 ACRE PLAT IN THE CITY OF MARQUETTE, COUNTY OF MARQUETTE & STATE OF MICHIGAN, MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 19 OF THE 36 ACRE PLAT; THENCE NORTH 78001'07" WEST, 180.03 FEET (RECORDED AS NORTH 78000' WEST, 180,0 FEET) ALONG THE SOUTHERLY LINE OF SAID LOTS 1 AND 2, AND PART OF THE LOT 3 OF BLOCK 19 OF THE 36 ACRE PLAT; THENCE CONTINUING NORTH 78001'07" WEST, 214.04 FEET (RECORDED AS NORTH 78000' WEST, 214.0 FEET) ALONG THE SOUTHERLY LINE OF SAID LOTS 3 AND 4 OF BLOCK 19, AND SAID LOT 1 AND PART OF LOT 2 OF BLOCK 20 OF THE 36 ACRE PLAT: THENCE NORTH 11058'07" EAST, 42.16 FEET ALONG THE EASTERLY LINE OF A PARCEL RECORDED IN 2019R-06619, MARQUETTE COUNTY REGISTER OF DEEDS (RECORDED AS NORTH 12021'44" EAST IN 2019R-06619), TO THE SOUTHWEST CORNER OF A PARCEL RECORDED IN 2020R-07047, MARQUETTE COUNTY REGISTER OF DEEDS; THENCE SOUTH 78000'16" EAST, 214.04 FEE ALONG THE SOUTHERLY LINE OF SAID PARCEL RECORDED IN 2020R-07047, TO THE SOUTHEAST CORNER THEREOF (ALSO BEING THE SOUTHWEST CORNER OF A PARCEL RECORDED IN LIBER 266 OF DEEDS, PAGE 182, MARQUETTE COUNTY REGISTER OF DEEDS); THENCE CONTINUING SOUTH 78000'16" EAST, 180.03 FEET (RECORDED AS 180.0 FEET) ALONG THE SOUTHERLY LINE OF SAID PARCEL RECORDED IN LIBER 266 OF DEEDS, PAGE 182 TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 11057'58" WEST (RECORDED AS SOUTH 12000' WEST), 42.07 FEET ALONG THE EASTERLY LINE OF SAID LOT 1, BLOCK 19 OF THE 36 ACRE PLAN AND THE WESTERLY RIGHT-OF-WAY LINE OF FRONT STREET, TO THE POINT OF BEGINNING. CONTAINING 16,596 SQUARE FEET OR 0.381 ACRE OF LAND.	0.38	Part 201 Facility
2. Former Montcalieri Property	110710	214 S. Front Street	CLEVELAND IRON MINING CO SUBDIVISION THE E 80' OF THE N 25' OF LOT 1, BLOCK 4	0.05	Adjacent
3. Ore Dock Brewing	110730	114 Spring Street	CLEVELAND IRON MINING CO SUBDIVISION THE W 35' OF LOT 1, AND ALL OF LOT 2, BLOCK 4	0.34	Adjacent
4. Alleyway		Undefined Alleyway between 110710 and 110730		0.06	

0.83

Location: The Eligible Property is located at 213 S. Front Street, 214 S. Front Street, an undefined alleyway, and 114 Spring Street in downtown Marquette, Michigan. 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 was conducted for the Eligible Property in July 2021 to investigate the RECs as part of the environmental due diligence process for property acquisition. Analysis of the soil samples identified the presence of mercury above Part 201 Groundwater Surfacewater Interface Protection Criteria and Residential Volatilization to Indoor Air Pathway Screening Levels. Analysis of groundwater samples identified the presence of lead above Residential and Non-Residential Drinking Water

Criteria on 213 S. Front Street. Access to 214 S. Front Street was not granted for environmental investigation. As a result, 213 S. Front Street qualifies as Brownfield Eligible Property as a Part 201 Facility. Property at 214 S. Front Street, the undefined alleyway, and 114 Spring Street qualify as adjacent property.

Summary of Soil Concentrations Above EGLE GCC

Sample Number	Sample Depth	Parameter Over Criteria	Parameter Analytical Result (ug/Kg, ppb)	GCC Exceeded (ug/Kg, ppb)
SB-1A	5-6'	Mercury	63	GSIP - 50 RVIAP - 22
SB-2A	2'-3'	Mercury	53	GSIP - 50 RVIAP - 22

RVIAP – EGLE Residential Volatilization to Indoor Air Pathway Screening Levels
GSIP - EGLE Part 201 Groundwater Surface Water Interface Protection Criteria
ppb – Parts per billion
ug/Kg – Micrograms per kilogram or ppb

Summary of Groundwater Concentrations Above EGLE GCC

Sample Number	Sample Depth	Parameter Over Criteria	Parameter Analytical Result (ug/Kg, ppb)	GCC Exceeded (ug/Kg, ppb)
TMW-2	18.5'	Lead	7.9	NDW - 4 RDW - 4

NDW – EGLE Part 201 Non-Residential Drinking Water Criteria
RDW – EGLE Part 201 Residential Drinking Water Criteria
ppb – Parts per billion
ug/Kg – Micrograms per kilogram or ppb

Personal Property: Personal Property is included as part of the Eligible Property.

2.9 Estimate of Number of Persons Residing on Eligible Property *MCL 125.2663(2)(i):*

There are an estimate four persons in residential dwellings at 114 Spring Street.

2.10 Plan for Residential Relocation *MCL 125.2663(2)(j):*

The residential dwellings will remain; therefore, a plan for residential relocation is not applicable.

2.11 Provision of Costs of Relocation *MCL 125.2663(2)(k):*

The residential dwellings will remain; therefore, a provision for residential relocation has not been allocated.

2.12 Strategy to Comply with Relocation Assistance Act, 1972 PA 227 MCL 125.2663(2)(l):

The residential dwellings will remain; therefore, relocation is not necessary.

2.13 Other Material Required by the Authority or Governing Body MCL 125.2663(2)(m):

None

EXHIBITS

FIGURES

Figure 1 Eligible Property Location Map

Figure 2.1 Eligible Property Boundaries

Figure 2.2 Property Survey

Figure 3 Public Infrastructure Improvements

TABLES

Table 1.1 Environmental Eligible Activities Costs and Schedule

Table 1.2 Non-Environmental Eligible Activities Costs and Schedule

Table 2.1 – Annual Revenue and Brownfield Capture Estimates

Table 2.2 – Tax Increment Revenue Reimbursement Allocation Table

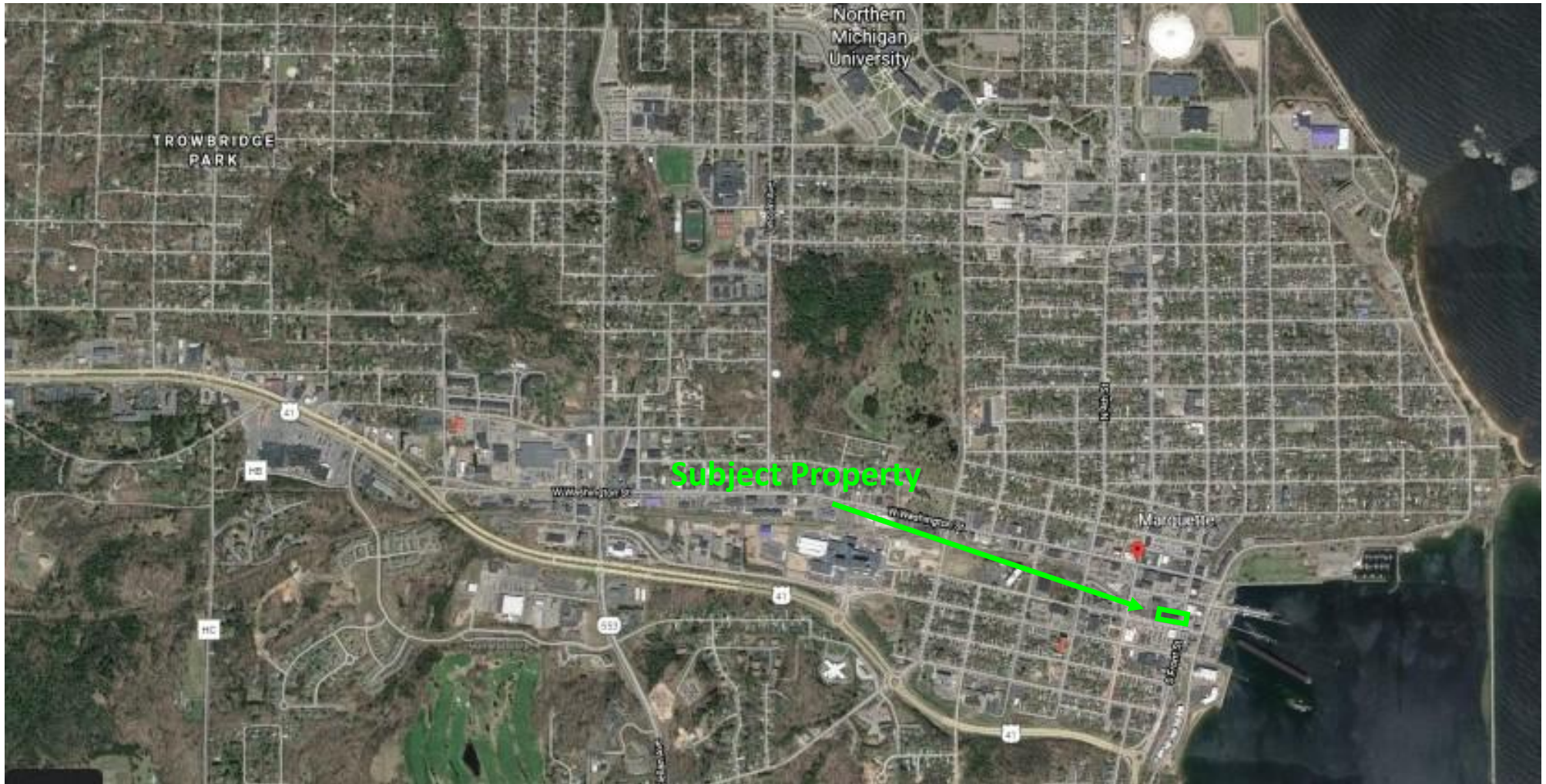
Table 3. Impact on Tax Jurisdictions

ATTACHMENTS

Attachment A – Brownfield Plan Resolutions

**Attachment B – Interlocal Agreement: Marquette Brownfield Redevelopment Authority/Marquette
Downtown Development Authority**

**Attachment C – Interlocal Agreement: Marquette Brownfield Redevelopment Authority/Marquette Local
Development Finance Authority**



**Brownfield Plan
Ore Dock Brewing Expansion**

**Figure 1: Eligible Property
Location**



**Marquette Brownfield Redevelopment Authority
Marquette, Michigan**

Date: January 2022



**Brownfield Plan
Ore Dock Brewing Expansion**

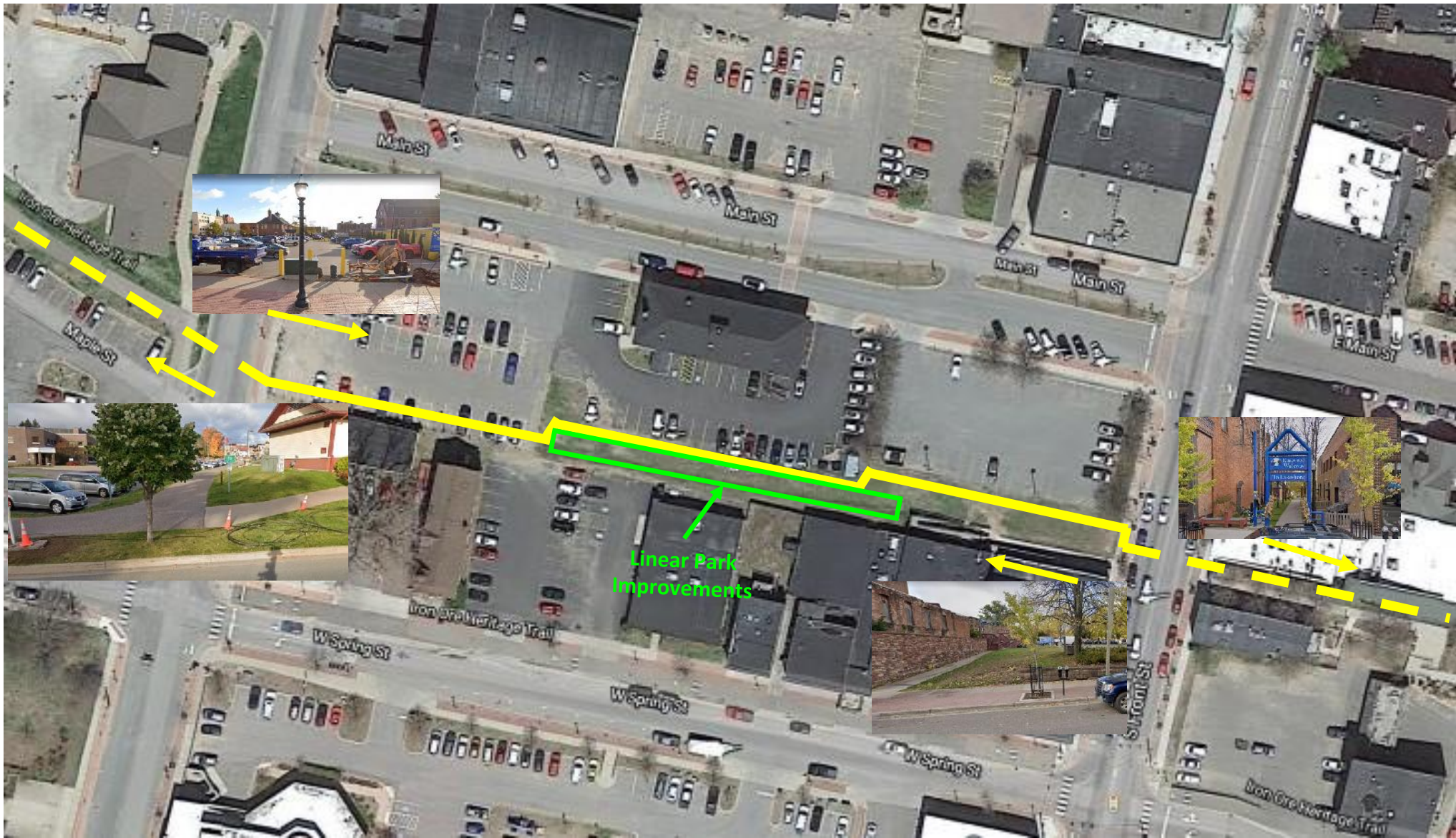
**Figure 2.1: Eligible Property
Boundaries**

Source: Google Earth

Date: January 2022



**Marquette Brownfield Redevelopment Authority
Marquette, Michigan**



**Brownfield Plan
Ore Dock Brewing Expansion**

Figure 3: Potential Rosewood Walkway – Iron Ore Trail Link

Source: Google Earth



**Marquette Brownfield Redevelopment Authority
Marquette, Michigan**

Date: January 2022

**Table 1.1 EGLE Eligible Activities Costs and Schedule
Ore Dock Brewing Company Beer Garden
City of Marquette Brownfield Redevelopment Authority**

EGLE Eligible Activities	Cost
Department Specific Activities	
<i>BEA Activities</i>	
<i>Phase I ESA</i>	\$4,000
<i>Phase II ESA</i>	\$20,000
<i>Baseline Environmental Assessment</i>	\$3,000
<i>Subtotal</i>	\$27,000
<i>Due Care Activities</i>	
<i>Due Care Investigation</i>	\$10,000
<i>Section 7A Compliance Analysis</i>	\$3,000
<i>Due Care Measures</i>	
<i>Soil Removal, Transport and Disposal</i>	\$30,000
<i>Vapor Mitigation</i>	
<i>Subtotal</i>	\$43,000
EGLE Eligible Activities Subtotal	\$70,000
Contingency (15%)	\$10,500
EGLE Eligible Activities Subtotal	\$80,500
Interest (5% for 15 Years)	\$23,750
EGLE Eligible Activities Total Costs	\$104,250
Brownfield Plan/Act 381 Work Plan Preparation	\$3,000
Brownfield Plan/Act 381 Work Plan Implementation	\$5,000
EGLE Eligible Activities Total Costs	\$112,250

MBRA Administrative and Operating Costs **\$4,000**

**Table 1.2 MSF Eligible Activities Costs and Schedule
Ore Dock Brewing Company Beer Garden
City of Marquette Brownfield Redevelopment Authority**

MSF Eligible Activities	Cost
Demolition	
<i>Site Demolition</i>	
<i>Building Demolition</i>	\$140,000
<i>Selective Interior Demolition</i>	\$4,000
<i>Engineering/Inspections</i>	\$7,200
<i>Subtotal</i>	\$151,200
Lead, Asbestos, Mold Abatement	
<i>Survey</i>	\$2,500
<i>Monitoring</i>	
<i>Abatement</i>	\$54,000
<i>Subtotal</i>	\$56,500
Site Preparation	
<i>Special Foundations</i>	\$16,500
<i>Geotechnical Engineering</i>	\$3,000
<i>Grading and Land Balancing</i>	\$20,000
<i>Retaining Walls - Site</i>	\$24,000
<i>Retaining Walls - Building</i>	\$12,240
<i>Temporary Facilities, Site Control, Protection</i>	\$9,000
<i>Temporary Sheeting Shoring</i>	\$15,000
<i>Soft Costs</i>	\$12,000
<i>Subtotal</i>	\$111,740
Private MSF Eligible Activities Sub-Total	\$319,440
Contingency (15%)	\$47,915
Private MSF Eligible Activities SubTotal	\$367,355
Interest (5% for 10 years)	\$108,385
Brownfield Plan/Act 381 Work Plan Preparation	\$10,000
Private MSF Eligible Activities Total	\$485,740
Public Infrastructure Improvements	
<i>Trail Connection</i>	\$180,000
<i>Engineering</i>	\$15,000
<i>Subtotal</i>	\$195,000
Interest (5% for 10 years)	\$57,550
City MSF Eligible Activities Total	\$252,550
Brownfield Plan/Act 381 Work Plan Implementation	\$20,000
City MSF Eligible Activities Total	\$272,550
MSF Eligible Activities Total Costs	\$758,290
MBRA Administrative and Operating Costs	\$16,000

**Table 2.1 - Annual Revenue and Brownfield Capture Estimates
Ore Dock Brewing Company Beer Garden
Marquette Brownfield Redevelopment Authority**

Estimated Taxable Value (TV) Increase Rate: 1.50%		Plan Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Revenue Year		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
*Base Taxable Value	\$	492,916	492,916	492,916	492,916	492,916	492,916	492,916	492,916	492,916	492,916	492,916	492,916	492,916	492,916	492,916	492,916
Annual Value Additions	\$		1,500,000														
Cumulative Value Additions	\$		1,500,000	1,522,500	1,545,338	1,568,518	1,592,045	1,615,926	1,640,165	1,664,767	1,689,739	1,715,085	1,740,811	1,766,923	1,793,427	1,820,329	1,847,634
Estimated New TV	\$	492,916	1,242,916	1,254,166	1,265,585	1,277,175	1,288,939	1,300,879	1,312,998	1,325,300	1,337,785	1,350,458	1,363,322	1,376,378	1,389,630	1,403,080	1,416,733
Incremental Difference (New TV - Base TV)	\$		750,000	761,250	772,669	784,259	796,023	807,963	820,082	832,384	844,869	857,542	870,406	883,462	896,714	910,164	923,817
Total School Revenue	Millage Rate	45.65%	24.0000														
	\$	11,830	29,830	30,100	30,374	30,652	30,935	31,221	31,512	31,807	32,107	32,411	32,720	33,033	33,351	33,674	34,002
Total Local Revenue	Millage Rate	54.35%	28.5726														
	\$	14,084	35,513	35,835	36,161	36,492	36,828	37,169	37,516	37,867	38,224	38,586	38,954	39,327	39,705	40,090	40,480
Total Revenue	Millage Rate	52.5726															
	\$	25,914	65,343	65,935	66,535	67,144	67,763	68,391	69,028	69,674	70,331	70,997	71,673	72,360	73,056	73,764	74,481
State Revenue	Millage Rate	46.50%															
State Education Tax (SET)	\$	6,000	4,500	4,568	4,636	4,706	4,776	4,848	4,920	4,994	5,069	5,145	5,222	5,301	5,380	5,461	5,543
School Operating Tax	\$	18,000	13,500	13,703	13,908	14,117	14,328	14,543	14,761	14,983	15,208	15,436	15,667	15,902	16,141	16,383	16,629
School Total	\$	24,000	18,000	18,270	18,544	18,822	19,105	19,391	19,682	19,977	20,277	20,581	20,890	21,203	21,521	21,844	22,172
Local Revenue	Millage Rate	53.50%															
City Operating	\$	14,9225	11,192	11,360	11,530	11,703	11,879	12,057	12,238	12,421	12,608	12,797	12,989	13,183	13,381	13,582	13,786
Senior	\$	0.3496	262	266	270	274	278	282	287	291	295	300	304	309	313	318	323
County Allocated	\$	5,2938	3,970	4,030	4,090	4,152	4,214	4,277	4,341	4,406	4,473	4,540	4,608	4,677	4,747	4,818	4,891
Transit	\$	0.6000	450	457	464	471	478	485	492	499	507	515	522	530	538	546	554
Aging	\$	0.4474	336	341	346	351	356	361	367	372	378	384	389	395	401	407	413
MOE	\$	0.5500	413	419	425	431	438	444	451	458	465	472	479	486	493	501	508
Dispatch	\$	0.4970	373	378	384	390	396	402	408	414	420	426	433	439	446	452	459
Rescue	\$	0.1525	114	116	118	120	121	123	125	127	129	131	133	135	137	139	141
Veterans	\$	0.0800	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74
Heritage Trail	\$	0.2000	150	152	155	157	159	162	164	166	169	172	174	177	179	182	185
Library	\$	1.3685	1,026	1,042	1,057	1,073	1,089	1,106	1,122	1,139	1,156	1,174	1,191	1,209	1,227	1,246	1,264
ISD	\$	2.2048	1,654	1,678	1,704	1,729	1,755	1,781	1,808	1,835	1,863	1,891	1,919	1,948	1,977	2,007	2,037
MAPS Sinking Fund	\$	0.9500	713	723	734	745	756	768	779	791	803	815	827	839	852	865	878
Local Total	\$	27,6161	20,712	21,023	21,338	21,658	21,983	22,313	22,647	22,987	23,332	23,682	24,037	24,398	24,764	25,135	25,512
State and Local Capture TOTAL	\$	51,6161	38,712	39,293	39,882	40,480	41,088	41,704	42,329	42,964	43,609	44,263	44,927	45,601	46,285	46,979	47,684
Non-Capturable Millages	Millage Rate																\$ 4,947
Library Debt	\$	0.4565	342	348	353	358	363	369	374	380	386	391	397	403	409	415	422
MAPS Debt	\$	0.5000	375	381	386	392	398	404	410	416	422	429	435	442	448	455	462
	\$		717	728	739	750	761	773	784	796	808	820	833	845	858	871	884

Estimated Taxable Value (TV) Increase Rate: 2.50%		Plan Year	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
Revenue Year		2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	
*Base Taxable Value	\$	492,916	492,916	492,916	492,916	492,916	492,916	492,916	492,916	492,916	492,916	492,916	492,916	492,916	492,916	492,916	
Annual Value Additions	\$																
Cumulative Value Additions	\$	1,875,348	1,903,478	1,932,030	1,961,011	1,990,426	2,020,283	2,050,587	2,081,346	2,112,566	2,144,254	2,176,418	2,209,064	2,242,200	2,275,833	2,309,971	
Estimated New TV	\$	1,430,590	1,444,655	1,458,931	1,473,421	1,488,129	1,503,057	1,518,209	1,533,589	1,549,199	1,565,043	1,581,125	1,597,448	1,614,016	1,630,833	1,647,901	
Incremental Difference (New TV - Base TV)	\$	937,674	951,739	966,015	980,505	995,213	1,010,141	1,025,293	1,040,673	1,056,283	1,072,127	1,088,209	1,104,532	1,121,100	1,137,917	1,154,985	
Total School Revenue	Millage Rate	45.65%	24.0000														
	\$	34,334	34,672	35,014	35,362	35,715	36,073	36,437	36,806	37,181	37,561	37,947	38,339	38,736	39,140	39,550	
Total Local Revenue	Millage Rate	54.35%	28.5726														
	\$	40,876	41,278	41,685	42,099	42,520	42,946	43,379	43,819	44,265	44,717	45,177	45,643	46,117	46,597	47,085	
Total Revenue	Millage Rate	52.5726															
	\$	75,210	75,949	76,700	77,462	78,235	79,020	79,816	80,625	81,445	82,278	83,124	83,982	84,853	85,737	86,634	
School Capture	Millage Rate																
State Education Tax (SET)	\$	6,000	5,626	5,710	5,796	5,883	5,971	6,061	6,152	6,244	6,338	6,433	6,529	6,627	6,727	6,827	
School Operating Tax	\$	18,000	17,131	17,388	17,649	17,914	18,183	18,455	18,732	19,013	19,298	19,588	19,882	20,180	20,482	20,790	
School Total	\$	24,000	22,504	22,842	23,184	23,532	23,885	24,243	24,607	24,976	25,351	25,731	26,117	26,509	26,906	27,310	
Local Capture	Millage Rate																
City Operating	\$	14,9225	13,992	14,202	14,415	14,632	14,851	15,074	15,300	15,529	15,762	15,999	16,239	16,482	16,730	16,981	
Senior	\$	0.3496	328	333	338	343	348	353	358	364	369	375	380	386	392	398	
County Allocated	\$	5,2938	4,964	5,038	5,114	5,191	5,268	5,347	5,428	5,509	5,592	5,676	5,761	5,847	5,935	6,024	
Transit	\$	0.6	563	571	580	588	597	606	615	624	634	643	653	663	673	683	
Aging	\$	0.4474	420	426	432	439	445	452	459	466	473	480	487	494	502	509	
MOE	\$	0.55	516	523	531	539	547	556	564	572	581	590	599	607	617	626	
Dispatch	\$	0.497	466	473	480	487	495	502	510	517	525	533	541	549	557	566	
Rescue	\$	0.1525	143	145	147	150	152	154	156	159	161	163	166	168	171	174	
Veterans	\$	0.08	75	76	77	78	80	81	82	83	85	86	87	88	90	91	
Heritage Trail	\$	0.2	188	190	193	196	199	202	205	208	211	214	218	221	224	228	
Library	\$	1.3685	1,283	1,302	1,322	1,342	1,362	1,382	1,403	1,424	1,446	1,467	1,489	1,512	1,534	1,557	
ISD	\$	2.2048	2,067	2,098	2,130	2,162	2,194	2,227	2,261	2,294	2,329	2,364	2,399	2,435	2,472	2,509	
MAPS Sinking Fund	\$	0.95	891	904	918	931	945	960	974	989	1,003	1,019	1,034	1,049	1,065	1,081	
Local Total	\$	27,6161	25,895	26,283	26,678	27,078	27,484	27,896	28,315	28,739	29,170	29,608	30,052	30,503	30,960	31,425	
Local Capture TOTAL	\$	51,6161	48,399	49,125	49,862	50,610	51,369	52,140									

Table 2.2 - Tax Increment Revenue Reimbursement Allocation Table
Ore Dock Brewing Beer Garden
City of Marquette Brownfield Redevelopment Authority

Maximum Reimbursement	Proportionality	School & Local Taxes	State Brownfield Fund	LBRF	Local-Only Taxes	Total
State	46.50%	\$ 404,776	\$ 70,906	\$ 52,193	\$ -	\$ 527,875
Local	53.50%	\$ 465,764	\$ -	\$ 166,955	\$ 20,000	\$ 652,719
TOTAL	100.0%	\$ 870,540	\$ 70,906	\$ 219,148	\$ -	\$ 1,180,594
EGLE		\$ 112,250				
MSF		\$ 758,290				
TOTAL		\$ 870,540				

Estimated Total Years of Capture:	
Local Eligible Activities	21
State Eligible Activities	22
LBRF	26

Estimated Capture	\$ 870,540
Administrative Fees	\$ 20,000
State Revolving Fund	\$ 70,906
LBRF	\$ 219,148
TOTAL	\$ 1,180,594

Estimated Taxable Value (TV) Increase Rate: 1.50%																
Plan Year	Revenue Year	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	
*Base Taxable Value		\$ 492,916	\$ 492,916	\$ 492,916	\$ 492,916	\$ 492,916	\$ 492,916	\$ 492,916	\$ 492,916	\$ 492,916	\$ 492,916	\$ 492,916	\$ 492,916	\$ 492,916	\$ 492,916	
Annual Value Additions		\$ -	\$ 1,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Cumulative Value Additions		\$ -	\$ 1,500,000	\$ 1,522,500	\$ 1,545,338	\$ 1,568,518	\$ 1,592,045	\$ 1,615,926	\$ 1,640,165	\$ 1,664,767	\$ 1,689,739	\$ 1,715,085	\$ 1,740,811	\$ 1,766,923	\$ 1,793,427	
Estimated New TV		\$ 492,916	\$ 1,242,916	\$ 1,254,166	\$ 1,265,585	\$ 1,277,175	\$ 1,288,939	\$ 1,300,879	\$ 1,312,998	\$ 1,325,300	\$ 1,337,785	\$ 1,350,458	\$ 1,363,322	\$ 1,376,378	\$ 1,389,630	
Incremental Difference (New TV - Base TV)		\$ -	\$ 750,000	\$ 761,250	\$ 772,669	\$ 784,259	\$ 796,023	\$ 807,963	\$ 820,082	\$ 832,384	\$ 844,869	\$ 857,542	\$ 870,406	\$ 883,462	\$ 896,714	
Total School Revenue	Millage Rate 45.65% 24.0000	\$ 11,830	\$ 29,830	\$ 30,100	\$ 30,374	\$ 30,652	\$ 30,935	\$ 31,221	\$ 31,512	\$ 31,807	\$ 32,107	\$ 32,411	\$ 32,720	\$ 33,033	\$ 33,351	
Total Local Revenue	Millage Rate 54.35% 28.5726	\$ 14,084	\$ 35,513	\$ 35,835	\$ 36,161	\$ 36,492	\$ 36,828	\$ 37,169	\$ 37,516	\$ 37,867	\$ 38,224	\$ 38,586	\$ 38,954	\$ 39,327	\$ 39,705	
Total Revenue	Millage Rate 52.5726	\$ 25,914	\$ 65,343	\$ 65,935	\$ 66,535	\$ 67,144	\$ 67,763	\$ 68,391	\$ 69,028	\$ 69,674	\$ 70,331	\$ 70,997	\$ 71,673	\$ 72,360	\$ 73,056	
Plan Year	Revenue Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	
Total State Incremental Revenue	46.50%	\$ -	\$ 18,000	\$ 18,270	\$ 18,544	\$ 18,822	\$ 19,105	\$ 19,391	\$ 19,682	\$ 19,977	\$ 20,277	\$ 20,581	\$ 20,890	\$ 21,203	\$ 21,521	
State Brownfield Revolving Fund (50% of SET)		\$ -	\$ 2,250	\$ 2,284	\$ 2,318	\$ 2,353	\$ 2,388	\$ 2,424	\$ 2,460	\$ 2,497	\$ 2,535	\$ 2,573	\$ 2,611	\$ 2,650	\$ 2,690	
State TIR Available for Reimbursement		\$ -	\$ 15,750	\$ 15,986	\$ 16,226	\$ 16,469	\$ 16,716	\$ 16,967	\$ 17,222	\$ 17,480	\$ 17,742	\$ 18,008	\$ 18,279	\$ 18,553	\$ 18,831	
Total Local Incremental Revenue	53.50%	\$ -	\$ 20,712	\$ 21,023	\$ 21,338	\$ 21,658	\$ 21,983	\$ 22,313	\$ 22,647	\$ 22,987	\$ 23,332	\$ 23,682	\$ 24,037	\$ 24,398	\$ 24,764	
BRA Administrative Fee	5% \$ 20,000	\$ -	\$ 1,036	\$ 1,051	\$ 1,067	\$ 1,083	\$ 1,099	\$ 1,116	\$ 1,132	\$ 1,149	\$ 1,167	\$ 1,184	\$ 1,202	\$ 1,220	\$ 1,238	
Local TIR Available for Reimbursement		\$ -	\$ 19,676	\$ 19,972	\$ 20,271	\$ 20,575	\$ 20,884	\$ 21,197	\$ 21,515	\$ 21,838	\$ 22,165	\$ 22,498	\$ 22,835	\$ 23,178	\$ 23,526	
Total State & Local TIR Available for Reimbursement		\$ -	\$ 35,426	\$ 35,958	\$ 36,497	\$ 37,045	\$ 37,600	\$ 38,164	\$ 38,737	\$ 39,318	\$ 39,908	\$ 40,506	\$ 41,114	\$ 41,731	\$ 42,357	
DEVELOPER	Beginning Balance		% Allocation 68%	68%	68%	68%	68%	68%	68%	68%	68%	68%	68%	68%	68%	
Developer Reimbursement		\$ 592,990	\$ 24,132	\$ 24,494	\$ 24,861	\$ 25,234	\$ 25,612	\$ 25,997	\$ 26,387	\$ 26,782	\$ 27,184	\$ 27,592	\$ 28,006	\$ 28,426	\$ 28,852	
Developer Reimbursement Balance		\$ 592,990	\$ 592,990	\$ 568,858	\$ 544,365	\$ 519,504	\$ 494,270	\$ 468,657	\$ 442,661	\$ 416,274	\$ 389,492	\$ 362,308	\$ 334,716	\$ 306,710	\$ 278,284	\$ 249,432
CITY	Beginning Balance		% Allocation 32%	32%	32%	32%	32%	32%	32%	32%	32%	32%	32%	32%	32%	
City Reimbursement		\$ 277,550	\$ 11,295	\$ 11,464	\$ 11,636	\$ 11,811	\$ 11,988	\$ 12,168	\$ 12,350	\$ 12,536	\$ 12,724	\$ 12,914	\$ 13,108	\$ 13,305	\$ 13,504	
City Reimbursement Balance		\$ 277,550	\$ 266,255	\$ 254,791	\$ 243,155	\$ 231,344	\$ 219,356	\$ 207,188	\$ 194,838	\$ 182,302	\$ 169,579	\$ 156,664	\$ 143,556	\$ 130,251	\$ 116,747	
MSF Non-Environmental Costs		\$ 758,290	\$ -	\$ 30,858	\$ 31,321	\$ 31,791	\$ 32,268	\$ 32,752	\$ 33,243	\$ 33,742	\$ 34,248	\$ 34,762	\$ 35,283	\$ 35,813	\$ 36,350	\$ 36,895
State Tax Reimbursement	87.11%	\$ 352,583	\$ -	\$ 13,719	\$ 13,925	\$ 14,134	\$ 14,346	\$ 14,561	\$ 14,779	\$ 15,001	\$ 15,226	\$ 15,455	\$ 15,686	\$ 15,922	\$ 16,160	\$ 16,403
Local Tax Reimbursement	87.11%	\$ 405,707	\$ -	\$ 17,139	\$ 17,396	\$ 17,657	\$ 17,922	\$ 18,191	\$ 18,464	\$ 18,741	\$ 19,022	\$ 19,307	\$ 19,597	\$ 19,891	\$ 20,189	\$ 20,492
Total MSF Reimbursement Balance		\$ 758,290	\$ 727,432	\$ 696,110	\$ 664,319	\$ 632,051	\$ 599,299	\$ 566,056	\$ 532,314	\$ 498,065	\$ 463,304	\$ 428,020	\$ 392,208	\$ 355,858	\$ 318,963	
State MSF Balance to Be Reimbursed		\$ 352,583	\$ 338,864	\$ 324,939	\$ 310,805	\$ 296,459	\$ 281,898	\$ 267,119	\$ 252,118	\$ 236,892	\$ 221,437	\$ 205,751	\$ 189,829	\$ 173,669	\$ 157,266	
Local MSF Balance to Be Reimbursed		\$ 405,707	\$ 388,568	\$ 371,171	\$ 353,514	\$ 335,592	\$ 317,401	\$ 298,937	\$ 280,196	\$ 261,174	\$ 241,866	\$ 222,270	\$ 202,379	\$ 182,189	\$ 161,697	
EGLE Environmental Costs		\$ 112,250	\$ -	\$ 4,568	\$ 4,637	\$ 4,706	\$ 4,777	\$ 4,848	\$ 4,921	\$ 4,995	\$ 5,070	\$ 5,146	\$ 5,223	\$ 5,301	\$ 5,381	\$ 5,462
State Tax Reimbursement	12.89%	\$ 52,193	\$ -	\$ 2,031	\$ 2,061	\$ 2,092	\$ 2,124	\$ 2,155	\$ 2,188	\$ 2,221	\$ 2,254	\$ 2,288	\$ 2,322	\$ 2,357	\$ 2,392	\$ 2,428
Local Tax Reimbursement	12.89%	\$ 60,057	\$ -	\$ 2,537	\$ 2,575	\$ 2,614	\$ 2,653	\$ 2,693	\$ 2,733	\$ 2,774	\$ 2,816	\$ 2,858	\$ 2,901	\$ 2,944	\$ 2,989	\$ 3,033
Total MDEQ Reimbursement Balance		\$ 112,250	\$ 107,682	\$ 103,045	\$ 98,339	\$ 93,563	\$ 88,714	\$ 83,793	\$ 78,799	\$ 73,729	\$ 68,583	\$ 63,360	\$ 58,059	\$ 52,678	\$ 47,216	
State MDEQ Balance to Be Reimbursed		\$ 52,193	\$ 50,162	\$ 48,101	\$ 46,009	\$ 43,885	\$ 41,730	\$ 39,542	\$ 37,321	\$ 35,067	\$ 32,779	\$ 30,457	\$ 28,100	\$ 25,708	\$ 23,280	
Local MDEQ Balance to Be Reimbursed		\$ 60,057	\$ 57,520	\$ 54,945	\$ 52,331	\$ 49,678	\$ 46,985	\$ 44,252	\$ 41,478	\$ 38,662	\$ 35,804	\$ 32,903	\$ 29,958	\$ 26,970	\$ 23,936	
Total Annual Eligible Activity Reimbursement		\$ -	\$ 35,426	\$ 35,958	\$ 36,497	\$ 37,045	\$ 37,600	\$ 38,164	\$ 38,737	\$ 39,318	\$ 39,908	\$ 40,506	\$ 41,114	\$ 41,731	\$ 42,357	
Local Only Costs	5%															
Local Tax Reimbursement		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Local Only Reimbursement Balance		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Brownfield Revolving Fund																
State Tax Capture	\$ 52,193	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Capture	\$ 166,955	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total LBRF Capture	\$ 219,148	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Brownfield Fund		\$ -	\$ 2,250	\$ 2,284	\$ 2,318	\$ 2,353	\$ 2,388	\$ 2,424	\$ 2,460	\$ 2,497	\$ 2,535	\$ 2,573	\$ 2,611	\$ 2,650	\$ 2,690	
Total Annual Brownfield Capture Reimbursement		\$ -	\$ 38,712	\$ 39,293	\$ 39,882	\$ 40,480	\$ 41,088	\$ 41,704	\$ 42,329	\$ 42,964	\$ 43,609	\$ 44,263	\$ 44,927	\$ 45,601	\$ 46,285	

Table 2.2 - Tax Increment Revenue Reimbursement Allocation Table
 Ore Dock Brewing Beer Garden
 City of Marquette Brownfield Redevelopment Authority

Estimated Taxable Val.	Local Eligible Activity Capture Ends										LBRF Capture Ends						
	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
* \$	492,916	492,916	492,916	492,916	492,916	492,916	492,916	492,916	492,916	492,916	492,916	492,916	492,916	492,916	492,916	492,916	492,916
Ann																	
Cumulat	1,820,329	1,847,634	1,875,348	1,903,478	1,932,030	1,961,011	1,990,426	2,020,283	2,050,587	2,081,346	2,112,566	2,144,254	2,176,418	2,209,064	2,242,200	2,275,833	2,309,971
\$	1,403,080	1,416,733	1,430,590	1,444,655	1,458,931	1,473,421	1,488,129	1,503,057	1,518,209	1,533,589	1,549,199	1,565,043	1,581,125	1,597,448	1,614,016	1,630,833	1,647,901
Incremental Difference	910,164	923,817	937,674	951,739	966,015	980,505	995,213	1,010,141	1,025,293	1,040,673	1,056,283	1,072,127	1,088,209	1,104,532	1,121,100	1,137,917	1,154,985
Total School Revenue	\$ 33,674	\$ 34,002	\$ 34,334	\$ 34,672	\$ 35,014	\$ 35,362	\$ 35,715	\$ 36,073	\$ 36,437	\$ 36,806	\$ 37,181	\$ 37,561	\$ 37,947	\$ 38,339	\$ 38,736	\$ 39,140	\$ 39,550
Total Local Revenue	\$ 40,090	\$ 40,480	\$ 40,876	\$ 41,278	\$ 41,685	\$ 42,099	\$ 42,520	\$ 42,946	\$ 43,379	\$ 43,819	\$ 44,265	\$ 44,717	\$ 45,177	\$ 45,643	\$ 46,117	\$ 46,597	\$ 47,085
Total Revenue	\$ 73,764	\$ 74,481	\$ 75,210	\$ 75,949	\$ 76,700	\$ 77,462	\$ 78,235	\$ 79,020	\$ 79,816	\$ 80,625	\$ 81,445	\$ 82,278	\$ 83,124	\$ 83,982	\$ 84,853	\$ 85,737	\$ 86,634
Plan Year	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
Revenue Year	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
Total State Incremental Revenue	\$ 21,844	\$ 22,172	\$ 22,504	\$ 22,842	\$ 23,184	\$ 23,532	\$ 23,885	\$ 24,243	\$ 24,607	\$ 24,976	\$ 25,351	\$ 25,731	\$ 26,117	\$ -	\$ -	\$ -	\$ -
State Brownfield Revolving Fund (50% of SET)	\$ 2,730	\$ 2,771	\$ 2,813	\$ 2,855	\$ 2,898	\$ 2,942	\$ 2,986	\$ 3,030	\$ 3,076	\$ 3,122	\$ 3,169	\$ 3,216	\$ 3,265	\$ -	\$ -	\$ -	\$ -
State TIR Available for Reimbursement	\$ 19,113	\$ 19,400	\$ 19,691	\$ 19,987	\$ 20,286	\$ 20,591	\$ 20,899	\$ 21,213	\$ 21,531	\$ 21,854	\$ 22,182	\$ 22,515	\$ 22,852	\$ -	\$ -	\$ -	\$ -
Total Local Incremental Revenue	\$ 25,135	\$ 25,512	\$ 25,895	\$ 26,283	\$ 26,678	\$ 27,078	\$ 27,484	\$ 27,896	\$ 28,315	\$ 28,739	\$ 29,170	\$ 29,608	\$ 30,052	\$ -	\$ -	\$ -	\$ -
BRA Administrative Fee	\$ 1,257	\$ 1,276	\$ 1,295	\$ 1,314	\$ 115	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local TIR Available for Reimbursement	\$ 23,878	\$ 24,237	\$ 24,600	\$ 24,969	\$ 26,563	\$ 27,078	\$ 27,484	\$ 27,896	\$ 28,315	\$ 28,739	\$ 29,170	\$ 29,608	\$ 30,052	\$ -	\$ -	\$ -	\$ -
Total State & Local TIR Available for Reimbursement	\$ 42,992	\$ 43,637	\$ 44,291	\$ 44,956	\$ 46,849	\$ 47,668	\$ 48,383	\$ 49,109	\$ 49,846	\$ 50,593	\$ 51,352	\$ 52,123	\$ 52,904	\$ -	\$ -	\$ -	\$ -
DEVELOPER	68%	68%	68%	68%	68%	68%	68%	68%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Developer Reimbursement	\$ 29,285	\$ 29,724	\$ 30,170	\$ 30,623	\$ 31,192	\$ 32,470	\$ 32,958	\$ 32,289	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Developer Reimbursement Balance	\$ 220,147	\$ 190,423	\$ 160,253	\$ 129,630	\$ 97,718	\$ 65,247	\$ 32,290	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
CITY	32%	32%	32%	32%	32%	32%	32%	31%	0%	0%	0%	0%	0%	0%	0%	0%	0%
City Reimbursement	\$ 13,707	\$ 13,912	\$ 14,121	\$ 14,333	\$ 14,937	\$ 15,198	\$ 15,426	\$ 15,113	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City Reimbursement Balance	\$ 103,040	\$ 89,128	\$ 75,007	\$ 60,674	\$ 45,737	\$ 30,539	\$ 15,113	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)
MSF Non-Environmental Costs	\$ 37,448	\$ 38,010	\$ 38,580	\$ 39,159	\$ 40,808	\$ 41,522	\$ 42,145	\$ 24,423	\$ 16,868	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Reimbursement	\$ 16,649	\$ 16,899	\$ 17,152	\$ 17,409	\$ 17,671	\$ 17,936	\$ 18,205	\$ 18,478	\$ 16,868	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ 20,799	\$ 21,111	\$ 21,428	\$ 21,750	\$ 23,138	\$ 23,586	\$ 23,940	\$ 5,945	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total MSF Reimbursement Balance	\$ 281,515	\$ 243,505	\$ 204,924	\$ 165,765	\$ 124,957	\$ 83,435	\$ 41,291	\$ 16,868	\$ (1)	\$ (1)	\$ (1)	\$ (1)	\$ (1)	\$ (1)	\$ (1)	\$ (1)	\$ (1)
State MSF Balance to Be Reimbursed	\$ 140,617	\$ 123,718	\$ 106,566	\$ 89,157	\$ 71,486	\$ 53,551	\$ 35,346	\$ 16,868	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)
Local MSF Balance to Be Reimbursed	\$ 140,898	\$ 119,786	\$ 98,358	\$ 76,609	\$ 53,471	\$ 29,885	\$ 5,945	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)
EGLE Environmental Costs	\$ 5,544	\$ 5,627	\$ 5,711	\$ 5,797	\$ 6,041	\$ 6,146	\$ 6,239	\$ 3,615	\$ 2,497	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Reimbursement	\$ 2,465	\$ 2,502	\$ 2,539	\$ 2,577	\$ 2,616	\$ 2,655	\$ 2,695	\$ 2,735	\$ 2,497	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ 3,079	\$ 3,125	\$ 3,172	\$ 3,220	\$ 3,425	\$ 3,491	\$ 3,544	\$ 880	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total MDEQ Reimbursement Balance	\$ 41,673	\$ 36,046	\$ 30,335	\$ 24,538	\$ 18,497	\$ 12,351	\$ 6,112	\$ 2,497	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)
State MDEQ Balance to Be Reimbursed	\$ 20,816	\$ 18,314	\$ 15,775	\$ 13,198	\$ 10,582	\$ 7,927	\$ 5,232	\$ 2,497	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)
Local MDEQ Balance to Be Reimbursed	\$ 20,857	\$ 17,732	\$ 14,560	\$ 11,340	\$ 7,915	\$ 4,424	\$ 880	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)
Total Annual Eligible Activity Reimbursement	\$ 42,992	\$ 43,637	\$ 44,291	\$ 44,956	\$ 46,849	\$ 47,668	\$ 48,383	\$ 28,038	\$ 19,366	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Only Costs																	
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Local Only Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Brownfield Revolving Fund																	
State Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,165	\$ 21,854	\$ 22,182	\$ 5,992	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,071	\$ 28,315	\$ 28,739	\$ 29,170	\$ 29,608	\$ 30,052	\$ -	\$ -	\$ -	\$ -
Total LBRF Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,071	\$ 30,480	\$ 50,593	\$ 51,352	\$ 35,600	\$ 30,052	\$ -	\$ -	\$ -	\$ -
State Brownfield Fund	\$ 2,730	\$ 2,771	\$ 2,813	\$ 2,855	\$ 2,898	\$ 2,942	\$ 2,986	\$ 3,030	\$ 3,076	\$ 3,122	\$ 3,169	\$ 3,216	\$ 3,265	\$ -	\$ -	\$ -	\$ -
Total Annual Brownfield Capture Reimbursement	\$ 46,979	\$ 47,684	\$ 48,399	\$ 49,125	\$ 49,862	\$ 50,610	\$ 51,369	\$ 52,140	\$ 52,921	\$ 53,715	\$ 54,521	\$ 38,816	\$ 33,317	\$ -	\$ -	\$ -	\$ -

TABLE 3 IMPACT ON TAXING JURISDICTIONS
BROWNFIELD PLAN - THIRTY YEAR DURATION
ORE DOCK BEER GARDEN
CITY OF MARQUETTE BROWNFIELD REDEVELOPMENT AUTHORITY

	Millages	Captured Millage	Percent Allocation	Total Capture	Total Revenues	
				\$1,180,594	\$1,103,880	
City of Marquette*		15.2721	55.30%	\$360,963	\$318,647	
Allocated	14.9225					
Senior	0.3496					
Marquette County*		7.6207	27.60%	\$180,119	\$159,003	
County Allocated	5.2938					
Transit	0.6000					
Aging	0.4474					
MOE	0.5500					
Dispatch	0.4970					
Rescue	0.1525					
Veterans	0.0800					
Heritage Trail*	0.2000	0.2000	0.72%	\$4,727	\$4,173	
Library*	1.3685	1.3685	4.96%	\$32,345	\$28,553	
Library Debt**	0.4565				\$12,852	
Marquette Area Public Schools		0.9500	3.44%	\$22,454	\$37,974	
MAPS Sinking Fund	0.9500					
School Debt*	0.5000				\$14,077	
ISD	2.2048	2.2048	7.98%	\$52,111	\$46,002	
Local Taxes Total	53.50%	28.5726	27.6161	100.00%	\$652,719	\$603,129
State Taxes*	46.50%	24.0000		\$456,969	\$500,751	
School Operating	18.0000					
State Educ Tax	3.0000					
State Brownfield Fund	3.0000			\$70,906		
Total	52.5726	51.6161		\$1,180,594	\$1,103,880	

* DDA and LDFA capture provide for Brownfield Reimbursement through Interlocal Agreements

** Debt Millage not captured as part of Brownfield Plan