



ACT 381 BROWNFIELD PLAN

**FORMER HOSPITAL REDEVELOPMENT
580 WEST COLLEGE AVENUE
MARQUETTE, MICHIGAN 49855**

City of Marquette Brownfield Redevelopment Authority

MAY 2022

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**Approved by Marquette
Brownfield Redevelopment**

**Authority: May 19, 2022
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(tentative)**

**Brownfield Plan
Former Hospital Redevelopment
City of Marquette, Marquette County, Michigan**

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Project Summary

The Northern Michigan University Foundation (NMUF) is leading a consortium of public and private partners to facilitate the redevelopment of the former Marquette General Hospital at College Avenue. The proposed project would remove the buildings on the property to provide for an effective reconfiguration and redevelopment. NMUF will acquire the property from DLP Marquette General Hospital, LLC and serve as a facilitator to develop and issue a Request for Qualifications to secure a master developer for the site. The approach is proposed to focus on housing of all product types and price points, including affordable housing, as well as commercial uses that will enhance and support the community. The specific components of the development will be based on an agreement between the Foundation and the master developer. The estimated investment is \$160 million.

The size and scale of the remaining buildings on the property that will need to be removed represents a significant extraordinary cost and barrier to redevelopment. The project will not be able to proceed with the burden of almost \$20 million in asbestos abatement and demolition without financial support. In addition, the redevelopment is anticipated to require infrastructure improvements, including and in addition to the proposed reconstruction of College Avenue and associated infrastructure. These costs are also Brownfield Eligible Activities and may be reimbursed.

This Brownfield Plan will provide incremental tax revenues generated by the significant private investment to repay certain Eligible Activities, including environmental due diligence and due care, lead and asbestos abatement, demolition, site preparation and infrastructure. The redevelopment would not be able to proceed without reimbursement of these Brownfield Eligible Activity expenses.

The former hospital qualifies as Brownfield Eligible Property under Act 381 as functionally obsolete.

Project Name: Former Hospital Redevelopment

Project Location: The Eligible Property is comprised of thirty parcels in the City of Marquette generally bounded by W. Magnetic Street, N. 7th Street, W. Kaye Avenue, and Hebard Court.

Type of Eligible Property: Functionally Obsolete, Adjacent Property

Eligible Activities: Baseline Environmental Assessment Activities, Due Care Activities, Asbestos Abatement, Demolition, Site Preparation, Infrastructure

Eligible Activities	Environmental	Non-Environmental	TOTAL
Eligible Activities	\$187,450	\$31,151,068	\$31,338,518
Interest	\$55,000	\$10,045,890	\$10,100,890
ELIGIBLE ACTIVITY SUBTOTAL	\$242,450	\$41,196,958	\$41,439,408
Brownfield Plan Development and Approval	\$20,000	\$20,000	\$40,000
Brownfield Plan Implementation	\$10,000	\$200,000	\$210,000
TOTAL ELIGIBLE ACTIVITY	\$272,450	\$41,416,958	\$41,689,408
Administrative and Operating Cost (Local Only)	\$50,000	\$150,000	\$200,000

Years to Complete	<i>Local Capture 19</i>	Estimated	
Eligible Activities Payback:	<i>years; State</i>	Investment:	\$146,000,000
	<i>Capture 20 years</i>		

Estimated Annual Tax Revenue in First Year After Brownfield Obligation:	\$4,505,600
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BROWNFIELD PLAN

FORMER HOSPITAL REDEVELOPMENT 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 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 (MBRA) pursuant to Act 381 and filed with the Secretary of State on January 28, 1998.

This Brownfield Plan may be modified or amended in accordance with the requirements of Act 381, as necessary to achieve the purposes of Act 381.

The Brownfield Plan describes the public purpose and qualifying factors for determining the site as an Eligible Property, the Eligible Activities and estimated costs, the impacts of tax increment financing, and other project factors.

1.1 Proposed Redevelopment and Future Use for Each Eligible Property

The former Marquette General Hospital began in the early 1900's and grew to a complex of eleven (11) buildings on 23 acres. In 2019, the site was vacated for a new facility in Marquette's downtown business district. Except for approximately 50 employees temporarily working in one building, the site has been vacant. Residential properties owned by the hospital have been sold. The remaining redevelopment area is 17.05 acres.

The Northern Michigan University Foundation (NMUF) has executed a contract for the sale of real estate with DLP Marquette General Hospital, LLC for the purpose of redeveloping the former hospital property in a manner that provides mutual benefit to Northern Michigan University, the City of Marquette, and residents of these shared communities. NMUF's focus since entering into its agreement with DLP Marquette General Hospital, LLC

has been to evaluate the full spectrum of possibilities and potential challenges associated with redeveloping the site, including environmental due diligence, the feasibility and cost of site preparation (i.e., demolishing the current complex), and the financial and practical feasibility of redeveloping the property in a way that benefits the Marquette community, its citizens, and Northern Michigan University. NMUF will execute a contract with a master developer using a qualifications-based selection process. The master developer will work with the community and partners to prepare a development plan, obtain all project approvals, secure financing, and manage demolition and construction. The property is zoned MU – Mixed Use and is governed by the Land Development Code of the City of Marquette.

The estimated private investment is anticipated at \$166,000,000, plus an estimated \$3,750,000 for public infrastructure improvements. Building and site demolition is anticipated to begin in early Spring 2023. The development is anticipated to be phased over 5 – 8 years. For the purposes of the Brownfield Plan, the investment and increased taxable value is spread over 8 years. The project is located in the City of Marquette, a Qualified Local Governmental Unit (QLGU).

1.2 Eligible Property Information

The Eligible Property includes thirty (30) land parcels covering an area approximately 17.05 acres in size. A list of the Eligible Property parcels and descriptions is included in the Appendix.

1.3 Public Purpose *MCL 125.2664(5):*

The redevelopment of the former hospital into a mixed-use development with a focus on multiple housing products and public infrastructure improvements will meet a critical community need for housing, provide community gathering spaces, transform a property that is inconsistent with surrounding land uses into an integrated, planned development with a respectful transition from residential neighborhoods to Northern Michigan University, and significantly increase the value of functionally obsolete property. When completed, property taxes are estimated at over **\$4,505,000** 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 project includes the transformation of a functionally obsolete and vacant hospital campus with the demolition of the existing eleven (11) buildings into a mixed-use development with a focus on diverse housing products and significant public infrastructure improvements.

The Brownfield Plan includes Environmental and Non-Environmental Eligible Activities:

Environmental Eligible Activities include:

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

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 10 years for Private EA, 4.0% for 20 years for Public EA)

Eligible Activities	Environmental	Non-Environmental	TOTAL
Eligible Activities	\$534,750	\$38,087,250	\$38,622,000
Interest	\$158,000	\$12,195,000	\$12,353,000
ELIGIBLE ACTIVITY SUBTOTAL	\$692,750	\$50,282,250	\$50,975,000
Brownfield Plan Development and Approval	\$5,000	\$20,000	\$25,000
Brownfield Plan Implementation	\$10,000	\$200,000	\$210,000
TOTAL ELIGIBLE ACTIVITY	\$707,750	\$50,502,250	\$51,210,000
Administrative and Operating Cost (Local Only)	\$50,000	\$150,000	\$200,000

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(s), 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 was conducted in November 2021 for the former hospital property 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 REC:

J The existence of three USTs at the subject property associated with emergency generator fueling introduces the potential for releases of petroleum and hazardous substances to the environment. The USTs include UST No. 4, a 20,000-gallon diesel fuel UST located east of the Logistics Garage and installed on November 1, 1976; UST No. 5, a 12,000-gallon diesel fuel UST located in parking lot east of the North Building and installed on January 1, 1991; and UST. No. 6, a 15,000-gallon diesel fuel UST located near southeast portion of the West Building and installed on September 29, 2004.

- B. Phase II ESA: A Phase II ESA was conducted for the Eligible Property in December 2021 to investigate the REC as part of the environmental due diligence process for property acquisition. Analysis of the soil samples did not identify soil impacts at concentrations above EGLE Residential and Non-Residential Generic Cleanup Criteria. As a result, the property is not a Part 201 Facility.

While previous environmental assessments have not identified the presence of contaminants above EGLE Generic Cleanup Criteria (GCC) and the property is not a Part 201 Facility at this time, there is a possibility that the operation of health care facility over 100 years may have resulted in a release of hazardous substances that may have not yet been identified.

There are anticipated to be multiple property transactions to effectuate the redevelopment. Each subsequent purchaser will be conducting environmental due diligence, so allowance has been made in the Brownfield Plan to reimburse the costs for subsequent Phase I and Phase II ESAs. In addition, allocations are included in the Brownfield Plan for Baseline Environmental Assessment under circumstances where a release is subsequently identified, as well as for costs for contaminated soil removal in such cases.

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 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	<u>\$150,000</u>
Due Care Activities	<u>\$315,000</u>
Contingency	<u>\$69,750</u>
EGLE Environmental Eligible Activities Total	<u>\$534,750</u>
Interest	<u>\$158,000</u>
Brownfield Plan/Work Plan Development and Approval Cost	<u>\$5,000</u>
Brownfield Plan/Work Plan Implementation Cost	<u>\$10,000</u>
ENVIRONMENTAL ELIGIBLE ACTIVITIES TOTAL	<u>\$707,750</u>
MBRA Administrative and Operation Costs	<u>\$50,000</u>

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 Occupational Safety and Health Administration 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	\$20,000
Monitoring	\$50,000
Abatement	\$4,100,000
Contingency (15%)	\$625,000
TOTAL	\$4,795,500

2. **Demolition:** In preparation for the effective redevelopment, demolition of all buildings is anticipated. In addition, site demolition is anticipated for the existing parking area and associated infrastructure. The scope of work includes engineering specifications, contractor procurement and site demolition and demolition of buildings.

Demolition	Total
Site Demolition	\$785,000
Building Demolition	\$13,900,000
Engineering/Inspections	\$3,130,000
Contingency (15%)	\$2,672,250
TOTAL	\$20,487,250

3. **Site Preparation:** Site preparation will consist of land balancing and grading, geotechnical engineering, special foundations, relocation of active utilities, and temporary site and erosion control.

Site Preparation	Total
Geotechnical Engineering	\$30,000
Grading and Land Balancing	\$100,000
Relocation of Active Utilities	\$750,000
Staking, Temp Sheetting/Shoring	\$330,000
Architectural/Engineering	\$121,000
Contingency (15%)	\$199,650
TOTAL	\$1,530,650

4. Infrastructure: Infrastructure will include urban stormwater management, streetscaping, park improvements, utilities and a public parking facility directly benefitting the Eligible Property and adjacent property.

Infrastructure	Total
Urban Stormwater Mgt (private)	\$540,000
Infrastructure Improvements	\$3,715,000
Park Improvements	\$1,000,000
Contingency (15%)	\$788,250
TOTAL	\$6,043,250

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 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 10 years for Private Eligible Activity costs and at 4.0% for 20 years for Public 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.

As provided in this Brownfield Plan, the Initial Taxable Value will be established by the taxable value as of December 31, 2022.

The EGLE Environmental and MSF Non-Environmental Eligible Activity cost is \$38,622,000 plus an estimated \$12,353,000 in interest and \$235,000 in Brownfield Plan/Work Plan Development, Approval and Implementation, for a total of \$51,210,000. The Brownfield Plan also includes \$200,000 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 \$3,800,482 for this Brownfield Plan. The Brownfield Plan also provides for deposits into the Local Brownfield Revolving Fund (LBRF) during the time of capture, with State tax capture limited to an amount equal to State tax capture for EGLE Environmental Eligible Activities if available. LBRF deposits from State taxes are estimated at \$300,693 and local taxes at \$1,508,777. The overall investment for the Project is estimated at over \$146 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. 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 *nineteen (19) years* from 2023 for Local Capture and *twenty (20) years* for State Capture.

Redevelopment of the property is anticipated to be initiated in Spring 2023, with 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
1	2023	\$0	\$0
2	2024	\$446,875	\$438,147
3	2025	\$900,453	\$882,866
4	2026	\$1,360,835	\$1,334,256
5	2027	\$1,828,122	\$1,792,417
6	2028	\$2,302,419	\$2,257,450
7	2029	\$2,783,830	\$2,729,459
8	2030	\$3,272,463	\$3,208,547
9	2031	\$3,768,425	\$3,694,822
10	2032	\$3,824,951	\$3,750,245
11	2033	\$3,882,325	\$3,806,498
12	2034	\$3,940,560	\$3,863,596
13	2035	\$3,999,669	\$3,921,550
14	2036	\$4,059,664	\$3,980,373
15	2037	\$4,120,559	\$4,040,079

Year		Total Tax Revenues	Captured Taxes
16	2038	\$4,182,367	\$4,100,680
17	2039	\$4,245,103	\$4,162,190
18	2040	\$4,308,779	\$4,224,623
19	2041	\$4,373,411	\$2,968,190
20	2042	\$4,439,012	\$1,863,964
21	2043	\$4,505,597	\$0
22	2044	\$4,573,181	\$0
23	2045	\$4,641,779	\$0
24	2046	\$4,711,405	\$0
25	2047	\$4,782,077	\$0
26	2048	\$4,853,808	\$0
27	2049	\$4,926,615	\$0
28	2050	\$5,000,514	\$0
29	2051	\$5,075,522	\$0
30	2052	\$5,151,655	\$0

(1)

(2)

(1) Local and LBRF Tax Capture Ends

(2) State Capture Ends

Total	\$110,261,974	\$57,019,951
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State Brownfield Fund (\$3,800,482)

LBRF (\$1,809,470)

Admin (\$200,000)

Balance \$51,210,000

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

Municipality

Private Environmental Eligible Activity Costs and Non-Environmental Eligible Activity Costs will be financed by the developer(s). Public Infrastructure may be funded through a Brownfield Bond issued by the MBRA, 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 \$38,622,000, the portion of which maximum bond indebtedness will be \$5,422,250.

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

The anticipated beginning date of capture is 2024, 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 *19 years* for Local Capture and *20 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. Table 3 presents the allocation of tax capture and the total tax increment revenues for the 30-year duration of the Brownfield Plan.

The total tax capture is estimated at \$38,622,000 for Eligible Activities, plus an estimated \$12,353,000 in interest, \$235,000 in Brownfield Plan development, approval and implementation, \$200,000 in MBRA Administrative and Operating costs, an estimated \$3,800,482 for the State Brownfield Fund and an estimated \$1,809,470 for the LBRF for a total capture of \$57,019,951. After the Brownfield obligation is met, tax revenues in an amount estimated at \$4,505,597 per year on into the future.

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

Legal Description: The parcel list and legal descriptions for each parcel are including in the Appendix.

Location: The Eligible Property is generally bounded by W. Magnetic Street, N. 7th Street, W. Kaye Avenue, and Hebard Court, with the functional address of 580 W. College Street in Marquette, Michigan. Figure 1 depicts the location of the Eligible Property and Figure 2 depicts the Eligible Property boundaries.

Eligibility Determination: A Phase II ESA was conducted for the Eligible Property in December 2021 to investigate the RECs as part of the environmental due diligence process for property acquisition. Analysis of the soil samples did not identify the presence of contaminants above EGLE Generic Cleanup Criteria. As a result, the subject property is not a Part 201 Facility. An Affidavit of Functionally Obsolescence has been prepared by the City of Marquette Assessor, Miles Anderson, a Level IV Assessor, attached in the Appendix.

Personal Property: Personal Property is and will be 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 currently no residential dwellings or residences that occupy the Eligible Property.

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

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

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

The Eligible Property does not currently contain any residential dwellings; 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 Eligible Property does not currently contain any residential dwellings; 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 ALTA Survey

Figure 2.3 Preliminary Site Plan Rendering

Figure 3 Public Infrastructure

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

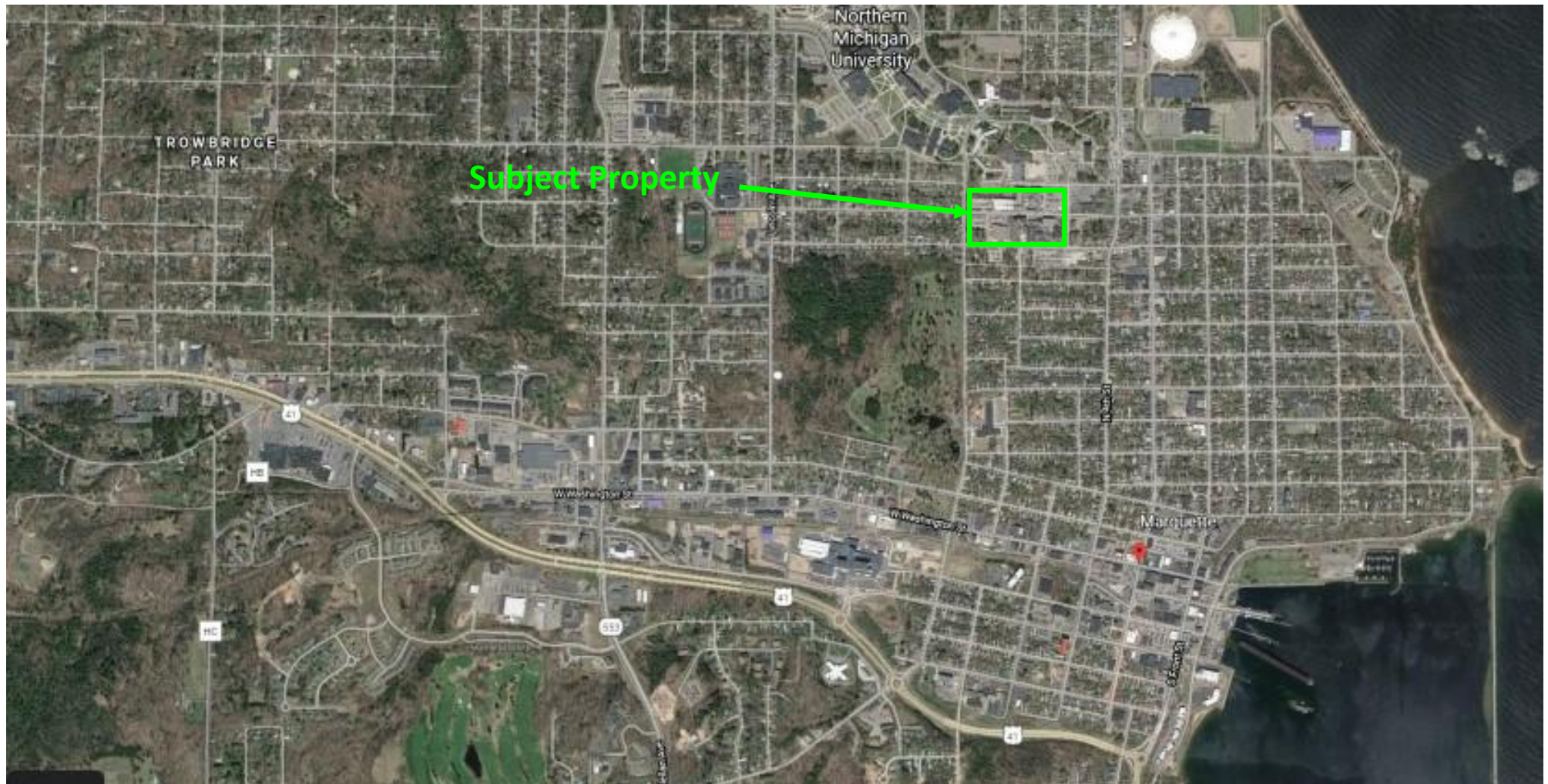
Table 2.2 – Tax Increment Revenue Reimbursement Allocation Table

Table 3. Impact on Tax Jurisdictions

ATTACHMENTS

Attachment A – Brownfield Plan Resolutions

Attachment B – Parcel List, Legal Descriptions and Qualifying Status



Brownfield Plan Former MGH

Figure 1: Eligible Property Site Location

Source: Google Earth

Date: April 2022



Marquette Brownfield Redevelopment Authority
Marquette, Michigan



Brownfield Plan Former MGH

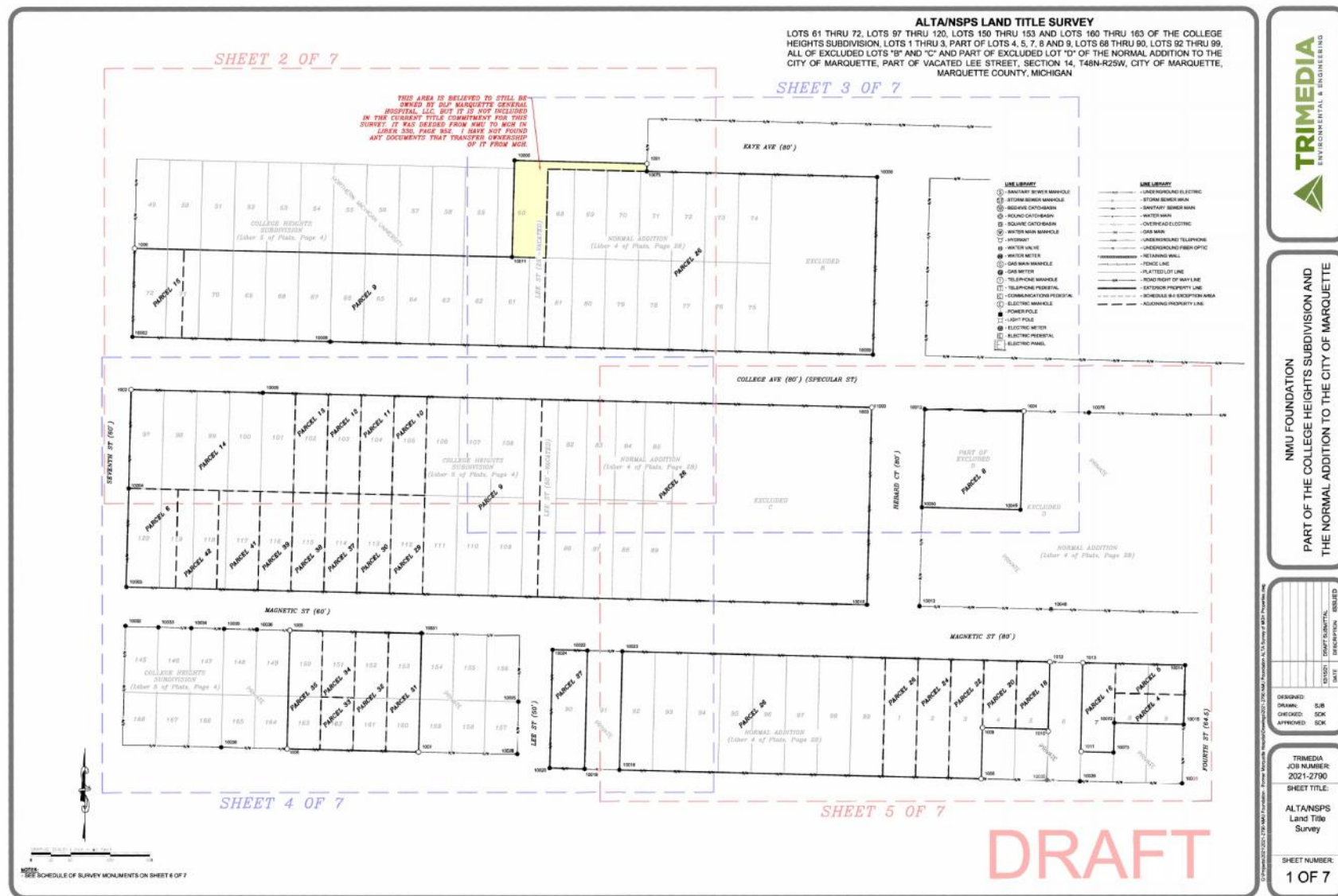


Marquette Brownfield Redevelopment Authority
Marquette, Michigan

Figure 2.1: Eligible Property Boundary

Source: Google Earth

Date: April 2022



Brownfield Plan Former MGH

Figure 2.2: ALTA Survey

Source: TriMedia Environmental and Engineering, Marquette, Michigan

Date: April 2022



Marquette Brownfield Redevelopment Authority
Marquette, Michigan

Vision: Reinvigorating the Neighborhood and Community



Brownfield Plan Vault – Marquette

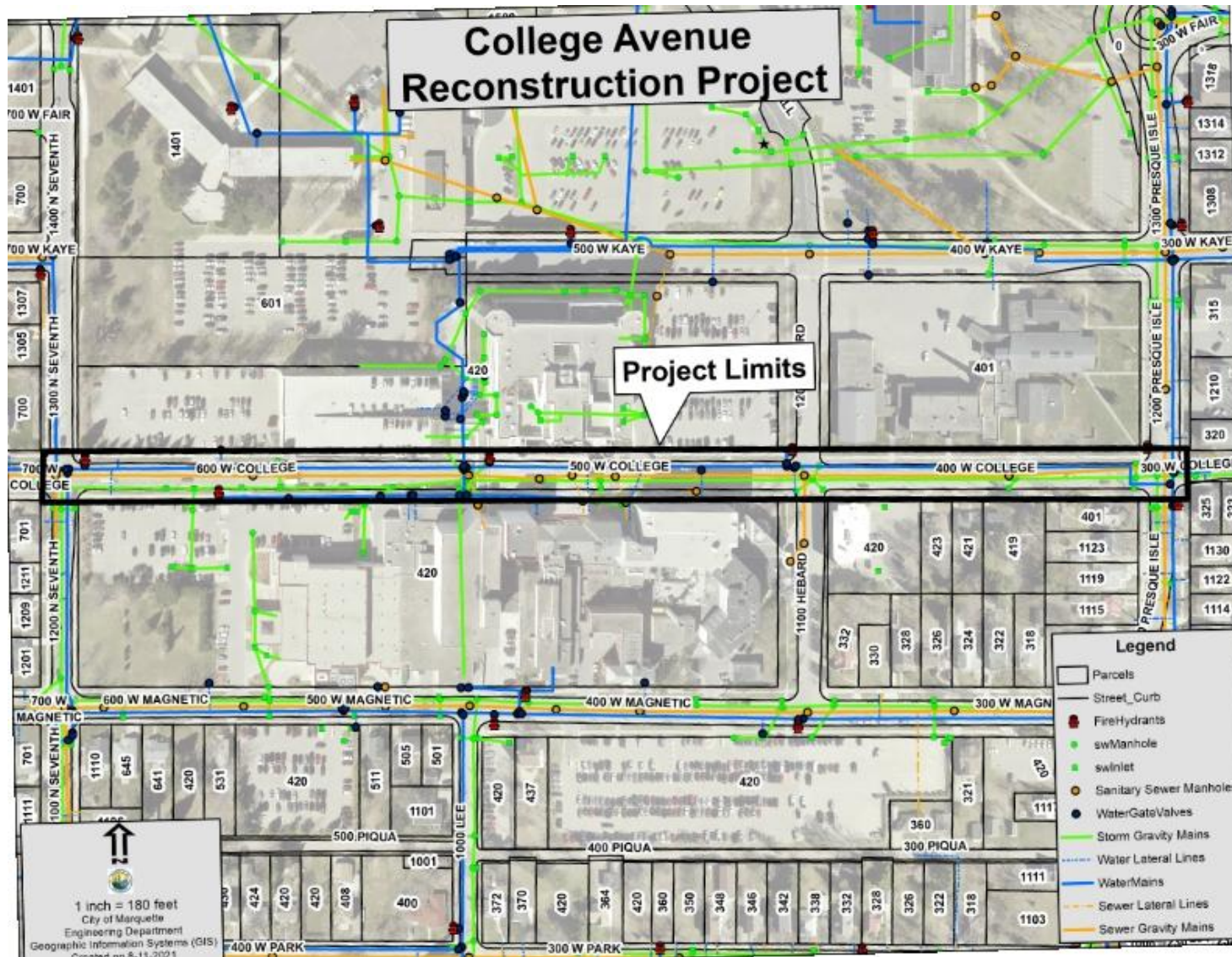
Figure 2.3: Preliminary Site Plan Rendering

Source: Eppstein Uhen Architects
Milwaukee, WI

Date: February 2022



Marquette Brownfield Redevelopment Authority
Marquette, Michigan



Brownfield Plan Former MGH

Marquette Brownfield Redevelopment Authority
Marquette, Michigan

Figure 3: Public Infrastructure

Source: City of Marquette Engineering
Department

Date: April 2022

Table 1.1 EGLE Eligible Activities Costs and Schedule Former MGH Redevelopment City of Marquette Brownfield Redevelopment Authority	
EGLE Eligible Activities	Cost
Department Specific Activities	
<i>BEA Activities</i>	
<i>Phase I ESA</i>	\$25,000
<i>Phase II ESA</i>	\$100,000
<i>Baseline Environmental Assessment</i>	\$25,000
<i>Subtotal</i>	\$150,000
<i>Due Care Activities</i>	
<i>Due Care Investigation</i>	\$100,000
<i>Section 7A Compliance Analysis</i>	\$15,000
<i>Due Care Measures</i>	
<i>Soil Removal, Transport and Disposal</i>	\$200,000
<i>Vapor Mitigation</i>	\$0
<i>Subtotal</i>	\$315,000
EGLE Eligible Activities Subtotal	\$465,000
Contingency (15%)	\$69,750
EGLE Eligible Activities Subtotal	\$534,750
Interest (5% for 10 Years)	\$158,000
EGLE Eligible Activities Total Costs	\$692,750
Brownfield Plan/Act 381 Work Plan Preparation	\$5,000
Brownfield Plan/Act 381 Work Plan Implementation	\$10,000
EGLE Eligible Activities Total Costs	\$707,750
MBRA Administrative and Operating Costs	\$50,000

Table 1.2 MSF Eligible Activities Costs and Schedule Former MGH Redevelopment City of Marquette Brownfield Redevelopment Authority	
MSF Eligible Activities	Cost
Lead, Asbestos, Mold Abatement	
Survey	\$20,000
Monitoring	\$50,000
Abatement	\$4,100,000
<i>Subtotal</i>	\$4,170,000
Demolition	
Site Demolition	\$785,000
Building Demolition	\$13,900,000
Engineering/Inspections/CM	\$3,130,000
<i>Subtotal</i>	\$17,815,000
Private Infrastructure Improvements	
Urban stormwater management system - low impact design	\$500,000
Architectural/Engineering Costs (8%)	\$40,000
<i>Subtotal</i>	\$540,000
Site Preparation	
Geotechnical Engineering	\$30,000
Grading and Land Balancing	\$100,000
Relocation of Active Utilities	\$750,000
Staking	\$30,000
Temporary Facilities, Site Control, Protection	\$100,000
Temporary Sheet Piling Shoring	\$200,000
Soft Costs	\$121,000
<i>Subtotal</i>	\$1,331,000
Private MSF Eligible Activities Sub-Total	\$23,856,000
Contingency (15%)	\$8,809,000
Private MSF Eligible Activities SubTotal	\$32,665,000
Interest (5% for 10 years)	\$9,638,000
Private MSF Eligible Activities Total	\$42,303,000
Public Infrastructure Improvements	
Sidewalks	\$500,000
Roads	\$2,000,000
Curbs and Gutters	\$150,000
Landscaping	\$150,000
Lighting	\$150,000
Park/Seating Areas	\$1,000,000
Publicly-Owned Utilities	\$150,000
Architectural/Engineering Costs (not incl parking)	\$615,000
<i>Subtotal</i>	\$4,715,000
Contingency (15%)	\$707,250
Public MSF Eligible Activities SubTotal	\$5,422,250
Interest 4% for 20 years)	\$2,557,000
Brownfield Plan/Act 381 Work Plan Preparation	\$20,000
Brownfield Plan/Act 381 Work Plan Implementation	\$200,000
City MSF Eligible Activities Total	\$8,199,250
MSF Eligible Activities Total Costs	\$50,502,250
MBRA Administrative and Operating Costs	\$150,000

Table 2.2 - Tax Increment Revenue Reimbursement Allocation Table
Former MGH Redevelopment Brownfield Plan
City of Marquette Brownfield Redevelopment Authority

Maximum Reimbursement	Proportionality	School & Local Taxes	State Brownfield Fund	LBRF	Local-Only Taxes	Total
State	42.49%	\$ 21,756,952	\$ 3,800,482	\$ 300,693		\$ 25,858,127
Local	57.51%	\$ 29,453,048		\$ 1,508,777	\$ 200,000	\$ 31,161,824
TOTAL	100.0%	\$ 51,210,000	\$ 3,800,482	\$ 1,809,470		\$ 57,019,951
EGLE		\$ 707,750				
MSF		\$ 50,502,250				
TOTAL		\$ 51,210,000				

Estimated Total Years of Capture:	
Local Eligible Activities	19
State Eligible Activities	20
LBRF	14

Estimated Capture	\$ 51,210,000
Administrative Fees	\$ 200,000
State Revolving Fund	\$ 3,800,482
LSRRF	\$ 1,809,470
TOTAL	\$ 57,019,951

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			\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-						
Annual Value Additions			\$146,000,000	\$	-	\$	-	\$	18,250,000	\$	18,250,000	\$	18,250,000	\$	18,250,000	\$	18,250,000	\$	18,250,000	\$	18,250,000	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-					
Cumulative Value Additions				\$	-	\$	-	\$	18,250,000	\$	36,773,750	\$	55,575,356	\$	74,658,987	\$	94,028,871	\$	113,689,304	\$	133,644,644	\$	153,899,314	\$	156,207,803	\$	158,550,920	\$	160,929,184	\$	163,343,122	\$	165,793,269	\$	168,280,168			
Estimated New TV				\$	-	\$	-	\$	9,125,000	\$	18,386,875	\$	27,787,678	\$	37,329,493	\$	47,014,436	\$	56,844,652	\$	66,822,322	\$	76,949,657	\$	87,103,902	\$	97,275,460	\$	107,447,018	\$	117,618,576	\$	127,789,134	\$	137,959,692			
Incremental Difference (New TV - Base TV)				\$	-	\$	-	\$	9,125,000	\$	18,386,875	\$	27,787,678	\$	37,329,493	\$	47,014,436	\$	56,844,652	\$	66,822,322	\$	76,949,657	\$	87,103,902	\$	97,275,460	\$	107,447,018	\$	117,618,576	\$	127,789,134	\$	137,959,692			
Total School Revenue			Millage Rate																																			
45.65%			24.0000		\$	-	\$	-	\$	186,150	\$	375,092	\$	566,869	\$	761,522	\$	959,094	\$	1,159,631	\$	1,363,175	\$	1,569,773	\$	1,593,320	\$	1,617,219	\$	1,641,478	\$	1,666,100	\$	1,691,091	\$	1,716,458		
Total Local Revenue			Millage Rate																																			
54.35%			28.5726		\$	-	\$	-	\$	260,725	\$	525,361	\$	793,966	\$	1,066,601	\$	1,343,325	\$	1,624,200	\$	1,909,287	\$	2,198,652	\$	2,231,632	\$	2,265,106	\$	2,299,083	\$	2,333,569	\$	2,368,572	\$	2,404,101		
Total Revenue			Millage Rate																																			
52.5726			\$	-	\$	-	\$	446,875	\$	900,453	\$	1,360,835	\$	1,828,122	\$	2,302,419	\$	2,783,830	\$	3,272,463	\$	3,768,425	\$	3,824,951	\$	3,882,325	\$	3,940,560	\$	3,999,669	\$	4,059,664	\$	4,120,559				
Plan Year			0		1		2		3		4		5		6		7		8		9		10		11		12		13		14		15					
Revenue Year			notes		Capture Rate		2022		2023		2024		2025		2026		2027		2028		2029		2030		2031		2032		2033		2034		2035		2036		2037	
Total State Incremental Revenue			42.49%		\$	-	\$	-	\$	186,150	\$	375,092	\$	566,869	\$	761,522	\$	959,094	\$	1,159,631	\$	1,363,175	\$	1,569,773	\$	1,593,320	\$	1,617,219	\$	1,641,478	\$	1,666,100	\$	1,691,091	\$	1,716,458		
State Brownfield Revolving Fund (50% of SET)					\$	-	\$	-	\$	27,375	\$	55,161	\$	83,363	\$	111,988	\$	141,043	\$	170,534	\$	200,467	\$	230,849	\$	234,312	\$	237,826	\$	241,394	\$	245,015	\$	248,690	\$	252,420		
State TIR Available for Reimbursement					\$	-	\$	-	\$	158,775	\$	319,932	\$	483,506	\$	649,533	\$	818,051	\$	989,097	\$	1,162,708	\$	1,338,924	\$	1,359,008	\$	1,379,393	\$	1,400,084	\$	1,421,085	\$	1,442,401	\$	1,464,037		
Total Local Incremental Revenue			57.51%		\$	-	\$	-	\$	251,997	\$	507,774	\$	767,387	\$	1,030,895	\$	1,298,355	\$	1,569,828	\$	1,845,372	\$	2,125,049	\$	2,156,925	\$	2,189,279	\$	2,222,118	\$	2,255,450	\$	2,289,282	\$	2,323,621		
BRA Administrative Fee			2% \$ 200,000		\$	-	\$	-	\$	5,040	\$	10,155	\$	15,348	\$	20,618	\$	25,967	\$	31,397	\$	36,907	\$	42,501	\$	47,915	\$	53,229	\$	58,453	\$	63,577	\$	68,601	\$	73,625		
Local TIR Available for Reimbursement					\$	-	\$	-	\$	246,957	\$	497,618	\$	752,040	\$	1,010,277	\$	1,272,388	\$	1,538,431	\$	1,808,464	\$	2,082,548	\$	2,144,859	\$	2,189,279	\$	2,222,118	\$	2,255,450	\$	2,289,282	\$	2,323,621		
Total State & Local TIR Available for Reimbursement			\$		-	\$	-	\$	-	\$	405,732	\$	817,550	\$	1,235,545	\$	1,659,810	\$	2,090,439	\$	2,527,528	\$	2,971,173	\$	3,421,472	\$	3,503,867	\$	3,568,672	\$	3,622,202	\$	3,676,535	\$	3,731,683	\$	3,787,658	
DEVELOPER			Beginning Balance																																			
Developer Reimbursement			84%		% Allocation		84%		84%		84%		84%		84%		84%		84%		84%		84%		84%		84%		84%		84%		84%		84%			
Developer Reimbursement Balance					\$42,995,750	\$	-	\$	340,651	\$	686,412	\$	1,037,360	\$	1,393,571	\$	1,711,248	\$	2,069,052	\$	2,432,222	\$	2,800,841	\$	2,868,289	\$	2,846,433	\$	2,889,130	\$	2,975,311	\$	3,037,005	\$	3,082,561			
					\$42,995,750	\$	42,995,750	\$	42,995,750	\$	42,655,099	\$	41,968,686	\$	40,931,327	\$	39,537,755	\$	37,826,507	\$	35,757,456	\$	33,325,233	\$	30,524,392	\$	27,656,103	\$	24,809,670	\$	21,920,540	\$	18,945,229	\$	15,908,224	\$	12,825,663	
CITY			Beginning Balance																																			
City Reimbursement					% Allocation		16%		16%		16%		16%		16%		16%		16%		16%		16%		16%		16%		16%		16%		16%		16%			
City Reimbursement Balance					\$8,214,250	\$	-	\$	65,081	\$	131,138	\$	198,185	\$	266,239	\$	326,930	\$	395,288	\$	464,671	\$	535,095	\$	547,981	\$	543,805	\$	551,962	\$	568,427	\$	580,214	\$	588,917			
					\$8,214,250	\$	8,214,250	\$	8,149,169	\$	8,018,032	\$	7,819,846	\$	7,553,607	\$	7,226,677	\$	6,831,389	\$	6,366,718	\$	5,831,623	\$	5,283,642	\$	4,739,837	\$	4,187,874	\$	3,619,447	\$	3,039,234	\$	2,450,317			
MSF Non-Environmental Costs					\$	50,502,250	\$	-	\$	-	\$	400,125	\$	806,251	\$	1,218,469	\$	1,636,871	\$	2,010,010	\$	2,430,281	\$	2,856,857	\$	3,289,831	\$	3,369,055	\$	3,343,384	\$	3,393,534	\$	3,494,762	\$	3,567,227	\$	3,620,736
State Tax Reimbursement			98.62%		\$	21,456,259	\$	-	\$	-	\$	156,581	\$	315,510	\$	476,823	\$	640,556	\$	786,577	\$	951,041	\$	1,117,973	\$	1,287,409	\$	1,306,720	\$	1,292,313	\$	1,311,697	\$	1,381,698	\$	1,422,467	\$	1,443,804
Local Tax Reimbursement			98.62%		\$	29,045,991	\$	-	\$	-	\$	243,544	\$	490,741	\$	741,646	\$	996,315	\$	1,223,433	\$	1,479,240	\$	1,738,884	\$	2,002,422	\$	2,062,335	\$	2,051,071	\$	2,081,837	\$	2,113,065	\$	2,144,760	\$	2,176,932
Total MSF Reimbursement Balance					\$	50,502,250	\$	50,502,250	\$	50,102,125	\$	49,295,875	\$	48,077,405	\$	46,440,534	\$	44,430,525	\$	42,000,243	\$	39,143,387	\$	35,853,555	\$	32,484,500	\$	29,141,117	\$	25,747,582	\$	22,252,820	\$	18,685,593	\$	15,064,858		
State MSF Balance to Be Reimbursed					\$	21,456,259	\$	21,456,259	\$	21,299,679	\$	20,984,169	\$	20,507,346	\$	19,866,789	\$	19,080,213	\$	18,129,171	\$	17,011,198	\$	15,723,789	\$	14,417,069	\$	13,124,757	\$	11,813,059	\$	10,431,362	\$	9,008,895	\$	7,565,091		
Local MSF Balance to Be Reimbursed					\$	29,045,991	\$	29,045,991	\$	28,802,447	\$	28,311,706	\$	27,570,060	\$	26,573,745	\$	25,350,312	\$	23,871,072	\$	22,132,188	\$	20,129,766	\$	18,067,431	\$	16,016,360	\$	13,934,523	\$	11,821,459	\$	9,676,698	\$	7,499,766		
EGLE Environmental Costs					\$	707,750	\$	-	\$	-	\$	5,607	\$	11,299	\$	17,076	\$	22,939	\$	28,169	\$	34,059	\$	40,037	\$	46,104	\$	47,215	\$	46,855	\$	47,558	\$	48,976	\$	49,992	\$	50,742
State Tax Reimbursement			1.38%		\$	300,693	\$	-	\$	-	\$	2,194	\$	4,422	\$	6,682	\$	8,977	\$	11,023	\$	13,328	\$	15,668	\$	18,042	\$	18,313	\$	18,111	\$	18,382	\$	19,363	\$	19,935	\$	20,234
Local Tax Reimbursement			1.38%		\$	407,057	\$	-	\$	-	\$	3,413	\$	6,877	\$	10,394	\$	13,963	\$	17,145	\$	20,730	\$	24,369	\$	28,062	\$	28,902	\$	28,744	\$	29,175	\$	29,613	\$	30,057	\$	30,508
Total EGLE Reimbursement Balance					\$	707,750	\$	707,750	\$	702,143	\$	690,844	\$	673,768	\$	650,828	\$	622,659	\$	588,601	\$	548,564	\$	502,460	\$	455,245	\$	408,390	\$	360,832	\$	311,856	\$	261,864	\$	211,122		
State EGLE Balance to Be Reimbursed					\$	300,693	\$	300,693	\$	298,499	\$	294,077	\$	287,395	\$	278,418	\$	267,394	\$	254,066	\$	238,399	\$	220,357	\$	202,044	\$	183,933	\$	165,551	\$	146,187	\$	126,253	\$	106,019		
Local EGLE Balance to Be Reimbursed					\$	407,057	\$	407,057	\$	403,644	\$	396,767	\$	386,373	\$	372,410	\$	355,265	\$	334,535	\$	310,166	\$	282,103	\$	253,201	\$	224,457	\$	195,282	\$	165,669	\$	135,611	\$	105,103		
Total Annual Eligible Activity Reimbursement					\$	-	\$	-	\$	-	\$	405,732	\$	817,550	\$	1,235,545	\$	1,659,810	\$	2,038,178	\$	2,464,340	\$	2,896,894	\$	3,335,936	\$	3,416,270	\$	3,390,238	\$	3,441,092	\$	3,543,739	\$	3,617,219	\$	3,671,477
Local Only Costs			2%																																			
Local Tax Reimbursement					\$	-																													\$	-		
Total Local Only Reimbursement Balance					\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-

Table 2.2 - Tax Increment Revenue Reimbursement Allocation Table
Former MGH Redevelopment Brownfield Plan
City of Marquette Brownfield Redevelopment Authority

[illegible]

TABLE 3 IMPACT ON TAXING JURISDICTIONS
BROWNFIELD PLAN - THIRTY YEAR DURATION
FORMER MGH REDEVELOPMENT
CITY OF MARQUETTE BROWNFIELD REDEVELOPMENT AUTHORITY

	Millages	Captured Millage	Percent Allocation	Total Capture \$57,019,951	Total Revenues \$53,242,022
City of Marquette*		15.2721	55.30%	\$17,232,936	\$15,115,982
Allocated	14.9225				
Senior	0.3496				
Marquette County		7.6207	27.60%	\$8,599,147	\$7,542,798
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%	\$225,679	\$197,956
Library	1.3685	1.3685	4.96%	\$1,544,206	\$1,354,511
Library Debt**	0.4565				\$1,027,811
Marquette Area Public Schools		0.9500	3.44%	\$1,071,974	\$1,831,537
MAPS Sinking Fund	0.9500				
School Debt**	0.5000				\$1,125,752
ISD	2.2048	2.2048	7.98%	\$2,487,882	\$2,182,262
Local Taxes Total	53.50%	28.5726	27.6161	100.00%	\$31,161,824
State Taxes*	46.50%		24.0000		\$22,057,645
School Operating	18.0000				
State Educ Tax	3.0000				
State Brownfield Fund	3.0000			\$3,800,482	
Total	52.5726	51.6161		\$57,019,951	\$53,242,022

** LDFA captures 4 mils of City and 50% of School Operating and SET. Interlocal Agreement provides for Brownfield Reimbursement

** Debt Millage not captured as part of brownfield plan

RESOLUTION
Brownfield Plan – Former MGH Redevelopment
City of Marquette Brownfield Redevelopment Authority

At a regular meeting of the City of Marquette Brownfield Redevelopment Authority of Marquette, Michigan, held at the Marquette Municipal Service Center, 1100 Wright Street, Marquette, Michigan on May 31, 2022 at 8:00 a.m., the following resolution was offered by

Authority Member _____ and supported by

Authority Member _____.

Whereas The Michigan Brownfield Redevelopment Financing Act, Act 381, P.A. 1996 as amended, authorizes municipalities to create a brownfield redevelopment authority to promote the revitalization, redevelopment, and reuse of contaminated, blighted, functionally obsolete, or historically designated property through tax increment financing of Eligible Activities approved in a Brownfield Plan; and

Whereas the Marquette City Commission (the "Commission") established the City of Marquette Brownfield Redevelopment Authority (MBRA) under the procedures under Act 381 on September 8, 1997 and certified by the State of Michigan on January 28, 1998 to facilitate the cleanup and redevelopment of Brownfields within the City of Marquette; and,

Whereas, a Brownfield Plan that outlines the qualifications, costs, impacts, and incentives for reimbursement from Brownfield Tax Increment Financing revenues with the adoption of the Brownfield Plan has been prepared and submitted for the redevelopment of the former Marquette General Hospital with the demolition of the existing buildings with a collaborative redevelopment prepared and implemented by a master developer selected by the project facilitator, the Northern Michigan University Foundation; and

Whereas the City of Marquette Brownfield Redevelopment Authority has reviewed the Brownfield Plan and finds that it meets the requirements of Act 381 and constitutes a public purpose to meet a critical community need for housing, provide community gathering spaces, transform a property that is inconsistent with surrounding land uses into an integrated, planned development with a respectful transition from the residential neighborhoods to the University, and significantly increase the value of functionally obsolete property; and

Whereas a public hearing on the Brownfield Plan is anticipated to be held on the regular meeting of the Marquette City Commission on May 31, 2022 and notice of the public hearing and notice to taxing jurisdictions will provided in compliance with the requirements of Act 381;

Now, Therefore be it Resolved that the City of Marquette Brownfield Redevelopment Authority hereby approves the Brownfield Plan for Former MGH Redevelopment subject to final review and approval by the Executive Director, and recommends approval by the Marquette City Commission; and

Be it Further Resolved that should any section, clause or phrase of this Resolution be declared by the courts to be invalid, the same shall not affect the validity of this Resolution as a whole nor any part thereof, other than the part so declared to be invalid; and,

Be it Further Resolved that any prior resolution, or any part thereof, in conflict with any of the provisions of this Resolution are hereby repealed.

Yes: _____

No: _____

Resolution duly adopted

David Allen, Chair, City of Marquette
Brownfield Redevelopment Authority

Certified to be a true copy

Date

Matt Tuccini, Secretary



RESOLUTION
Brownfield Plan Approval
Former MGH Redevelopment
508 West College Avenue

At a regular meeting of the Marquette City Commission held at Marquette City Hall, 300 W. Baraga Avenue, Marquette, Michigan on May 31, 2022, at 6:00 p.m., the following resolution was offered by

Commissioner _____ and supported by

Commissioner _____.

Whereas The Michigan Brownfield Redevelopment Financing Act, Act 381, P.A. 1996 as amended, authorizes municipalities to create a brownfield redevelopment authority to promote the revitalization, redevelopment, and reuse of contaminated, blighted, functionally obsolete, or historically designated property through tax increment financing of Eligible Activities approved in a Brownfield Plan; and

Whereas the Marquette City Commission (the "Commission") established the City of Marquette Brownfield Redevelopment Authority (MBRA) under the procedures under Act 381 on September 8, 1997 and certified by the State of Michigan on January 28, 1998 to facilitate the cleanup and redevelopment of Brownfields within the City of Marquette; and,

Whereas a Brownfield Plan that outlines the qualifications, costs, impacts, and incentives for reimbursement from Brownfield Tax Increment Financing revenues with the adoption of the Brownfield Plan has been prepared and submitted for the redevelopment of the former Marquette General Hospital with the demolition of the existing buildings with a collaborative redevelopment prepared and implemented by a master developer selected by the project facilitator, the Northern Michigan University Foundation; and

Whereas the City of Marquette Brownfield Redevelopment Authority reviewed the Brownfield Plan and determined the Brownfield Plan meets the requirements of Act 381 and constitutes a public purpose to meet a critical community need for housing, provide community gathering spaces, transform a property that is inconsistent with surrounding land uses into an integrated, planned development with a respectful transition from the residential neighborhoods to the University, and significantly increase the value of functionally obsolete property; and

Whereas the City of Marquette Brownfield Redevelopment Authority approved the Brownfield Plan at a regular meeting on May 19, 2022 and provided a recommendation to the Marquette City Commission to approve the Brownfield Plan; and

Whereas a public hearing on the Brownfield Plan was held on May 31, 2022, and notice of the public hearing and notice to taxing jurisdictions has been provided in compliance with the requirements of Act 381; and

Now, Therefore be it Resolved, Whereas, The Marquette City Commission has reviewed the Brownfield Plan and finds, in accordance with the requirements of Section 14 of Act 381 that:

- (a) The Brownfield Plan constitutes a public purpose to meet a critical community need for housing, provide community gathering spaces, transform a property that is inconsistent with surrounding land uses into an integrated, planned development with a respectful transition from the residential neighborhoods to the University, and significantly increase the value of functionally obsolete property;
- (b) The Brownfield Plan meets the requirements of Sections 13 and 13b of Act 381, Brownfield Plan Provisions as described in the Brownfield Plan, consistent with format recommended by the State of Michigan, including a description of the costs intended to be paid with tax increment revenues, a brief summary of Eligible Activities, estimate of captured taxable value and tax increment revenues, method of financing, maximum amount of indebtedness, beginning date and duration of capture, estimate of impact on taxing jurisdictions, legal description of Eligible Property, estimates of persons residing on the Eligible Property if applicable, and a plan and provisions for relocation of residents, if applicable;
- (c) The proposed method of financing the costs of Eligible Activities by a master developer selected by the Northern Michigan University Foundation for private Eligible Activities and the Authority and the City of Marquette for public infrastructure is feasible, as described in Section 2.4 of the Brownfield Plan;
- (d) The costs of Eligible Activities proposed are reasonable and necessary to carry out the purposes of Act 381, including environmental due diligence and due care activities, meeting regulatory requirements for lead and asbestos inspection and if necessary, abatement prior to demolition, demolition, relocation of active utilities, site preparation and public infrastructure, and the cost estimates are based on evaluation from certified professionals, experience in comparable projects, and preliminary discussions with reputable companies, as described in Section 2.1 and 2.2 of the Brownfield Plan; and
- (e) The amount of captured taxable value estimated from the adoption of the Brownfield Plan is reasonable, as calculated in Table 2.1 and 2.2 of the Brownfield Plan, based on calculations of the tax revenues derived from taxable value increases and millage rates approved and authorized by the taxing jurisdictions on an annualized basis and balances against the outstanding Eligible Activity obligation approved as part of the Brownfield Plan and expenses reviewed and approved by the City of Marquette Brownfield Redevelopment Authority; and

Be it Further Resolved that pursuant to the Brownfield Redevelopment Financing Act, Act 381 of the Public Acts of 1996, as amended, being MCL 125.2651, *et seq*, the Marquette City Commission hereby approves the Brownfield Plan for the former Marquette General Hospital Redevelopment.

Be it Further Resolved that should any section, clause or phrase of this Resolution be declared by the courts to be invalid, the same shall not affect the validity of this Resolution as a whole nor any part thereof, other than the part so declared to be invalid; and,

Be it Further Resolved that any prior resolutions, or any part thereof, in conflict with any of the provisions of this Resolution are hereby repealed.

Yes: _____

No: _____

Resolution duly adopted

Jennifer A. Smith, Mayor
City of Marquette

Certified to be a true copy,

Date

Kyle Whitney, City Clerk

**PARCEL LIST AND LEGAL DESCRIPTIONS
FORMER MARQUETTE GENERAL HOSPITAL**

PARCEL NO./DESCRIPTION	CITY PARCEL ID	PARCEL ID	ADDRESS	Qualifying Status	DESCRIPTION
4	0410090	52-52-004-100-90	119 N. Fourth Street	Adjacent	The South 45 fee of the North 90 fee of Lots 8 and 9 of Normal Addition to the city of Marquette, as recorded in Liber 4 of Plant, Page 28, Marquette County Records
5	0410080	52-52-004-100-80	1121 N. Fourth Street	Adjacent	The North 45 feet of Lots 8 and 9 of Normal Addition to the City of Marquette, as recorded in Uber 4 of Plats, Page 28, Marquette County Records
6	0421010	52-52-004-210-10	1200 N Seventh Street	Adjacent	The West 1/2 of Lot 119, and Entire Lot 120, of College Heights, as recorded in Uber 5 of Plats, Page 4, Marquette County Records
8	0410820	52-52-004-108-20	427 College Avenue	Functionally Obsolete	A parcel of land in the Northeast Quarter of the Southwest Quarter (NE 1/4 of SW 1/4) of Section 14, Township 48 North, Range 25 West, of the Normal Addition to the City of Marquette, County of Marquette and State of Michigan, described as: That portion of excluded Lot D beginning at the Southeast corner of West College Avenue and Hebard Court; Thence East 150 feet; Thence South 150 feet; Thence North 150 feet to the point of beginning, and Also having been described as follows: That part of that piece of land designated as Parcel D of the Plat of the Normal Addition to the said City of Marquette and more particularly described as follows: Commencing at a point on the South line of College Avenue (formerly Specular Street) 350 feet West of the Southwest corner of the intersection of Presque Isle Avenue and College Avenue; Thence South 150 feet; Thence West parallel with College Avenue 50 feet; Thence North 150 feet to the South line of College Avenue; Thence East along the South line of College Avenue 50 feet to the point of beginning. And, that part of that piece of land designated as Parcel D on the Plat of the Normal Addition to the City of Marquette, more particularly described as: Commencing at the Southeast corner of the intersection of Specular Street and Hebard Court, running thence East on the South line of Specular Street 100 feet; Thence South parallel with the East line of Hebard Court 150 feet; thence West parallel with Specular Street 100 feet to the East line of Hebard Court; Thence North on the East line of Hebard court 150 feet to the place of beginning.
9	9670695	52-52-004-204-20	600 College Avenue	Functionally Obsolete	Lot 61 through 70, inclusive and the East 1/2 of Lot 71, Also Lots 106 through 111, inclusive including vacated Lee Street lying adjacent to Lots 108 and 109 , of College Heights, as recorded in Uber 5 of Plats, Page 4, Marquette County Records.
10	0420860	52-52-004-208-60	613 College Avenue	Functionally Obsolete	Lot 105, of College Heights, as recorded in Uber 5 of Plats, Page 4, Marquette County Records.
11	0420850	52-52-004-208-50	617 College Avenue	Functionally Obsolete	Lot 104, of College Heights, as recorded in Uber 5 of Plats, Page 4, Marquette County Records.
12	0420840	52-52-004-208-40	619 College Avenue	Functionally Obsolete	Lot 103, of College Heights, as recorded in Uber 5 of Plats Page 4, Marquette County Records.
13	0420830	52-52-004-208-30	621 College Avenue	Functionally Obsolete	Lot 102, of College Heights, as recorded in Uber 5 of Plats, Page 4, Marquette County Records.
14	0420820	52-52-004-208-20	627 College Avenue	Adjacent	Lots 97 through 101, inclusive, of College Heights, as recorded in Uber 5 of Plats, Page 4 Marquette County Records.
15	0420520	52-52-004-205-20	640 College Avenue	Adjacent	The West 1/2 of Lot 71, and Entire Lot 72, of College Heights, as recorded in Uber 5 of Plats, Page 4, Marquette County Records.
16	0410070	52-52-004-100-70	309 W. Magnetic Street	Adjacent	The North 135 feet of Lot 7 of Normal Addition to the City of Marquette, as recorded in Uber 4 of Plats, Page 28, Marquette County Records
Parking Lot - 18	0410051	52-52-004-100-51	323 W. Magnetic Street	Adjacent	The North 102.3 feet of Lot 5 of Normal Addition to the City of Marquette, as recorded in Uber 4 of Plats, Page 28, Marquette County Records.
Parking Lot - 20	0410040	52-52-004-100-40	325 W. Magnetic Street	Adjacent	The North 102.3 feet of Lot 4 of Normal Addition to the City of Marquette, as recorded in Uber 4 of Plats, Page 28, Marquette County Records.
Parking Lot - 22	0410030	52-52-004-100-30	327 W. Magnetic Street	Adjacent	Lot 3 of Normal Addition to the City of Marquette, as recorded in Uber 4 of Plats, Page 28, Marquette County Records.
Parking Lot - 24	0410020	52-52-004-100-20	329 W. Magnetic Street	Adjacent	Lot 2 of Normal Addition to the City of Marquette, as recorded in Uber 4 of Plats, Page 28, Marquette County Records.
Paved Parking Lot - 26	9671502	52-52-004-106-80	420 W. Magnetic Street	Functionally Obsolete	Lot 1, Excluded Lot B, Lots 68 through 81, inclusive, including adjacent vacated Lee Street, Excluded Lot C, Lots 82 through 89, inclusive, including adjacent vacated Lee Street, and Lots 92 through 99, inclusive, of Normal Addition to the City of Marquette, as recorded in Uber 4 of Plats, Page 28, Marquette County Records, also being premises situated in Section 14, Township 48 North, Range 25 West.
Paved Parking Lot - 27	0410550	52-52-004-105-50	441 W. Magnetic Street	Adjacent	Lot 90 Normal Addition to the City of Marquette, as recorded in Uber 4 of Plats, Page 28, Marquette County Records.
MOB (Parcel 29)	0420930	52-52-004-209-30	508 W. Magnetic Street	Functionally Obsolete	Lot 112, of College Heights, as recorded in Uber 5 of Plats, Page 4, Marquette County Records.
MOB (Parcel 30)	0420940	52-52-004-209-40	510 W. Magnetic Street	Functionally Obsolete	Lot 113, of College Heights, as recorded in Uber 5 of Plats, Page 4, Marquette County Records.
Paved Parking Lot - 31	0421340	52-52-004-213-40	515 W. Magnetic Street	Adjacent	Lots 153 and 160, of College Heights, as recorded in Uber 5 of Plats, Page 4, Marquette County Records.
Paved Parking Lot - 32	0421330	52-52-004-213-30	519 W. Magnetic Street	Adjacent	Lots 152 and 161, of College Heights, as recorded in Uber 5 of Plats, Page 4, Marquette County Records
Paved Parking Lot - 33	0421430	52-52-004-214-30	521 W. Magnetic Street	Adjacent	Lot 162, of College Heights, as recorded in Uber 5 of Plats, Page 4, Marquette County Records.
Paved Parking Lot - 34	0421320	52-52-004-213-20	525 W. Magnetic Street	Adjacent	Lot 151, of College Heights, as recorded in Uber 5 of Plats, Page 4, Marquette County Records
Paved Parking Lot - 35	0421310	52-52-004-213-10	527 W. Magnetic Street	Adjacent	Lots 150 and 163, of College Heights, as recorded in Uber 5 of Plats, Page 4, Marquette County Records.
MOB (Parcel 37)	0420950	52-52-004-209-50	622 W. Magnetic Street	Functionally Obsolete	Lot 114, of College Heights, as recorded in Uber 5 of Plats, Page 4, Marquette County Records.
Paved Parking Lot - 38	0420960	52-52-004-209-60	624 W. Magnetic Street	Functionally Obsolete	Lot 115, of College Heights, as recorded in Uber 5 of Plats, Page 4, Marquette County Records
Paved Parking Lot - 39	0420970	52-52-004-209-70	636 W. Magnetic Street	Adjacent	Lot 115, of College Heights, as recorded in Uber 5 of Plats, Page 4, Marquette County Records
Vacant Land (Parcel 41)	0420980	52-52-004-209-80	640 W. Magnetic Street	Adjacent	Lot 117 and the East 12.5 feet of Lot 118, of College Heights, as recorded in Uber 5 of Plats, Page 4, Marquette County Records.
Vacant Land (Parcel 42)	0420990	52-52-004-209-90	642 W. Magnetic Street	Adjacent	The West 37.5 feet of Lot 118, and the East 1/2 of Lot 119, of College Heights, as recorded in Uber 5 of Plats, Page 4, Marquette County Records.