

AGENDA

SAGINAW COUNTY

BOARD OF COMMISSIONERS

Tuesday, February 22, 2022 - 5:00 p.m.

Saginaw County Governmental Center
111 S. Michigan Ave., Rm. 200, Saginaw, MI 48602

Carl E. Ruth – Chair, Sheldon Matthews – Vice-Chair
Christopher S. Boyd, Carol E. Ewing, Kyle R. Harris, Dennis H. Krafft
Gerald D. Little, Jack B. Tany, James G. Theisen, Michael A. Webster, Cynthia M. Winiecke

I. OPENING PROCEDURE

- a. Call to Order
- b. Roll Call
- c. Invocation by **Commissioner Carol Ewing**
- d. Pledge of Allegiance
- e. Correcting / Approving the Minutes of the January 3, 2022 Organizational Board Session and the Minutes of the January 18, 2022 Board Session; and the Minutes of the January 25, 2022 Committee of the Whole
(Distributed prior to the Board Session)

II. PUBLIC PARTICIPATIONPage 1

- a. Public Hearings
- b. Audiences
- c. Laudatory Resolutions

III. PETITIONS AND COMMUNICATIONSPage 3

IV. COMMISSIONERS' INITIATORY MOTIONS

V. REPORTS OF COMMITTEES Page 5

Committee Reports

- | | |
|---------------------------|----------------------------------|
| 1) Human Services | 5) Labor Relations |
| 2) Courts & Public Safety | 6) Executive Committee |
| 3) County Services | 7) Legislative Committee |
| 4) Budget/Audit | 8) Intergovernmental Cooperation |
| | 9) Committee Compensation |

VI. RESOLUTIONS Page 17

VII. CLOSING PROCEDURE Page 68

- a. 1) Unfinished Business
- 2) Proclamations
- 3) Appointments and Elections
- b. Announcements by the Chair
- c. Commissioner Audiences
- d. Adjournment

II. PUBLIC PARTICIPATION (2-22-2022)

a. Public Hearing –

- On the consideration of a Brownfield Plan for the County of Saginaw pursuant to and in accordance with Act 381 of the Public Acts of the State of Michigan of 1996, as amended for property at 301 and 311 Court St. and 103, 115 and 117 S. Niagara, Saginaw, MI

b. Audiences – *(See Addendum on Tuesday, February 22, 2022 for additions, if any)*

- Commissioner Theisen to present Amy Deford with a Certificate of Recognition upon her retirement
- Commissioner Webster to present Beverly Yanca with a Certificate of Recognition upon her retirement

c. Laudatories – *(Distributed on Addendum)*

- Certificate of Recognition to Amy Deford, Controller's Office, upon her retirement after 31+ years of service
- Certificate of Recognition to Beverly Yanca, Commission on Aging, upon her retirement after 33 years of service as a volunteer/employee

NOTICE OF PUBLIC HEARING

ON THE CONSIDERATION OF A BROWNFIELD PLAN
FOR THE COUNTY OF SAGINAW
PURSUANT TO AND IN ACCORDANCE WITH ACT 381 OF THE
PUBLIC ACTS OF THE STATE OF MICHIGAN OF 1996, AS AMENDED

PLEASE TAKE NOTICE THAT a Public Hearing shall be held at the regularly scheduled meeting of the Board of Commissioners of the County of Saginaw on the **22nd day of February at 5:00 p.m.** in the City of Saginaw at the Saginaw County Governmental Center, 111 S. Michigan Ave., Saginaw, Michigan 48602 to consider the adoption of a Brownfield Plan for 301 and 311 Court Street, And 103, 115 and 117 S. Niagara Street, Saginaw, Michigan, within which the Authority shall exercise its powers, all pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, being Act 381 of the Public Acts of the State of Michigan of 1996, as amended. The description of the proposed Brownfield property is:

Land situated in the City of Saginaw, County of Saginaw, State of Michigan, described as follows:

301 Court Street

N.WLY.90 FT.OF N.ELY.20 FT.OF LOT 2, BLK.9,CITY OF SAGINAW IN DIVISION NORTH OF CASS STREET, ALSO NWLY 1/2 OF A PRIVATE ALLEY LYING ADJACENT THERETO

311 Court Street

S.ELY. 48.76 FT.OF N.ELY. 90 FT. OF LOT 4,BLK.9,CITY OF SAGINAW IN DIVISION NORTH OF CASS STREET, ALSO THAT PARTOF A PRIVATE ALLEY LYING AJACENT THERETO AND NE'LY OF THE CENTERLINE OF SAID ALLEY,RUNNING FROM HAMILTON ST SE'LY TO IT'S INTERSECTION WITH THE SE'LY LINE OF LOT 4 EXTENDED SW'LY

103 S. Niagara

N.ELY.1/2 OF LOT 7 EXC N.ELY 6.5 FT, BLK.9,CITY OF SAGINAW IN DIVISION NORTH OF CASS STREET

115 S. Niagara

NELY.6 FT.OF S.ELY.20 FT.OF LOT 2,N. ELY.5 FT.OF LOT 6,S. WLY.30 FT.OF LOT 7 BLK.9,CITY OF SAGINAW IN DIVISION NORTH OF CASS STREET, ALSO SE'LY 1/2 OF A PRIVATE ALLEY LYING NW'LY OF SAID PARCEL AND ADJACENT THERETO, AND BOUNDED ON NE BY CENTERLINE OF A PRIVATE ALLEY RUNNING THROUGH LOT 3 OF SAID BLK 9, SAID CENTER- LINE EXTENDED FROM HAMILTON ST TO IT'S INTERSECTION WITHSE'LY LINE OF LOT 4 OF BLK 9

117 S. Niagara

S.ELY.20 FT.OF LOT 1,S.ELY.20 FT.OF LOT 2,EXC.N.ELY.6 FT.,LOT 5,LOT 6,EXC. N.ELY.5 FT.,BLK.9, CITY OF SAGINAW IN DIVISION NORTH OF CASS STREET, ALSO SE'LY 1/2 OF A PRIVATE ALLEY LYING NW'LY OF AND ADJACENT TO SAID PARCEL

These descriptions of the properties along with any maps are included in the Brownfield Plan which is available for public inspection at the Saginaw County Governmental Center, 111 S. Michigan Ave., Room 215, Saginaw, Michigan 48602.

Please note that all aspects of the Brownfield Plan are open for discussion at the public hearing and written comments can be mailed to the above address through the date of the hearing.

Vanessa Guerra, Clerk
County of Saginaw

III. PETITIONS AND COMMUNICATIONS (2-22-2022)

2-22-1 SAGINAW COUNTY COMMUNITY MENTAL HEALTH AUTHORITY submitting information on its Veteran and Military Family Navigator Program on its services to the Saginaw, Bay and Midland communities and introduction of Matthew Clark as its director.

-- Human Services (*Receive & File*)

2-22-2 MSU EXTENSION submitting a request for approval of millage language to be placed on the August 2, 2022 county-wide ballot, which would levy 0.1 mill of taxable valuation for a period of ten (10) years, 2022 – 2031 inclusive.

-- Human Services (**2-22-1.1**)

2-22-3 HEALTH DEPARTMENT requesting approval to appoint two (2) Saginaw County Health Department employees as voting members to the Michigan Association for Local Public Health (MALPH).

-- Appointment by Chair

2-22-4 MOSQUITO ABATEMENT COMMISSION providing information on the proposed property acquisition by the School District of the City of Saginaw at 211 Congress Ave., Saginaw, MI.

-- Human Services (*Receive & File*)

2-22-5 MOBILE MEDICAL RESPONSE providing its tri-annual report on response times and other related information for the period January 1, 2021 through December 31, 2021.

-- Courts & Public Safety (*Receive & File*)

2-22-6 SHERIFF requesting discussion of a line up room, to demonstrate a recently purchased interactive first aid kit and to provide a Sheriff's Office update.

-- Courts & Public Safety (*Receive & File*)

2-22-7 SAGINAW FUTURE submitting a request on behalf of Hall Commercial Properties, LLC/Hall Block Redevelopment Project to hold a Public Hearing and approve a proposed Resolution Approving a Brownfield Plan for property located at 301 and 311 Court St. and 103, 115 and 117 S. Niagara in the City of Saginaw.

-- County Services (**Public Hearing/Res. "A"**)

2-22-8 SHERIFF requesting amendment of its FY 2022 Budget using revenue received from vehicle sales in 2021 [\$20,272] and 2022 [\$25,203], account #207-30104-64222 to increase the Law Enforcement Fund to: (1) Purchase a vehicle (\$19,578); (2) Cover vehicle sale auction costs (\$1,897); (3) Pay for Honor Guard uniforms (\$15,000); (4) Training of new Honor Guard officers (\$2,500); and (5) Cost of new computer and to keep costs current (\$6,500).

-- Budget/Audit (**2-22-4.1**)

2-22-9 CONTROLLER/CAO requesting an appropriation of \$1,025,925 for funding of a Medical Examiner's Office and to permanently replace the existing services (forensic pathology, investigation, transportation, and storage) and procure an autopsy suite and storage facility.

-- Budget/Audit (**2-22-4.2**)

2-22-10 SHERIFF requesting discussion on providing 90-day contracts to former Det. John Butcher and former Lt. Randy Pfau.

-- Labor Relations (**2-22-5.1**)

2-22-11 PUBLIC WORKS requesting approval to amend its PCN Roster as to the Assistant Engineer (Removing 50% from the 278-Drain Account so 100% of the PCN is charged to the 641-Soil Erosion Account) and the Deputy Engineer (Removing 30% from the 641-Soil Erosion Account and charging it to the 278-Drain Account).

-- Labor Relations (**2-22-5.2**)

Page 2 – Petitions & Communications (2-22-2022)

2-22-12 **CIVIL/LABOR COUNSEL** requesting approval of a Memorandum of Understanding between Saginaw County and the Saginaw County Trial Court regarding exemption from some County Policies.

-- Labor Relations **(2-22-5.4)**

2-22-13 **PERSONNEL DIRECTOR** submitting the February 2022 Employment Status Report covering labor statistics for the month of January 2022.

-- Labor Relations *(Receive & File)*

2-22-14 **MOSQUITO ABATEMENT COMMISSION** requesting approval to establish a temporary PCN and appropriation of \$2,500 from Mosquito Control fund balance to allow for training a new Office Manager due to retirement.

-- Labor Relations **(2-22-5.3)**

2-22-15 **CIVIL/LABOR COUNSEL** requesting approval of Memorandums of Understanding between Saginaw County and thirteen (13) bargaining units regarding the Coronavirus Premium Pay Plan.

-- Labor Relations **(2-22-5.5)**

2-22-16 **HEALTH DEPARTMENT** requesting approval to enter into a contract with recently retired Medical Laboratory Technologist, Margaret Drayton, for part-time lab testing services and training covered by COVID-19 grant dollars through fiscal year 2022.

-- Labor Relations **(2-22-5.6)**

2-22-17 **TREASURER** submitting a recommendation for the election of Cassi Zimmerman to the Land Bank Authority to fill a vacancy.

-- Election

2-22-18 **SAGINAW RIVER ALLIANCE** submitting information for discussion regarding the Saginaw River Alliance, the Dredged Material Disposal Facility (DMDF), and the necessity to farm and maintain the pumps and dikes on the surrounding areas.

-- County Services *(Information to be submitted to March County Services Committee)*

2-22-19 **CIVIL/LABOR COUNSEL** requesting approval of two (2) Memorandums of Understanding regarding employee bargaining unit changes among Teamsters, TPOAM and UAW.

-- Labor Relations *(On Addendum after Special LR Committee meeting)*

V. **REPORTS OF COMMITTEES (2-22-2022)**

1. **Human Services Committee – J. Theisen, Chair; M. Webster, Vice-Chair**

- 1.1) **MSU EXTENSION**, re: Approval of millage language to be placed on the August 2, 2022 county-wide ballot, which would levy 0.1 mill of taxable valuation for a period of ten (10) years, 2022 – 2031 inclusive

2. **Courts and Public Safety Committee – S. Matthews, Chair; C. Boyd, Vice-Chair**

None

3. **County Services Committee – M. Webster, Chair; D. Krafft, Vice-Chair**

None

4. **Budget Audit Committee – D. Krafft, Chair; C. Boyd, Vice-Chair**

- 4.1) **SHERIFF**, re: Approval to amend its FY 2022 Budget by a total of \$45,475 using revenue from vehicle sales to increase the Law Enforcement Fund
- 4.2) **CONTROLLER/CAO**, re: Approval of \$1,025,925 for funding of a Medical Examiner's Office to permanently replace the existing services (forensic pathology, investigation, transportation, and storage)

5. **Labor Relations Committee – M. Webster, Chair; K. Harris, Vice-Chair**

- 5.1) **SHERIFF**, re: Approval of 90-day contract with former Det. John Butcher
- 5.2) **PUBLIC WORKS**, re: Approval to amend its PCN allocations and percentage of associated budgets for the positions of Assistant Engineer and Deputy Engineer
- 5.3) **MOSQUITO ABATEMENT**, re: Approval to establish a temporary PCN and use of \$2,500 in fund balance to allow for training a new Office Manager due to retirement
- 5.4) **CIVIL COUNSEL/LABOR SPECIALIST**, re: Approval of a Memorandum of Understanding between Saginaw County and Saginaw County Trial Court
- 5.5) **CIVIL COUNSEL/LABOR SPECIALIST**, re: Approval of Memorandums of Understanding between Saginaw County and thirteen (13) bargaining units regarding the Coronavirus Premium Pay Plan
- 5.6) **HEALTH DEPARTMENT**, re: Approval to contract with retiree Margaret Drayton to perform various COVID testing from March 1, 2022 – September 30, 2022

[See Addendum on Feb. 22, 2022 – Special Labor Relations Committee meets prior to Board]

6. **Executive Committee – C. Ruth, Chair**

None

7. **Legislative Committee – J. Theisen, Chair; G. Little, Vice-Chair**

None

8. **Intergovernmental Cooperation Committee – J. Theisen, Chair; J. Tany, Vice-Chair**

None

9. **Committee Compensation**

2-22-22.1) January 9, 2022 – January 22, 2022

2-22-22.2) January 23, 2022 – February 5, 2022

Your committee considered Communication No. 2-22-2 from Mark Rankin, MSU Extension District 9 Director, submitting a request for approval of millage language to be placed on the August 2, 2022 county-wide ballot, which would levy 0.1 mill of taxable valuation for a period of ten (10) years, 2022 – 2031 inclusive.

The committee met with Mark Rankin, MSU Extension District 9 Director, who explained that the millage MSU Extension attempted in 2020 did not pass. MSU Extension is actively working to improve its chances of a new millage being passed, as they have a better understanding of their focuses needed this time around.

We recommend approval of millage language to be placed on the August 2, 2022 county-wide ballot, as follows:

Saginaw County MSU Extension and 4-H

NEW MILLAGE

“Shall the County of Saginaw, Michigan (County) impose an increase in its levy of general ad valorem taxes which may be imposed for all purposes upon real and personal property in the County, as provided in Article 9 Section 6 of the Michigan Constitution of 1963, as amended, which will result in an increase of up to 0.1 mill (\$0.10 per \$1000) of the taxable valuation of such property as finally equalized for a period of ten (10) years, 2022 through 2031, both inclusive, which increased levy is estimated to raise up to \$546,000 in the first year, for the purpose of providing funding for 4-H youth development, Master Gardener, urban agriculture, agriculture/agribusiness, health and nutrition, natural resources, veteran services, and other community education programs through a contract with Michigan State University Extension?”

Respectfully Submitted,
COMMITTEE ON HUMAN SERVICES

s/ _____
James G. Theisen, Chair

s/ _____
Michael Webster, Vice-Chair

s/ _____
Gerald Little

s/ _____
Cynthia Winiecke

s/ _____
Carl E. Ruth

Your Budget/Audit Committee considered Communication No. 2-22-8 from William Federspiel, Sheriff, submitting for consideration proposed amendments of its FY 2022 Budget.

Undersheriff Mike Gomez presented to the committee proposed amendments of the Sheriff Department's FY 2022 Budget, Account #207-30104-64222, using revenue received from vehicle sales in 2021 [\$20,272] from fund balance and 2022 [\$25,203], to increase the Law Enforcement Fund to:

1. Purchase a vehicle (\$19,578 to Account #207-31500-98100)
2. Cover vehicle sale auction costs (\$1,897 to Account #207-31500-96118)
3. Pay for Honor Guard uniforms (\$15,000 to Account #207-31500-73700)
4. Training of new Honor Guard officers (\$2,500 to Account #207-31500-91000)
5. Cost of new computer and to keep costs current (\$6,500 to Account #207-31500-99509)

We recommend approval of the proposed amendments of the Sheriff Department's FY 2022 Budget. Further, that the proper county officials are authorized to perform the necessary budget adjustments.

Respectfully Submitted,
COMMITTEE ON BUDGET/AUDIT

s/ _____
Dennis H. Krafft, Chair

s/ _____
Christopher S. Boyd, Vice-Chair

s/ _____
Jack B. Tany

s/ _____
James G. Theisen

s/ _____
Carl E. Ruth

Your Budget/Audit Committee considered Communication No. 2-22-9 from Robert V. Belleman, Controller/CAO, requesting an appropriation of \$1,025,925 for funding of a Medical Examiner’s Office and to permanently replace the existing services (forensic pathology, investigation, transportation, and storage) and procure an autopsy suite and storage facility.

We discussed the request with Mr. Belleman who explained that the County has made temporary arrangements for Medical Examiner Office Services, which he is working to make permanent. The estimate Mr. Belleman provided to the committee was created using information on services rendered last year by the previous outside provider. Mr. Belleman explained that a small portion of the appropriation will be offset by the monies that would have been paid to the outside provider in the next 180 days and by future revenues from cremation permits.

We recommend approval of the request to appropriate from General Fund fund balance \$1,025,925 for funding of a Medical Examiner’s Office and to permanently replace the existing services (forensic pathology, investigation, transportation, and storage) and procure an autopsy suite and storage facility. Further, that the proper county officials are authorized to perform the necessary budget adjustments.

Respectfully Submitted,
COMMITTEE ON BUDGET/AUDIT

s/ _____
Dennis H. Krafft, Chair

s/ _____
Christopher S. Boyd, Vice-Chair

s/ _____
Jack B. Tany

s/ _____
James G. Theisen

s/ _____
Carl E. Ruth

Your Labor Relations Committee considered Communication No. 2-22-10 from William Federspiel, Sheriff, requesting discussion on providing a 90-day contract to former Detective John Butcher.

Undersheriff Mike Gomez presented to the committee the request to establish a 90-day contract with former Detective John Butcher. The Sheriff's Department has previously contracted with Mr. Butcher in his retirement, but that contract is now expired. Mr. Butcher previously was contracted to do part-time work and acted as the DEA Liaison for the Sheriff's Department.

We recommend approval to enter into a 90-day contract with former Detective John Butcher to provide services as a DEA Liaison.

Respectfully Submitted,
COMMITTEE ON LABOR RELATIONS

s/ _____
Michael A. Webster, Chairman

s/ _____
Kyle R. Harris, Vice-Chair

s/ _____
Gerald D. Little

s/ _____
Sheldon Matthews

s/ _____
Carl E. Ruth

Your Labor Relations Committee considered Communication No. 2-22-11 from Brian Wendling, Public Works Commissioner, requesting approval to amend its PCN Roster as to the Assistant Engineer (Removing 50% from the 278-Drain Account so 100% of the PCN is charged to the 641-Soil Erosion Account) and the Deputy Engineer (Removing 30% from the 641-Soil Erosion Account and charging it to the 278-Drain Account).

We met with Mr. Wendling, who explained to the committee that when an Assistant Engineer was hired two years ago, the PCN was established as 50% from the 278-Drain Account and 50% from the 641-Soil Erosion Account. With the extremely high number of Soil Erosion Permits being received, the Assistant Engineer has been unable to spend the planned amount of time working on drains, resulting in the 278-Drain Account running into a deficit. Mr. Wendling proposed that the Assistant Engineer PCN of 50% be removed from the 278-Drain Account to be expensed 100% to the 641-Soil Erosion Account. In turn, he proposed that the Deputy/Engineer PCN (currently expensed 30% to the 641-Soil Erosion Account) be removed from the 641-Soil Erosion Account and expensed to the 278-Drain Account. This change would not only, in essence, result in a wash, but would also eliminate the need to correct an inflated deficit at the end of each year.

We recommend approval to amend the PCN allocations and associated budgets for the 641-Soil Erosion Account and 278-Drain Division-Maintenance Account. Further, that the proper county officials are authorized to perform the necessary budget adjustments.

Respectfully Submitted,
COMMITTEE ON LABOR RELATIONS

s/ _____
Michael A. Webster, Chairman

s/ _____
Kyle R. Harris, Vice-Chair

s/ _____
Gerald D. Little

s/ _____
Sheldon Matthews

s/ _____
Carl E. Ruth

Your Labor Relations Committee considered Communication No. 2-22-14 from William Stanuszek, Mosquito Abatement Commission Director, requesting approval to establish a temporary PCN and appropriate \$2,500 from Mosquito Control fund balance to allow for training a new Office Manager due to retirement.

We met with Mr. Stanuszek, who informed the committee that the current Office Manager, Gloria Katch, has announced her retirement effective March 15, 2022. The current Account Specialist, Courtney Eggebrecht, was selected to fill the position and as a result, will be leaving the Account Specialist position vacant. The establishment of a temporary PCN and the appropriation of funds from Mosquito Fund Balance would allow Ms. Eggebrecht to shadow Ms. Katch for the time prior to her retirement.

We recommend approval to establish a temporary PCN and appropriate \$2,500 from Mosquito Control fund balance to allow for Ms. Eggebrecht’s training under Ms. Katch before her retirement. Further, that the proper county officials are authorized to perform the necessary budget adjustments.

Respectfully Submitted,
COMMITTEE ON LABOR RELATIONS

s/ _____
Michael A. Webster, Chairman

s/ _____
Kyle R. Harris, Vice-Chair

s/ _____
Gerald D. Little

s/ _____
Sheldon Matthews

s/ _____
Carl E. Ruth

Your Labor Relations Committee considered Communication No. 2-22-12 from Dave Gilbert, Civil Counsel/Labor Specialist, submitting for approval a Memorandum of Understanding (MOU) between Saginaw County and Saginaw County Trial Court regarding exemption from some County Policies.

We met with Mr. Gilbert who explained that this MOU was a renewal of a previous MOU that expired December 31, 2021. This current MOU (on file) expires on December 31, 2023.

We recommend approval of the Memorandum of Understanding between Saginaw County and Saginaw County Trial Court regarding exemption from some County Policies.

Respectfully Submitted,
COMMITTEE ON LABOR RELATIONS

s/ _____
Michael A. Webster, Chairman

s/ _____
Kyle R. Harris, Vice-Chair

s/ _____
Gerald D. Little

s/ _____
Sheldon Matthews

s/ _____
Carl E. Ruth

Your Labor Relations Committee considered Communication No. 2-22-15 from Dave Gilbert, Civil Counsel/Labor Specialist, requesting approval of Memorandums of Understanding between Saginaw County and thirteen (13) bargaining units regarding the Coronavirus Premium Pay Plan.

We met with Mr. Gilbert who explained that the Memorandums of Understanding pertained to the Coronavirus Premium Pay Plan that the Saginaw County Board of Commissioners passed at its January 18, 2022 Board Session. Under the adopted Coronavirus Premium Pay Plan, employees eligible for Part A could receive up to \$2,500 for working between March 24, 2020 and July 27, 2020, and all employees on the payroll as of January 18, 2022 would receive \$1,250 under Part B for working in person during the ongoing COVID pandemic.

We recommend approval of the Memorandums of Understanding between Saginaw County and thirteen (13) bargaining units regarding the Coronavirus Premium Pay Plan.

Respectfully Submitted,
COMMITTEE ON LABOR RELATIONS

s/ _____
Michael A. Webster, Chairman

s/ _____
Kyle R. Harris, Vice-Chair

s/ _____
Gerald D. Little

s/ _____
Sheldon Matthews

s/ _____
Carl E. Ruth

Your Labor Relations Committee considered Communication No. 2-22-16 from Christina Harrington, Health Officer, requesting to enter into a contract with retiree Margaret Drayton, beginning March 1, 2022 through September 30, 2022.

We met with Ms. Tammy Theisen, Associate Laboratory Director, who explained to the committee that Ms. Drayton retired from her position as a Medical Laboratory Technologist effective January 31, 2022. The Health Department would like to contract with Ms. Drayton on a part-time basis to assist with COVID-19 testing, night and weekend coverage for specialty business COVID-19 testing, back-up coverage for testing as needed, and training of new personnel. Ms. Theisen explained that this would not cost the Health Department any extra money as Ms. Drayton's contract would be covered with COVID-19 grant dollars.

We recommend approval of the establishment of a contract for work with Ms. Margaret Drayton.

Respectfully Submitted,
COMMITTEE ON LABOR RELATIONS

s/ _____
Michael A. Webster, Chairman

s/ _____
Kyle R. Harris, Vice-Chair

s/ _____
Gerald D. Little

s/ _____
Sheldon Matthews

s/ _____
Carl E. Ruth

COMMITTEE COMPENSATION - 2.22.22.1

February 22, 2022

I herewith submit for your approval the per diem to which members of this Board are entitled for attendance at Committee Meetings held January 9 - January 22, 2022.

<u>Meeting</u>	<u>Date</u>	<u>Committee</u>	<u>Commissioner</u>	<u>Amount</u>	<u>Total Present</u>
1	01/10/22	Human Services Committee	Webster	\$50.00	1
			Little	\$50.00	1
			Winiecke	\$50.00	1
			Ruth	\$50.00	1
2	01/11/22	Courts & Public Safety Committee	Matthews	\$50.00	1
			Winiecke	\$50.00	1
			Ruth	\$50.00	1
3	01/12/22	Saginaw County CVB	Ruth	\$50.00	1
4	01/13/22	9-1-1 Authority Board	Boyd	\$50.00	1
			Matthews	\$50.00	1
5	01/13/22	Commission of Aging	Ewing	\$50.00	1
6	01/13/22	Budget/Audit Committee	Boyd	\$25.00	1
			Tany	\$50.00	1
			Theisen	\$50.00	1
			Ruth	\$50.00	1
			Webster	\$50.00	1
7	01/13/22	Labor Relations Committee	Harris	\$50.00	1
			Little	\$50.00	1
			Matthews	\$25.00	1
			Ruth	\$25.00	1
			Webster	\$50.00	1
8	01/14/22	MAC Environmental via Zoom	Webster	\$50.00	1
9	01/18/22	Labor Relations Committee-Special	Webster	\$25.00	1
			Little	\$25.00	1
			Matthews	\$25.00	1
			Ruth	\$25.00	1
10	01/18/22	Board Session Winiecke, Tany, Matthews, Theisen, Little, Ruth, Webster Absent: Boyd, Harris, Ewing, Krafft	7 Present	\$350.00	7
11	01/19/22	Castle Museum Board	Tany	\$50.00	1
12	01/19/22	Saginaw Valley Zoological Society	Little	\$50.00	1
			Matthews	\$50.00	1
13	01/19/22	Animal Control Advisory Board	Ewing	\$50.00	1
14	01/20/22	Community Action Committee	Little	\$50.00	1
TOTAL				\$1,675.00	37

Respectfully Submitted, Suzy Koeplinger, Board Coordinator (1-21-2022)

COMMITTEE COMPENSATION - 2.22.22.2

February 22, 2022

I herewith submit for your approval the per diem to which members of this Board are entitled for attendance at Committee Meetings held January 23, 2022 - February 5, 2022

<u>Meeting</u>	<u>Date</u>	<u>Committee</u>	<u>Commissioner</u>	<u>Amount</u>	<u>Total Present</u>
1	01/24/22	MAC Health & Human Services via Zoom	Webster	\$50.00	1
2	01/24/22	MAC Judiciary & Public Safety via Zoom	Boyd	\$50.00	1
3	01/25/22	Committee of the Whole Ewing, Little, Matthews, Ruth, Tany, Theisen, Webster, Winiecke Absent : Boyd, Harris, Krafft	8 present	\$400.00	8
4	01/26/22	GLB CVB via Zoom	Ruth	\$50.00	1
5	01/28/22	MAC Transportation @ Lansing	Harris	\$50.00	1
6	01/28/22	MAC Agriculture & Tourism @ Lansing	Harris	\$25.00	1
7	02/02/22	Crime Prevention Council	Ruth	\$50.00	1
8	02/04/22	MAC Finance via Zoom	Krafft	\$50.00	1
TOTAL				\$725.00	15

Respectfully Submitted, Suzy Koeplinger, Board Coordinator (2-4-2022)

VI. RESOLUTIONS (2-22-2022)

Res. "A" - RESOLUTION APPROVING A BROWNFIELD PLAN FOR PROPERTIES LOCATED AT 301 and 311 COURT STREET, and 103, 115 and 117 S. NIAGARA STREET, CITY OF SAGINAW, SAGINAW COUNTY PURSUANT TO AND IN ACCORDANCE WITH THE PROVISIONS OF ACT 381 OF THE PUBLIC ACTS OF THE STATE OF MICHIGAN OF 1996, AS AMENDED

RESOLUTION "A"
RESOLUTION APPROVING A BROWNFIELD PLAN FOR PROPERTIES
LOCATED AT 301 and 311 COURT STREET, and 103, 115 and 117 S. NIAGARA STREET
CITY OF SAGINAW, SAGINAW COUNTY
PURSUANT TO AND IN ACCORDANCE WITH THE PROVISIONS OF ACT 381 OF THE
PUBLIC ACTS OF THE STATE OF MICHIGAN OF 1996, AS AMENDED

At a regular meeting of the Saginaw County Board of Commissioners held in the
Commissioner's Chambers of Saginaw County (111 S. Michigan Ave., Saginaw, Michigan 48602)
of said County on the 22nd day of February 2022 at 5:00 p.m.

*Christopher S. Boyd, Carol E. Ewing, Kyle R. Harris, Dennis H. Krafft, Gerald D. Little,
Sheldon Matthews, Carl E. Ruth, Jack B. Tany, James G. Theisen,
Michael A. Webster, Cynthia M. Winiecke*

Commissioner _____ offered the following resolution and moved for adoption.
The motion was seconded by Commissioner _____ .

WHEREAS, the Brownfield Redevelopment Authority (the "Authority") of the County of Saginaw, pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, being Act 381 of the Public Acts of the State of Michigan of 1996, as amended (the "Act"), has received and recommended for approval by the Saginaw County Board of Commissioners, a Brownfield Plan (the "Plan") pursuant to and in accordance with Section 13 of the Act; and

WHEREAS, in accordance with Section 3 of the Act, the City of Saginaw Council has reviewed and concurred with the provisions of the Plan; and

WHEREAS, the County has, at least ten (10) days before the meeting of the Saginaw County Board of Commissioners at which this resolution has been considered, provided notice to and fully informed all taxing jurisdictions (the "Taxing Jurisdictions") which are affected by the Plan about the fiscal and economic implications of the proposed Plan, and the Saginaw County Board of Commissioners has previously provided to the Taxing Jurisdictions a reasonable opportunity to express their views and recommendations regarding the Financing Plan and in accordance with Sections 13(13) and 14(1) of the Act; and

WHEREAS, the Saginaw County Board of Commissioners has made the following determinations and findings:

- A. The Plan constitutes a public purpose under the Act;
- B. The Plan meets all of the requirements for a Brownfield Plan set forth in Section 13 of the Act;
- C. The proposed method of financing the costs of the eligible activities, as described in the Plan, is feasible and the Authority has the ability to arrange the financing;
- D. The costs of the eligible activities proposed in the Plan are reasonable and necessary to carry out the purposes of the Act;
- E. The amount of captured taxable value estimated to result from the adoption of the Plan is reasonable; and

WHEREAS, as a result of its review of the Plan and upon consideration of the views and recommendations of the Taxing Jurisdictions, the Board of Commissioners desires to proceed with approval of the Plan.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. Plan Approved. Pursuant to the authority vested in the Board by the Act, and pursuant to and in accordance with the provision so Section 14 of the Act, the Plan is hereby approved in the form attached as Exhibit "A" to this resolution.
2. Severability. 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.
3. Repeals. All resolutions or parts of resolutions in conflict with any of the provisions of this Resolution are hereby repealed:

AYES:

NAYES:

ABSTAINED:

RESOLUTION DECLARED ADOPTED.

STATE OF MICHIGAN

COUNTY OF SAGINAW

I, the undersigned, the duly qualified and acting Clerk of County of Saginaw, State of Michigan, do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Saginaw County Board of Commissioners at a regular meeting held on the 22nd day of February, 2022, the original of which resolution is on file in my office.

IT WITNESS WHEREOF, I have hereunto set my official signature, this 22nd day of February, 2022.

Vanessa Guerra, Clerk
Saginaw County

SAGINAW BROWNFIELD REDEVELOPMENT AUTHORITY

BROWNFIELD PLAN

Hall Block Redevelopment, Saginaw, Michigan 48602

PREPARED BY Saginaw County Brownfield Redevelopment Authority
1315 South Washington Avenue
Saginaw, Michigan 48601
Contact Person: Tom Miller
Email: tmiller@saginawfuture.com
Phone: (989) 754-8222

AKT Peerless
214 Janes Avenue
Saginaw, Michigan, 48607AKTPZip
Contact Person: Samantha Seimer
Email: seimers@aktpeerless.com
Phone: (248) 224-0305

PROJECT # 16080f

DATE November 23, 2021

BRA APPROVAL
CITY/COUNTY APPROVAL

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ATTACHMENTS

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• Figure 1 – Scaled Property Location Map	
• Figure 2 – Eligible Property Boundary Map	
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• Invoice for Ewald’s Building Demolition	
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• Table 1 – Eligible Activities	
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• Table 3 – Reimbursement Allocation Schedule	

PROJECT SUMMARY

PROJECT NAME	Hall Block - Redevelopment and Reuse of Properties located at the city block bound by Adams Street and Court Street, S. Hamilton Street and S. Niagara Street, Saginaw, Michigan, Saginaw, Michigan
DEVELOPER	Hall Commercial Properties, LLC 5400 North Michigan Road Saginaw, Michigan, 48604 Alex de Parry (734) 761-8990
ELIGIBLE PROPERTY LOCATION	The Eligible Property is located at the city block bound by Adams Street and Court Street, S. Hamilton Street and S. Niagara Street, Saginaw, Michigan. Parcel ID Numbers 16-0084-00000, 16-0085-00000, 16-0086-00000, 16-087-00000, 16-088-00000, respectively.
TYPE OF ELIGIBLE PROPERTY	Functionally Obsolete; Adjacent & Contiguous
SUBJECT PROJECT DESCRIPTION	<p>The Hall Block Redevelopment Project (Project) consists of the redevelopment of the subject property, part of a city block located between Adams Street and Court Street, S. Hamilton Street and S. Niagara Street, in the City of Saginaw. The final plans for the redevelopment have not been completed. However, this Project includes the complete demolition of two buildings, and select demolition and rehabilitation of one 3-story building into a mixed-use commercial and 2-levels of condominium units with an associated parking garage. This Project will ultimately put five underutilized properties back to productive use and will radically improve the downtown areas of Saginaw inviting other similar developments to follow.</p> <p>The Project is seeking approval of Tax Increment Financing (TIF). Demolition is expected to begin in late fall of 2021.</p>
ELIGIBLE ACTIVITIES	Department Specific Activities, Demolition, Lead and Asbestos Survey and Abatement, and Preparation of a Brownfield Plan.

DEVELOPER'S REIMBURSABLE COSTS	\$478,057 (Est. Eligible Activities & Contingency) \$ 21,908 (Interest) \$499,964
MAXIMUM DURATION OF CAPTURE	18 years
ESTIMATED TOTAL CAPITAL INVESTMENT	\$3.18 million
INITIAL TAXABLE VALUE	\$92,601

LIST OF ACRONYMS AND DEFINITIONS

BEA	Baseline Environmental Assessment (Michigan process to provide new property owners and/or operators with exemptions from environmental liability)
BFP OR PLAN DEVELOPER	Brownfield Plan Hall Commercial Properties, LLC
ELIGIBLE PROPERTY	Property for which eligible activities are identified under a Brownfield Plan, referred to herein as “the subject property”.
ESA	Environmental Site Assessment
SBRA	Saginaw Brownfield Redevelopment Authority
LBRF	Local Brownfield Revolving Fund
EGLE	Michigan Department of Environment, Great Lakes & Energy
MEDC	Michigan Economic Development Corporation
MSF	Michigan Strategic Fund
PHASE I ESA	An environmental historical review and site inspection (no soil and/or groundwater sampling and analysis)
PHASE II ESA	Environmental subsurface investigation (includes soil, soil gas, and/or groundwater sampling and analysis)
RCC	Residential Cleanup Criteria
SUBJECT PROPERTY	The Eligible Property: part of a city block located between Adams Street and Court Street, S. Hamilton Street and S. Niagara Street, in Saginaw, Michigan, comprising 5 parcels.
TIF	Tax Increment Financing (TIF describes the process of using TIR—i.e., TIF is the use of TIR to provide financial support to a project)
TIR	Tax Increment Revenue (new property tax revenue, usually due to redevelopment and improvement that is generated by a property after approval of a Brownfield Plan)

BROWNFIELD PLAN

Hall Block Redevelopment, Saginaw, Michigan 48602

1.0 Introduction

The City of Saginaw, Michigan (the “City”), established the Saginaw Brownfield Redevelopment Authority (the “Authority”) on December 17, 1997, pursuant to Michigan Public Act 381 of 1996, as amended (“Act 381”). The primary purpose of Act 381 is to encourage the redevelopment of eligible property by providing economic incentives through tax increment financing for certain eligible activities.

The main purpose of this Brownfield Plan is to promote the redevelopment of and investment in certain “Brownfield” properties within the City. Inclusion of subject property within Brownfield plans will facilitate financing of environmental response and other eligible activities at eligible properties and will also provide tax incentives to eligible taxpayers willing to invest in revitalization of eligible sites, commonly referred to as “Brownfields.” By facilitating redevelopment of Brownfield properties, Brownfield plans are intended to promote economic growth for the benefit of the residents of the City and all taxing units located within and benefited by the Authority.

The identification or designation of a developer or proposed use for the Eligible Property that is the subject of this Brownfield Plan (the “subject property”) shall not be integral to the effectiveness or validity of this Brownfield Plan. This Brownfield Plan is intended to apply to the subject property identified in this Brownfield Plan and, if tax increment revenues are proposed to be captured from that subject property, to identify and authorize the eligible activities to be funded by such tax increment revenues. Any change in the proposed developer or proposed use of the subject property shall not necessitate an amendment to this Brownfield Plan, affect the application of this Brownfield Plan to the subject property, or impair the rights available to the Authority under this Brownfield Plan.

This Brownfield Plan is intended to be a living document, which may be modified or amended in accordance with the requirements of Act 381, as necessary to achieve the purposes of Act 381. The applicable sections of Act 381 are noted throughout the Brownfield Plan for reference purposes.

This Brownfield Plan contains information required by Section 13(2) of Act 381.

The Hall Block (Project) consists of the redevelopment of the subject property. The final plans for the redevelopment have not been completed. However, this Project includes the complete demolition of the derelict vacant structure located at 117 South Niagara, select demolition and rehabilitation of the vacant 3-story building located at 311 Court Street into a mixed-use building with 2-levels converted into condominium units and the development of an associated parking garage. This Project also includes the demolition conducted prior to the approval of this Plan, of a building adjacent and contiguous to the 311 Court Street building, located at the southwest corner of Court Street and Niagara Street, in anticipation of the construction of an associated parking garage to serve the development. Invoices for this expense are included in Attachment C and a lookback for this eligible cost is requested by the developer.

This Project will ultimately put five underutilized properties back to productive use and will radically improve the downtown area of Saginaw inviting other similar development to follow.

The Project is seeking approval of Tax Increment Financing (TIF). Demolition is expected to begin in late fall of 2021.

2.0 General Provisions

The following sections detail information required by Act 381.

2.1 Description of Eligible Property (Section 13 (h))

The Eligible Property (“subject property”) is located on the city block bound by S. Hamilton Street to the northwest, Court Street to the northeast, S. Niagara Street to the southeast, and Adams Street to the southwest, in the northeast quarter of Section 26, Township 12 North, Range 4 East. The subject property consists of five parcels that contain approximately 0.75 acres. The following table describes each parcel which comprises the subject property.

Eligible Property Information

Address	Tax Identification Number	Basis of Brownfield Eligibility	Approximate Acreage
311 Court Street	16 0084 00000	Functionally Obsolete	0.106
117 S. Niagara Street	16 0085 00000	Functionally Obsolete	0.312
115 S. Niagara Street	16 0086 00000	Adjacent & Contiguous to 117 S. Niagara Street	0.104
103 S. Niagara Street	16 0087 00000	Adjacent & Contiguous to 311 Court Street	0.078
301 Court Street	16 0088 00000	Adjacent & Contiguous to 311 Court Street	0.145

The subject property is zoned “Riverfront Mixed Use” (RMU) and is located in an area of the Saginaw that is characterized by commercial properties, surface roadways, municipal sanitary sewer and water, as well as electrical and gas utilities. Saginaw River is nearby to the south, and the Court Street overpass is to the east. Parcels 16-0085-00000 and 16-0084-00000 each contain one vacant commercial building (two vacant buildings total), Parcels 16-0086-00000, 16-0087-00000, and 16-0088-00000 are vacant, paved and/or demolished lots.

Attachment A includes site maps of the Eligible Property, refer to: Figure 1, Scaled Property Location Map and Figure 2, Eligible Property Boundary Map (which includes lot dimensions). The legal descriptions of the parcel(s) included in the Eligible Property are presented in Attachment B.

The parcel(s) and all tangible real and personal property located thereon will comprise the Eligible Property, which is referred to herein as the “subject property.”

2.2 Basis of Eligibility (Section 13 (2)(h) , Section 2 (p))

The subject property is considered “Eligible Property” as defined by Act 381, Section 2 because: (a) the subject property was previously utilized as a commercial property; (b) it is located within the City of Saginaw, a qualified local governmental unit, or “Core Community” under Act 381; and (c) each of the

parcels comprised by the subject property have been determined to be a “functionally obsolete” or is “adjacent and contiguous” to a “functionally obsolete” parcel.

The subject property was developed for commercial use, with portions of it being possibly constructed as early as the 1860s. The property has been utilized for various commercial, retail, office, storage, and temporary boarding uses since that time.

311 Court Street

- Retail Store and Flat: 1884-2000
- Vacant: 2000s – current

In 2016, a letter of functional obsolescence was issued for the building located at 311 Court Street, citing significant repairs and improvements are needed for the building. An Obsolete Property Rehabilitation Exemption Certificate (OPRA) was also issued for this site in anticipation of the rehabilitation of the commercial building – see Attachment D.

117 S. Niagara Street

- Construction and additions: 1860s – 1926
- Church of God Mission, Stevens Bros. Storage: 1921 – 1925
- Saginaw Scale Company Warehouse, Saginaw Scale Co., Stevens Bros. Storage: 1925 – 1930
- Stevens Brothers Warehouse & Moving Vans: 1930 – 1936
- Stevens Bros. Warehouse & Moving Vans, Steven Bros. Retail Furniture Store: 1936 – 1960
- Stevens Bros. Moving & Storage: 1960 – 1982
- Humane Society of Saginaw County: 1997 – 2000s
- Vacant: 2000s – current

According to a January 2021 Phase I Environmental Site Assessment conducted by Testing Engineers & Consultants (TEC) on the 117 S. Niagara portion of the property, no recognized environmental conditions (RECs) were found. However, occupants and uses of the subject property prior to 1901 are unknown, which presents as a significant data gap (SDG). Given the known presence of former manufacturing activities in the area, it is possible that other unknown commercial occupants may have conducted operations using various solvent and petroleum products. Further investigation and/or assessment may be warranted to evaluate the nature, extent, magnitude, and/or materiality of the SDG identified above.

In 2021, a letter of functional obsolescence was issued for the building located at 117 South Niagara Street, citing extensive damage is present and significant improvements and repairs are needed for the building – see Attachment D.

2.3 Summary of Eligible Activities and Description of Costs (Section 13 (2)(a),(b))

The “eligible activities” that are intended to be carried out at the subject property are considered “eligible activities” as defined by Sec 2 of Act 381, because they include Department Specific Activities (Phase I ESA, Phase II ESAs, and BEA), preparation of Brownfield, lead and asbestos survey and abatement, and demolition (see Table 1).

A summary of the eligible activities and the estimated cost of each eligible activity intended to be paid for with Tax Increment Revenues from the subject property are shown in the table below:

Estimated Cost of Reimbursable Eligible Activities

Description of Eligible Activity		Estimated Cost*	
1.	Predevelopment Activities	\$	24,440
2.	Demolition Activities	\$	413,710
Subtotal Environmental & Non-Environmental Eligible Activities		\$	438,150
3.	7% Contingency on Eligible Activities**	\$	24,907
4.	Brownfield Plan Preparation	\$	15,000
Total Eligible Activities Costs with 7% Contingency		\$	478,057
5.	Interest (calculated at 5%, simple)****	\$	21,908
Total Eligible Activities Costs, with Contingency & Interest		\$	499,964
6.	Administration Fee (12%)	\$	100,586
8..	Local Brownfield Revolving Fund (LBRF)***	\$	237,669
Total Eligible Costs for Reimbursement		\$	838,220

* Estimated costs are subject to approval by BRA and City Council. Local only costs paid out of captured tax increment revenues from locally levied millages (to the extent available).

** The contingency is applied to the Subtotal, excepting the Predevelopment Activities and the “pre-plan” portion of demolition costs, which have already been performed.

*** LBRF deposits will be made in accordance with Act 381.

****County BRA Administration fee calculated at 12% of annual local-only TIR;

***** Interest is calculated annually at 5% simple interest on unreimbursed eligible activities

A detailed breakout of the eligible activities and the estimated cost of each eligible activity intended to be paid for with Tax Increment Revenues from the subject property is shown in Attachment E, Table 1.

It is currently anticipated that demolition will begin in late fall of 2021 and be completed by spring of 2022.

The Developer desires to be reimbursed for the costs of eligible activities, including the demolition of Ewald’s building that occurred in summer 2020. Tax increment revenue generated by the subject property will be captured by the Authority and used to reimburse the cost of the eligible activities completed on the subject property after approval of this Brownfield Plan and an associated Reimbursement Agreement.

The costs listed in the table above are estimated costs and may increase or decrease depending on the nature and extent of environmental contamination and other unknown conditions encountered on the subject property. The actual cost of those eligible activities encompassed by this Brownfield Plan that will qualify for reimbursement from tax increment revenues of the Authority from the subject property shall be governed by the terms of a Reimbursement Agreement with the Authority (the “Reimbursement Agreement”). No costs of eligible activities will be qualified for reimbursement except to the extent permitted in accordance with the terms and conditions of the Reimbursement Agreement and/or the Development Agreement.

In accordance with this Brownfield Plan, and the associated Reimbursement Agreement, the amount advanced by the Developer will be repaid by the Authority with interest at the rate set at 5% simple interest, solely from the tax increment revenues realized from the Eligible Property. Payments will be made to the full extent incremental property tax revenues are or become available for such purpose

under the Act. Based on the projected cost of eligible activities, interest reimbursement in this Brownfield Plan is estimated at \$21,908. However, if the actual cost of eligible activities turns out to be lower than the above estimates, interest reimbursement may be lower, subject to the 5% simple interest calculation.

To the extent available, local-only tax increment revenues will be used to reimburse the Developer for eligible activities. Once the Developer is fully reimbursed for approved eligible activities and interest, local-only TIR will be deposited to the Local Brownfield Revolving Fund (LBRF), as permitted by Act 381).

2.4 Estimate of Captured Taxable Value and Tax Increment Revenues (Section 13 (2)(c)); Impact of Tax Increment Financing On Taxing Jurisdictions (Section 13 (2)(g), Section 2(ss))

This Brownfield Plan anticipates the capture of tax increment revenues (TIR) to reimburse the Developer for the costs of eligible activities under this Brownfield Plan in accordance with the Reimbursement Agreement. A table of estimated TIR to be captured is attached to this Brownfield Plan as Attachment E, Table 2. Tax increment revenue capture is expected to begin in 2023.

The subject property is located within the City of Saginaw's Downtown Development District, managed by the Downtown Development Authority (DDA). The DDA has the authority to capture all tax increment revenues other than the state education tax and local or intermediate school district taxes. However, it is anticipated that an interlocal agreement will be executed between the DDA and the SBRA to allow 100% of the DDA's incremental revenue to be captured by the SBRA and used for the purposes described in this plan.

The total estimated cost of the eligible activities and other costs (including contingency, interest, BRA administration fees, and LBRF deposits) to be reimbursed through the capture of TIR is projected to be \$499,964. The estimated effective initial taxable value for this Brownfield Plan is \$96,601 and is based on land and real property tax only. The initial taxable value of \$96,601 is set in 2021, the tax year in which the eligible property was included in this plan. Redevelopment of the subject property is expected to initially generate incremental taxable value in 2022 with the first significant increase in taxable value of approximately \$1,688,991 beginning in 2023.

It is estimated that the Authority will capture the 2023 through 2038 tax increment revenues to reimburse the cost of the eligible activities (including simple interest) and make deposits to the LBRF. An estimated schedule of tax increment revenue reimbursement is provided as Attachment E, Table 3.

The captured incremental taxable value and associated tax increment revenue will be based on the actual increased taxable value from all taxable improvements on the subject property and the actual millage rates levied by the various taxing jurisdictions during each year of the plan, as shown in Attachment E, Tables 2 and 3. 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.

2.5 Plan of Financing (Section 13 (2)(d)); Maximum Amount of Indebtedness (Section 13 (2)(e))

Eligible activities are to be financed by the Developer. The Authority will reimburse the Developer for the cost of approved eligible activities, but only from tax increment revenues generated from the subject property as available, and subject to the Reimbursement Agreement and Development Agreement.

All reimbursements authorized under this Brownfield Plan shall be governed by the Reimbursement Agreement. The Authority shall not incur any note or bonded indebtedness to finance the purposes of this Brownfield Plan. The inclusion of eligible activities and estimates of costs to be reimbursed in this Brownfield Plan is intended to: (1) authorize the Authority to fund such reimbursements; and (2) provide the DDA with relevant information necessary to form and execute an interlocal agreement to fund such reimbursements. The inclusion of eligible activities and estimates of costs to be reimbursed in this Brownfield Plan does not obligate the Authority to fund any reimbursement or to enter into the Reimbursement Agreement providing for the reimbursement of any costs for which tax increment revenues may be captured under this Brownfield Plan, or which are permitted to be reimbursed under this Brownfield Plan. The amount and source of any tax increment revenues that will be used for purposes authorized by this Brownfield Plan, and the terms and conditions for such use and upon any reimbursement of the expenses permitted by the Brownfield Plan, will be provided solely under the Reimbursement Agreement contemplated by this Brownfield Plan.

2.6 Duration of Brownfield Plan (Section 13 (2)(f))

Current tax capture projections indicate the tax increment capture will continue for 16 years. In no event shall the duration of the Brownfield Plan exceed 35 years following the date of the resolution approving the Brownfield Plan, nor shall the duration of the tax capture exceed the lesser of the period authorized under subsection (4) and (5) of Section 13 of Act 381 or 30 years. Further, in no event shall the beginning date of the capture of tax increment revenues be later than five years after the date of the resolution approving the Brownfield Plan.

2.7 Effective Date of Inclusion in Brownfield Plan

The subject property will become a part of this Brownfield Plan on the date this Brownfield Plan is approved by the City Council. The date of tax capture shall commence during the year construction begins or the immediate following year—as increment revenue becomes available— but the beginning date of tax capture shall not exceed five years beyond the date of the governing body resolution approving the Brownfield Plan amendment.

2.8 Displacement/Relocation of Individuals on Eligible Property (Section 13 (2)(i-l))

There are no persons or businesses residing on the Eligible Property, and no occupied residences will be acquired or cleared; therefore, there will be no displacement or relocation of persons or businesses under this Brownfield Plan.

2.9 Local Brownfield Revolving Fund (“LBRF”) (Section 8, Section 13(2)(m))

The Authority has established a Local Brownfield Revolving Fund (LBRF). The Authority will capture incremental local and state school taxes to fund the LBRF, to the extent allowed by law. The rate and schedule of incremental tax capture for the LBRF will be determined on a case-by-case basis. Considerations may include, but not be limited to the following: total capture duration, total annual capture, project economic factors, level of existing LBRF funding, projected need for LBRF funds, and amount of school tax capture available in accordance with Act 381.

The amount of tax increment revenue authorized for capture and deposit in the LBRF is estimated at \$237,669.

2.10 Other Information

An Obsolete Property Rehabilitation Act District has been established that includes the property located at 311 Court Street and included as part of this Brownfield request. As of December 2016, an OPRA certificate on parcel 16-0084-00000 is in effect until 2028, freezing local property taxes for that parcel. Supporting documentation for this PA 146 Abatement is included in Attachment D and incorporated into Brownfield TIR projections.

The tax capture breakdown of tax increment revenues anticipated to become available for use in this Brownfield Plan is summarized below.

There are 29.4473 non-homestead mills available for capture, with no state school millage being captured. The requested tax capture for environmental and non-environmental eligible activities breaks down as follows:

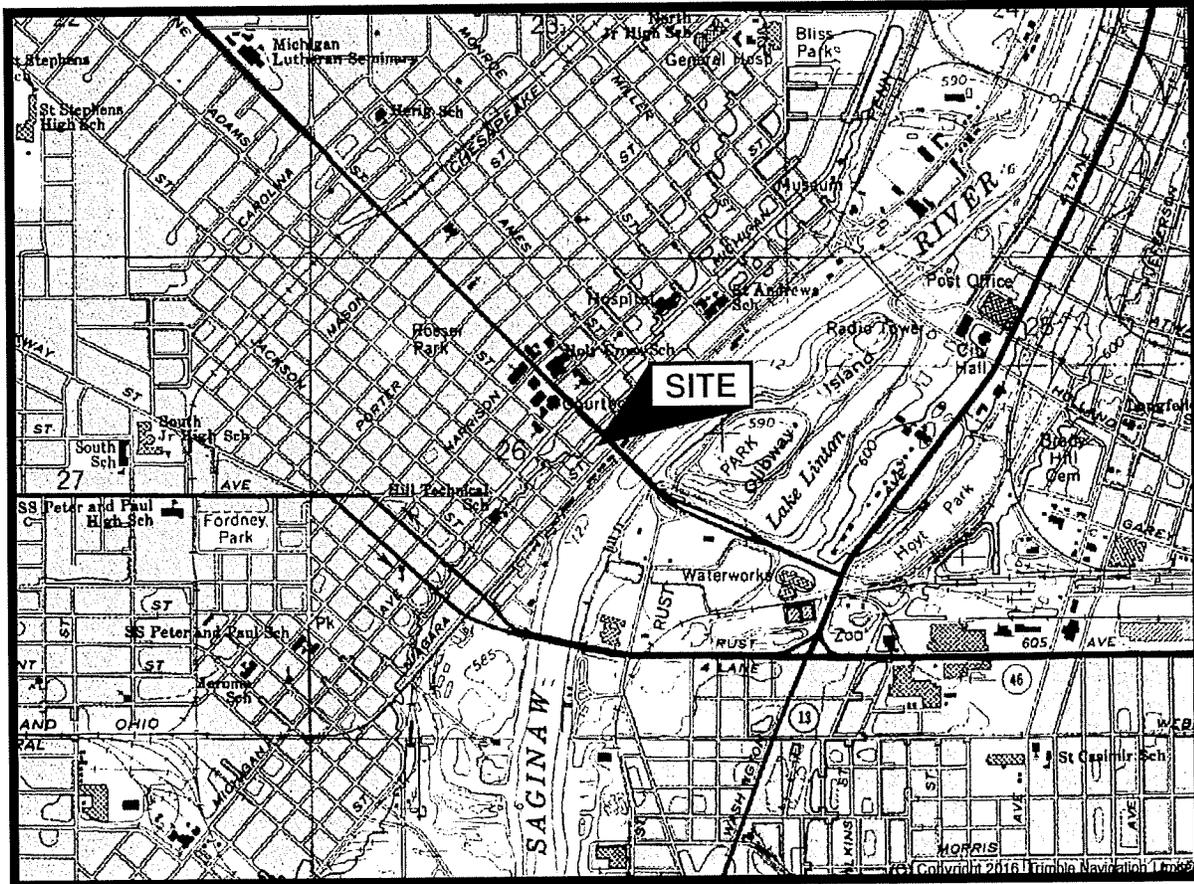
Tax Capture

State to Local Tax Capture	Eligible Activities, Interest, Contingency
MSF/EGLE School tax capture (0%)	\$0
Local-Only tax capture	\$499,964
Total	\$499,964

Attachments

Attachment A
Site Maps and Photographs

SAGINAW QUADRANGLE
 MICHIGAN - SAGINAW COUNTY
 7.5 MINUTE SERIES (TOPOGRAPHIC)



T.12 N.-R.4 E.

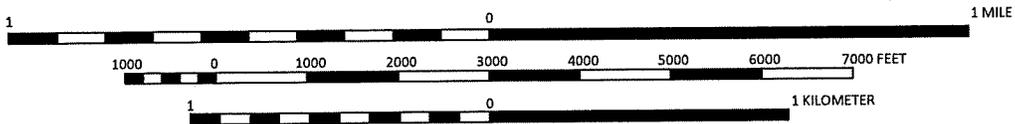


IMAGE TAKEN FROM 1967 U.S.G.S. TOPOGRAPHIC MAP
 PHOTOREVISED 1973

MICHIGAN
 QUADRANGLE LOCATION



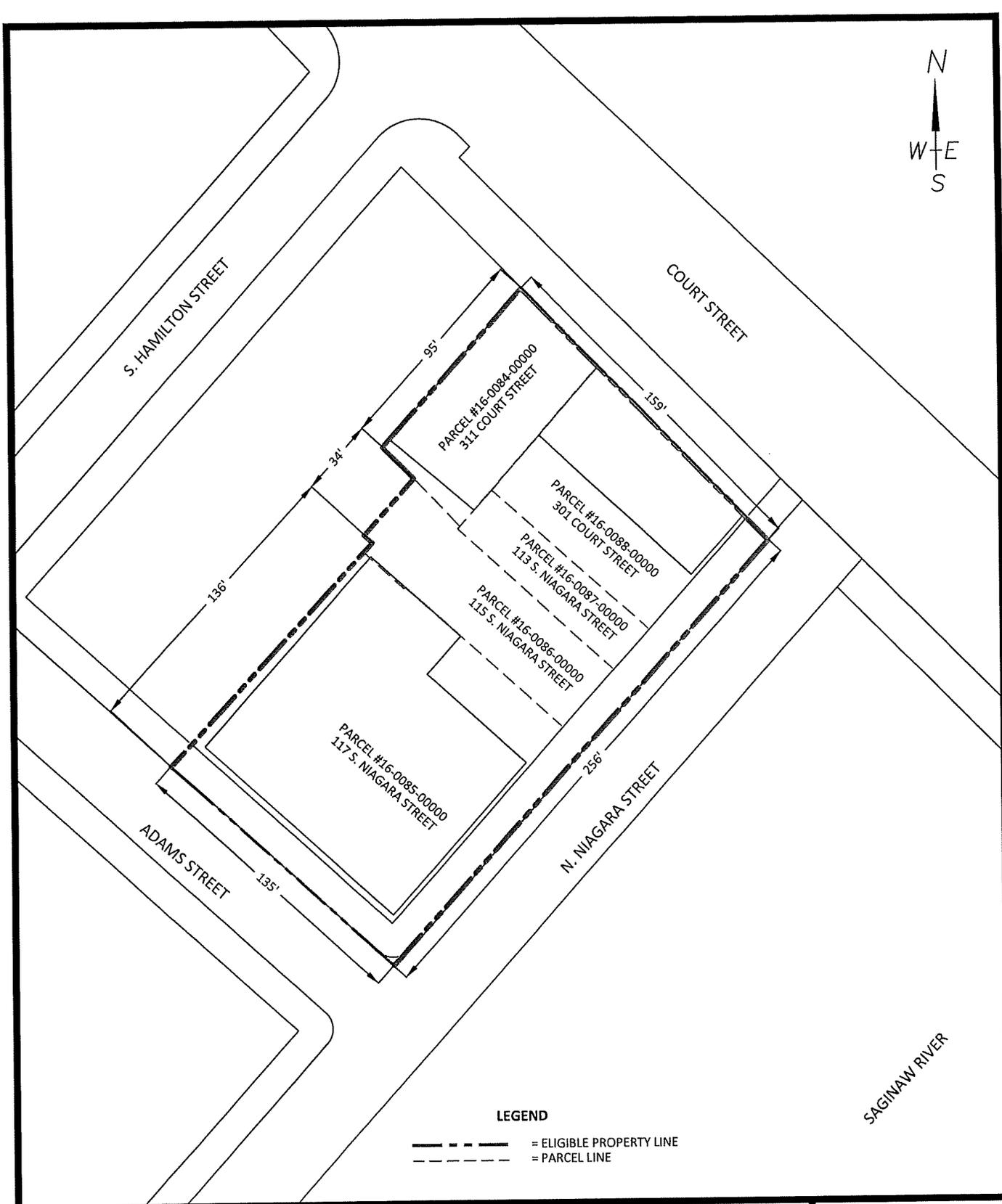
AKT PEERLESS™
 ENVIRONMENTAL SERVICES

TOPOGRAPHIC LOCATION MAP

103, 115, 117 S. NIAGARA STREET
 AND 301 & 311 COURT STREET
 SAGINAW, MICHIGAN
 PROJECT NUMBER: 16080F-1-25

DRAWN BY: OGO
 DATE: 10/01/2021

FIGURE 1



LEGEND

- - - = ELIGIBLE PROPERTY LINE
- = PARCEL LINE



BROWNFIELD ELIGIBLE PROPERTY MAP

103, 115, 117 S. NIAGARA STREET
AND 301 & 311 COURT STREET
SAGINAW, MICHIGAN
PROJECT NUMBER: 16080F-1-25

DRAWN BY: OGO
DATE: 10/01/2021

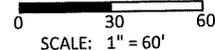


FIGURE 2

Attachment B
Legal Description(s)

311 COURT ST SAGINAW, MI 48602 (Property Address)

Parcel Number: 16 0084F00000



Item 1 of 2 1 Image / 1 Sketch

Property Owner: HALL COMMERCIAL PROPERTIES LLC

Summary Information

- > Commercial/Industrial Building Summary
 - Yr Built: 1884
 - Total Sq.Ft.: 12,369
- # of Buildings: 1
- > Assessed Value: \$13,100 | Taxable Value: \$11,930
- > Building Department information found
- > Property Tax information found

Owner and Taxpayer Information

Owner	HALL COMMERCIAL PROPERTIES LLC 5400 N MICHIGAN AVE SAGINAW, MI 48604	Taxpayer	SEE OWNER INFORMATION
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General Information for Tax Year 2021

Property Class	201 COMMERCIAL-IMPROVED	Unit	90 CITY OF SAGINAW
School District	SAGINAW CITY SCHOOL DISTRICT	Assessed Value	\$13,100
MAP #	16-003	Taxable Value	\$11,930
REN. ZONE	0	State Equalized Value	\$13,100
TARGET ZN	<i>No Data to Display</i>	Date of Last Name Change	12/29/2016
PRE/RENTAL	<i>No Data to Display</i>	Notes	<i>Not Available</i>
Historical District	No	Census Block Group	<i>No Data to Display</i>
UNIT COUNT	<i>No Data to Display</i>	Exemption	<i>No Data to Display</i>

Principal Residence Exemption Information

Homestead Date *No Data to Display*

Principal Residence Exemption	June 1st	Final
2022	0.0000 %	-

2021	0.0000 %	0.0000 %
------	----------	----------

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2020	\$13,100	\$13,100	\$11,930
2019	\$13,100	\$13,100	\$11,930
2018	\$13,091	\$13,091	\$11,930

Land Information

Zoning Code	RMU	Total Acres	0.000
Land Value	\$0	Land Improvements	\$0
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	STORE RETAIL & FLORAL-WEST	Mortgage Code	No Data to Display
Lot Dimensions/Comments	No Data to Display	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
No lots found.		
Total Frontage: 0.00 ft		Average Depth: 0.00 ft

Legal Description

OPRA ACT 146 OF 2000 - FIRST YEAR 2017 S.ELY. 48.76 FT.OF N.ELY. 90 FT. OF LOT 4,BLK.9,CITY OF SAGINAW IN DIVISION NORTH OF CASS STREET, ALSO THAT PART OF A PRIVATE ALLEY LYING AJACENT THERETO AND NE'LY OF THE CENTERLINE OF SAID ALLEY,RUNNING FROM HAMILTON ST SE'LY TO IT'S INTERSECTION WITH THE SE'LY LINE OF LOT 4 EXTENDED SW'LY

Land Division Act Information

Date of Last Split/Combine	No Data to Display	Number of Splits Left	Not Available
Date Form Filed	No Data to Display	Unallocated Div.s of Parent	0
Date Created	12/29/2016	Unallocated Div.s Transferred	0
Acreage of Parent	0.00	Rights Were Transferred	No
Split Number	0	Courtesy Split	No
Parent Parcel	No Data to Display		

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page	Comments
-----------	------------	------------	---------	---------	---------------	------------	----------

No sales history found.

Building Information - 12369 sq ft Stores - Retail (Commercial)

Floor Area	12,369 sq ft	Estimated TCV	<i>Not Available</i>
Occupancy	Stores - Retail	Class	C
Stories Above Ground	3	Average Story Height	14 ft
Basement Wall Height	0 ft	Identical Units	<i>Not Available</i>
Year Built	1884	Year Remodeled	<i>No Data to Display</i>
Percent Complete	100%	Heat	Package Heating & Cooling
Physical Percent Good	37%	Functional Percent Good	10%
Economic Percent Good	100%	Effective Age	53 yrs

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301 COURT ST SAGINAW, MI 48602 (Property Address)

Parcel Number: 16 0088 00000

Property Owner: HALL COMMERCIAL PROPERTIES LLC

Summary Information

- > Assessed Value: \$6,300 | Taxable Value: \$5,956
- > Property Tax information found
- > 1 Special Assessment found
- > 6 Building Department records found

No Images Found

Parcel is Vacant

Owner and Taxpayer Information

Owner HALL COMMERCIAL PROPERTIES LLC
5400 NORTH MICHIGAN AVE
SAGINAW, MI 48604

Taxpayer SEE OWNER INFORMATION

General Information for Tax Year 2021

Property Class COMMERCIAL-VACANT
School District SAGINAW CITY SCHOOL DISTRICT

Unit 90 CITY OF SAGINAW
Assessed Value \$6,300

MAP # 16-003
REN. ZONE 0
TARGET ZN No Data to Display
PRE/RENTAL No Data to Display
Historical District Yes
UNIT COUNT No Data to Display

Taxable Value \$5,956
State Equalized Value \$6,300
Date of Last Name Change 06/12/2013
Notes Not Available
Census Block Group No Data to Display
Exemption No Data to Display

Principal Residence Exemption Information

Homestead Date No Data to Display

Principal Residence Exemption	June 1st	Final
2022	0.0000 %	-
2021	0.0000 %	0.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2020	\$38,100	\$38,100	\$36,688
2019	\$40,400	\$40,400	\$36,004
2018	\$38,796	\$38,796	\$35,161

Land Information

Zoning Code RMU
Land Value \$12,600
Renaissance Zone No

Total Acres 0.145
Land Improvements \$0
Renaissance Zone Expiration Date No Data to Display

ECF Neighborhood BARS/LOUNGES-WEST
Lot Dimensions/Comments No Data to Display

Mortgage Code No Data to Display
Neighborhood Enterprise Zone No

Lot(s)	Frontage	Depth
Lot 1	95.00 ft	66.50 ft

Total Frontage: 95.00 ft

Average Depth: 66.50 ft

Legal Description

N.ELY 6.5 FT LOT 7, LOT 8, BLK. 9, CITY OF SAGINAW IN DIVISION NORTH OF CASS ST.

Land Division Act Information

Date of Last Split/Combine	02/04/2014	Number of Splits Left	<i>Not Available</i>
Date Form Filed	02/04/2014	Unallocated Div.s of Parent	0
Date Created	02/04/2014	Unallocated Div.s Transferred	0
Acreage of Parent	0.00	Rights Were Transferred	No
Split Number	0	Courtesy Split	No
Parent Parcel	<i>No Data to Display</i>		

Sale History

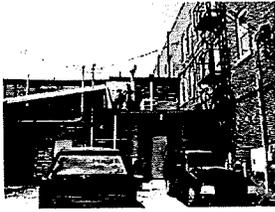
Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page	Comments
05/31/2013	\$160,000.00	OTH	EWALD TR, KENNETH J	HALL COMMERCIAL PROPERTIES LLC	03-ARM'S LENGTH	2730:2371	
12/14/2007	\$1.00	QC	EWALD, KENNETH J & SHEILA A	EWALD TR, KENNETH J	21-NOT USED	2473:1091	
12/13/2007	\$1.00	QC	EWALD, KENNETH J & SHEILA A ETAL	EWALD, KENNETH J & SHELIA A	26-PARTIAL INTEREST	2473:1089	ETAL: KENNETH J EWALD JR
04/22/1993	\$1.00	QC	EWALD, EDNA A	EWALD, KENNETH & SHEILA &KENNETH JR	09-FAMILY SALE	1858:0680	

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103 S NIAGARA ST SAGINAW, MI 48602 (Property Address)

Parcel Number: 16 0087 00000



Property Owner: HALL COMMERCIAL PROPERTIES LLC

Summary Information

- > Assessed Value: \$3,400 | Taxable Value: \$3,400
- > Property Tax information found
- > 3 Special Assessments found
- > 6 Building Department records found

Item 1 of 1 1 Image / 0 Sketches

Parcel is Vacant

Owner and Taxpayer Information

Owner	HALL COMMERCIAL PROPERTIES LLC 5400 N MICHIGAN AVE SAGINAW, MI 48604	Taxpayer	SEE OWNER INFORMATION
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General Information for Tax Year 2021

Property Class	COMMERCIAL-VACANT	Unit	90 CITY OF SAGINAW
School District	SAGINAW CITY SCHOOL DISTRICT	Assessed Value	\$3,400
MAP #	16-003	Taxable Value	\$3,400
REN_ZONE	0	State Equalized Value	\$3,400
TARGET ZN	No Data to Display	Date of Last Name Change	02/12/2014
PRE/RENTAL	No Data to Display	Notes	Not Available
Historical District	Yes	Census Block Group	No Data to Display
UNIT COUNT	No Data to Display	Exemption	No Data to Display

Principal Residence Exemption Information

Homestead Date No Data to Display

Principal Residence Exemption	June 1st	Final
2022	0.0000 %	-
2021	0.0000 %	0.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2020	\$3,400	\$3,400	\$3,367
2019	\$3,400	\$3,400	\$3,305
2018	\$3,228	\$3,228	\$3,228

Land Information

Zoning Code	RMU	Total Acres	0.078
Land Value	\$6,800	Land Improvements	\$0
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	34 WEST - OLD TOWN	Mortgage Code	No Data to Display
Lot Dimensions/Comments	No Data to Display	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
Lot 1	23.50 ft	93.00 ft
Total Frontage: 23.50 ft		Average Depth: 93.00 ft

Legal Description

Land Division Act Information

Date of Last Split/Combine	02/04/2014	Number of Splits Left	<i>Not Available</i>
Date Form Filed	06/13/2013	Unallocated Div.s of Parent	0
Date Created	02/04/2014	Unallocated Div.s Transferred	0
Acreage of Parent	0.00	Rights Were Transferred	No
Split Number	0	Courtesy Split	No
Parent Parcel	<i>No Data to Display</i>		

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page	Comments
01/17/2014	\$150,000.00	WD	BORDEAUX TR, ROBERT J & JUDITH K	HALL COMMERCIAL PROPERTIES LLC	03-ARM'S LENGTH	2759:2238	4 PARCLS SALE; SCAN 16-0086
06/05/2013	\$10,000.00	WD	BORDEAUX TR, ROBERT J & JUDITH K	HALL COMMERCIAL PROPERTIES LLC	21-NOT USED	2730:2108	SPLIT-NAME NOT UPDATED
08/30/2010	\$1.00	QC	BORDEAUX, ROBERT J & JUDITH K TR	BORDEAUX TR, ROBERT J & JUDITH K	08-ESTATE	2629:0847	TRUSTEE DEED
05/07/1998	\$0.00	QC	BORDEAUX, ROBERT J & JUDITH K	BORDEAUX, ROBERT J & JUDITH K TR	21-NOT USED	2629:0845	SCANS IN 16-0090
10/03/1991	\$0.00	QC	TROMBLEY, EDWARD F & DONNA J	BORDEAUX, ROBERT J	21-NOT USED	1804:1710	
08/08/1991	\$0.00	WD	STEVENS VAN LINES INC	BORDEAUX, ROBERT J & TROMBLEY, ED F	21-NOT USED	1801:1467	
03/03/1987	\$11,721.00	QC	TROMBLEY, EDWARD F & DONNA J	BORDEAUX, ROBERT J & JUDITH K	21-NOT USED	1726:2136	QC SCANNED IN 16-0085
08/27/1979	\$20,000.00	WD	MCDERMID, FRANK A & RUBY B ETAL	STEVENS VAN LINES INC	16-LC PAYOFF	1574:1336	LC 07-23-74

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115 S NIAGARA ST SAGINAW, MI 48602 (Property Address)

Parcel Number: 16 0086 00000 Account Number: 000000-072105

Property Owner: HALL COMMERCIAL PROPERTIES LLC

Summary Information

- > Assessed Value: \$4,600 | Taxable Value: \$4,600
- > Property Tax information found
- > Utility Billing information found
- > 1 Special Assessment found
- > 1 Building Department records found

No Images Found

Parcel is Vacant

Owner and Taxpayer Information

Owner HALL COMMERCIAL PROPERTIES LLC
 5400 N MICHIGAN AVE
 SAGINAW, MI 48604

Taxpayer SEE OWNER INFORMATION

General Information for Tax Year 2021

Property Class COMMERCIAL-VACANT Unit 90 CITY OF SAGINAW
 School District SAGINAW CITY SCHOOL DISTRICT Assessed Value \$4,600
 MAP # 16-003 Taxable Value \$4,600
 REN. ZONE 0 State Equalized Value \$4,600
 TARGET ZN No Data to Display Date of Last Name Change 02/12/2014
 PRE/RENTAL No Data to Display Notes Not Available
 Historical District Yes Census Block Group No Data to Display
 UNIT COUNT No Data to Display Exemption No Data to Display

Principal Residence Exemption Information

Homestead Date No Data to Display

Principal Residence Exemption	June 1st	Final
2022	0.0000 %	-
2021	0.0000 %	0.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2020	\$4,600	\$4,600	\$4,598
2019	\$4,600	\$4,600	\$4,513
2018	\$4,408	\$4,408	\$4,408

Land Information

Zoning Code RMU Total Acres 0.104
 Land Value \$9,000 Land Improvements \$220
 Renaissance Zone No Renaissance Zone Expiration Date No Data to Display
 ECF Neighborhood 34 WEST - OLD TOWN Mortgage Code No Data to Display
 Lot Dimensions/Comments No Data to Display Neighborhood Enterprise Zone No

Lot(s)	Frontage	Depth
Lot 1	29.00 ft	123.50 ft
Lot 2	6.00 ft	119.00 ft
Lot 3	2.00 ft	30.00 ft
Total Frontage: 37.00 ft		Average Depth: 90.83 ft

Legal Description

N.ELY.6 FT.OF S.ELY.20 FT.OF LOT 2,N. ELY.5 FT.OF LOT 6,S. WLY.30 FT.OF LOT 7 BLK.9,CITY OF SAGINAW IN DIVISION NORTH OF CASS STREET, ALSO SE'LY 1/2 OF A PRIVATE ALLEY LYING NW'LY OF SAID PARCEL AND ADJACENT THERETO, AND BOUNDED ON NE BY CENTERLINE OF A PRIVATE ALLEY RUNNING THROUGH LOT 3 OF SAID BLK 9, SAID CENTER- LINE EXTENDED FROM HAMILTON ST TO IT'S INTERSECTION WITHSE'LY LINE OF LOT 4 OF BLK 9

Land Division Act Information

Date of Last Split/Combine	<i>No Data to Display</i>	Number of Splits Left	<i>Not Available</i>
Date Form Filed	06/13/2013	Unallocated Div.s of Parent	0
Date Created	<i>No Data to Display</i>	Unallocated Div.s Transferred	0
Acreage of Parent	0.00	Rights Were Transferred	No
Split Number	0	Courtesy Split	No
Parent Parcel	<i>No Data to Display</i>		

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page	Comments
01/17/2014	\$150,000.00	WD	BORDEAUX TR, ROBERT J & JUDITH K	HALL COMMERCIAL PROPERTIES LLC	03-ARM'S LENGTH	2759:2238	4 PARCLS SALE; SCAN 16-0086
08/30/2010	\$1.00	QC	BORDEAUX, ROBERT J & JUDITH K TR	BORDEAUX TR, ROBERT J & JUDITH K	08-ESTATE	2629:0847	TRUSTEE DEED
05/07/1998	\$0.00	QC	BORDEAUX, ROBERT J & JUDITH K	BORDEAUX, ROBERT J & JUDITH K TR	21-NOT USED	2629:0845	SCANS IN 16-0090
10/03/1991	\$0.00	QC	TROMBLEY, EDWARD F & DONNA J	BORDEAUX, ROBERT J	21-NOT USED	1804:1710	
08/08/1991	\$0.00	WD	STEVENS VAN LINES INC	BORDEAUX, ROBERT J & TROMBLEY, ED F	21-NOT USED	1801:1467	
03/03/1987	\$11,721.00	QC	TROMBLEY, EDWARD F & DONNA J	BORDEAUX, ROBERT J & JUDITH K	21-NOT USED	1726:2136	QC SCANNED IN 16-0085

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117 S NIAGARA ST SAGINAW, MI 48602 (Property Address)

Parcel Number: 16 0085 00000 Account Number: 000000-072104



Item 1 of 2 1 Image / 1 Sketch

Property Owner: HALL COMMERCIAL PROPERTIES LLC

Summary Information

- > Commercial/Industrial Building Summary
 - Yr Built: 1926
 - Total Sq.Ft: 38,712
- # of Buildings: 5
- > Assessed Value: \$69,200 | Taxable Value: \$66,315
- > Property Tax information found
- > Utility Billing information found
- > 2 Special Assessments found
- > 4 Building Department records found

Owner and Taxpayer Information

Owner	HALL COMMERCIAL PROPERTIES LLC 5400 N MICHIGAN AVE SAGINAW, MI 48604	Taxpayer	SEE OWNER INFORMATION
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General Information for Tax Year 2021

Property Class	COMMERCIAL-IMPROVED	Unit	90 CITY OF SAGINAW
School District	SAGINAW CITY SCHOOL DISTRICT	Assessed Value	\$69,200
MAP #	16-003	Taxable Value	\$66,315
REN. ZONE	0	State Equalized Value	\$69,200
TARGET ZN	<i>No Data to Display</i>	Date of Last Name Change	02/12/2014
PRE/RENTAL	<i>No Data to Display</i>	Notes	<i>Not Available</i>
Historical District	Yes	Census Block Group	<i>No Data to Display</i>
UNIT COUNT	001	Exemption	<i>No Data to Display</i>

Principal Residence Exemption Information

Homestead Date *No Data to Display*

Principal Residence Exemption	June 1st	Final
2022	0.0000 %	-
2021	0.0000 %	0.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2020	\$65,400	\$65,400	\$65,400
2019	\$68,400	\$68,400	\$66,655
2018	\$65,093	\$65,093	\$65,093

Land Information

Zoning Code	RMU	Total Acres	0.312
Land Value	\$27,200	Land Improvements	\$671
Renaissance Zone	No	Renaissance Zone Expiration Date	<i>No Data to Display</i>
ECF Neighborhood	WHSE STORAGE-WEST	Mortgage Code	<i>No Data to Display</i>
Lot Dimensions/Comments	<i>No Data to Display</i>	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
Lot 1	114.00 ft	119.10 ft
Total Frontage: 114.00 ft		Average Depth: 119.10 ft

Legal Description

S.ELY.20 FT.OF LOT 1,S.ELY.20 FT.OF LOT 2,EXC.N.ELY.6 FT.,LOT 5,LOT 6,EXC. N.ELY.5 FT.,BLK.9, CITY OF SAGINAW IN DIVISION NORTH OF CASS STREET, ALSO SE'LY 1/2 OF A PRIVATE ALLEY LYING NW'LY OF AND ADJACENT TO SAID PARCEL

Land Division Act Information

Date of Last Split/Combine	<i>No Data to Display</i>	Number of Splits Left	<i>Not Available</i>
Date Form Filed	<i>No Data to Display</i>	Unallocated Div.s of Parent	0
Date Created	<i>No Data to Display</i>	Unallocated Div.s Transferred	0
Acres of Parent	0.00	Rights Were Transferred	No
Split Number	0	Courtesy Split	No
Parent Parcel	<i>No Data to Display</i>		

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page	Comments
01/17/2014	\$150,000.00	WD	BORDEAUX TR, ROBERT J & JUDITH K	HALL COMMERCIAL PROPERTIES LLC	03-ARM'S LENGTH	2759:2238	4 PARCLS SALE; SCAN 16-0086
08/30/2010	\$1.00	QC	BORDEAUX, ROBERT J & JUDITH K TR	BORDEAUX TR, ROBERT J & JUDITH K	08-ESTATE	2629:0847	TRUSTEE DEED
05/07/1998	\$0.00	QC	BORDEAUX, ROBERT J & JUDITH K	BORDEAUX, ROBERT J & JUDITH K TR	21-NOT USED	2629:0845	SCANS IN 16-0090
10/03/1991	\$0.00	QC	TROMBLEY, EDWARD F & DONNA J	BORDEAUX, ROBERT J	26-PARTIAL INTEREST	1804:1710	
08/08/1991	\$40,000.00	WD	STEVENS VAN LINES INC	BORDEAUX, ROBERT J & TROMBLEY, ED F	21-NOT USED	1801:1467	LC 08-15-86; 1683:1022
03/03/1987	\$11,721.00	QC	TROMBLEY, EDWARD F & DONNA J	BORDEAUX, ROBERT J & JUDITH K	21-NOT USED	1726:2136	

Building Information - 17100 sq ft Warehouses - Storage (Commercial)

Floor Area	17,100 sq ft	Estimated TCV	<i>Not Available</i>
Occupancy	Warehouses - Storage	Class	B
Stories Above Ground	5	Average Story Height	11 ft
Basement Wall Height	8 ft	Identical Units	<i>Not Available</i>
Year Built	1926	Year Remodeled	<i>No Data to Display</i>
Percent Complete	100%	Heat	Steam Radiator without Boiler
Physical Percent Good	40%	Functional Percent Good	50%
Economic Percent Good	50%	Effective Age	53 yrs

Building Information - 7200 sq ft Warehouses - Storage (Commercial)

Floor Area	7,200 sq ft	Estimated TCV	<i>Not Available</i>
Occupancy	Warehouses - Storage	Class	C
Stories Above Ground	4	Average Story Height	14 ft
Basement Wall Height	0 ft	Identical Units	<i>Not Available</i>
Year Built	1862	Year Remodeled	<i>No Data to Display</i>
Percent Complete	100%	Heat	Steam Radiator with Boiler
Physical Percent Good	37%	Functional Percent Good	50%
Economic Percent Good	50%	Effective Age	53 yrs

Building Information - 4860 sq ft Warehouses - Storage (Commercial)

Floor Area	4,860 sq ft	Estimated TCV	<i>Not Available</i>
Occupancy	Warehouses - Storage	Class	C
Stories Above Ground	3	Average Story Height	11 ft
Basement Wall Height	0 ft	Identical Units	<i>Not Available</i>
Year Built	1862	Year Remodeled	<i>No Data to Display</i>
Percent Complete	100%	Heat	Steam Radiator without Boiler
Physical Percent Good	39%	Functional Percent Good	50%
Economic Percent Good	50%	Effective Age	41 yrs

Building Information - 5832 sq ft Warehouses - Storage (Commercial)

Floor Area	5,832 sq ft	Estimated TCV	<i>Not Available</i>
Occupancy	Warehouses - Storage	Class	C

Stories Above Ground	2	Average Story Height	12 ft
Basement Wall Height	0 ft	Identical Units	<i>Not Available</i>
Year Built	1952	Year Remodeled	<i>No Data to Display</i>
Percent Complete	100%	Heat	Steam Radiator without Boiler
Physical Percent Good	39%	Functional Percent Good	50%
Economic Percent Good	50%	Effective Age	41 yrs

Building Information - 3720 sq ft Warehouses - Storage (Commercial)

Floor Area	3,720 sq ft	Estimated TCV	<i>Not Available</i>
Occupancy	Warehouses - Storage	Class	C
Stories Above Ground	2	Average Story Height	16 ft
Basement Wall Height	0 ft	Identical Units	<i>Not Available</i>
Year Built	1862	Year Remodeled	<i>No Data to Display</i>
Percent Complete	100%	Heat	Steam Radiator without Boiler
Physical Percent Good	39%	Functional Percent Good	50%
Economic Percent Good	50%	Effective Age	41 yrs

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Attachment C
Pre-Plan Demolition

INVOICE

REMIT TO: Ann Arbor Builders, Inc.
202 East Madison Street
Ann Arbor, MI 48104
(734)761-8990

SOLD TO: Hall Properties, LLC
5400 North Michigan Rd
Saginaw, MI 48604

Invoice Number: 000097-000004
Date of Invoice: Aug. 31, 2020
Due Date: Sep. 15, 2020

Quantity Ordered	Description	Unit Price	Extended Price
1.00	<u>BIERLEIN COMPANIES INVOICE</u> <u>177708 FOR DEMOLITION</u>	<u>78,400.00000</u>	<u>78,400.00</u>
TOTAL AMOUNT DUE:			<u>\$78,400.00</u>

Bierlein Companies, Inc.
2000 Bay City Road
Midland, MI 48642

INVOICE

To : ANN ARBOR BUILDERS
 202 EAST MADISON ST.
 ACCTS.PAYABLE
 ANN ARBOR, MI 48104

Invoice #: 177708
 Date: 08/24/20
 Application #: 1
 Customer Reference: CONTRACT
 Invoice Due Date: 09/23/20
 Payment Terms: Net 30 Days

Contract : 2001168- ANN ARBOR BUILDERS, INC.

NIAGARA ST. DEMO PROJECT

PROGRESS BILLING #1

Contract Item	Contract Amount	% Complete	Total To Date
1 ANN ARBOR BUILDERS- 100 BLDG. DEMO	20,500.00	100.00%	20,500.00
2 EWALDS BAR	57,900.00	100.00%	57,900.00
	<u>78,400.00</u>		<u>78,400.00</u>
Total To Date :			78,400.00
Plus Sales Tax :			0.00
Less Retainage :			0.00
Less Previous Applications :			0.00
Total Due This Invoice :			78,400.00

Attachment D
Letters of Functional Obsolescence

16.0084



Obsolete Property Rehabilitation Exemption Certificate

Certificate No. 3-16-0016

Pursuant to the provisions of Public Act 146 of 2000, as amended, the State Tax Commission hereby issues an Obsolete Property Rehabilitation Exemption Certificate for the commercial property, as described in the approved application, owned by **Hall Commercial Properties, LLC**, and located at **311 Court Street, City of Saginaw, County of Saginaw, Michigan**.

This certificate provides the authority for the assessor to exempt the commercial property for which this Obsolete Property Rehabilitation Exemption Certificate is in effect, but not the land on which the rehabilitated facility is located or the personal property, from ad valorem taxation. This certificate further provides the authority to levy a specific tax known as the Obsolete Property Rehabilitation tax.

This certificate, unless revoked as provided by Public Act 146 of 2000, as amended, shall remain in force for a period of **12 year(s)**;

Beginning December 31, 2016, and ending December 30, 2028.

The real property investment amount for this obsolete facility is **\$1,000,000**.

The taxable value of the real property related to this certificate is **\$16,138**.

The State Treasurer **has not** excluded local school operating or state education tax levied from the specific Obsolete Property Rehabilitation.

This Obsolete Property Rehabilitation Exemption Certificate is issued on **December 13, 2016**.



Douglas B. Roberts, Chairperson
State Tax Commission

A TRUE COPY
ATTEST:

Emily Leik
Michigan Department of Treasury



STATE OF MICHIGAN
DEPARTMENT OF TREASURY
LANSING

RICK SNYDER
GOVERNOR

NICK A. KHOURI
STATE TREASURER

December 20, 2016

Todd Hall
Hall Commercial Properties, LLC
5400 N Michigan Avenue
Saginaw, MI 48604

Dear Sir or Madam:

The State Tax Commission, at their December 13, 2016 meeting, considered and approved your application for an obsolete property rehabilitation project, in accordance with Public Act 146 of 2000, as amended. Enclosed is certificate number 3-16-0016, issued to Hall Commercial Properties, LLC for the project located at 311 Court Street, City of Saginaw, Saginaw County.

A party aggrieved by the issuance, refusal to issue, revocation, transfer or modification of this exemption certificate may appeal a final decision of the State Tax Commission by filing a petition with the Michigan Tax Tribunal, www.michigan.gov/taxtrib, within 35 days. MCL 205.735a (6).
16-0084

If you have any questions regarding this exemption please contact the Property Services Division at (517) 373-0675.

Sincerely,

Heather S. Frick, Executive Director
State Tax Commission

Enclosure
By Certified Mail
cc: Lori D. Brown, Assessor, City of Saginaw
Clerk, City of Saginaw

MAY 04 2016

Application for Obsolete Property Rehabilitation Exemption Certificate

This form is issued as provided by Public Act 146 of 2000, as amended. This application should be filed after the district is established. This project will not receive tax benefits until approved by the State Tax Commission. Applications received after October 31 may not be acted upon in the current year. This application is subject to audit by the State Tax Commission.

INSTRUCTIONS: File the original and two copies of this form and the required attachments with the clerk of the local government unit. (The State Tax Commission requires two copies of the Application and attachments. The original is retained by the clerk.) Please see State Tax Commission Bulletin 9 of 2000 for more information about the Obsolete Property Rehabilitation Exemption. The following must be provided to the local government unit as attachments to this application: (a) General description of the obsolete facility (year built, original use, most recent use, number of stories, square footage); (b) General description of the proposed use of the rehabilitated facility, (c) Description of the general nature and extent of the rehabilitation to be undertaken, (d) A descriptive list of the fixed building equipment that will be a part of the rehabilitated facility, (e) A time schedule for undertaking and completing the rehabilitation of the facility, (f) A statement of the economic advantages expected from the exemption. A statement from the assessor of the local unit of government, describing the required obsolescence has been met for this building, is required with each application. Rehabilitation may commence after establishment of district.

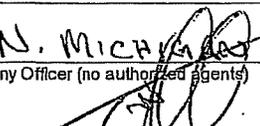
Applicant (Company) Name (applicant must be the OWNER of the facility) HALL COMMERCIAL PROPERTIES, LLC		
Company Mailing address (No. and street, P.O. Box, City, State, ZIP Code) 5400 N. MICHIGAN AVE. SAGINAW MI 48604		
Location of obsolete facility (No. and street, City, State, ZIP Code) 311 COURT ST. SAGINAW MI 48602		
City, Township, Village (Indicate which) SAGINAW CITY	County SAGINAW	
Date of Commencement of Rehabilitation (mm/dd/yyyy) 6-1-16	Planned date of Completion of Rehabilitation (mm/dd/yyyy) 1-1-18	School District where facility is located (include school code) SAGINAW 73010
Estimated Cost of Rehabilitation \$1,000,000	Number of years exemption requested 12	Attach Legal description of Obsolete Property on separate sheet
Expected project likelihood (check all that apply):		
<input checked="" type="checkbox"/> Increase Commercial activity	<input checked="" type="checkbox"/> Retain employment	<input checked="" type="checkbox"/> Revitalize urban areas
<input checked="" type="checkbox"/> Create employment	<input type="checkbox"/> Prevent a loss of employment	<input checked="" type="checkbox"/> Increase number of residents in the community in which the facility is situated
Indicate the number of jobs to be retained or created as a result of rehabilitating the facility, including expected construction employment 30		
Each year, the State Treasurer may approve 25 additional reductions of half the school operating and state education taxes for a period not to exceed six years. Check the following box if you wish to be considered for this exclusion. <input type="checkbox"/>		

APPLICANT'S CERTIFICATION

The undersigned, authorized officer of the company making this application certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way and that all of the information is truly descriptive of the property for which this application is being submitted. Further, the undersigned is aware that, if any statement or information provided is untrue, the exemption provided by Public Act 146 of 2000 may be in jeopardy.

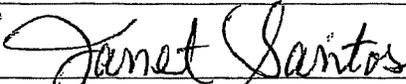
The applicant certifies that this application relates to a rehabilitation program that, when completed, constitutes a rehabilitated facility, as defined by Public Act 146 of 2000, as amended, and that the rehabilitation of the facility would not be undertaken without the applicant's receipt of the exemption certificate.

It is further certified that the undersigned is familiar with the provisions of Public Act 146 of 2000, as amended, of the Michigan Compiled Laws; and to the best of his/her knowledge and belief, (s)he has complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the local unit of government and the issuance of an Obsolete Property Rehabilitation Exemption Certificate by the State Tax Commission.

Name of Company Officer (no authorized agents) TODD HALL	Telephone Number 989-752-4275	Fax Number 989 752 4276
Mailing Address 5400 N. MICHIGAN AVE	Email Address THALL@GLASTENDER.COM	
Signature of Company Officer (no authorized agents) 	Title MEMBER	

LOCAL GOVERNMENT UNIT CLERK CERTIFICATION

The Clerk must also complete Parts 1, 2 and 4 on Page 2. Part 3 is to be completed by the Assessor.

Signature 	Date application received 5.4.16
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FOR STATE TAX COMMISSION USE		
Application Number	Date Received	LUCI Code

LOCAL GOVERNMENT ACTION

This section is to be completed by the clerk of the local governing unit before submitting the application to the State Tax Commission. Include a copy of the resolution which approves the application and Instruction items (a) through (f) on page 1, and a separate statement of obsolescence from the assessor of record with the State Assessor's Board. All sections must be completed in order to process.

PART 1: ACTION TAKEN

Action Date: <u>5.23.16</u>		
<input checked="" type="checkbox"/> Exemption Approved for <u>12</u> Years, ending December 30, _____ (not to exceed 12 years)		
<input type="checkbox"/> Denied		
Date District Established <u>7.01.13</u>	LUCI Code	School Code

PART 2: RESOLUTIONS (the following statements must be included in resolutions approving)

<p>A statement that the local unit is a Qualified Local Governmental Unit.</p> <p>A statement that the Obsolete Property Rehabilitation District was legally established including the date established and the date of hearing as provided by section 3 of Public Act 146 of 2000.</p> <p>A statement indicating whether the taxable value of the property proposed to be exempt plus the aggregate taxable value of property already exempt under Public Act 146 of 2000 and under Public Act 198 of 1974 (IFT's) exceeds 5% of the total taxable value of the unit.</p> <p>A statement of the factors, criteria and objectives, if any, necessary for extending the exemption, when the certificate is for less than 12 years.</p> <p>A statement that a public hearing was held on the application as provided by section 4(2) of Public Act 146 of 2000 including the date of the hearing.</p> <p>A statement that the applicant is not delinquent in any taxes related to the facility.</p> <p>If it exceeds 5% (see above), a statement that exceeding 5% will not have the effect of substantially impeding the operation of the Qualified Local Governmental Unit or of impairing the financial soundness of an affected taxing unit.</p> <p>A statement that all of the items described under "Instructions" (a) through (f) of the Application for Obsolete Property Rehabilitation Exemption Certificate have been provided to the Qualified Local Governmental Unit by the applicant.</p>	<p>A statement that the application is for obsolete property as defined in section 2(h) of Public Act 146 of 2000.</p> <p>A statement that the commencement of the rehabilitation of the facility did not occur before the establishment of the Obsolete Property Rehabilitation District.</p> <p>A statement that the application relates to a rehabilitation program that when completed constitutes a rehabilitated facility within the meaning of Public Act 146 of 2000 and that is situated within an Obsolete Property Rehabilitation District established in a Qualified Local Governmental Unit eligible under Public Act 146 of 2000 to establish such a district.</p> <p>A statement that completion of the rehabilitated facility is calculated to, and will at the time of issuance of the certificate, have the reasonable likelihood to, increase commercial activity, create employment, retain employment, prevent a loss of employment, revitalize urban areas, or increase the number of residents in the community in which the facility is situated. The statement should indicate which of these the rehabilitation is likely to result in.</p> <p>A statement that the rehabilitation includes improvements aggregating 10% or more of the true cash value of the property at commencement of the rehabilitation as provided by section 2(i) of Public Act 146 of 2000.</p> <p>A statement of the period of time authorized by the Qualified Local Governmental Unit for completion of the rehabilitation.</p>
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PART 3: ASSESSOR RECOMMENDATIONS

Provide the Taxable Value and State Equalized Value of the Obsolete Property, as provided in Public Act 146 of 2000, as amended, for the tax year immediately preceding the effective date of the certificate (December 31st of the year approved by the STC).

	Taxable Value	State Equalized Value (SEV)	
Building(s)	<u>16,138</u>	<u>17,709</u>	
Name of Governmental Unit <u>City of Saginaw</u>	Date of Action on application <u>5.23.16</u>	Date of Statement of Obsolescence <u>5.13.16</u>	

PART 4: CLERK CERTIFICATION

The undersigned clerk certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way. Further, the undersigned is aware that if any information provided is untrue, the exemption provided by Public Act 146 of 2000 may be in jeopardy.

Name of Clerk <u>Janet Santos</u>	Clerk Signature <u>Janet Santos</u>	Date <u>6.13.16</u>	
Clerk's Mailing Address <u>1315 S. Washington</u>	City <u>Saginaw</u>	State <u>MI</u>	ZIP Code <u>48601</u>
	Telephone Number <u>989.759.1480</u>	Fax Number <u>989.759.1447</u>	Email Address <u>jsantos@saginaw-mi.com</u>

Mail completed application and attachments to: Michigan Department of Treasury
State Tax Commission
P.O. Box 30471
Lansing, Michigan 48909-7971

If you have any questions, call (517) 373-2408.

For guaranteed receipt by the State Tax Commission, it is recommended that applications and attachments are sent by certified mail.

Look this over!

OPRA CORRECTIONS

Certificate no: 3-15-0013
13-0537-00000

2016	TCV	AV	TV
Land	38,955	19,477	19,477
Land Imp	71,348	35,674	35,674
Blding	125,461	62,731	62,731
Total	235,764	117,882	117,882

Corrected Opra		
	AV	TV
Land	19,477	19,477
	AV	TV
Frozen	98,405	98,405

Certificate

	AV	TV
Frozen	117,882	117,882

Certificate no: 3-16-0014
16-0082-00000

2016	TCV	AV	%	calculation	TV
Land	17,598	8,799	0.05926849	8266.295	8,266
Blding	279,321	139,661	0.94073151	131205.705	131,206
Total	296,919	148,460	1	139,472	139,472

Corrected Opra		
	AV	TV
Land	8,799	8,266
	AV	TV
Frozen	139,661	131,206

Certificate

	AV	TV
Frozen	148,460	139,472

Certificate no: 3-16-0017
16-0083-00000

2016	TCV	AV	%	calculation	TV
Land	4,617	2,308	0.19664309	2260.019	2,260
Blding	18,857	9,429	0.80335691	9232.981	9,233
Total	23,474	11,737	1	11,493	11,493

Corrected Opra		
	AV	TV
Land	2,308	2,260
	AV	TV
Frozen	9,429	9,233

Certificate

	AV	TV
Frozen	11,737	11,493

Certificate no: 3-16-0016
16-0084-00000

2016	TCV	AV	%	calculation	TV
Land	9,235	4,618	0.26077136	4208.328	4,208
Blding	26,182	13,091	0.73922864	11929.672	11,930
Total	35,417	17,709	1	16,138	16,138

Corrected Opra		
	AV	TV
Land	4,618	4,208
	AV	TV
Frozen	13,091	11,930

Certificate

	AV	TV
Frozen	17,709	16,138



Obsolete Property Rehabilitation Exemption Certificate

Certificate No. 3-16-0016 Amended

Pursuant to the provisions of Public Act 146 of 2000, as amended, the State Tax Commission hereby issues an Obsolete Property Rehabilitation Exemption Certificate for the commercial real property, as described in the approved application, owned by **Hall Commercial Properties, LLC**, and located at **311 Court Street, City of Saginaw**, County of Saginaw, Michigan.

This certificate provides the authority for the assessor to exempt the commercial property for which this Obsolete Property Rehabilitation Exemption Certificate is in effect, but not the land on which the rehabilitated facility is located or the personal property, from ad valorem taxation. This certificate further provides the authority to levy a specific tax known as the Obsolete Properties Tax.

This certificate, unless revoked as provided by Public Act 146 of 2000, as amended, shall remain in force for a period of 12 year(s);

Beginning December 31, 2016, and ending December 30, 2028.

The real property investment amount for this obsolete facility is **\$1,000,000**.

The frozen taxable value of the real property related to this certificate is **\$11,930**.

The State Treasurer has not excluded local school operating or state education tax levied from the specific Obsolete Property Rehabilitation.

Certificate Effective Date: December 13, 2016.

This amended Obsolete Property Rehabilitation Exemption Certificate is issued on February 14, 2017 and supersedes all previously issued certificates.



Handwritten signature of Douglas B. Roberts.

Douglas B. Roberts, Chairperson
State Tax Commission

A TRUE COPY
ATTEST:

Handwritten signature of Emily Leik.

Emily Leik
Michigan Department of Treasury

*Optra folder 16-0084 F-00002
311 Court*



STATE OF MICHIGAN
DEPARTMENT OF TREASURY
LANSING

RICK SNYDER
GOVERNOR

NICK A. KHOURI
STATE TREASURER

February 14, 2017

Todd Hall
Hall Commercial Properties, LLC
5400 N Michigan Avenue
Saginaw, MI 48604



Dear Sir or Madam:

Pursuant to the requirements of Section 17 of Public Act 146 of 2000, as amended, the State Tax Commission has issued an amended obsolete property rehabilitation certificate.

Enclosed is revised certificate numbered 3-16-0016, issued to Hall Commercial Properties, LLC for the project located at 311 Court Street, City of Saginaw, Saginaw County.

A party aggrieved by the issuance, refusal to issue, revocation, transfer or modification of this exemption certificate may appeal a final decision of the State Tax Commission by filing a petition with the Michigan Tax Tribunal, www.michigan.gov/taxtrib, within 35 days. MCL 205.735a (6).

If you have any questions regarding this exemption please contact the Property Services Division at (517) 373-0675.

Sincerely,

Heather S. Frick, Executive Director
State Tax Commission

Enclosure
By Certified Mail
cc: Lori D. Brown, Assessor, City of Saginaw
Clerk, City of Saginaw

City of Saginaw
City Assessors Office
1315 S. Washington Ave.
Saginaw, MI 48601



August 20, 2021

Samantha R. Seimer, EDFP
Vice President of Economic Development Services
22725 Orchard Lake Road
Farmington Hills, MI 48336

Re: 117 S. Niagara St.

Ms. Seimer,

Please allow this letter to serve as finding by the City of Saginaw Assessors Office that the building located at the above address is functionally obsolete.

The building is an approximately 38,700 square foot, five-story commercial building built in 1926. It was previously used by the Humane Society of Saginaw County but has been vacant for several years. The property will need to undergo significant rehab for any future use, as there is extensive damage throughout. The improvements needed include electrical, plumbing, heating, cooling, walls, floors, ceilings, and structural repairs to the building.

If you have any questions, feel free to contact me.

Thank you,

A handwritten signature in cursive script that reads "Lori D. Brown".

Lori D. Brown, MAAO (3)
City Assessor
City of Saginaw
(989) 759-1473

Attachment E
Tables

Table 1. Eligible Activities
Hall Block
117 South Niagara, et. al, Saginaw, MI
AKT Peerless Project No. 16080f
As of November 23, 2021

ELIGIBLE ACTIVITIES COST SUMMARY	
	Estimated Cost of Eligible Activity
Predevelopment Activities	\$ 24,440
TOTAL ENVIRONMENTAL ELIGIBLE ACTIVITIES	\$ 24,440
Demolition Activities	\$ 413,710
TOTAL NON-ENVIRONMENTAL ELIGIBLE ACTIVITIES	\$ 413,710
Total Environmental and Non-Environmental Eligible Activities	\$ 438,150
7% Contingency on Eligible Activities	\$ 24,907
Brownfield Plan Preparation	\$ 15,000
Total Eligible Activities Cost with 7% Contingency	\$ 478,057
Interest (calculated at 5%, simple)	\$ 21,908
Total Eligible Activities Cost, with Contingency & Interest	\$ 499,964
Administration Fee (12%)	\$ 100,586
Local Brownfield Revolving Fund (LBRF)	\$ 237,669
Total Eligible Costs for Reimbursement	\$ 838,220

Table 2. Tax Increment Revenue Estimates

Hall Block
117 South Niagara, et. al, Saginaw, MI
AKT Peerless Project No. 16080F
As of November 23, 2021

Calendar Year	Estimated TV Increase rate: 1.01											
	1	2	3	4	5	6	7	8	9	10		
Plan Year	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032		
Initial Taxable Value	\$ 80,271	\$ 80,271	\$ 80,271	\$ 80,271	\$ 80,271	\$ 80,271	\$ 92,201	\$ 92,201	\$ 92,201	\$ 92,201		
Initial Taxable Value - OPRA	\$ 16,330	\$ 11,930	\$ 11,930	\$ 11,930	\$ 11,930	\$ 11,930						
Estimated New TV	\$ 1,188,991	\$ 1,200,881	\$ 1,212,890	\$ 1,225,019	\$ 1,237,269	\$ 1,249,641	\$ 1,792,898	\$ 1,810,827	\$ 1,828,935	\$ 1,847,225		
Estimated New TV - OPRA	\$ 500,000	\$ 505,000	\$ 510,050	\$ 515,151	\$ 520,302	\$ 525,505						
Incremental Difference (New TV - Initial TV)	\$ 1,592,390	\$ 1,613,680	\$ 1,630,739	\$ 1,647,968	\$ 1,665,370	\$ 1,682,946	\$ 1,700,697	\$ 1,718,626	\$ 1,736,734	\$ 1,755,024		
State Education Tax (SET)	6.0000	New TV	\$ 10,134	\$ 10,235	\$ 10,338	\$ 10,441	\$ 10,545	\$ 10,651	\$ 10,757	\$ 10,865	\$ 10,974	\$ 11,083
School Operating Tax	18.0000	New TV	\$ 30,402	\$ 30,706	\$ 31,013	\$ 31,323	\$ 31,636	\$ 31,953	\$ 32,272	\$ 32,595	\$ 32,921	\$ 33,250
School Total	24.0000											
Total School Millages - Not Captured		\$ 40,536	\$ 40,941	\$ 41,351	\$ 41,764	\$ 42,182	\$ 42,604	\$ 43,030	\$ 43,460	\$ 43,894	\$ 44,333	
OPRA Tax Abatement in effect until 12/31/2028; freezes local property taxes on parcel 16-0084-0000												
City Operating	7.3830	Incremental	\$ 8,186	\$ 8,273	\$ 8,362	\$ 8,452	\$ 8,542	\$ 8,633	\$ 12,556	\$ 12,689	\$ 12,822	\$ 12,957
County Operating	4.8558	Incremental	\$ 5,384	\$ 5,441	\$ 5,500	\$ 5,559	\$ 5,618	\$ 5,678	\$ 8,258	\$ 8,345	\$ 8,433	\$ 8,522
ISD SAG Spec Ed	1.9417	Incremental	\$ 2,153	\$ 2,176	\$ 2,199	\$ 2,223	\$ 2,247	\$ 2,271	\$ 3,302	\$ 3,337	\$ 3,372	\$ 3,408
ISD SAG S	0.1455	Incremental	\$ 161	\$ 163	\$ 165	\$ 167	\$ 168	\$ 170	\$ 247	\$ 250	\$ 253	\$ 255
ISD CTE	1.0000	Incremental	\$ 1,109	\$ 1,121	\$ 1,133	\$ 1,145	\$ 1,157	\$ 1,169	\$ 1,701	\$ 1,719	\$ 1,737	\$ 1,755
Delta College	2.0427	Incremental	\$ 2,265	\$ 2,289	\$ 2,314	\$ 2,338	\$ 2,363	\$ 2,389	\$ 3,474	\$ 3,511	\$ 3,548	\$ 3,585
STARS	3.0000	Incremental	\$ 3,326	\$ 3,362	\$ 3,398	\$ 3,434	\$ 3,471	\$ 3,508	\$ 5,102	\$ 5,156	\$ 5,210	\$ 5,265
SAG Public Library	3.9947	Incremental	\$ 4,429	\$ 4,477	\$ 4,524	\$ 4,573	\$ 4,622	\$ 4,671	\$ 6,794	\$ 6,865	\$ 6,938	\$ 7,011
County Senior CIT	0.5900	Incremental	\$ 654	\$ 661	\$ 668	\$ 675	\$ 683	\$ 690	\$ 1,003	\$ 1,014	\$ 1,025	\$ 1,035
County Mosquito Control	0.6400	Incremental	\$ 710	\$ 717	\$ 725	\$ 733	\$ 740	\$ 748	\$ 1,088	\$ 1,100	\$ 1,112	\$ 1,123
County Parks, Rec	0.2942	Incremental	\$ 326	\$ 330	\$ 333	\$ 337	\$ 340	\$ 344	\$ 500	\$ 506	\$ 511	\$ 516
County Castle Museum	0.1997	Incremental	\$ 221	\$ 224	\$ 226	\$ 229	\$ 231	\$ 234	\$ 340	\$ 343	\$ 347	\$ 350
County Animal Control	0.4250	Incremental	\$ 471	\$ 476	\$ 481	\$ 487	\$ 492	\$ 497	\$ 723	\$ 730	\$ 738	\$ 746
County Event Center	0.2250	Incremental	\$ 249	\$ 252	\$ 255	\$ 258	\$ 260	\$ 263	\$ 383	\$ 387	\$ 391	\$ 395
County Sheriff	1.7500	Incremental	\$ 1,940	\$ 1,961	\$ 1,982	\$ 2,003	\$ 2,025	\$ 2,046	\$ 2,976	\$ 3,008	\$ 3,039	\$ 3,071
County Zoo	0.2000	Incremental	\$ 222	\$ 224	\$ 227	\$ 229	\$ 231	\$ 234	\$ 340	\$ 344	\$ 347	\$ 351
County 911	0.2800	Incremental	\$ 310	\$ 314	\$ 317	\$ 321	\$ 324	\$ 327	\$ 476	\$ 481	\$ 486	\$ 491
County Health Dept	0.4800	Incremental	\$ 532	\$ 538	\$ 544	\$ 549	\$ 555	\$ 561	\$ 816	\$ 825	\$ 834	\$ 842
Local Total	29.4473											
Total Local Tax Increment Revenue Capture		\$ 32,649	\$ 32,999	\$ 33,353	\$ 33,710	\$ 34,070	\$ 34,435	\$ 50,081	\$ 50,609	\$ 51,142	\$ 51,681	
Abatement Value (local taxes) - OPRA		\$ 14,243	\$ 14,520	\$ 14,668	\$ 14,818	\$ 14,970	\$ 15,123					
School Debt	5.2000	New TV	\$ 6,183	\$ 6,245	\$ 6,307	\$ 6,370	\$ 6,434	\$ 6,498	\$ 9,323	\$ 9,416	\$ 9,510	\$ 9,606
County Hospital Debt	0.4494	New TV	\$ 534	\$ 540	\$ 545	\$ 551	\$ 556	\$ 562	\$ 806	\$ 814	\$ 822	\$ 830
Police/Fire (July)	2.0000	New TV	\$ 2,378	\$ 2,402	\$ 2,426	\$ 2,450	\$ 2,475	\$ 2,499	\$ 3,586	\$ 3,622	\$ 3,658	\$ 3,694
Police/Fire (Dec)	5.5000	New TV	\$ 6,539	\$ 6,605	\$ 6,671	\$ 6,738	\$ 6,805	\$ 6,873	\$ 9,861	\$ 9,960	\$ 10,059	\$ 10,160
DDA 2 Mill Levy	2.0000	New TV	\$ 2,378	\$ 2,402	\$ 2,426	\$ 2,450	\$ 2,475	\$ 2,499	\$ 3,586	\$ 3,622	\$ 3,658	\$ 3,694
Total Non-Capturable Taxes	15.1494		\$ 18,013	\$ 18,193	\$ 18,375	\$ 18,558	\$ 18,744	\$ 18,931	\$ 27,161	\$ 27,433	\$ 27,707	\$ 27,984
Abatement Value (non-capt taxes)		\$ 7,575	\$ 7,650	\$ 7,727	\$ 7,804	\$ 7,882	\$ 7,961					
Total Annual Abatement Value		\$ 21,817	\$ 22,170	\$ 22,395	\$ 22,623	\$ 22,852	\$ 23,084					
Total Accumulated Abatement Value		\$ 21,817	\$ 43,988	\$ 66,383	\$ 89,005	\$ 111,858	\$ 134,942	\$ 134,942	\$ 134,942	\$ 134,942	\$ 134,942	

Table 2. Tax Increment Revenue Estimates

Hall Block
117 South Niagara, et. al, Saginaw, MI
AKT Peerless Project No. 16080f
As of November 23, 2021

Estimated TV Increase rate:		Plan Year											
Calendar Year		11	12	13	14	15	16	17	18	19	20		
2033		2034	2035	2036	2037	2038	2039	2040	2041	2042			
Initial Taxable Value	\$	92,201	\$ 92,201	\$ 92,201	\$ 92,201	\$ 92,201	\$ 92,201	\$ 92,201	\$ 92,201	\$ 92,201	\$ 92,201		
Initial Taxable Value - OPRA													
Post-Dev TV (50% of Hard Construction Cost)	\$	1,865,697	\$ 1,884,354	\$ 1,903,197	\$ 1,922,229	\$ 1,941,452	\$ 1,960,866	\$ 1,980,475	\$ 2,000,280	\$ 2,020,282	\$ 2,040,485		
Estimated New TV - OPRA													
Incremental Difference (New TV - Initial TV)	\$	1,773,496	\$ 1,792,153	\$ 1,810,996	\$ 1,830,028	\$ 1,849,251	\$ 1,868,665	\$ 1,888,274	\$ 1,908,079	\$ 1,928,081	\$ 1,948,284		
State Education Tax (SET)													
6.0000	New TV	\$ 11,194	\$ 11,306	\$ 11,419	\$ 11,533	\$ 11,649	\$ 11,765	\$ 11,883	\$ 12,002	\$ 12,122	\$ 12,243		
School Operating Tax													
18.0000	New TV	\$ 33,583	\$ 33,918	\$ 34,258	\$ 34,600	\$ 34,946	\$ 35,296	\$ 35,649	\$ 36,005	\$ 36,365	\$ 36,729		
School Total		24.0000											
Total School Millages - Not Captured		\$	44,777	\$ 45,224	\$ 45,677	\$ 46,134	\$ 46,595	\$ 47,061	\$ 47,531	\$ 48,007	\$ 48,487	\$ 48,972	
Local Tax Increment Revenue Capture													
City Operating	7.3830	Incremental	\$ 13,094	\$ 13,231	\$ 13,371	\$ 13,511	\$ 13,653	\$ 13,796	\$ 13,941	\$ 14,087	\$ 14,235	\$ 14,384	
County Operating	4.8558	Incremental	\$ 8,612	\$ 8,702	\$ 8,794	\$ 8,886	\$ 8,980	\$ 9,074	\$ 9,169	\$ 9,265	\$ 9,362	\$ 9,460	
ISO SAG Spec Ed	1.9417	Incremental	\$ 3,444	\$ 3,480	\$ 3,516	\$ 3,553	\$ 3,591	\$ 3,628	\$ 3,666	\$ 3,705	\$ 3,744	\$ 3,783	
ISO SAG S	0.1455	Incremental	\$ 258	\$ 261	\$ 263	\$ 266	\$ 269	\$ 272	\$ 275	\$ 278	\$ 281	\$ 283	
ISO CTE	1.0000	Incremental	\$ 1,773	\$ 1,792	\$ 1,811	\$ 1,830	\$ 1,849	\$ 1,869	\$ 1,888	\$ 1,908	\$ 1,928	\$ 1,948	
Delta College	2.0427	Incremental	\$ 3,623	\$ 3,661	\$ 3,699	\$ 3,738	\$ 3,777	\$ 3,817	\$ 3,857	\$ 3,898	\$ 3,938	\$ 3,980	
STARs	3.0000	Incremental	\$ 5,320	\$ 5,376	\$ 5,433	\$ 5,490	\$ 5,548	\$ 5,606	\$ 5,665	\$ 5,724	\$ 5,784	\$ 5,845	
SAG Public Library	3.9947	Incremental	\$ 7,085	\$ 7,159	\$ 7,234	\$ 7,310	\$ 7,387	\$ 7,465	\$ 7,543	\$ 7,622	\$ 7,702	\$ 7,783	
County Senior CIT	0.5900	Incremental	\$ 1,046	\$ 1,057	\$ 1,068	\$ 1,080	\$ 1,091	\$ 1,103	\$ 1,114	\$ 1,126	\$ 1,138	\$ 1,149	
County Mosquito Control	0.6400	Incremental	\$ 1,135	\$ 1,147	\$ 1,159	\$ 1,171	\$ 1,184	\$ 1,196	\$ 1,208	\$ 1,221	\$ 1,234	\$ 1,247	
County Parks, Rec	0.2942	Incremental	\$ 522	\$ 527	\$ 533	\$ 538	\$ 544	\$ 550	\$ 556	\$ 561	\$ 567	\$ 573	
County Castle Museum	0.1997	Incremental	\$ 354	\$ 358	\$ 362	\$ 365	\$ 369	\$ 373	\$ 377	\$ 381	\$ 385	\$ 389	
County Animal Control	0.4250	Incremental	\$ 754	\$ 762	\$ 770	\$ 778	\$ 786	\$ 794	\$ 803	\$ 811	\$ 819	\$ 828	
County Event Center	0.2250	Incremental	\$ 399	\$ 403	\$ 407	\$ 412	\$ 416	\$ 420	\$ 425	\$ 429	\$ 434	\$ 438	
County Sheriff	1.7500	Incremental	\$ 3,104	\$ 3,136	\$ 3,169	\$ 3,203	\$ 3,236	\$ 3,270	\$ 3,304	\$ 3,339	\$ 3,374	\$ 3,409	
County Zoo	0.2000	Incremental	\$ 355	\$ 358	\$ 362	\$ 366	\$ 370	\$ 374	\$ 378	\$ 382	\$ 386	\$ 390	
County 911	0.2800	Incremental	\$ 497	\$ 502	\$ 507	\$ 512	\$ 518	\$ 523	\$ 529	\$ 534	\$ 540	\$ 546	
County Health Dept	0.4800	Incremental	\$ 851	\$ 860	\$ 869	\$ 878	\$ 888	\$ 897	\$ 906	\$ 916	\$ 925	\$ 935	
Local Total		29.4473											
Total Local Tax Increment Revenue Capture		\$	52,225	\$ 52,774	\$ 53,329	\$ 53,889	\$ 54,455	\$ 55,027	\$ 55,605	\$ 56,188	\$ 56,777	\$ 57,372	
Abatement Value (local taxes) - OPRA													
School Debt	5.2000	New TV	\$ 9,702	\$ 9,799	\$ 9,897	\$ 9,996	\$ 10,096	\$ 10,197	\$ 10,298	\$ 10,401	\$ 10,505	\$ 10,611	
County Hospital Debt	0.4494	New TV	\$ 838	\$ 847	\$ 855	\$ 864	\$ 872	\$ 881	\$ 890	\$ 899	\$ 908	\$ 917	
Police/Fire (July)	2.0000	New TV	\$ 3,731	\$ 3,769	\$ 3,806	\$ 3,844	\$ 3,883	\$ 3,922	\$ 3,961	\$ 4,001	\$ 4,041	\$ 4,081	
Police/Fire (Dec)	5.5000	New TV	\$ 10,261	\$ 10,364	\$ 10,468	\$ 10,572	\$ 10,678	\$ 10,785	\$ 10,893	\$ 11,002	\$ 11,112	\$ 11,223	
DDA 2 Mill Levy	2.0000	New TV	\$ 3,731	\$ 3,769	\$ 3,806	\$ 3,844	\$ 3,883	\$ 3,922	\$ 3,961	\$ 4,001	\$ 4,041	\$ 4,081	
Total Non-Capturable Taxes		15.1494	\$	28,264	\$ 28,547	\$ 28,832	\$ 29,121	\$ 29,412	\$ 29,706	\$ 30,003	\$ 30,303	\$ 30,606	\$ 30,912
Abatement Value (non-capt taxes)													
Total Annual Abatement Value			\$	134,942	\$ 134,942	\$ 134,942	\$ 134,942	\$ 134,942	\$ 134,942	\$ 134,942	\$ 134,942	\$ 134,942	
Total Accumulated Abatement Value			\$	134,942	\$ 134,942	\$ 134,942	\$ 134,942	\$ 134,942	\$ 134,942	\$ 134,942	\$ 134,942	\$ 134,942	



Table 2. Tax Increment Revenue Estimates

Hall Block
117 South Niagara, et. al, Saginaw, MI
AKT Peerless Project No. 16080F
As of November 23, 2021

Estimated TV Increase rate:		21	22	23	24	25	26	27	28	29	30
Plan Year	Calendar Year	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
Initial Taxable Value		\$ 92,201	\$ 92,201	\$ 92,201	\$ 92,201	\$ 92,201	\$ 92,201	\$ 92,201	\$ 92,201	\$ 92,201	\$ 92,201
Initial Taxable Value - OPRA											
Post-Dev TV (50% of Hard Construction Cost)	Estimated New TV	\$ 2,060,890	\$ 2,081,499	\$ 2,102,314	\$ 2,123,337	\$ 2,144,570	\$ 2,166,016	\$ 2,187,676	\$ 2,209,553	\$ 2,231,649	\$ 2,253,965
	Estimated New TV - OPRA										
	Incremental Difference (New TV - Initial TV)	\$ 1,968,689	\$ 1,989,298	\$ 2,010,113	\$ 2,031,136	\$ 2,052,369	\$ 2,073,815	\$ 2,095,475	\$ 2,117,352	\$ 2,139,448	\$ 2,161,764
State Education Tax (SET)	New TV	\$ 12,365	\$ 12,489	\$ 12,614	\$ 12,740	\$ 12,867	\$ 12,996	\$ 13,126	\$ 13,257	\$ 13,390	\$ 13,524
School Operating Tax	New TV	\$ 37,096	\$ 37,467	\$ 37,842	\$ 38,220	\$ 38,602	\$ 38,988	\$ 39,378	\$ 39,772	\$ 40,170	\$ 40,571
	School Total	24,000									
Total School Millages - Not Captured		\$ 49,461	\$ 49,956	\$ 50,456	\$ 50,960	\$ 51,470	\$ 51,984	\$ 52,504	\$ 53,029	\$ 53,560	\$ 54,095
City Operating	Incremental	\$ 14,535	\$ 14,687	\$ 14,841	\$ 14,996	\$ 15,153	\$ 15,311	\$ 15,471	\$ 15,632	\$ 15,796	\$ 15,960
County Operating	Incremental	\$ 9,560	\$ 9,660	\$ 9,761	\$ 9,863	\$ 9,966	\$ 10,070	\$ 10,175	\$ 10,281	\$ 10,389	\$ 10,497
ISD SAG Spec Ed	Incremental	\$ 3,823	\$ 3,863	\$ 3,903	\$ 3,944	\$ 3,985	\$ 4,027	\$ 4,069	\$ 4,111	\$ 4,154	\$ 4,197
ISD SAG S	Incremental	\$ 286	\$ 289	\$ 292	\$ 296	\$ 299	\$ 302	\$ 305	\$ 308	\$ 311	\$ 315
ISD CTE	Incremental	\$ 1,969	\$ 1,989	\$ 2,010	\$ 2,031	\$ 2,052	\$ 2,074	\$ 2,095	\$ 2,117	\$ 2,139	\$ 2,162
Delta College	Incremental	\$ 4,021	\$ 4,064	\$ 4,106	\$ 4,149	\$ 4,192	\$ 4,236	\$ 4,280	\$ 4,325	\$ 4,370	\$ 4,416
STARS	Incremental	\$ 5,906	\$ 5,968	\$ 6,030	\$ 6,093	\$ 6,157	\$ 6,221	\$ 6,286	\$ 6,352	\$ 6,418	\$ 6,485
SAG Public Library	Incremental	\$ 7,864	\$ 7,947	\$ 8,030	\$ 8,114	\$ 8,199	\$ 8,284	\$ 8,371	\$ 8,458	\$ 8,546	\$ 8,636
County Senior CIT	Incremental	\$ 1,162	\$ 1,174	\$ 1,186	\$ 1,198	\$ 1,211	\$ 1,224	\$ 1,236	\$ 1,249	\$ 1,262	\$ 1,275
County Mosquito Control	Incremental	\$ 1,260	\$ 1,273	\$ 1,286	\$ 1,300	\$ 1,314	\$ 1,327	\$ 1,341	\$ 1,355	\$ 1,369	\$ 1,384
County Parks, Rec	Incremental	\$ 579	\$ 585	\$ 591	\$ 598	\$ 604	\$ 610	\$ 616	\$ 623	\$ 629	\$ 636
County Castle Museum	Incremental	\$ 393	\$ 397	\$ 401	\$ 406	\$ 410	\$ 414	\$ 418	\$ 423	\$ 427	\$ 432
County Animal Control	Incremental	\$ 837	\$ 845	\$ 854	\$ 863	\$ 872	\$ 881	\$ 891	\$ 900	\$ 909	\$ 919
County Event Center	Incremental	\$ 443	\$ 448	\$ 452	\$ 457	\$ 462	\$ 467	\$ 471	\$ 476	\$ 481	\$ 486
County Sheriff	Incremental	\$ 3,445	\$ 3,481	\$ 3,518	\$ 3,554	\$ 3,592	\$ 3,629	\$ 3,667	\$ 3,705	\$ 3,744	\$ 3,783
County Zoo	Incremental	\$ 394	\$ 398	\$ 402	\$ 406	\$ 410	\$ 415	\$ 419	\$ 423	\$ 428	\$ 432
County 911	Incremental	\$ 551	\$ 557	\$ 563	\$ 569	\$ 575	\$ 581	\$ 587	\$ 593	\$ 599	\$ 605
County Health Dept	Incremental	\$ 945	\$ 955	\$ 965	\$ 975	\$ 985	\$ 995	\$ 1,006	\$ 1,016	\$ 1,027	\$ 1,038
	Local Total	29,4473									
Total Local Tax Increment Revenue Capture		\$ 57,973	\$ 58,579	\$ 59,192	\$ 59,811	\$ 60,437	\$ 61,068	\$ 61,706	\$ 62,350	\$ 63,001	\$ 63,658
Abatement Value (local taxes) - OPRA											
School Debt	New TV	\$ 10,717	\$ 10,824	\$ 10,932	\$ 11,041	\$ 11,152	\$ 11,263	\$ 11,376	\$ 11,490	\$ 11,605	\$ 11,721
County Hospital Debt	New TV	\$ 926	\$ 935	\$ 945	\$ 954	\$ 964	\$ 973	\$ 983	\$ 993	\$ 1,003	\$ 1,013
Police/Fire (July)	New TV	\$ 4,122	\$ 4,163	\$ 4,205	\$ 4,247	\$ 4,289	\$ 4,332	\$ 4,375	\$ 4,419	\$ 4,463	\$ 4,508
Police/Fire (Dec)	New TV	\$ 11,335	\$ 11,448	\$ 11,563	\$ 11,678	\$ 11,795	\$ 11,913	\$ 12,032	\$ 12,153	\$ 12,274	\$ 12,397
DDA 2 Mill Levy	New TV	\$ 4,122	\$ 4,163	\$ 4,205	\$ 4,247	\$ 4,289	\$ 4,332	\$ 4,375	\$ 4,419	\$ 4,463	\$ 4,508
Total Non-Capturable Taxes		\$ 31,221	\$ 31,533	\$ 31,849	\$ 32,167	\$ 32,489	\$ 32,814	\$ 33,142	\$ 33,473	\$ 33,808	\$ 34,146
Abatement Value (non-capt taxes)											
Total Annual Abatement Value		\$ 134,942	\$ 134,942	\$ 134,942	\$ 134,942	\$ 134,942	\$ 134,942	\$ 134,942	\$ 134,942	\$ 134,942	\$ 134,942
Total Accumulated Abatement Value		\$ 134,942	\$ 134,942	\$ 134,942	\$ 134,942	\$ 134,942	\$ 134,942	\$ 134,942	\$ 134,942	\$ 134,942	\$ 134,942



Table 3. Reimbursement Allocation Schedule
 Hall Block
 117 South Niagara, et. al, Saginaw, MI
 AKT Peerless Project No. 16080f
 As of November 23, 2021

Developer Maximum Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	0.0%	\$ -	\$ -	\$ -
Local	100.0%	\$ -	\$ 499,964	\$ 499,964
TOTAL		\$ -	\$ 499,964	\$ 499,964

Estimated Total Years of Plan:	18
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Plan Year	End of OPRA									
	1	2	3	4	5	6	7	8	9	
Calendar Year	2023	2024	2025	2026	2027	2028	2029	2030	2031	
Total Local Incremental Revenue	\$ 32,649	\$ 32,999	\$ 33,353	\$ 33,710	\$ 34,070	\$ 34,435	\$ 50,081	\$ 50,609	\$ 51,142	
BRA Administrative Fee	\$ 3,918	\$ 3,960	\$ 4,002	\$ 4,045	\$ 4,088	\$ 4,132	\$ 6,010	\$ 6,073	\$ 6,137	
Taxing Jurisdiction Withholding										
Local TIR Available for Reimbursement	\$ 28,731	\$ 29,039	\$ 29,350	\$ 29,665	\$ 29,982	\$ 30,303	\$ 44,071	\$ 44,536	\$ 45,005	
DEVELOPER										
	Beginning Balance									
DEVELOPER Reimbursement Balance	\$ 499,964	\$ 471,233	\$ 442,194	\$ 412,844	\$ 383,179	\$ 353,197	\$ 322,895	\$ 278,824	\$ 234,288	\$ 189,283
LOCAL-ONLY Reimbursement Balance	\$ 499,964	\$ 471,233	\$ 442,194	\$ 412,844	\$ 383,179	\$ 353,197	\$ 322,895	\$ 278,824	\$ 234,288	\$ 189,283
Eligible Activities Reimbursement	\$ 478,057	\$ 28,731	\$ 29,039	\$ 29,350	\$ 29,665	\$ 29,982	\$ 30,303	\$ 44,071	\$ 44,536	\$ 45,005
Interest Reimbursement	\$ 21,908	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Local-Only TIR Reimbursement	\$ 28,731	\$ 29,039	\$ 29,350	\$ 29,665	\$ 29,982	\$ 30,303	\$ 44,071	\$ 44,536	\$ 45,005	
LOCAL BROWNFIELD REVOLV. FUND										
	LBRF Year	0	0	0	0	0	0	0	0	0
LBRF Deposits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
STATE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
LOCAL	no maximum	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Table 3. Reimbursement Allocation Schedule
 Hall Block
 117 South Niagara, et. al, Saginaw, MI
 AKT Peerless Project No. 16080F
 As of November 23, 2021

Estimated Capture	
Administration Fee	\$ 100,586
LBRF	\$ 237,669

Plan Year	End Plan										TOTAL
	10	11	12	13	14	15	16	17	18	18	
Calendar Year	2032	2033	2034	2035	2036	2037	2038	2039	2040	2040	
Total Local Incremental Revenue	\$ 51,681	\$ 52,225	\$ 52,774	\$ 53,329	\$ 53,889	\$ 54,455	\$ 55,027	\$ 55,605	\$ 56,188	\$ 56,188	
BRA Administrative Fee	\$ 6,202	\$ 6,267	\$ 6,333	\$ 6,399	\$ 6,467	\$ 6,535	\$ 6,603	\$ 6,673	\$ 6,743	\$ 6,743	
Taxing Jurisdiction Withholding											
Local TIR Available for Reimbursement	\$ 45,479	\$ 45,958	\$ 46,441	\$ 46,929	\$ 47,423	\$ 47,921	\$ 48,424	\$ 48,932	\$ 49,445	\$ 49,445	
DEVELOPER											
	Beginning Balance										
DEVELOPER Reimbursement Balance	\$ 499,964	\$ 143,804	\$ 97,846	\$ 51,405	\$ 4,475	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
LOCAL-ONLY Reimbursement Balance	\$ 499,964	\$ 143,804	\$ 97,846	\$ 51,405	\$ 4,475	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Eligible Activities Reimbursement	\$ 478,057	\$ 45,479	\$ 45,958	\$ 46,441	\$ 29,497	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 478,057
Interest Reimbursement	\$ 21,908	\$ -	\$ -	\$ -	\$ 17,432	\$ 4,475	\$ -	\$ -	\$ -	\$ -	\$ 21,908
Total Local-Only TIR Reimbursement	\$ 45,479	\$ 45,958	\$ 46,441	\$ 46,929	\$ 4,475	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 499,964
LOCAL BROWNFIELD REVOLV. FUND											
	LBRF Year	0	0	0	0	1	2	3	4	5	0
LBRF Deposits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 42,947	\$ 47,921	\$ 48,424	\$ 48,932	\$ 49,445	\$ 237,669
STATE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
LOCAL	no maximum	\$ -	\$ -	\$ -	\$ -	\$ 42,947	\$ 47,921	\$ 48,424	\$ 48,932	\$ 49,445	\$ -

VII. CLOSING PROCEDURE (2-22-2022)

- a.
1) Unfinished Business –

TABLED AT JANUARY 18, 2022 BOARD SESSION

Human Services Committee – J. Theisen, Chair; M. Webster, Vice-Chair

- 1.1) **CONTROLLER/CAO**, re: Approval of Mosquito Abatement Commission property at 211 Congress St., Saginaw, MI to the School District of the City of Saginaw
- 2) Proclamations – None
- 3) Appointments and Elections –

APPOINTMENTS

Pursuant to Article VII, 7.1.2 of the Board Rules, Chair appointments, if any, will be listed on the Addendum distributed at the February 22, 2022 Board Session.

ELECTIONS

Land Bank Authority

Cassi Zimmerman *(To fill a vacancy)*

Term to expire:

December 31, 2025

- b. Announcements by the Chair
c. Commissioner Audiences
d. Adjournment

2-18-22/sek

UNFINISHED BUSINESS

FROM: COMMITTEE ON HUMAN SERVICES – 1.1

FEBRUARY 22, 2022

~~**JANUARY 18, 2022**~~

Your committee considered Communication No. 1-18-2 from Robert Belleman, Controller/CAO, Controller's Office, and 1-18-3 from William W. Stanuszek, Director, Mosquito Abatement Commission, requesting authorization for the sale of two (2) parcels totaling 1.22 acres at 211 Congress St., Saginaw, MI to the School District of the City of Saginaw in the amount of \$29,500, contingent upon the county obtaining right of ownership to CSX owned railroad property.

The committee met with William Stanuszek, SCMAC Director, who provided the committee with information on the activities related to the School District of the City of Saginaw's interest in Saginaw County properties and led the discussion of what the future is for Mosquito Abatement's location. There is concern that the Mosquito Abatement Commission building is going to feel squeezed by the activities and close proximity of the new high school. The County has already started searching for other locations within the city of Saginaw that could potentially house Mosquito Abatement Commission, Maintenance, and possibly other departments. The Controller requested review of the Purchase Agreement by Civil Counsel.

We recommend approval to sell two (2) parcels totaling 1.22 acres at 211 Congress St., Saginaw, MI to the School District of the City of Saginaw at an amount of \$29,500, contingent upon the county obtaining right of ownership to CSX owned railroad property located within the boundaries of the Count owned property at 211 Congress or adjacent thereto and in the form and under terms acceptable to the County of Saginaw and the School District and review and approval of the purchase agreement by Civil Counsel.

Respectfully Submitted,

COMMITTEE ON HUMAN SERVICES

s/ _____
James G. Theisen, Chair

s/ _____
Michael Webster, Vice-Chair

s/ _____
Gerald Little

s/ _____
Cynthia Winiecke

s/ _____
Carl E. Ruth