

Act 381 Brownfield Plan

401 West Washington, LLC
401 W Washington, Marquette MI

City of Marquette Brownfield
Redevelopment Authority

Project No. 241272
July 9, 2025

Act 381 Brownfield Plan

**401 W Washington St., LLC
401 W Washington, Marquette MI**

**Prepared For:
City of Marquette Brownfield Redevelopment Authority
Marquette, Michigan**

**July 9, 2025
Project No. 241272**

Recommended for Approval by City of Marquette Brownfield Redevelopment Authority on: July 16, 2025

Adopted by the City of Marquette City Commission on: _____

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List of Abbreviations/Acronyms

- Act 381 Brownfield Redevelopment Financing Act, 1996 PA 381, as amended
- AMI Area Median Income
- MBRA City of Marquette Brownfield Redevelopment Authority
- Developer 401 W Washington St., LLC

LBRF	Local Brownfield Revolving Fund
MSHDA	Michigan State Housing Development Authority
PA	Public Act
QLGU	Qualified Local Governmental Unit
TIF	Tax Increment Financing

1.0 Introduction

The City of Marquette Brownfield Redevelopment Authority (the “MBRA”) was established by the City Commission pursuant to the Brownfield Redevelopment Financing Act, Michigan Public Act (PA) 381 of 1996, as amended (“Act 381”). The primary purpose of Act 381 is to encourage the redevelopment of eligible property by providing economic development incentives through tax increment financing for certain eligible properties.

This Brownfield Plan includes the eligible property described in Sections 1.1 and 1.2 below and permits the use of tax increment financing (TIF) to reimburse 401 W Washington St., LLC (“Developer”) for the cost of eligible activities required to redevelop the eligible property. See Appendix 1 for copies of Plan resolutions.

1.1 Proposed Redevelopment and Future Use for Each Eligible Property

The Developer is proposing to redevelop property located at 401 W. Washington Street, an approximately 0.19-acre parcel on a corner lot in the heart of the City of Marquette. The current structure on the property is vacant and unoccupiable due to a snowstorm that caused a portion of the roof to collapse in May of 2023. Before the roof’s collapse, the structure included two floors totaling approximately 8,000 square feet of commercial space and approximately 3,000 square feet of parking adjacent to the structure. The proposed redevelopment activities include utilizing the foundations and steel floor system in place to rehabilitate and construct an addition that will create a much more attractive and diverse property for the City of Marquette. The new building is proposed to total 16,290 square feet include a basement space (first floor) with a six-space compact vehicle parking area (approximately 3,995 square feet), a second floor with two commercial retail spaces (2,768 square feet), one ADA compliant residential unit (696 square feet), and two additional floors above with five residential units on each floor (~3,300 square feet per floor). The total project investment is estimated to be \$4,556,008. Construction is expected to start in the fall/winter of 2025 and be completed by the spring of 2027. This revitalization effort will not only enhance the aesthetic appeal of the area but also provide a functional and valuable resource for the community. 401 W Washington will be a valuable addition to the Marquette community, providing a unique and desirable space for residents, businesses, and visitors alike. The proposed site plan is included in Figure 3.

This project focuses on providing affordable housing for individuals and families earning up to 120% of Marquette County’s Area Median Income (AMI) and serves an important public purpose in the City of Marquette, a Qualified Local Governmental Unit (QLGU), expanding the tax base, investing significant capital into the community, and creating new housing units and commercial space.

1.2 Eligible Property Information

Parcel ID: 52-52-002-201-30
Address: 401 W Washington St., Marquette, Michigan 49855
Size: Approximately 0.19 acres

The property is located in the City of Marquette, a QLGU pursuant to Act 381.

The structure at 401 W. Washington St. was constructed in 1974. Historically, as far back as public record shows, the building was occupied by Earls Carpet Shop, and upon its closing and sale, Northern Hydroponics occupied the space. It now sits vacant after the roof collapsed during a snowstorm on May 1, 2023. Currently, the property is owned through a recorded deed by 401 W Washington, LLC.

Maps depicting the location and layout of the Property are attached as Figures 1 and 2.

Basis of Eligibility

The property qualifies as “eligible property” under Act 381, on the basis of meeting the definition of a “Housing Property” in Section 2(p)(ii). Act 381 defines Housing Property, in part, as property on which one or more units of residential housing are proposed to be constructed. The project will have a total of 11 residential units including two studio, seven 1-bedroom units, and two 2-bedroom units. Of the 11 total units, three units (1 studio and 2 one-bedroom units) will be capped at the Michigan State Housing Development Authority (MSHDA) approved rents and incomes for 100% AMI of Marquette County AMI for 20 years, and six units (1 studio and 5 one-bedroom units) will be capped at 120% AMI of Marquette County AMI for 20 years. Maps depicting the location and layout of the Property are attached as Figures 1 and 2.

According to Section 2(o)(ii), the Housing Property must be “located in a community that has identified a specific housing need and has absorption data or job growth data included in the brownfield plan.”

1. **Specific Housing Need:** A 2024 Residential Target Market Analysis identified a need (annually, over the next five years), for 470 new for-sale units and 930 new for-lease units, and the rehabilitation of 490 existing for-sale units and 1,470 existing for-lease units across the county, particularly for housing in the 80%-120% AMI range. This project meets the need for new housing units. Relevant housing data is provided in Appendix 4.
2. **Job Growth Data:** According to the Bureau of Labor Statistics, jobs in Marquette County jumped by 2,259 from 2020 to 2023. Growth decreased from 2019 to 2020 by 1,918 and is back to pre-pandemic job levels. The last three years have demonstrated an increase in the number of jobs.

Jobs and Labor Force Growth 2020-2023
(Bureau of Labor Statistics, annual reports)

Year	Jobs
2023	31,323
2022	30,107
2021	29, 318
2020	29,064
2019	30,982

2.0 Information Required by Section 13(2) of the Statute

2.1 Description of Costs to be Paid for with Tax Increment Revenues

This Brownfield Plan has been developed to reimburse eligible brownfield costs incurred by the Developer to support the revitalization of a blighted and vacant property within the City of Marquette for new affordable housing that will meet community needs. New local and state tax increment revenues will be captured for reimbursement of eligible expenses, following approval of this Brownfield Plan and a MSHDA Act 381 Work Plan. Base local and state taxes associated with the Property will continue to be levied and distributed to local and state taxing jurisdictions. No local debt or special assessment taxes will be captured to reimburse eligible activity costs. Eligible activities must benefit “income qualified households,” defined in Act 381 Section 2(z) as “a person, a family, or unrelated persons living together, whose annual household income is not more than 120% of the area median income.”

The total cost of eligible activities anticipated to be incurred by the Developer, including contingencies, is \$1,076,825 and the total cost of eligible activities anticipated to be incurred by the MBRA is \$55,000 as described in Section 2.2 and summarized in Table 1. The capture of tax increment revenue for the Local Brownfield Revolving Fund (LBRF) is estimated to be up to \$28,563.

2.1.1 Housing Development Activities

Housing Development Activities include the renovation of the existing building to accommodate income qualified households, which is anticipated to total \$378,825.

2.1.2 Development of Housing Financing Gap

Act 381 Section 2(x)(iv) permits reimbursement from tax increment revenues “to fill a financing gap associated with the development of housing units priced for income-qualified households” in order to provide affordable housing in communities throughout the state of Michigan. The housing financing gap was determined using the Housing TIF Financing Gap Calculation for Multi-family rental, with 1 studio apartment and 2 one-bedroom apartments at 100% AMI and 1 studio apartment and 5 one-bedroom apartments at 120% AMI - showing a projected rent loss gap of \$678,000 over 20 years, the period of the brownfield plan. MSHDA’s Total Housing Subsidy Site-Specific Calculation demonstrating Project congruence with meeting specific housing needs is provided in Appendix 5.

2.1.3 Brownfield Plan/Work Plan Preparation

Preparation of the Brownfield Plan is estimated to cost \$20,000 for the Developer and \$5,000 for the MBRA.

2.1.4 Brownfield Plan/Work Plan Implementation

Implementation of the Brownfield Plan is estimated to cost \$50,000 for the MBRA.

2.1.5 Authority Administration Cost

Eligible costs incurred by the MBRA are included in this plan as an eligible expense at 5% of annual local tax increment capture per year. These expenses will be reimbursed with local tax increment revenues only and are estimated to total as much as \$36,860.

2.1.6 Local Brownfield Revolving Fund

Up to five years may be captured for deposit into the LBRF. The estimated deposits to the LBRF are calculated at a schedule of 2.5% of the local tax increment revenues (TIR) in years 6-10, 5% of the local TIR for years 11-15, and 7.5% of the local TIR until the end of the plan, totaling approximately \$28,563.

2.2 Summary of Eligible Activities

Housing Development Activities

Housing development activities consist of the renovation of the existing building (including the construction of an additional story on the building) to support the development along with financing gap support. A MSHDA Act 381 Work Plan will be pursued, and, upon approval, these costs will be reimbursed with school and non-school tax increment revenues.

Authority Expenses

Eligible administrative costs incurred by the MBRA are included in this plan as an eligible expense at a flat fee of 5% of tax capture. These expenses will be reimbursed with local tax increment revenues only.

2.3 Estimate of Captured Taxable Value and Tax Increment Revenues

The initial taxable value will be the 2025 taxable value, \$70,900. An estimate of the captured taxable value for this redevelopment by year is depicted in Table 2. This plan captures all available tax increment revenues, including real and personal property tax increment revenues.

The project is intended to start construction in fall/winter 2025 and be completed by spring 2027. Tax increment revenue collection will start within five years of the adoption of this plan and is anticipated to begin as early as 2027.

Future taxable value estimates have been derived using the redevelopment information provided by the Developer and reviewing market comparables. After the completion of the project, the projected taxable value is estimated at \$960,000. The estimated captured taxable value for this redevelopment by year and in aggregate for each taxing jurisdiction is depicted in tabular form (Table 2). The MBRA may capture up to five full years of the tax increment and deposit the revenues into the LBRF or an amount not to exceed the total cost of eligible activities. The MBRA intends to capture tax increments for deposit in the LBRF at a schedule of 2.5% of the local TIR in years 6-10, 5% of the local TIR for years 11-15, and 7.5% of the local TIR until the end of the plan. The plan also includes a flat fee of 5% of the local tax increment for administrative and operating expenses of the MBRA. A summary of the estimated reimbursement schedule and the amount of capture into the LBRF by year and in aggregate is presented in Table 3.

2.4 Method of Financing and Description of Advances Made by the Municipality

The eligible activities contemplated under this plan will be financed by the Developer, as outlined in this plan and the accompanying development and reimbursement agreement. Local and school tax increment revenues will be captured under this Brownfield Plan for reimbursement of eligible activities.

2.5 Maximum Amount of Note or Bonded Indebtedness

At this time, there are no plans by the MBRA to incur indebtedness to support the development of this site, but such plans could be made in the future to assist in the development if the MBRA so chooses.

2.6 Duration of Brownfield Plan

The MBRA intends to begin the capture of tax increment as early as 2027. This plan will then remain in place for 20 years, or until the eligible activities have been fully reimbursed and up to five full years of capture into the LBRF (not to exceed the cost of eligible activities), whichever occurs sooner. An analysis showing the reimbursement schedule is attached in Table 3.

2.7 Estimated Impact of Tax Increment Financing on Revenues of Taxing Jurisdictions

An estimate of the impact of tax increment financing on the revenues of all taxing jurisdictions is illustrated in detail in Table 2.

2.8 Legal Description, Property Map, Statement of Qualifying Characteristics, and Personal Property

The Subject Property consists of one parcel addressed as 401 W Washington St., occupying approximately 0.19 acres. The parcel ID number for the property is below. A Site Map is attached as Figure 2. No personal property is anticipated to be created; therefore, no personal property is included as eligible property.

The legal description for the parcel is as follows:

Parcel ID No.: 52-52-002-201-30

Harlow's Addition #3, Lots 9 and 10, City of Marquette, Michigan.

The property is located in the City of Marquette, a QLGU. The property qualifies as "eligible property" under Act 381 on the basis of meeting the definition of a "Housing Property."

2.9 Estimates of Residents and Displacement of Individuals/Families

There are no residents or families residing at this property, and thus no residents, families, or individuals will be displaced by the project.

2.10 Plan for Relocation of Displaced Persons

No persons reside on the eligible property. Therefore, this section is not applicable.

2.11 Provisions for Relocation Costs

No persons reside on the eligible property. Therefore, this section is not applicable.

2.12 Strategy for Compliance with Michigan's Relocation Assistance Law

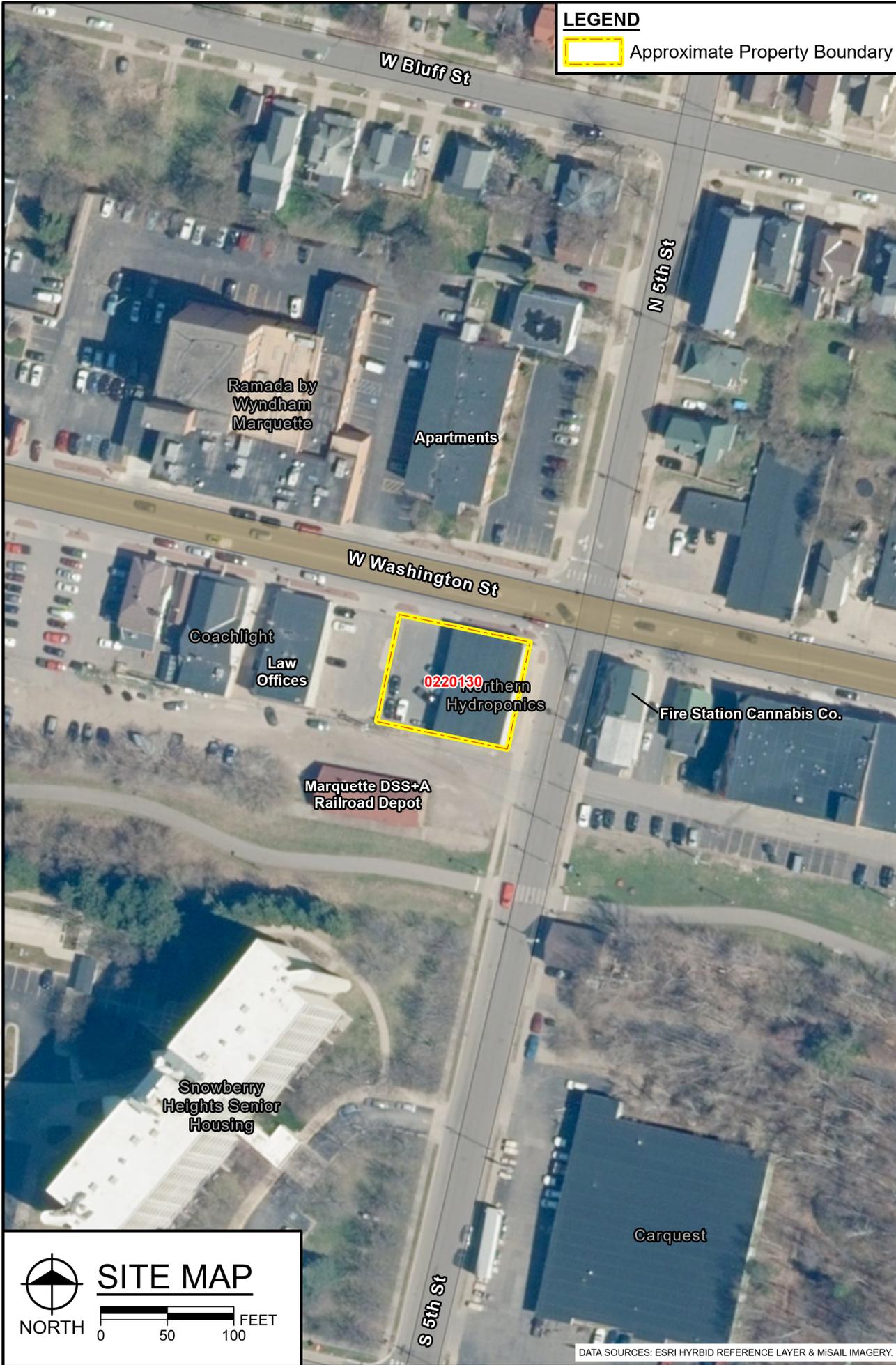
No persons reside on the eligible property. Therefore, this section is not applicable.

2.13 Other Material that the Authority or Governing Body Considers Pertinent

N/A

Figures

PLOT INFO: Z:\2024\21272\CAD\GIS\Proj\BrownField.aprx Layout: App 2b_Site Map Date: 8/29/2024 1:14 PM User: mbeil



LEGEND

 Approximate Property Boundary



Hard copy is intended to be 8.5"x11" when plotted. Scale(s) indicated and graphic quality may not be accurate for any other size.

401 Washington Street

Marquette, Michigan

Brownfield Plan

PROJECT NO.
241272

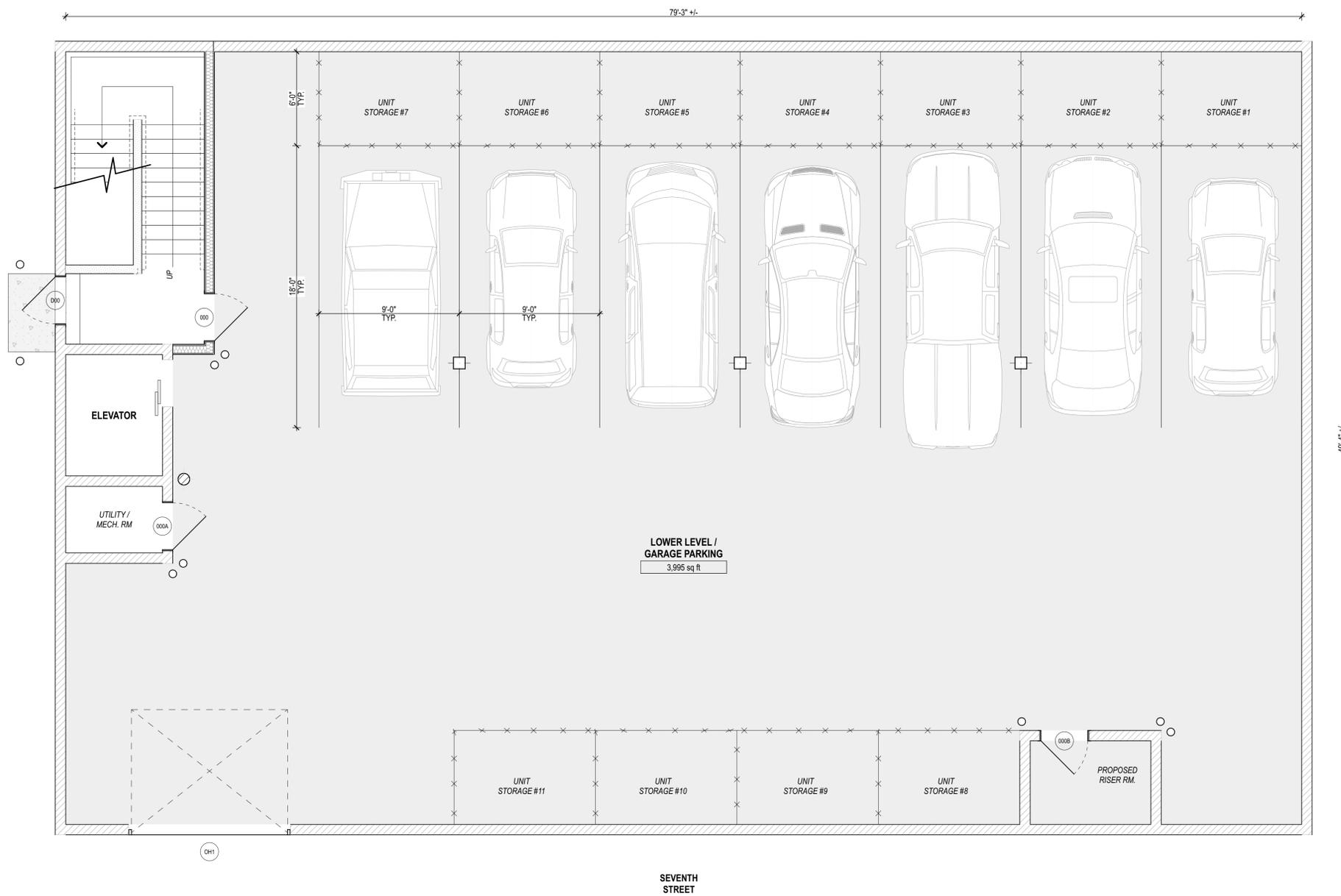
FIGURE NO.
2



SITE MAP

0 50 100 FEET

DATA SOURCES: ESRI HYBRID REFERENCE LAYER & MISAIL IMAGERY.



PLAN LEGEND	
	PARKING GARAGE / STORAGE
	COMMERCIAL LEASE SPACE
	TYPE A UNIT (ADA, 1 BEDROOM)
	TYPE B UNIT (2 BEDROOM)
	TYPE B UNIT (1 BEDROOM)

1 **GARAGE PARKING PLAN**
SCALE: 1/4" = 1'-0"

401 W. WASHINGTON - MIDWEST CONDOS
R6D #: 24-026
MIDWEST CONSTRUCTION GROUP, INC.
401 WEST WASHINGTON STREET
MARQUETTE, MICHIGAN 49855

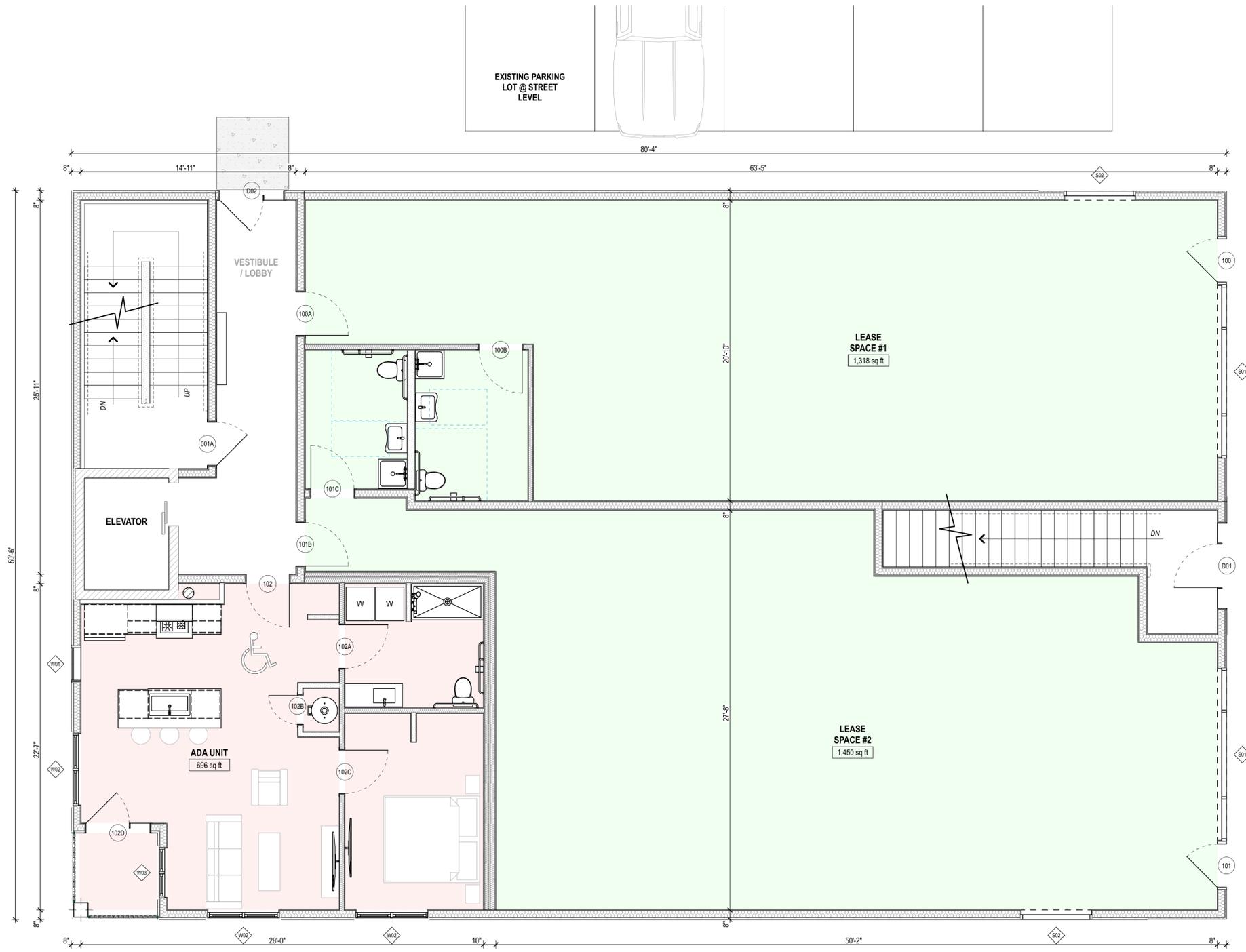


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A1.0

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GARAGE PARKING PLAN



PLAN LEGEND	
	PARKING GARAGE / STORAGE
	COMMERCIAL LEASE SPACE
	TYPE A UNIT (ADA, 1 BEDROOM)
	TYPE B UNIT (2 BEDROOM)
	TYPE B UNIT (1 BEDROOM)

1 **MAIN FLOOR PLAN**
SCALE: 1/4" = 1'-0"

401 W. WASHINGTON - MIDWEST CONDOS
 RGD #: 24-026
 MIDWEST CONSTRUCTION GROUP, INC.
 401 WEST WASHINGTON STREET
 MARQUETTE, MICHIGAN 49855

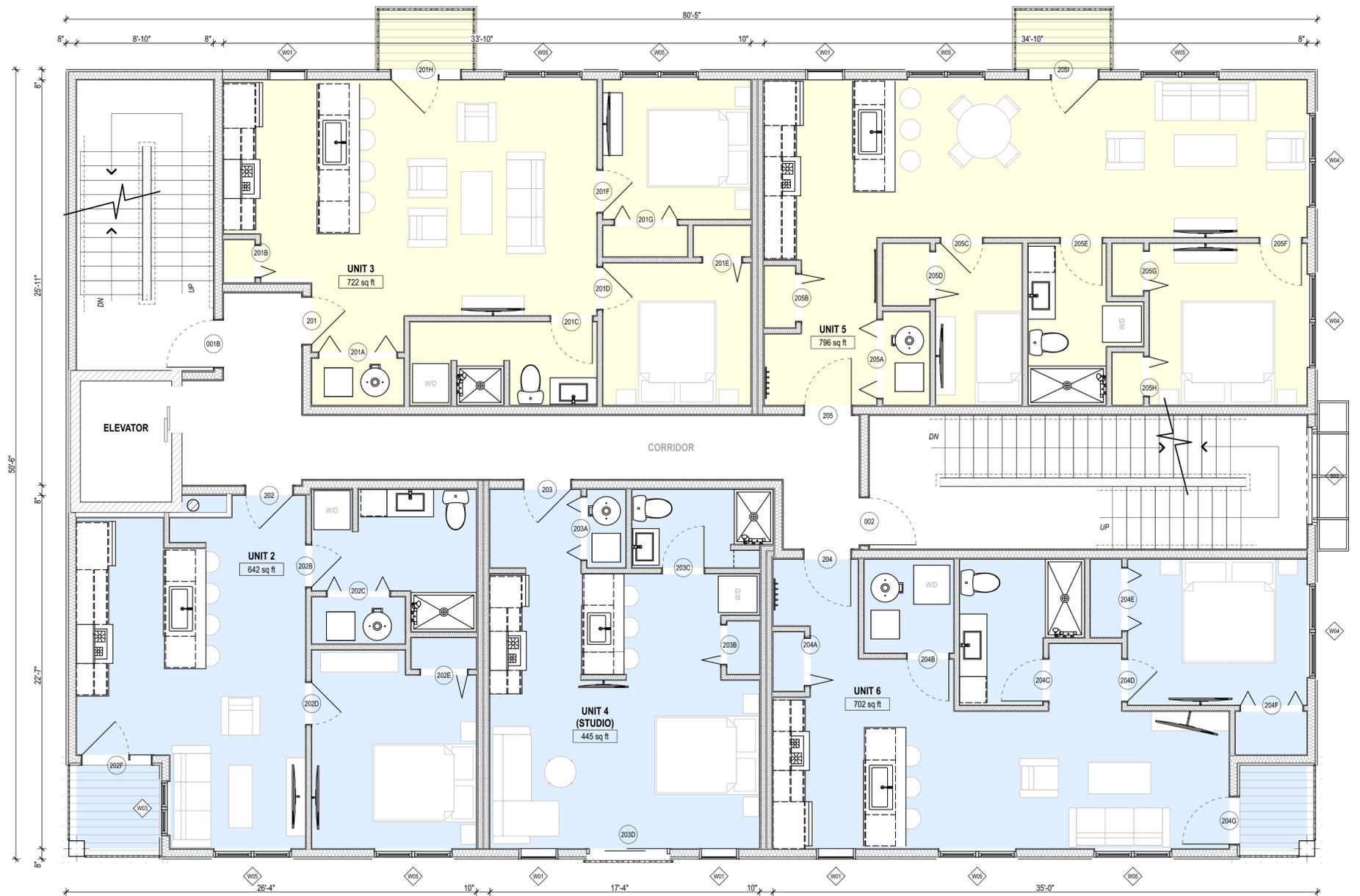


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MAIN FLOOR PLAN



PLAN LEGEND	
	PARKING GARAGE / STORAGE
	COMMERCIAL LEASE SPACE
	TYPE A UNIT (ADA, 1 BEDROOM)
	TYPE B UNIT (2 BEDROOM)
	TYPE B UNIT (1 BEDROOM)

1 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

401 W. WASHINGTON - MIDWEST CONDOS
R6D #: 24-026
MIDWEST CONSTRUCTION GROUP, INC.
401 WEST WASHINGTON STREET
MARQUETTE, MICHIGAN 49855

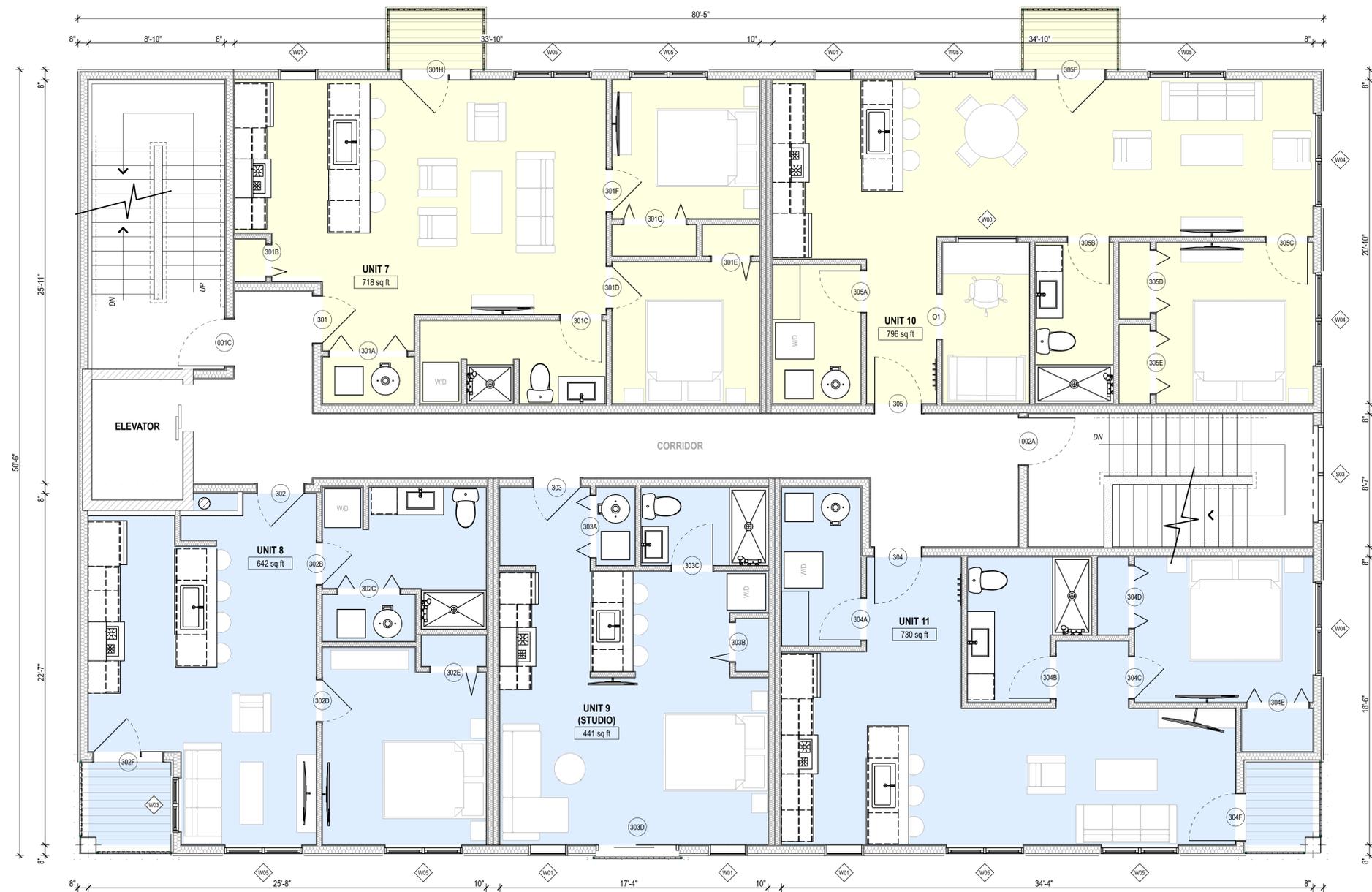


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A1.2

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SECOND FLOOR PLAN



PLAN LEGEND	
	PARKING GARAGE / STORAGE
	COMMERCIAL LEASE SPACE
	TYPE A UNIT (ADA, 1 BEDROOM)
	TYPE B UNIT (2 BEDROOM)
	TYPE B UNIT (1 BEDROOM)

1 **THIRD FLOOR PLAN**
SCALE: 1/4" = 1'-0"

401 W. WASHINGTON - MIDWEST CONDOS
R6D #: 24-026
MIDWEST CONSTRUCTION GROUP, INC.
401 WEST WASHINGTON STREET
MARQUETTE, MICHIGAN 49855



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A1.3

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THIRD FLOOR PLAN

Tables

Table 1 – Summary of Eligible Costs
 Act 381 Brownfield Plan
 401 W Washington, Marquette, MI

MSHDA Eligible Activities Costs and Schedule

MSHDA Eligible Activities	Cost	Completion Season/Year
Housing Development Activities	\$ 378,825	
<i>Renovation of Existing Buildings</i>	\$ 378,825	
Housing Financing Gap	\$ 678,000	
<i>Housing Financing Gap</i>	\$ 678,000	
MSHDA Eligible Activities Subtotal	\$ 1,056,825	
Contingency (0%)	\$ -	
Brownfield Plan/Work Plan Preparation (Developer)	\$ 20,000	
Brownfield Plan/Work Plan Preparation (MBRA)	\$ 5,000	
Brownfield Plan/Work Plan Implementation (MBRA)	\$ 50,000	
MSHDA Eligible Activities Total Costs	\$ 1,131,825	

Table 2 – Total Captured Incremental Taxes Schedule

Act 381 Brownfield Plan

401 W Washington, Marquette, Michigan

Estimated Taxable Value (TV) Increase Rate: 2% increase per year

Plan Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	
Calendar Year	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	
*Base Taxable Value	\$ 70,900	\$ 70,900	\$ 70,900	\$ 70,900	\$ 70,900	\$ 70,900	\$ 70,900	\$ 70,900	\$ 70,900	\$ 70,900	\$ 70,900	\$ 70,900	\$ 70,900	\$ 70,900	\$ 70,900	\$ 70,900	\$ 70,900	\$ 70,900	\$ 70,900	\$ 70,900
Future Taxable Value	\$ 960,000	\$ 979,200	\$ 998,784	\$ 1,018,760	\$ 1,039,135	\$ 1,059,918	\$ 1,081,116	\$ 1,102,738	\$ 1,124,793	\$ 1,147,289	\$ 1,170,235	\$ 1,193,639	\$ 1,217,512	\$ 1,241,862	\$ 1,266,700	\$ 1,292,034	\$ 1,317,874	\$ 1,344,232	\$ 1,371,116	\$ 1,398,544
Incremental Difference (New TV - Base TV)	\$ 889,100	\$ 908,300	\$ 927,884	\$ 947,860	\$ 968,235	\$ 989,018	\$ 1,010,216	\$ 1,031,838	\$ 1,053,893	\$ 1,076,389	\$ 1,099,335	\$ 1,122,739	\$ 1,146,612	\$ 1,170,962	\$ 1,195,800	\$ 1,221,134	\$ 1,246,974	\$ 1,273,332	\$ 1,300,216	\$ 1,327,644
School Capture																				
Millage Rate																				
State Education Tax (SET)	\$ 6,000	\$ 5,335	\$ 5,450	\$ 5,567	\$ 5,687	\$ 5,809	\$ 5,934	\$ 6,061	\$ 6,191	\$ 6,323	\$ 6,458	\$ 6,596	\$ 6,736	\$ 6,880	\$ 7,026	\$ 7,175	\$ 7,327	\$ 7,482	\$ 7,640	\$ 7,801
School Operating Tax	\$ 18,000	\$ 16,004	\$ 16,349	\$ 16,702	\$ 17,061	\$ 17,428	\$ 17,802	\$ 18,184	\$ 18,573	\$ 18,970	\$ 19,375	\$ 19,788	\$ 20,209	\$ 20,639	\$ 21,077	\$ 21,524	\$ 21,980	\$ 22,446	\$ 22,920	\$ 23,404
School Total	\$ 24,000	\$ 21,338	\$ 21,799	\$ 22,269	\$ 22,749	\$ 23,238	\$ 23,736	\$ 24,245	\$ 24,764	\$ 25,293	\$ 25,833	\$ 26,384	\$ 26,946	\$ 27,519	\$ 28,103	\$ 28,699	\$ 29,307	\$ 29,927	\$ 30,560	\$ 31,205
Local Capture																				
Millage Rate																				
Marquette School Sinking Fund	\$ 0.9240	\$ 830	\$ 848	\$ 867	\$ 885	\$ 904	\$ 924	\$ 944	\$ 964	\$ 984	\$ 1,005	\$ 1,027	\$ 1,049	\$ 1,071	\$ 1,094	\$ 1,117	\$ 1,141	\$ 1,165	\$ 1,189	\$ 1,214
Intermediate School District	\$ 0.2030	\$ 180	\$ 184	\$ 188	\$ 192	\$ 197	\$ 201	\$ 205	\$ 209	\$ 214	\$ 219	\$ 223	\$ 228	\$ 233	\$ 238	\$ 243	\$ 248	\$ 253	\$ 258	\$ 264
Special Education	\$ 3.5000	\$ 3,112	\$ 3,179	\$ 3,248	\$ 3,318	\$ 3,389	\$ 3,462	\$ 3,536	\$ 3,611	\$ 3,689	\$ 3,767	\$ 3,848	\$ 3,930	\$ 4,013	\$ 4,098	\$ 4,185	\$ 4,274	\$ 4,364	\$ 4,457	\$ 4,551
Marquette City	\$ 17.5604	\$ 15,613	\$ 15,950	\$ 16,294	\$ 16,645	\$ 17,003	\$ 17,368	\$ 17,740	\$ 18,119	\$ 18,507	\$ 18,902	\$ 19,303	\$ 19,716	\$ 20,135	\$ 20,563	\$ 20,999	\$ 21,444	\$ 21,897	\$ 22,360	\$ 22,832
Senior	\$ 0.3453	\$ 307	\$ 314	\$ 320	\$ 327	\$ 334	\$ 342	\$ 349	\$ 356	\$ 364	\$ 372	\$ 380	\$ 388	\$ 396	\$ 404	\$ 413	\$ 422	\$ 431	\$ 440	\$ 449
Marquette Library Operating	\$ 1.4734	\$ 1,308	\$ 1,336	\$ 1,365	\$ 1,395	\$ 1,425	\$ 1,455	\$ 1,486	\$ 1,518	\$ 1,551	\$ 1,584	\$ 1,618	\$ 1,652	\$ 1,687	\$ 1,723	\$ 1,759	\$ 1,797	\$ 1,835	\$ 1,874	\$ 1,913
Downtown Development Authority	\$ 1.8558	\$ 1,650	\$ 1,686	\$ 1,722	\$ 1,759	\$ 1,797	\$ 1,835	\$ 1,875	\$ 1,915	\$ 1,956	\$ 1,998	\$ 2,040	\$ 2,084	\$ 2,128	\$ 2,173	\$ 2,219	\$ 2,266	\$ 2,314	\$ 2,363	\$ 2,413
County Operating	\$ 5.2446	\$ 4,663	\$ 4,764	\$ 4,866	\$ 4,971	\$ 5,078	\$ 5,187	\$ 5,298	\$ 5,412	\$ 5,527	\$ 5,645	\$ 5,766	\$ 5,888	\$ 6,014	\$ 6,141	\$ 6,271	\$ 6,404	\$ 6,540	\$ 6,678	\$ 6,819
Heritage Authority	\$ 0.1970	\$ 175	\$ 179	\$ 183	\$ 187	\$ 191	\$ 195	\$ 199	\$ 203	\$ 208	\$ 212	\$ 217	\$ 221	\$ 226	\$ 231	\$ 236	\$ 241	\$ 246	\$ 251	\$ 256
County Transit	\$ 0.5970	\$ 531	\$ 542	\$ 554	\$ 566	\$ 578	\$ 590	\$ 603	\$ 616	\$ 629	\$ 643	\$ 656	\$ 670	\$ 685	\$ 699	\$ 714	\$ 729	\$ 744	\$ 760	\$ 776
County Aging	\$ 0.4474	\$ 398	\$ 406	\$ 415	\$ 424	\$ 433	\$ 442	\$ 452	\$ 462	\$ 472	\$ 482	\$ 492	\$ 502	\$ 513	\$ 524	\$ 535	\$ 546	\$ 558	\$ 570	\$ 582
County M.O.E	\$ 0.5448	\$ 484	\$ 495	\$ 506	\$ 516	\$ 527	\$ 538	\$ 550	\$ 562	\$ 574	\$ 586	\$ 599	\$ 612	\$ 625	\$ 638	\$ 651	\$ 665	\$ 679	\$ 694	\$ 708
County Dispatch	\$ 0.4970	\$ 442	\$ 451	\$ 461	\$ 471	\$ 481	\$ 492	\$ 502	\$ 513	\$ 524	\$ 535	\$ 546	\$ 558	\$ 570	\$ 582	\$ 594	\$ 607	\$ 620	\$ 633	\$ 646
County Rescue	\$ 0.1525	\$ 136	\$ 139	\$ 142	\$ 145	\$ 148	\$ 151	\$ 154	\$ 157	\$ 161	\$ 164	\$ 168	\$ 171	\$ 175	\$ 179	\$ 182	\$ 186	\$ 190	\$ 194	\$ 198
County Vet Aff	\$ 0.1000	\$ 89	\$ 91	\$ 93	\$ 95	\$ 97	\$ 99	\$ 101	\$ 103	\$ 105	\$ 108	\$ 110	\$ 112	\$ 115	\$ 117	\$ 120	\$ 122	\$ 125	\$ 127	\$ 130
Local Total	\$ 33,6502	\$ 29,918	\$ 30,564	\$ 31,223	\$ 31,896	\$ 32,581	\$ 33,281	\$ 33,994	\$ 34,722	\$ 35,464	\$ 36,221	\$ 36,993	\$ 37,780	\$ 38,584	\$ 39,403	\$ 40,239	\$ 41,091	\$ 41,961	\$ 42,848	\$ 43,753
Non-Capturable Millages																				
Millage Rate																				
Marquette School Debt	\$ 0.3800	\$ 338	\$ 345	\$ 353	\$ 360	\$ 368	\$ 376	\$ 384	\$ 392	\$ 400	\$ 409	\$ 418	\$ 427	\$ 436	\$ 445	\$ 454	\$ 464	\$ 474	\$ 484	\$ 494
Marquette Library Debt	\$ 0.3816	\$ 339	\$ 347	\$ 354	\$ 362	\$ 369	\$ 377	\$ 385	\$ 394	\$ 402	\$ 411	\$ 420	\$ 428	\$ 438	\$ 447	\$ 456	\$ 466	\$ 476	\$ 486	\$ 496
Non-Capturable Total	\$ 0.7616	\$ 677	\$ 692	\$ 707	\$ 722	\$ 737	\$ 753	\$ 769	\$ 786	\$ 803	\$ 820	\$ 837	\$ 855	\$ 873	\$ 892	\$ 911	\$ 930	\$ 950	\$ 970	\$ 990
Total Tax Increment Revenue (TIR) Available for Capture	\$ 51,257	\$ 52,364	\$ 53,493	\$ 54,644	\$ 55,819	\$ 57,017	\$ 58,239	\$ 59,486	\$ 60,757	\$ 62,054	\$ 63,377	\$ 64,726	\$ 66,102	\$ 67,506	\$ 68,938	\$ 70,399	\$ 71,888	\$ 73,408	\$ 74,958	\$ 76,539

Table 2 – Total Captured Incremental Taxes Schedule

Act 381 Brownfield Plan

401 W Washington, Marquette, Michigan

Estimated Taxable Value (TV) Increase Rate:			
Plan Year	20	Totals	
Calendar Year	2046		
*Base Taxable Value	\$ 70,900	\$	70,900
Future Taxable Value	\$ 1,398,539	\$	1,412,524
Incremental Difference (New TV - Base TV)	\$ 1,327,639	\$	-
School Capture			
Millage Rate			
State Education Tax (SET)	6.0000	\$ 7,966	\$ 131,445
School Operating Tax	18.0000	\$ 23,897	\$ 394,335
School Total	24.0000	\$ 31,863	\$ 525,779
Local Capture			
Millage Rate			
Marquette School Sinking Fund	0.9240	\$ 1,240	\$ 20,462
Intermediate School District	0.2030	\$ 270	\$ 4,447
Special Education	3.5000	\$ 4,647	\$ 76,676
Marquette City	17.5604	\$ 23,314	\$ 384,704
Senior	0.3453	\$ 458	\$ 7,565
Marquette Library Operating	1.4734	\$ 1,953	\$ 32,235
Downtown Development Authority	1.8558	\$ 2,464	\$ 40,656
County Operating	5.2446	\$ 6,963	\$ 114,896
Heritage Authority	0.1970	\$ 262	\$ 4,316
County Transit	0.5970	\$ 793	\$ 13,079
County Aging	0.4474	\$ 594	\$ 9,801
County M.O.E	0.5448	\$ 723	\$ 11,935
County Dispatch	0.4970	\$ 660	\$ 10,888
County Rescue	0.1525	\$ 202	\$ 3,341
County Vet Aff	0.1000	\$ 133	\$ 2,191
Local Total	33.6502	\$ 44,675	\$ 737,191
Non-Capturable Millages			
Millage Rate			
Marquette School Debt	0.3800	\$ 505	\$ 8,325
Marquette Library Debt	0.3816	\$ 507	\$ 8,360
Non-Capturable Total	0.7616	\$ 1,011	\$ 16,685
Total Tax Increment Revenue (TIR) Available for Capture		\$ 76,539	\$ 1,262,970

Table 3 – Estimated Reimbursement Schedule

Act 381 Brownfield Plan
401 W Washigton, Marquette, Michigan

Developer Maximum Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	41.6%	\$ 460,057	\$ -	\$ 460,057
Local	58.4%	\$ 671,768	\$ -	\$ 671,768
TOTAL				
EGLE	0.0%	\$ -	\$ -	\$ -
MEDC	0.0%	\$ -	\$ -	\$ -
MSHDA	100.0%	\$ 1,131,825	\$ -	\$ 1,131,825

Estimated Total Years of Plan: 20

Estimated Capture	
Administrative Fees	\$ 36,860
State Brownfield Redevelopment Fund	\$ 65,722
Local Brownfield Revolving Fund	\$ 26,667

	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	
Total State Incremental Revenue	\$ 21,338	\$ 21,799	\$ 22,269	\$ 22,749	\$ 23,238	\$ 23,736	\$ 24,245	\$ 24,764	\$ 25,293	\$ 25,833	\$ 26,384	\$ 26,946	\$ 27,519	\$ 28,103	\$ 28,699	\$ 29,307	\$ 29,927	\$ 30,558	\$ 31,200	\$ 31,854	\$ 32,520	\$ 33,198	\$ 33,887	\$ 34,587	\$ 35,298	\$ 36,020	\$ 36,753	\$ 37,497
State Brownfield Redevelopment Fund (50% of SET)	\$ 2,667	\$ 2,725	\$ 2,784	\$ 2,844	\$ 2,905	\$ 2,967	\$ 3,031	\$ 3,096	\$ 3,162	\$ 3,229	\$ 3,298	\$ 3,368	\$ 3,440	\$ 3,513	\$ 3,587	\$ 3,663	\$ 3,741	\$ 3,820	\$ 3,900	\$ 3,982	\$ 4,066	\$ 4,152	\$ 4,240	\$ 4,330	\$ 4,422	\$ 4,516	\$ 4,613	\$ 4,713
State TIR Available for Reimbursement	\$ 18,671	\$ 19,074	\$ 19,486	\$ 19,905	\$ 20,333	\$ 20,769	\$ 21,215	\$ 21,669	\$ 22,132	\$ 22,604	\$ 23,086	\$ 23,578	\$ 24,079	\$ 24,590	\$ 25,112	\$ 25,644	\$ 26,186	\$ 26,738	\$ 27,300	\$ 27,872	\$ 28,454	\$ 29,046	\$ 29,648	\$ 30,260	\$ 30,882	\$ 31,514	\$ 32,156	\$ 32,808
Total Local Incremental Revenue	\$ 29,918	\$ 30,564	\$ 31,223	\$ 31,896	\$ 32,581	\$ 33,281	\$ 33,994	\$ 34,722	\$ 35,464	\$ 36,221	\$ 36,993	\$ 37,780	\$ 38,584	\$ 39,403	\$ 40,239	\$ 41,091	\$ 41,961	\$ 42,846	\$ 43,746	\$ 44,661	\$ 45,591	\$ 46,536	\$ 47,496	\$ 48,471	\$ 49,461	\$ 50,466	\$ 51,486	\$ 52,521
BRA Administrative Fee (5%)	\$ 1,496	\$ 1,528	\$ 1,561	\$ 1,595	\$ 1,629	\$ 1,664	\$ 1,700	\$ 1,736	\$ 1,773	\$ 1,811	\$ 1,850	\$ 1,889	\$ 1,929	\$ 1,970	\$ 2,012	\$ 2,055	\$ 2,098	\$ 2,142	\$ 2,187	\$ 2,233	\$ 2,280	\$ 2,328	\$ 2,377	\$ 2,427	\$ 2,478	\$ 2,530	\$ 2,583	\$ 2,637
Local TIR Available for Reimbursement	\$ 28,422	\$ 29,036	\$ 29,662	\$ 30,301	\$ 30,952	\$ 31,617	\$ 32,294	\$ 32,985	\$ 33,691	\$ 34,410	\$ 35,143	\$ 35,891	\$ 36,655	\$ 37,433	\$ 38,227	\$ 39,037	\$ 39,863	\$ 40,705	\$ 41,563	\$ 42,436	\$ 43,324	\$ 44,227	\$ 45,143	\$ 46,074	\$ 47,020	\$ 47,981	\$ 48,957	\$ 49,949
Total State & Local TIR Available	\$ 47,094	\$ 48,111	\$ 49,148	\$ 50,206	\$ 51,285	\$ 52,386	\$ 53,509	\$ 54,654	\$ 55,822	\$ 57,014	\$ 58,229	\$ 59,469	\$ 60,733	\$ 62,023	\$ 63,339	\$ 64,681	\$ 66,049	\$ 67,428	\$ 68,828	\$ 70,250	\$ 71,694	\$ 73,161	\$ 74,651	\$ 76,164	\$ 77,700	\$ 79,259	\$ 80,841	\$ 82,446
MBRA																												
Beginning Balance	\$ 55,000	\$ 52,712	\$ 50,374	\$ 47,985	\$ 45,546	\$ 43,053	\$ 40,546	\$ 37,985	\$ 35,369	\$ 32,698	\$ 29,969	\$ 27,225	\$ 24,422	\$ 21,560	\$ 18,637	\$ 15,652	\$ 12,651	\$ 9,587										
Reimbursement Balance	\$ 55,000	\$ 52,712	\$ 50,374	\$ 47,985	\$ 45,546	\$ 43,053	\$ 40,546	\$ 37,985	\$ 35,369	\$ 32,698	\$ 29,969	\$ 27,225	\$ 24,422	\$ 21,560	\$ 18,637	\$ 15,652	\$ 12,651	\$ 9,587										
MSHDA Prep and Implementation Costs	\$ 55,000	\$ 55,000	\$ 52,712	\$ 50,374	\$ 47,985	\$ 45,546	\$ 43,053	\$ 40,546	\$ 37,985	\$ 35,369	\$ 32,698	\$ 29,969	\$ 27,225	\$ 24,422	\$ 21,560	\$ 18,637	\$ 15,652	\$ 12,651	\$ 9,587									
State Tax Reimbursement	\$ 907	\$ 927	\$ 947	\$ 967	\$ 988	\$ 1,009	\$ 1,031	\$ 1,053	\$ 1,075	\$ 1,098	\$ 1,122	\$ 1,146	\$ 1,170	\$ 1,195	\$ 1,220	\$ 1,246	\$ 1,273	\$ 1,301	\$ 1,329	\$ 1,358	\$ 1,388	\$ 1,418	\$ 1,449	\$ 1,480	\$ 1,512	\$ 1,544	\$ 1,577	\$ 1,610
Local Tax Reimbursement	\$ 1,381	\$ 1,411	\$ 1,441	\$ 1,472	\$ 1,504	\$ 1,498	\$ 1,530	\$ 1,563	\$ 1,596	\$ 1,630	\$ 1,622	\$ 1,657	\$ 1,692	\$ 1,728	\$ 1,765	\$ 1,755	\$ 1,792	\$ 1,829	\$ 1,867	\$ 1,905	\$ 1,944	\$ 1,983	\$ 2,023	\$ 2,063	\$ 2,103	\$ 2,144	\$ 2,185	\$ 2,226
Total MSHDA Reimbursement Balance	\$ 52,712	\$ 50,374	\$ 47,985	\$ 45,546	\$ 43,053	\$ 40,546	\$ 37,985	\$ 35,369	\$ 32,698	\$ 29,969	\$ 27,225	\$ 24,422	\$ 21,560	\$ 18,637	\$ 15,652	\$ 12,651	\$ 9,587											
Total Annual MBRA Reimbursement	\$ 2,288	\$ 2,338	\$ 2,388	\$ 2,440	\$ 2,492	\$ 2,507	\$ 2,561	\$ 2,616	\$ 2,672	\$ 2,729	\$ 2,744	\$ 2,803	\$ 2,862	\$ 2,923	\$ 2,985	\$ 3,001	\$ 3,064											
DEVELOPER																												
Beginning Balance	\$ 1,076,825	\$ 1,032,020	\$ 986,247	\$ 939,488	\$ 891,721	\$ 842,928	\$ 793,840	\$ 743,700	\$ 692,486	\$ 640,178	\$ 586,753	\$ 533,025	\$ 478,153	\$ 422,115	\$ 364,886	\$ 306,444	\$ 247,692	\$ 187,697										
Reimbursement Balance	\$ 1,076,825	\$ 1,032,020	\$ 986,247	\$ 939,488	\$ 891,721	\$ 842,928	\$ 793,840	\$ 743,700	\$ 692,486	\$ 640,178	\$ 586,753	\$ 533,025	\$ 478,153	\$ 422,115	\$ 364,886	\$ 306,444	\$ 247,692	\$ 187,697										
MSHDA Costs	\$ 1,076,825	\$ 1,076,825	\$ 1,032,020	\$ 986,247	\$ 939,488	\$ 891,721	\$ 842,928	\$ 793,840	\$ 743,700	\$ 692,486	\$ 640,178	\$ 586,753	\$ 533,025	\$ 478,153	\$ 422,115	\$ 364,886	\$ 306,444	\$ 247,692										
State Tax Reimbursement	\$ 17,764	\$ 18,147	\$ 18,539	\$ 18,938	\$ 19,345	\$ 19,760	\$ 20,184	\$ 20,616	\$ 21,056	\$ 21,506	\$ 21,964	\$ 22,432	\$ 22,909	\$ 23,395	\$ 23,892	\$ 24,398	\$ 24,914	\$ 25,440	\$ 25,976	\$ 26,522	\$ 27,078	\$ 27,644	\$ 28,220	\$ 28,806	\$ 29,402	\$ 30,008	\$ 30,624	
Local Tax Reimbursement	\$ 27,041	\$ 27,625	\$ 28,221	\$ 28,828	\$ 29,448	\$ 29,957	\$ 30,598	\$ 31,252	\$ 31,919	\$ 32,600	\$ 33,294	\$ 34,002	\$ 34,724	\$ 35,460	\$ 36,210	\$ 36,974	\$ 37,752	\$ 38,544	\$ 39,350	\$ 40,170	\$ 41,004	\$ 41,852	\$ 42,714	\$ 43,590	\$ 44,480	\$ 45,384	\$ 46,302	
Total MSHDA Reimbursement Balance	\$ 1,032,020	\$ 986,247	\$ 939,488	\$ 891,721	\$ 842,928	\$ 793,840	\$ 743,700	\$ 692,486	\$ 640,178	\$ 586,753	\$ 533,025	\$ 478,153	\$ 422,115	\$ 364,886	\$ 306,444	\$ 247,692	\$ 187,697											
Total Annual Developer Reimbursement	\$ 44,805	\$ 45,773	\$ 46,760	\$ 47,766	\$ 48,793	\$ 49,088	\$ 50,140	\$ 51,214	\$ 52,308	\$ 53,425	\$ 53,728	\$ 54,872	\$ 56,038	\$ 57,229	\$ 58,442	\$ 59,752	\$ 59,955											
LOCAL BROWNFIELD REVOLVING FUND																												
LBRF Deposits *	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 790	\$ 1,598	\$ 2,422	\$ 3,265	\$ 4,125	\$ 5,882	\$ 7,677	\$ 9,509	\$ 11,381	\$ 13,292	\$ 16,220											
State Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Local Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 790	\$ 807	\$ 825	\$ 842	\$ 860	\$ 1,757	\$ 1,795	\$ 1,833	\$ 1,872	\$ 1,911	\$ 2,928	\$ 2,990										
Total LBRF Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 790	\$ 807	\$ 825	\$ 842	\$ 860	\$ 1,757	\$ 1,795	\$ 1,833	\$ 1,872	\$ 1,911	\$ 2,928	\$ 2,990										

* Up to five years of capture for LBRF Deposits after eligible activities are reimbursed. May be taken from state and local TIR.

Table 3 – Estimated Reimbursement Schedule

Act 381 Brownfield Plan
401 W Washigton, Marquette, Michigan

	18		19		20		TOTAL
	2044		2045		2046		
Total State Incremental Revenue	\$ 30,560	\$	31,205	\$	31,863	\$	525,779
State Brownfield Redevelopment Fund (50% of SE1)	\$ 3,820	\$	3,901	\$	3,983	\$	65,722
State TIR Available for Reimbursement	\$ 26,740	\$	27,305	\$	27,880	\$	460,057
Total Local Incremental Revenue	\$ 42,848	\$	43,753	\$	44,675	\$	737,191
BRA Administrative Fee (5%)	\$ 2,142	\$	2,188	\$	2,234	\$	36,880
Local TIR Available for Reimbursement	\$ 40,705	\$	41,565	\$	42,442	\$	700,331
Total State & Local TIR Available	\$ 67,445	\$	68,869	\$	70,322	\$	1,160,388
MBRA							
Reimbursement Balance	\$ 6,458	\$	3,263	\$	-	\$	-

MSHDA Prep and Implementation Costs	\$ 9,587	\$	6,458	\$	3,263		
State Tax Reimbursement	\$ 1,299	\$	1,327	\$	1,355	\$	22,356
Local Tax Reimbursement	\$ 1,830	\$	1,868	\$	1,908	\$	32,644
Total MSHDA Reimbursement Balance	\$ 6,458	\$	3,263	\$	-	\$	55,000
Total Annual MBRA Reimbursement	\$ 3,129	\$	3,195	\$	3,263	\$	55,000
DEVELOPER							
Reimbursement Balance	\$ 126,433	\$	63,876	\$	-	\$	-

MSHDA Costs	\$ 187,697	\$	126,433	\$	63,876		
State Tax Reimbursement	\$ 25,441	\$	25,978	\$	26,526	\$	437,701
Local Tax Reimbursement	\$ 35,823	\$	36,579	\$	37,351	\$	639,124
Total MSHDA Reimbursement Balance	\$ 126,433	\$	63,876	\$	-	\$	1,076,825
Total Annual Developer Reimbursement	\$ 61,263	\$	62,557	\$	63,876	\$	1,076,825
LOCAL BROWNFIELD REVOLVING FUND							
LBRF Deposits *	\$ 19,210	\$	22,263	\$	25,380	\$	28,563
State Tax Capture	\$ -	\$	-	\$	-	\$	-
Local Tax Capture	\$ 3,053	\$	3,117	\$	3,183	\$	28,563
Total LBRF Capture	\$ 3,053	\$	3,117	\$	3,183	\$	28,563

* Up to five years of capture for LBRF Deposits aft

Appendix 1

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Brownfield Plan Resolutions Pending

Appendix 2

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Brownfield Plan Notices Pending

Appendix 3

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Brownfield Plan Notices Pending

Appendix 4

Marquette County

Market Potential

Capture

- Throughout Marquette County, build 470 new for-sale units per year over the next five years, including 305 detached houses or cottages; 115 townhouses with porches and private entrances; and 50 condominium-style apartments with shared entrances (attached formats will depend on sites with vista views).
- In addition, build 930 new for-lease units annually over the next five years, including 330 lofts or apartments (preferably in buildings with shared courtyards); 110 townhouses with private entrances; and 490 accessory dwellings, cottages, and units in small apartment houses.
- New renters include about 420 student households; and removing them from the analysis reduces the market potential to about 510 new for-lease units (930 minus 420).

Retention

- Whenever they become available, renovate, remodel, or rehab up to 490 existing for-sale units per year over the next five years, including 310 detached houses; 120 townhouses; and 60 condominium-style apartments.
- In addition, renovate, remodel, or rehab up to 1,470 existing for-lease units annually over the next five years, including 400 lofts or courtyard apartments; 200 townhouses; and 870 accessory dwellings, cottages, and subdivided houses – whenever they become available.
- Again, renters migrating within the county include about 515 student households. Removing them from the analysis reduces the market potential to about 955 rehabbed for-lease units annually (1,470 minus 515).

Interception – Bolster the market potential for new-builds by building an additional +95 for-sale units and +185 for-lease units; and focus on missing housing formats that would most appeal to the migrating households. Those households would otherwise be inclined to bypass Marquette County for other counties in the Upper Peninsula.

Maximum – Adding the Capture, Retention, and Interception numbers together yields the maximum market potential for new-builds. This approach assumes that rather than renovating, remodeling, or rehabbing existing units, developers instead build new units for every household migrating either into or within the county.

Appendix 5

Housing TIF Financing Gap Calculation - Multifamily Rental

BF Plan # of Years: 20

Location	Type	AMI	Control Rent - AMI Limited Rent	=	PRL	x	No. of Units	x	No. of Months	x	No. of Years	=	PRL GAP CAP	Per Unit
Marquette	Studio	100%	\$ 1,808.00 - \$ 1,527.00	=	\$ 281.00	x	1	x	12	x	20	=	\$ 67,440.00	\$ 67,440.00
Marquette	Studio	120%	\$ 1,808.00 - \$ 1,808.00	=	\$ -	x	1	x	12	x	20	=	\$ -	\$ -
Marquette	1 Bedroom	100%	\$ 2,233.00 - \$ 1,636.00	=	\$ 597.00	x	2	x	12	x	20	=	\$ 286,560.00	\$ 143,280.00
Marquette	1 Bedroom	120%	\$ 2,233.00 - \$ 1,963.00	=	\$ 270.00	x	5	x	12	x	20	=	\$ 324,000.00	\$ 64,800.00
							TOTAL Housing Subsidy		9				\$ 678,000.00	\$ 75,333.33
							Approved BRA TIF Request		9				\$ 678,000.00	\$ 75,333.33