



## **ACT 381 BROWNFIELD PLAN**

**FORMER HOSPITAL REDEVELOPMENT  
420 WEST MAGNETIC STREET  
MARQUETTE, MICHIGAN 49855**

**City of Marquette Brownfield Redevelopment Authority**

**MAY 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. 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 and workforce 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 \$166 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 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 one parcel in the City of Marquette generally bounded by W. Magnetic Street, N. 7<sup>th</sup> 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		\$534,750	\$32,856,650	\$33,391,400
Interest		\$158,000	\$10,652,000	\$10,810,000
<b>ELIGIBLE ACTIVITY SUBTOTAL</b>		<b>\$692,750</b>	<b>\$43,508,650</b>	<b>\$44,201,400</b>
Brownfield Plan Development and Approval		\$5,000	\$20,000	\$25,000
Brownfield Plan Implementation		\$10,000	\$200,000	\$210,000
<b>TOTAL ELIGIBLE ACTIVITY</b>		<b>\$707,750</b>	<b>\$43,728,650</b>	<b>\$44,436,400</b>
<b>Administrative and Operating Cost (Local Only)</b>		<b>\$50,000</b>	<b>\$150,000</b>	<b>\$200,000</b>
<b>Years to Complete</b>	<i>Local Capture 17</i>	<b>Estimated</b>		
<b>Eligible Activities Payback:</b>	<i>years; State</i>	<b>Investment:</b>		\$166,000,000
	<i>Capture 19 years</i>			
		<b>Estimated Annual Tax</b>		
		<b>Revenue in First Year</b>		
		<b>After Brownfield Obligation:</b>		\$4,439,000

## **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 selected through 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 \$5,422,000 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 one parcel covering an area approximately 17.05 acres in size as described below:

Parcel Number	Address	Description	Acreage	Qualifying Status
0410680	420 W. Magnetic Street	<b>Land in the City of Marquette, Marquette County, MI, described as:</b> A parcel of land being all of Lots 1 through 3, the North 102.3 feet of Lots 4 and 5, the North 135 feet of Lot 7, the North 90 feet of Lots 8 and 9, all of Lots 68 through 90, all of Lots 92 through 99, all of Excluded Lots B and C, and the North 150 feet of the West 150 feet of Excluded Lot D, of the Normal Addition to the City of Marquette, AND all of Lots 61 through 72, all of Lots 97 through 120, all of Lots 150 through 153, all of Lots 160 through 163, of the College Heights Plat, AND The vacated 50-foot Lee Street between College Avenue and Magnetic Street and the vacated 25-foot Lee Street East of Lot 61 in the College Heights Plat AND Lot 60 and the North 15 feet of Lot 61 except the West 24 feet of said lots, of College Heights Subdivision to the City of Marquette, Michigan; and Lots 68, 69, 70, 71, 72, 73, 74, and the North 15 feet of Lots 79, 80 and 81 of Normal's Addition to the City of Marquette, Michigan; together with the South 11.8 feet of that portion of vacated Kaye Avenue lying immediately adjacent to the East 26 feet of Lot 60 of College Heights Subdivision to the City of Marquette and to Lots 68, 69, 70 and a portion of 71 as more particularly outlined in red on Exhibit D attached hereto and made a part hereof, of Normal's Addition to the City of Marquette, and that portion of vacated Lee Street lying South of Kaye Avenue and previously conveyed to Northern Michigan University;	17.05	Functionally Obsolete

### **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	\$32,856,650	\$33,391,400
Interest	\$158,000	\$10,652,000	\$10,810,000
<b>ELIGIBLE ACTIVITY SUBTOTAL</b>	<b>\$692,750</b>	<b>\$43,508,650</b>	<b>\$44,201,400</b>
Brownfield Plan Development and Approval	\$5,000	\$20,000	\$25,000
Brownfield Plan Implementation	\$10,000	\$200,000	\$210,000
<b>TOTAL ELIGIBLE ACTIVITY</b>	<b>\$707,750</b>	<b>\$43,728,650</b>	<b>\$44,436,400</b>
<b>Administrative and Operating Cost (Local Only)</b>	<b>\$50,000</b>	<b>\$150,000</b>	<b>\$200,000</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(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>
<b>EGLE Environmental Eligible Activities Total</b>	<b><u>\$534,750</u></b>
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>
<b>ENVIRONMENTAL ELIGIBLE ACTIVITIES TOTAL</b>	<b><u>\$707,750</u></b>
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.

<b>Lead and Asbestos Abatement</b>	<b>Total</b>
Pre-Demolition Survey	\$20,000
Monitoring	\$50,000
Abatement	\$4,100,000
Contingency (15%)	\$625,000
<b>TOTAL</b>	<b>\$4,795,500</b>

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
<b>TOTAL</b>	<b>\$20,487,250</b>

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
<b>TOTAL</b>	<b>\$1,530,650</b>

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

Infrastructure	Total
Urban Stormwater Mgt (private)	\$540,000
Infrastructure Improvements	\$3,100,000
Park Improvements	\$1,000,000
Architectural/Engineering	\$615,000
Contingency (15%)	\$788,250
<b>TOTAL</b>	<b>\$6,043,250</b>

### **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 \$33,391,000 plus an estimated \$10,810,000 in interest and \$235,000 in Brownfield Plan/Work Plan Development, Approval and Implementation, for a total of \$44,436,400. 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 \$3,306,867 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 \$1,141,579. The overall investment for the Project is estimated at over \$166 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 cash flow analysis for the project indicates payoff of the obligation in *seventeen (17) years* from 2023 for Local Capture and *nineteen (19) 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	\$3,475,371
18	2040	\$4,308,779	\$1,794,863
19	2041	\$4,373,411	\$314,321
20	2042	\$4,439,012	\$0
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	\$49,385,539
State Brownfield Fund		(\$3,306,867)
LBRF		(\$1,442,272)
Admin		(\$200,000)
Balance		\$44,436,400

**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 \$33,391,400, 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 *17 years* for Local Capture and *19 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 duration of the Brownfield Plan.

The total tax capture is estimated at \$33,391,000 for Eligible Activities, plus an estimated \$10,810,000 in interest, \$235,000 in Brownfield Plan development, approval and implementation, \$200,000 in MBRA Administrative and Operating costs, an estimated \$3,306,867 for the State Brownfield Fund and an estimated \$1,442,272 for the LBRF for a total capture of \$44,436,400. After the Brownfield obligation is met, tax revenues will accrue to taxing jurisdictions in an amount estimated at over \$4,439,000 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:

Parcel Number	Address	Description	Acreage	Qualifying Status
0410680	420 W. Magnetic Street	<b>Land in the City of Marquette, Marquette County, MI, described as:</b> A parcel of land being all of Lots 1 through 3, the North 102.3 feet of Lots 4 and 5, the North 135 feet of Lot 7, the North 90 feet of Lots 8 and 9, all of Lots 68 through 90, all of Lots 92 through 99, all of Excluded Lots B and C, and the North 150 feet of the West 150 feet of Excluded Lot D, of the Normal Addition to the City of Marquette, AND all of Lots 61 through 72, all of Lots 97 through 120, all of Lots 150 through 153, all of Lots 160 through 163, of the College Heights Plat, AND The vacated 50-foot Lee Street between College Avenue and Magnetic Street and the vacated 25-foot Lee Street East of Lot 61 in the College Heights Plat AND Lot 60 and the North 15 feet of Lot 61 except the West 24 feet of said lots, of College Heights Subdivision to the City of Marquette, Michigan; and Lots 68, 69, 70, 71, 72, 73, 74, and the North 15 feet of Lots 79, 80 and 81 of Normal's Addition to the City of Marquette, Michigan; together with the South 11.8 feet of that portion of vacated Kaye Avenue lying immediately adjacent to the East 26 feet of Lot 60 of College Heights Subdivision to the City of Marquette and to Lots 68, 69, 70 and a portion of 71 as more particularly outlined in red on Exhibit D attached hereto and made a part hereof, of Normal's Addition to the City of Marquette, and that portion of vacated Lee Street lying South of Kaye Avenue and previously conveyed to Northern Michigan University;	17.05	Functionally Obsolete

Location: The Eligible Property is generally bounded by W. Magnetic Street, N. 7<sup>th</sup> Street, W. Kaye Avenue, and Hebard Court, with the functional address of 420 W. Magnetic 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**

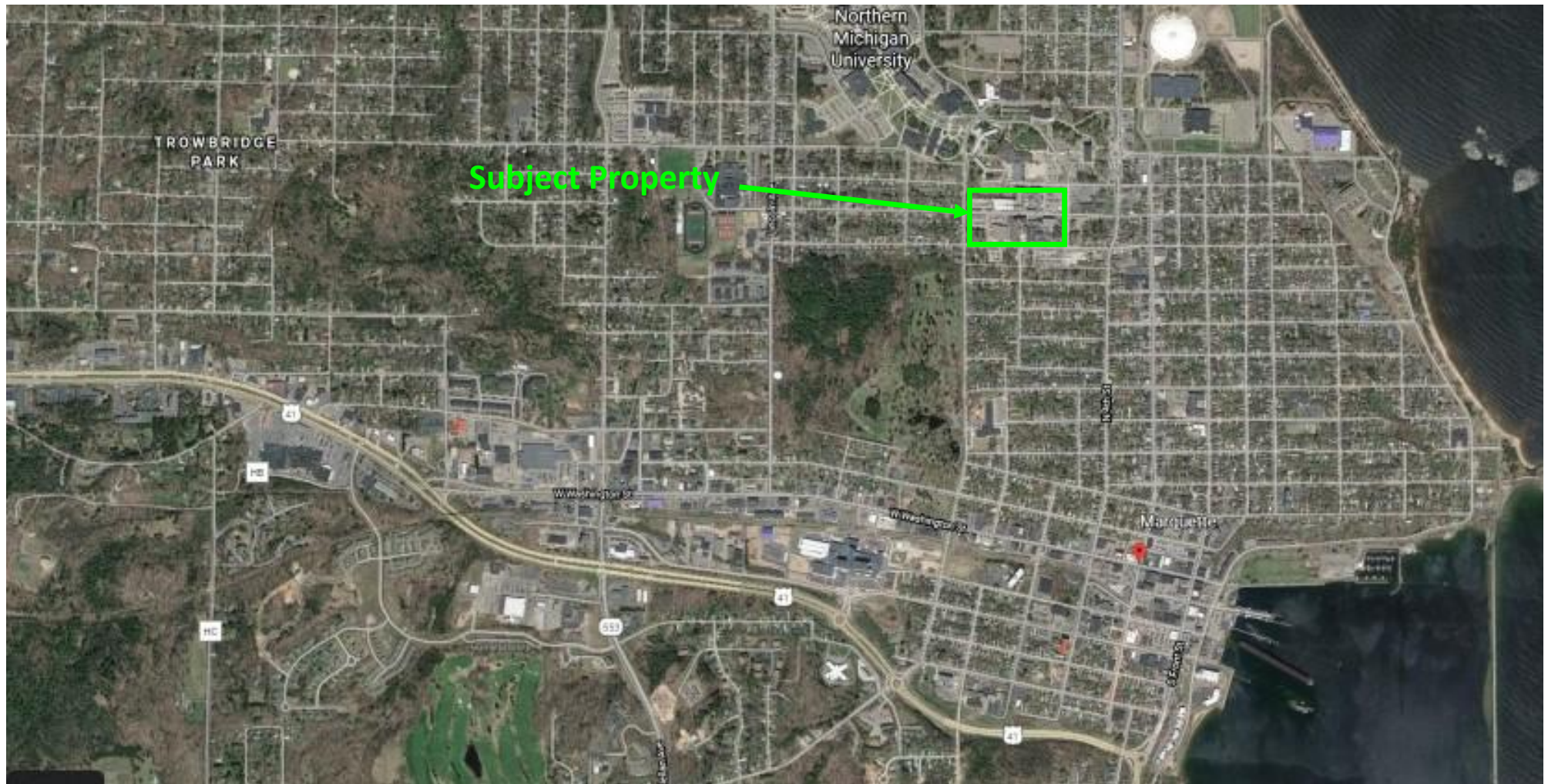
**Table 2.2 – Tax Increment Revenue Reimbursement Allocation Table**

**Table 3. Impact on Tax Jurisdictions**

### **ATTACHMENTS**

**Attachment A – Brownfield Plan Resolutions**

**Attachment B – Affidavit of Functional Obsolescence**



## 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



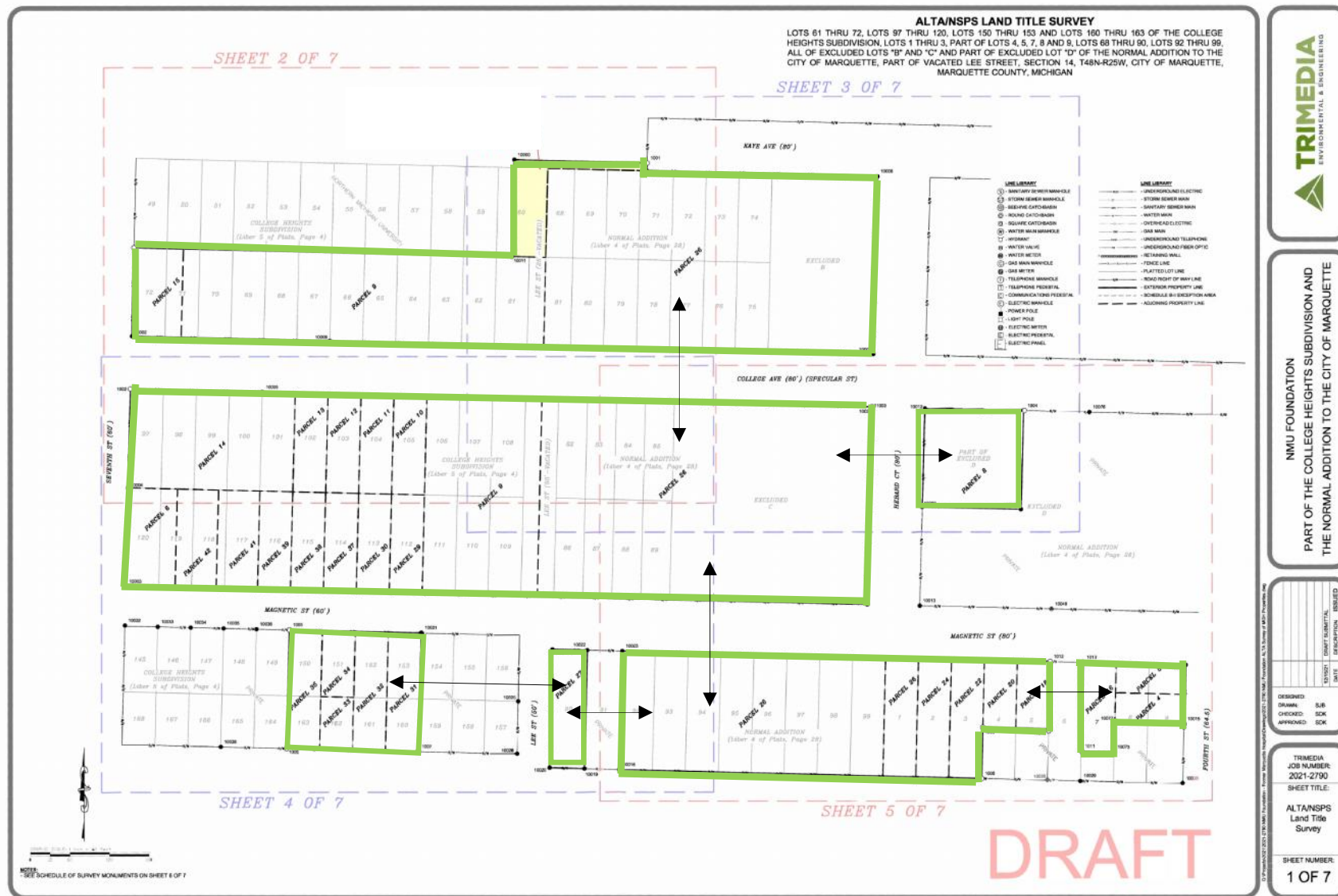
**Marquette Brownfield Redevelopment Authority**  
**Marquette, Michigan**

## Figure 2.1: Eligible Property Boundary

Source: Google Earth

Date: April 2022





## Brownfield Plan Former MGH



**Marquette Brownfield Redevelopment Authority**  
**Marquette, Michigan**

## Figure 2.2: ALTA Survey with Eligible Property Designation

**Source: TriMedia Environmental and  
Engineering, Marquette, Michigan**

**Date: April 2022**

# Vision: Reinvigorating the Neighborhood and Community



## Brownfield Plan Vault – Marquette



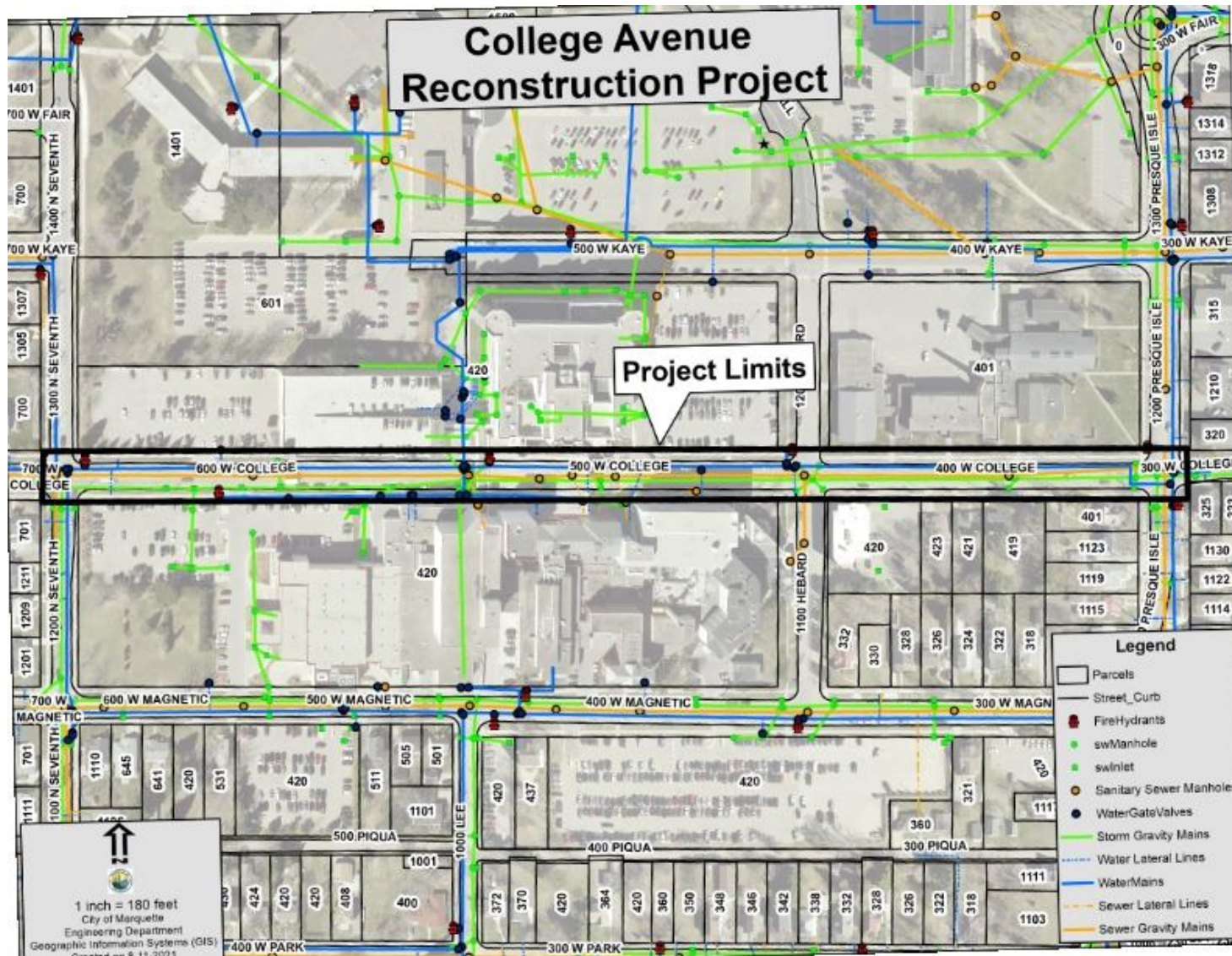
Marquette Brownfield Redevelopment Authority  
Marquette, Michigan

## Figure 2.3: Preliminary Site Plan Rendering

Source: Eppstein Uhen Architects  
Milwaukee, WI

Date: February 2022





## Brownfield Plan Former MGH



Marquette Brownfield Redevelopment Authority  
Marquette, Michigan

**Figure 3: Public Infrastructure**

Source: City of Marquette Engineering  
Department

Date: April 2022

<b>Table 1.1 EGLE Eligible Activities Costs and Schedule</b> <b>Former MGH Redevelopment</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 Activities</i></b>	
<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
<b><i>Due Care Activities</i></b>	
<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
<b>EGLE Eligible Activities Subtotal</b>	<b>\$465,000</b>
<b>Contingency (15%)</b>	<b>\$69,750</b>
<b>EGLE Eligible Activities Subtotal</b>	<b>\$534,750</b>
<b>Interest (5% for 10 Years)</b>	<b>\$158,000</b>
<b>EGLE Eligible Activities Total Costs</b>	<b>\$692,750</b>
<b>Brownfield Plan/Act 381 Work Plan Preparation</b>	<b>\$5,000</b>
<b>Brownfield Plan/Act 381 Work Plan Implementation</b>	<b>\$10,000</b>
<b>EGLE Eligible Activities Total Costs</b>	<b>\$707,750</b>
<b>MBRA Administrative and Operating Costs</b>	<b>\$50,000</b>

<b>Table 1.2 MSF Eligible Activities Costs and Schedule</b> <b>Former MGH Redevelopment</b> <b>City of Marquette Brownfield Redevelopment Authority</b>	
<b>MSF Eligible Activities</b>	<b>Cost</b>
<b>Lead, Asbestos, Mold Abatement</b>	
Survey	\$20,000
Monitoring	\$50,000
Abatement	\$4,100,000
<i>Subtotal</i>	<b>\$4,170,000</b>
<b>Demolition</b>	
Site Demolition	\$785,000
Building Demolition	\$13,900,000
Engineering/Inspections/CM	\$3,130,000
<i>Subtotal</i>	<b>\$17,815,000</b>
<b>Private Infrastructure Improvements</b>	
Urban stormwater management system - low impact design	\$500,000
Architectural/Engineering Costs (8%)	\$40,000
<i>Subtotal</i>	<b>\$540,000</b>
<b>Site Preparation</b>	
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>	<b>\$1,331,000</b>
<b>Private MSF Eligible Activities Sub-Total</b>	<b>\$23,856,000</b>
<b>Contingency (15%)</b>	<b>\$3,578,400</b>
<b>Private MSF Eligible Activities SubTotal</b>	<b>\$27,434,400</b>
<b>Interest (5% for 10 years)</b>	<b>\$8,095,000</b>
<b>Private MSF Eligible Activities Total</b>	<b>\$35,529,400</b>
<b>Public Infrastructure Improvements</b>	
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	\$615,000
<i>Subtotal</i>	<b>\$4,715,000</b>
<b>Contingency (15%)</b>	<b>\$707,250</b>
<b>Public MSF Eligible Activities SubTotal</b>	<b>\$5,422,250</b>
<b>Interest 4% for 20 years)</b>	<b>\$2,557,000</b>
<b>Brownfield Plan/Act 381 Work Plan Preparation</b>	<b>\$20,000</b>
<b>Brownfield Plan/Act 381 Work Plan Implementation</b>	<b>\$200,000</b>
<b>City MSF Eligible Activities Total</b>	<b>\$8,199,250</b>
<b>MSF Eligible Activities Total Costs</b>	<b>\$43,728,650</b>
<b>MBRA Administrative and Operating Costs</b>	<b>\$150,000</b>



Table 2.1 - Annual Revenue and Brownfield Capture Estimates  
Former Hospital Redevelopment Brownfield Plan  
City of 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		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
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	\$ 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	\$ 78,103,902	\$ 79,275,460	\$ 80,464,592	\$ 81,671,561	\$ 82,896,634	\$ 84,140,084	
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	\$ 78,103,902	\$ 79,275,460	\$ 80,464,592	\$ 81,671,561	\$ 82,896,634	\$ 84,140,084	
Non PRE % Estimate	80%																	
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	
State Revenue	Millage Rate	42.49%																
State Education Tax (SET)	6.0000	\$ -	\$ -	\$ 54,750	\$ 110,321	\$ 166,726	\$ 223,977	\$ 282,087	\$ 341,068	\$ 400,934	\$ 461,698	\$ 468,623	\$ 475,653	\$ 482,788	\$ 490,029	\$ 497,380	\$ 504,841	
School Operating Tax	18.0000	\$ -	\$ -	\$ 131,400	\$ 264,771	\$ 400,143	\$ 537,545	\$ 677,008	\$ 818,563	\$ 962,241	\$ 1,108,075	\$ 1,124,696	\$ 1,141,567	\$ 1,158,690	\$ 1,176,070	\$ 1,193,712	\$ 1,211,617	
School Total	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	
Local Revenue	Millage Rate	57.51%																
City Operating	14.9225	\$ -	\$ -	\$ 136,168	\$ 274,378	\$ 414,662	\$ 557,049	\$ 701,573	\$ 848,264	\$ 997,156	\$ 1,148,281	\$ 1,165,505	\$ 1,182,988	\$ 1,200,733	\$ 1,218,744	\$ 1,237,025	\$ 1,255,580	
Senior	0.3496	\$ -	\$ -	\$ 3,190	\$ 6,428	\$ 9,715	\$ 13,050	\$ 16,436	\$ 19,873	\$ 23,361	\$ 26,902	\$ 27,305	\$ 27,715	\$ 28,130	\$ 28,552	\$ 28,981	\$ 29,415	
County Allocated	5.2938	\$ -	\$ -	\$ 48,306	\$ 97,336	\$ 147,102	\$ 197,615	\$ 248,885	\$ 300,924	\$ 353,744	\$ 407,356	\$ 413,466	\$ 419,668	\$ 425,963	\$ 432,353	\$ 438,838	\$ 445,421	
Transit	0.6000	\$ -	\$ -	\$ 5,475	\$ 11,032	\$ 16,673	\$ 22,398	\$ 28,209	\$ 34,107	\$ 40,093	\$ 46,170	\$ 46,862	\$ 47,565	\$ 48,279	\$ 49,003	\$ 49,738	\$ 50,484	
Aging	0.4474	\$ -	\$ -	\$ 4,083	\$ 8,226	\$ 12,432	\$ 16,701	\$ 21,034	\$ 25,432	\$ 29,896	\$ 34,427	\$ 34,944	\$ 35,468	\$ 36,000	\$ 36,540	\$ 37,088	\$ 37,644	
MOE	0.5500	\$ -	\$ -	\$ 5,019	\$ 10,113	\$ 15,283	\$ 20,531	\$ 25,858	\$ 31,265	\$ 36,752	\$ 42,322	\$ 42,957	\$ 43,602	\$ 44,256	\$ 44,919	\$ 45,593	\$ 46,277	
Dispatch	0.4970	\$ -	\$ -	\$ 4,535	\$ 9,138	\$ 13,810	\$ 18,553	\$ 23,366	\$ 28,252	\$ 33,211	\$ 38,244	\$ 38,818	\$ 39,400	\$ 39,991	\$ 40,591	\$ 41,200	\$ 41,818	
Rescue	0.1525	\$ -	\$ -	\$ 1,392	\$ 2,804	\$ 4,238	\$ 5,693	\$ 7,170	\$ 8,669	\$ 10,190	\$ 11,735	\$ 12,090	\$ 12,271	\$ 12,455	\$ 12,642	\$ 12,831	\$ 12,831	
Veterans	0.0800	\$ -	\$ -	\$ 730	\$ 1,471	\$ 2,223	\$ 2,986	\$ 3,761	\$ 4,548	\$ 5,346	\$ 6,156	\$ 6,248	\$ 6,342	\$ 6,437	\$ 6,534	\$ 6,632	\$ 6,731	
Heritage Trail	0.2000	\$ -	\$ -	\$ 1,825	\$ 3,677	\$ 5,558	\$ 7,466	\$ 9,403	\$ 11,369	\$ 13,364	\$ 15,390	\$ 15,621	\$ 15,855	\$ 16,093	\$ 16,334	\$ 16,579	\$ 16,828	
Library	1.3685	\$ -	\$ -	\$ 12,488	\$ 25,162	\$ 38,027	\$ 51,085	\$ 64,339	\$ 77,792	\$ 91,446	\$ 105,306	\$ 106,885	\$ 108,488	\$ 110,116	\$ 111,768	\$ 113,444	\$ 115,146	
ISD	2.2048	\$ -	\$ -	\$ 20,119	\$ 40,539	\$ 61,266	\$ 82,304	\$ 103,657	\$ 125,331	\$ 147,330	\$ 169,659	\$ 172,203	\$ 174,787	\$ 177,408	\$ 180,069	\$ 182,770	\$ 185,512	
MAPS Sinking Fund	0.9500	\$ -	\$ -	\$ 8,669	\$ 17,468	\$ 26,398	\$ 35,463	\$ 44,664	\$ 54,002	\$ 63,481	\$ 73,102	\$ 74,199	\$ 75,312	\$ 76,441	\$ 77,588	\$ 78,752	\$ 79,933	
Local Total	27.6161	\$ -	\$ -	\$ 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	
State and Local Capture	Millage Rate																	
TOTAL	51.6161	\$ -	\$ -	\$ 438,147	\$ 882,866	\$ 1,334,256	\$ 1,792,417	\$ 2,257,450	\$ 2,729,459	\$ 3,208,547	\$ 3,694,822	\$ 3,750,245	\$ 3,806,498	\$ 3,863,596	\$ 3,921,550	\$ 3,980,373	\$ 4,040,079	
Non-Capturable Millages	Millage Rate																	
Library Debt	0.4565	\$ -	\$ -	\$ 4,166	\$ 8,394	\$ 12,685	\$ 17,041	\$ 21,462	\$ 25,950	\$ 30,504	\$ 35,128	\$ 35,654						
MAPS Debt	0.5000	\$ -	\$ -	\$ 4,563	\$ 9,193	\$ 13,894	\$ 18,665	\$ 23,507	\$ 28,422	\$ 33,411	\$ 38,475	\$ 39,052	\$ 39,638	\$ 40,232				
		\$ -	\$ -	\$ 8,728	\$ 17,587	\$ 26,579	\$ 35,706	\$ 44,969	\$ 54,372	\$ 63,916	\$ 73,602	\$ 74,706	\$ 75,312	\$ 76,441	\$ 77,588	\$ 78,752	\$ 79,933	
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		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Annual Value Additions																		
Cumulative Value Additions		\$ 170,804,370	\$ 173,366,436	\$ 175,966,932	\$ 178,606,436	\$ 181,285,533	\$ 184,004,816	\$ 186,764,888	\$ 189,566,362	\$ 192,409,857	\$ 195,296,005	\$ 198,225,445	\$ 201,198,827	\$ 204,216,809	\$ 207,280,061	\$ 210,389,262		
Estimated New TV		\$ 85,402,185	\$ 86,683,218	\$ 87,983,466	\$ 89,303,218	\$ 90,642,767	\$ 92,002,408	\$ 93,382,444	\$ 94,783,181	\$ 96,204,929	\$ 97,648,002	\$ 99,112,722	\$ 100,599,413	\$ 102,108,405	\$ 103,640,031	\$ 105,194,631		
Incremental Difference (New TV - Base TV)		\$ 85,402,185	\$ 86,683,218	\$ 87,983,466	\$ 89,303,218	\$ 90,642,767	\$ 92,002,408	\$ 93,382,444	\$ 94,783,181	\$ 96,204,929	\$ 97,648,002	\$ 99,112,722	\$ 100,599,413	\$ 102,108,405	\$ 103,640,031	\$ 105,194,631		
Total School Revenue	Millage Rate																	
	45.65%	24.0000	\$ 1,742,205	\$ 1,768,338	\$ 1,794,863	\$ 1,821,786	\$ 1,849,112	\$ 1,876,849	\$ 1,905,002	\$ 1,933,577	\$ 1,962,581	\$ 1,992,019	\$ 2,021,900	\$ 2,052,228	\$ 2,083,011	\$ 2,114,257	\$ 2,145,970	
Total Local Revenue	Millage Rate	54.35%	28.5726	\$ 2,440,162	\$ 2,476,765	\$ 2,513,916	\$ 2,551,625	\$ 2,589,900	\$ 2,628,748	\$ 2,668,179	\$ 2,708,202	\$ 2,748,825	\$ 2,790,057	\$ 2,831,908	\$ 2,874,387	\$ 2,917,503	\$ 2,961,265	\$ 3,005,684
Total Revenue	Millage Rate	52.5726	\$ 4,182,367	\$ 4,245,103	\$ 4,308,779	\$ 4,373,411	\$ 4,439,012	\$ 4,505,597	\$ 4,573,181	\$ 4,641,779	\$ 4,711,405	\$ 4,782,077	\$ 4,853,808	\$ 4,926,615	\$ 5,000,514	\$ 5,075,522	\$ 5,151,655	
School Capture	Millage Rate																	
State Education Tax (SET)	6.0000	\$ 512,413	\$ 520,099	\$ 527,901	\$ 535,819	\$ 543,857	\$ 552,014	\$ 560,295	\$ 568,699	\$ 577,230	\$ 585,888	\$ 594,676	\$ 603,596	\$ 612,650	\$ 621,840	\$ 631,168		
School Operating Tax	18.0000	\$ 1,229,791	\$ 1,248,238	\$ 1,266,962	\$ 1,285,966	\$ 1,305,256	\$ 1,324,835	\$ 1,344,707	\$ 1,364,878	\$ 1,385,351	\$ 1,406,131	\$ 1,427,223	\$ 1,448,632	\$ 1,470,361	\$ 1,492,416	\$ 1,514,803		
School Total	24.0000	\$ 1,742,205	\$ 1,768,338	\$ 1,794,863	\$ 1,821,786	\$ 1,849,112	\$ 1,876,849	\$ 1,905,002	\$ 1,933,577	\$ 1,962,581	\$ 1,992,019	\$ 2,021,900	\$ 2,052,228	\$ 2,083,011	\$ 2,114,257	\$ 2,145,970		
Local Capture	Millage Rate																	
City Operating	14.9225	\$ 1,274,414	\$ 1,293,530	\$ 1,312,933	\$ 1,332,627	\$ 1,352,617	\$ 1,372,906	\$ 1,393,500	\$ 1,414,402	\$ 1,435,618	\$ 1,457,152	\$ 1,479,010	\$ 1,501,195	\$ 1,523,713	\$ 1,546,568	\$ 1,569,767		
Senior	0.3496	\$ 29,857	\$ 30,304	\$ 30,759	\$ 31,220	\$ 31,689	\$ 32,164	\$ 32,647	\$ 33,136	\$ 33,633	\$ 34,138	\$ 34,650	\$ 35,170	\$ 35,697	\$ 36,233			

Table 2.2 - Tax Increment Revenue Reimbursement Allocation Table  
Former Hospital 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%	\$ 18,879,138	\$ 3,306,867	\$ 300,693		\$ 22,486,698
Local	57.51%	\$ 25,557,262		\$ 1,141,579	\$ 200,000	\$ 26,898,841
TOTAL	100.0%	\$ 44,436,400	\$ 3,306,867	\$ 1,442,272		\$ 49,385,539
EGLE		\$ 707,750				
MSF		\$ 43,728,650				
TOTAL		\$ 44,436,400				

Estimated Total Years of Capture:	
Local Eligible Activities	17
State Eligible Activities	19

Estimated Capture	\$ 44,436,400
Administrative Fees	\$ 200,000
State Revolving Fund	\$ 3,306,867
LSRRF	\$ 1,442,272
TOTAL	\$ 49,385,539

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	\$ 78,103,902	\$ 79,275,460	\$ 80,464,592	\$ 81,671,561	\$ 82,896,634	\$ 84,140,084
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	\$ 78,103,902	\$ 79,275,460	\$ 80,464,592	\$ 81,671,561	\$ 82,896,634	\$ 84,140,084
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
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
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
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
BRA Administrative Fee	2% \$ 200,000		\$	-	\$	-	\$ 5,040	\$ 10,155	\$ 15,348	\$ 20,618	\$ 25,967	\$ 31,397	\$ 36,907	\$ 42,501	\$ 42,067				
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
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
DEVELOPER	Beginning Balance	% Allocation				82%	82%	82%	82%	82%	82%	82%	82%	82%	82%	82%	82%	82%	82%
Developer Reimbursement	82%		\$36,222,150	\$	-	\$ 330,731	\$ 666,422	\$ 1,007,150	\$ 1,352,988	\$ 1,661,413	\$ 2,008,797	\$ 2,361,391	\$ 2,719,274	\$ 2,784,758	\$ 2,763,539	\$ 2,804,992	\$ 2,888,664	\$ 2,948,561	\$ 2,992,790
Developer Reimbursement Balance			\$36,222,150	\$ 36,222,150	\$ 36,222,150	\$ 35,891,419	\$ 35,224,997	\$ 34,217,847	\$ 32,864,860	\$ 31,203,447	\$ 29,194,650	\$ 26,833,259	\$ 24,113,985	\$ 21,329,226	\$ 18,565,687	\$ 15,760,695	\$ 12,872,031	\$ 9,923,470	\$ 6,930,680
CITY	Beginning Balance	% Allocation				18%	18%	18%	18%	18%	18%	18%	18%	18%	18%	18%	18%	18%	18%
City Reimbursement			\$8,214,250	\$	-	\$ 75,001	\$ 151,127	\$ 228,396	\$ 306,823	\$ 376,766	\$ 455,543	\$ 535,503	\$ 616,661	\$ 631,511	\$ 626,699	\$ 636,100	\$ 655,075	\$ 668,658	\$ 678,688
City Reimbursement Balance			\$8,214,250	\$ 8,214,250	\$ 8,139,249	\$ 7,988,121	\$ 7,759,726	\$ 7,452,903	\$ 7,076,137	\$ 6,620,594	\$ 6,085,092	\$ 5,468,430	\$ 4,836,919	\$ 4,210,219	\$ 3,574,119	\$ 2,919,045	\$ 2,250,387	\$ 1,571,700	
MSF Non-Environmental Costs			\$ 43,728,650	\$	-	\$	399,270	\$ 804,529	\$ 1,215,866	\$ 1,633,374	\$ 2,005,716	\$ 2,425,090	\$ 2,850,754	\$ 3,282,803	\$ 3,361,858	\$ 3,336,241	\$ 3,386,285	\$ 3,487,296	\$ 3,559,607
State Tax Reimbursement	98.41%		\$ 18,578,445	\$	-	\$	156,246	\$ 314,836	\$ 475,805	\$ 639,188	\$ 784,896	\$ 949,010	\$ 1,115,585	\$ 1,284,659	\$ 1,303,929	\$ 1,289,552	\$ 1,308,895	\$ 1,378,746	\$ 1,419,428
Local Tax Reimbursement	98.41%		\$ 25,150,205	\$	-	\$	243,024	\$ 489,693	\$ 740,062	\$ 994,186	\$ 1,220,820	\$ 1,476,080	\$ 1,735,169	\$ 1,998,145	\$ 2,057,930	\$ 2,046,689	\$ 2,077,390	\$ 2,108,551	\$ 2,140,179
Total MSF Reimbursement Balance			\$ 43,728,650	\$ 43,728,650	\$ 43,329,380	\$ 42,524,852	\$ 41,308,985	\$ 39,675,611	\$ 37,669,895	\$ 35,244,806	\$ 32,394,052	\$ 29,111,248	\$ 25,749,390	\$ 22,413,149	\$ 19,026,864	\$ 15,539,568	\$ 11,979,961	\$ 8,366,960	
State MSF Balance to Be Reimbursed			\$ 18,578,445	\$ 18,578,445	\$ 18,422,199	\$ 18,107,363	\$ 17,631,558	\$ 16,992,370	\$ 16,207,474	\$ 15,258,464	\$ 14,142,879	\$ 12,858,220	\$ 11,554,292	\$ 10,264,740	\$ 8,955,845	\$ 7,577,099	\$ 6,157,671	\$ 4,716,951	
Local MSF Balance to Be Reimbursed			\$ 25,150,205	\$ 25,150,205	\$ 24,907,182	\$ 24,417,489	\$ 23,677,427	\$ 22,683,241	\$ 21,462,422	\$ 19,986,342	\$ 18,251,173	\$ 16,253,028	\$ 14,195,099	\$ 12,148,409	\$ 10,071,020	\$ 7,962,469	\$ 5,822,290	\$ 3,650,009	
EGLE Environmental Costs			\$ 707,750	\$	-	\$	6,462	\$ 13,021	\$ 19,679	\$ 26,436	\$ 32,463	\$ 39,250	\$ 46,140	\$ 53,132	\$ 54,412	\$ 53,997	\$ 54,807	\$ 56,442	\$ 57,612
State Tax Reimbursement	1.59%		\$ 300,693	\$	-	\$	2,529	\$ 5,096	\$ 7,701	\$ 10,345	\$ 12,704	\$ 15,360	\$ 18,056	\$ 20,792	\$ 21,104	\$ 20,871	\$ 21,185	\$ 22,315	\$ 22,973
Local Tax Reimbursement	1.59%		\$ 407,057	\$	-	\$	3,933	\$ 7,926	\$ 11,978	\$ 16,091	\$ 19,759	\$ 23,890	\$ 28,084	\$ 32,340	\$ 33,308	\$ 33,126	\$ 33,623	\$ 34,127	\$ 35,158
Total EGLE Reimbursement Balance			\$ 707,750	\$ 707,750	\$ 701,288	\$ 688,266	\$ 668,588	\$ 642,151	\$ 609,689	\$ 570,439	\$ 524,299	\$ 471,167	\$ 416,755	\$ 362,758	\$ 307,951	\$ 251,509	\$ 193,896	\$ 135,420	
State EGLE Balance to Be Reimbursed			\$ 300,693	\$ 300,693	\$ 298,164	\$ 293,068	\$ 285,367	\$ 275,022	\$ 262,319	\$ 246,959	\$ 228,903	\$ 208,111	\$ 187,007	\$ 166,135	\$ 144,951	\$ 122,636	\$ 99,662	\$ 76,344	
Local EGLE Balance to Be Reimbursed			\$ 407,057	\$ 407,057	\$ 403,124	\$ 395,198	\$ 383,220	\$ 367,129	\$ 347,370	\$ 323,480	\$ 295,396	\$ 263,056	\$ 229,748	\$ 196,623	\$ 163,000	\$ 128,873	\$ 94,234	\$ 59,076	
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
Local Only Costs	2%																		
Local Tax Reimbursement			\$	-															\$
Total Local Only Reimbursement Balance			\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$
Local Brownfield Revolving Fund																			
State Tax Capture	\$ 300,693		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$
Local Tax Capture	\$ 1,141,579		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$
Total LBRF Capture	\$ 1,442,272		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$
State Brownfield Fund			\$	-	\$	-	\$ 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
Total Annual Brownfield Capture			\$	-	\$	-	\$ 438,147	\$ 882,866	\$ 1,334,256	\$ 1,792,417	\$ 2,257,450	\$ 2,729,459	\$ 3,208,547	\$ 3,694,822	\$ 3,750,245	\$ 3,806,498	\$ 3,863,596	\$ 3,921,550	\$ 4,040,079

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

[illegible]

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

	Millages	Captured Millage	Percent Allocation	Total Capture \$49,385,539	Total Revenues
<b>City of Marquette</b>		15.2721	55.30%	\$14,875,446	\$19,509,739
Allocated	14.9225				
Senior	0.3496				
<b>Marquette County</b>		7.6207	27.60%	\$7,422,772	\$9,735,260
County Allocated	5.2938				
Transit	0.6000				
Aging	0.4474				
MOE	0.5500				
Dispatch	0.4970				
Rescue	0.1525				
Veterans	0.0800				
<b>Heritage Trail</b>	0.2000	0.2000	0.72%	\$194,806	\$255,495
<b>Library</b>	1.3685	1.3685	4.96%	\$1,332,957	\$1,748,226
<b>Library Debt*</b>	<b>0.4565</b>				\$190,983
<b>Marquette Area Public Schools</b>		0.9500	3.44%	\$925,326	\$1,213,602
MAPS Sinking Fund	0.9500				
<b>School Debt*</b>	<b>0.5000</b>				\$289,052
<b>ISD</b>	2.2048	2.2048	7.98%	\$2,147,536	\$2,816,579
<b>Local Taxes Total</b>	53.50%	28.5726	27.6161	100.00%	\$26,898,841
<b>State Taxes*</b>	46.50%		24.0000		\$19,179,830
School Operating	18.0000				
State Educ Tax	3.0000				
State Brownfield Fund	3.0000			\$3,306,867	
<b>Total</b>	52.5726	51.6161		\$49,385,539	\$59,202,907

\* Debt Millage not captured as part of Brownfield Plan

RESOLUTION  
Brownfield Plan – Former Hospital 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 19, 2022 at 8:00 a.m., the following resolution was offered by

Authority Member Dennis Smith and supported by

Authority Member Jerry Erby.

**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 be 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 Hospital 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: 5

No: 0

Resolution duly adopted

  
David Allen, Chair, City of Marquette  
Brownfield Redevelopment Authority

Certified to be a true copy

19, MAY 2022  
Date

  
Matt Tuccini, Secretary



*RESOLUTION*  
*Brownfield Plan Approval*  
*Former Hospital Redevelopment*  
*420 West Magnetic Street*

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



STATE OF MICHIGAN )  
SS)

LOTS 221, 222,

SEC 14 T48N R25W

PART OF SE 1/4 OF SW 1/4 BEG AT A PT 85' E OF THE NE COR OF LEE & PARK STS;  
TH N 127.2'; TH E 84'; TH S 127.2'; TH W 84' TO POB.

AND

PART OF SE 1/4 OF SW 1/4 BEG AT PT 224' E OF NE COR OF LEE & W PARK STS; TH  
N 129.3'; TH E 50'; TH S 129.3'; TH W 50' TO POB.

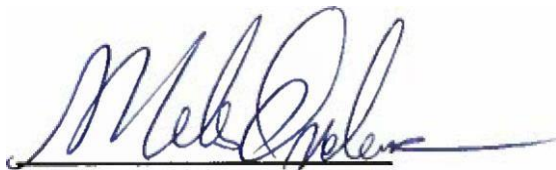
**Excludes all property** NORTH of College Avenue described as follows: COLLEGE HEIGHTS  
ADDITION

LOTS 61 THRU 72, AND VAC LEE ST ADJ TO LOTS 61.

NORMAL ADDITION

LOTS 68 THRU 81, EXCLUDED LOT B, AND VAC LEE ST ADJ TO LOTS 68 & 81.

4. The building was constructed in phases many years ago.
5. The building is a former regional hospital, brick structure. The heating, plumbing and electrical systems all need to be replaced and updated to meet current standards.
6. Based on my knowledge of the property and the type of work needed to make the building viable in the current market, it is my opinion as a certified level IV Assessor that the building meets the definition of "functionally obsolete" as defined in the Obsolete Properties Rehabilitation Act, 2000, PA 146, MCL 125.2782 and the Brownfield Redevelopment Financing Act, 1996. PA 381, MCL 125.2652
7. I have personal knowledge of the facts set forth above and can competently testify if called as a witness.



MMAO Michigan Master Assessing Officer.

Miles Anderson

Assessor, City of Marquette