



**CITY OF ZEELAND  
BROWNFIELD REDEVELOPMENT AUTHORITY  
AGENDA**

**January 21, 2025**

**ZEELAND CITY HALL COUNCIL CHAMBERS – 21 S ELM STREET**

**4:00 PM**

- Meeting called to order
- Roll Call
- Excuse absent members
- Additional agenda items

**VISITORS/PUBLIC COMMENT:**

- 

**COMMUNICATIONS/REPORTS:**

- 

**PUBLIC HEARINGS:**

- 

**ACTION:**

- Approve minutes of December 20, 2024

**UNFINISHED BUSINESS:**

- 

**NEW BUSINESS:**

- Brownfield Plan Amendment Consideration – 17 E. Main, LLC Redevelopment, 17 E. Main Ave.

**OTHER:**

- Consider any other business which may lawfully come before the Brownfield Redevelopment Authority

**ADJOURN**

**FEEL THE ZEEL**

# **Minutes of the Brownfield Redevelopment Authority**

## **December 20, 2024**

Pursuant to public notice duly given, the meeting of the Brownfield Redevelopment Authority of the City of Zeeland, County of Ottawa, Michigan was convened in open session at 7:00 a.m., local time, on Friday, December 20, 2024 at the Zeeland City Hall, 21 S. Elm Street.

Chairperson Klynstra called the meeting to order at 7:00 a.m. A roll call of members was conducted.

PRESENT: Mayor Klynstra, Tim Klunder, Rick VanDorp, Tim Maday, Andy Boatright

ABSENT: Beth Blanton

GUESTS: None

Staff present: Finance Director/ACM Plockmeyer and City Clerk Holmes.

### **Visitors/Public Comment**

There were no visitors or public comment.

### **Communications/Reports**

- None

### **Public Hearings**

- None

### **Action Items**

- Approve Minutes of the October 28, 2024 meeting.

*Motion was made by Maday and supported by Boatright to approve the minutes of the October 28, 2024 meeting. Motion carried. All voting aye.*

### **Unfinished Business**

- None

### **New Business**

- 303 E. Main Amended Buy/Sell Agreement

Klunder explained the Brownfield Authority originally approved a Buyer's Offer for the property at 303 E. Main on June 27, 2024. The offer was subject to contingencies that included (amongst others) that all inspections were to be concluded and the city's willingness (city's sole discretion)

to pay for environmental site remediation. The purchase price was \$370,000 (with a separate \$15,000 sale of Washington ROW to the seller). Closing was scheduled for no later than August 30, 2024.

Unfortunately, the Phase I environmental assessment took longer than expected as the Phase I assessment found some recognized environmental conditions that led our environmental consultant (Fleis and VandenBrink) to recommend some Phase II environmental work be conducted on the site. This led the BRA, at an October 28, 2024 meeting, to approve the Phase II environmental work and to extend the Buyer's Offer to December 15, 2024. December 15, 2024 has now passed, and the city does not have possession of a complete Phase II Environmental Site Assessment. Projections are that the work may be concluded by mid-January 2025.

The seller has agreed to once extend the Buy-Sell Agreement with the BRA. The extension is until January 15, 2025. City Council did approve the extension at their December 16, 2024 meeting, subject to the Brownfield Authority's approval. Further, they directed our leadership team to proceed with closing on the property by the January 15, 2025 date even if the full Phase II environmental report is not complete. Our environmental consultant (Fleis and VandenBrink) has advised that there is nothing legally precluding the city from closing on the property. In their opinion, *"At this point you (city) could close whenever you want. The BEA sampling and data evaluation work is complete and the requirement is that work be completed no later than 45-days after purchase so you are already in compliance with that. The BEA has to be submitted no later than 6 months after closing, we will be submitting as soon as it is done so that timeline will not be an issue."*

With the submission of the BEA, the city would not be required/liable for environmental remediation. The decision to remediate the property would be up to the city, just as it was for the current seller. In their case, they chose not to remediate the property before they put the property up for sale as they had a BEA done in 2012 which limited their liability exposure/remediation requirements after they purchased the property.

Should the BRA obtain the property, the BRA could decide to remediate the site to make it more desirable to potential developers. As a reminder, the BRA may recoup the purchase price of the property and environmental remediation costs (not covered by grants) if a Brownfield TIF is put in place with a potential redevelopment of the property. Additionally, it has been suggested that the BRA is likely eligible for remediation grants (should the BRA desire to do so) given the property would be owned by the BRA and assuming there is a potential redevelopment of the site under consideration.

*Motion was made by Boatright and seconded by VanDorp to approve the Buy-Sell Amendment as presented, extending the closing to no later than January 15, 2025. Motion carried. All voting aye.*

## **Other**

- Plockmeyer reported they are reviewing the Brownfield Plans for 17 E. Main and 44 N. Elm to make sure the incentives look correct.

### **Adjourn**

*Motion was made by Klunder and seconded by Maday to adjourn the meeting at 7:20 a.m. Motion carried. All voting aye.*

A handwritten signature in black ink, appearing to read "Tim Klunder", written over a horizontal line.

Tim Klunder, Secretary



21 South Elm Street • Zeeland, Michigan 49464 • (616) 772-6400 • FAX (616) 772-5352

---

## MEMORANDUM

---

TO: Brownfield Redevelopment Authority Board

FROM: Tim Klunder, City Manager

SUBJECT: Brownfield Plan Amendment – 17 E. Main, LLC Redevelopment

DATE: January 17, 2025

CC: Kevin Plockmeyer, Assistant City Manager/Finance Director

---

At the January 21, 2025 Brownfield Redevelopment Authority meeting, the board will be asked to consider an amendment to the City's Brownfield Plan for 17 E. Main, LLC Redevelopment (Midwest Construction). Included in the packet are the site-specific provisions for the 17 E. Main Ave. plan amendment.

Although development details of the project have been publicly shared during the sale of the property to the developer and site plan approval process, they are also referenced in the attached brownfield plan amendment. In summary, the developer estimates the project's capital investment at \$7 million. The building will be three-stories tall and 27,461 sq. ft. in size. It will be a mixed-use facility with the first floor anticipated to be office/commercial and the second and third floors consisting of 22 one-bedroom apartment units. Completion of the project is expected late winter/spring of 2025.

The property qualifies as "Eligible Property" under the Brownfield Redevelopment Financing Act on the basis of meeting the definition of a "Housing Property". The Act defines Housing Property, in part, as property on which one or more units of residential housing are proposed to be constructed. This will be the city's first brownfield project that qualifies under this housing provision. The project focuses on providing affordable housing for individuals and families earning up to 120% of Ottawa County's Area Median Income (AMI). Six of the twenty-two units will be capped with controlled rents at MSHDA approved rates for 80% AMI of Ottawa County for the life of the plan (estimated at 30 years).

FEEL THE ZEEL



---

As a reminder, the City of Zeeland has one Brownfield Plan that we have amended for site specific provisions since the inception of the Brownfield Redevelopment Authority. As such, the attached plan would be a site-specific amendment to the City's Brownfield Plan. The proposed 17 E. Main project amendment does request the use of tax increment financing (TIF) – generally speaking, the increased taxes on the property generated from the rehab are used to reimburse the developer for their brownfield costs. The ability to consider brownfield incentives like tax increment financing for a project such as this enables the project to be financially viable for a developer.

Like previously approved projects in the city, the developer is wishing to layer an approved (12.17.24) Commercial Rehabilitation Act (CRA) tax incentive with the brownfield incentives. Generally speaking, the CRA incentive, essentially freezes the property building level prior to rehab for up to 10 years. You will thus notice in the tax increment tables, that there is no tax increment to collect for brownfield reimbursement (other than State Education Tax and School Operating) for the first 10 years of the project. Once the CRA is finished, the tax increment on local taxes then goes to reimburse the developer for their eligible brownfield costs.

In total, it is estimated the developer will be reimbursed \$671,900 for eligible activities. Those activities include such things as a Baseline Environmental Assessment, demolition, Brownfield Plan amendment and implementation, infrastructure to support housing, site preparation, housing gap activities and contingencies. The estimated TIF plan shows the developer will be fully reimbursed in 14 years.

For its part, the city is eligible to collect TIF on eligible public infrastructure to support the project. As part of the original sale of this parcel to the developer, terms of the agreement included a provision to provide boiler space in the basement of the facility for a snowmelt boiler to support/expand the city's snowmelted sidewalks. As such, we are proposing that the city will capture \$2 million (estimated in years 14-30) in TIF to largely fund a snowmelt boiler system (estimated at \$2.6 million). Thus, total TIF collection for private/public development purposes will be \$2,671,900. In grand total, approximately \$2.9 million in TIF will be collected over 30 years (maximum) as some of the TIF dollars reimburse the State and City's Brownfield Authority for administering the plan amendment.

As way of information, of the \$2,671,900 in TIF that will be collected for developer reimbursement and snowmelt, approximately \$538,000 (20%) will come from the city,



---

while nearly \$1.5 million will come from the state (state education tax and school operating). The remainder will come from other taxing units.

From a procedural standpoint, should the Brownfield Redevelopment Authority agree with the Brownfield Plan Amendment for the 17 E. Main project, a resolution for approval is included in the packet. If approved, it would then go before the Zeeland City Council. It is anticipated that the Zeeland City Council will consider a resolution at their February 3, 2025 meeting to set a public hearing on the Brownfield Plan Amendment at their February 17, 2025 meeting. The City Council would then hold the public hearing and consider approving the Brownfield Plan Amendment. Finally, a reimbursement agreement (forthcoming) will be required to be approved between the Brownfield Authority/city and developer before any tax reimbursements are made.

**RECOMMENDATION:** City staff recommends that the Brownfield Redevelopment Authority approve a resolution to amend the City's Brownfield Plan to include the 17 E. Main, LLC Redevelopment project as outlined in the attached plan amendment.

---

Timothy R. Klunder, City Manager

**RESOLUTION APPROVING BROWNFIELD PLAN AMENDMENT  
FOR 17 E MAIN, LLC**

City of Zeeland  
Brownfield Redevelopment Authority

Minutes of a regular meeting of the Board of the City of Zeeland Brownfield Redevelopment Authority, County of Ottawa, State of Michigan, held in the City Hall on the 21<sup>ST</sup> day of January, 2025, at 4:00 o'clock p.m., prevailing Eastern Time.

PRESENT:     Members \_\_\_\_\_

\_\_\_\_\_

ABSENT:     Members \_\_\_\_\_

The following preamble and resolution were offered by Member \_\_\_\_\_ and supported by Member \_\_\_\_\_:

WHEREAS, a Brownfield Plan and also an amendment to such plan have been prepared pursuant to Act 381, Public Acts of Michigan, 1996 ("Act 381"), copies of which are on file with the Secretary of the City of Zeeland Brownfield Redevelopment Authority (the "Authority");

AND WHEREAS, the Authority is authorized to approve amendments to the Brownfield Plan and recommend amendments for approval to the City of Zeeland, County of Ottawa, State of Michigan (the "City").

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1.     Approval of Amended Brownfield Plan. The Board hereby adopts and approves the attached Brownfield Plan Amendment for 17 E Main, LLC and recommends the approval of the amendment to the Brownfield Plan by the City Council of the City.

2.     Deliver Resolution and Amended Brownfield Plan to City. The Secretary of the Authority is directed to deliver a certified copy of this resolution and the Amended Brownfield Plan to the City Clerk.



3. Disclaimer. By adoption of this resolution and approval of the Amended Brownfield Plan, the Authority assumes no obligation or liability to the owner, developer or lessor of the Eligible Property for any loss or damage that may result to such persons from the adoption of this resolution and the Amended Brownfield Plan. The Authority makes no guarantees or representations as to the determinations of the appropriate state officials regarding the ability of the owner, developer or lessor as to the ability of the Authority to capture tax increment revenues from the State and local school district taxes for the Amended Brownfield Plan, if applicable.

4. Repealer. All resolutions and parts of resolution in conflict with the provisions of this resolution are hereby repealed or amended to the extent of such conflict.

AYES: \_\_\_\_\_

\_\_\_\_\_

NAYS: \_\_\_\_\_

RESOLUTION DECLARED ADOPTED.

\_\_\_\_\_  
Timothy Klunder, Secretary

#### CERTIFICATE

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Board of the City of Zeeland Brownfield Redevelopment Authority, County of Ottawa, State of Michigan, at a regular meeting held on January 21, 2025, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

\_\_\_\_\_  
Timothy Klunder, Secretary

**CITY OF ZEELAND**  
**BROWNFIELD REDEVELOPMENT AUTHORITY**  
**BROWNFIELD PLAN**

Approved by the Board of the City of Zeeland Brownfield Redevelopment Authority on April 17, 2003.

Approved by the Zeeland City Council on May 19, 2003.

Amended by the City of Zeeland Brownfield Redevelopment Authority to add GS Properties project at 59 W. Washington on March 3, 2004 and by the Zeeland City Council on April 19, 2004.

Amended by the City of Zeeland Brownfield Redevelopment Authority to add ILH, LLC project at 201 and 233 West Washington on October 27, 2004 and by the Zeeland City Council on December 6, 2004.

Amended by the City of Zeeland Brownfield Redevelopment Authority to extend Tax Increment Finance collections up to maximum duration permitted by law on May 16, 2022 and by the Zeeland City Council on May 16, 2022.

Amended by the City of Zeeland Brownfield Redevelopment Authority to add GDP Zeeland, LLC project at 349, 341, 333,331, 323 and 405 East Main on August 8, 2022 and by the Zeeland City Council on September 6, 2022.

Amended by the City of Zeeland Brownfield Redevelopment Authority to add 16 S. Elm Street, LLC project at 16 South Elm Street on November 28, 2023 and by the Zeeland City Council on December 18, 2023.

Amended by the City of Zeeland Brownfield Redevelopment Authority to add 17 E. Main, LLC Redevelopment project at 17 East Main Ave (formerly 3 E. Main) on January xx, 2025 and by the Zeeland City Council on February xx, 2025.

**CITY OF ZEELAND**  
**BROWNFIELD REDEVELOPMENT AUTHORITY**  
**BROWNFIELD PLAN**

**INDEX**

I. INTRODUCTION

II. GENERAL PROVISIONS

III. SITE SPECIFIC PROVISIONS

- A. Bristol-Myers/Mead Johnson Project (5-19-2003)
- B. GS Properties Project (4-19-2004)
- C. ILH, LLC (12-6-2004)
- D. GDP Zeeland, LLC (9 – 6 – 2022)
- E. 16 S. Elm Street, LLC (12 – 18 – 2023)
- F. 17 E. Main, LLC Redevelopment (xx-xx-2025)

## **I INTRODUCTION**

In order to promote the revitalization of environmentally impacted areas within the boundaries of the City of Zeeland (the “City”), the City established the City of Zeeland Brownfield Redevelopment Authority (the “Authority”) pursuant to Michigan Public Act 381 of 1996, as amended (“Act”).

The primary purpose of this Brownfield Plan (“Plan”) is to promote the redevelopment of and private investment in environmentally impacted properties within the City. Inclusion of property within this Plan can facilitate financing of environmental response and other eligible activities at eligible properties, and may also provide tax incentives to eligible taxpayers willing to invest in revitalization of environmentally impacted sites, commonly referred to as “Brownfields”. By facilitating redevelopment of brownfield properties, this Plan is 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.

This Plan is intended to be a living document, which can be modified or amended as necessary to achieve the purposes of the Act. It is specifically anticipated that properties will be continually added to the Plan as new brownfield projects are identified. The Plan contains general provisions that apply to the Plan as a whole, and the site specific information for each property included in the Plan. The applicable sections of the Act are noted throughout the Plan for reference purposes.

This Brownfield Plan contains the information required by Section 13(1) of the Act. Additional information is available from the City Manager.

## II GENERAL PROVISIONS

### A. Costs of the Brownfield Plan (Section 13(1)(d))

Any site-specific costs of implementing this Plan are described in the site-specific section of the Plan. Site-specific sources of funding may include tax increment financing revenue generated from new development on eligible brownfield properties, state and federal grant or loan funds, and/or private parties. Where private parties finance the costs of eligible activities under the Plan, tax increment revenues may be used to reimburse the private parties. The initial costs related to preparation of the Brownfield Plan are being funded by the initial applicant.

The Authority may pay with eligible tax increment revenues collected pursuant to the Plan for administrative costs and all of the things necessary or convenient to achieve the objectives and purposes of the Authority including, but not limited to: i) the cost of financial tracking and auditing the funds of the Authority, ii) costs for amending and/or updating this Plan, including legal fees, and iii) costs for Plan implementation.

### B. Maximum Amount of Note or Bonded Indebtedness (Section 13(1)(e))

While the Authority does not intend at this time to incur debt through the issuance of bonds, some debt may be incurred by the City or Brownfield Authority on a site-specific basis. Please refer to the site-specific section of this Plan for details on any debt to be incurred by the City or Authority. The Authority may enter into agreements with the property owners/developers of the properties included in the Plan to reimburse them for the costs of eligible activities undertaken pursuant to this Plan, to be reimbursed by the Authority as the tax increments are collected by the City. The maximum amount of debt for the eligible activities identified in this Plan, excluding cost of issuance, is anticipated to be equal to the costs of eligible activities identified in this Plan.

### C. Duration of the Brownfield Plan (Section 13(1)(f))

The Plan, as it applies to a specific eligible property, shall be effective up to five (5) years after the year in which the total amount of tax increment revenue captured is equal to the total costs of eligible activities attributable to the specific eligible property, or the maximum duration permitted by law from the date of approval of the Plan as it relates to an individual site, whichever is less. The total costs of eligible activities include the cost of principal and interest on any note or obligation issued by the Authority to pay for the costs of eligible activities, the reasonable costs of a work plan or remedial action plan, the actual costs of the State of Michigan's review of the work plan or remedial action plan, and implementation of the eligible activities.

D. Displacement/Relocation of Individuals on Eligible Properties (Section 13(1)(i-l))

At this time, eligible properties identified in this Plan do not include residences, nor are there any plans or intentions by the City for identifying eligible properties that will require the relocation of residences. Therefore the provisions of Section 13(1)(i-l) are not applicable at this time.

E. Local Site Remediation Revolving Fund (Section 8; Section 13(1)(m))

It is the Authority's intent to establish a Local Site Remediation Revolving Fund ("Fund"). The Fund will consist of tax increment revenues that exceed the costs of eligible activities incurred on an eligible property, as specified in Section 13(5) of the Act. Section 13(5) authorizes the capture of tax increment revenue from an eligible property for up to 5 years after the time that capture is required for the purposes of paying the costs of eligible activities identified in the Plan. It is the intention of the Authority to continue to capture tax increment revenues for 5 years after eligible activities are funded from those properties identified for tax capture in the Plan. The amount of school operating taxes captured for the Fund will be limited to the amount of school operating taxes captured for eligible activities under this Plan. It may also include funds appropriated or otherwise made available from public or private sources.

The Fund may be used to reimburse the Authority, the City, and the private parties for the costs of eligible activities at eligible properties and other costs as permitted by the Act. It may also be used for eligible activities on eligible properties for which there is no ability to capture tax increment revenues. The establishment of this Fund will provide additional flexibility to the Authority in facilitating redevelopment of brownfield properties by providing another source of financing for necessary eligible activities.

Act 381 Brownfield Plan

17 E Main, LLC Redevelopment  
3 East Main St, Zeeland, MI 49464

City of Zeeland Brownfield Redevelopment  
Authority

Project No. 240751  
October 31, 2024

## **Act 381 Brownfield Plan**

**17 E Main, LLC Redevelopment  
3 East Main Street  
Zeeland, Michigan 49464**

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

**October 31, 2024  
Project No. 240751**

Recommended for Approval by City of Zeeland Brownfield Redevelopment Authority on: \_\_\_\_\_  
Supported by City of Zeeland City Council on: \_\_\_\_\_



<b>1.0</b>	<b>Introduction.....</b>	<b>1</b>
1.1	PROPOSED REDEVELOPMENT AND FUTURE USE FOR EACH ELIGIBLE PROPERTY .....	1
1.2	ELIGIBLE PROPERTY INFORMATION .....	1
	Basis of Eligibility .....	1
<b>2.0</b>	<b>Information Required by Section 13(2) of the Statute.....</b>	<b>2</b>
2.1	DESCRIPTION OF COSTS TO BE PAID FOR WITH TAX INCREMENT REVENUES .....	2
2.2	SUMMARY OF ELIGIBLE ACTIVITIES.....	2
	2.2.1 <i>Housing Development Activities</i> .....	2
	2.2.3 <i>Brownfield Plan/Work Plan Preparation/Implementation</i> .....	3
	2.2.4 <i>Authority Expenses</i> .....	3
2.3	ESTIMATE OF CAPTURED TAXABLE VALUE AND TAX INCREMENT REVENUES .....	3
2.4	METHOD OF FINANCING AND DESCRIPTION OF ADVANCES MADE BY THE MUNICIPALITY.....	3
2.5	MAXIMUM AMOUNT OF NOTE OR BONDED INDEBTEDNESS.....	3
2.6	DURATION OF BROWNFIELD PLAN .....	3
2.7	ESTIMATED IMPACT OF TAX INCREMENT FINANCING ON REVENUES OF TAXING JURISDICTIONS.....	4
2.8	LEGAL DESCRIPTION, PROPERTY MAP, STATEMENT OF QUALIFYING CHARACTERISTICS, AND PERSONAL PROPERTY.....	4
2.9	ESTIMATES OF RESIDENTS AND DISPLACEMENT OF INDIVIDUALS/FAMILIES .....	4
2.10	PLAN FOR RELOCATION OF DISPLACED PERSONS.....	4
2.11	PROVISIONS FOR RELOCATION COSTS .....	4
2.12	STRATEGY FOR COMPLIANCE WITH MICHIGAN’S RELOCATION ASSISTANCE LAW .....	4
2.13	OTHER MATERIAL THAT THE AUTHORITY OR GOVERNING BODY CONSIDERS PERTINENT.....	4

## List of Figures

Figure 1 – Location Map of the Eligible Property

Figure 2 – Site Plan

## List of Tables

Table 1 – Summary of Eligible Costs

Table 2 – Total Captured Incremental Taxes Estimates

Table 3 – Estimated Reimbursement Schedule

## List of Appendices

Appendix 1	Brownfield Plan Resolution(s)
Appendix 2	Development/Reimbursement Agreement
Appendix 3	Notice to Taxing Jurisdictions
Appendix 4	Notice of Public Hearing
Appendix 5	Housing Support Documents
Appendix 6	MSHDA Total Housing Subsidy (THS) Calculation
Appendix 7	Redevelopment Renderings/Site Plan

## 1.0 Introduction

The City of Zeeland Brownfield Redevelopment Authority (Authority or ZBRA) was established pursuant to the Brownfield Redevelopment Financing Act, Michigan Public Act 381 of 1996, as amended (Act 381). Act 381 enables the City of Zeeland BRA to help facilitate the redevelopment of brownfields by providing economic development incentives through tax increment financing (TIF).

This Brownfield Plan (Plan) permits the use of TIF to reimburse 17 E Main, LLC (Developer) and the City of Zeeland (City) for the cost of eligible activities required to redevelop 3 East Main Street, Zeeland, Michigan (Eligible Property, Site, or Property) – see Site Location Map (Figure 1). Copies of Plan resolutions are provided in Attachment A.

### 1.1 Proposed Redevelopment and Future Use for Each Eligible Property

The Developer plans to redevelop the Site for mixed-use purposes. The proposed redevelopment will include a new mixed-use, three-story building with a total of 27,461 square feet. The first floor will be for office/mixed use and is 8,933 square feet. The second and third floors will consist of a total of twenty-two residential 1-bedroom units. The total capital investment for the Project is expected to be \$7 million. Construction is expected to start in Fall 2024, with a completion date of Winter 2025. The proposed site plan is included in Attachment B.

The Project focuses on providing affordable housing for individuals and families earning up to 120% of Ottawa County's Area Median Income (AMI) and serves an important public purpose in Ottawa County and the City of Zeeland. It will expand the tax base, result in significant capital investment into the community, and most importantly, create new housing opportunities in a community where quality year-round housing is needed.

### 1.2 Eligible Property Information

Parcel ID No: 70-17-18-356-063

Address: 3 East Main Street, Zeeland, Michigan 49464

Size: Approximately 0.72 acres

#### **Basis of Eligibility**

The property qualifies as "Eligible Property" under Act 381, on the basis of meeting the definition of a "Housing Property." Act 381 defines Housing Property, in part, as property on which one or more units of residential housing are proposed to be constructed. The Project will have a three-story mixed-use building with first floor commercial space and 2nd and 3rd floor residential units. Each of the 2nd and 3rd floor will consist of eleven 1-bedroom units ranging in size from 693 sq. ft. to 845 sq. ft. Of the twenty-two total units, six of the units will be capped with controlled rents for affordable housing during the life of the Brownfield Plan. The six one-bedroom units will be targeted towards individuals and families earning 80% of the AMI. All six units will be capped at MSHDA approved rates for 80% AMI of Ottawa County for the life of the plan (estimated at 30 years).

Pursuant to Section 2(o)(ii) of Act 381, the Housing Property must be "located in a community that has identified a specific housing need and has absorption data or job growth data included in the brownfield plan." The Project meets these criteria based on the following:

- A recent study completed by the Upjohn Institute (Upjohn) for Ottawa County, revealed that since 2009, the number of new homes being built in Ottawa County has jumped from around 30 to more than 120 in 2017. This number continues to grow as the County continues to grow. New housing stock will provide housing opportunities that don't require major repairs to maintain safe living conditions. The Project meets this need.
- The demand for residential units among all income levels is vast for Ottawa County at over 3,000 over the

next five years, as outlined in the 2021 Ottawa County Housing Needs Assessment Update. The Project meets this need.

- Job Growth Data: Both seasonal and year-round employment have grown in the last three years. According to the Bureau of Labor Statistics, jobs in Ottawa County jumped by nearly 4,800 from 2021 to 2022, and almost 6,000 the previous year. Growth over a 10-year period was about 15%, from 111,300 jobs in 2013 to 131,099 jobs in 2023. Ottawa County is back to pre-pandemic job levels, and the number of jobs has increased three years in a row and on average over the past 10 years.

Jobs and Labor Force Growth 2018–2022	
(Bureau of Labor Statistics, annual reports)	
Jobs in 2022	131,099
Jobs in 2021	126,300
Jobs in 2020	120,000
Jobs in 2019	128,600
Jobs in 2018	125,900

Relevant housing data from the sources above is provided in Attachment C. MSHDA’s Total Housing Subsidy Site-Specific Calculation demonstrating Project congruence with meeting specific housing needs is provided in Attachment D.

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

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

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

The total cost of eligible activities, including contingencies, is anticipated to be \$2,671,900, described below in Section 2.2 and summarized Table 1. The City may elect to capture TIR for up to 5 full years after all eligible activities are reimbursed or 30 years for the Local Brownfield Revolving Fund (LBRF).

The Developer and City eligible activities include pre-approved assessment activities, demolition activities, infrastructure improvements, site preparation and housing gap activities identified as a specialized basement for the building, ADA accessibility measures and a boiler system for the snow melt system for the City of Zeeland which will be housed at the Site.

2.2 Summary of Eligible Activities

2.2.1 Housing Development Activities

Housing development activities consist of demolition, infrastructure improvements and site preparation activities to support the development along with additional housing gap activities. This includes associated soft costs and contingency (15%) related to the infrastructure improvements and site preparation activities. No contingency was

calculated for the Additional Housing Gap Activities. A MSHDA Act 381 Work Plan will be pursued, and, upon approval, these costs will be reimbursed with school and non-school tax increment revenues.

### **2.2.3 *Brownfield Plan/Work Plan Preparation/Implementation***

Preparation and implementation of the Brownfield Plan and Act 381 Work Plan costs are estimated to be \$30,000.

### **2.2.4 *Authority Expenses***

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

## **2.3 Estimate of Captured Taxable Value and Tax Increment Revenues**

The initial taxable value will be the 2024 taxable value of \$131,300. An estimate of the captured taxable value for this redevelopment by year is depicted in Table 2. This Plan captures real property tax increment revenues and assumes a 2% annual increase in the taxable value of the Eligible Property.

Project activities will commence in 2024. Completion of construction is expected in Winter 2025. Tax increment revenue collection will start within five years of the adoption of this plan and is anticipated to begin as early as 2026.

In addition to TIF, A Public Act 210 Commercial Rehabilitation Tax Abatement is being pursued for this redevelopment.

After the completion of the Project, the projected taxable value is estimated at \$1,900,000. Reimbursements will be made based on actual tax increment revenues. The estimated captured taxable value for this redevelopment by year and in aggregate for each taxing jurisdiction is depicted in tabular form (Table 2). The plan also includes a flat fee of 5% of the local tax increment for administrative and operating expenses of the Authority. A summary of the estimated reimbursement schedule in aggregate is presented in Table 3.

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

The eligible activities contemplated under this Plan will be financed by the Developer and the City of Zeeland. Reimbursement of approved Developer eligible costs will conform to a Development and Reimbursement Agreement between the Developer and ZBRA. TIF utilizing new local and state tax increment revenue from the Project will be the source of the reimbursement, as outlined in this Plan. No interest expenses will be reimbursed.

## **2.5 Maximum Amount of Note or Bonded Indebtedness**

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

## **2.6 Duration of Brownfield Plan**

The Authority intends to begin the capture of tax increment revenue in 2026. It is anticipated that Developer and City reimbursement will be completed in 2055. Following Developer reimbursement, the City of Zeeland will be reimbursed for eligible activities. This plan does not intend for TIR capture for the ZBRA LBRF. An analysis showing the reimbursement schedule is attached in Table 3.

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

An estimate of the impact of tax increment financing on the revenues of all taxing jurisdictions is illustrated in detail in Table 3.

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

The Property is in the City of Zeeland, Ottawa County, Michigan, and consists of 1 parcel approximately 0.72 acres in size. The parcel ID number for the Property is below. A Site Map is attached as Figure 2. The legal description are as follows:

Parcel ID 70-17-18-356-063

PART OF LOTS 7, 8 & 9 BLK 2 COM AT SW COR LOT 9, TH N 0D 16M 06S W 146.91 FT, S 89D 37M 33S E 213.62 FT, TH S 0D 58M 11S W 146.53 FT ALG E LI OF LOT 7, TH N 89D 43M 36S W 210.45 FT TO BEG. KEPPEL'S ADD

The Property qualifies as Eligible Property under Act 381 on the basis of meeting the definition of a "Housing Property."

## 2.9 Estimates of Residents and Displacement of Individuals/Families

There are no residents or families residing at this Property, thus no residents, families, or individuals will be displaced by the Project.

## 2.10 Plan for Relocation of Displaced Persons

No persons reside on the Eligible Property. Therefore, this section is not applicable.

## 2.11 Provisions for Relocation Costs

No persons reside on the Eligible Property. Therefore, this section is not applicable.

## 2.12 Strategy for Compliance with Michigan's Relocation Assistance Law

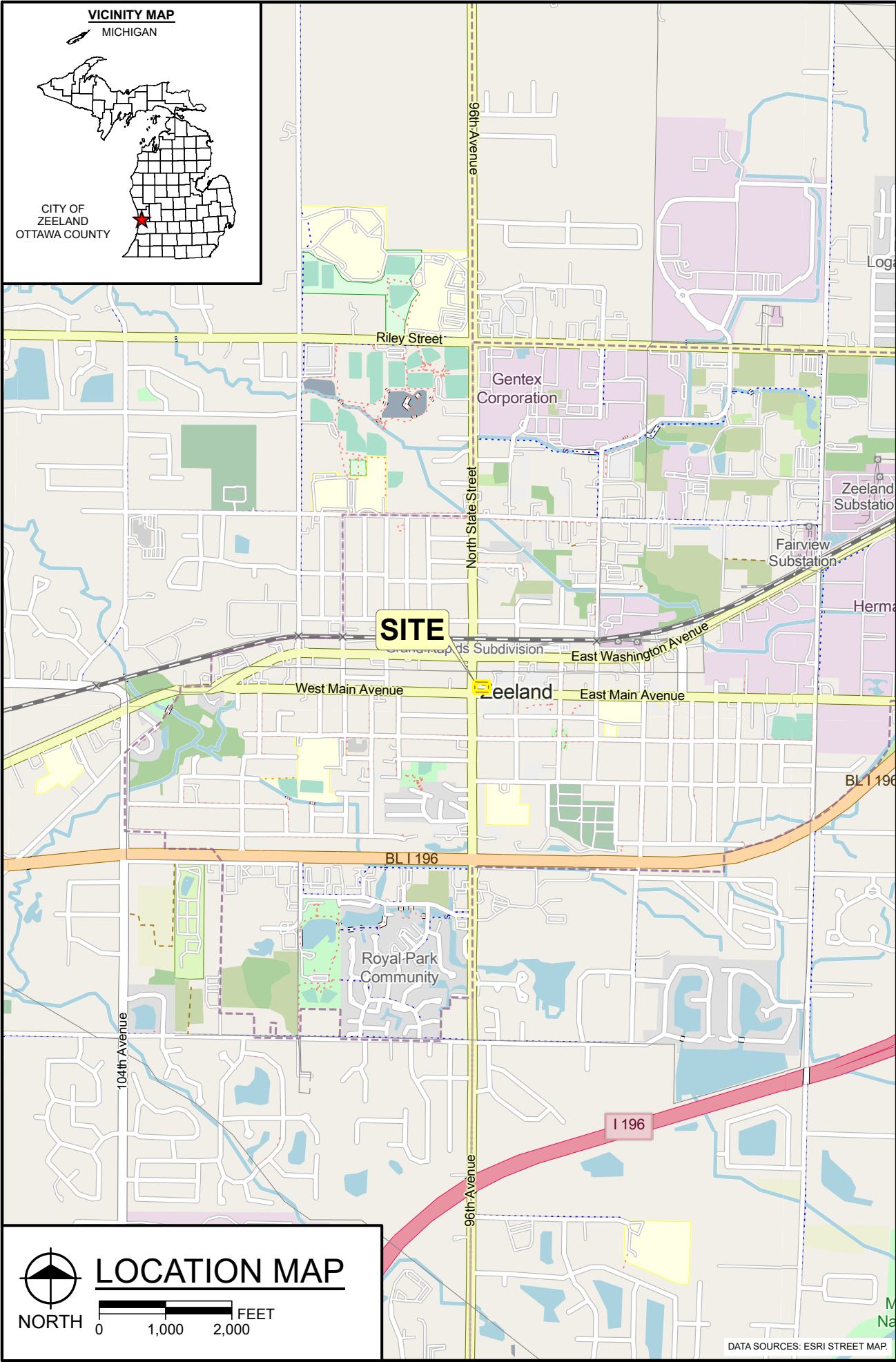
No persons reside on the Eligible Property. Therefore, this section is not applicable.

## 2.13 Other Material that the Authority or Governing Body Considers Pertinent

No information is required.

**Figure 1**

**Location Map**



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

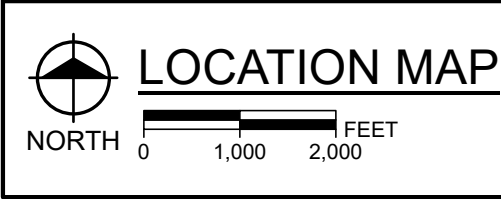
**17 East Main, LLC**  
Main St & State St, Zeeland, MI  
**Brownfield Plan**

PROJECT NO.  
240751

FIGURE NO.  
**1**

DATA SOURCES: ESRI STREET MAP.

PLOT INFO: \\corp.fish.com\AllProjects\2024\240751\CAD\GIS\ProProj\Brownfield Plan.aprx Layout: FIG01\_Location Map Date: 4/29/2024 4:37 PM User: ebuyce



## Figure 2

### Site Map





**LEGEND**

 Approximate Property Boundary

**fishbeck**  
Engineers | Architects | Scientists | Constructors

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

**17 East Main, LLC**  
Main St & State St, Zeeland, MI  
**Brownfield Plan**

PROJECT NO.  
240751

FIGURE NO.  
**2**

DATA SOURCES: ESRI HYBRID REFERENCE LAYER & MISAIL IMAGERY.

PLOT INFO: \\corp.fish.com\AllProjects\2024\240751\1\CAD\GIS\ProProj\Brownfield Plan.aprx Layout: FIG02\_Site Map Date: 4/29/2024 4:37 PM User: ebuyce

**Table 1**

**Summary of Eligible Costs**

**Table 1 – Summary of Eligible Costs**

Act 381 Brownfield Plan  
17 E Main, LLC Redevelopment

**MSHDA Eligible Activities Costs and Schedule**

MSHDA Housing Development Eligible Activities	Cost	Eligible Party for Reimbursement	Completion Season/Year
<b>Demolition</b>	<b>\$ 51,000</b>		
<i>Pre-Demolition Survey</i>	\$ 3,000	Developer	Winter 2023
<i>Building Demolition</i>	\$ 48,000	Developer	Winter 2023
<b>Infrastructure Improvements to Support Housing*</b>	<b>\$ 239,500</b>		
<i>Sidewalks</i>	\$ 11,000	Developer	Fall 2024
<i>Curb and Gutter</i>	\$ 42,000	Developer	Fall 2024
<i>Landscaping/Irrigation</i>	\$ 21,500	Developer	Fall 2024
<i>Parking Lot (Public use)</i>	\$ 50,000	Developer	Fall 2024
<i>Utility Upgrades (water main, storm sewer, sanitary sewer, electric)</i>	\$ 75,000	Developer	Fall 2024
<i>Soft Costs associated with Infrastructure Activities</i>	\$ 40,000	Developer	Fall 2024
<b>Site Preparation*</b>	<b>\$ 46,500</b>		
<i>Grading and Land Balancing</i>	\$ 25,000	Developer	Fall 2024
<i>Temporary Erosion Control</i>	\$ 1,500	Developer	Fall 2024
<i>Temporary Site Control</i>	\$ 5,000	Developer	Fall 2024
<i>Surveying and Staking</i>	\$ 5,000	Developer	Fall 2024
<i>Soft Costs Associated with Site Preparation Activities</i>	\$ 10,000	Developer	Fall 2024
<b>Additional Housing Gap Activities</b>	<b>\$ 2,262,000</b>		
<i>Specialized Basement to Accommodate Housing and City Needs</i>	\$ 52,000	Developer	Fall 2024
<i>Elevator and ADA Accessibility for Housing Units</i>	\$ 180,000	Developer	Fall 2024
<i>Soft Costs related to Housing Units</i>	\$ 30,000	Developer	Fall 2024
<i>New Steam Boiler System for Snow Melt on Sidewalks to Support the Housing Needs</i>	\$ 2,000,000	City of Zeeland	2024/2025
<b>MSHDA Eligible Activities Subtotal</b>	<b>\$ 2,599,000</b>		
<b>Contingency (15%)*</b>	<b>\$ 42,900</b>	<b>Developer</b>	
<b>Brownfield Plan/Work Plan Preparation</b>	<b>\$ 15,000</b>	<b>Developer</b>	
<b>Brownfield Plan/Work Plan Implementation</b>	<b>\$ 15,000</b>	<b>Developer</b>	
<b>MSHDA Eligible Activities Total Costs</b>	<b>\$ 2,671,900</b>		

**Table 2**

**Total Captured Incremental Taxes Estimates**

**Table 2- Estimate of Total Incremental Taxes Available for Capture**  
17 E Main, LLC Redevelopment

Estimated Taxable Value (TV) Increase Rate: 2%

Plan Year	1	2	3	4	5	6	7	8	9	10
Calendar Year	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Base Taxable Value	\$ 131,300	\$ 131,300	\$ 131,300	\$ 131,300	\$ 131,300	\$ 131,300	\$ 131,300	\$ 131,300	\$ 131,300	\$ 131,300
Estimated New TV	\$ 1,900,000	\$ 1,938,000	\$ 1,976,760	\$ 2,016,295	\$ 2,056,621	\$ 2,097,754	\$ 2,139,709	\$ 2,182,503	\$ 2,226,153	\$ 2,270,676
Incremental Difference (New TV - Base TV) <sup>1</sup>	\$ 1,768,700	\$ 1,806,700	\$ 1,845,460	\$ 1,884,995	\$ 1,925,321	\$ 1,966,454	\$ 2,008,409	\$ 2,051,203	\$ 2,094,853	\$ 2,139,376

School Capture	Millage Rate																				
State Education Tax (SET)	6.00000	\$	10,612	\$	10,840	\$	11,073	\$	11,310	\$	11,552	\$	11,799	\$	12,050	\$	12,307	\$	12,569	\$	12,836
School Operating Tax	18.00000	\$	31,837	\$	32,521	\$	33,218	\$	33,930	\$	34,656	\$	35,396	\$	36,151	\$	36,922	\$	37,707	\$	38,509
School Total	24.0000	\$	42,449	\$	43,361	\$	44,291	\$	45,240	\$	46,208	\$	47,195	\$	48,202	\$	49,229	\$	50,276	\$	51,345

Local Capture	Millage Rate																				
County Parks	0.31630	\$	559	\$	571	\$	584	\$	596	\$	609	\$	622	\$	635	\$	649	\$	663	\$	677
County Roads	0.47670	\$	843	\$	861	\$	880	\$	899	\$	918	\$	937	\$	957	\$	978	\$	999	\$	1,020
Mental Health	0.28590	\$	506	\$	517	\$	528	\$	539	\$	550	\$	562	\$	574	\$	586	\$	599	\$	612
County E-911	0.41950	\$	742	\$	758	\$	774	\$	791	\$	808	\$	825	\$	843	\$	860	\$	879	\$	897
Zeeland Operating	11.13540	\$	19,695	\$	20,118	\$	20,550	\$	20,990	\$	21,439	\$	21,897	\$	22,364	\$	22,841	\$	23,327	\$	23,823
Zeeland Airport Authority	0.09930	\$	176	\$	179	\$	183	\$	187	\$	191	\$	195	\$	199	\$	204	\$	208	\$	212
Zeeland School B&S	0.98020	\$	1,734	\$	1,771	\$	1,809	\$	1,848	\$	1,887	\$	1,928	\$	1,969	\$	2,011	\$	2,053	\$	2,097
Zeeland School Rec	0.50000	\$	884	\$	903	\$	923	\$	942	\$	963	\$	983	\$	1,004	\$	1,026	\$	1,047	\$	1,070
Ottawa County ISD	6.15460	\$	10,886	\$	11,120	\$	11,358	\$	11,601	\$	11,850	\$	12,103	\$	12,361	\$	12,624	\$	12,893	\$	13,167
County Operating	3.90000	\$	6,898	\$	7,046	\$	7,197	\$	7,351	\$	7,509	\$	7,669	\$	7,833	\$	8,000	\$	8,170	\$	8,344
Local Total	24.2679	\$	42,923	\$	43,845	\$	44,785	\$	45,745	\$	46,724	\$	47,722	\$	48,740	\$	49,778	\$	50,838	\$	51,918

Non-Capturable Millages	Millage Rate																				
Zeeland School Debt	7.45000	\$	13,177	\$	13,460	\$	13,749	\$	14,043	\$	14,344	\$	14,650	\$	14,963	\$	15,281	\$	15,607	\$	15,938
<b>Total Non-Capturable Taxes</b>	<b>7.45000</b>	\$	<b>13,177</b>	\$	<b>13,460</b>	\$	<b>13,749</b>	\$	<b>14,043</b>	\$	<b>14,344</b>	\$	<b>14,650</b>	\$	<b>14,963</b>	\$	<b>15,281</b>	\$	<b>15,607</b>	\$	<b>15,938</b>

<sup>1</sup>Assumes 1% annual increase for inflation

<b>Total Tax Increment Revenue (TIR) Available for Capture</b>	\$	85,371	\$	87,206	\$	89,076	\$	90,985	\$	92,931	\$	94,917	\$	96,942	\$	99,007	\$	101,114	\$	103,263
--	----	--------	----	--------	----	--------	----	--------	----	--------	----	--------	----	--------	----	--------	----	---------	----	---------

**Notes:**

Table 2 assumes incremental annual investment with project completion in 2024.

For the purpose of Table 2 the new taxable value is estimated based on conversations with the assessor

No local tax capture through 2033 shown due to an proposed PA 210 tax abatement

**Table 2- Estimate of Total Incremental Taxes Available for Capture**  
17 E Main, LLC Redevelopment

Estimated Taxable Value (TV) Increase Rate:

Plan Year	11	12	13	14	15	16	17	18	19	20	21	22
Calendar Year	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
Base Taxable Value	\$ 131,300	\$ 131,300	\$ 131,300	\$ 131,300	\$ 131,300	\$ 131,300	\$ 131,300	\$ 131,300	\$ 131,300	\$ 131,300	\$ 131,300	\$ 131,300
Estimated New TV	\$ 2,316,089	\$ 2,362,411	\$ 2,409,659	\$ 2,457,853	\$ 2,507,010	\$ 2,557,150	\$ 2,608,293	\$ 2,660,459	\$ 2,713,668	\$ 2,767,941	\$ 2,823,300	\$ 2,879,766
Incremental Difference (New TV - Base TV) <sup>1</sup>	\$ 2,184,789	\$ 2,231,111	\$ 2,278,359	\$ 2,326,553	\$ 2,375,710	\$ 2,425,850	\$ 2,476,993	\$ 2,529,159	\$ 2,582,368	\$ 2,636,641	\$ 2,692,000	\$ 2,748,466

School Capture	Millage Rate																								
State Education Tax (SET)	6.00000	\$	13,109	\$	13,387	\$	13,670	\$	13,959	\$	14,254	\$	14,555	\$	14,862	\$	15,175	\$	15,494	\$	15,820	\$	16,152	\$	16,491
School Operating Tax	18.00000	\$	39,326	\$	40,160	\$	41,010	\$	41,878	\$	42,763	\$	43,665	\$	44,586	\$	45,525	\$	46,483	\$	47,460	\$	48,456	\$	49,472
School Total	24.0000	\$	52,435	\$	53,547	\$	54,681	\$	55,837	\$	57,017	\$	58,220	\$	59,448	\$	60,700	\$	61,977	\$	63,279	\$	64,608	\$	65,963

Local Capture	Millage Rate																								
County Parks	0.31630	\$	691	\$	706	\$	721	\$	736	\$	751	\$	767	\$	783	\$	800	\$	817	\$	834	\$	851	\$	869
County Roads	0.47670	\$	1,041	\$	1,064	\$	1,086	\$	1,109	\$	1,133	\$	1,156	\$	1,181	\$	1,206	\$	1,231	\$	1,257	\$	1,283	\$	1,310
Mental Health	0.28590	\$	625	\$	638	\$	651	\$	665	\$	679	\$	694	\$	708	\$	723	\$	738	\$	754	\$	770	\$	786
County E-911	0.41950	\$	917	\$	936	\$	956	\$	976	\$	997	\$	1,018	\$	1,039	\$	1,061	\$	1,083	\$	1,106	\$	1,129	\$	1,153
Zeeland Operating	11.13540	\$	24,329	\$	24,844	\$	25,370	\$	25,907	\$	26,454	\$	27,013	\$	27,582	\$	28,163	\$	28,756	\$	29,360	\$	29,976	\$	30,605
Zeeland Airport Authority	0.09930	\$	217	\$	222	\$	226	\$	231	\$	236	\$	241	\$	246	\$	251	\$	256	\$	262	\$	267	\$	273
Zeeland School B&S	0.98020	\$	2,142	\$	2,187	\$	2,233	\$	2,280	\$	2,329	\$	2,378	\$	2,428	\$	2,479	\$	2,531	\$	2,584	\$	2,639	\$	2,694
Zeeland School Rec	0.50000	\$	1,092	\$	1,116	\$	1,139	\$	1,163	\$	1,188	\$	1,213	\$	1,238	\$	1,265	\$	1,291	\$	1,318	\$	1,346	\$	1,374
Ottawa County ISD	6.15460	\$	13,447	\$	13,732	\$	14,022	\$	14,319	\$	14,622	\$	14,930	\$	15,245	\$	15,566	\$	15,893	\$	16,227	\$	16,568	\$	16,916
County Operating	3.90000	\$	8,521	\$	8,701	\$	8,886	\$	9,074	\$	9,265	\$	9,461	\$	9,660	\$	9,864	\$	10,071	\$	10,283	\$	10,499	\$	10,719
Local Total	24.2679	\$	53,020	\$	54,144	\$	55,291	\$	56,461	\$	57,653	\$	58,870	\$	60,111	\$	61,377	\$	62,669	\$	63,986	\$	65,329	\$	66,699

Non-Capturable Millages		Millage Rate																							
Zeeland School Debt	7.45000	\$	16,277	\$	16,622	\$	16,974	\$	17,333	\$	17,699	\$	18,073	\$	18,454	\$	18,842	\$	19,239	\$	19,643	\$	20,055	\$	20,476
Total Non-Capturable Taxes	7.4500	\$	16,277	\$	16,622	\$	16,974	\$	17,333	\$	17,699	\$	18,073	\$	18,454	\$	18,842	\$	19,239	\$	19,643	\$	20,055	\$	20,476

<sup>1</sup>Assumes 1% annual increase for inflation

<b>Total Tax Increment Revenue (TIR) Available for Capture</b>	\$	105,455	\$	107,691	\$	109,972	\$	112,298	\$	114,671	\$	117,091	\$	119,559	\$	122,077	\$	124,645	\$	127,265	\$	129,937	\$	132,663
--	----	---------	----	---------	----	---------	----	---------	----	---------	----	---------	----	---------	----	---------	----	---------	----	---------	----	---------	----	---------

**Notes:**

Table 2 assumes incremental annual investment with pro completion in 2024.

For the purpose of Table 2 the new taxable value is estimated based on conversations with the assessor

No local tax capture through 2033 shown due to an proposed PA 210 tax abatement

**Table 2- Estimate of Total Incremental Taxes Available for Capture**

17 E Main, LLC Redevelopment

Estimated Taxable Value (TV) Increase Rate:

	Plan Year	23	24	25	26	27	28	29	30	TOTAL
	Calendar Year	2048	2049	2050	2051	2052	2053	2054	2055	
	Base Taxable Value	\$ 131,300	\$ 131,300	\$ 131,300	\$ 131,300	\$ 131,300	\$ 131,300	\$ 131,300	\$ 131,300	\$ -
	Estimated New TV	\$ 2,937,361	\$ 2,996,109	\$ 3,056,031	\$ 3,117,151	\$ 3,179,494	\$ 3,243,084	\$ 3,307,946	\$ 3,374,105	\$ -
Incremental Difference (New TV - Base TV) <sup>1</sup>		\$ 2,806,061	\$ 2,864,809	\$ 2,924,731	\$ 2,985,851	\$ 3,048,194	\$ 3,111,784	\$ 3,176,646	\$ 3,242,805	\$
School Capture	Millage Rate									
State Education Tax (SET)	6.00000	\$ 16,836	\$ 17,189	\$ 17,548	\$ 17,915	\$ 18,289	\$ 18,671	\$ 19,060	\$ 19,457	\$ 438,842
School Operating Tax	18.00000	\$ 50,509	\$ 51,567	\$ 52,645	\$ 53,745	\$ 54,867	\$ 56,012	\$ 57,180	\$ 58,370	\$ 1,316,526
School Total	24.0000	\$ 67,345	\$ 68,755	\$ 70,194	\$ 71,660	\$ 73,157	\$ 74,683	\$ 76,240	\$ 77,827	\$ 1,755,368
Local Capture	Millage Rate									
County Parks	0.31630	\$ 888	\$ 906	\$ 925	\$ 944	\$ 964	\$ 984	\$ 1,005	\$ 1,026	\$ 23,134
County Roads	0.47670	\$ 1,338	\$ 1,366	\$ 1,394	\$ 1,423	\$ 1,453	\$ 1,483	\$ 1,514	\$ 1,546	\$ 34,866
Mental Health	0.28590	\$ 802	\$ 819	\$ 836	\$ 854	\$ 871	\$ 890	\$ 908	\$ 927	\$ 20,911
County E-911	0.41950	\$ 1,177	\$ 1,202	\$ 1,227	\$ 1,253	\$ 1,279	\$ 1,305	\$ 1,333	\$ 1,360	\$ 30,682
Zeeland Operating	11.13540	\$ 31,247	\$ 31,901	\$ 32,568	\$ 33,249	\$ 33,943	\$ 34,651	\$ 35,373	\$ 36,110	\$ 814,447
Zeeland Airport Authority	0.09930	\$ 279	\$ 284	\$ 290	\$ 296	\$ 303	\$ 309	\$ 315	\$ 322	\$ 7,263
Zeeland School B&S	0.98020	\$ 2,751	\$ 2,808	\$ 2,867	\$ 2,927	\$ 2,988	\$ 3,050	\$ 3,114	\$ 3,179	\$ 71,692
Zeeland School Rec	0.50000	\$ 1,403	\$ 1,432	\$ 1,462	\$ 1,493	\$ 1,524	\$ 1,556	\$ 1,588	\$ 1,621	\$ 36,570
Ottawa County ISD	6.15460	\$ 17,270	\$ 17,632	\$ 18,001	\$ 18,377	\$ 18,760	\$ 19,152	\$ 19,551	\$ 19,958	\$ 450,150
County Operating	3.90000	\$ 10,944	\$ 11,173	\$ 11,406	\$ 11,645	\$ 11,888	\$ 12,136	\$ 12,389	\$ 12,647	\$ 285,247
Local Total	24.2679	\$ 68,097	\$ 69,523	\$ 70,977	\$ 72,460	\$ 73,973	\$ 75,516	\$ 77,091	\$ 78,696	\$ 1,774,963
Non-Capturable Millages	Millage Rate									
Zeeland School Debt	7.45000	\$ 20,905	\$ 21,343	\$ 21,789	\$ 22,245	\$ 22,709	\$ 23,183	\$ 23,666	\$ 24,159	\$ 544,896
Total Non-Capturable Taxes	7.4500	\$ 20,905	\$ 21,343	\$ 21,789	\$ 22,245	\$ 22,709	\$ 23,183	\$ 23,666	\$ 24,159	\$ 544,896
<sup>1</sup> Assumes 1% annual increase for inflation										
Total Tax Increment Revenue (TIR) Available for Capture		\$ 135,443	\$ 138,278	\$ 141,171	\$ 144,121	\$ 147,130	\$ 150,199	\$ 153,330	\$ 156,523	\$ 3,373,808

**Notes:**

Table 2 assumes incremental annual investment with pro completion in 2024.

For the purpose of Table 2 the new taxable value is estimated based on conversations with the assessor

No local tax capture through 2033 shown due to an proposed PA 210 tax abatement

**Table 3**

**Estimated Reimbursement Schedule**



Table 3 - Estimate of Total Incremental Taxes Available for Reimbursement  
17 E Main, LLC Redevelopment

Developer Maximum Reimbursement	School & Local Taxes	Estimated Years of Capture: 30 years (including 5 year of LBRF Capture)																														Estimated Developer Capture		
																																BNA Administrative Fee		
																																State Broadband Reimbursement Fund		
																																Local Broadband Reimbursement Fund		
State	\$	1,498,805																															\$	22,846
Local	\$	1,171,000																															\$	-
TOTAL	\$	2,670,000																															\$	22,846
EDGE	N/A																																	
MSP	N/A																																	
Year of Plan	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	TOTAL			
Total State Incremental Revenue	\$ 42,449	\$ 43,363	\$ 44,293	\$ 45,240	\$ 46,208	\$ 47,195	\$ 48,202	\$ 49,229	\$ 50,276	\$ 51,345	\$ 52,435	\$ 53,547	\$ 54,681	\$ 55,837	\$ 57,017	\$ 58,220	\$ 59,448	\$ 60,702	\$ 61,977	\$ 63,279	\$ 64,608	\$ 65,963	\$ 67,345	\$ 68,755	\$ 70,194	\$ 71,660	\$ 73,157	\$ 74,683	\$ 76,240	\$ 77,827	\$ 919,680			
Total Broadband Reimbursement Fund (50% of SET)	\$ 5,306	\$ 5,420	\$ 5,536	\$ 5,653	\$ 5,778	\$ 5,899	\$ 6,025	\$ 6,154	\$ 6,285	\$ 6,418	\$ 6,554	\$ 6,693	\$ 6,835	\$ 6,980	\$ 7,127	\$ 7,276	\$ 7,425	\$ 7,577	\$ 7,730	\$ 7,885	\$ 8,042	\$ 8,201	\$ 8,361	\$ 8,524	\$ 8,689	\$ 8,855	\$ 9,024	\$ 9,195	\$ 9,369	\$ 9,545	\$ 124,900			
Local TIF Available for Reimbursement	\$ 37,143	\$ 37,941	\$ 38,755	\$ 39,587	\$ 40,430	\$ 41,296	\$ 42,177	\$ 43,073	\$ 43,987	\$ 44,918	\$ 45,865	\$ 46,828	\$ 47,806	\$ 48,799	\$ 49,808	\$ 50,833	\$ 51,874	\$ 52,931	\$ 53,912	\$ 54,930	\$ 55,969	\$ 57,028	\$ 58,107	\$ 59,206	\$ 60,325	\$ 61,464	\$ 62,703	\$ 64,022	\$ 65,347	\$ 66,710	\$ 68,099	\$ 804,720		
Total Local Incremental Revenue	\$ 42,923	\$ 43,846	\$ 44,785	\$ 45,745	\$ 46,724	\$ 47,722	\$ 48,740	\$ 49,778	\$ 50,838	\$ 51,918	\$ 53,020	\$ 54,144	\$ 55,291	\$ 56,461	\$ 57,653	\$ 58,870	\$ 60,111	\$ 61,377	\$ 62,669	\$ 63,986	\$ 65,329	\$ 66,699	\$ 68,087	\$ 69,503	\$ 70,977	\$ 72,460	\$ 73,973	\$ 75,516	\$ 77,091	\$ 78,696	\$ 929,946			
PA 210 CR Tax Abatement	\$ 42,923	\$ 43,846	\$ 44,785	\$ 45,745	\$ 46,724	\$ 47,722	\$ 48,740	\$ 49,778	\$ 50,838	\$ 51,918	\$ 53,020	\$ 54,144	\$ 55,291	\$ 56,461	\$ 57,653	\$ 58,870	\$ 60,111	\$ 61,377	\$ 62,669	\$ 63,986	\$ 65,329	\$ 66,699	\$ 68,087	\$ 69,503	\$ 70,977	\$ 72,460	\$ 73,973	\$ 75,516	\$ 77,091	\$ 78,696	\$ 929,946			
BNA Administrative Fee (2%)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Local TIF Available for Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Total State & Local TIF Available	\$ 37,143	\$ 37,941	\$ 38,755	\$ 39,585	\$ 40,432	\$ 41,296	\$ 42,177	\$ 43,073	\$ 43,982	\$ 44,927	\$ 45,865	\$ 46,828	\$ 47,806	\$ 48,799	\$ 49,808	\$ 50,832	\$ 51,873	\$ 52,912	\$ 53,912	\$ 54,930	\$ 55,969	\$ 57,028	\$ 58,107	\$ 59,206	\$ 60,325	\$ 61,464	\$ 62,703	\$ 64,022	\$ 65,346	\$ 66,710	\$ 68,099	\$ 804,720		
Beginning Balance																																		
Developer Reimbursement Balance																																		
\$ 671,900 \$																																		

# Appendix 1

---

# Appendix 2

---

# Appendix 3

---

# Appendix 4

---

# Appendix 5

---

Housing Next Housing Needs Assessment, Ottawa County Update 2021

Bowen National Research

[https://www.housingnext.org/files/ugd/8dbec7\\_932f7ff01ac54ed4bab4251d7ce5ac4f.pdf](https://www.housingnext.org/files/ugd/8dbec7_932f7ff01ac54ed4bab4251d7ce5ac4f.pdf)

# Appendix 6

---



Housing TIF Financing Gap Calculation - Multifamily Rental

Housing TIF Financing Gap Calculation - Multifamily Rental										BF Plan # of Years											
FORMULA	Location	Type	Control Rent	-	Project Rent	=	PRL	x	No. of Units	x	No. of Months	x	No. of Years	=	PRL GAP CAP	Per Unit					
FMR	Ottawa County	1 Bedroom	\$	2,788.00	-	\$	1,500.00	=	\$	1,288.00	x	6	x	12	x	30	=	\$	2,782,080.00	\$	463,680.00

# Appendix 7

---





NORTH ELEVATION

1/8" = 1'-0"



WEST ELEVATION

1/8" = 1'-0"



EAST ELEVATION

1/8" = 1'-0"



SOUTH ELEVATION

1/8" = 1'-0"

SVB RECKLEY ARCHITECTS

PHONE 616-494-7410

76 EAST 8TH STREET SUITE 300  
HOLLAND MICHIGAN 49423

START PROJECT

01/23/2023

BID SET

01/26/2024

PERMIT

REVISION

NEW MULTI USE BUILDING FOR:

ZEELAND MUD

ZEELAND MICHIGAN

DRAWN BY

E.B.W.

PROJECT NO.

242573

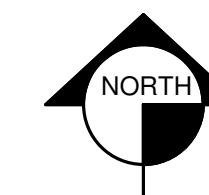
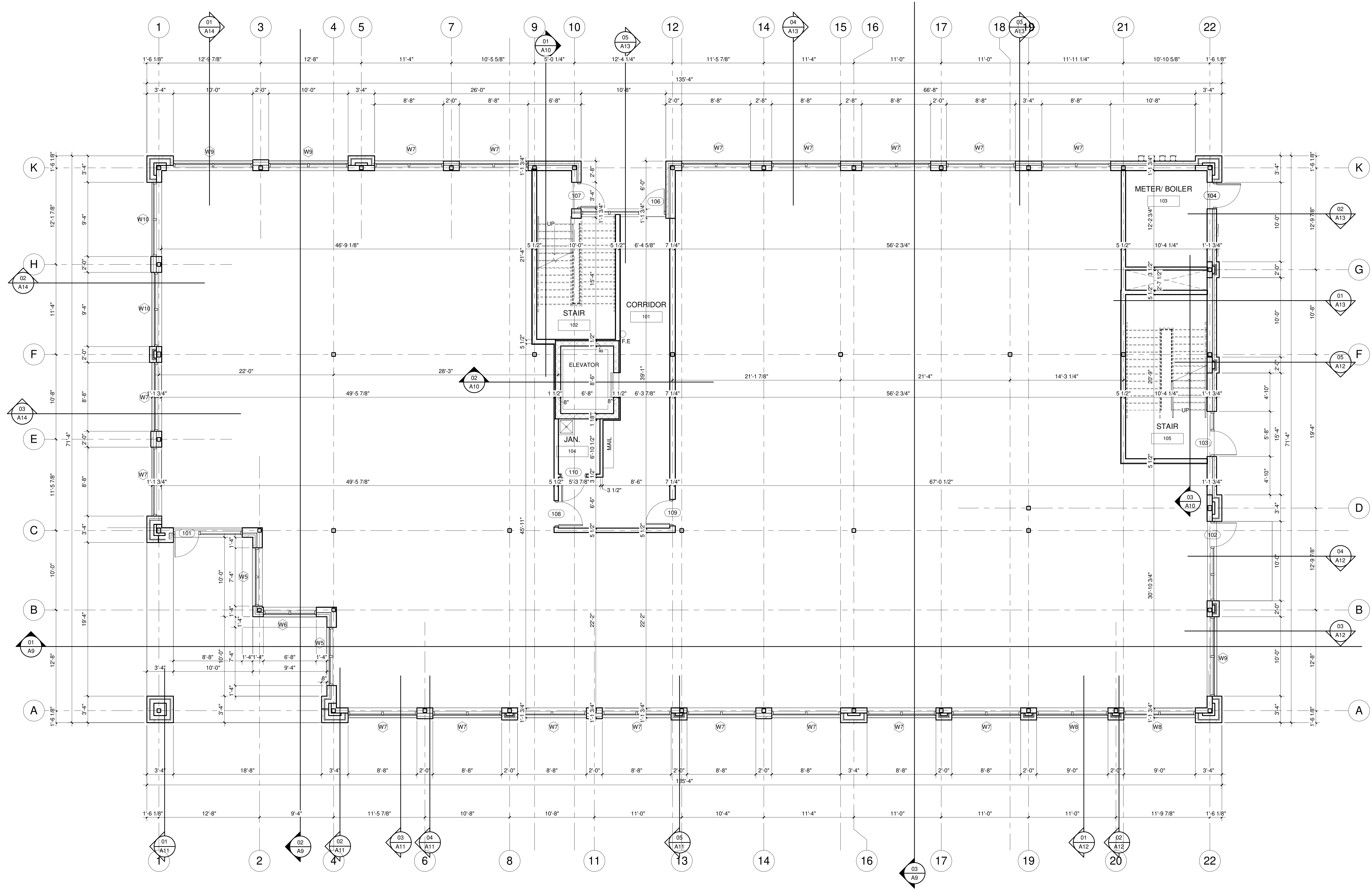
PLOT

02/22/2024

SHEET NO.

A8

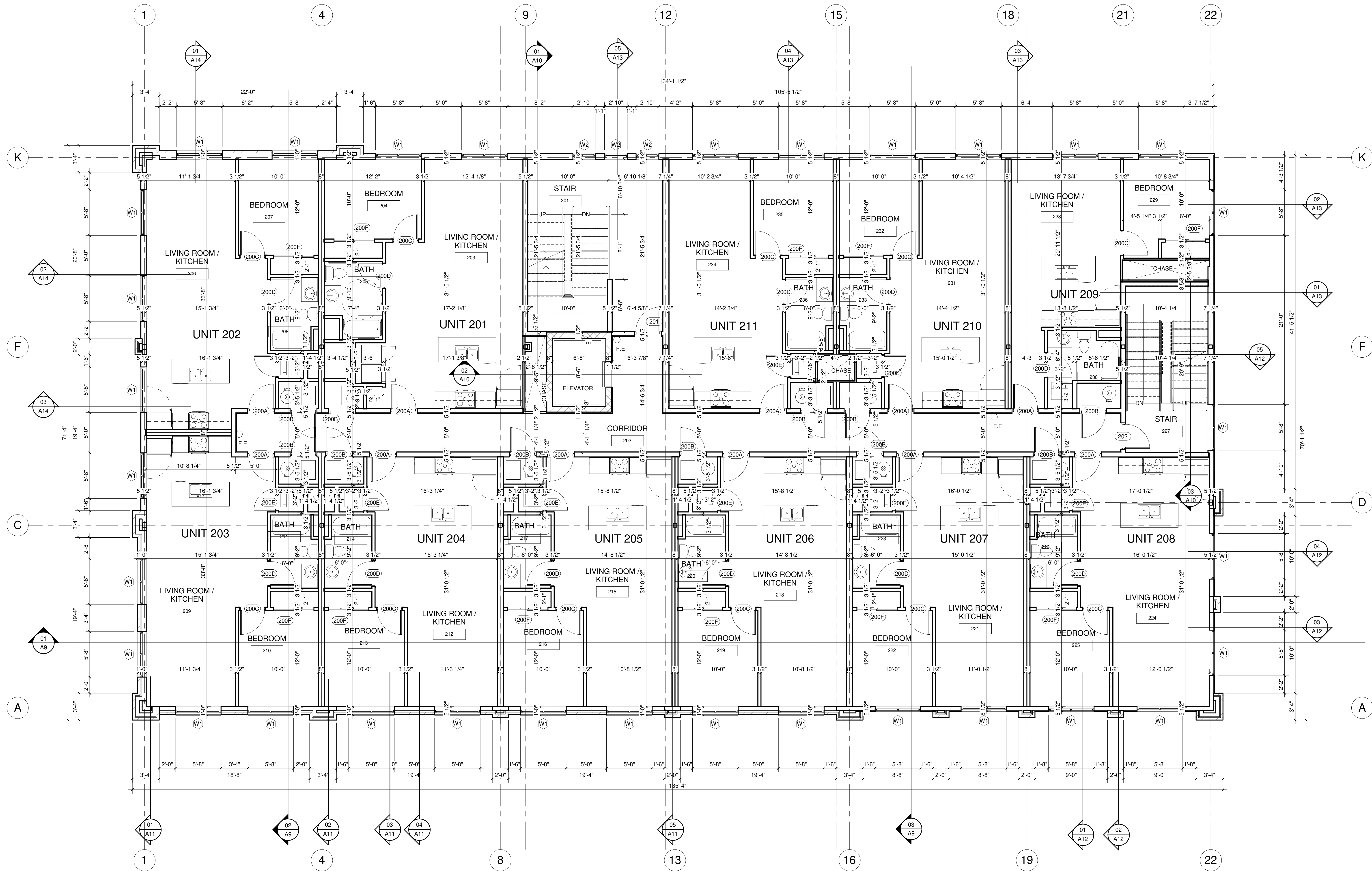
EXTERIOR  
ELEVATIONS



# MAIN FLOOR PLAN

3/16" = 1'-0"





**SECOND FLOOR**  
3/16" = 1'-0"

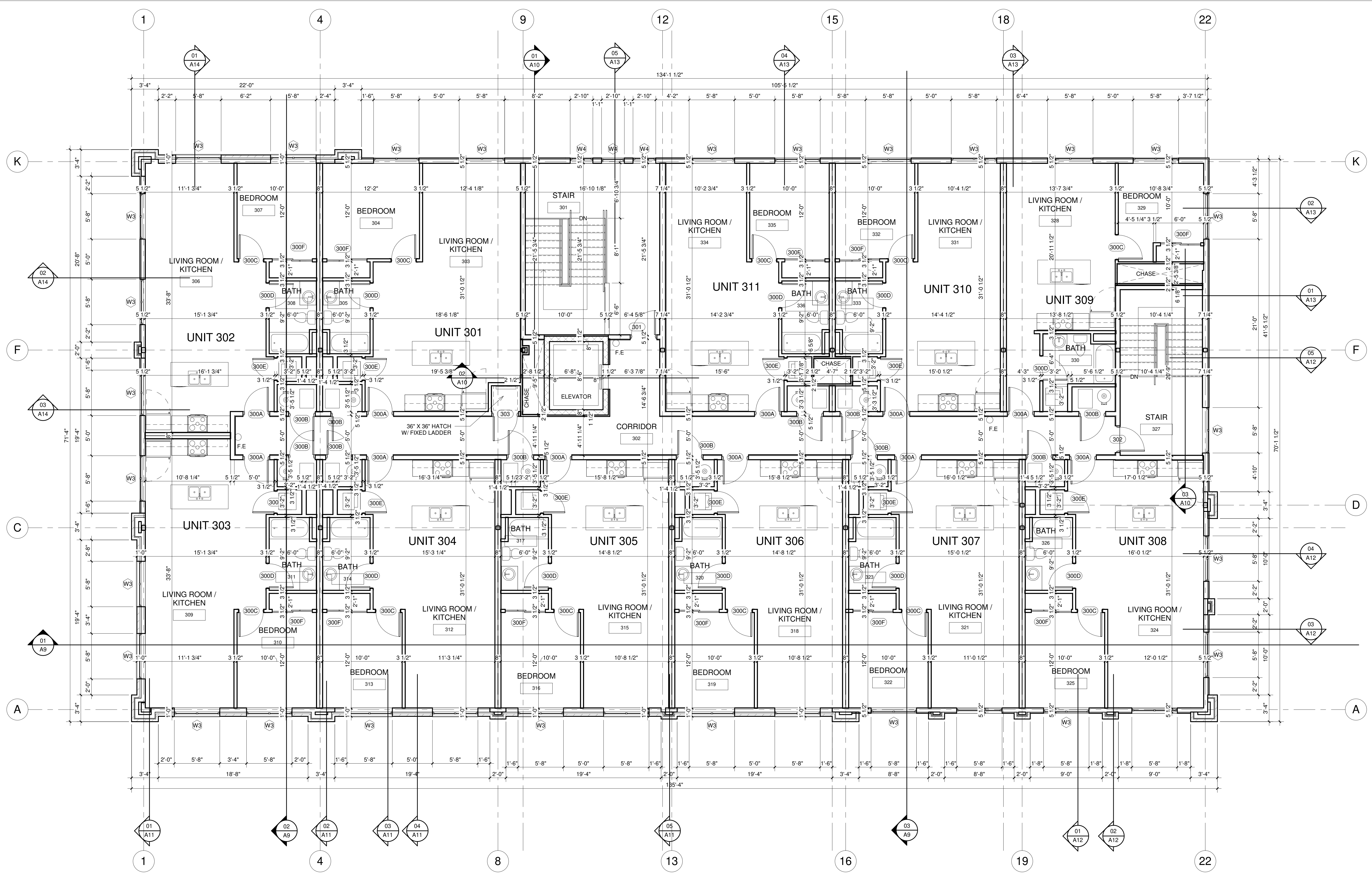
**SVB RECKLEY ARCHITECTS**  
76 EAST 8TH STREET SUITE 300  
HOLLAND MICHIGAN 49423  
PHONE 616-494-7410

START PROJECT	01/23/2023
BID SET	01/26/2024
PERMIT	
REVISION	

NEW MULTI USE BUILDING FOR:  
**ZEELAND MUD**  
ZEELAND MICHIGAN

DRAWN BY  
Author  
PROJECT NO.  
242573  
PLOT  
02/22/2024

SHEET NO.  
**A3**  
SECOND FLOOR PLAN



**SVB RECKLEY ARCHITECTS**

PHONE 616-494-7410

76 EAST 8TH STREET SUITE 300  
HOLLAND MICHIGAN 49423

START PROJECT  
01/23/2023  
BID SET  
01/26/2024  
PERMIT

REVISION

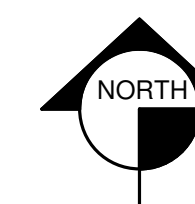
NEW MULTI USE BUILDING FOR:  
**ZEELAND MUD**  
ZEELAND MICHIGAN

DRAWN BY  
E.B.W.  
PROJECT NO.  
242573  
PLOT  
02/22/2024

SHEET NO.

**A4**

THIRD  
FLOOR PLAN



**THIRD FLOOR**

3/16" = 1'-0"