



## **ACT 381 BROWNFIELD PLAN**

### **ORE DOCK BEER GARDEN**

**213 S. FRONT STREET, 214 S. FRONT STREET & 112 SPRING STREET  
MARQUETTE, MICHIGAN 49855**

**City of Marquette Brownfield Redevelopment Authority**

**January 2022**

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**Approved by Marquette**

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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 112 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
<b>ELIGIBLE ACTIVITY SUBTOTAL</b>	<b>\$104,250</b>	<b>\$728,290</b>	<b>\$832,540</b>
Brownfield Plan Development and Approval	\$3,000	\$10,000	\$13,000
Brownfield Plan Implementation	\$5,000	\$20,000	\$25,000
<b>TOTAL ELIGIBLE ACTIVITY</b>	<b>\$112,250</b>	<b>\$758,290</b>	<b>\$870,540</b>
<b>Administrative and Operating Cost (Local Only)</b>	<b>\$4,000</b>	<b>\$16,000</b>	<b>\$20,000</b>

**Years to Complete** 21 years  
**Eligible Activities Payback:**

**Estimated Investment:** \$1,500,000

**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 78°01'07" WEST, 180.03 FEET (RECORDED AS NORTH 78°00' 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 78°01'07" WEST, 214.04 FEET (RECORDED AS NORTH 78°00' 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 11°05'07" EAST, 42.16 FEET ALONG THE EASTERLY LINE OF A PARCEL RECORDED IN 2019R-06619, MARQUETTE COUNTY REGISTER OF DEEDS (RECORDED AS NORTH 12°21'44" EAST IN 2019R-06619), TO THE SOUTHWEST CORNER OF A PARCEL RECORDED IN 2020R-07047, MARQUETTE COUNTY REGISTER OF DEEDS; THENCE SOUTH 78°00'16" 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 78°00'16" 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 11°05'58" WEST (RECORDED AS SOUTH 12°00' 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	112 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	

### **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
<b>ELIGIBLE ACTIVITY SUBTOTAL</b>	<b>\$104,250</b>	<b>\$728,290</b>	<b>\$832,540</b>
Brownfield Plan Development and Approval	\$3,000	\$10,000	\$13,000
Brownfield Plan Implementation	\$5,000	\$20,000	\$25,000
<b>TOTAL ELIGIBLE ACTIVITY</b>	<b>\$112,250</b>	<b>\$758,290</b>	<b>\$870,540</b>
<b>Administrative and Operating Cost (Local Only)</b>	<b>\$4,000</b>	<b>\$16,000</b>	<b>\$20,000</b>

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 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**

<b><u>Eligible Activities</u></b>	<b>Estimated Cost</b>
<b>Baseline Environmental Assessment</b>	<i>\$27,000</i>
<b>Due Care Activities</b>	<i>\$43,000</i>
<b>Contingency (15%)</b>	<i>\$10,500</i>
<b>EGLE Eligible Activities Subtotal</b>	<i>\$80,500</i>
Interest	<i>\$23,750</i>
<b>EGLE Environmental Eligible Activities Total</b>	<b><i>\$104,250</i></b>
Brownfield Plan/Work Plan Development and Approval Cost	<i><u>\$3,000</u></i>
Brownfield Plan/Work Plan Implementation Cost	<i><u>\$5,000</u></i>
<b>ENVIRONMENTAL ELIGIBLE ACTIVITIES TOTAL</b>	<b><i>\$112,250</i></b>
MBRA Administrative and Operation Costs	<i><u>\$4,000</u></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
<b>TOTAL</b>	<b>\$64,975</b>

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
<b>TOTAL</b>	<b>\$173,880</b>

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
<b>TOTAL</b>	<b>\$111,740</b>

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 FEET 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	112 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 112 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 112 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 estimated four persons in residential dwellings at 112 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**

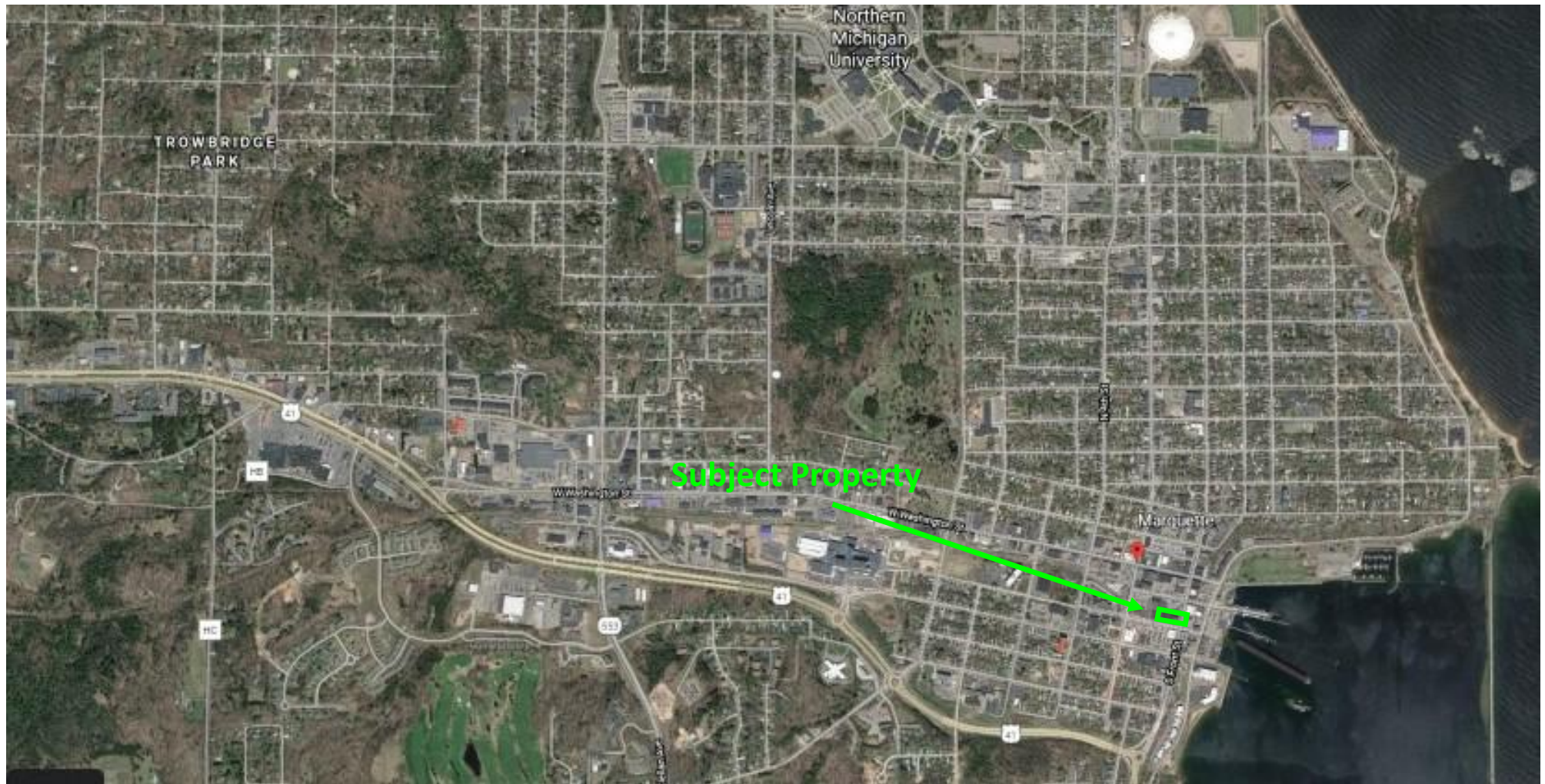
**Table 3. Impact on Tax Jurisdictions**

### **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**



**Marquette Brownfield Redevelopment Authority  
Marquette, Michigan**

**Figure 2.1: Eligible Property  
Boundaries**

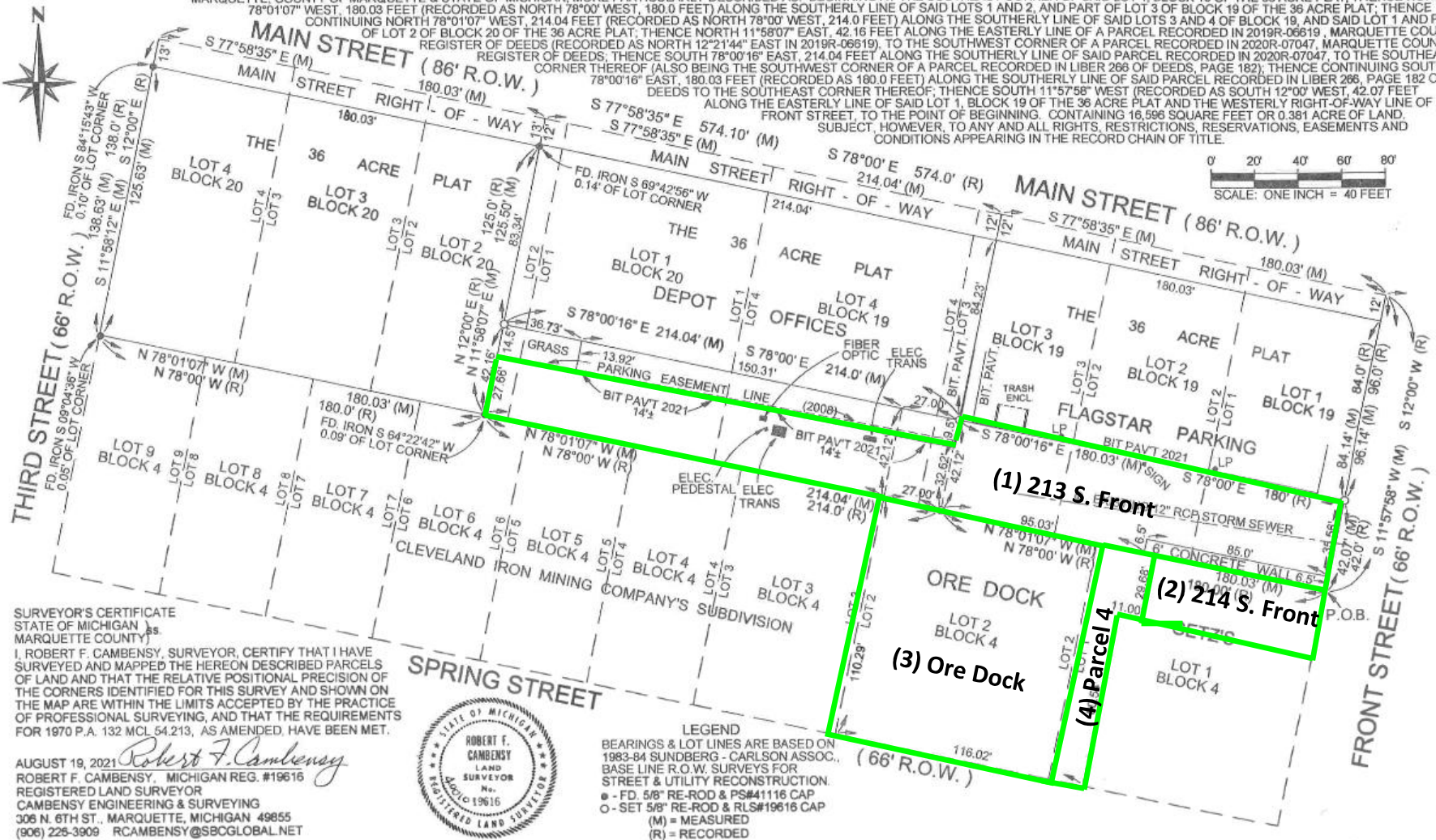
Source: Google Earth

Date: January 2022

# CERTIFIED SURVEY

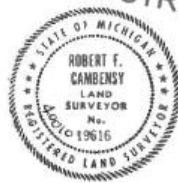
CERTIFIED TO: THE CITY OF MARQUETTE, A MICHIGAN MUNICIPAL CORPORATION, 300 W. BARAGA AVE., MARQUETTE, MICHIGAN 49855  
ORE DOCK REAL ESTATE, 114 W. SPRING ST., MARQUETTE, MICHIGAN 49855

LEGAL DESCRIPTION: THAT PART OF THE ABANDONED 42-FOOT WIDE RAILROAD RIGHT-OF-WAY ACROSS PART 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 78°01'07" WEST, 180.03 FEET (RECORDED AS NORTH 78°00' WEST, 180.0 FEET) ALONG THE SOUTHERLY LINE OF SAID LOTS 1 AND 2, AND PART OF LOT 3 OF BLOCK 19 OF THE 36 ACRE PLAT; THENCE CONTINUING NORTH 78°01'07" WEST, 214.04 FEET (RECORDED AS NORTH 78°00' 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 11°58'07" EAST, 42.16 FEET ALONG THE EASTERLY LINE OF A PARCEL RECORDED IN 2019R-06619, MARQUETTE COUNTY REGISTER OF DEEDS (RECORDED AS NORTH 12°21'44" EAST IN 2019R-06619), TO THE SOUTHWEST CORNER OF A PARCEL RECORDED IN 2020R-07047, MARQUETTE COUNTY REGISTER OF DEEDS; THENCE SOUTH 78°00'16" EAST, 214.04 FEET 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); THENCE CONTINUING SOUTH 78°00'16" EAST, 180.03 FEET (RECORDED AS SOUTH 11°57'58" WEST (RECORDED AS SOUTH 12°00' WEST, 42.07 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 1, BLOCK 19 OF THE 36 ACRE PLAT AND THE WESTERLY RIGHT-OF-WAY LINE OF FRONT STREET, TO THE POINT OF BEGINNING. CONTAINING 16,586 SQUARE FEET OR 0.381 ACRE OF LAND, SUBJECT, HOWEVER, TO ANY AND ALL RIGHTS, RESTRICTIONS, RESERVATIONS, EASEMENTS AND CONDITIONS APPEARING IN THE RECORD CHAIN OF TITLE.



SURVEYOR'S CERTIFICATE  
STATE OF MICHIGAN, ss.  
MARQUETTE COUNTY)  
I, ROBERT F. CAMBENSY, SURVEYOR, CERTIFY THAT I HAVE SURVEYED AND MAPPED THE HEREON DESCRIBED PARCELS OF LAND AND THAT THE RELATIVE POSITIONAL PRECISION OF THE CORNERS IDENTIFIED FOR THIS SURVEY AND SHOWN ON THE MAP ARE WITHIN THE LIMITS ACCEPTED BY THE PRACTICE OF PROFESSIONAL SURVEYING, AND THAT THE REQUIREMENTS FOR 1970 P.A. 132 MCL 54.213, AS AMENDED, HAVE BEEN MET.

AUGUST 19, 2021  
ROBERT F. CAMBENSY, MICHIGAN REG. #19616  
REGISTERED LAND SURVEYOR  
CAMBENSY ENGINEERING & SURVEYING  
306 N. 6TH ST., MARQUETTE, MICHIGAN 49855  
(906) 226-3909 RCAMBENSY@SBCGLOBAL.NET



## Brownfield Plan Ore Dock Brewing Expansion

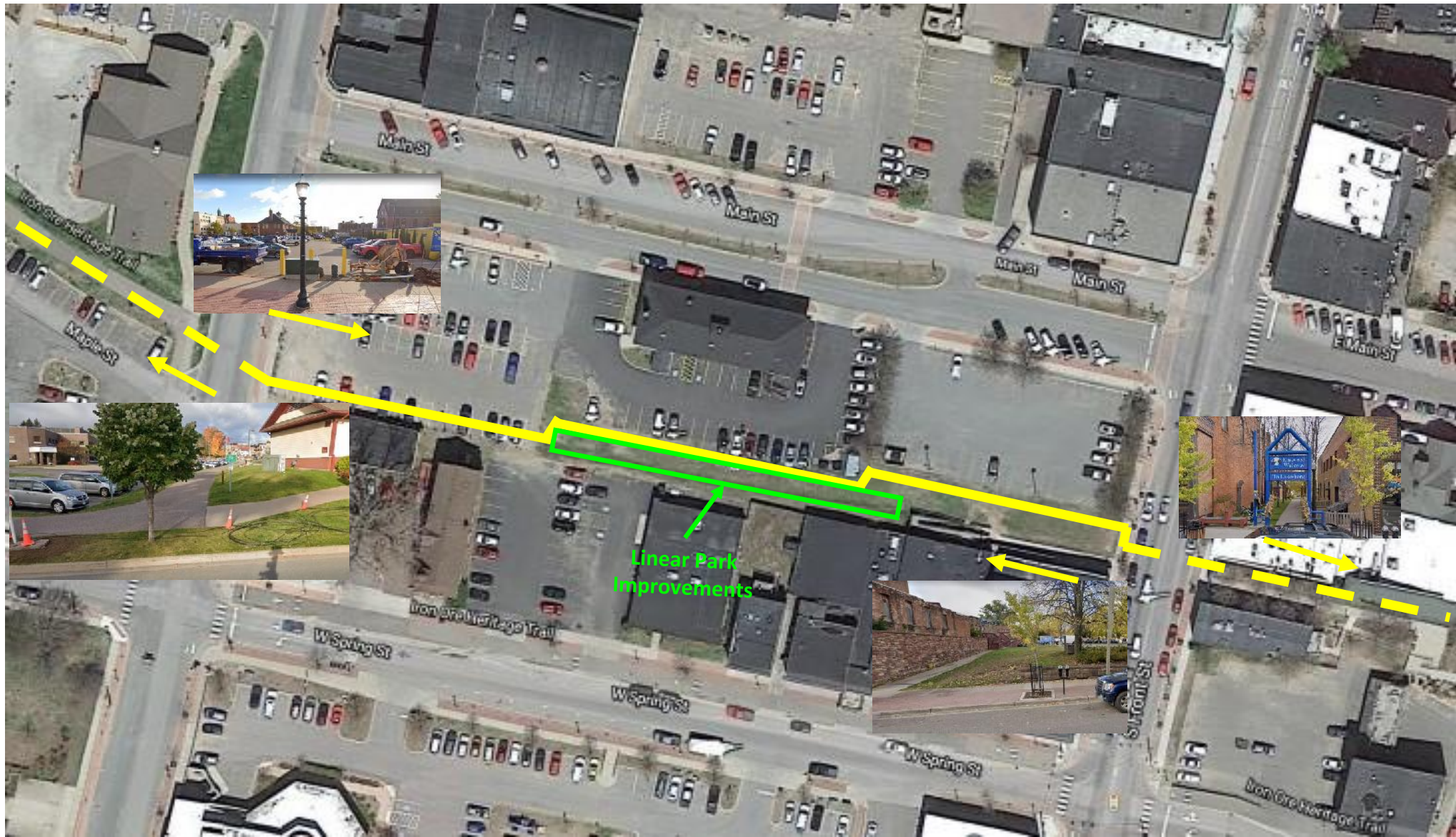


Marquette Brownfield Redevelopment Authority  
Marquette, Michigan

## Figure 2.2: Property Survey

Source: Cambensy Engineering and Surveying

Date: November 2021



## Brownfield Plan Ore Dock Brewing Expansion



Marquette Brownfield Redevelopment Authority  
Marquette, Michigan

## Figure 3: Potential Rosewood Walkway – Iron Ore Trail Link

Source: Google Earth

Date: January 2022

<b>Table 1.1 EGLE Eligible Activities Costs and Schedule</b> <b>Ore Dock Brewing Company Beer Garden</b> <b>City of Marquette Brownfield Redevelopment Authority</b>	
<b>EGLE Eligible Activities</b>	<b>Cost</b>
<b>Department Specific Activities</b>	
<b><i>BEA Actiivities</i></b>	
<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
<b><i>Due Care Activities</i></b>	
<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
<b>EGLE Eligible Activities Subtotal</b>	<b>\$70,000</b>
<b>Contingency (15%)</b>	<b>\$10,500</b>
<b>EGLE Eligible Activities Subtotal</b>	<b>\$80,500</b>
<b>Interest (5% for 15 Years)</b>	<b>\$23,750</b>
<b>EGLE Eligible Activities Total Costs</b>	<b>\$104,250</b>
<b>Brownfield Plan/Act 381 Work Plan Preparation</b>	<b>\$3,000</b>
<b>Brownfield Plan/Act 381 Work Plan Implementation</b>	<b>\$5,000</b>
<b>EGLE Eligible Activities Total Costs</b>	<b>\$112,250</b>
<b>MBRA Administrative and Operating Costs</b>	<b>\$4,000</b>

<b>Table 1.2 MSF Eligible Activities Costs and Schedule</b> <b>Ore Dock Brewing Company Beer Garden</b> <b>City of Marquette Brownfield Redevelopment Authority</b>	
<b>MSF Eligible Activities</b>	<b>Cost</b>
<b>Demolition</b>	
<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
<b>Lead, Asbestos, Mold Abatement</b>	
<i>Survey</i>	\$2,500
<i>Monitoring</i>	
<i>Abatement</i>	\$54,000
<i>Subtotal</i>	\$56,500
<b>Site Preparation</b>	
<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
<b>Private MSF Eligible Activities Sub-Total</b>	<b>\$319,440</b>
<b>Contingency (15%)</b>	<b>\$47,915</b>
<b>Private MSF Eligible Activities SubTotal</b>	<b>\$367,355</b>
<b>Interest (5% for 10 years)</b>	<b>\$108,385</b>
<b>Brownfield Plan/Act 381 Work Plan Preparation</b>	<b>\$10,000</b>
<b>Private MSF Eligible Activities Total</b>	<b>\$485,740</b>
<b>Public Infrastructure Improvements</b>	
<i>Trail Connection</i>	\$180,000
<i>Engineering</i>	\$15,000
<i>Subtotal</i>	\$195,000
<b>Interest (5% for 10 years)</b>	\$57,550
<b>City MSF Eligible Activities Total</b>	<b>\$252,550</b>
<b>Brownfield Plan/Act 381 Work Plan Implementation</b>	<b>\$20,000</b>
<b>City MSF Eligible Activities Total</b>	<b>\$272,550</b>
<b>MSF Eligible Activities Total Costs</b>	<b>\$758,290</b>
<b>MBRA Administrative and Operating Costs</b>	<b>\$16,000</b>

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	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000
Cumulative Value Additions		\$ 1,500,000	\$ 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	\$ 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)		6.0000	\$ -	\$ 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
School Operating Tax		18.0000	\$ -	\$ 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
School Total		24.0000	\$ -	\$ 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
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
Senior		0.3496	\$ -	\$ 262	\$ 266	\$ 270	\$ 274	\$ 278	\$ 282	\$ 287	\$ 291	\$ 295	\$ 300	\$ 304	\$ 309	\$ 313	\$ 318
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
Transit		0.6000	\$ -	\$ 450	\$ 457	\$ 464	\$ 471	\$ 478	\$ 485	\$ 492	\$ 499	\$ 507	\$ 515	\$ 522	\$ 530	\$ 538	\$ 546
Aging		0.4474	\$ -	\$ 336	\$ 341	\$ 346	\$ 351	\$ 356	\$ 361	\$ 367	\$ 372	\$ 378	\$ 384	\$ 389	\$ 395	\$ 401	\$ 407
MOE		0.5500	\$ -	\$ 413	\$ 419	\$ 425	\$ 431	\$ 438	\$ 444	\$ 451	\$ 458	\$ 465	\$ 472	\$ 479	\$ 486	\$ 493	\$ 501
Dispatch		0.4970	\$ -	\$ 373	\$ 378	\$ 384	\$ 390	\$ 396	\$ 402	\$ 408	\$ 414	\$ 420	\$ 426	\$ 433	\$ 439	\$ 446	\$ 452
Rescue		0.1525	\$ -	\$ 114	\$ 116	\$ 118	\$ 120	\$ 121	\$ 123	\$ 125	\$ 127	\$ 129	\$ 131	\$ 133	\$ 135	\$ 137	\$ 139
Veterans		0.0800	\$ -	\$ 60	\$ 61	\$ 62	\$ 63	\$ 64	\$ 65	\$ 66	\$ 67	\$ 68	\$ 69	\$ 70	\$ 71	\$ 72	\$ 73
Heritage Trail		0.2000	\$ -	\$ 150	\$ 152	\$ 155	\$ 157	\$ 159	\$ 162	\$ 164	\$ 166	\$ 169	\$ 172	\$ 174	\$ 177	\$ 179	\$ 182
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
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
MAPS Sinking Fund		0.9500	\$ -	\$ 713	\$ 723	\$ 734	\$ 745	\$ 756	\$ 768	\$ 779	\$ 791	\$ 803	\$ 815	\$ 827	\$ 839	\$ 852	\$ 865
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
State and Local Capture		Millage Rate															
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
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
MAPS Debt		0.5000	\$ -	\$ 375	\$ 381	\$ 386	\$ 392	\$ 398	\$ 404	\$ 410	\$ 416	\$ 422	\$ 429	\$ 435	\$ 442	\$ 448	\$ 455
			\$ -	\$ 717	\$ 728	\$ 739	\$ 750	\$ 761	\$ 773	\$ 784	\$ 796	\$ 808	\$ 820	\$ 833	\$ 845	\$ 858	\$ 871
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		\$ 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	
Cumulative Value Additions		\$ 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	
Estimated New 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	
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)		6.0000	\$ 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		18.0000	\$ 16,878	\$ 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	
School Total		24.0000	\$ 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						

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		1	2	3	4	5	6	7	8	9	10	11	12	13		
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														
Total Local Revenue	Millage Rate															
	54.35%	28.5726														
Total Revenue	Millage Rate															
	52.5726															
Plan Year		0	1	2	3	4	5	6	7	8	9	10	11	12	13	
Revenue Year	notes	Capture Rate	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
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	\$ 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
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
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
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
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
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
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
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	Local Eligible Activity Capture Ends	LBRF Capture Ends							
									21	22	23	24	25	26	27	28	29	30
									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	\$ 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	\$ 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	\$ 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	\$ 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	\$ 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	\$ 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	\$ 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	\$ 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	\$ 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
									\$ 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	\$ 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	\$ 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	\$ 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	\$ 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	\$ 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	\$ 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	\$ 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	\$ 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	\$ 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
									\$ 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	\$ 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	\$ 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	\$ 492,916	\$ 492,916	\$ 492,916	\$ 492,916	\$ 492,916	\$ 492,916	\$ 492,916	\$ 492,916	\$ 492,916
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**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 \$1,180,594	Total Revenues \$1,103,880
<b><i>City of Marquette*</i></b>		15.2721	55.30%	\$360,963	\$318,647
Allocated	14.9225				
Senior	0.3496				
<b><i>Marquette County*</i></b>		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				
<b><i>Heritage Trail*</i></b>	0.2000	0.2000	0.72%	\$4,727	\$4,173
<b><i>Library*</i></b>	1.3685	1.3685	4.96%	\$32,345	\$28,553
<b><i>Library Debt**</i></b>	<b>0.4565</b>				\$12,852
<b><i>Marquette Area Public Schools</i></b>		0.9500	3.44%	\$22,454	\$37,974
MAPS Sinking Fund	0.9500				
<b><i>School Debt*</i></b>	<b>0.5000</b>				\$14,077
<b><i>ISD</i></b>	2.2048	2.2048	7.98%	\$52,111	\$46,002
<b><i>Local Taxes Total</i></b>	53.50%	28.5726	100.00%	\$652,719	\$603,129
<b><i>State Taxes*</i></b>	46.50%	24.0000		\$456,969	\$500,751
School Operating	18.0000				
State Educ Tax	3.0000				
State Brownfield Fund	3.0000			\$70,906	
<b>Total</b>	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