



## **ACT 381 BROWNFIELD PLAN AMENDMENT**

**Cliffs-Dow  
City of Marquette, Marquette County, Michigan**

**August 2023**

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**Approved by Marquette  
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**Brownfield Plan Amendment  
Cliffs Dow  
City of Marquette, Marquette County, Michigan**

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## Project Summary

A third amendment to the Cliffs Dow (Iron Bay Business Park) is being proposed to continue to finance assessment and remediation of the former Cliffs-Dow property. Additional Eligible Activities are anticipated and the Brownfield Plan must be amended to include these future activities and continue use of City of Marquette Brownfield Redevelopment Authority (MBRA) Brownfield Tax Increment Financing (TIF) revenues and the Local Brownfield Revolving Fund (LBRF) to finance due care and additional response activities. Brownfield TIF and LBRF revenues may be used for Eligible Activities on Eligible Property, as defined by Act 381, PA 1996 as amended.

Due care and additional response activities are Eligible Activities under Act 381. In order for the Cliffs-Dow property to be Eligible Property, the property must be a Part 201 Facility, functionally obsolete, or blighted as defined in Act 381, and a Brownfield Plan must be approved by the MBRA and the Marquette City Commission. An environmental investigation conducted in Fall 2009 identified the presence of Volatile Organic Compounds (VOCs) in soils and VOCs and Polynuclear Aromatic compounds (PNAs) in groundwater in excess of Michigan Department of Natural Resources and the Environment (MDEQ) Generic Residential Cleanup Criteria (GRCC). As a result, the property is classified as a Part 201 Facility, under Act 451, PA 1994 as amended.

A Brownfield Plan for the original Iron Bay Business Park (Community Bio Resource) was approved in 1999, an amended Brownfield Plan for the overall Cliffs Dow property was approved in 2010 to add Eligible Property and Eligible Activities, and this proposed Amended Brownfield Plan for Cliffs Dow will provide for additional Eligible Activities and continued tax capture.

<b>Project Name:</b>	Cliffs-Dow		
<b>Project Location:</b>	The Eligible Property is located in the northern portion of the Marquette, Michigan, along N. Lakeshore Drive, north of the NMU Superior Dome with parcels 0510990, 0510991, 0510993, 0510994 and 0510995		
<b>Type of Eligible Property:</b>	Part 201 Facility		
<b>Eligible Activities:</b>	Due Care Investigation, Plans, and Activities, Additional Response Activities		
<b>Eligible Activity Costs:</b>	<i>Total of up to \$2,405,540</i>		
<b>Years to Complete</b>	<i>30 years</i>	<b>Estimated Investment:</b>	\$3,500,000
<b>Eligible Activities Payback:</b>		<b>Estimated Annual Tax Revenue in First Year After Brownfield Obligation:</b>	\$69,110

## **BROWNFIELD PLAN AMENDMENT**

CLIFFS-DOW  
CITY OF 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, historically designated or housing property through incentives adopted as part of a Brownfield Plan. The Brownfield Plan outlines the qualifications, costs, impacts, and incentives for the project.

The Brownfield Plan must be approved by the brownfield redevelopment authority established under Act 381 and the governing body of the authority's municipality in order to take effect. The Michigan Department of Environment, Great Lakes and Energy (EGLE) must approve the Environmental ("Department Specific") Eligible Activities, with the exception of Baseline Environmental Assessment activities and Due Care Investigation and Planning; the Michigan Strategic Fund (MSF) must approve Non-Environmental Eligible Activities, and the Michigan State Housing Development Authority (MSHDA) must approve Housing Development Eligible Activities if state taxes are to be captured. The City of Marquette established the City of Marquette Brownfield Redevelopment Authority under the procedures required under Act 381 and filed with the Secretary of State on January 28, 1998.

This Brownfield Plan Amendment is for Cliffs-Dow in Marquette, Marquette County, Michigan, consistent with Act 381. The original Brownfield Plan entitled "Iron Bay Business Park" was approved by Marquette Brownfield Redevelopment Authority and the Marquette City Commission in 1999. The original Brownfield Plan, The intent of the original Brownfield Plan appeared to include the full Cliffs-Dow property (minus the NMU property); however, the legal description in the Appendix only described the 2.13 acres that was the Community Bio-Resources parcel. The original Brownfield Plan was approved by Marquette Brownfield Redevelopment Authority and the Marquette City Commission in June 2000. An amendment to the original Brownfield Plan to add the balance of the Cliffs-Dow property as Eligible Property, add Eligible Activities and provide for the use of Brownfield Tax Increment Financing (TIF) revenues and Local Brownfield Revolving Fund (LBRF) revenues to be allocated to the property was approved by the MBRA and Marquette City Commission in May 2010. This Brownfield Plan Amendment provides for additional Environmental Eligible Activities to be financed by Brownfield TIF revenues and the MBRA LBRF.

As part of the original acquisition, the City accepted responsibility for compliance with all environmental and all other requirements of federal, state, and local laws and regulations pertaining to the property. Over the last 20+ years, the City has been working with State regulatory agencies to address the environmental conditions of the site. Up to this point, all Brownfield TIF revenues have been local taxes only due to a perceived limitation of State tax capture to benefit liable parties. However, after additional review, there appears to be an opportunity for State tax capture, based on the literal interpretation of Section 13b(10) that states *“An Authority shall not use taxes levied for school operating purposes captured from eligible property for response activities that benefit a party responsible for an activity causing a release under Section 20126 or 21323a of the natural resources and environmental protection act, 1994 PA 451, MCL 324.20126 and 324.21323a... (emphasis added).* While the City did accept responsibility for the environmental condition of the Eligible Property, clearly the City was not the party responsible for an activity causing a release. As such, the MBRA will pursue State tax capture through the approval of an Act 381 Work Plan for Environmental Eligible Activities from the Michigan Department of Environment, Great Lakes and Energy (EGLE).

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**

A portion for the Cliffs Dow property was acquired for the development of Bio-Life Plasma Services in June 1998 that was the subject of the original Brownfield Plan. Bio-Life Plasma Services is an industry leader in the collection of high-quality plasma that is processed into life-saving plasma-based therapies. The estimated private investment was \$3.5 million and provides 10 FTE jobs. A second parcel directly south as recently been sold is being developed for residential housing. The balance of the Cliffs Dow property is proposed for future redevelopment. The Cliffs Dow property is located in the City of Marquette, a Qualified Local Governmental Unit (QLGU).

### **1.2 Eligible Property Information**

The Eligible Property includes five original parcels, as described below:

Property Name	Parcel	Description	Acreage	Qualifying Status
City Property	510990	SEC 11 T48N R25W (32.5 A M/L) PRT OF GL6 & GL7 COM AT 1/4 COR COM TO SEC 14 & 11; TH S89DEG22'21"E ALG S LN OF SD SEC 11 485.56'; TH N00DEG37'39"E 60' TO PT ON N R/W OF WRIGHT ST AND POB; TH N17DEG53'40"W 570'; TH S41DEG48'33"W 330' TO PT ON E'LY R/W OF FORMER RR R/W; TH ALG SD FORMER R/W N04DEG42'38"W 475.03'; TH N00DEG05'31"E ALG SD FORMER R/W 1091.10'; TH S89DEG54'29"E 315.69'; TH N07DEG24'42"W 303.35'; TH N04DEG10'15"W 112.05'; TH N01DEG48'09"W 238.35'; TH N89DEG56'06"E 149.63' TO W'LY R/W OF LAKESHORE BLVD; TH S10DEG07'03"E ALG SD R/W 630.86'; TH S21DEG16'55"E ALG SD R/W 1123.40'; TH S24DEG10'47"E ALG SD R/W 1095.47'; TH S13DEG05'47"E ALG SD R/W 94.76'; TH S07DEG16'40"E ALG SD R/W 113.79'; TH S00DEG17'33"E ALG SD R/W 100.76' TO N'LY R/W OF WRIGHT ST; TH N55DEG54'32"W 200.95'; TH N25DEG13'27"W 85.19'; TH N51DEG26'56"W 428.64'; TH N89DEG22'21"W 443.90' TO POB, EXC PARCEL #0510994. (2009 SPLIT TO 0510995)	32.50	Part 201 Facility
Bio-Life	510991	SEC 11 T48N R25W (92,858.67 SF / 2.1317 A M/L) PRT OF THE NW 1/4 OF THE SE 1/4 OF SD SEC 11 COMM AT THE S 1/4 COR OF SD SEC 11; TH S89DEG22'21"E 173.71' ALG THE S LINE OF SD SEC 11 TO THE E'LY R/W LN OF THE LS&I RR R/W; TH N08DEG22'28"W 835.36'; TH N00DEG05'31"E 1,391.10' ALG SD R/W TO THE POB; TH N00DEG05'31"E 330.00'; TH N00DEG18'06"W 20.00' TO THE S'LY R/W OF HAWLEY ST; TH N89DEG56'06"E 260.00' ALG SD R/W; TH S01DEG48'09"E 238.35'; TH S04DEG10'15"E 112.05'; TH S89DEG56'06"W 276.07' TO THE POB.	2.1317	Part 201 Facility
Kinsey, LLC	510993	SEC. 11 T48N R25W (88,250 SF / 2.0259 A M/L) PRT OF THE NW 1/4 OF THE SE 1/4 OF SD SEC DESC AS COMM AT THE S 1/4 COR; TH S89DEG22'21"E ALG THE S LINE OF SEC 11, 173.71' TO THE E'LY R/W OF THE FORMER LS&I RR R/W; TH NE'LY ALG SAID FORMER R/W N08DEG22'28"W 835.36' TO THE POINT OF TANGENCY; TH N00DEG05'31"E ALG SAID R/W 1,091.10' TO THE POB; TH N00DEG05'31"E ALG SAID R/W 300'; TH N89DEG56'06"E 276.07'; TH S'LY S07DEG24'42"E 303.35'; TH N89DEG54'29"W 315.69' TO THE POB.	2.0259	Part 201 Facility
City Property 2	510994	SEC 11 T48N R25W (263,665 SF / 6.0529 A M/L) PRT OF THE NW 1/4 OF THE SE 1/4 OF SD SEC COMM AT THE S 1/4 COR OF SD SEC; TH S89DEG22'21"E 173.71' ALG THE S LINE OF SD SEC TO THE E'LY R/W OF THE FORMER LS & I RR R/W; TH 838.41' ALG THE E'LY R/W ON A NON-TANGENT CURVE TO THE RT HAVING A RADIUS OF 2,836.94', A CENTRAL ANGLE OF 16DEG55'58", AND A CHORD BEARING N08DEG22'28"W 835.36' TO THE PT OF TANGENCY; TH N00DEG05'31"E 411.10' ALG SD R/W TO THE POB.; TH N00DEG05'31"E ALG SD R/W 680'; TH S89DEG54'29"E 315.69'; TH S'LY 175.02' ALG A CURVE TO THE LFT, SAID CURVE HAVING A RADIUS OF 3,677.47' AND A CENTRAL ANGLE OF 02DEG43'36" TO A PT OF TANGENCY, THE CHORD OF WHICH BEARS S11DEG08'20"E 175'; TH S12DEG30'09"E 520.88'; TH N89DEG54'29"W 463.35' TO THE POB.	6.0529	Part 201 Facility
City Property 3	510995	SEC 11 T48N R25W 3 A M/L PRT OF GL7 COM AT S 1/4 COR OF SD SEC; TH S89DEG22'21"E 155.56'; TH N00DEG37'39"E 60' TO POB; TH N12DEG32'38"W 300'; TH N41DEG48'33"E 330'; TH S17DEG53'40"E 570'; TH N89DEG22'21"W 330' TO POB. (2009 SPLIT FROM 0510990)	3.00	Part 201 Facility
			45.7105	

The City of Marquette acquired the Cliffs-Dow property in October 1997 from Marquette Properties II, LLC. While the City was not the party responsible for an activity causing a release under Section 20126 of PA 451, 1994, as part of that agreement, the City agreed to address all environmental responsibilities on the property. The purpose of this Amended Brownfield Plan is to include additional Eligible Activities and continue the use of Brownfield TIF and LBRF revenues to address environmental responsibilities on the property to protect public health, safety and welfare and the environment.

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

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

Additional quarterly groundwater monitoring is anticipated to provide the necessary data to evaluate the effect of seasonal groundwater flow patterns on the contaminant concentrations and also information useful in evaluating the feasibility of environmental response alternatives for the former Cliffs-Dow Plant site. In addition, there also may be additional response activities, including additional site investigation and potential remediation. The City of Marquette has received a \$964,250 EPA Brownfield Cleanup Grant to implement an In-Situ Chemical Oxidation (ISCO) system. The ISCO process injects chemical oxidants below the ground into soil and groundwater that chemically converts hazardous compounds to nonhazardous or less toxic compounds that are more stable, less mobile, or inert. Advantages of ISCO include the ability to rapidly treat impacts in-situ without the need to bring impacted media to ground surface for treatment. Brownfield TIF funds will be used to continue groundwater monitoring and support the ISCO system.

Environmental Eligible Activities include:

- Conducting Additional Response Eligible Activities including:
  - groundwater monitoring and evaluation
  - work plan development and approval
  - mitigation of exposure pathways
  - potential remediation of contaminated soil and groundwater

Other Eligible Activities include:

- Brownfield Plan development and approval

The maximum Eligible Activity costs are estimated at \$2,405,540.

Additional detail is provided in Table 1.1: Environmental Eligible Activities.

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

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

## **2.2 Summary of Eligible Activities      *MCL 125.2663(2)(b):***

Act 381 provides for the costs of certain Environmental Eligible Activities to be reimbursed through tax increment financing. The following is a summary of Environmental Eligible Activities.

### ***EGLE Eligible Activities***

1. Additional Response Activities: The work scope is to conduct groundwater monitoring and evaluation, prepare an investigative Work Plan, and potentially remediate soil and groundwater.
  - A. Groundwater Monitoring: Conduct additional groundwater monitoring and evaluation to determine the effect of seasonal groundwater flow patterns on the contaminant concentrations and also information useful in evaluating the feasibility of environmental response alternatives for the former Cliffs-Dow Plant site.



- B. Work Plan: Develop an investigative Work Plan to evaluate the existence of potential contamination source(s) at deeper aquifer intervals.
- C. Additional Investigation: Conduct the investigation outlined in the Work Plan
- D. Remediation: If the monitoring and investigation identify the need for source removal or other remediation, conduct the remediation in accordance with the Work Plan and EGLE requirements.

### **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.

Brownfield Plan and Work Plan Implementation: The implementation of the Brownfield Plan and Act 381 Work Plans are included as Eligible Activities.

Administrative and Operating Costs: An estimate of reasonable and actual administrative and operating costs of the City of Marquette Brownfield Redevelopment Authority (MBRA) is included as Eligible Activities as a Local Only Cost.

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

**Estimated Cost of EGLE Eligible Environmental Activities**

<b>EGLE Environmental Eligible Activities</b>	<b>Estimated Cost</b>
Additional Response Activities	\$2,399,540
Work Plan Development and Review Cost	\$6,000
<b>EGLE Environmental Eligible Activities Total</b>	<b>\$2,405,540</b>

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

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

The initial taxable value for the Community Bio-Resources parcel was set as of December 31, 1999 at \$50,000, which was the most recent assessment roll for which equalization has been completed at the time of the approval date of original Brownfield Plan in June 2000. The initial taxable value for the balance of the Cliffs-Dow property was set as of December 31, 2008 at \$0 as of the approval date of the Brownfield Plan Amendment which added these parcels, May 10, 2009.

The total Eligible Activity cost under the Cliffs Dow Brownfield Plan is \$2,395,540 for EGLE Environmental Eligible Activities. The Brownfield Plan also includes \$10,000 in Work Plan Development, Approval and Implementation, bringing the Maximum Eligible Activity Cost to \$2,405,540. The Brownfield Plan also provides for deposits into the Local Brownfield Revolving Fund (LBRF) during the period of capture if additional revenues are available, with State tax capture limited to an amount equal to State tax capture for EGLE Environmental Eligible Activities. The investment for the Community Bio-Resource project is estimated at \$2.5 million and for the residential project at \$5 million.

Table 2.1 identifies taxable values for real and personal property, including tax increment revenues for the Eligible Property and Table 2.2 identifies the reimbursement of Eligible Activities through Brownfield TIF. The tables include the taxable values for the property from the beginning of the Brownfield Plan through 2022 and estimates the Brownfield TIF revenues, since the millages and rates have changed over this period. Taxable value and Brownfield TIF revenues are estimated from 2023 through the 30-year capture period.

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 detailed in Table 2.

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

Eligible Activities, including additional response activities will be financed by the City of Marquette Brownfield Redevelopment Authority through Brownfield TIF revenues and the Local Brownfield Revolving Fund (LBRF).

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

The maximum amount of indebtedness will be \$2,405,540.

## 2.6 Beginning Date and Duration of Capture

***MCL 125.2663(2)(f):***

The beginning date of capture was 2003, the first year tax increment revenues reimbursed Eligible Activities. The duration of Brownfield Plan capture will be the 30-year maximum capture period, from 2003 to 2032.

## 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 for the 30-year duration of the Brownfield Plan. The taxing jurisdictions will receive their tax allocation for the Eligible Property once the Brownfield Plan capture period ends.

The total tax capture is estimated at \$2,405,540. After the brownfield obligation is met, tax revenues will accrue to the taxing jurisdictions in an amount estimated at over \$260,000 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:

Property Name	Parcel	Description	Acreage	Qualifying Status
City Property	510990	SEC 11 T48N R25W (32.5 A M/L) PRT OF GL6 & GL7 COM AT 1/4 COR COM TO SEC 14 & 11; TH S89DEG22'21"E ALG S LN OF SD SEC 11 485.56'; TH N00DEG37'39"E 60' TO PT ON N R/W OF WRIGHT ST AND POB; TH N17DEG53'40"W 570'; TH S41DEG48'33"W 330' TO PT ON E'LY R/W OF FORMER RR R/W; TH ALG SD FORMER R/W N04DEG42'38"W 475.03'; TH N00DEG05'31"E ALG SD FORMER R/W 1091.10'; TH S89DEG54'29"E 315.69'; TH N07DEG24'42"W 303.35'; TH N04DEG10'15"W 112.05'; TH N01DEG48'09"W 238.35'; TH N89DEG56'06"E 149.63' TO W'LY R/W OF LAKESHORE BLVD; TH S10DEG07'03"E ALG SD R/W 630.86'; TH S21DEG16'55"E ALG SD R/W 1123.40'; TH S24DEG10'47"E ALG SD R/W 1095.47'; TH S13DEG05'47"E ALG SD R/W 94.76'; TH S07DEG16'40"E ALG SD R/W 113.79'; TH S00DEG17'33"E ALG SD R/W 100.76' TO N'LY R/W OF WRIGHT ST; TH N55DEG54'32"W 200.95'; TH N25DEG13'27"W 85.19'; TH N51DEG26'56"W 428.64'; TH N89DEG22'21"W 443.90' TO POB, EXC PARCEL #0510994. (2009 SPLIT TO 0510995)	32.50	Part 201 Facility
Bio-Life	510991	SEC 11 T48N R25W (92,858.67 SF / 2.1317 A M/L) PRT OF THE NW 1/4 OF THE SE 1/4 OF SD SEC 11 COMM AT THE S 1/4 COR OF SD SEC 11; TH S89DEG22'21"E 173.71' ALG THE S LINE OF SD SEC 11 TO THE E'LY R/W LN OF THE LS&I RR R/W; TH N08DEG22'28"W 835.36'; TH N00DEG05'31"E 1,391.10' ALG SD R/W TO THE POB; TH N00DEG05'31"E 330.00'; TH N00DEG18'06"W 20.00' TO THE S'LY R/W OF HAWLEY ST; TH N89DEG56'06"E 260.00' ALG SD R/W; TH S01DEG48'09"E 238.35'; TH S04DEG10'15"E 112.05'; TH S89DEG56'06"W 276.07' TO THE POB.	2.1317	Part 201 Facility

Kinsey, LLC	510993	SEC. 11 T48N R25W (88,250 SF / 2.0259 A M/L) PRT OF THE NW 1/4 OF THE SE 1/4 OF SD SEC DESC AS COMM AT THE S 1/4 COR; TH S89DEG22'21"E ALG THE S LINE OF SEC 11, 173.71' TO THE E'LY R/W OF THE FORMER LS&I RR R/W; TH NE'LY ALG SAID FORMER R/W N08DEG22'28"W 835.36' TO THE POINT OF TANGENCY; TH N00DEG05'31"E ALG SAID R/W 1,091.10' TO THE POB; TH N00DEG05'31"E ALG SAID R/W 300'; TH N89DEG56'06"E 276.07'; TH S'LY S07DEG24'42"E 303.35'; TH N89DEG54'29"W 315.69' TO THE POB.	2.0259	Part 201 Facility
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45.7105

Location: The property is generally bounded by Hawley Street to the north, N. Lakeshore Drive and Lake Superior to the east, Northern Michigan University athletic fields and the Superior Dome to the south, residences and apartments fronting Presque Isle Avenue to the west. Figure 1 depicts the location of the Eligible Property and Figure 2 depicts the Eligible Property boundaries.

Eligibility Determination: An environmental investigation conducted in Fall 2009 identified the presence of Volatile Organic Compounds (VOCs) in soils and VOCs and Polynuclear Aromatic compounds (PNAs) in groundwater in excess of Michigan Department of Environment, Great Lakes and Environment (EGLE) Generic Residential Cleanup Criteria (GRCC). Subsequent investigations have confirmed the presence of constituents in soil and groundwater in excess of EGLE GRCC. The site is characterized as a Part 201 Facility, under Michigan's Natural Resources and Environmental Protection Act (NREPA), Act 451, PA 1994 as amended.

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

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

There are 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 Eligible Property Parcel Map**

### **TABLES**

**Table 1.1 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**

## FIGURES

Figure 1 – Eligible Property Location Map

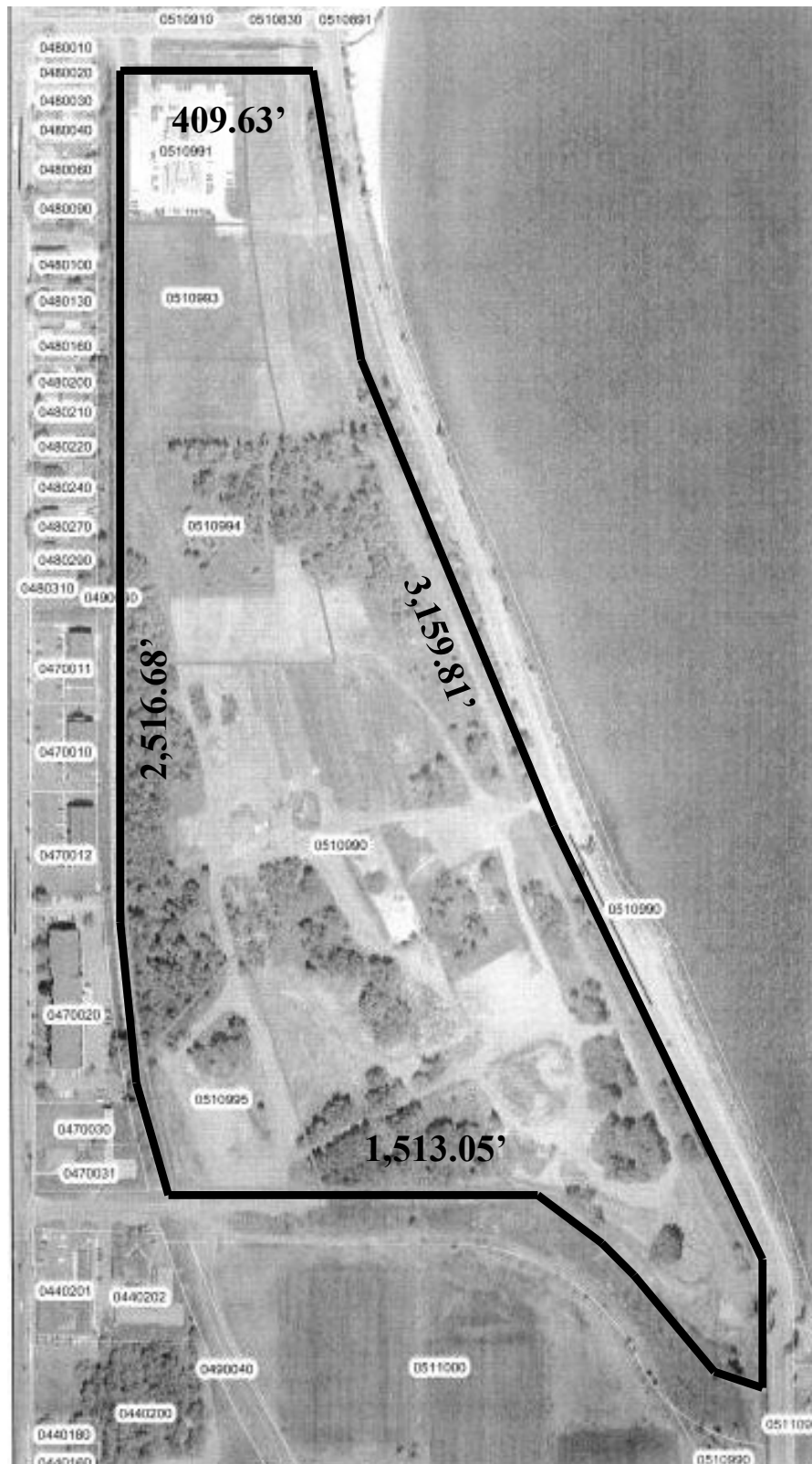
Figure 2.1 Eligible Property Boundary Map

Figure 2.2 Eligible Property Parcel Map



<p><b>Cliffs Dow 2023</b>  <b>Brownfield Plan Amendment</b></p>	<p><b>Figure 1 -- Eligible Property</b>  <b>Location Map</b></p>
<p>City of Marquette Brownfield Redevelopment Authority  City of Marquette</p>	<p>Source: NOAA  Date: August 2023</p>





<p><b>Cliffs Dow 2023</b></p> <p><b>Brownfield Plan Amendment</b></p>	<p><b>Figure 2.1 -- Eligible Property</b></p> <p><b>Boundary Map</b></p>
<p>City of Marquette Brownfield Redevelopment Authority</p> <p>City of Marquette</p>	<p>Source: City of Marquette</p> <p>Date: August 2023</p>



## Cliffs Dow 2023 Brownfield Plan Amendment

City of Marquette Brownfield Redevelopment Authority  
City of Marquette

Figure 2.2 -- Eligible Property  
Parcel Map

Source: City of Marquette

Date: August 2023

## TABLES

Table 1.1 Environmental Eligible Activities

Table 2.1 Annual Revenue and Brownfield Capture Estimates

Table 2.2 Tax Increment Revenue Reimbursement Allocation Table

<b>Table 1.1 EGLE Eligible Activities Costs and Schedule</b> <b>Cliffs Dow</b> <b>City of Marquette Brownfield Redevelopment Authority</b>	
<b>EGLE Eligible Activities</b>	<b>Cost</b>
<b>Department Specific Activities</b>	
<b><i>Additional Response Activities</i></b>	
<i>Supplemental Investigation</i>	\$845,540
<i>Other Response Activities</i>	\$1,550,000
<i>Stormwater Management Activities</i>	
<i>Subtotal</i>	\$2,395,540
<b>Contingency (15%)</b>	
<b>EGLE Eligible Activities Subtotal</b>	<b>\$2,395,540</b>
<b>Interest (5% for 15 Years)</b>	
<b>EGLE Eligible Activities Total Costs</b>	<b>\$2,395,540</b>
<b>Brownfield Plan/Act 381 Work Plan Preparation</b>	<b>\$6,000</b>
<b>Brownfield Plan/Act 381 Work Plan Implementation</b>	<b>\$4,000</b>
<b>EGLE Eligible Activities Total Costs</b>	<b>\$2,405,540</b>
<b>MBRA Administrative and Operating Costs</b>	<b>\$35,000</b>

Table 2.1 - Annual Revenue and Brownfield Capture Estimates  
Cliffs Dow Brownfield Plan Amendment  
City of Marquette Brownfield Redevelopment Authority

Estimated Taxable Value (TV) Increase Rate: 1.50%																			
Plan Year		2000	2001	2002	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Revenue Year		\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
*Base Taxable Value		\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
Annual Value Additions				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Cumulative Value Additions				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Estimated New TV		\$ 50,000	\$ 50,000	\$ 719,100	\$ 700,730	\$ 823,216	\$ 810,382	\$ 813,129	\$ 815,872	\$ 824,335	\$ 1,532,920	\$ 1,509,064	\$ 1,535,184	\$ 1,566,481	\$ 1,598,930	\$ 1,782,888	\$ 2,341,063	\$ 1,451,767	\$ 1,412,483
Incremental Difference (New TV - Base TV)				\$ 669,100	\$ 650,730	\$ 773,216	\$ 760,382	\$ 763,129	\$ 765,872	\$ 774,335	\$ 1,482,920	\$ 1,459,064	\$ 1,485,184	\$ 1,516,481	\$ 1,548,930	\$ 1,732,888	\$ 2,291,063	\$ 1,401,767	\$ 1,362,483
Total School Revenue	Millage Rate																		
43.47%	24.0000	\$ 1,200	\$ 1,200	\$ 16,267	\$ 15,444	\$ 18,545	\$ 19,865	\$ 20,009	\$ 19,891	\$ 19,066	\$ 35,268	\$ 34,776	\$ 35,374	\$ 36,009	\$ 36,391	\$ 40,415	\$ 49,699	\$ 33,572	\$ 28,221
Total Local Revenue	Millage Rate																		
56.53%	31.2105	\$ 1,561	\$ 1,561	\$ 21,155	\$ 20,084	\$ 24,116	\$ 25,833	\$ 26,020	\$ 25,867	\$ 24,794	\$ 45,864	\$ 45,224	\$ 46,001	\$ 46,827	\$ 47,325	\$ 52,557	\$ 64,631	\$ 43,658	\$ 36,700
Total Revenue	Millage Rate																		
	55.2105	\$ 2,761	\$ 2,761	\$ 37,422	\$ 35,529	\$ 42,661	\$ 45,698	\$ 46,029	\$ 45,759	\$ 43,860	\$ 81,132	\$ 80,001	\$ 81,375	\$ 82,836	\$ 83,716	\$ 92,972	\$ 114,330	\$ 77,230	\$ 64,921
State Revenue	Millage Rate	44.24%																	
State Education Tax (SET)	6.0000	\$ -																	
School Operating Tax	18.0000	\$ -																	
School Total	24.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Revenue	Millage Rate	55.76%																	
City Operating	58.04% 17.5604	\$ -	\$ -	\$ 9,661	\$ 9,991	\$ 9,669	\$ 11,816	\$ 11,995	\$ 11,941	\$ 12,002	\$ 23,007	\$ 22,852	\$ 23,429	\$ 21,953	\$ 24,353	\$ 24,483	\$ 35,463	\$ 21,696	\$ 21,088
Senior	1.16% 0.3496	\$ -	\$ -	\$ 192	\$ 199	\$ 193	\$ 235	\$ 239	\$ 238	\$ 239	\$ 458	\$ 455	\$ 466	\$ 437	\$ 485	\$ 487	\$ 706	\$ 432	\$ 420
County Allocated	17.50% 5.2938	\$ -	\$ -	\$ 2,913	\$ 3,012	\$ 2,915	\$ 3,562	\$ 3,616	\$ 3,600	\$ 3,618	\$ 6,936	\$ 6,889	\$ 7,063	\$ 6,618	\$ 7,341	\$ 7,381	\$ 10,691	\$ 6,541	\$ 6,357
Transit	1.98% 0.6000	\$ -	\$ -	\$ 330	\$ 341	\$ 330	\$ 404	\$ 410	\$ 408	\$ 410	\$ 786	\$ 781	\$ 801	\$ 750	\$ 832	\$ 837	\$ 1,212	\$ 741	\$ 721
Aging	1.48% 0.4474	\$ -	\$ -	\$ 246	\$ 255	\$ 246	\$ 301	\$ 306	\$ 304	\$ 306	\$ 586	\$ 582	\$ 597	\$ 559	\$ 620	\$ 624	\$ 904	\$ 553	\$ 537
MOE	1.82% 0.5500	\$ -	\$ -	\$ 303	\$ 313	\$ 303	\$ 370	\$ 376	\$ 374	\$ 376	\$ 721	\$ 716	\$ 734	\$ 688	\$ 763	\$ 767	\$ 1,111	\$ 680	\$ 660
Dispatch	1.64% 0.4970	\$ -	\$ -	\$ 273	\$ 283	\$ 274	\$ 334	\$ 339	\$ 338	\$ 340	\$ 651	\$ 647	\$ 663	\$ 621	\$ 689	\$ 693	\$ 1,004	\$ 614	\$ 597
Rescue	0.50% 0.1525	\$ -	\$ -	\$ 84	\$ 87	\$ 84	\$ 103	\$ 104	\$ 104	\$ 104	\$ 200	\$ 198	\$ 203	\$ 191	\$ 211	\$ 213	\$ 308	\$ 188	\$ 183
Veterans	0.26% 0.0800	\$ -	\$ -	\$ 44	\$ 46	\$ 44	\$ 54	\$ 55	\$ 54	\$ 55	\$ 105	\$ 104	\$ 107	\$ 100	\$ 111	\$ 112	\$ 162	\$ 99	\$ 96
Heritage Trail	0.66% 0.2000	\$ -	\$ -	\$ 110	\$ 114	\$ 110	\$ 135	\$ 137	\$ 136	\$ 137	\$ 262	\$ 260	\$ 267	\$ 250	\$ 277	\$ 279	\$ 404	\$ 247	\$ 240
Library	4.52% 1.3685	\$ -	\$ -	\$ 753	\$ 779	\$ 754	\$ 921	\$ 935	\$ 931	\$ 935	\$ 1,793	\$ 1,781	\$ 1,826	\$ 1,711	\$ 1,898	\$ 1,908	\$ 2,764	\$ 1,691	\$ 1,643
ISD	7.29% 2.2048	\$ -	\$ -	\$ 1,213	\$ 1,254	\$ 1,214	\$ 1,484	\$ 1,506	\$ 1,499	\$ 1,507	\$ 2,889	\$ 2,869	\$ 2,942	\$ 2,756	\$ 3,058	\$ 3,074	\$ 4,453	\$ 2,724	\$ 2,648
MAPS Sinking Fund	3.14% 0.9500	\$ -	\$ -	\$ 523	\$ 540	\$ 523	\$ 639	\$ 649	\$ 646	\$ 649	\$ 1,245	\$ 1,236	\$ 1,267	\$ 1,188	\$ 1,317	\$ 1,324	\$ 1,919	\$ 1,174	\$ 1,141
Local Total	30.2540	\$ -	\$ -	\$ 16,645	\$ 17,212	\$ 16,659	\$ 20,357	\$ 20,665	\$ 20,572	\$ 20,678	\$ 39,638	\$ 39,371	\$ 40,365	\$ 37,822	\$ 41,956	\$ 42,180	\$ 61,097	\$ 37,380	\$ 36,332
State and Local Capture	Millage Rate																		
TOTAL	54.2540	\$ -	\$ -	\$ 16,645	\$ 17,212	\$ 16,659	\$ 20,357	\$ 20,665	\$ 20,572	\$ 20,678	\$ 39,638	\$ 39,371	\$ 40,365	\$ 37,822	\$ 41,956	\$ 42,180	\$ 61,097	\$ 37,380	\$ 36,332
Non-Capturable Millages	Millage Rate	\$ 6,565																	
Library Debt	0.4565	\$ -	\$ -	\$ 305	\$ 297	\$ 353	\$ 347	\$ 348	\$ 350	\$ 353	\$ 677	\$ 666	\$ 678	\$ 692	\$ 707	\$ 791	\$ 1,046	\$ 640	\$ 622
MAPS Debt	0.5000	\$ -	\$ -	\$ 335	\$ 325	\$ 387	\$ 380	\$ 382	\$ 383	\$ 387	\$ 741	\$ 730	\$ 743	\$ 758	\$ 774	\$ 866	\$ 1,146	\$ 701	\$ 681
		\$ -	\$ -	\$ 640	\$ 622	\$ 740	\$ 727	\$ 730	\$ 733	\$ 741	\$ 1,418	\$ 1,396	\$ 1,421	\$ 1,451	\$ 1,482	\$ 1,658	\$ 2,191	\$ 1,341	\$ 1,301

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		2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
*Base Taxable Value		\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	
Annual Value Additions		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,918,111	\$ 8,976,883	\$ 9,111,536	\$ 9,248,209	\$ 9,386,932	\$ 9,527,736	\$ 9,670,652	\$ 9,815,712	
Cumulative Value Additions		\$ 1,387,933	\$ 1,419,931	\$ 1,914,680	\$ 1,888,706	\$ 1,893,882	\$ 1,930,104	\$ 4,538,441	\$ 4,605,768	\$ 4,674,105	\$ 4,743,466	\$ 4,813,868	\$ 4,885,326	\$ 4,957,856	\$ 5,031,474	\$ 5,103,948	
Estimated New TV		\$ 1,337,933	\$ 1,369,931	\$ 1,864,680	\$ 1,838,706	\$ 1,843,882	\$ 1,880,104	\$ 1,959,056	\$ 4,488,441	\$ 4,555,768	\$ 4,624,105	\$ 4,693,466	\$ 4,763,868	\$ 4,835,326	\$ 4,907,856	\$ 4,981,474	
Incremental Difference (New TV - Base TV)																	
Total School Revenue		Millage Rate															
43.47%		24.0000	\$ 34,728	\$ 33,077	\$ 41,803	\$ 41,355	\$ 43,740	\$ 46,322	\$ 48,217	\$ 108,923	\$ 110,538	\$ 112,179	\$ 113,843	\$ 115,533	\$ 117,248	\$ 118,989	\$ 120,755
Total Local Revenue		Millage Rate															
56.53%		31.2105	\$ 45,161	\$ 43,015	\$ 54,362	\$ 53,780	\$ 56,882	\$ 60,240	\$ 62,704	\$ 141,647	\$ 143,748	\$ 145,881	\$ 148,046	\$ 150,243	\$ 152,473	\$ 154,737	\$ 157,035
Total Revenue		Millage Rate															
		55.2105	\$ 79,889	\$ 76,091	\$ 96,164	\$ 95,135	\$ 100,622	\$ 106,562	\$ 110,921	\$ 250,570	\$ 254,287	\$ 258,060	\$ 261,889	\$ 265,776	\$ 269,721	\$ 273,726	\$ 277,790
School Capture		Millage Rate															
State Education Tax (SET)		6.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,754	\$ 26,931	\$ 27,335	\$ 27,745	\$ 28,161	\$ 28,583	\$ 29,012	\$ 29,447
School Operating Tax		18.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 35,263	\$ 80,792	\$ 82,004	\$ 83,234	\$ 84,482	\$ 85,750	\$ 87,036	\$ 88,341
School Total		24.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 47,017	\$ 107,723	\$ 109,338	\$ 110,979	\$ 112,643	\$ 114,333	\$ 116,048	\$ 117,789
Local Capture		Millage Rate															
City Operating		17.5604	\$ 21,446	\$ 20,213	\$ 27,401	\$ 27,024	\$ 24,231	\$ 33,015	\$ 34,402	\$ 78,819	\$ 80,001	\$ 81,201	\$ 82,419	\$ 83,655	\$ 84,910	\$ 86,184	\$ 87,477
Senior		0.3496	\$ 427	\$ 402	\$ 546	\$ 538	\$ 482	\$ 657	\$ 685	\$ 1,569	\$ 1,593	\$ 1,617	\$ 1,641	\$ 1,665	\$ 1,690	\$ 1,716	\$ 1,742
County Allocated		5.2938	\$ 6,465	\$ 6,094	\$ 8,261	\$ 8,147	\$ 7,305	\$ 9,953	\$ 10,371	\$ 23,761	\$ 24,117	\$ 24,479	\$ 24,846	\$ 25,219	\$ 25,597	\$ 25,981	\$ 26,371
Transit		0.6	\$ 733	\$ 691	\$ 936	\$ 923	\$ 828	\$ 1,128	\$ 1,175	\$ 2,693	\$ 2,733	\$ 2,774	\$ 2,816	\$ 2,858	\$ 2,901	\$ 2,945	\$ 2,989
Aging		0.4474	\$ 546	\$ 515	\$ 698	\$ 689	\$ 617	\$ 841	\$ 876	\$ 2,008	\$ 2,038	\$ 2,069	\$ 2,100	\$ 2,131	\$ 2,163	\$ 2,196	\$ 2,229
MOE		0.55	\$ 672	\$ 633	\$ 858	\$ 846	\$ 759	\$ 1,034	\$ 1,077	\$ 2,469	\$ 2,506	\$ 2,543	\$ 2,581	\$ 2,620	\$ 2,659	\$ 2,699	\$ 2,740
Dispatch		0.497	\$ 607	\$ 572	\$ 776	\$ 765	\$ 686	\$ 934	\$ 974	\$ 2,231	\$ 2,264	\$ 2,298	\$ 2,333	\$ 2,368	\$ 2,403	\$ 2,439	\$ 2,476
Rescue		0.1525	\$ 186	\$ 176	\$ 238	\$ 235	\$ 210	\$ 287	\$ 299	\$ 684	\$ 695	\$ 705	\$ 716	\$ 726	\$ 737	\$ 748	\$ 760
Veterans		0.08	\$ 98	\$ 92	\$ 125	\$ 123	\$ 110	\$ 150	\$ 157	\$ 359	\$ 364	\$ 370	\$ 375	\$ 381	\$ 387	\$ 393	\$ 399
Heritage Trail		0.2	\$ 244	\$ 230	\$ 312	\$ 308	\$ 276	\$ 376	\$ 392	\$ 898	\$ 911	\$ 925	\$ 939	\$ 953	\$ 967	\$ 982	\$ 996
Library		1.3685	\$ 1,671	\$ 1,575	\$ 2,135	\$ 2,106	\$ 1,888	\$ 2,573	\$ 2,681	\$ 6,142	\$ 6,235	\$ 6,328	\$ 6,423	\$ 6,519	\$ 6,617	\$ 6,716	\$ 6,817
ISD		2.2048	\$ 2,693	\$ 2,538	\$ 3,440	\$ 3,393	\$ 3,042	\$ 4,145	\$ 4,319	\$ 9,896	\$ 10,045	\$ 10,195	\$ 10,348	\$ 10,503	\$ 10,661	\$ 10,821	\$ 10,983
MAPS Sinking Fund		0.95	\$ 1,160	\$ 1,094	\$ 1,482	\$ 1,462	\$ 1,311	\$ 1,786	\$ 1,861	\$ 4,264	\$ 4,328	\$ 4,393	\$ 4,459	\$ 4,526	\$ 4,594	\$ 4,662	\$ 4,732
Local Total		30.2540	\$ 36,948	\$ 34,824	\$ 47,209	\$ 46,559	\$ 41,746	\$ 56,881	\$ 59,269	\$ 135,793	\$ 137,830	\$ 139,898	\$ 141,996	\$ 144,126	\$ 146,288	\$ 148,482	\$ 150,710
Local Capture		Millage Rate															
TOTAL		54.2540	\$ 36,948	\$ 34,824	\$ 47,209	\$ 46,559	\$ 41,746	\$ 56,881	\$ 106,287	\$ 243,516	\$ 247,169	\$ 250,876	\$ 254,639	\$ 258,459	\$ 262,336	\$ 266,271	\$ 270,265
Non-Capturable Millages		Millage Rate															
Library Debt		0.4565	\$ 297	\$ 353	\$ 347	\$ 348	\$ 350	\$ 353	\$ 677	\$ 666	\$ 678	\$ 692	\$ 707	\$ 791	\$ 1,046	\$ 640	\$ 622
MAPS Debt		0.5000	\$ 669	\$ 685	\$ 932	\$ 919	\$ 922	\$ 940	\$ 980	\$ 2,244	\$ 2,278	\$ 2,312	\$ 2,347	\$ 2,382	\$ 2,418	\$ 2,454	\$ 2,491
			\$ 966	\$ 1,038	\$ 1,279	\$ 1,268	\$ 1,272	\$ 1,294	\$ 1,656	\$ 3,054	\$ 2,956	\$ 3,004	\$ 3,054	\$ 3,173	\$ 3,464	\$ 3,094	\$ 3,111

Table 2.2 - Tax Increment Revenue Reimbursement Allocation Table  
Cliffs Dow Brownfield Plan Amendment  
City of Marquette Brownfield Redevelopment Authority

Maximum Reimbursement	Proportionality	School & Local Taxes	State Brownfield Fund	LBRF	Local-Only Taxes	Total
State	44.24%	\$ 722,318	\$ 119,428	\$ 113,679		\$ 955,425
Local	55.76%	\$ 1,683,222		\$ 240,116	\$ 45,176	\$ 1,968,514
TOTAL	100.0%	\$ 2,405,540	\$ 119,428	\$ 353,795		\$ 2,923,939
EGLE		\$ 2,405,540				
MSF		\$ -				
TOTAL		\$ 2,405,540				

Estimated Total Years of Capture:	
Local Eligible Activities	29
State Eligible Activities	29

Estimated Capture	\$ 2,405,540
Administrative Fees	\$ 45,176
State Revolving Fund	\$ 119,428
LBRF	\$ 353,795
TOTAL	\$ 2,923,939

Estimated Taxable Value (TV) Increase Rate: 1.50%																						
Plan Year																						
Revenue Year				2000	2001	2002	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
*Base Taxable Value				\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	
Annual Value Additions				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Cumulative Value Additions				\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	
Estimated New TV				\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	
Incremental Difference (New TV - Base TV)				\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	
Total School Revenue																						
Millage Rate																						
43.47% 24.0000				\$ 1,200	\$ 1,200	\$ 16,267	\$ 15,444	\$ 18,545	\$ 19,865	\$ 20,009	\$ 19,891	\$ 19,066	\$ 35,268	\$ 34,776	\$ 35,374	\$ 36,009	\$ 36,391	\$ 40,415	\$ 49,699	\$ 33,572	\$ 28,221	
Total Local Revenue																						
Millage Rate																						
56.53% 31.2105				\$ 1,561	\$ 1,561	\$ 21,155	\$ 20,084	\$ 24,116	\$ 25,833	\$ 26,020	\$ 25,867	\$ 24,794	\$ 45,864	\$ 45,224	\$ 46,001	\$ 46,827	\$ 47,325	\$ 52,557	\$ 64,631	\$ 43,658	\$ 36,700	
Total Revenue																						
Millage Rate																						
55.2105				\$ 2,761	\$ 2,761	\$ 37,422	\$ 35,529	\$ 42,661	\$ 45,698	\$ 46,029	\$ 45,759	\$ 43,860	\$ 81,132	\$ 80,001	\$ 81,375	\$ 82,836	\$ 83,716	\$ 92,972	\$ 114,330	\$ 77,230	\$ 64,921	
Plan Year				0			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
Revenue Year				2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
Total State Incremental Revenue				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
State Brownfield Revolving Fund (50% of SET)				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
State TIR Available for Reimbursement				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Local Incremental Revenue				\$ -	\$ -	\$ 16,645	\$ 17,212	\$ 16,659	\$ 20,357	\$ 20,665	\$ 20,572	\$ 20,678	\$ 39,638	\$ 39,371	\$ 40,365	\$ 37,822	\$ 41,956	\$ 42,180	\$ 61,097	\$ 37,380	\$ 36,332	
BRA Administrative Fee 3% \$ 45,176				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,181	\$ 1,211	\$ 1,135	\$ 1,259	\$ 1,265	\$ 1,833	\$ 1,121	\$ 1,090	
Local TIR Available for Reimbursement				\$ -	\$ -	\$ 16,645	\$ 17,212	\$ 16,659	\$ 20,357	\$ 20,665	\$ 20,572	\$ 20,678	\$ 39,638	\$ 38,190	\$ 39,154	\$ 36,688	\$ 40,698	\$ 40,915	\$ 59,265	\$ 36,258	\$ 35,242	
Total State & Local TIR Available for Reimbursement				\$ -	\$ -	\$ 16,645	\$ 17,212	\$ 16,659	\$ 20,357	\$ 20,665	\$ 20,572	\$ 20,678	\$ 39,638	\$ 38,190	\$ 39,154	\$ 36,688	\$ 40,698	\$ 40,915	\$ 59,265	\$ 36,258	\$ 35,242	
CITY		Beginning Balance		% Allocation	0%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
City Reimbursement			\$2,401,540		\$	\$	\$ 16,645	\$ 17,212	\$ 16,659	\$ 20,357	\$ 20,665	\$ 20,572	\$ 20,678	\$ 39,638	\$ 38,190	\$ 39,154	\$ 36,688	\$ 40,698	\$ 40,915	\$ 59,265	\$ 36,258	
City Reimbursement Balance			\$2,401,540		\$ 2,401,540	\$ 2,401,540	\$ 2,384,895	\$ 2,367,683	\$ 2,351,024	\$ 2,330,667	\$ 2,310,001	\$ 2,289,429	\$ 2,268,751	\$ 2,229,113	\$ 2,190,924	\$ 2,151,770	\$ 2,115,082	\$ 2,074,384	\$ 2,033,470	\$ 1,974,205	\$ 1,937,947	
\$699,903																						
EGLE Environmental Costs				\$ 2,405,540	\$ -	\$ -	\$ 16,645	\$ 17,212	\$ 16,659	\$ 20,357	\$ 20,665	\$ 20,572	\$ 20,678	\$ 39,638	\$ 38,190	\$ 39,154	\$ 36,688	\$ 40,698	\$ 40,915	\$ 59,265	\$ 36,258	\$ 35,242
State Tax Reimbursement		100.00%	\$ 722,318	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Local Tax Reimbursement		100.00%	\$ 1,683,222	\$ -	\$ -	\$ 16,645	\$ 17,212	\$ 16,659	\$ 20,357	\$ 20,665	\$ 20,572	\$ 20,678	\$ 39,638	\$ 38,190	\$ 39,154	\$ 36,688	\$ 40,698	\$ 40,915	\$ 59,265	\$ 36,258	\$ 35,242	
Total MDEQ Reimbursement Balance				\$ 2,405,540	\$ 2,405,540	\$ 2,388,895	\$ 2,371,683	\$ 2,355,024	\$ 2,334,667	\$ 2,314,001	\$ 2,293,429	\$ 2,272,751	\$ 2,233,113	\$ 2,194,924	\$ 2,155,770	\$ 2,119,082	\$ 2,078,384	\$ 2,037,470	\$ 1,978,205	\$ 1,941,947	\$ 1,906,705	
State MDEQ Balance to Be Reimbursed				\$ 722,318	\$ 722,318	\$ 722,318	\$ 722,318	\$ 722,318	\$ 722,318	\$ 722,318	\$ 722,318	\$ 722,318	\$ 722,318	\$ 722,318	\$ 722,318	\$ 722,318	\$ 722,318	\$ 722,318	\$ 722,318	\$ 722,318	\$ 722,318	
Local MDEQ Balance to Be Reimbursed				\$ 1,683,222	\$ 1,683,222	\$ 1,666,577	\$ 1,649,365	\$ 1,632,706	\$ 1,612,349	\$ 1,591,683	\$ 1,571,111	\$ 1,550,433	\$ 1,510,795	\$ 1,472,606	\$ 1,433,452	\$ 1,396,764	\$ 1,356,066	\$ 1,315,152	\$ 1,255,887	\$ 1,219,629	\$ 1,184,387	
Total Annual Eligible Activity Reimbursement				\$ -	\$ -	\$ 16,645	\$ 17,212	\$ 16,659	\$ 20,357	\$ 20,665	\$ 20,572	\$ 20,678	\$ 39,638	\$ 38,190	\$ 39,154	\$ 36,688	\$ 40,698	\$ 40,915	\$ 59,265	\$ 36,258	\$ 35,242	
Local Only Costs				3%																		
Local Tax Reimbursement				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Local Only Reimbursement Balance				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Local Brownfield Revolving Fund																						
State Tax Capture		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Local Tax Capture		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total LBRF Capture				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
State Brownfield Fund				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Annual Brownfield Capture Reimbursement				\$ -	\$ -	\$ 16,645	\$ 17,212	\$ 16,659	\$ 20,357	\$ 20,665	\$ 20,572	\$ 20,678	\$ 39,638	\$ 39,371	\$ 40,365	\$ 37,822	\$ 41,956	\$ 42,180	\$ 61,097	\$ 37,380	\$ 36,332	



Table 2.2 - Tax Increment Revenue Reimbursement Allocation Table  
Cliffs Dow Brownfield Plan Amendment  
City of Marquette Brownfield Redevelopment Authority

Estimated Taxable Val																
	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	
	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ -	\$ -	
Annu	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Cumula	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,918,111	\$ 8,976,883	\$ 9,111,536	\$ 9,248,209	\$ 9,386,932	\$ 9,527,736	\$ 9,670,652	\$ 9,815,712	\$ 9,962,948	
	\$ 50,000	\$ 50,000	\$ 50,000	\$ 1,888,706	\$ 1,893,882	\$ 1,930,104	\$ 2,009,056	\$ 4,538,441	\$ 4,605,768	\$ 4,674,105	\$ 4,743,466	\$ 4,813,868	\$ 4,885,326	\$ 4,957,856	\$ 5,031,474	
Incremental Difference	\$ -	\$ -	\$ -	\$ 1,838,706	\$ 1,843,882	\$ 1,880,104	\$ 1,959,056	\$ 4,488,441	\$ 4,555,768	\$ 4,624,105	\$ 4,693,466	\$ 4,763,868	\$ 4,835,326	\$ 4,907,856	\$ 4,981,474	
Total School Revenue																
	\$ 34,728	\$ 33,077	\$ 41,803	\$ 41,355	\$ 43,740	\$ 46,322	\$ 48,217	\$ 108,923	\$ 110,538	\$ 112,179	\$ 113,843	\$ 115,533	\$ 117,248	\$ 118,989	\$ 120,755	
Total Local Revenue																
	\$ 45,161	\$ 43,015	\$ 54,362	\$ 53,780	\$ 56,882	\$ 60,240	\$ 62,704	\$ 141,647	\$ 143,748	\$ 145,881	\$ 148,046	\$ 150,243	\$ 152,473	\$ 154,737	\$ 157,035	
Total Revenue																
	\$ 79,889	\$ 76,091	\$ 96,164	\$ 95,135	\$ 100,622	\$ 106,562	\$ 110,921	\$ 250,570	\$ 254,287	\$ 258,060	\$ 261,889	\$ 265,776	\$ 269,721	\$ 273,726	\$ 277,790	
Plan Year	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	
Revenue Year	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
Total State Incremental Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 47,017	\$ 107,723	\$ 109,338	\$ 110,979	\$ 112,643	\$ 114,333	\$ 116,048	\$ 117,789	\$ 119,555	
State Brownfield Revolving Fund (50% of SET)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,877	\$ 13,465	\$ 13,667	\$ 13,872	\$ 14,080	\$ 14,292	\$ 14,506	\$ 14,724	\$ 14,944	
State TIR Available for Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 41,140	\$ 94,257	\$ 95,671	\$ 97,106	\$ 98,563	\$ 100,041	\$ 101,542	\$ 103,065	\$ 104,611	
Total Local Incremental Revenue	\$ 36,948	\$ 34,824	\$ 47,209	\$ 46,559	\$ 41,746	\$ 56,881	\$ 59,269	\$ 135,793	\$ 137,830	\$ 139,898	\$ 141,996	\$ 144,126	\$ 146,288	\$ 148,482	\$ 150,710	
BRA Administrative Fee	\$ 1,108	\$ 1,045	\$ 1,416	\$ 1,397	\$ 1,252	\$ 1,706	\$ 1,778	\$ 4,074	\$ 4,135	\$ 4,197	\$ 4,260	\$ 4,324	\$ 4,389	\$ 4,454	\$ 4,521	
Local TIR Available for Reimbursement	\$ 35,840	\$ 33,780	\$ 45,792	\$ 45,162	\$ 40,494	\$ 55,174	\$ 57,491	\$ 131,720	\$ 133,695	\$ 135,701	\$ 137,736	\$ 139,802	\$ 141,899	\$ 144,028	\$ 146,188	
Total State & Local TIR Available for Reimbursement	\$ 35,840	\$ 33,780	\$ 45,792	\$ 45,162	\$ 40,494	\$ 55,174	\$ 98,631	\$ 225,977	\$ 229,366	\$ 232,807	\$ 236,299	\$ 239,844	\$ 243,441	\$ 247,093	\$ 250,799	
CITY	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	57%	0%	
City Reimbursement	\$ 35,840	\$ 33,780	\$ 45,792	\$ 45,162	\$ 40,494	\$ 55,174	\$ 98,631	\$ 225,977	\$ 229,366	\$ 232,807	\$ 236,299	\$ 239,844	\$ 243,441	\$ 140,098	\$ -	
City Reimbursement Balance	\$ 1,866,865	\$ 1,833,085	\$ 1,787,293	\$ 1,742,131	\$ 1,701,637	\$ 1,646,463	\$ 1,547,832	\$ 1,321,855	\$ 1,092,489	\$ 859,682	\$ 623,383	\$ 383,539	\$ 140,098	\$ 0	\$ 0	
EGLE Environmental Costs	\$ 35,840	\$ 33,780	\$ 45,792	\$ 45,162	\$ 40,494	\$ 55,174	\$ 98,631	\$ 225,977	\$ 229,366	\$ 232,807	\$ 236,299	\$ 239,844	\$ 243,441	\$ 144,098	\$ -	
State Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 41,140	\$ 94,257	\$ 95,671	\$ 97,106	\$ 98,563	\$ 100,041	\$ 101,542	\$ 93,997	\$ -	
Local Tax Reimbursement	\$ 35,840	\$ 33,780	\$ 45,792	\$ 45,162	\$ 40,494	\$ 55,174	\$ 57,491	\$ 131,720	\$ 133,695	\$ 135,701	\$ 137,736	\$ 139,802	\$ 141,899	\$ 50,101	\$ -	
Total MDEQ Reimbursement Balance	\$ 1,870,865	\$ 1,837,085	\$ 1,791,293	\$ 1,746,131	\$ 1,705,637	\$ 1,650,463	\$ 1,551,832	\$ 1,325,855	\$ 1,096,489	\$ 863,682	\$ 627,383	\$ 387,539	\$ 144,098	\$ 0	\$ 0	
State MDEQ Balance to Be Reimbursed	\$ 722,318	\$ 722,318	\$ 722,318	\$ 722,318	\$ 722,318	\$ 722,318	\$ 681,178	\$ 586,921	\$ 491,249	\$ 394,143	\$ 295,580	\$ 195,539	\$ 93,997	\$ 0	\$ 0	
Local MDEQ Balance to Be Reimbursed	\$ 1,148,547	\$ 1,114,767	\$ 1,068,975	\$ 1,023,813	\$ 983,319	\$ 928,145	\$ 870,654	\$ 738,935	\$ 605,239	\$ 469,538	\$ 331,802	\$ 192,000	\$ 50,101	\$ (0)	\$ (0)	
Total Annual Eligible Activity Reimbursement	\$ 35,840	\$ 33,780	\$ 45,792	\$ 45,162	\$ 40,494	\$ 55,174	\$ 98,631	\$ 225,977	\$ 229,366	\$ 232,807	\$ 236,299	\$ 239,844	\$ 243,441	\$ 144,098	\$ -	
Local Only Costs																
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Local Only Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Local Brownfield Revolving Fund																
State Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -					\$ -	\$ -	\$ -	\$ -	\$ 9,068	\$ 104,611	
Local Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -					\$ -	\$ -	\$ -	\$ -	\$ 93,928	\$ 146,188	
Total LBRF Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 102,996	\$ 250,799	
State Brownfield Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,877	\$ 13,465	\$ 13,667	\$ 13,872	\$ 14,080	\$ 14,292	\$ 14,506	\$ 14,724	\$ 14,944	
Total Annual Brownfield Capture Reimbursement	\$ 36,948	\$ 34,824	\$ 47,209	\$ 46,559	\$ 41,746	\$ 56,881	\$ 106,287	\$ 243,516	\$ 247,169	\$ 250,876	\$ 254,639	\$ 258,459	\$ 262,336	\$ 266,272	\$ 270,265	

## RESOLUTIONS

City of Marquette Brownfield Redevelopment Authority

Marquette City Commission



RESOLUTION  
Brownfield Plan Amendment – Cliffs Dow  
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 August 17, 2023 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 historic property through tax increment financing of Eligible Activities approved in a Brownfield Plan; and

**Whereas** the Marquette City Commission (the "Commission") established the 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 Amendment that outlines the qualifications, costs, impacts, and incentives for reimbursement from Brownfield Tax Increment Financing revenues with the adoption of the Brownfield Plan Amendment has been prepared and submitted for the continued assessment and remediation at the Cliffs Dow property; and

**Whereas** the City of Marquette Brownfield Redevelopment Authority has reviewed the Brownfield Plan Amendment and finds that it meets the requirements of Act 381 and constitutes a public purpose of protecting human health and the environment and increasing private investment and economic development; and

**Whereas** a public hearing on the Brownfield Plan Amendment is anticipated to be held on the regular meeting of the Marquette City Commission on September 25, 2023 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 Amendment for Cliffs Dow 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

\_\_\_\_\_  
Jerry Irby, Chair, City of Marquette  
Brownfield Redevelopment Authority

Certified to be a true copy

\_\_\_\_\_  
Date

\_\_\_\_\_  
Matt Tuccini, Secretary



## *RESOLUTION*

### *Brownfield Plan Amendment Approval*

### *Cliffs Dow*

At a regular meeting of the Marquette City Commission held at Marquette City Hall, 300 W. Baraga Avenue, Marquette, Michigan on September 25, 2023, 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 historic 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 Amendment 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 continued assessment and remediation at the Cliffs Dow property; and

**Whereas** the City of Marquette Brownfield Redevelopment Authority reviewed the Brownfield Plan Amendment and determined the Brownfield Plan Amendment meets the requirements of Act 381 and constitutes a public purpose of protecting human health and the environment and increasing private investment and economic development; and

**Whereas** the City of Marquette Brownfield Redevelopment Authority approved the Brownfield Plan Amendment at a regular meeting on August 17, 2023 and provided a recommendation to the Marquette City Commission to approve the Brownfield Plan Amendment; and

**Whereas** a public hearing on the Brownfield Plan Amendment was held on September 25, 2023, 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 Amendment and finds, in accordance with the requirements of Section 14 of Act 381 that:

- (a) The Brownfield Plan Amendment constitutes a public purpose of protecting human health and the environment and increasing private investment and economic development;
- (b) The Brownfield Plan Amendment meets the requirements of Sections 13 and 13b of Act 381, Brownfield Plan Provisions as described in the Brownfield Plan Amendment, 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 the City of Marquette for environmental assessment and remediation is feasible, as described in Section 2.4 of the Brownfield Plan Amendment;
- (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 environmental assessment and remediation, 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 Amendment is reasonable, as calculated in Table 2.1 and 2.2 of the Brownfield Plan Amendment, 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 Amendment 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 Amendment for Cliffs Dow.

**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

\_\_\_\_\_  
Cody Mayer, Mayor  
City of Marquette

Certified to be a true copy,

\_\_\_\_\_  
Date

\_\_\_\_\_  
Kyle Whitney, City Clerk