

# DOWNTOWN DEVELOPMENT AUTHORITY/LOCAL DEVELOPMENT FINANCE AUTHORITY AGENDA



## Regular Meeting

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December 18, 2025 at 4:00 PM

- 1) **CALL TO ORDER**
- 2) **ROLL CALL**
- 3) **APPROVAL OF AGENDA** - Items can be added or deleted from the Agenda by City Council action.
- 4) **PUBLIC COMMENT** Persons addressing the board are required to give their name and address for the record when called upon by the Chair. Members of the public shall be limited to speaking for a maximum of three (3) minutes.
- 5) **PRESENTATIONS AND RECOGNITIONS**
- 6) **CONSENT AGENDA**
  - A. **Financial Reports**  
DDA Revenue/Expense Report- November 30, 2025  
LDFA Revenue/Expense Report- November 30, 2025
  - B. DDA Annual Report
  - C. LDFA Annual Report
  - D. **DDA/LDFA/BRA Minutes**  
DDA/LDFA/BRA Meeting Minutes - November 20, 2025
- 7) **MAEDA UPDATE**
- 8) **BRA NEW BUSINESS**
  - A. 211 & 213 E Michigan Ave Brownfield Plan
- 9) **BRA OLD BUSINESS**
- 10) **DDA NEW BUSINESS**
- 11) **DDA OLD BUSINESS**
- 12) **LDFA NEW BUSINESS**
- 13) **LDFA OLD BUSINESS**
- 14) **BOARD REPORTS**
- 15) **ADJOURNMENT**



**ITEM 6.A**

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**TO:** [AGENDA\_OFFICIAL\_BODY]  
**FROM:** William Dopp, Finance Director/ City Treasurer

**DATE:** December 18, 2025  
**SUBJECT:** **Financial Reports**  
DDA Revenue/Expense Report- November 30, 2025  
LDFA Revenue/Expense Report- November 30, 2025

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**RECOMMENDATION:**  
Accept Financial Information as presented.

REVENUE AND EXPENDITURE REPORT FOR CITY OF MARSHALL

PERIOD ENDING 11/30/2025

% Fiscal Year Completed: 41.92

\*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

GL NUMBER	DESCRIPTION	2025-26 AMENDED BUDGET	YTD BALANCE 11/30/2025	ACTIVITY FOR MONTH 11/30/2025	% BDGT USED	AVAILABLE BALANCE
Fund 250 - LOCAL DEVELOPMENT FINANCE AUTHORITY FUND						
Revenues						
Dept 000						
250-000-402.00	Current Property Taxes	829,650.00	0.00	0.00	0.00	829,650.00
250-000-573.00	LOCAL COMM STAB SHARE TAX	150,000.00	136,336.24	0.00	90.89	13,663.76
250-000-665.00	Interest	33,000.00	10,697.85	0.00	32.42	22,302.15
Total Dept 000		1,012,650.00	147,034.09	0.00	14.52	865,615.91
TOTAL REVENUES		1,012,650.00	147,034.09	0.00	14.52	865,615.91

\*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

GL NUMBER	DESCRIPTION	2025-26 AMENDED BUDGET	YTD BALANCE 11/30/2025	ACTIVITY FOR MONTH 11/30/2025	% BDGT USED	AVAILABLE BALANCE
Fund 250 - LOCAL DEVELOPMENT FINANCE AUTHORITY FUND						
Expenditures						
Dept 000						
250-000-801.00	Professional Services	90,401.05	2,175.37	105.00	2.41	88,225.68
250-000-803.00	Service Fee	500.00	0.00	0.00	0.00	500.00
250-000-805.00	Administrative Costs	160,537.00	39,999.99	0.00	24.92	120,537.01
250-000-820.00	Contracted Services	240,500.00	119,030.00	425.00	49.49	121,470.00
250-000-990.00	Debt Service	365,000.00	0.00	0.00	0.00	365,000.00
250-000-994.00	Bond Interest Paid	219,000.00	109,500.00	0.00	50.00	109,500.00
Total Dept 000		1,075,938.05	270,705.36	530.00	25.16	805,232.69
TOTAL EXPENDITURES		1,075,938.05	270,705.36	530.00	25.16	805,232.69
Fund 250 - LOCAL DEVELOPMENT FINANCE AUTHORITY FUND:						
TOTAL REVENUES		1,012,650.00	147,034.09	0.00	14.52	865,615.91
TOTAL EXPENDITURES		1,075,938.05	270,705.36	530.00	25.16	805,232.69
NET OF REVENUES & EXPENDITURES		(63,288.05)	(123,671.27)	(530.00)	195.41	60,383.22

REVENUE AND EXPENDITURE REPORT FOR CITY OF MARSHALL

PERIOD ENDING 11/30/2025

% Fiscal Year Completed: 41.92

\*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

GL NUMBER	DESCRIPTION	2025-26 AMENDED BUDGET	YTD BALANCE 11/30/2025	ACTIVITY FOR MONTH 11/30/2025	% BDGT USED	AVAILABLE BALANCE
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY						
Revenues						
Dept 000						
248-000-402.00	Current Property Taxes	215,313.00	0.00	0.00	0.00	215,313.00
248-000-573.00	LOCAL COMM STAB SHARE TAX	35,000.00	48,943.05	0.00	139.84	(13,943.05)
248-000-665.00	Interest	5,000.00	5,238.03	0.00	104.76	(238.03)
248-000-679.16	MISC REVENUE - BLUES FEST	65,000.00	0.00	0.00	0.00	65,000.00
Total Dept 000		320,313.00	54,181.08	0.00	16.92	266,131.92
TOTAL REVENUES		320,313.00	54,181.08	0.00	16.92	266,131.92

\*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

GL NUMBER	DESCRIPTION	2025-26 AMENDED BUDGET	YTD BALANCE 11/30/2025	ACTIVITY FOR MONTH 11/30/2025	% BDGT USED	AVAILABLE BALANCE
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY						
Expenditures						
Dept 000						
248-000-702.40	Payroll - Rubbish/Garbage	0.00	751.20	135.24	100.00	(751.20)
248-000-702.42	Payroll - Parking Structure	0.00	171.28	55.38	100.00	(171.28)
248-000-702.44	Payroll - Flowers	0.00	1,903.61	0.00	100.00	(1,903.61)
248-000-703.00	Part-time Salaries	16,520.00	10,193.58	420.50	61.70	6,326.42
248-000-704.44	Overtime - Flowers	0.00	179.22	0.00	100.00	(179.22)
248-000-715.00	Social Security	0.00	1,003.72	46.06	100.00	(1,003.72)
248-000-755.00	Miscellaneous Supplies	5,000.00	445.32	0.00	8.91	4,554.68
248-000-755.01	MISC SUPPLIES - DOWNTOWN PLANTERS	2,040.00	137.00	0.00	6.72	1,903.00
248-000-757.00	Fuels & Lubricants	200.00	0.00	0.00	0.00	200.00
248-000-777.00	MINOR TOOLS AND EQUIPMENT	300.00	0.00	0.00	0.00	300.00
248-000-801.00	Professional Services	1,000.00	355.12	35.00	35.51	644.88
248-000-805.00	Administrative Costs	26,000.00	1,688.01	0.00	6.49	24,311.99
248-000-820.00	Contracted Services	23,834.80	30,245.92	0.00	126.90	(6,411.12)
248-000-850.00	Communications	720.00	300.00	0.00	41.67	420.00
248-000-941.00	MOTOR POOL VEHICLE RENTAL	6,000.00	1,272.50	74.16	21.21	4,727.50
248-000-961.00	COMMUNITY PROMOTIONS	65,000.00	0.00	0.00	0.00	65,000.00
248-000-970.00	Capital Outlay	122,000.00	3,400.00	0.00	2.79	118,600.00
248-000-990.00	Debt Service	43,772.00	0.00	0.00	0.00	43,772.00
248-000-994.00	Bond Interest Paid	12,524.00	0.00	0.00	0.00	12,524.00
Total Dept 000		324,910.80	52,046.48	766.34	16.02	272,864.32

PERIOD ENDING 11/30/2025

% Fiscal Year Completed: 41.92

\*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

GL NUMBER	DESCRIPTION	2025-26 AMENDED BUDGET	YTD BALANCE 11/30/2025	ACTIVITY FOR MONTH 11/30/2025	% BDGT USED	AVAILABLE BALANCE
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY						
Expenditures						
Dept 719 - DDA Sidewalk						
248-719-941.02	MOTOR POOL REPLACEMENT CHARGE	888.00	335.76	0.00	37.81	552.24
248-719-941.03	MOTOR POOL OPERATING CHARGE	1,753.00	808.74	0.00	46.13	944.26
248-719-941.05	VEHICLE RENTAL CREDIT	0.00	(203.04)	0.00	100.00	203.04
Total Dept 719 - DDA Sidewalk		2,641.00	941.46	0.00	35.65	1,699.54

REVENUE AND EXPENDITURE REPORT FOR CITY OF MARSHALL  
 PERIOD ENDING 11/30/2025  
 % Fiscal Year Completed: 41.92

\*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

GL NUMBER	DESCRIPTION	2025-26 AMENDED BUDGET	YTD BALANCE 11/30/2025	ACTIVITY FOR MONTH 11/30/2025	% BDGT USED	AVAILABLE BALANCE
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY						
Expenditures						
Dept 729 - Community Development						
248-729-740.00	Operating Supplies	0.00	211.68	0.00	100.00	(211.68)
Total Dept 729 - Community Development		0.00	211.68	0.00	100.00	(211.68)
TOTAL EXPENDITURES		327,551.80	53,199.62	766.34	16.24	274,352.18
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY:						
TOTAL REVENUES		320,313.00	54,181.08	0.00	16.92	266,131.92
TOTAL EXPENDITURES		327,551.80	53,199.62	766.34	16.24	274,352.18
NET OF REVENUES & EXPENDITURES		(7,238.80)	981.46	(766.34)	13.56	(8,220.26)



**ITEM 6.B**

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**TO:** [AGENDA\_OFFICIAL\_BODY]  
**FROM:** Derek N. Perry, City Manager  
William Dopp, Finance Director/ City Treasurer

**DATE:** December 18, 2025  
**SUBJECT:** DDA Annual Report

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Pursuant to MCL 125.4911, the DDA shall annually submit to the governing body (City Council) and the Michigan Tax Commission a report on the status of its tax increment financing activity and publish the report in a newspaper of general circulation. Public Act 57 outlines specifically what the format and contents of the report Tax Increment Financing Authorities shall submit.

**RECOMMENDATION:**

Accept and place on file the FY25 Annual Report and forward the reports to City Council.

**City of Marshall  
Downtown Development Authority  
Annual Report Year ending 6/30/2025**

<b>Revenue:</b>	Tax Increment Revenue	\$ 200,013
	Property Taxes-from DDA millage only	\$ 14,990
	Interest	\$ 14,085
	State reimbursement for PPT loss (Forms 5176 and 4650)	\$ 47,462
	Other income (grants, fees, donations, etc.)	\$ 64,519
	<b>Total</b>	<b>\$ 341,069</b>

**Tax Increment Revenues Received**

From counties	\$ 40,231
From cities	\$ 114,216
From townships	\$ -
From villages	\$ -
From libraries	\$ 8,654
From community colleges	\$ 18,946
From regional authorities - MARSHALL AMBULANCE	\$ 3,681
From regional authorities - TACC	\$ 14,285
From local school districts-debt	\$ -
From intermediate school districts	\$ -
From State Education Tax (SET)	\$ -
From state share of IFT and other specific taxes (school taxes)	\$ -
<b>Total</b>	<b>\$ 200,013</b>

**Expenditures**

Parking Structure and Street Maint.	\$ 42,275
Supplies	\$ 12,736
Audit	\$ -
Admin Costs	\$ 6,752
Data Processing & Communications	\$ 720
Parking Structure Lease and Rental	\$ 16,123
Contracted and Legal/Professional Services	\$ 38,050
Community Promotions	\$ 51,924
Debt Service - Principal	\$ -
Debt Service - Interest	\$ 26,979
Debt Service - Bond Agent	\$ -
Transfer to Fed Grant-RAP Program	\$ -
<b>Total</b>	<b>\$ 195,559</b>



**ITEM 6.C**

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**TO:** [AGENDA\_OFFICIAL\_BODY]  
**FROM:** Derek N. Perry, City Manager  
William Dopp, Finance Director/ City Treasurer

**DATE:** December 18, 2025  
**SUBJECT:** LDFA Annual Report

---

Pursuant to MCL 125.4911, the LDFA shall annually submit to the governing body (City Council) and the Michigan Tax Commission a report on the status of its tax increment financing activity and publish the report in a newspaper of general circulation. Public Act 57 outlines specifically what the format and contents of the report Tax Increment Financing Authorities shall submit.

**RECOMMENDATION:**

Accept and place on file the FY25 Annual Report and forward the report to City Council.

**City of Marshall  
Local Development Finance Authority  
Annual Report Year ending 6/30/2025**

<b>Revenue:</b>	Tax Increment Revenue	\$ 560,207
	Interest	\$ 64,300
	State reimbursement for PPT loss (Forms 5176 and 4650)	\$ 200,748
	Other income (grants, fees, donations, etc.)	\$ 230,842
	<b>Total</b>	<b>\$ 1,056,097</b>

**Tax Increment Revenues Received**

From counties	\$ 125,841
From cities	\$ 319,345
From townships	\$ -
From villages	\$ -
From libraries	\$ (3,620)
From community colleges	\$ 58,269
From regional authorities - MARSHALL AMBULANCE	\$ 11,681
From regional authorities - TACC	\$ 48,691
From local school districts-debt	\$ -
From intermediate school districts	\$ -
From State Education Tax (SET)	\$ -
From state share of IFT and other specific taxes (school taxes)	\$ -
<b>Total</b>	<b>\$ 560,207</b>

**Expenditures**

Professional Services	\$ 78,900
MAEDA (Economic Development)	\$ 235,000
Audit	\$ -
Contracted Services	\$ 2,238
Admin Costs	\$ 160,000
Property Taxes	\$ 47,497
Capital Outlay	\$ -
Misc Expenses	\$ 500
Debt Service	\$ 350,000
Bond Interest	\$ 229,500
Brooks Substation	\$ -
Transfers to General Fund	\$ -
<b>Total</b>	<b>\$ 1,103,635</b>



**ITEM 6.D**

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**TO:** [AGENDA\_OFFICIAL\_BODY]  
**FROM:** Michelle Eubank, City Clerk  
**DATE:** December 18, 2025  
**SUBJECT:** **DDA/LDFA/BRA Minutes**  
DDA/LDFA/BRA Meeting Minutes - November 20, 2025

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Meeting minutes from the last meeting are presented for review and approval.

**RECOMMENDATION:**  
Approve meeting minutes as presented.

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# DOWNTOWN DEVELOPMENT AUTHORITY/LOCAL DEVELOPMENT FINANCE AUTHORITY MINUTES

November 20, 2025  
Regular Meeting - 4:00 PM

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[IGNORE\_INDENT]

**1) CALL TO ORDER**

IN A REGULAR SESSION held on Thursday, November 20, 2025 at 4:01 PM in the Training Room of City Hall, 323 West Michigan Ave, Marshall, MI 49068, the Marshall Downtown Development Authority/Local Development Finance Authority was called to order by Chair Beck.

**2) ROLL CALL**

Roll was called:

Present: Mike Beck, Sue Damron, Desmond Kirkland, Jason Laforge, Amanda Lanker, Derek Perry, Catherine Yates, Angela Whitesell(Arrived at 4:13pm)

Also Present: Deputy Clerk Cary

Absent: Matt Davis, Becky Jones, Matt Saxton,

**3) APPROVAL OF AGENDA** - Items can be added or deleted from the Agenda by City Council action.

**Moved** by Catherine Yates, supported by Sue Damron to amended the agenda to change the approval of minutes date in the consent agenda from July 25, 2025, to July 24, 2025, and to add a section B. under BRA New Business and DDA New Business to discuss 211-213 W Michigan Ave and approve the agenda as amended. On a voice vote: **Motion Carried.**

**4) PUBLIC COMMENT ON AGENDA ITEMS** Persons addressing the board are required to give their name and address for the record when called upon by the Chair. Members of the public shall be limited to speaking for a maximum of three (3) minutes. Comments should address AGENDA ITEM topics. Public Hearing items should be addressed during the PUBLIC HEARING portion of the meeting agenda. Non-Agenda items should be addressed during the PUBLIC COMMENT-NON-AGENDA ITEMS portion of the meeting agenda.

None.

**5) PRESENTATIONS AND RECOGNITIONS**

None.

**6) CONSENT AGENDA**

**Moved** by Amanda Lanker, supported by Sue Damron to approve the consent agenda. On a voice vote: **Motion Carried.**

**A. DDA/LDFA Minutes**

DDA/LDFA Meeting Minutes - July 25, 2025  
DDA/LDFA Special Meeting Minutes- October 30, 2025

**B. Financial Reports**

DDA Revenue/Expense Report- November 17, 2025  
LDFA Revenue/Expense Report- November 17, 2025

**7) MAEDA UPDATE**

None.

**8) PUBLIC HEARINGS & SUBSEQUENT BOARD ACTION**

None.

**9) BRA OLD BUSINESS**

The board discussed an update on the storage units on Industrial Rd.

**10) BRA NEW BUSINESS**

**A. DDA/LDFA/BRA 2026 Calendar**

**Moved** by Sue Damron, supported by Amanda Lankerd to set the calendar for 2026 meeting dates as presented. On a voice vote: **Motion Carried.**

**B. 211 & 213 E Michigan Brownfield Plan**

The board discussed the potential brownfield project at 211 & 213 E Michigan Ave.

**11) DDA NEW BUSINESS**

**A. Blues Fest Discussion**

The board discussed the Blues Fest beer tent and the social district.

**Moved** by Sue Damron, supported by Jason LaForge to allow the Blues Fest to have a beer tent in 2026. On a voice vote: **Motion Carried.**

**B. 211 & 213 E Michigan OPRA**

The board discussed the potential for Obsolete Property Rehabilitation Act(OPRA) exemption certificate for 211 & 213 E Michigan Ave.

**12) DDA OLD BUSINESS**

None.

**13) LDFA NEW BUSINESS**

None.

**14) LDFA OLD BUSINESS**

The board discussed developments with the sale of the LDFA land.

**15) BOARD REPORTS**

None.

**16) ADJOURNMENT**

The meeting was adjourned at 4:46 pm.

Respectfully submitted by,

Brandie Cary  
Deputy Clerk



**ITEM 8.A**

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**TO:** [AGENDA\_OFFICIAL\_BODY]  
**FROM:** Marcia Strange, Director of Community Development  
**DATE:** December 18, 2025  
**SUBJECT:** 211 & 213 E Michigan Ave Brownfield Plan

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As referenced at the November BRA meeting, we have received a request for approval for a Brownfield Plan by the Owner, Brad Noel, to help support the renovation of 211 & 213 E Michigan Avenue into four commercial units on the first floor and eight residential units between the second and third floors. The City has contracted with Flywheel for review of the submitted Brownfield Plan. They have provided additional information (included in the packet) for your consideration and they will also be available for questions.

The Applicant has contracted with Revitalize to guide them through this process and they will also be available at the meeting to help answer any questions.

A public hearing will be held regarding the proposed Plan at the January 5th City Council meeting.

**RECOMMENDATION:**

Consider and recommend approval of the Brownfield Plan for 211 and 213 East Michigan Avenue.

**CITY OF MARSHALL  
BROWNFIELD REDEVELOPMENT AUTHORITY**

***BROWNFIELD PLAN***

**Marshall Apartments  
211 and 213 E. Michigan Avenue  
Marshall, Michigan 49068**

Prepared For:

City of Marshall Brownfield Redevelopment Authority  
323 W. Michigan Avenue  
Marshall, Michigan 49068  
Contact: Derek Perry, City Manager  
Email: dperry@cityofmarshall.com

Prepared By:

Triterra  
1375 S. Washington Avenue, Suite 100  
Lansing, Michigan 48910  
Contact: Dave Van Haaren | Connor Zook  
[dave.vanhaaren@triterra.us](mailto:dave.vanhaaren@triterra.us) | [connor.zook@triterra.us](mailto:connor.zook@triterra.us)  
Phone: 517-853-2152 | 517-853-2154

September 18, 2025

Approved by the City of Marshall BRA on \_\_\_\_\_  
Concurrence by the City of Marshall DDA on \_\_\_\_\_  
Approved by the City of Marshall City Council on \_\_\_\_\_

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**FIGURES**

Figure 1: Property Location Map

Figure 2: Eligible Property Boundary Map

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Table 1: Brownfield Eligible Activities

Table 2: Tax Increment Revenue Capture Estimates

Table 3: Tax Increment Revenue Reimbursement Allocation Table

**ATTACHMENTS**

Attachment A: Legal Description of the Property

Attachment B: Site Plans

Attachment C: Assessor Statement of Functional Obsolescence

**PROJECT SUMMARY**

**Project Name:** Marshall Apartments

**Developer:** Marshall Property Investments, LLC (the “Developer”)  
16660 Sunset Hills Drive  
Marshall, Michigan 49068  
Mr. Brad Noel

**Property Location:** 211 E. Michigan Avenue, Marshall, Michigan 49068  
213 E. Michigan Avenue, Marshall, Michigan 49068

**Parcel Information:** 50-001-021-(03,10)  
50-001-021-02

**Type of Eligible Property:** “Functionally Obsolete”

**Project Description:** A redevelopment of the Property located at 211 and 213 E. Michigan Avenue, Marshall, Calhoun County, Michigan 49068. The project includes the rehabilitation of the two existing three-story former commercial buildings. The buildings will include a total of four commercial spaces on the first floor and eight (4/floor) residential apartments between the second and third floors.

Brownfield eligible activities include EGLE Pre-approved activities, asbestos and lead activities, demolition activities, preparation and implementation of a Brownfield Plan and Act 381 Work Plan, and a 5% simple interest.

**Total Capital Investment:** Total capital investment is estimated at \$3,587,015 of which \$577,929 is currently proposed for Brownfield Reimbursement to the Developer.

**Estimated Job Creation/Retention:** This project is estimated to create 8 temporary construction related jobs and 8 full-time equivalent jobs, post construction, with an average wage of \$15h/hour, centered around the new commercial space operations.

**Duration of Plan:** The duration of the Plan includes capture of Tax Increment Revenue (TIR) for reimbursement to the Developer for 20 years.

**Total Captured Tax Increment Revenue:** \$621,132

<b>Distribution of New Taxes Paid</b>	<b>Amount</b>
Developer Reimbursement	\$577,929
<b><i>Sub-Total Reimbursement</i></b>	<b><i>\$577,929</i></b>
State Brownfield Revolving Fund	\$43,204
<b><i>Sub-Total State Brownfield Revolving Fund</i></b>	<b><i>\$43,204</i></b>
<b>Grand Total</b>	<b>\$621,132</b>

## **1.0 INTRODUCTION**

The City of Marshall Brownfield Redevelopment Authority (the “Authority” or “BRA”), duly established by resolution of the City of Marshall City Council (the “City”), pursuant to the Brownfield Redevelopment Financing Act, Michigan Public Act 381 of 1996, MCLA 125.2651 et. seq., as amended (“Act 381”), is authorized to exercise its powers within the City of Marshall, Michigan.

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

The Project is a complete rehabilitation of the two existing three-story, former commercial buildings, totaling 12,420 square feet, on the Property into a new mixed-use building.

The rehabilitated building will include a total of four commercial spaces on the first floor and eight (4/floor) residential apartments between the second and third floors.

The total anticipated investment into the redevelopment project is estimated at \$3,587,015. The development will result in the complete rehabilitation of two functionally obsolete, deteriorating, former commercial buildings in the City of Marshall. This development will dramatically improve the appearance of the Property. The project will significantly increase density to the area and provide additional support to existing retail establishments in the City.

The improvements to the Property will be permanent and significantly increase the taxable value of the Property. These improvements will also assist in increasing the property values of the neighborhood.

The Project would not be possible without financial support through Brownfield tax increment financing (TIF).

This project is estimated to create 8 temporary construction related jobs and 8 full-time equivalent jobs, post construction, with an average wage of \$15h/hour, centered around the new commercial space operations.

### **1.2 Eligible Property Information**

This Plan is presented to support the Developer in the rehabilitation of the existing building, the property of which consists of two parcels, located at 211 and 213 E. Michigan Avenue in Marshall, Calhoun County, Michigan (the “Property”). The location of the Property is depicted in Figure 1.

The Property consists of two parcels of land totaling approximately 0.14 acres. The Property is fully defined in the following table and Section 2.8 of this Brownfield Plan.

<b>Eligible Property</b>		
<b>Address</b>	<b>Tax ID</b>	<b>Basis of Eligibility</b>
211 E. Michigan Avenue	50-001-021-(03,10)	“Functionally Obsolete”
213 E. Michigan Avenue	50-001-021-02	“Functionally Obsolete”

The Property is zoned B-3 (Neighborhood Commercial) and is located within Marshall’s Downtown District.

The Property is surrounded by active residential and commercial property. Property layout and boundaries are depicted in Figure 2. The legal description of the Property is included in Attachment A.

By at least 1888, the Property was developed with the two existing three-story commercial buildings with residential units on the upper floor(s). Storage sheds were constructed and/or razed on the northern portion of the Property between at least 1888 and 1931, and the northern portion of the Property has remained paved parking/alleyway since at least 1986. The Property has been occupied by various low-risk commercial office, retail, and/or restaurant operations since at least 1888. The Property buildings are currently vacant/unoccupied.

**1.2.1 Environmental**

Environmental assessments and investigations (e.g. Phase I ESAs, Phase II ESAs) known to have been performed at the Property occurred in 2025. No contamination is known to exist on the Property.

**1.2.2 Functionally Obsolete**

On April 13, 2025, Mr. Edward VanderVries, the Assessor for the City of Marshall determined the buildings on the Property to be Functionally Obsolete. Refer to Attachment C, Assessor Statement of Obsolescence.

**1.2.3 Eligibility**

The Property is considered an “eligible property” as defined by Act 381, Section 2 because: (a) the Property was previously utilized as a commercial property; and (b) has been determined to be “functionally obsolete” as defined in Section 2(u) of Act 381.

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

**2.1 Description of Costs to Be Paid with Tax Increment Revenues**

The Developer will be reimbursed with the new local and state taxes levied by the Project for the costs of eligible activities necessary to support redevelopment of the Property. The activities that are intended to be carried out at the Property are considered “eligible activities” as defined by Sec 2 of Act 381.

Brownfield eligible activities proposed by the Developer include EGLE Pre-approved activities, asbestos and lead activities, demolition activities, preparation and implementation of a Brownfield Plan and Act 381 Work Plan, and a 5% simple interest.

The costs of eligible activities included in, and authorized by, this Plan will be reimbursed with incremental local and state tax revenues generated by the Property and captured by the BRA, subject to any limitations and conditions described in this Plan and the terms of a Reimbursement Agreement between the Developer and the Authority (the “Reimbursement Agreement”).

**2.2 Summary of Eligible Activities**

The total cost of activities eligible for Developer reimbursement from tax increment revenues is projected to be \$577,929. The eligible activities are summarized in the table on the following page.

<b>Summary of Eligible Activities</b>	
<b>EGLE Eligible Activities</b>	
Pre-Approved Activities	\$11,800
<b>EGLE Eligible Activities Sub-Total</b>	<b>\$11,800</b>
<b>MSF Eligible Activities</b>	
Asbestos and Lead Activities	\$256,605
Demolition	\$105,000
<b>MSF Eligible Activities Sub-Total</b>	<b>\$361,605</b>
Contingency (up to 15%)	\$53,321
Brownfield Plan and Act 381 Work Plan Preparation	\$20,000
Brownfield Plan and Act 381 Work Plan Implementation	\$15,000
Interest (up to 5% simple)	\$116,203
<b>Total Eligible Cost for Reimbursement</b>	<b>\$577,929</b>

A detailed breakdown of eligible activities is provided in Table 1, Brownfield Eligible Activities.

The costs listed above are estimated and may increase or decrease depending on the nature and extent of unknown conditions encountered on the Property. The actual cost of those eligible activities encompassed by this Brownfield Plan that will qualify for reimbursement from tax increment revenues captured by the BRA shall be governed by the terms of a 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 Section 2 of Act 381 of 1996, as amended (MCL 125.2652).

The Reimbursement Agreement, this Brownfield Plan and the MSF Act 381 Work Plan will dictate the total cost of eligible activities subject to reimbursement. As long as the total cost limit described in this Brownfield Plan and the MSF Act 381 Work Plan is not exceeded, line-item costs of Eligible Activities may be adjusted within, and between, Eligible Activities after the Brownfield Plan is approved.

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

The costs of eligible activities included in, and authorized by, this Brownfield Plan will be reimbursed with incremental local tax revenues generated by the Property and captured by the BRA.

The 2025 taxable value of the Property is \$160,700. This is the initial taxable value for this Brownfield Plan.

The projected taxable value is estimated at \$800,000 in 2027. The actual taxable value will be determined by the City Assessor after the development is completed.

It is projected that the BRA will capture tax increment revenues from 2027 through 2046 to allow for reimburse the Developer for eligible activity costs outlined in the Brownfield Plan.

The estimated taxable value and estimated tax increment revenue by year and in aggregate for this Project are presented in Table 2, Tax Increment Revenue Capture Estimates, and Table 3, Tax Increment Revenue Allocation Table.

The captured incremental taxable value and associated tax increment revenue will be based on the actual increased taxable value from all real and personal taxable improvements on the Property as determined by the local assessor and the actual millage rates levied by the various taxing jurisdictions during each year of the plan. The actual tax increment captured will be based on taxable value set through the property assessment process by the local unit of government and the millage rates set each year by the taxing jurisdictions.

The DDA has the authority to capture tax increment revenues, other than the State Education Tax and local or intermediate school district taxes, generated from the Property. However, it is anticipated that an Interlocal Agreement will be executed between the BRA

and DDA, to allow 100% of the DDA's incremental revenue to be passed through the BRA and used for purposes identified in the Brownfield Plan.

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

The Developer is ultimately responsible for financing the costs of its specific eligible activities included in this Plan. The BRA will not advance any funds to finance the Developer eligible activities described in this Plan. All Plan financing commitments and activities and cost reimbursements authorized under this Plan shall be governed by the Reimbursement Agreement. The inclusion of eligible activities and estimates of costs to be reimbursed in this Plan is intended to authorize the BRA to fund such reimbursement. The amount and source of any tax increment revenues that will be used for purposes authorized by this Plan, and the terms and conditions for such use and upon any reimbursement of the expenses permitted by the Plan, will be provided solely under the Reimbursement Agreement contemplated by this Plan.

Reimbursements under the Reimbursement Agreement shall not exceed the cost of eligible activities and reimbursement limits described in this Brownfield Plan.

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

Eligible activities are to be financed by the Developer. The BRA will not incur any note or bonded indebtedness to finance Brownfield eligible activities outlined in this Brownfield Plan.

#### **2.6 Duration of Brownfield Plan**

The duration of this Plan is projected to be 22 years total with 20 years of tax capture after the first year of tax capture anticipated as 2027. The duration of the Plan includes 20 years of Tax Increment Revenue (TIR) capture for reimbursement to the Developer.

In no event shall the duration of the Plan exceed 35 years following the date of the resolution approving the Plan, nor shall the duration of the tax capture exceed the lesser of the period authorized under subsections (4) and (5) of Section 13 of Act 381 or 30 years, except as authorized by those subsections or other provisions of Act 381. 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 Plan.

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

The following table presents a summary of the new tax revenues generated by the taxing jurisdictions whose millage is subject to capture by the BRA under this Brownfield Plan. These are estimations based on the components of the proposed redevelopment.

Projected Impact to Taxing Jurisdictions			
Taxing Unit	New Taxes to Taxing Units	New Taxes Captured for Developer Reimbursement	Total New Taxes
School Operating		\$256,763	\$256,763
State Education Tax (SET)		\$86,407	\$86,407
County Veterans		\$621	\$621
Parks		\$1,241	\$1,241
Medical Care		\$1,543	\$1,543
MSL Ambulance Authority		\$4,335	\$4,335
City Leaf/Brush		\$4,586	\$4,586
Senior Millage		\$4,625	\$4,625
City Rec		\$5,608	\$5,608
Dial-A-Ride		\$5,608	\$5,608
County 911		\$6,092	\$6,092
School Sinking Fund		\$6,204	\$6,204
D.D.A		\$9,668	\$9,668
Library Operating		\$10,258	\$10,258
Tacc - Transit		\$16,538	\$16,538
K.C.C.		\$22,450	\$22,450
County General		\$33,382	\$33,382
Calhoun I.S.D.		\$38,497	\$38,497
City General		\$106,706	\$106,706
School Debt	\$57,605		\$57,605
City Roads Debt	\$28,802		\$28,802
<b>Total</b>	<b>\$86,407 (12.2%)</b>	<b>\$621,132 (87.8%)</b>	<b>\$707,539</b>

Impact to specific taxing jurisdictions is further presented in Table 2, Tax Increment Revenue Capture Estimates, and a schedule of tax increment revenue is presented in Table 3, Tax Increment Revenue Allocation Table.

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

BS&A Parcel Reports with tax/legal descriptions of the Property is provided in Attachment A. The general Property location and boundaries are shown in Figure 2.

The subject Property includes all tangible personal property that now or in the future comes to be owned or installed on the Property by the Developer or occupants.

Eligible Property		
Address	Tax ID	Legal Description
211 E. Michigan Avenue	50-001-021-(03,10)	MARSHALL CITY, UPPER VILLAGE E 13 FT OF W 1/2 OF LOT 21 & W 10 FT OF E 1/2 OF LOT 21.EXCEPT THE S 25 FT OF THE SECOND FLOOR OF THE E 13 FT OF THE W 1/2 OF LOT 21 AND THE W 10 FT OF THE SECOND FLOOR OF THE E 1/2 OF SD LOT, OF THE UPPER VILLAGE OF THE CITY OF MARSHALLSPLIT OFF PARCEL 001-021-02 PART OF 2ND FLOOR FROM DEED DATED 2/1/16 (4041/549). PART OF 2ND FLOOR PUT ON PARCEL 001-021-10 & THE S 25 FT OF THE SECOND FLOOR OF THE E 13 FT OF THE W 1/2 OF LOT 21 AND THE W 10 FT OF THE SECOND FLOOR OF THE E 1/2 OF SD LOT, OF THEUPPER VILLAGE OF THE CITY OF MARSHALL SPLIT OFF PARCEL 001-021-02 PART OF 2ND FLOOR FROM DEED DATED 2/1/16 (4041/549).
213 E. Michigan Avenue	50-001-021-02	MARSHALL CITY, UPPER VILLAGE E 23 FT OF LOT 21.

The general Property location and characteristics are described in Section 3.0 and depicted on Figures 1 and 2.

The Property is considered an “eligible property” as defined by Act 381, Section 2 because: (a) the Property was previously utilized as a commercial property; and (b) has been determined to be “functionally obsolete” as defined in Section 2(u) of Act 381.

The subject Property includes all tangible personal property that now or in the future comes to be owned or installed on the Property by the Developer or occupants.

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

No occupied residences are involved in the redevelopment, no persons reside at the Property, and no families or individuals will be displaced as a result of this development.

### **2.10 Plan for Relocation of Displaced Persons**

No persons will be displaced as a result of this development. Therefore, a plan for relocation of displaced persons is not applicable and is not needed for this Brownfield Plan.

### **2.11 Provisions for Relocation Costs**

No persons will be displaced as a result of this development, and no relocation costs will be incurred. Therefore, provision for relocation costs is not applicable and is not needed for this Brownfield Plan.

### **2.12 Strategy for Compliance with Michigan’s Relocation Assistance Law**

No persons will be displaced as result of this development. Therefore, no relocation assistance strategy is needed for this Brownfield Plan.

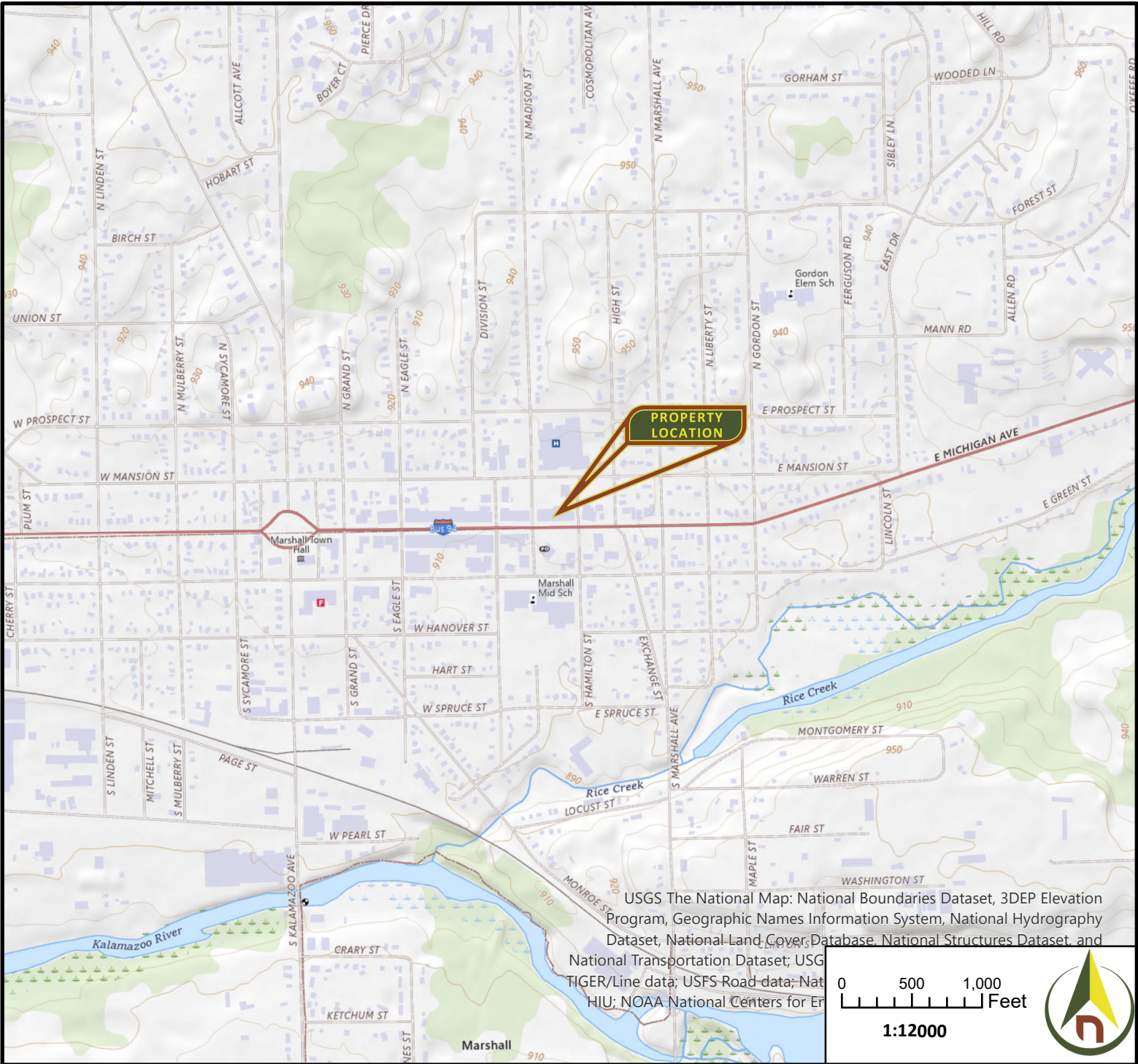
### **2.13 Other Materials that the Authority or Governing Body Considers Pertinent**

The Authority, with the concurrence of the City of Marshall City Council, as the governing body, in accordance with the Act, may amend this Brownfield Plan in the future in order to fund additional eligible activities associated with the Project or subject property described herein.

## **FIGURES**

**Figure 1: Property Location Map**

**Figure 2: Eligible Property Boundary Map**



# TRI TERRA

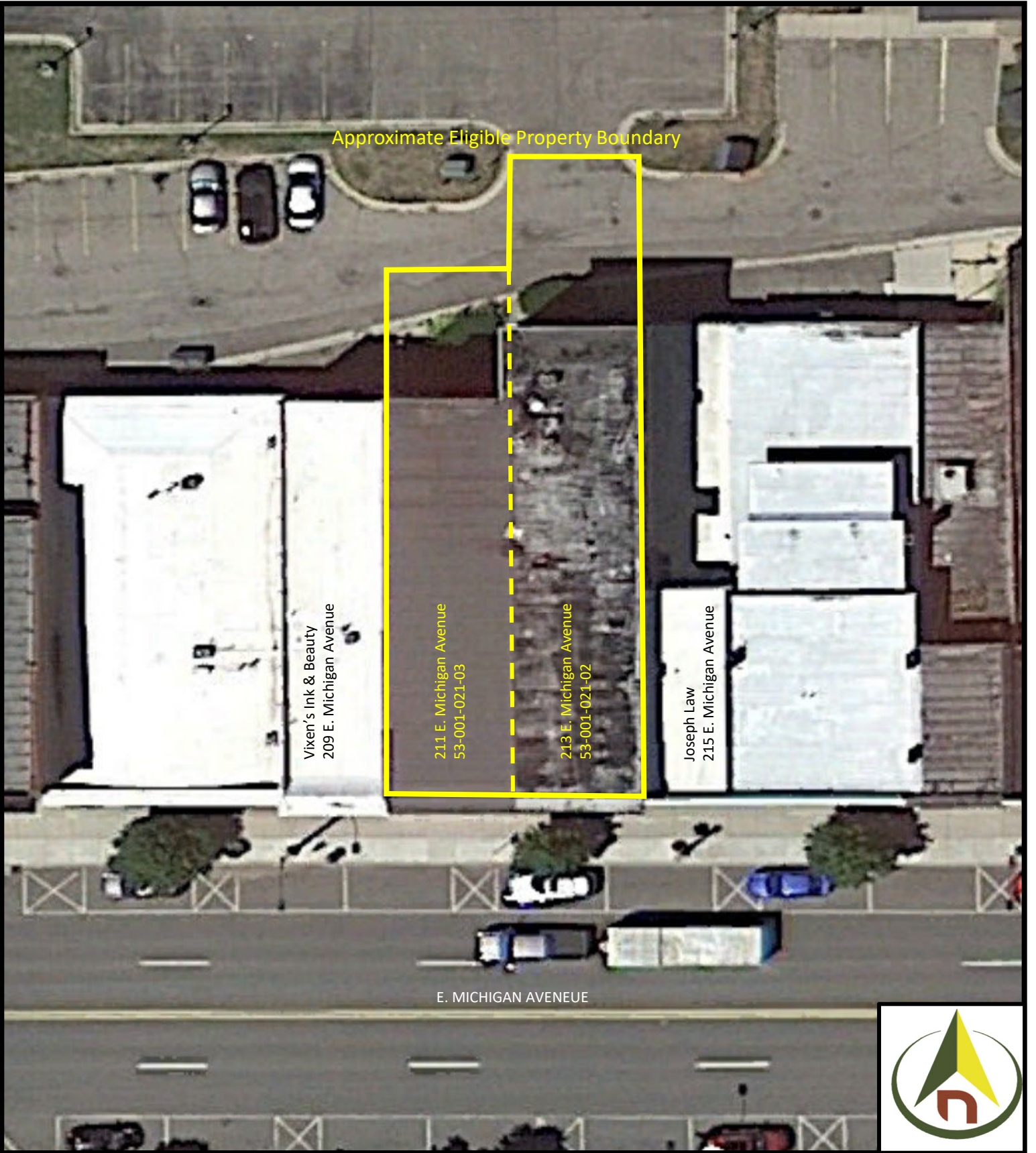
## FIGURE 1 SUBJECT PROPERTY LOCATION


211 & 213 E. MICHIGAN AVENUE,  
MARSHALL, MICHIGAN 49068

CALHOUN COUNTY  
T02S, R06W, SECTION 25

PROJECT NUMBER 25-4083





	<b>FIGURE 2</b>	<b>211-213 E. MICHIGAN AVENUE MARSHALL, MICHIGAN 49068</b>
	<b>ELIGIBLE PROPERTY BOUNDARY MAP</b>	
<b>PROJECT NUMBER: 25-4083</b>	<b>DATE: 03/24/2025</b>	<b>DIAGRAM CREATED BY: CJZ</b>

**TABLES**

**Table 1: Brownfield Eligible Activities**

**Table 2: Tax Increment Revenue Capture Estimates**

**Table 3: Tax Increment Revenue Reimbursement Allocation Table**

**Table 1  
Brownfield Eligible Activities  
211-213 E. Michigan Avenue  
Marshall, Michigan**

ELIGIBLE ACTIVITIES	NO. OF UNITS	UNIT TYPE	UNIT RATE	ESTIMATED TOTAL COST	REIMBURSEMENT ALLOCATION			
					EGL E ACTIVITIES	MSF ACTIVITIES	LOCAL-ONLY ACTIVITIES	
<b>EGLE ELIGIBLE ACTIVITIES</b>								
<b>Pre-Approved Activities</b>								
Phase I Environmental Site Assessments	1	LS	\$ 3,000	\$ 3,000	\$ 3,000			
Phase II Site Investigations	1	LS	\$ 6,300	\$ 6,300	\$ 6,300			
Phase II Reporting	1	LS	\$ 2,500	\$ 2,500	\$ 2,500			
<b>EGLE ELIGIBLE ACTIVITIES SUB-TOTAL</b>				<b>\$ 11,800</b>	<b>\$ 11,800</b>	<b>\$ -</b>	<b>\$ -</b>	
<b>MSF ELIGIBLE ACTIVITIES</b>								
<b>Asbestos and Lead Activities</b>								
Asbestos - Survey/Assessment	1	LS	\$ 6,135	\$ 6,135		\$ 6,135		
Asbestos - Abatement	1	LS	\$ 198,650	\$ 198,650		\$ 198,650		
Asbestos - Abatement Air Monitoring	1	LS	\$ 38,670	\$ 38,670		\$ 38,670		
Asbestos - Abatement Reporting	1	LS	\$ 1,250	\$ 1,250		\$ 1,250		
Asbestos Abatement - Soft Costs	1	LS	\$ 11,900	\$ 11,900		\$ 11,900		
<b>Subtotal Asbestos and Lead Activities</b>				<b>\$ 256,605</b>		<b>\$ 256,605</b>	<b>\$ -</b>	
<b>Demolition</b>								
Demolition - Building Interior and Exterior	1	LS	\$ 100,000	\$ 100,000		\$ 100,000		
Demolition - Soft Costs	1	LS	\$ 5,000	\$ 5,000		\$ 5,000		
<b>Subtotal Demolition Activities</b>				<b>\$ 105,000</b>	<b>\$ -</b>	<b>\$ 105,000</b>	<b>\$ -</b>	
<b>MSF ELIGIBLE ACTIVITIES SUB-TOTAL</b>				<b>\$ 361,605</b>	<b>\$ -</b>	<b>\$ 361,605</b>	<b>\$ -</b>	
<b>MSF AND EGL E ELIGIBLE ACTIVITIES SUB-TOTAL</b>				<b>\$ 373,405</b>	<b>\$ 11,800</b>	<b>\$ 361,605</b>	<b>\$ -</b>	
Contingency (up to 15%)				\$ 53,321	\$ -	\$ 53,321	\$ -	
Brownfield Plan and Act 381 Work Plan Preparation	1	LS	\$ 20,000	\$ 20,000		\$ 20,000		
Brownfield Plan Implementation	1	LS	\$ 15,000	\$ 15,000		\$ 15,000		
Interest (up to 5%, simple)				\$ 116,203	\$ -	\$ 116,203		
<b>TOTAL ELIGIBLE COST FOR REIMBURSEMENT</b>				<b>\$ 577,929</b>	<b>\$ 11,800</b>	<b>\$ 566,129</b>	<b>\$ -</b>	
State Brownfield Revolving Fund				\$ 43,204				
<b>GRAND TOTAL</b>				<b>\$ 621,132</b>				
					2.04%	97.96%	0.00%	

NOTES:  
 These costs and revenue projections should be considered approximate estimates based on expected conditions and available information.  
 It cannot be guaranteed that the costs and revenue projections will not vary from these estimates.  
 Costs for Phase I ESAs, Phase II ESAs, Asbestos Surveys, Brownfield Plan are excluded from contingency calculation.

**Table 2**  
**Tax Increment Revenue Capture Estimates**  
**211-213 E. Michigan Avenue**  
**Marshall, MI**

Estimated Taxable Value (TV) Increase Rate: 1% per year												
Calendar Year	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036		
Plan Year	3	4	5	6	7	8	9	10	11	12		
Capture Year	1	2	3	4	5	6	7	8	9	10		
Base Taxable Value (TV) of Land	\$ 41,600	\$ 41,600	\$ 41,600	\$ 41,600	\$ 41,600	\$ 41,600	\$ 41,600	\$ 41,600	\$ 41,600	\$ 41,600	\$ 41,600	\$ 41,600
Base Taxable Value (TV) of Building	\$ 119,100	\$ 119,100	\$ 119,100	\$ 119,100	\$ 119,100	\$ 119,100	\$ 119,100	\$ 119,100	\$ 119,100	\$ 119,100	\$ 119,100	\$ 119,100
Estimated New TV for Land	\$ 42,016	\$ 42,436	\$ 42,861	\$ 43,289	\$ 43,722	\$ 44,159	\$ 44,601	\$ 45,047	\$ 45,497	\$ 45,952	\$ 46,407	\$ 46,861
Estimated New TV for Building	\$ 757,984	\$ 765,564	\$ 773,219	\$ 780,952	\$ 788,761	\$ 796,649	\$ 804,615	\$ 812,661	\$ 820,788	\$ 828,996	\$ 837,277	\$ 845,629
Incremental Difference for Land (New TV - Base TV)	\$ 416	\$ 836	\$ 1,261	\$ 1,689	\$ 2,122	\$ 2,559	\$ 3,001	\$ 3,447	\$ 3,897	\$ 4,352	\$ 4,807	\$ 5,261
Incremental Difference for Building (New TV - Base TV)	\$ 638,884	\$ 646,464	\$ 654,119	\$ 661,852	\$ 669,661	\$ 677,549	\$ 685,515	\$ 693,561	\$ 701,688	\$ 709,896	\$ 718,083	\$ 726,335
Total Incremental Difference	\$ 639,300	\$ 647,300	\$ 655,380	\$ 663,541	\$ 671,783	\$ 680,108	\$ 688,516	\$ 697,008	\$ 705,585	\$ 714,248	\$ 722,984	\$ 731,766

School Capture	Millage Rate											
School Operating	17.8293	\$ 11,398	\$ 11,541	\$ 11,685	\$ 11,830	\$ 11,977	\$ 12,126	\$ 12,276	\$ 12,427	\$ 12,580	\$ 12,735	\$ 12,890
State Education Tax (SET)	6.0000	\$ 3,836	\$ 3,884	\$ 3,932	\$ 3,981	\$ 4,031	\$ 4,081	\$ 4,131	\$ 4,182	\$ 4,234	\$ 4,285	\$ 4,336
<b>School Total:</b>	<b>23.8293</b> 34.77%	<b>\$ 15,234</b>	<b>\$ 15,425</b>	<b>\$ 15,617</b>	<b>\$ 15,812</b>	<b>\$ 16,008</b>	<b>\$ 16,206</b>	<b>\$ 16,407</b>	<b>\$ 16,609</b>	<b>\$ 16,814</b>	<b>\$ 17,020</b>	<b>\$ 17,226</b>

Local Capture	Millage Rate											
County Veterans	0.0999	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Parks	0.1996	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1
Medical Care	0.2481	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1
MSL Ambulance Authority	0.6973	\$ 0	\$ 1	\$ 1	\$ 1	\$ 1	\$ 2	\$ 2	\$ 2	\$ 3	\$ 3	\$ 3
City Leaf/Brush	0.7376	\$ 0	\$ 1	\$ 1	\$ 1	\$ 2	\$ 2	\$ 2	\$ 3	\$ 3	\$ 3	\$ 3
Senior Millage	0.7439	\$ 0	\$ 1	\$ 1	\$ 1	\$ 2	\$ 2	\$ 2	\$ 3	\$ 3	\$ 3	\$ 3
City Rec	0.9020	\$ 0	\$ 1	\$ 1	\$ 2	\$ 2	\$ 2	\$ 3	\$ 3	\$ 4	\$ 4	\$ 4
Dial-A-Ride	0.9020	\$ 0	\$ 1	\$ 1	\$ 2	\$ 2	\$ 2	\$ 3	\$ 3	\$ 4	\$ 4	\$ 4
County 911	0.9799	\$ 0	\$ 1	\$ 1	\$ 2	\$ 2	\$ 3	\$ 3	\$ 3	\$ 4	\$ 4	\$ 4
School Sinking Fund	0.9978	\$ 0	\$ 1	\$ 1	\$ 2	\$ 2	\$ 3	\$ 3	\$ 3	\$ 4	\$ 4	\$ 4
D.D.A	1.5551	\$ 1	\$ 1	\$ 2	\$ 3	\$ 3	\$ 4	\$ 5	\$ 5	\$ 6	\$ 6	\$ 7
Library Operating	1.6499	\$ 1	\$ 1	\$ 2	\$ 3	\$ 4	\$ 4	\$ 5	\$ 6	\$ 6	\$ 7	\$ 7
Tacc - Transit	2.6600	\$ 1	\$ 2	\$ 3	\$ 4	\$ 6	\$ 7	\$ 8	\$ 9	\$ 10	\$ 10	\$ 12
K.C.C.	3.6109	\$ 2	\$ 3	\$ 5	\$ 6	\$ 8	\$ 9	\$ 11	\$ 12	\$ 14	\$ 14	\$ 16
County General	5.3692	\$ 2	\$ 4	\$ 7	\$ 9	\$ 11	\$ 14	\$ 16	\$ 19	\$ 21	\$ 21	\$ 23
Calhoun I.S.D.	6.1919	\$ 3	\$ 5	\$ 8	\$ 10	\$ 13	\$ 16	\$ 19	\$ 21	\$ 24	\$ 24	\$ 27
City General	17.1629	\$ 7	\$ 14	\$ 22	\$ 29	\$ 36	\$ 44	\$ 52	\$ 59	\$ 67	\$ 67	\$ 75
<b>Local Total:</b>	<b>44.7080</b> 65.23%	<b>\$ 19</b>	<b>\$ 37</b>	<b>\$ 56</b>	<b>\$ 76</b>	<b>\$ 95</b>	<b>\$ 114</b>	<b>\$ 134</b>	<b>\$ 154</b>	<b>\$ 174</b>	<b>\$ 174</b>	<b>\$ 195</b>
<b>Total Capturable Taxes:</b>	<b>68.5373</b> 100.00%	<b>\$ 15,253</b>	<b>\$ 15,462</b>	<b>\$ 15,674</b>	<b>\$ 15,887</b>	<b>\$ 16,103</b>	<b>\$ 16,321</b>	<b>\$ 16,541</b>	<b>\$ 16,763</b>	<b>\$ 16,988</b>	<b>\$ 17,215</b>	<b>\$ 17,440</b>

Non-Capturable Millages	Millage Rate											
School Debt	4.0000	\$ 2,557	\$ 2,589	\$ 2,622	\$ 2,654	\$ 2,687	\$ 2,720	\$ 2,754	\$ 2,788	\$ 2,822	\$ 2,857	\$ 2,891
City Roads Debt	2.0000	\$ 1,279	\$ 1,295	\$ 1,311	\$ 1,327	\$ 1,344	\$ 1,360	\$ 1,377	\$ 1,394	\$ 1,411	\$ 1,428	\$ 1,445
<b>Total Non-Capturable Taxes:</b>	<b>6.0000</b>	<b>\$ 3,836</b>	<b>\$ 3,884</b>	<b>\$ 3,932</b>	<b>\$ 3,981</b>	<b>\$ 4,031</b>	<b>\$ 4,081</b>	<b>\$ 4,131</b>	<b>\$ 4,182</b>	<b>\$ 4,234</b>	<b>\$ 4,285</b>	<b>\$ 4,336</b>

**Notes:**  
  = PA 146 Obsolete Property Rehabilitation Act Abatement 2026 - 2037

**Table 2**  
**Tax Increment Revenue Capture Estimates**  
**211-213 E. Michigan Avenue**  
**Marshall, MI**

	Estimated Taxable Value (TV) Increase Rate: 1%											
	Calendar Year		2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
	Plan Year		13	14	15	16	17	18	19	20	21	22
	Capture Year		11	12	13	14	15	16	17	18	19	20
Base Taxable Value (TV) of Land	\$	41,600	\$ 41,600	\$ 41,600	\$ 41,600	\$ 41,600	\$ 41,600	\$ 41,600	\$ 41,600	\$ 41,600	\$ 41,600	\$ 41,600
Base Taxable Value (TV) of Building	\$	119,100	\$ 119,100	\$ 119,100	\$ 119,100	\$ 119,100	\$ 119,100	\$ 119,100	\$ 119,100	\$ 119,100	\$ 119,100	\$ 119,100
Estimated New TV for Land	\$	46,412	\$ 46,876	\$ 47,345	\$ 47,818	\$ 48,296	\$ 48,779	\$ 49,267	\$ 49,760	\$ 50,257	\$ 50,760	\$ 50,760
Estimated New TV for Building	\$	837,286	\$ 845,659	\$ 854,115	\$ 862,656	\$ 871,283	\$ 879,996	\$ 888,796	\$ 897,684	\$ 906,661	\$ 915,727	\$ 915,727
Incremental Difference for Land (New TV - Base TV)	\$	4,812	\$ 5,276	\$ 5,745	\$ 6,218	\$ 6,696	\$ 7,179	\$ 7,667	\$ 8,160	\$ 8,657	\$ 9,160	\$ 9,160
Incremental Difference for Building (New TV - Base TV)	\$	718,186	\$ 726,559	\$ 735,015	\$ 743,556	\$ 752,183	\$ 760,896	\$ 769,696	\$ 778,584	\$ 787,561	\$ 796,627	\$ 796,627
Total Incremental Difference	\$	722,998	\$ 731,835	\$ 740,760	\$ 749,775	\$ 758,879	\$ 768,075	\$ 777,363	\$ 786,744	\$ 796,218	\$ 805,787	\$ 805,787

School Capture		Millage Rate											
School Operating		17.8293		\$ 12,891	\$ 13,048	\$ 13,207	\$ 13,368	\$ 13,530	\$ 13,694	\$ 13,860	\$ 14,027	\$ 14,196	\$ 14,367
State Education Tax (SET)		6.0000		\$ 4,338	\$ 4,391	\$ 4,445	\$ 4,499	\$ 4,553	\$ 4,608	\$ 4,664	\$ 4,720	\$ 4,777	\$ 4,835
School Total:		23.8293	34.77%	\$ 17,229	\$ 17,439	\$ 17,652	\$ 17,867	\$ 18,084	\$ 18,303	\$ 18,524	\$ 18,748	\$ 18,973	\$ 19,201

Total New Taxes	Pass-Through	Captured
\$ 256,763	\$ -	\$ 256,763
\$ 86,407	\$ -	\$ 86,407
<b>\$ 343,171</b>	<b>\$ -</b>	<b>\$ 343,171</b>

Local Capture		Millage Rate											
County Veterans		0.0999		\$ 0	\$ 1	\$ 74	\$ 75	\$ 76	\$ 77	\$ 78	\$ 79	\$ 80	\$ 80
Parks		0.1996		\$ 1	\$ 1	\$ 148	\$ 150	\$ 151	\$ 153	\$ 155	\$ 157	\$ 159	\$ 161
Medical Care		0.2481		\$ 1	\$ 1	\$ 184	\$ 186	\$ 188	\$ 191	\$ 193	\$ 195	\$ 198	\$ 200
MSL Ambulance Authority		0.6973		\$ 3	\$ 4	\$ 517	\$ 523	\$ 529	\$ 536	\$ 542	\$ 549	\$ 555	\$ 562
City Leaf/Brush		0.7376		\$ 4	\$ 4	\$ 546	\$ 553	\$ 560	\$ 567	\$ 573	\$ 580	\$ 587	\$ 594
Senior Millage		0.7439		\$ 4	\$ 4	\$ 551	\$ 558	\$ 565	\$ 571	\$ 578	\$ 585	\$ 592	\$ 599
City Rec		0.9020		\$ 4	\$ 5	\$ 668	\$ 676	\$ 685	\$ 693	\$ 701	\$ 710	\$ 718	\$ 727
Dial-A-Ride		0.9020		\$ 4	\$ 5	\$ 668	\$ 676	\$ 685	\$ 693	\$ 701	\$ 710	\$ 718	\$ 727
County 911		0.9799		\$ 5	\$ 5	\$ 726	\$ 735	\$ 744	\$ 753	\$ 762	\$ 771	\$ 780	\$ 790
School Sinking Fund		0.9978		\$ 5	\$ 5	\$ 739	\$ 748	\$ 757	\$ 766	\$ 776	\$ 785	\$ 794	\$ 804
D.D.A		1.5551		\$ 7	\$ 8	\$ 1,152	\$ 1,166	\$ 1,180	\$ 1,194	\$ 1,209	\$ 1,223	\$ 1,238	\$ 1,253
Library Operating		1.6499		\$ 8	\$ 9	\$ 1,222	\$ 1,237	\$ 1,252	\$ 1,267	\$ 1,283	\$ 1,298	\$ 1,314	\$ 1,329
Tacc - Transit		2.6600		\$ 13	\$ 14	\$ 1,970	\$ 1,994	\$ 2,019	\$ 2,043	\$ 2,068	\$ 2,093	\$ 2,118	\$ 2,143
K.C.C.		3.6109		\$ 17	\$ 19	\$ 2,675	\$ 2,707	\$ 2,740	\$ 2,773	\$ 2,807	\$ 2,841	\$ 2,875	\$ 2,910
County General		5.3692		\$ 26	\$ 28	\$ 3,977	\$ 4,026	\$ 4,075	\$ 4,124	\$ 4,174	\$ 4,224	\$ 4,275	\$ 4,326
Calhoun I.S.D.		6.1919		\$ 30	\$ 33	\$ 4,587	\$ 4,643	\$ 4,699	\$ 4,756	\$ 4,813	\$ 4,871	\$ 4,930	\$ 4,989
City General		17.1629		\$ 83	\$ 91	\$ 12,714	\$ 12,868	\$ 13,025	\$ 13,182	\$ 13,342	\$ 13,503	\$ 13,665	\$ 13,830
Local Total:		44.7080	65.23%	\$ 215	\$ 236	\$ 33,118	\$ 33,521	\$ 33,928	\$ 34,339	\$ 34,754	\$ 35,174	\$ 35,597	\$ 36,025
Total Capturable Taxes:		68.5373	100.00%	\$ 17,444	\$ 17,675	\$ 50,770	\$ 51,388	\$ 52,012	\$ 52,642	\$ 53,278	\$ 53,921	\$ 54,571	\$ 55,226

\$ 621	\$ -	\$ 621
\$ 1,241	\$ -	\$ 1,241
\$ 1,543	\$ -	\$ 1,543
\$ 4,335	\$ -	\$ 4,335
\$ 4,586	\$ -	\$ 4,586
\$ 4,625	\$ -	\$ 4,625
\$ 5,608	\$ -	\$ 5,608
\$ 5,608	\$ -	\$ 5,608
\$ 6,092	\$ -	\$ 6,092
\$ 6,204	\$ -	\$ 6,204
\$ 9,668	\$ -	\$ 9,668
\$ 10,258	\$ -	\$ 10,258
\$ 16,538	\$ -	\$ 16,538
\$ 22,450	\$ -	\$ 22,450
\$ 33,382	\$ -	\$ 33,382
\$ 38,497	\$ -	\$ 38,497
\$ 106,706	\$ -	\$ 106,706
<b>\$ 277,962</b>	<b>\$ -</b>	<b>\$ 277,962</b>
<b>\$ 621,132</b>	<b>\$ -</b>	<b>\$ 621,132</b>

Non-Capturable Millages		Millage Rate											
School Debt		4.0000		\$ 2,892	\$ 2,927	\$ 2,963	\$ 2,999	\$ 3,036	\$ 3,072	\$ 3,109	\$ 3,147	\$ 3,185	\$ 3,223
City Roads Debt		2.0000		\$ 1,446	\$ 1,464	\$ 1,482	\$ 1,500	\$ 1,518	\$ 1,536	\$ 1,555	\$ 1,573	\$ 1,592	\$ 1,612
Total Non-Capturable Taxes:		6.0000		\$ 4,338	\$ 4,391	\$ 4,445	\$ 4,499	\$ 4,553	\$ 4,608	\$ 4,664	\$ 4,720	\$ 4,777	\$ 4,835

\$ 57,605	\$ 57,605	\$ -
\$ 28,802	\$ 28,802	\$ -
<b>\$ 86,407</b>	<b>\$ 86,407</b>	<b>\$ -</b>

<b>\$ 707,539</b>	<b>\$ 86,407</b>	<b>\$ 621,132</b>
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**Table 3**  
**Tax Increment Revenue Reimbursement Allocation Table**  
**211-213 E. Michigan Avenue**  
**Marshall, Michigan**

Developer/City Projected Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	51.9%	\$ 299,967	\$ -	\$ 299,967
Local	48.1%	\$ 277,962	\$ -	\$ 277,962
<b>TOTAL</b>		<b>\$ 577,929</b>	<b>\$ -</b>	<b>\$ 577,929</b>
EGLE	2.2%	\$ 12,906		
MSF	97.8%	\$ 565,022		

<b>Estimated Total Years of Plan:</b>	<b>20</b>
---------------------------------------	-----------

Calendar Year	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Plan Year	2	3	4	5	6	7	8	9	10	11
Capture Year	1	2	3	4	5	6	7	8	9	10

**Available Tax Increment Revenue (TIR)**

Total State Tax Capture Available	\$ 15,234	\$ 15,425	\$ 15,617	\$ 15,812	\$ 16,008	\$ 16,206	\$ 16,407	\$ 16,609	\$ 16,814	\$ 17,020
Capture for State Brownfield Revolving Fund (3 mills of SET) (25-Yrs)	\$ 1,918	\$ 1,942	\$ 1,966	\$ 1,991	\$ 2,015	\$ 2,040	\$ 2,066	\$ 2,091	\$ 2,117	\$ 2,143
State TIR Available for Reimbursement to Developer	\$ 13,316	\$ 13,483	\$ 13,651	\$ 13,821	\$ 13,993	\$ 14,166	\$ 14,341	\$ 14,518	\$ 14,697	\$ 14,877
Total Local Tax Capture Available	\$ 19	\$ 37	\$ 56	\$ 76	\$ 95	\$ 114	\$ 134	\$ 154	\$ 174	\$ 195
Local TIR Available for Reimbursement to Developer	\$ 19	\$ 37	\$ 56	\$ 76	\$ 95	\$ 114	\$ 134	\$ 154	\$ 174	\$ 195
<b>Total State &amp; Local TIR Available for Reimbursement to Developer</b>	<b>\$ 13,335</b>	<b>\$ 13,520</b>	<b>\$ 13,707</b>	<b>\$ 13,897</b>	<b>\$ 14,088</b>	<b>\$ 14,281</b>	<b>\$ 14,475</b>	<b>\$ 14,672</b>	<b>\$ 14,871</b>	<b>\$ 15,072</b>

DEVELOPER	Beginning Balance	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
	\$ 577,929	\$ 564,594	\$ 551,074	\$ 537,366	\$ 523,469	\$ 509,382	\$ 495,101	\$ 480,626	\$ 465,953	\$ 451,082	\$ 436,011
MSF Eligible Activities	\$ 565,022	\$ 551,985	\$ 538,767	\$ 525,366	\$ 511,780	\$ 498,007	\$ 484,045	\$ 469,893	\$ 455,548	\$ 441,009	\$ 426,274
State Tax Reimbursement	\$ 293,268	\$ 13,019	\$ 13,182	\$ 13,346	\$ 13,512	\$ 13,680	\$ 13,850	\$ 14,021	\$ 14,194	\$ 14,369	\$ 14,545
Local Tax Reimbursement	\$ 271,754	\$ 18	\$ 37	\$ 55	\$ 74	\$ 93	\$ 112	\$ 131	\$ 151	\$ 170	\$ 190
EGLE Eligible Activities	\$ 12,906	\$ 12,608	\$ 12,306	\$ 12,000	\$ 11,690	\$ 11,375	\$ 11,056	\$ 10,733	\$ 10,405	\$ 10,073	\$ 9,737
State Tax Reimbursement	\$ 6,699	\$ 297	\$ 301	\$ 305	\$ 309	\$ 312	\$ 316	\$ 320	\$ 324	\$ 328	\$ 332
Local Tax Reimbursement	\$ 6,207	\$ 0	\$ 1	\$ 1	\$ 2	\$ 2	\$ 3	\$ 3	\$ 3	\$ 4	\$ 4
<b>TOTAL ANNUAL DEVELOPER REIMBURSEMENT</b>		<b>\$ 13,335</b>	<b>\$ 13,520</b>	<b>\$ 13,707</b>	<b>\$ 13,897</b>	<b>\$ 14,088</b>	<b>\$ 14,281</b>	<b>\$ 14,475</b>	<b>\$ 14,672</b>	<b>\$ 14,871</b>	<b>\$ 15,072</b>

**Table 3**  
**Tax Increment Revenue Reimbursement Allocation Table**  
**211-213 E. Michigan Avenue**  
**Marshall, Michigan**

Administrative Fees & Loan Funds*	
State Brownfield Revolving Fund	\$ 43,204
BRA Administrative Fees	\$ -
Local Brownfield Revolving Fund	\$ -

\* During the life of the Plan

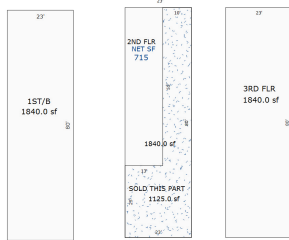
	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	TOTALS
	12	13	14	15	16	17	18	19	20	21	
	11	12	13	14	15	16	17	18	19	20	
<b>Available Tax Increment Revenue (TIR)</b>											
Total State Tax Capture Available	\$ 17,229	\$ 17,439	\$ 17,652	\$ 17,867	\$ 18,084	\$ 18,303	\$ 18,524	\$ 18,748	\$ 18,973	\$ 19,201	
Capture for State Brownfield Revolving Fund (3 mills of SET) (25-Yrs)	\$ 2,169	\$ 2,196	\$ 2,222	\$ 2,249	\$ 2,277	\$ 2,304	\$ 2,332	\$ 2,360	\$ 2,389	\$ 2,417	\$ 43,204
State TIR Available for Reimbursement to Developer	\$ 15,060	\$ 15,244	\$ 15,430	\$ 15,617	\$ 15,807	\$ 15,998	\$ 16,192	\$ 16,387	\$ 16,585	\$ 16,784	
Total Local Tax Capture Available	\$ 215	\$ 236	\$ 33,118	\$ 33,521	\$ 33,928	\$ 34,339	\$ 34,754	\$ 35,174	\$ 35,597	\$ 36,025	
Local TIR Available for Reimbursement to Developer	\$ 215	\$ 236	\$ 33,118	\$ 33,521	\$ 33,928	\$ 34,339	\$ 34,754	\$ 35,174	\$ 35,597	\$ 36,025	
<b>Total State &amp; Local TIR Available for Reimbursement to Developer</b>	<b>\$ 15,275</b>	<b>\$ 15,479</b>	<b>\$ 48,547</b>	<b>\$ 49,138</b>	<b>\$ 49,735</b>	<b>\$ 50,338</b>	<b>\$ 50,946</b>	<b>\$ 51,561</b>	<b>\$ 52,182</b>	<b>\$ 52,809</b>	
<b>DEVELOPER</b>											
	\$ 420,736	\$ 405,256	\$ 356,709	\$ 307,571	\$ 257,836	\$ 207,498	\$ 156,552	\$ 104,991	\$ 52,809	\$ (0)	
MSF Eligible Activities	\$ 411,340	\$ 396,206	\$ 348,743	\$ 300,702	\$ 252,078	\$ 202,865	\$ 153,056	\$ 102,646	\$ 51,630	\$ (0)	
State Tax Reimbursement	\$ 14,723	\$ 14,903	\$ 15,085	\$ 15,269	\$ 15,454	\$ 15,641	\$ 15,830	\$ 16,021	\$ 16,214	\$ 16,409	\$ 293,268
Local Tax Reimbursement	\$ 210	\$ 231	\$ 32,378	\$ 32,772	\$ 33,170	\$ 33,572	\$ 33,978	\$ 34,388	\$ 34,802	\$ 35,221	\$ 271,754
EGLE Eligible Activities	\$ 9,396	\$ 9,050	\$ 7,966	\$ 6,869	\$ 5,758	\$ 4,634	\$ 3,496	\$ 2,345	\$ 1,179	\$ (0)	
State Tax Reimbursement	\$ 336	\$ 340	\$ 345	\$ 349	\$ 353	\$ 357	\$ 362	\$ 366	\$ 370	\$ 375	\$ 6,699
Local Tax Reimbursement	\$ 5	\$ 5	\$ 740	\$ 749	\$ 758	\$ 767	\$ 776	\$ 785	\$ 795	\$ 804	\$ 6,207
<b>TOTAL ANNUAL DEVELOPER REIMBURSEMENT</b>	<b>\$ 15,275</b>	<b>\$ 15,479</b>	<b>\$ 48,547</b>	<b>\$ 49,138</b>	<b>\$ 49,735</b>	<b>\$ 50,338</b>	<b>\$ 50,946</b>	<b>\$ 51,561</b>	<b>\$ 52,182</b>	<b>\$ 52,809</b>	<b>\$ 621,132</b>

**Attachment A**

**Legal Description of the Property**

**211 E MICHIGAN AVE** MARSHALL, MI 49068 (Property Address)

Parcel Number: 53-001-021-03



Small text below the floor plan image.

Item 1 of 1

0 Images / 1 Sketch

**Property Owner: MARSHALL PROPERTY INVESTMENTS LLC**

**Summary Information**

- > Commercial/Industrial Building Summary
  - Yr Built: N/A
  - # of Buildings: 1
  - Total Sq.Ft.: 2,555
- > Property Tax information found
- > Assessed Value: \$66,200 | Taxable Value: \$66,200
- > Building Department information found

**Owner and Taxpayer Information**

<b>Owner</b>	MARSHALL PROPERTY INVESTMENTS LLC 16660 SUNSET HILL DR MARSHALL, MI 49068	<b>Taxpayer</b>	SEE OWNER INFORMATION
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**General Information for Tax Year 2025**

<b>Property Class</b>	201 COMMERCIAL-IMPROVED	<b>Unit</b>	53 CITY OF MARSHALL
<b>School District</b>	MARSHALL PUBLIC SCHOOLS	<b>Assessed Value</b>	\$66,200
<b>MAP #</b>	Not Available	<b>Taxable Value</b>	\$66,200
<b>USE TYPE</b>	0	<b>State Equalized Value</b>	\$66,200
<b>LAST REVIEW</b>	Not Available	<b>Date of Last Name Change</b>	11/25/2024
<b>ASSESSOR USE</b>	Not Available	<b>Notes</b>	Not Available
<b>Historical District</b>	Not Available	<b>Census Block Group</b>	Not Available
<b>USER ALPHA 2</b>	Not Available	<b>Exemption</b>	No Data to Display

**Principal Residence Exemption Information**

**Homestead Date** *No Data to Display*

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2025	0.0000 %	0.0000 %

**Previous Year Information**

Year	MBOR Assessed	Final SEV	Final Taxable
2024	\$61,300	\$61,300	\$50,960
2023	\$62,500	\$62,500	\$48,534
2022	\$60,200	\$60,200	\$46,223

**Land Information**

<b>Zoning Code</b>	B-3 CEN	<b>Total Acres</b>	0.070
<b>Land Value</b>	\$20,800	<b>Land Improvements</b>	\$1,480
<b>Renaissance Zone</b>	No	<b>Renaissance Zone Expiration Date</b>	No Data to Display
<b>ECF Neighborhood</b>	102-COM DOWNTOWN	<b>Mortgage Code</b>	No Data to Display
<b>Lot Dimensions/Comments</b>	No Data to Display	<b>Neighborhood Enterprise Zone</b>	No

Lot(s)	Frontage	Depth
Lot 1	23.00 ft	132.00 ft
<b>Total Frontage: 23.00 ft</b>		<b>Average Depth: 132.00 ft</b>

**Legal Description**

MARSHALL CITY, UPPER VILLAGE E 13 FT OF W 1/2 OF LOT 21 & W 10 FT OF E 1/2 OF LOT 21. EXCEPT THE S 25 FT OF THE SECOND FLOOR OF THE E 13 FT OF THE W 1/2 OF LOT 21 AND THE W 10 FT OF THE SECOND FLOOR OF THE E 1/2 OF SD LOT, OF THE UPPER VILLAGE OF THE CITY OF MARSHALL SPLIT OFF PARCEL 001-021-02 PART OF 2ND FLOOR FROM DEED DATED 2/1/16 (4041/549). PART OF 2ND FLOOR PUT ON PARCEL 001-021-10

**Land Division Act Information**

<b>Date of Last Split/Combine</b>	No Data to Display	<b>Number of Splits Left</b>	0
<b>Date Form Filed</b>	No Data to Display	<b>Unallocated Div.s of Parent</b>	0
<b>Date Created</b>	01/01/0001	<b>Unallocated Div.s Transferred</b>	0
<b>Acreage of Parent</b>	0.00	<b>Rights Were Transferred</b>	Not Available
<b>Split Number</b>	0	<b>Courtesy Split</b>	Not Available
<b>Parent Parcel</b>	No Data to Display		

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## Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
05/30/2024	\$405,000.00	WD	JOHNSON BENJAMIN & LYNNE	MARSHALL PROPERTY INVETMENTS LLC	19-MULTI PARCEL ARM'S LENGTH	4828/0782

## Building Information - 2555 sq ft Shopping Centers - Mixed w/Residential Units (Commercial)

<b>Floor Area</b>	2,555 sq ft	<b>Estimated TCV</b>	\$110,102
<b>Occupancy</b>	Shopping Centers - Mixed w/Residential Units	<b>Class</b>	C
<b>Stories Above Ground</b>	2	<b>Average Story Height</b>	11 ft
<b>Basement Wall Height</b>	<i>Not Available</i>	<b>Identical Units</b>	<i>Not Available</i>
<b>Year Built</b>	<i>No Data to Display</i>	<b>Year Remodeled</b>	<i>No Data to Display</i>
<b>Percent Complete</b>	100%	<b>Heat</b>	Package Heating & Cooling
<b>Physical Percent Good</b>	37%	<b>Functional Percent Good</b>	100%
<b>Economic Percent Good</b>	100%	<b>Effective Age</b>	47 yrs

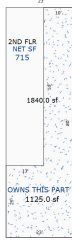
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**211 E MICHIGAN AVE** MARSHALL, MI 49068 (Property Address)

Parcel Number: 53-001-021-10



Small text below the sketch, possibly a scale or reference note.

Item 1 of 1

0 Images / 1 Sketch

**Property Owner: MARSHALL PROPERTY INVESTMENTS LLC**

**Summary Information**

- > Commercial/Industrial Building Summary
  - Yr Built: N/A
  - # of Buildings: 1
  - Total Sq.Ft.: 147
- > Property Tax information found
- > Assessed Value: \$3,100 | Taxable Value: \$3,100
- > Building Department information found

**Owner and Taxpayer Information**

<b>Owner</b>	MARSHALL PROPERTY INVESTMENTS LLC 16660 SUNSET HILL DR MARSHALL, MI 49068	<b>Taxpayer</b>	SEE OWNER INFORMATION
--------------	---------------------------------------------------------------------------------	-----------------	-----------------------

**General Information for Tax Year 2025**

<b>Property Class</b>	210 COMMERCIAL BUILDING ON LEASED LAND	<b>Unit</b>	53 CITY OF MARSHALL
<b>School District</b>	MARSHALL PUBLIC SCHOOLS	<b>Assessed Value</b>	\$3,100
<b>MAP #</b>	Not Available	<b>Taxable Value</b>	\$3,100
<b>USE TYPE</b>	0	<b>State Equalized Value</b>	\$3,100
<b>LAST REVIEW</b>	Not Available	<b>Date of Last Name Change</b>	11/25/2024
<b>ASSESSOR USE</b>	Not Available	<b>Notes</b>	Not Available
<b>Historical District</b>	Not Available	<b>Census Block Group</b>	Not Available
<b>USER ALPHA 2</b>	Not Available	<b>Exemption</b>	No Data to Display

**Principal Residence Exemption Information**

**Homestead Date** No Data to Display

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June 1st

Final

2025	0.0000 %	0.0000 %
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### Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2024	\$2,900	\$2,900	\$2,826
2023	\$3,000	\$3,000	\$2,692
2022	\$2,900	\$2,900	\$2,564

### Land Information

<b>Zoning Code</b>		<b>Total Acres</b>	0.000
<b>Land Value</b>	\$0	<b>Land Improvements</b>	\$0
<b>Renaissance Zone</b>	No	<b>Renaissance Zone Expiration Date</b>	No Data to Display
<b>ECF Neighborhood</b>	102-COM DOWNTOWN	<b>Mortgage Code</b>	No Data to Display
<b>Lot Dimensions/Comments</b>	No Data to Display	<b>Neighborhood Enterprise Zone</b>	No

Lot(s)	Frontage	Depth
No lots found.		
<b>Total Frontage: 0.00 ft</b>		<b>Average Depth: 0.00 ft</b>

### Legal Description

THE S 25 FT OF THE SECOND FLOOR OF THE E 13 FT OF THE W 1/2 OF LOT 21 AND THE W 10 FT OF THE SECOND FLOOR OF THE E 1/2 OF SD LOT, OF THE UPPER VILLAGE OF THE CITY OF MARSHALL SPLIT OFF PARCEL 001-021-02 PART OF 2ND FLOOR FROM DEED DATED 2/1/16 (4041/549).

### Land Division Act Information

<b>Date of Last Split/Combine</b>	No Data to Display	<b>Number of Splits Left</b>	0
<b>Date Form Filed</b>	No Data to Display	<b>Unallocated Div.s of Parent</b>	0
<b>Date Created</b>	02/14/2017	<b>Unallocated Div.s Transferred</b>	0
<b>Acreage of Parent</b>	0.00	<b>Rights Were Transferred</b>	Not Available
<b>Split Number</b>	0	<b>Courtesy Split</b>	Not Available

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## Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
05/30/2024	\$405,000.00	WD	JOHNSON BENJAMIN & LYNNE	MARSHALL PROPERTY INVETMENTS LLC	19-MULTI PARCEL ARM'S LENGTH	4828/0782
02/06/2024	\$10,000.00	WD	DOUBLE RJ LLC	HALEY SUZANNE C	03-ARM'S LENGTH	4809/0365
02/01/2016	\$4,500.00	WD	DOUBLE RJ LLC	JOHNSON BENJAMIN/LYNNE HALEY	31-SPLIT IMPROVED	4041/549

## Building Information - 3680 sq ft Multiple Residences (Commercial)

<b>Floor Area</b>	3,680 sq ft	<b>Estimated TCV</b>	\$6,206
<b>Occupancy</b>	Multiple Residences	<b>Class</b>	C
<b>Stories Above Ground</b>	2	<b>Average Story Height</b>	11 ft
<b>Basement Wall Height</b>	<i>Not Available</i>	<b>Identical Units</b>	<i>Not Available</i>
<b>Year Built</b>	<i>No Data to Display</i>	<b>Year Remodeled</b>	<i>No Data to Display</i>
<b>Percent Complete</b>	100%	<b>Heat</b>	Package Heating & Cooling
<b>Physical Percent Good</b>	49%	<b>Functional Percent Good</b>	100%
<b>Economic Percent Good</b>	100%	<b>Effective Age</b>	41 yrs

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**213 E MICHIGAN AVE** MARSHALL, MI 49068 (Property Address)

Parcel Number: 53-001-021-02



View other items

Item 1 of 2

[0 Images / 2 Sketches](#)

**Property Owner: MARSHALL PROPERTY INVESTMENTS LLC**

**Summary Information**

- > Commercial/Industrial Building Summary
  - Yr Built: N/A
  - Total Sq.Ft.: 4,600
- > Property Tax information found
- > Assessed Value: \$91,400 | Taxable Value: \$91,400
- > 2 Building Department records found

**Owner and Taxpayer Information**

<b>Owner</b>	MARSHALL PROPERTY INVESTMENTS LLC 16660 SUNSET HILL DR MARSHALL, MI 49068	<b>Taxpayer</b>	SEE OWNER INFORMATION
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**General Information for Tax Year 2025**

<b>Property Class</b>	201 COMMERCIAL-IMPROVED	<b>Unit</b>	53 CITY OF MARSHALL
<b>School District</b>	MARSHALL PUBLIC SCHOOLS	<b>Assessed Value</b>	\$91,400
<b>MAP #</b>	<i>Not Available</i>	<b>Taxable Value</b>	\$91,400
<b>USE TYPE</b>	0	<b>State Equalized Value</b>	\$91,400
<b>LAST REVIEW</b>	<i>Not Available</i>	<b>Date of Last Name Change</b>	11/25/2024
<b>ASSESSOR USE</b>	<i>Not Available</i>	<b>Notes</b>	<i>Not Available</i>
<b>Historical District</b>	<i>Not Available</i>	<b>Census Block Group</b>	<i>Not Available</i>
<b>USER ALPHA 2</b>	<i>Not Available</i>	<b>Exemption</b>	<i>No Data to Display</i>

**Principal Residence Exemption Information**

**Homestead Date** *No Data to Display*

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2025	0.0000 %	0.0000 %

**Previous Year Information**

Year	MBOR Assessed	Final SEV	Final Taxable
2024	\$84,800	\$84,800	\$69,199
2023	\$165,200	\$165,200	\$65,904
2022	\$158,700	\$158,700	\$62,766

**Land Information**

<b>Zoning Code</b>	B-3 CEN	<b>Total Acres</b>	0.070
<b>Land Value</b>	\$20,800	<b>Land Improvements</b>	\$0
<b>Renaissance Zone</b>	No	<b>Renaissance Zone Expiration Date</b>	No Data to Display
<b>ECF Neighborhood</b>	102-COM DOWNTOWN	<b>Mortgage Code</b>	No Data to Display
<b>Lot Dimensions/Comments</b>	No Data to Display	<b>Neighborhood Enterprise Zone</b>	No

Lot(s)	Frontage	Depth
No lots found.		
<b>Total Frontage: 0.00 ft</b>		<b>Average Depth: 0.00 ft</b>

**Legal Description**

MARSHALL CITY, UPPER VILLAGE E 23 FT OF LOT 21.

**Land Division Act Information**

<b>Date of Last Split/Combine</b>	No Data to Display	<b>Number of Splits Left</b>	0
<b>Date Form Filed</b>	No Data to Display	<b>Unallocated Div.s of Parent</b>	0
<b>Date Created</b>	01/01/0001	<b>Unallocated Div.s Transferred</b>	0
<b>Acreage of Parent</b>	0.00	<b>Rights Were Transferred</b>	Not Available
<b>Split Number</b>	0	<b>Courtesy Split</b>	Not Available
<b>Parent Parcel</b>	No Data to Display		

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Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
05/30/2024	\$405,000.00	WD	JOHNSON BENJAMIN & LYNNE	MARSHALL PROPERTY INVETMENTS LLC	19-MULTI PARCEL ARM'S LENGTH	4828/0782
02/01/2016	\$4,500.00	WD	JOHNSON BENJAMIN & LYNNE	DOUBLE RJ LLC	21-NOT USED/OTHER	

**Building Information - 4600 sq ft Shopping Centers - Mixed w/Residential Units (Commercial)**

<b>Floor Area</b>	4,600 sq ft	<b>Estimated TCV</b>	\$162,020
<b>Occupancy</b>	Shopping Centers - Mixed w/Residential Units	<b>Class</b>	C
<b>Stories Above Ground</b>	2	<b>Average Story Height</b>	13 ft
<b>Basement Wall Height</b>	<i>Not Available</i>	<b>Identical Units</b>	<i>Not Available</i>
<b>Year Built</b>	<i>No Data to Display</i>	<b>Year Remodeled</b>	<i>No Data to Display</i>
<b>Percent Complete</b>	100%	<b>Heat</b>	Zoned A.C. Warm & Cooled Air
<b>Physical Percent Good</b>	37%	<b>Functional Percent Good</b>	100%
<b>Economic Percent Good</b>	100%	<b>Effective Age</b>	47 yrs

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## **Attachment B**

### **Site Plans and Renderings**

# 211 + 213 E MICHIGAN AVE

211 + 213 E MICHIGAN AVE, MARSHALL, MI

RENDERING - FOR REFERENCE ONLY



EXISTING PHOTOS - FOR REFERENCE ONLY



## PROJECT NOTES

- CONSTRUCTION MUST COMPLY WITH ALL NATIONAL, STATE, AND LOCAL BUILDING CODES, AS WELL AS ALL LOCAL ORDINANCES.
- DO NOT SCALE DRAWINGS. NOMINAL DIMENSIONS ARE SHOWN. REFER TO DETAILS, NOTES, SPECIFICATIONS AND PARTITION KEY FOR INFORMATION. CONTACT ARCHITECT IF ADDITIONAL INFORMATION IS REQUIRED.
- EXISTING BUILDING AND SITE INFORMATION WAS OBTAINED FROM THE OWNER AND ADDITIONAL FIELD MEASUREMENTS BY THE ARCHITECT. THE CONTRACTOR SHALL VERIFY ALL EXISTING FIELD CONDITIONS PRIOR TO COMMENCEMENT OF WORK. DRAWINGS MAY CONTAIN DISCREPANCIES DUE TO CONCEALED CONDITIONS, INACCURACIES IN THE ORIGINAL DRAWINGS, INACCESSIBLE LOCATIONS, UNRECORDED BUILDING ALTERATIONS AND OTHER CONFLICTING INFORMATION. INFORMATION OUTSIDE OF CONTRACT AREA IS RELATIVE AND FOR REFERENCE ONLY. ALWAYS VERIFY FIELD CONDITIONS BEFORE COMMENCING WORK. NOTIFY ARCHITECT IF FIELD CONDITIONS CONFLICT SUBSTANTIALLY WITH PROPOSED WORK.
- INSTRUCTIONS FOR BUILDING CONSTRUCTION MAY BE LOCATED IN ANY PART OF THE CONSTRUCTION DRAWINGS. FAILURE OF THE GENERAL CONTRACTOR OR HIS SUB CONTRACTORS AND SUPPLIERS TO SEE INFORMATION IN ANY PART OF THE CONTRACT DOCUMENTS WILL NOT BE A VALID REASON FOR ISSUING A CHANGE ORDER.
- ALL HOLES CREATED FROM ABANDONED DUCT, CONDUIT, ELEC. DEVICES, ETC., WHICH ARE IN VIEW AND ARE NOT SCHEDULED TO BE BOARDED OVER, OR ON A WALL TO BE DEMOLISHED, ARE TO BE FILLED AND PATCHED TO MATCH EXISTING.
- PATCH AND REPAIR ALL EXISTING WALL SURFACES ADJACENT TO NEW WORK AS REQUIRED TO ACHIEVE AN UNINTERRUPTED SURFACE APPEARANCE. PATCH AND REPAIR ALL FLOORING FOR EXISTING BUILDINGS TO ACHIEVE A CONTINUOUS, SMOOTH, AND FLUSH FLOOR SURFACE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING REQUIRED TO EXECUTE WORK. THE CONTRACTOR SHALL COORDINATE ALL TEMPORARY CONSTRUCTION WITH THE ARCHITECT AND OWNER TO ASSURE A MINIMUM AMOUNT OF INTERRUPTION WITH THE OWNER'S ACTIVITIES.
- IF THE PROJECT IS A REMODEL, THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL SURFACES NOT BEING REMODELED IN THE PROJECT AND IN THE PATH OF THE CONTRACTORS TRAVEL, SETUP AND/OR PROJECT MATERIAL STORAGE. THE CONTRACTOR MUST RETURN THE AREAS DISTURBED AS REQUIRED FOR ACCESS TO ITS PRE-EXISTING CONDITION.
- THE CONTRACTOR AND ALL SUB-CONTRACTORS SHALL BE RESPONSIBLE TO OBTAIN AND PAY FOR ALL LOCAL/REQUIRED PERMITS AND INSPECTIONS.
- ALL SAFETY ISSUES RELATED TO CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR AND MUST COMPLY WITH ALL STATE, LOCAL, ENVIRONMENTAL AND LABOR LAWS DURING THE CONSTRUCTION OF THIS PROJECT.
- ALL WORK TO BE GUARANTEED A MINIMUM OF ONE YEAR FROM THE DATE OF OWNER ACCEPTANCE OF WORK, EXCEPT WHERE MANUFACTURER'S GUARANTEE IS LONGER.
- IF DISCREPANCIES OCCUR BETWEEN DRAWINGS AND FIELD CONDITIONS CONTACT THE ARCHITECT TO VERIFY HOW TO PROCEED BEFORE DOING SO.
- SEE T001 FOR ADDITIONAL PROJECT NOTES, MOUNTING HEIGHTS, AND SYMBOLS
- 3D VIEWS AND RENDERINGS ON THIS PAGE AND THROUGHOUT THE SET ARE FOR REFERENCE ONLY. VERIFY ALL CONSTRUCTION DETAILS THROUGHOUT THE ENTIRE SET OF DOCUMENTS
- THE PROJECT SHALL CONFORM TO UNDERWRITERS LABORATORY FIRE RESISTANCE DIRECTORY AND BUILDING MATERIALS DIRECTORY.
- ANY MATERIAL SUBSTITUTIONS TO A LISTED UL DESIGN NUMBER SHALL BE COORDINATED BY THE CONSTRUCTION MANAGER, CONTRACTOR, SUBCONTRACTOR AND/OR MATERIAL SUPPLIER FOR COMPLIANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL APPROVALS - FOR ANY MATERIALS SUBSTITUTION IN THE REQUIRED UL DESIGN ASSEMBLY - BY THE FIRE MARSHAL AND BUILDING INSPECTOR HAVING JURISDICTION PRIOR TO ACCEPTANCE.
- FOR ANY CHANGE OF UL DESIGN NUMBER, OR ANY CHANGE IN MATERIAL(S) IN A UL DESIGN ASSEMBLY, IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL OTHER RELATED MATERIALS OR ASSEMBLIES AFFECTED BY THE CHANGE OF MATERIAL OR UL DESIGN NUMBER ASSEMBLY.
- PROVIDE COMPLETE UL APPROVED THROUGH-PENETRATION FIRESTOP SYSTEMS AT ALL RATED WALL PENETRATIONS.
- PROVIDE FIRESTOPPING AS REQUIRED AT ALL OPENINGS FOR PLUMBING, CONDUIT, DUCTWORK, ETC. AT FIRE RATED ASSEMBLIES.
- REFER TO THE FLOOR PLANS FOR IDENTIFICATION OF ALL FIRE AND SMOKE-RATED PARTITIONS.

## PROJECT DESCRIPTION

PROPOSED RENOVATION OF EXISTING BUILDING(S).

## ZONING MAP

ZONING - B3 - NEIGHBORHOOD COMMERCIAL



## CONTEXT MAP



## DRAWING LIST

SHEET NUMBER	DRAWING TITLE	9/11/24 - DESIGN DEVELOPMENT
00 GENERAL		
T000	TITLE SHEET	X
T001	RENDERINGS	X
T002	GENERAL MOUNTING HEIGHTS + ABBREVIATIONS	X
T003	PLUMBING MOUNTING HEIGHTS	X
T005	CODE COMPLIANCE	X
T006	AREA PLANS	X
01 CIVIL		
C100	ARCHITECTURAL SITE PLAN	X
03 ARCHITECTURAL		
A000	EXISTING FLOOR PLANS	X
A110	DEMOLITION PLANS	X
A121	NEW FLOOR PLANS	X
A130	ENLARGED PLANS	X
A131	ENLARGED PLANS	X
A132	ENLARGED PLANS	X
A133	ENLARGED PLANS	X
A134	ENLARGED PLANS	X
A140	FINISH SCHEDULE	X
A141	FINISH PLANS	X
A200	REFLECTED CEILING PLANS	X
A210	CEILING DETAILS	X
A220	ROOF PLAN	X
A310	INTERIOR DETAILS	X
A400	DOOR DETAILS	X
A401	DOOR SCHEDULE	X
A410	WINDOW SCHEDULE AND DETAILS	X
A500	EXTERIOR ELEVATIONS	X
04 MEP		
MEP101	MECH. ELEC. PLUMB SPECS/NOTES	X
Grand total: 26		



**Attachment B**

**Statement of Functional Obsolescence**

## Statement of Obsolescence from Assessor

The building located at 211-213 E. Michigan Ave; Marshall MI is the subject of this request. The building is a three-story downtown building constructed around 1915. The first floor of the building has been used as commercial retail space for many years, most recently a dentist office. The second and third floors were previously used as apartments and storage. The second and third floors are completely unusable in their present condition. After a review of the property on April 3, 2025, obsolescence is evident in the lack of modern electrical, plumbing, and mechanical systems as well as the extreme poor condition of the walls, floors, and ceilings. The windows and doors are also very old and inefficient by today's standards. The first floor contains obsolescence in the form of super-adequacy as it was over plumbed to serve the dentist's office. Significant renovation and rehabilitation will be required before this building would be suitable for occupancy.

*Edward K. VanderVries*

Edward VanderVries, MMAO IV  
Assessor, City of Marshall

April 13, 2025

Date

11.17.25

Memo



211 - 213 Michigan Ave

To  
Marcia Strange  
Derek Perry  
City of Marshall

MEMORANDUM

Overview of Brownfield Plan & OPRA Request – 211 & 213 E. Michigan Avenue (Marshall Apartments)

FROM  
Ryan Kilpatrick  
Flywheel Companies

This memo serves to introduce a Brownfield Plan and OPRA request associated with the redevelopment of 211 and 213 E. Michigan Avenue, “Marshall Apartments”. It summarizes the project, the incentives requested, the eligible activities, total investment, and exactly how and when the developer will be reimbursed.

RE  
211-213 Michigan Ave  
Property  
Rehabilitation and  
Brownfield Request

1. Project Overview

Developer:  
Marshall Property Investments, LLC  
16660 Sunset Hills Drive, Marshall, MI 49068  
Contact: Brad Noel

Location	Parcel ID
211 E. Michigan Avenue	50-001-021-(03,10)
213 E. Michigan Avenue	50-001-021-02

Both buildings are located in the downtown district and were determined functionally obsolete by the City Assessor on April 13, 2025.

Proposed Redevelopment

The project involves full rehabilitation of (2) three-story historic commercial buildings into a mixed-use development featuring:

- 4 first-floor commercial spaces
- 8 upper-floor residential apartments (4 per floor)
- Approximately 12,420 sq. ft. total

The project will reactivate long-vacant buildings, improve the Michigan Avenue streetscape, and support downtown businesses.

Total Estimated Project Investment: \$3,587,015 (includes both reimbursable and non-reimbursable costs)

## **2. Incentives Requested**

### **A. Obsolete Property Rehabilitation Act (OPRA)**

The developer is requesting OPRA district establishment and, subsequently, an OPRA certificate.

- Buildings are certified as functionally obsolete
- OPRA would temporarily reduce real property taxes on the rehabilitated structure (typically up to 12 years)
- This incentive supports financial feasibility for a rehabilitation-heavy, mixed-use project

### **B. Brownfield Tax Increment Financing (TIF) Plan**

The Brownfield Plan requests reimbursement for eligible environmental and redevelopment activities necessary to complete the project.

Total Eligible Activities (Reimbursable): \$577,929

This amount includes:

- EGLE-Eligible Activities:
  - Phase I ESA, Phase II ESA, and reporting
- Michigan Strategic Fund-Eligible Activities:
  - Asbestos survey and abatement
  - Lead-related activities
  - Monitoring and reporting
  - Interior/exterior demolition
- Local/Administrative Costs:
  - Brownfield Plan preparation
  - Act 381 Work Plan preparation and implementation
  - Contingency (up to 15%)
  - 5% simple interest on unreimbursed eligible costs

## High-Level Cost Breakdown

- Asbestos/Lead: \$256,605
- Demolition: \$105,000
- Contingency: \$53,321
- Plan/Work Plan Preparation & Implementation: \$35,000
- EGLE Due Diligence: \$11,800
- Interest (5% simple): \$116,203

Total Developer Reimbursement: \$577,929

Total Tax Increment Capture Needed: \$621,132 (includes required State Revolving Fund pass-through)

### 3. Additional Notes

- This project is also seeking financing support via the Michigan Economic Development Corporation and that financing is contingent upon local support.
- No residents will be displaced; the buildings are currently vacant.
- No relocation assistance is required.
- The redevelopment aligns with downtown revitalization goals and activates long-underutilized structures.
- An inter-local agreement with the DDA will be required if tax increment is allowed to be captured for the brownfield eligible activities
- This Brownfield Plan does not include BRA administrative fees, meaning the Authority is not retaining any portion of the tax increment for its own operations; instead, 100% of the available increment (after required state pass-throughs) is directed toward reimbursing eligible project costs.

### 4. Next Steps

- Set the public hearing to consider creation of an OPRA District (City Council, December 2, 2025)
- Review the full brownfield plan and consider the amount and duration of the request (DDA & BRA, December 18th, 2025). If approved, forward recommendation to the City Council for final approval.
- Final consideration of the OPRA and Brownfield Plan (City Council, January 5th, 2026).

**12.03.25**

## **MEMO: 211-213 Michigan Ave.**

**To**  
Downtown  
Development  
Authority /  
Brownfield  
Redevelopment  
Authority

**FROM**  
City of Marshall –  
Community  
Development  
Department

**RE**  
OPRA and  
Brownfield TIF  
Overview –  
211–213 E.  
Michigan Avenue  
Redevelopment  
Project

**Q: What is this project?**

A: This project is about fixing up and reusing older downtown buildings that aren't being fully used. The goal is to take buildings that are sitting empty or half-empty and turn them into useful space again (like apartments, offices, or small shops).

**Q: Why does this type of project need help?**

A: Older buildings often hide expensive problems, like:

- Hidden water damage (rotted wood, mold, weakened floors)
- Old plumbing and wiring (outdated pipes, unsafe wiring that doesn't meet code)
- Outdated heating and cooling systems (old boilers or furnaces that can't be repaired)
- Hazardous materials (asbestos in insulation or ceiling tiles, lead paint)
- New safety rules (sprinklers, fire exits, and accessibility upgrades like ramps or elevators)

These problems often don't show up until construction starts and walls, floors, and ceilings are opened up, which makes costs much harder to predict.

Lenders and investors don't like surprises, so they tend to be more cautious and lend less money when a building is old and has this kind of hidden risk.

That's why tools like Brownfield and OPRA are considered.

**Q: Why can't the free market handle this without incentives?**

A: The honest answer is simple: the market has already passed. If this project worked financially on its own, someone would have done it already.

These buildings have sat underused because the risks and costs did not match the returns without support. Private investors usually choose easier projects (like new construction on clean sites) because the risks are lower and the timelines are more predictable (therefore more likely to get a better bank loan).

Doing nothing isn't neutral. It usually means continued vacancy, more building deterioration, and fewer opportunities for downtown growth.

**Q: What is Brownfield and why is it important here?**

A: Brownfield helps pay back some of the most expensive, unavoidable parts of a project, like:

- Environmental cleanup (removing asbestos, mold, lead paint)
- Demolition (tearing out unsafe walls, floors, or ceilings)
- Site work (fixing foundations, drainage, or soil problems)
- Certain structural repairs, when they are needed to fix unsafe, blighted, or obsolete conditions (not just to make the building nicer)

The developer still pays all costs up front. Brownfield works by using a portion of the new property taxes created by the improved building to slowly pay those costs back over time.

Think of it like:

“Help pay back the hardest, most expensive, building-saving work once the project is completed.”

**Q: What is OPRA?**

A: OPRA stands for ‘Obsolete Property Rehabilitation Act’. It is a temporary reduction in property taxes while an older, obsolete building is being fixed and improved. It doesn’t erase taxes forever, it just lowers them for a few years.

**Q: What makes the early years difficult?**

A: When the building first opens after construction:

- The owner starts paying back large construction loans immediately
- Apartments or shops don’t fill up right away (units start empty and slowly lease up)
- Maintenance costs are high (new systems need adjustment and repairs pop up)
- Insurance costs are high (because the building is newly renovated and more valuable)

In simple terms: The bills are big before the income is steady.

**Q: How do OPRA and Brownfield work together?**

A: They fix different problems:

- Brownfield helps pay back the most expensive cleanup and safety work (like asbestos removal and serious structural fixes).
- OPRA makes the tax bill smaller while the business inside the building is still getting established.

Together, they make it more likely the project can be finished and stay financially healthy over the long term.

**Q: Does OPRA delay Brownfield?**

A: No. Brownfield can start as soon as the improved value appears on the tax roll. OPRA just means there is less tax money available in the early years, so it takes longer to fully pay everything back.

Think of it like: the faucet turns on at the same time, but it starts as a trickle instead of a full stream.

**Q: How long can Brownfield last?**

A: It depends on the project.

Some projects can go up to 30 years, but state law requires the timeline to be reasonable and based on real costs and realistic tax projections.

**Q: Why would the City consider delaying some tax revenue?**

A: Because the alternative is not neutral, it is often worse.

Instead of:

- Empty buildings
- Declining downtown activity
- Lower long-term property values

The City can get:

- Active buildings
- More foot traffic
- Stronger local businesses
- Higher long-term tax base

Think of it like: waiting a little now to gain more later.

**Q: What is the Board actually deciding?**

A: The Board is deciding whether the long-term benefits to downtown are worth the short-term shift in when tax revenue is collected.

**Q: What's the bottom line?**

A:

- Brownfield helps pay for the hardest, most expensive work (like asbestos cleanup and major safety repairs).
- OPRA helps during the startup phase of the business model.
- The City trades short-term timing for long-term downtown strength.
- The Board decides if that trade makes sense for Marshall.

