

**AMENDMENT TO THE MONTCALM COUNTY BROWNFIELD
REDEVELOPMENT AUTHORITY BROWNFIELD PLAN FOR THE
107 S LAFAYETTE, LLC REDEVELOPMENT PROJECT**

January 30, 2017

Introduction

107 S Lafayette, LLC ("107 S Lafayette") acquired the existing buildings located at 101 and 107 S. Lafayette (the "Property") with plans for the complete rehabilitation of the vacant building at 107 S. Lafayette into an approximately 8,500 square foot restaurant/sports bar that includes a sports bar with multiple television screens, a full service bar, private event space, a walk-in wine closet and formal dining area with occupancy for up to approximately 350 people in downtown Greenville (the "Project"). The Project also includes an exterior and interior renovation of the 101 S. Lafayette building to prepare it for a prospective tenant.

The Project will fully reactivate the buildings and bring density and new life to downtown Greenville. The Project is expected to generate approximately 75 new employees (30 full-time-equivalent jobs) with estimated average wages of \$10/hr. Total capital investment is estimated at \$1.69 million.

Basis of Eligibility

The Property consists of two contiguous parcels at the corner of S. Lafayette and W. Grove Street in the City of Greenville ("City"). The Property is considered a historic resource because it is located within and contributing to a historic district designated by the national register of historic places. Therefore, the Eligible Property is considered "eligible property" under Act 381 of 1996, as amended. Exhibit D has a summary of information demonstrating the "historic resource" qualification.

Required Elements of Brownfield Plan

1. A description of costs intended to be paid for with the tax increment revenues. (MCLA 125.2663(1)(a))

107 S Lafayette will seek tax increment financing from a portion of local taxes for eligible activities at the Eligible Property, including baseline environmental assessment activities, demolition, lead and asbestos abatement and brownfield plan amendment and work plan preparation and development totaling \$140,000.

Table 1 below presents estimated costs of the eligible activities for this project which qualify for reimbursement from tax increment financing.

Table 1 – Eligible Activities	
Task	Cost Estimate
1. Baseline Environmental Assessment Activities	\$ 20,000
2. Demolition	\$ 80,000
3. Lead and Asbestos Abatement	\$ 20,000
4. Brownfield Plan Amendment/Work Plan Preparation and Development	\$ 20,000
TOTAL	\$ 140,000

2. A brief summary of the eligible activities that are proposed for each eligible property. (MCLA 125.2663(1)(b))

"Eligible Activities" are defined in the Act as meaning one or more of the following: (i) baseline environmental assessment activities; (ii) due care activities; and (iii) additional response activities; (iv) reasonable cost of developing and preparing brownfield plans, combined brownfield plans, and work plans. In addition, in local governmental units that are not "qualified local governmental units" as defined in Act 381, such as the City of Greenville, the Act includes the following additional activities under the definition of "eligible activities": (A) demolition of structures that is not response activity under Part 201 of NREPA; and (B) lead or asbestos abatement.

The cost of eligible activities are estimated in Table 1 above and include the following:

1. Baseline environmental assessment activities. Baseline environmental assessment activities have been conducted on the Eligible Property, including a Phase I and II environmental survey.
2. Demolition. The Eligible Property contains two existing buildings that require significant selective interior and exterior demolition in order to prepare the buildings for the proposed rehabilitation.
3. Lead and Asbestos Abatement. The Eligible Property contained materials containing lead or asbestos that required removal prior to conducting the demolition activities above. Abatement activities include the initial surveys and proper removal and disposal of all lead or asbestos containing materials by a licensed contractor.
4. Brownfield Plan Amendment/Work Plan Preparation and Development. Costs incurred to prepare and develop this Brownfield Plan Amendment and proposed Act 381 Work Plan, as required per Act 381 of 1996, as amended.

3. An estimate of the captured taxable value and tax increment revenues for each year of the Plan from each parcel of eligible property and in the aggregate. (MCLA 125.2663(1)(c))

An estimate of real property tax capture for tax increment financing is attached as Exhibit B. The Eligible Property is located within the City's Downtown Development Authority ("DDA") tax capture district and this Plan Amendment proposes to capture 50% of the available local tax increment revenues generated from the Project with the remaining 50% being captured by the DDA.

4. The method by which the costs of the Plan will be financed, including a description of any advances made or anticipated to be made for the costs of the Plan from the City. (MCLA 125.2663(1)(d))

The cost of the Eligible Activities included in the Plan will initially be paid for by the 107 S Lafayette and they will seek reimbursement through capture of tax increment revenues from local tax increment revenues during the term of the Plan Amendment. A reimbursement agreement among the Authority, the City/County and 107 S. Lafayette will be needed to provide the details of the reimbursement.

5. The maximum amount of the note or bonded indebtedness to be incurred, if any. (MCLA 125.2663(1)(3))

No bonds or notes will be issued by the Authority for the Project.

6. The duration of the Plan, which shall not exceed the lesser of (1) the period required to pay for the eligible activities from tax increment revenues plus the period of capture authorized for the local site remediation revolving fund or (2) 30 years. (MCLA 125.2663(1)(f)&(22)).

The duration of the Brownfield Plan Amendment for the Project is estimated to be 30 years. Redevelopment of the Eligible Property will be completed by mid-2016 and that it will take up to 25 years to recapture the total Eligible Activities through tax increment revenues, plus five years of capture for the revolving fund. Therefore, the first year of tax increment capture will be 2017 and the Plan Amendment will remain in place until 107 S Lafayette is fully reimbursed and the Authority has completed capture for the revolving fund capture, subject to the maximum duration provided for in MCL 125.2663(22). The Authority intends to capture funds to fund the local site remediation revolving fund with tax increment revenue capture from the last five years of the Plan Amendment.

7. An estimate of the impact of tax increment financing on the revenues of all taxing jurisdictions in which the Property is located. (MCLA 125.2663(1)(g))

An estimate of real property tax capture is attached as Exhibit B.

8. A legal description of each parcel of eligible property to which the Plan applies, a map showing the location and dimensions of each eligible property, a statement of the characteristics that qualify the property as eligible property, and a statement of whether personal property is included as a part of the eligible property. (MCLA 125.2663(1)(h))

a. See legal description at Exhibit A.

b. See location and site map at Exhibit C.

c. Characteristics of Property:

The 101 S. Lafayette parcel contains an existing one-story building containing approximately 6,099 square feet that predates construction of the adjacent 107 S. Lafayette building. Prior historical uses include optical store and other retail uses.

The 107 S. Lafayette parcel contains an existing one-story commercial building containing approximately 5,500 square feet that was originally constructed in 1945. Prior historical uses include a bar/restaurant, fast food restaurant and a pawn shop.

d. Personal property: New personal property added to the Eligible Property is included as part of the "Eligible Property" to the extent it is taxable.

9. An estimate of the number of persons residing on each eligible property to which the Plan applies and the number of families or individuals to be displaced, if any. (MCL 125.2663(1)(i))

There are no persons currently residing on this Eligible Property and, therefore, no families or individuals will be displaced.

10. A plan for establishing priority for the relocation of persons displaced by implementation of the Plan, if applicable. (MCLA 125.2663(1)(j))

This section is inapplicable to this site as there are no persons residing on this Eligible Property.

11. Provision for the costs of relocating persons displaced by implementation of the Plan, and financial assistance and reimbursement of expenses, if any. (MCLA 125.2663(1)(k))

This section is inapplicable to this site as there are no persons residing on this Eligible Property.

12. A strategy for compliance with the Michigan Relocation Assistance Act, if applicable (MCLA 125.2663(1)(l))

This section is inapplicable to this site as there are no persons residing on this Eligible Property.

13. A description of the proposed use of the local site remediation revolving fund. (MCLA 125.2663(1)(m))

The revolving fund will not be used for the Project but may be used for other brownfield projects within the City.

**14. Other material that the Authority or the City Council considers pertinent.
(MCLA 125.2663(1)(n))**

The Project will increase the density of the area by bringing a new commercial business to this underutilized site along S. Lafayette in downtown Greenville. The Project promotes a walkable community as it will revitalize downtown Greenville and reactivate a site that has been experienced long-term vacancy. The Project will bring a new business into the City that will help promote additional spending and property taxes within the City limits.

14250152

Exhibit A

Property Description

Property Address: 101 S. Lafayette, Greenville, MI

Tax Parcel No.: 052-142-076-50

Legal Description: *LOTS 77 & 78 EXC E 9.5 FT ASSESSOR GROSVENOR'S ADDITION NO 2 TO CITY OF GREENVILLE*

Property Address: 107 S. Lafayette, Greenville, MI

Tax Parcel No.: 052-142-075-00

Legal Description: *LOTS 75 & 76, EX S 22 FT IN WIDTH OF LOT 75, EXC E 9.5 FT AND EXC A PARCEL 10 FT E & W BY 10 FT N & S IN THE NW COR OF LOT 76. ASSESSOR GROSVENOR'S ADDITION NO 2 TO CITY OF GREENVILLE.*

Exhibit B

TIF Table

107 S. Lafayette
TIF Table - Exhibit B

Real Property Improvements⁽¹⁾

	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Base TV (2017)	\$238,900	\$238,900	\$238,900	\$238,900	\$238,900	\$238,900	\$238,900	\$238,900	\$238,900	\$238,900	\$238,900	\$238,900	\$238,900	\$238,900	\$238,900	\$238,900	\$238,900	\$238,900	\$238,900
TV after Improvement ⁽²⁾	\$579,100	\$583,443	\$587,819	\$592,228	\$596,669	\$601,144	\$605,653	\$610,195	\$614,772	\$619,383	\$624,028	\$628,708	\$633,424	\$638,174	\$642,961	\$647,783	\$652,641	\$657,536	\$662,467
Total Incremental Taxable	\$340,200	\$344,543	\$348,919	\$353,328	\$357,769	\$362,244	\$366,753	\$371,295	\$375,872	\$380,483	\$385,128	\$389,808	\$394,524	\$399,274	\$404,061	\$408,883	\$413,741	\$418,636	\$423,567

Millages⁽³⁾

County Ambulance	0.6500	0.6500	0.6500	0.6500	0.6500	0.6500	0.6500	0.6500	0.6500	0.6500	0.6500	0.6500	0.6500	0.6500	0.6500	0.6500	0.6500	0.6500	0.6500
County Library	0.5000	0.5000	0.5000	0.5000	0.5000	0.5000	0.5000	0.5000	0.5000	0.5000	0.5000	0.5000	0.5000	0.5000	0.5000	0.5000	0.5000	0.5000	0.5000
Comm On Aging	0.4500	0.4500	0.4500	0.4500	0.4500	0.4500	0.4500	0.4500	0.4500	0.4500	0.4500	0.4500	0.4500	0.4500	0.4500	0.4500	0.4500	0.4500	0.4500
Veterans	0.0200	0.0200	0.0200	0.0200	0.0200	0.0200	0.0200	0.0200	0.0200	0.0200	0.0200	0.0200	0.0200	0.0200	0.0200	0.0200	0.0200	0.0200	0.0200
FL River Lib	1.0494	1.0494	1.0494	1.0494	1.0494	1.0494	1.0494	1.0494	1.0494	1.0494	1.0494	1.0494	1.0494	1.0494	1.0494	1.0494	1.0494	1.0494	1.0494
ISD Alloc	0.1747	0.1747	0.1747	0.1747	0.1747	0.1747	0.1747	0.1747	0.1747	0.1747	0.1747	0.1747	0.1747	0.1747	0.1747	0.1747	0.1747	0.1747	0.1747
Spec Ed Tax	3.5078	3.5078	3.5078	3.5078	3.5078	3.5078	3.5078	3.5078	3.5078	3.5078	3.5078	3.5078	3.5078	3.5078	3.5078	3.5078	3.5078	3.5078	3.5078
Moncalm CC	2.7200	2.7200	2.7200	2.7200	2.7200	2.7200	2.7200	2.7200	2.7200	2.7200	2.7200	2.7200	2.7200	2.7200	2.7200	2.7200	2.7200	2.7200	2.7200
State Education Tax (SET)	6.0000	6.0000	6.0000	6.0000	6.0000	6.0000	6.0000	6.0000	6.0000	6.0000	6.0000	6.0000	6.0000	6.0000	6.0000	6.0000	6.0000	6.0000	6.0000
School Operating	18.0000	18.0000	18.0000	18.0000	18.0000	18.0000	18.0000	18.0000	18.0000	18.0000	18.0000	18.0000	18.0000	18.0000	18.0000	18.0000	18.0000	18.0000	18.0000
City Operating	12.9673	12.9673	12.9673	12.9673	12.9673	12.9673	12.9673	12.9673	12.9673	12.9673	12.9673	12.9673	12.9673	12.9673	12.9673	12.9673	12.9673	12.9673	12.9673
County Operating	4.4082	4.4082	4.4082	4.4082	4.4082	4.4082	4.4082	4.4082	4.4082	4.4082	4.4082	4.4082	4.4082	4.4082	4.4082	4.4082	4.4082	4.4082	4.4082
Park 2	2.0000	2.0000	2.0000	2.0000	2.0000	2.0000	2.0000	2.0000	2.0000	2.0000	2.0000	2.0000	2.0000	2.0000	2.0000	2.0000	2.0000	2.0000	2.0000
DDA	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
School Debt	6.2000	6.2000	6.2000	6.2000	6.2000	6.2000	6.2000	6.2000	6.2000	6.2000	6.2000	6.2000	6.2000	6.2000	6.2000	6.2000	6.2000	6.2000	6.2000
TOTAL MILLAGE	59.6474	59.6474	59.6474	59.6474	59.6474	59.6474	59.6474	59.6474	59.6474	59.6474	59.6474	59.6474	59.6474	59.6474	59.6474	59.6474	59.6474	59.6474	59.6474

BASE TAXES	\$ 14,250	\$ 14,250	\$ 14,250	\$ 14,250	\$ 14,250	\$ 14,250	\$ 14,250	\$ 14,250	\$ 14,250	\$ 14,250	\$ 14,250	\$ 14,250	\$ 14,250	\$ 14,250	\$ 14,250	\$ 14,250	\$ 14,250	\$ 14,250	\$ 14,250
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Yearly Incremental Tax AT 50% Capture

County Ambulance	\$111	\$112	\$113	\$115	\$116	\$118	\$119	\$121	\$122	\$124	\$125	\$127	\$128	\$130	\$131	\$133	\$134	\$136	\$138
County Library	\$85	\$86	\$87	\$88	\$89	\$91	\$92	\$93	\$94	\$95	\$96	\$97	\$99	\$100	\$101	\$102	\$103	\$105	\$106
Comm On Aging	\$77	\$78	\$79	\$79	\$80	\$82	\$83	\$84	\$85	\$86	\$87	\$88	\$89	\$90	\$91	\$92	\$93	\$94	\$95
Veterans	\$3	\$3	\$3	\$4	\$4	\$4	\$4	\$4	\$4	\$4	\$4	\$4	\$4	\$4	\$4	\$4	\$4	\$4	\$4
FL River Lib	\$179	\$181	\$183	\$185	\$188	\$190	\$192	\$195	\$197	\$200	\$202	\$205	\$207	\$209	\$212	\$215	\$217	\$220	\$222
ISD Alloc	\$59	\$60	\$61	\$62	\$63	\$63	\$64	\$65	\$66	\$66	\$67	\$68	\$69	\$70	\$71	\$71	\$72	\$73	\$74
Spec Ed Tax	\$597	\$604	\$612	\$620	\$627	\$635	\$643	\$651	\$659	\$667	\$675	\$684	\$692	\$700	\$709	\$717	\$726	\$734	\$743
Moncalm CC	\$463	\$469	\$475	\$481	\$487	\$493	\$499	\$505	\$511	\$517	\$524	\$530	\$537	\$543	\$550	\$556	\$563	\$569	\$576
State Education Tax (SET)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
School Operating	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
City Operating	\$2,206	\$2,234	\$2,262	\$2,291	\$2,320	\$2,349	\$2,378	\$2,407	\$2,437	\$2,467	\$2,497	\$2,527	\$2,558	\$2,589	\$2,620	\$2,651	\$2,683	\$2,714	\$2,746
County Operating	\$750	\$759	\$769	\$779	\$789	\$798	\$808	\$818	\$828	\$839	\$849	\$859	\$870	\$880	\$891	\$901	\$912	\$923	\$934
Park 2	\$340	\$345	\$349	\$353	\$358	\$362	\$367	\$371	\$376	\$380	\$385	\$390	\$395	\$399	\$404	\$409	\$414	\$419	\$424
DDA	\$340	\$345	\$349	\$353	\$358	\$362	\$367	\$371	\$376	\$380	\$385	\$390	\$395	\$399	\$404	\$409	\$414	\$419	\$424
School Debt	\$2,109	\$2,136	\$2,163	\$2,191	\$2,218	\$2,246	\$2,274	\$2,302	\$2,330	\$2,359	\$2,388	\$2,417	\$2,446	\$2,476	\$2,505	\$2,535	\$2,565	\$2,596	\$2,626
*Total Annual Non-Capturable Local	\$2,449	\$2,481	\$2,512	\$2,544	\$2,576	\$2,608	\$2,641	\$2,673	\$2,706	\$2,739	\$2,773	\$2,807	\$2,841	\$2,875	\$2,909	\$2,944	\$2,979	\$3,014	\$3,050
Total Annual Capturable BF Incremental Local Taxes	\$4,869	\$4,931	\$4,993	\$5,056	\$5,120	\$5,184	\$5,249	\$5,314	\$5,379	\$5,445	\$5,512	\$5,579	\$5,646	\$5,714	\$5,783	\$5,852	\$5,921	\$5,991	\$6,062
Total Annual Capturable BF Incremental State Taxes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Yearly BF Capturable Incremental Taxes	\$4,869	\$4,931	\$4,993	\$5,056	\$5,120	\$5,184	\$5,249	\$5,314	\$5,379	\$5,445	\$5,512	\$5,579	\$5,646	\$5,714	\$5,783	\$5,852	\$5,921	\$5,991	\$6,062
State BF Fund Capture (3 mills)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Revolving Fund Capture	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Available Local BF TIF for Reimbursement	\$4,869	\$4,931	\$4,993	\$5,056	\$5,120	\$5,184	\$5,249	\$5,314	\$5,379	\$5,445	\$5,512	\$5,579	\$5,646	\$5,714	\$5,783	\$5,852	\$5,921	\$5,991	\$6,062
Total Available School BF TIF for Reimbursement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Eligible Activities	\$140,000	\$135,131	\$130,201	\$125,207	\$120,151	\$115,031	\$109,847	\$104,598	\$99,284	\$93,905	\$88,460	\$82,948	\$77,370	\$71,724	\$66,010	\$60,227	\$54,376	\$48,455	\$42,464
Local Tax Reimbursement	\$4,869	\$4,931	\$4,993	\$5,056	\$5,120	\$5,184	\$5,249	\$5,314	\$5,379	\$5,445	\$5,512	\$5,579	\$5,646	\$5,714	\$5,783	\$5,852	\$5,921	\$5,991	\$6,062
State Tax Reimbursement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unreimbursed Eligible Activities	\$135,131	\$130,201	\$125,207	\$120,151	\$115,031	\$109,847	\$104,598	\$99,284	\$93,905	\$88,460	\$82,948	\$77,370	\$71,724	\$66,010	\$60,227	\$54,376	\$48,455	\$42,464	\$36,402
Total Yearly Incremental Taxes for Reimbursement	\$4,869	\$4,931	\$4,993	\$5,056	\$5,120	\$5,184	\$5,249	\$5,314	\$5,379	\$5,445	\$5,512	\$5,579	\$5,646	\$5,714	\$5,783	\$5,852	\$5,921	\$5,991	\$6,062
Cumulative Capturable Incremental Taxes	\$4,869	\$9,799	\$14,793	\$19,849	\$24,969	\$30,153	\$35,402	\$40,716	\$46,095	\$51,540	\$57,052	\$62,630	\$68,276	\$73,990	\$79,773	\$85,624	\$91,545	\$97,536	\$103,598

⁽¹⁾ Land and personal property increment will be captured but TIF projections only show Improvements capture for ease of reference.

⁽²⁾ Assumes new taxable values based on proposed build out, plus 0.75% annual increases for inflation thereafter

⁽³⁾ Assumes millage rate remains the same

Real Property Improvements⁽¹⁾

	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Base TV (2017)	\$238,900	\$238,900	\$238,900	\$238,900	\$238,900	\$238,900	\$238,900	\$238,900	\$238,900	\$238,900	\$238,900
TV after Improvement ⁽²⁾	\$667,436	\$672,442	\$677,485	\$682,566	\$687,685	\$692,843	\$698,039	\$703,275	\$708,549	\$713,863	\$719,217
Total Incremental Taxable	\$428,536	\$433,542	\$438,585	\$443,666	\$448,785	\$453,943	\$459,139	\$464,375	\$469,649	\$474,963	\$480,317

Millages⁽³⁾

County Ambulance	0.6500	0.6500	0.6500	0.6500	0.6500	0.6500	0.6500	0.6500	0.6500	0.6500	0.6500
County Library	0.5000	0.5000	0.5000	0.5000	0.5000	0.5000	0.5000	0.5000	0.5000	0.5000	0.5000
Comm On Aging	0.4500	0.4500	0.4500	0.4500	0.4500	0.4500	0.4500	0.4500	0.4500	0.4500	0.4500
Veterans	0.0200	0.0200	0.0200	0.0200	0.0200	0.0200	0.0200	0.0200	0.0200	0.0200	0.0200
FL River Lib	1.0494	1.0494	1.0494	1.0494	1.0494	1.0494	1.0494	1.0494	1.0494	1.0494	1.0494
ISD Alloc	0.1747	0.1747	0.1747	0.1747	0.1747	0.1747	0.1747	0.1747	0.1747	0.1747	0.1747
Spec Ed Tax	3.5078	3.5078	3.5078	3.5078	3.5078	3.5078	3.5078	3.5078	3.5078	3.5078	3.5078
Moncalm CC	2.7200	2.7200	2.7200	2.7200	2.7200	2.7200	2.7200	2.7200	2.7200	2.7200	2.7200
State Education Tax (SET)	6.0000	6.0000	6.0000	6.0000	6.0000	6.0000	6.0000	6.0000	6.0000	6.0000	6.0000
School Operating	18.0000	18.0000	18.0000	18.0000	18.0000	18.0000	18.0000	18.0000	18.0000	18.0000	18.0000
City Operating	12.9673	12.9673	12.9673	12.9673	12.9673	12.9673	12.9673	12.9673	12.9673	12.9673	12.9673
County Operating	4.4082	4.4082	4.4082	4.4082	4.4082	4.4082	4.4082	4.4082	4.4082	4.4082	4.4082
Park 2	2.0000	2.0000	2.0000	2.0000	2.0000	2.0000	2.0000	2.0000	2.0000	2.0000	2.0000
DDA	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
School Debt	6.2000	6.2000	6.2000	6.2000	6.2000	6.2000	6.2000	6.2000	6.2000	6.2000	6.2000
TOTAL MILLAGE	59.6474	59.6474	59.6474	59.6474	59.6474	59.6474	59.6474	59.6474	59.6474	59.6474	59.6474
BASE TAXES	\$ 14,250	\$ 14,250	\$ 14,250	\$ 14,250	\$ 14,250	\$ 14,250	\$ 14,250	\$ 14,250	\$ 14,250	\$ 14,250	\$ 14,250

Yearly Incremental Tax AT 50% Capture

County Ambulance	\$139	\$141	\$143	\$144	\$146	\$148	\$149	\$151	\$153	\$154	\$156
County Library	\$107	\$108	\$110	\$111	\$112	\$113	\$115	\$116	\$117	\$119	\$120
Comm On Aging	\$96	\$98	\$99	\$100	\$101	\$102	\$103	\$104	\$106	\$107	\$108
Veterans	\$4	\$4	\$4	\$4	\$4	\$5	\$5	\$5	\$5	\$5	\$5
FL River Lib	\$225	\$227	\$230	\$233	\$235	\$238	\$241	\$244	\$246	\$249	\$252
ISD Alloc	\$75	\$76	\$77	\$78	\$78	\$79	\$80	\$81	\$82	\$83	\$84
Spec Ed Tax	\$752	\$760	\$769	\$778	\$787	\$796	\$805	\$814	\$824	\$833	\$842
Moncalm CC	\$583	\$590	\$596	\$603	\$610	\$617	\$624	\$632	\$639	\$646	\$653
State Education Tax (SET)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
School Operating	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
City Operating	\$2,778	\$2,811	\$2,844	\$2,877	\$2,910	\$2,943	\$2,977	\$3,011	\$3,045	\$3,079	\$3,114
County Operating	\$945	\$956	\$967	\$978	\$989	\$1,001	\$1,012	\$1,024	\$1,035	\$1,047	\$1,059
Park 2	\$429	\$434	\$439	\$444	\$449	\$454	\$459	\$464	\$470	\$475	\$480
DDA	\$429	\$434	\$439	\$444	\$449	\$454	\$459	\$464	\$470	\$475	\$480
School Debt	\$2,657	\$2,688	\$2,719	\$2,751	\$2,782	\$2,814	\$2,847	\$2,879	\$2,912	\$2,945	\$2,978
*Total Annual Non-Capturable Local	\$3,085	\$3,122	\$3,158	\$3,194	\$3,231	\$3,268	\$3,306	\$3,343	\$3,381	\$3,420	\$3,458
Total Annual Capturable BF Incremental Local Taxes	\$6,133	\$6,204	\$6,277	\$6,349	\$6,423	\$6,496	\$6,571	\$6,646	\$6,721	\$6,797	\$6,874
Total Annual Capturable BF Incremental State Taxes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Total Yearly BF Capturable Incremental Taxes	\$6,133	\$6,204	\$6,277	\$6,349	\$6,423	\$6,496	\$6,571	\$6,646	\$6,721	\$6,797	\$6,874
State BF Fund Capture (3 mills)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Revolving Fund Capture	\$0	\$0	\$0	\$0	\$0	(\$1,490)	(\$6,571)	(\$6,646)	(\$6,721)	(\$6,797)	(\$6,874)
Total Available Local BF TIF for Reimbursement	\$6,133	\$6,204	\$6,277	\$6,349	\$6,423	\$5,016	\$0	\$0	\$0	\$0	\$0
Total Available School BF TIF for Reimbursement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Eligible Activities	\$36,402	\$30,269	\$24,065	\$17,788	\$11,439	\$5,016	\$0	\$0	\$0	\$0	\$0
Local Tax Reimbursement	\$6,133	\$6,204	\$6,277	\$6,349	\$6,423	\$5,016	\$0	\$0	\$0	\$0	\$0
State Tax Reimbursement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unreimbursed Eligible Activities	\$30,269	\$24,065	\$17,788	\$11,439	\$5,016	\$0	\$0	\$0	\$0	\$0	\$0
Total Yearly Incremental Taxes for Reimbursement	\$6,133	\$6,204	\$6,277	\$6,349	\$6,423	\$5,016	\$0	\$0	\$0	\$0	\$0
Cumulative Capturable Incremental Taxes	\$109,731	\$115,935	\$122,212	\$128,561	\$134,984	\$140,000	\$140,000	\$140,000	\$140,000	\$140,000	\$140,000

\$0 State Revolving Fund
\$35,089 LSRRF

\$140,000 Local Capture
\$0 State Capture
\$140,000 Total TIF Reimbursement

⁽¹⁾ Land and personal property increment will be captured but T

⁽²⁾ Assumes new taxable values based on proposed build out, p

⁽³⁾ Assumes millage rate remains the same

Exhibit C

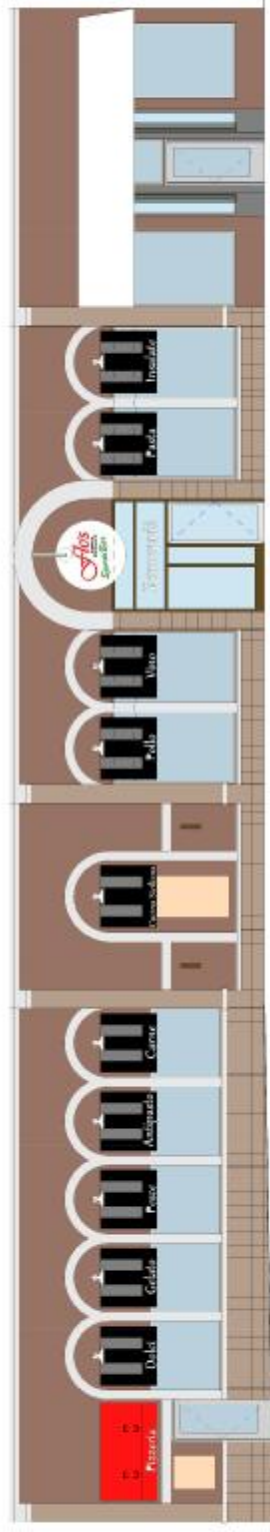
Site Location and Maps





1 Lafayette Perspective

2 Alley Perspective



3 New Lafayette Elevation





4 New Alley Elevation

Exhibit D

Summary of Historic Resource

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ASSET METADATA

Title:	Greenville Downtown Historic District
National Register Information System ID:	08001104
Applicable Criteria:	EVENT PERSON ARCHITECTURE/ENGINEERING
Architectural Styles:	LATE VICTORIAN EARLY COMMERCIAL
Architects:	Myers, Elijah E. Lindhout, Pierre ARCHITECTURE
Areas Of Significance:	COMMERCE EUROPEAN SOCIAL HISTORY
Periods Of Significance:	1850-1874 1875-1899 1900-1924 1925-1949 1950-1974
Significant Names:	Rutan, Manning Ranney, Frederick E.
Resource Type:	DISTRICT

Related Collections: National Register of Historic Places Collection
Resource Format: pdf
File Size (bytes): 22151
Date Published: 11/19/2008
Parks: National Register of Historic Places
State: Michigan
County: Montcalm County
Locations: Greenville ; Lafayette between Montcalm and Benton and adjacent block of Montcaolm, Grove, Cass, and Washington on either side
MICHIGAN ; Montcalm ; Greenville
Asset ID: 909497fa-0da7-47ab-88f1-1ccba14a4e54

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