

DOWNTOWN DEVELOPMENT AUTHORITY/LOCAL DEVELOPMENT FINANCE AUTHORITY AGENDA



Regular Meeting

February 26, 2026 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. **DDA/LDFA Minutes**
DDA/LDFA Minutes- January 22, 2026
 - B. **Financial Reports**
DDA Revenue/Expense Report- January 31, 2026
LDFA Revenue/Expense Report- January 31, 2026
- 7) **MAEDA UPDATE**
- 8) **PUBLIC HEARINGS & SUBSEQUENT BOARD ACTION**
- 9) **BRA NEW BUSINESS**
 - A. **211 AND 213 EAST MICHIGAN BROWNFIELD PLAN INTERLOCAL AGREEMENT**
 - B. **211 AND 213 EAST MICHIGAN BROWNFIELD PLAN BRA REIMBURSEMENT AGREEMENT**
- 10) **BRA OLD BUSINESS**
- 11) **DDA NEW BUSINESS**
 - A. **211 AND 213 EAST MICHIGAN BROWNFIELD PLAN INTERLOCAL AGREEMENT**
 - B. **ACTIVATION ZONE REVIEW**
 - C. **DOWNTOWN PARKING LOT ENGINEERING**
- 12) **DDA OLD BUSINESS**
- 13) **LDFA NEW BUSINESS**
- 14) **LDFA OLD BUSINESS**

Training Room, 323 W Michigan Ave, Marshall, MI 49068

- 15) BOARD REPORTS**
- 16) ADJOURNMENT**

DOWNTOWN DEVELOPMENT AUTHORITY/LOCAL DEVELOPMENT FINANCE AUTHORITY MINUTES

January 22, 2026
Regular Meeting - 4:00 PM

[IGNORE_INDENT]

1) CALL TO ORDER

IN A REGULAR SESSION held on Thursday, January 22, 2026 at 4:00 PM in the Training Room of City Hall, 323 West Michigan Ave, Marshall, MI 49068, the Marshall Brownfield Redevelopment Authority/Downtown Development Authority/Local Development Finance Authority was called to order by Chair Beck.

2) ROLL CALL

Roll was called:

Present: Mike Beck, Matt Davis, Desmond Kirkland, Jason LaForge, Amanda Lanker, Derek Perry, Angela Whitesell, and Catherine Yates

Also Present: Liasion Traver and Clerk Eubank

Absent: Sue Damron, Becky Jones, and Matt Saxton

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

Moved by Mike Beck, supported by Catherine Yates to amend the agenda to remove items 9A, 9B, and 11C pertaining to the Brownfield/DDA agreement from the proposed agenda and moved item 13B- DG Marshall lease ahead of item 13A- Land Split. On a voice vote: **Motion carried.**

Moved by Matt Davis, supported by Catherine Yates to approve the agenda as amended. On a voice vote: **Motion carried.**

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.

None

5) PRESENTATIONS AND RECOGNITIONS

6) CONSENT AGENDA

Moved by Amanda Lanker, supported by Matt Davis to approve the consent agenda as presented. On a voice vote: **Motion carried.**

A. DDA/LDFA Minutes

DDA/LDFA Minutes- December 18, 2025

B. Financial Reports

DDA Revenue/Expense Report-December 31, 2025

LDFA Revenue/Expense Report-December 31, 2025

7) MAEDA UPDATE

Kimber Thompson gave a MAEDA update.

8) PUBLIC HEARINGS & SUBSEQUENT BOARD ACTION

9) **BRA NEW BUSINESS**

10) **BRA OLD BUSINESS**

11) **DDA NEW BUSINESS**

A. SPECIAL EVENT APPLICATION - BLUESFEST

Moved by Jason LaForge, supported by Catherine Yates to close the social district for the duration of the Bluesfest. On a voice vote: **Motion carried.**

Moved by Matt Davis, supported by Catherine Yates to recommend approval of the 2026 Bluesfest special event application to City Council. On a voice vote: **Motion carried.**

B. LIQUOR LICENSE APPLICATION - BLUESFEST

Moved by Catherine Yates, supported by Jason LaForge to approve the application for a Special Liquor License to be made to serve alcohol on Saturday, June 27, 2026 for Marshall Blues Fest, which will be located in Downtown Marshall on North Eagle Street between West Michigan Avenue and West Mansion Street; for a total expenditure of \$50 On a voice vote: **Motion carried.**

12) **DDA OLD BUSINESS**

13) **LDFA NEW BUSINESS**

B. DG MARSHALL MI SOLAR PROJECT LEASE AGREEMENT

Moved by Amanda Lankerd, supported by Matt Davis to approve Resolution 2026-1, a resolution to execute the Option Agreement including its Appendices, in substantial form, with DG Marshall, LLC and to take any other action necessary to lease the subject property to DG Marshall, LLC, subject to review and approval by the LDFA's legal counsel, and authorize the LDFA chair to execute the necessary documents. On a voice vote: **Motion carried.**

A. LAND SPLIT APPLICATION

Moved by Catherine Yates, supported by Amanda Lankerd to approve the submittal of the Land Division Application to the Community Development Department. On a voice vote: **Motion carried.**

14) **LDFA OLD BUSINESS**

15) **BOARD REPORTS**

16) **ADJOURNMENT**

The meeting was adjourned at 4:58 pm.

Respectfully submitted by,

Michelle Eubank
City Clerk

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

GL NUMBER	DESCRIPTION	2025-26 AMENDED BUDGET	YTD BALANCE 01/31/2026	ACTIVITY FOR MONTH 01/31/2026	% BDGT USED	AVAILABLE BALANCE
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY						
Revenues						
Dept 000						
248-000-402.00	Current Property Taxes	215,313.00	225,845.54	0.00	104.89	(10,532.54)
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	8,086.97	0.00	161.74	(3,086.97)
248-000-679.16	MISC REVENUE - BLUES FEST	65,000.00	1,000.00	1,000.00	1.54	64,000.00
Total Dept 000		320,313.00	283,875.56	1,000.00	88.62	36,437.44
TOTAL REVENUES		320,313.00	283,875.56	1,000.00	88.62	36,437.44
Expenditures						
Dept 000						
248-000-702.00	Payroll	0.00	56.11	56.11	100.00	(56.11)
248-000-702.40	Payroll - Rubbish/Garbage	0.00	1,309.08	244.91	100.00	(1,309.08)
248-000-702.42	Payroll - Parking Structure	0.00	567.69	216.09	100.00	(567.69)
248-000-702.43	Payroll - Sidewalk Snow Removal	0.00	1,539.10	1,126.58	100.00	(1,539.10)
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	0.00	61.70	6,326.42
248-000-704.42	Overtime - Parking Structure	0.00	2,089.83	311.00	100.00	(2,089.83)
248-000-704.43	Overtime - Sidewalk Snow Removal	0.00	1,168.90	270.95	100.00	(1,168.90)
248-000-704.44	Overtime - Flowers	0.00	179.22	0.00	100.00	(179.22)
248-000-715.00	Social Security	0.00	1,441.82	169.22	100.00	(1,441.82)
248-000-755.00	Miscellaneous Supplies	5,000.00	1,878.57	0.00	37.57	3,121.43
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	399.12	27.00	39.91	600.88
248-000-805.00	Administrative Costs	26,000.00	17,813.69	562.67	68.51	8,186.31
248-000-820.00	Contracted Services	23,834.80	35,995.92	5,750.00	151.02	(12,161.12)
248-000-850.00	Communications	720.00	480.00	60.00	66.67	240.00
248-000-941.00	MOTOR POOL VEHICLE RENTAL	6,000.00	6,185.73	1,468.18	103.10	(185.73)
248-000-961.00	COMMUNITY PROMOTIONS	65,000.00	5,700.00	5,700.00	8.77	59,300.00
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	92,438.97	15,962.71	28.45	232,471.83
Dept 719 - DDA Sidewalk						
248-719-941.02	MOTOR POOL REPLACEMENT CHARGE	888.00	783.44	111.92	88.23	104.56
248-719-941.03	MOTOR POOL OPERATING CHARGE	1,753.00	1,887.06	269.58	107.65	(134.06)
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	2,467.46	381.50	93.43	173.54
Dept 729 - Community Development						
248-729-740.00	Operating Supplies	0.00	282.18	0.00	100.00	(282.18)
Total Dept 729 - Community Development		0.00	282.18	0.00	100.00	(282.18)

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

GL NUMBER	DESCRIPTION	2025-26 AMENDED BUDGET	YTD BALANCE 01/31/2026	ACTIVITY FOR MONTH 01/31/2026	% BDGT USED	AVAILABLE BALANCE
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY						
Expenditures						
TOTAL EXPENDITURES		327,551.80	95,188.61	16,344.21	29.06	232,363.19
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY:						
TOTAL REVENUES		320,313.00	283,875.56	1,000.00	88.62	36,437.44
TOTAL EXPENDITURES		327,551.80	95,188.61	16,344.21	29.06	232,363.19
NET OF REVENUES & EXPENDITURES		(7,238.80)	188,686.95	(15,344.21)	2,606.61	(195,925.75)

REVENUE AND EXPENDITURE REPORT FOR CITY OF MARSHALL
 PERIOD ENDING 01/31/2026
 % Fiscal Year Completed: 58.90

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

GL NUMBER	DESCRIPTION	2025-26 AMENDED BUDGET	YTD BALANCE 01/31/2026	ACTIVITY FOR MONTH 01/31/2026	% BDGT USED	AVAILABLE BALANCE
Fund 250 - LOCAL DEVELOPMENT FINANCE AUTHORITY FUND						
Revenues						
Dept 000						
250-000-402.00	Current Property Taxes	829,650.00	781,638.04	0.00	94.21	48,011.96
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	18,697.67	1,330.06	56.66	14,302.33
Total Dept 000		1,012,650.00	936,671.95	1,330.06	92.50	75,978.05
TOTAL REVENUES		1,012,650.00	936,671.95	1,330.06	92.50	75,978.05
Expenditures						
Dept 000						
250-000-740.00	Operating Supplies	0.00	879.99	0.00	100.00	(879.99)
250-000-801.00	Professional Services	90,401.05	4,407.37	72.00	4.88	85,993.68
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	93,333.31	13,333.33	58.14	67,203.69
250-000-820.00	Contracted Services	240,500.00	177,780.00	58,750.00	73.92	62,720.00
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	385,900.67	72,155.33	35.87	690,037.38
TOTAL EXPENDITURES		1,075,938.05	385,900.67	72,155.33	35.87	690,037.38
Fund 250 - LOCAL DEVELOPMENT FINANCE AUTHORITY FUND:						
TOTAL REVENUES		1,012,650.00	936,671.95	1,330.06	92.50	75,978.05
TOTAL EXPENDITURES		1,075,938.05	385,900.67	72,155.33	35.87	690,037.38
NET OF REVENUES & EXPENDITURES		(63,288.05)	550,771.28	(70,825.27)	870.26	(614,059.33)

ITEM: 9.A

ADMINISTRATIVE REPORT



TO: HONORABLE BOARD MEMBERS
FROM: Marcia Strange, Director of Community Development
DATE: February 26, 2026
SUBJECT: **211 AND 213 EAST MICHIGAN BROWNFIELD PLAN
INTERLOCAL AGREEMENT**

The Brownfield Plan for 211 and 213 East Michigan was approved by the BRA at the December 18, 2025 meeting and by City Council at the January 2, 2026 meeting. The plan requires additional agreements related to the passing through of taxes collected by the DDA to the BRA for this Brownfield Plan.

A review of these documents was completed by the City of Marshall Attorney and their comments are incorporated into the attachments for consideration.

An Interlocal Agreement is requested for the DDA and the MBRA to enter into to provide for the DDA tax increment revenues generated by the redevelopment known as Marshall Apartments property comprised of two parcels located at 211 and 213 E. Michigan Avenue in Marshall, Michigan (Eligible Property) to be captured by the MBRA to reimburse the Act 381 "Eligible Activities" pursuant to the Marshall Apartments Brownfield Plan ("Brownfield Plan"). This is the 'concurrence' by the DDA that is required to complete the local establishment process.

Also on the agenda is a required Reimbursement Agreement between the BRA and Marshall Property Investments, LLC (the applicant) that specifies the terms and conditions associated with the reimbursement of costs associated with the Eligible Activities outlined in the Brownfield Plan. Action will be taken under a separate item for this agreement.

RECOMMENDATION:

Approve the Interlocal Agreement between the Downtown Development Authority and the Brownfield Redevelopment Authority, in substantial form, and authorize the Vice-Chair to sign the necessary documents.

**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 | 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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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

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

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.

Eligible Property		
Address	Tax ID	Basis of Eligibility
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.

Summary of Eligible Activities	
EGLE Eligible Activities	
Pre-Approved Activities	\$11,800
EGLE Eligible Activities Sub-Total	\$11,800
MSF Eligible Activities	
Asbestos and Lead Activities	\$256,605
Demolition	\$105,000
MSF Eligible Activities Sub-Total	\$361,605
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
Total Eligible Cost for Reimbursement	\$577,929

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
Total	\$86,407 (12.2%)	\$621,132 (87.8%)	\$707,539

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.

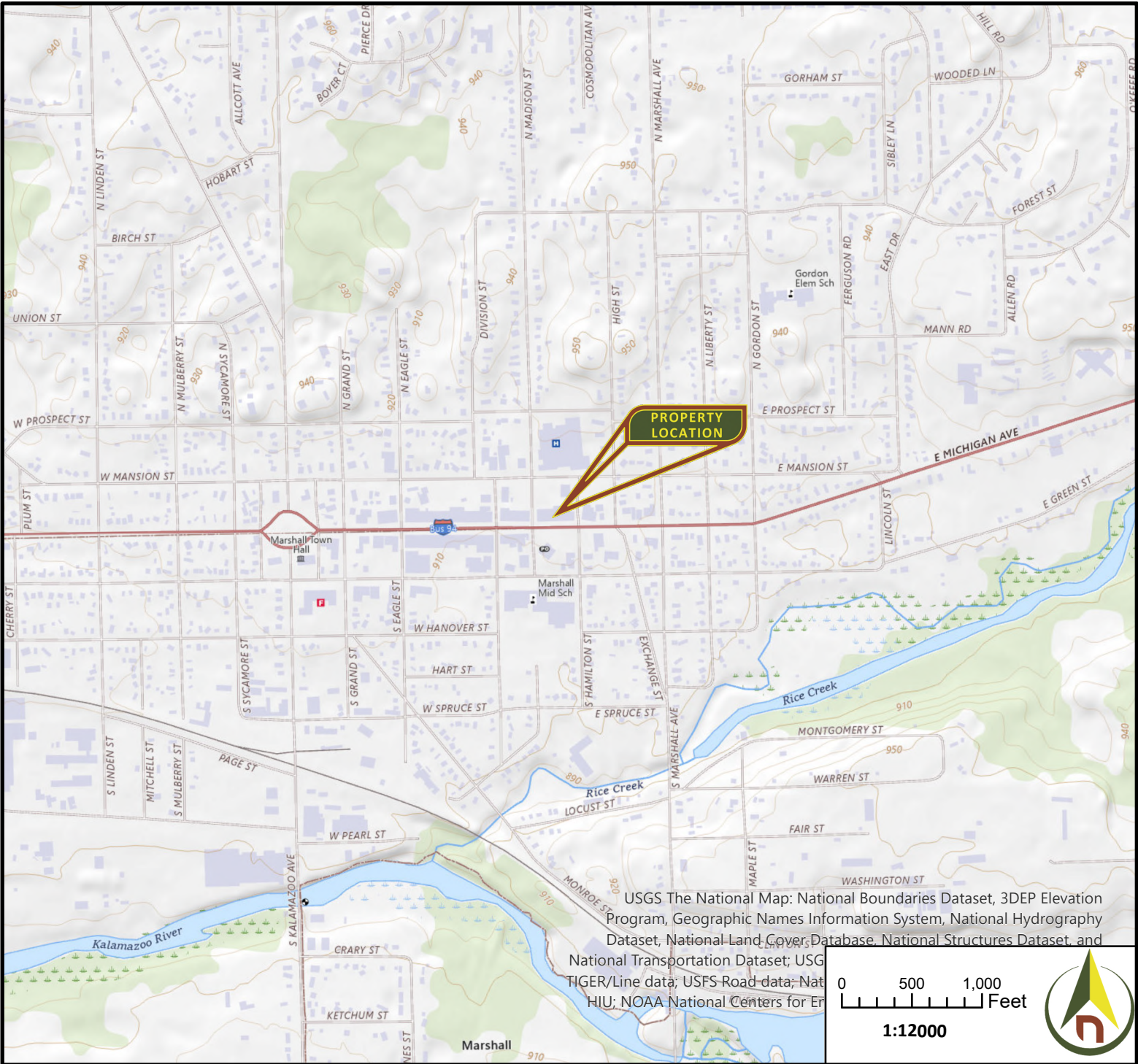
2.13 Other Materials that the Authority or Governing Body Considers Pertinent

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



TRIOTERRA

FIGURE 1 SUBJECT PROPERTY LOCATION

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

CALHOUN COUNTY
T02S, R06W, SECTION 25

PROJECT NUMBER 25-4083




Approximate Eligible Property Boundary



E. MICHIGAN AVENUE



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

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	
EGLE ELIGIBLE ACTIVITIES								
Pre-Approved Activities								
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			
EGLE ELIGIBLE ACTIVITIES SUB-TOTAL				\$ 11,800	\$ 11,800	\$ -	\$ -	
MSF ELIGIBLE ACTIVITIES								
Asbestos and Lead Activities								
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		
Subtotal Asbestos and Lead Activities				\$ 256,605		\$ 256,605	\$ -	
Demolition								
Demolition - Building Interior and Exterior	1	LS	\$ 100,000	\$ 100,000		\$ 100,000		
Demolition - Soft Costs	1	LS	\$ 5,000	\$ 5,000		\$ 5,000		
Subtotal Demolition Activities				\$ 105,000	\$ -	\$ 105,000	\$ -	
MSF ELIGIBLE ACTIVITIES SUB-TOTAL				\$ 361,605	\$ -	\$ 361,605	\$ -	
MSF AND EGL E ELIGIBLE ACTIVITIES SUB-TOTAL				\$ 373,405	\$ 11,800	\$ 361,605	\$ -	
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		
TOTAL ELIGIBLE COST FOR REIMBURSEMENT				\$ 577,929	\$ 11,800	\$ 566,129	\$ -	
State Brownfield Revolving Fund				\$ 43,204				
GRAND TOTAL				\$ 621,132				
					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		2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Calendar Year	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
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
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
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
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
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
Total Incremental Difference		\$ 639,300	\$ 647,300	\$ 655,380	\$ 663,541	\$ 671,783	\$ 680,108	\$ 688,516	\$ 697,008	\$ 705,585	\$ 714,248

School Capture	Millage Rate		2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
School Operating	17.8293		\$ 11,398	\$ 11,541	\$ 11,685	\$ 11,830	\$ 11,977	\$ 12,126	\$ 12,276	\$ 12,427	\$ 12,580	\$ 12,735
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
School Total:	23.8293 34.77%		\$ 15,234	\$ 15,425	\$ 15,617	\$ 15,812	\$ 16,008	\$ 16,206	\$ 16,407	\$ 16,609	\$ 16,814	\$ 17,020

Local Capture	Millage Rate		2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
County Veterans	0.0999		\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Parks	0.1996		\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1
Medical Care	0.2481		\$ 0	\$ 0	\$ 0	\$ 0	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1
MSL Ambulance Authority	0.6973		\$ 0	\$ 1	\$ 1	\$ 1	\$ 1	\$ 2	\$ 2	\$ 2	\$ 3	\$ 3
City Leaf/Brush	0.7376		\$ 0	\$ 1	\$ 1	\$ 1	\$ 2	\$ 2	\$ 2	\$ 3	\$ 3	\$ 3
Senior Millage	0.7439		\$ 0	\$ 1	\$ 1	\$ 1	\$ 2	\$ 2	\$ 2	\$ 3	\$ 3	\$ 3
City Rec	0.9020		\$ 0	\$ 1	\$ 1	\$ 2	\$ 2	\$ 2	\$ 3	\$ 3	\$ 4	\$ 4
Dial-A-Ride	0.9020		\$ 0	\$ 1	\$ 1	\$ 2	\$ 2	\$ 2	\$ 3	\$ 3	\$ 4	\$ 4
County 911	0.9799		\$ 0	\$ 1	\$ 1	\$ 2	\$ 2	\$ 3	\$ 3	\$ 3	\$ 4	\$ 4
School Sinking Fund	0.9978		\$ 0	\$ 1	\$ 1	\$ 2	\$ 2	\$ 3	\$ 3	\$ 3	\$ 4	\$ 4
D.D.A	1.5551		\$ 1	\$ 1	\$ 2	\$ 3	\$ 3	\$ 4	\$ 5	\$ 5	\$ 6	\$ 7
Library Operating	1.6499		\$ 1	\$ 1	\$ 2	\$ 3	\$ 4	\$ 4	\$ 5	\$ 6	\$ 6	\$ 7
Tacc - Transit	2.6600		\$ 1	\$ 2	\$ 3	\$ 4	\$ 6	\$ 7	\$ 8	\$ 9	\$ 10	\$ 12
K.C.C.	3.6109		\$ 2	\$ 3	\$ 5	\$ 6	\$ 8	\$ 9	\$ 11	\$ 12	\$ 14	\$ 16
County General	5.3692		\$ 2	\$ 4	\$ 7	\$ 9	\$ 11	\$ 14	\$ 16	\$ 19	\$ 21	\$ 23
Calhoun I.S.D.	6.1919		\$ 3	\$ 5	\$ 8	\$ 10	\$ 13	\$ 16	\$ 19	\$ 21	\$ 24	\$ 27
City General	17.1629		\$ 7	\$ 14	\$ 22	\$ 29	\$ 36	\$ 44	\$ 52	\$ 59	\$ 67	\$ 75
Local Total:	44.7080 65.23%		\$ 19	\$ 37	\$ 56	\$ 76	\$ 95	\$ 114	\$ 134	\$ 154	\$ 174	\$ 195
Total Capturable Taxes:	68.5373 100.00%		\$ 15,253	\$ 15,462	\$ 15,674	\$ 15,887	\$ 16,103	\$ 16,321	\$ 16,541	\$ 16,763	\$ 16,988	\$ 17,215

Non-Capturable Millages	Millage Rate		2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
School Debt	4.0000		\$ 2,557	\$ 2,589	\$ 2,622	\$ 2,654	\$ 2,687	\$ 2,720	\$ 2,754	\$ 2,788	\$ 2,822	\$ 2,857
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
Total Non-Capturable Taxes:	6.0000		\$ 3,836	\$ 3,884	\$ 3,932	\$ 3,981	\$ 4,031	\$ 4,081	\$ 4,131	\$ 4,182	\$ 4,234	\$ 4,285

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
\$ 343,171	\$ -	\$ 343,171

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
\$ 277,962	\$ -	\$ 277,962
\$ 621,132	\$ -	\$ 621,132

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	\$ -
\$ 86,407	\$ 86,407	\$ -

\$ 707,539	\$ 86,407	\$ 621,132
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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
TOTAL		\$ 577,929	\$ -	\$ 577,929
EGLE	2.2%	\$ 12,906		
MSF	97.8%	\$ 565,022		

Estimated Total Years of Plan:	20
---------------------------------------	-----------

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
Total State & Local TIR Available for Reimbursement to Developer	\$ 13,335	\$ 13,520	\$ 13,707	\$ 13,897	\$ 14,088	\$ 14,281	\$ 14,475	\$ 14,672	\$ 14,871	\$ 15,072

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
TOTAL ANNUAL DEVELOPER REIMBURSEMENT		\$ 13,335	\$ 13,520	\$ 13,707	\$ 13,897	\$ 14,088	\$ 14,281	\$ 14,475	\$ 14,672	\$ 14,871	\$ 15,072

**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

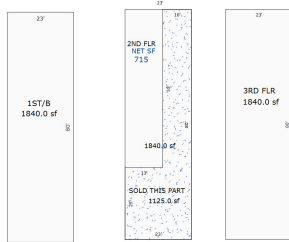
	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	TOTALS
	12	13	14	15	16	17	18	19	20	21	
	11	12	13	14	15	16	17	18	19	20	
Available Tax Increment Revenue (TIR)											
Total State Tax Capture Available	\$ 17,229	\$ 17,439	\$ 17,652	\$ 17,867	\$ 18,084	\$ 18,303	\$ 18,524	\$ 18,748	\$ 18,973	\$ 19,201	
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	
Total State & Local TIR Available for Reimbursement to Developer	\$ 15,275	\$ 15,479	\$ 48,547	\$ 49,138	\$ 49,735	\$ 50,338	\$ 50,946	\$ 51,561	\$ 52,182	\$ 52,809	
DEVELOPER											
	\$ 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
TOTAL ANNUAL DEVELOPER REIMBURSEMENT	\$ 15,275	\$ 15,479	\$ 48,547	\$ 49,138	\$ 49,735	\$ 50,338	\$ 50,946	\$ 51,561	\$ 52,182	\$ 52,809	\$ 621,132

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

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

General Information for Tax Year 2025

Property Class	201 COMMERCIAL-IMPROVED	Unit	53 CITY OF MARSHALL
School District	MARSHALL PUBLIC SCHOOLS	Assessed Value	\$66,200
MAP #	Not Available	Taxable Value	\$66,200
USE TYPE	0	State Equalized Value	\$66,200
LAST REVIEW	Not Available	Date of Last Name Change	11/25/2024
ASSESSOR USE	Not Available	Notes	Not Available
Historical District	Not Available	Census Block Group	Not Available
USER ALPHA 2	Not Available	Exemption	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

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

Lot(s)	Frontage	Depth
Lot 1	23.00 ft	132.00 ft
Total Frontage: 23.00 ft		Average Depth: 132.00 ft

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

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

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

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

Parcel Number: 53-001-021-10

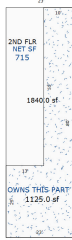


Photo by User Name

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

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

General Information for Tax Year 2025

Property Class	210 COMMERCIAL BUILDING ON LEASED LAND	Unit	53 CITY OF MARSHALL
School District	MARSHALL PUBLIC SCHOOLS	Assessed Value	\$3,100
MAP #	Not Available	Taxable Value	\$3,100
USE TYPE	0	State Equalized Value	\$3,100
LAST REVIEW	Not Available	Date of Last Name Change	11/25/2024
ASSESSOR USE	Not Available	Notes	Not Available
Historical District	Not Available	Census Block Group	Not Available
USER ALPHA 2	Not Available	Exemption	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

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

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

Legal Description

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

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

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

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

Parcel Number: 53-001-021-02



View other views

Item 1 of 2

[0 Images / 2 Sketches](#)

Property Owner: MARSHALL PROPERTY INVETMENTS LLC

Summary Information

- > Commercial/Industrial Building Summary
 - Yr Built: N/A
 - # of Buildings: 1
 - 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

Owner	MARSHALL PROPERTY INVETMENTS LLC 16660 SUNSET HILL DR MARSHALL, MI 49068	Taxpayer	SEE OWNER INFORMATION
--------------	--	-----------------	-----------------------

General Information for Tax Year 2025

Property Class	201 COMMERCIAL-IMPROVED	Unit	53 CITY OF MARSHALL
School District	MARSHALL PUBLIC SCHOOLS	Assessed Value	\$91,400
MAP #	<i>Not Available</i>	Taxable Value	\$91,400
USE TYPE	0	State Equalized Value	\$91,400
LAST REVIEW	<i>Not Available</i>	Date of Last Name Change	11/25/2024
ASSESSOR USE	<i>Not Available</i>	Notes	<i>Not Available</i>
Historical District	<i>Not Available</i>	Census Block Group	<i>Not Available</i>
USER ALPHA 2	<i>Not Available</i>	Exemption	<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

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

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

Legal Description

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

Land Division Act Information

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

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

**INTERLOCAL AGREEMENT TO USE LOCAL TAX INCREMENT
REVENUES FOR THE MARSHALL APARTMENTS
BROWNFIELD REDEVELOPMENT PROJECT**

The Agreement (“Agreement”) entered into this _____ day of _____ 2026, between the City of Marshall Downtown Development Authority (“DDA”) established pursuant to PA 197 of 1975 as amended (Act 197) and the City of Marshall Brownfield Redevelopment Authority (“MBRA”) established pursuant to Michigan Public Act, 381 of 1996, MCL 125.2651, et seq., as amended (Act “381”), each located at 323 W. Michigan Avenue, Marshall Michigan, 49068, (hereinafter the “Parties”).

WHEREAS, the Urban Cooperation Act, PA7 of 1967, Extra Session (Act 7), provides that a public agency may enter into interlocal agreements with other public agencies to exercise jointly any power, privilege, or authority that the agencies share to in common and that each might exercise separately; and

WHEREAS, the MBRA and DDA are each considered a "public agency" under Act 7; and

WHEREAS, the MBRA has the authority to pay for "Eligible Activities" and capture tax increment revenues generated by the levy of certain taxes via approved Brownfield Plans pursuant to and as described in Act 381; and

WHEREAS, the DDA has the authority to pay certain activities and capture tax increment revenues generated by the levy of certain taxes on the property pursuant to the Marshall Downtown Development Authority Tax Increment Financing Plan, as amended (the "DDA Plan"), and

WHEREAS, the DDA and the MBRA desire to enter into this Interlocal Agreement to provide for the DDA tax increment revenues generated by the redevelopment known as Marshall Apartments property comprised of two parcels located at 211 and 213 E. Michigan Avenue in Marshall, Michigan (Eligible Property) to be captured by the MBRA to reimburse the Act 381 "Eligible Activities" pursuant to the Marshall Apartments Brownfield Plan ("Brownfield Plan"); and

THEREFORE, the DDA and MBRA agree as follows:

1. **Recitals.** The above recitals are hereby as fully incorporated herein.
2. **Subject Properties.** The subject properties are identified as 211 and 213 E. Michigan Avenue, located in the City of Marshall, Michigan, 49068.
3. **Transfer and Use of Tax Increment Revenues.** Only upon affirmative vote by the DDA, MBRA, and the Marshall City Council approving the Brownfield Plan, shall the tax increment revenues captured by the DDA generated by the eligible property be transferred to the MBRA to reimburse approved eligible activities, MBRA administration fees and the Local Brownfield Revolving Fund.
4. **Limitation to Tax Increment Revenues from Eligible Property.** The DDA shall only transfer to the MBRA the tax increment revenues generated by the Eligible

Property to reimburse approved Eligible Activity costs identified in Table 1 in the approved Brownfield Plan, authorized by Act 381, and approved by the DDA, MBRA and the Marshall City Council. Upon conclusion or dissolution of the Brownfield Plan, all tax increment revenues generated by the eligible property shall be captured by the DDA as stated in the DDA Plan.

5. **DDA Obligation subordinate to Existing Bonds.** The DDA's obligation to transfer tax revenues to the MBRA pursuant to this Agreement is subordinate to, and contingent upon the ability of the DDA to capture sufficient tax increment revenues from the captured assessed value of the property in its Downtown District other than the eligible property to pay its annual debt service obligations on bonds and other obligations issued by the DDA pursuant to Act 450. In the event that the DDA does not have sufficient funds from tax increment revenues from the captured assessed values of the property in its Downtown District other than the eligible property to pay its annual debt service on such bonds or other obligations, then the DDA shall not be obligated to transfer tax increment revenues from the eligible property to the MBRA in that year and so long as a shortfall exists, so that the DDA may use the tax increment revenues generated from the eligible property to pay its annual debt service obligations on such bonds. In such instances where the DDA uses tax increment revenues from the eligible property to pay its annual debt service on such bonds or other obligations, it is understood that once these obligations are met the transfer of tax increment revenues from the eligible property will continue until eligible activities are reimbursed.
6. **MBRA as Agent under This Agreement.** The parties designate the MBRA as the agent to receive and disburse all tax increment revenues generated by the eligible properties until such time as all obligations of the approved Plan have been satisfied.
7. **Effective Date.** The Agreement shall commence upon its approval by the legislative bodies of the DDA and MBRA and duly executed by their authorized representatives and filed with the County Clerk and Secretary of State of the State of Michigan as required by Act 7.
8. **Severability.** To the extent that any provisions contained in this Agreement is deemed enforceable, to the extent possible, the remaining terms shall remain in effect.
9. **Term.** The parties agree that the transfer of tax increment revenue from the eligible property to reimburse eligible activities, MBRA administration fees and the Local Brownfield Revolving Fund shall begin once tax increment revenues are collected from the Eligible Property, which will occur after the official approval of the Brownfield Plan by the Marshall City Council. This Agreement extends until all obligations under this Agreement are met.
10. **Complete Agreement.** The Agreement contains the entire Agreement between the DDA and MBRA with respect to the subject matter, terms, and conditions, provided under this Agreement and it supersedes any prior oral or written understandings or agreements.
11. **Waiver, Modification, Alteration or Amendment.** Any waiver, modification, alteration

or amendment of this Agreement shall not be effective unless it is in writing and signed by the parties and delivered as required under Notice.

- 12. **Notices.** Service of any notices given hereunder will be complete upon personal delivery or if sent by certified mail to the DDA and the MBRA, at the addresses set forth above; further, service of any notice served by mail shall be effective upon the date on which such notice is deposited in a receptacle of the United States Postal Service property addressed and with adequate postage fully prepaid.
- 13. **Severability.** If any provision of this Agreement is invalid or unforeseeable, it shall be ineffective only to the extent of such invalidity without invalidating the remainder of such provision or the remaining provisions of this Agreement, and the other provisions hereof shall be liberally construed to effectuate the purpose and intent of this Agreement.
- 14. **No Third-Party Beneficiaries.** This Agreement shall not confer any rights or remedies upon any third party other than the parties in this Agreement and their respective successors and assignees.
- 15. **Applicable Law.** The DDA and MBRA shall comply with all applicable laws in performing services under this Agreement. This Agreement shall be construed in accordance with the laws of the State of Michigan, venue lies in the state courts of Calhoun County.
- 16. **Mutually Drafted.** The parties agree that this Agreement has been mutually drafted and the preparing and drafting shall not be construed for or against any party.

The DDA and MBRA, by their authorized representatives, have executed this Agreement as indicated on the attached signature page:

This Agreement was approved by Marshall Downtown Development Authority. The Chairperson was authorized to sign this Agreement on the _____ day of _____, 2026 and was signed by the Chairperson on the _____ day of _____, 2026.

Witnesses

MARSHALL DOWNTOWN
DEVELOPMENT AUTHORITY

Chairperson,

Subscribed and sworn to before me on this _____ day of _____, 2026.

Notary Public, Calhoun County

My commission expires: _____

This Agreement was approved by the Marshall Brownfield Redevelopment Authority. The Chairperson was authorized to sign this agreement on the _____ day of _____, 2026 and was signed by the Chairperson on the _____ day of _____, 2026.

Witnesses

MARSHALL BROWNFIELD
REDEVELOPMENT AUTHORITY

Vice-Chairperson,

Subscribed and sworn to before me on this _____ day of _____, 2026.

Notary Public, Calhoun County

My commission expires: _____

ITEM: 9.B

ADMINISTRATIVE REPORT



TO: HONORABLE BOARD MEMBERS
FROM: Marcia Strange, Director of Community Development
DATE: February 26, 2026
SUBJECT: **211 AND 213 EAST MICHIGAN BROWNFIELD PLAN BRA REIMBURSEMENT AGREEMENT**

The Brownfield Plan for 211 and 213 East Michigan was approved by the BRA at the December 18, 2025 meeting and by City Council at the January 2, 2026 meeting. The plan requires additional agreements related to the passing through of taxes collected by the DDA to the BRA for this Brownfield Plan.

A review of these documents by the City of Marshall Attorney was completed and their comments were incorporated into the attached documentation at the meeting for consideration.

Under a previous item an Interlocal Agreement was requested for the DDA and the MBRA to enter into. This Interlocal Agreement ensures the tax dollars make their way to the BRA fund. This is the "concurrence" by the DDA that is required to complete the local establishment process.

This second agreement on the agenda is a required Reimbursement Agreement between the BRA and Marshall Property Investments, LLC (the applicant) that specifies the terms and conditions associated with the reimbursement of costs associated with the Eligible Activities outlined in the Brownfield Plan. The DDA tax increment revenues generated by the redevelopment known as Marshall Apartments property comprised of two parcels located at 211 and 213 E. Michigan Avenue in Marshall, Michigan (Eligible Property), captured by the MBRA to reimburse the Act 381 "Eligible Activities" pursuant to the Marshall Apartments Brownfield Plan ("Brownfield Plan").

RECOMMENDATION:

Approve the Brownfield Reimbursement Agreement between the Brownfield Redevelopment Authority and Marshall Property Investments, in substantial form, and authorize the Chair to sign the necessary documents.

BROWNFIELD REIMBURSEMENT AGREEMENT

THIS BROWNFIELD REIMBURSEMENT AGREEMENT (“Agreement”) is made between MARSHALL PROPERTY INVESTMENTS, with its address at 16660 Sunset Hills Drive, Marshall, Michigan (“Developer”), and THE CITY OF MARSHALL BROWNFIELD REDEVELOPMENT AUTHORITY (“MBRA”), established by the City of Marshall pursuant to the Brownfield Redevelopment Financing Act, Public Act 381 of 1996, as amended, being MCL 125.2651 *et seq.*, (“Act 381”) with its address at 323 W. Michigan Avenue, Marshall, Michigan 49068.

RECITALS

A. The primary purpose of the MBRA, pursuant to the Brownfield Redevelopment Financing Act, is to encourage the redevelopment of contaminated, functionally obsolete, and blighted property within the City of Marshall (“City”) by providing financial and tax incentives, without which the redevelopment would not be economically feasible.

B. Developer is the owner and/or has control of the property commonly known as 211-213 East Michigan Avenue, Marshall, MI 49068, (“Property”), as more fully and legally described in the approved Brownfield Plan approved by the MBRA on December 18, 2025 and by the City on January 5, 2026, pursuant to the Brownfield Act (“Plan”), attached as **Exhibit A**. The Property is included in the Brownfield Plan as “Functionally Obsolete” and is an “Eligible Property” due to a determination by the City of Marshall Assessor determining the Property and subject buildings as functionally obsolete as described in the Brownfield Act, as amended, and is therefore commonly referred to as a “brownfield.”

C. Developer plans to redevelop the Property into a mixed-use (commercial and residential) building (collectively, the “Improvements”) as described in the Plan. The Improvements are expected to create temporary construction jobs and full-time jobs, increase the tax base within the City, and otherwise enhance the economic vitality and quality of life within the City. Developer will undertake Eligible Activities as defined in the Brownfield Redevelopment Financing Act.

D. In order to make the Improvements on the Property, the Developer will incur costs associated with Eligible Activities—including (environmental) Pre-Approved Activities, Asbestos and Lead activities, select interior and exterior Demolition Activities, Contingency, Preparation and Implementation of a Brownfield Plan and Act 381 Work Plan, and Interest as allowed under the Act. Some of the Eligible Activities will require the services of various contractors, engineers, environmental consultants, attorneys, and other professionals. The reimbursement obligations to be paid to the Developer associated with the Eligible Activities, including contingencies and interest, are estimated to be \$577,929.

E. The MBRA, through the DDA, plans to capture the increase in the real property taxes resulting from the redevelopment of the Property and use these funds to reimburse Developer pursuant to the Plan and the Act. Eligible Activities and the costs of any activity may be adjusted after the date the Plan is approved by the MBRA and the City, so long as the reimbursement does not exceed the combined total of all Eligible Activity costs to the Developer in the Plan.

F. The parties are entering into this Agreement to specify the terms and conditions associated with the reimbursement of costs associated with the Eligible Activities.

AGREEMENT

NOW, THEREFORE, the parties agree with each other as follows:

1. **Subject Properties.** The subject properties are identified as 211 and 213 E. Michigan Avenue, located in the City of Marshall, Michigan, 49068, as identified in the Brownfield Plan (“Plan”).
2. **Definitions.** Unless otherwise specifically indicated, the words and phrases used in this Agreement shall have the definitions attributed to them in Section 2 of the Brownfield Redevelopment Financing Act, as of the effective date of this Agreement.
3. **The Plan.** The Brownfield Plan approved by the MBRA on December 18, 2025 and as approved by the City Council on January 5, 2026, is incorporated herein by reference. To the extent provisions of the Plan and any subsequent amendment conflict with this Agreement, and as it may be amended, the terms and conditions of the Plan control. To the extent provisions of the Plan, and any amendment to the Plan, or this Agreement conflicts with the Brownfield Redevelopment Financing Act, the Act controls.
4. **Effective Date and Term.** This Agreement is effective as of the last signature below and shall remain in effect for the duration of the Plan or until the costs of Eligible Activities, as outlined in the Plan, and all other costs and expenses are reimbursed or paid as provided for in the Plan.
5. **Tax Capture.** Pursuant to the Plan and amendments thereto, the MBRA shall capture the Tax Increment Revenues collected from Local and State Taxes imposed on eligible real property and personal property for such period of time as required for paying costs of Eligible Activities to the Developer, and any other allowed expenditure under the Plan and the Brownfield Act.
6. **Eligible Activities.** Developer shall diligently pursue all efforts necessary to complete the Eligible Activities set forth in the Plan, and as it may be amended. No activities that would otherwise be Eligible Activities, if completed after December 31, 2027, shall be considered Eligible Activities for the purposes of reimbursement under this Agreement. This deadline may be extended at the reasonable discretion of the MBRA by written amendment of this Agreement.
7. **Reimbursement Source.** Developer shall be reimbursed its costs for Eligible Activities solely from the Tax Increment Revenues collected from Local and State Taxes imposed on eligible real property and personal property representing property improvements in accordance with the Plan and this Agreement.
8. **Shortfall in Captured Taxes.** The MBRA, Downtown Development Authority, or the City shall not be responsible for reimbursing any costs if Tax Increment Revenues through the duration of the Plan are insufficient to cover said costs. Developer shall not have any further

recourse of any kind or nature against the City or MBRA, or the Downtown Development Authority, but in the event that Local Taxes, State Taxes, or Tax Increment Revenues are insufficient to reimburse all costs, the Developer assumes financial responsibility for any unreimbursed shortfall.

9. **Adjustments.** If, due to an appeal of any tax assessment or reassessment of any portion of the Property or for any other reason the MBRA is required to reimburse any Tax Increment Revenues to the City or any other tax levying jurisdiction, the MBRA may deduct the amount of any such reimbursement, including interest and penalties, from any amounts due and owing Developer, in the amounts, the order, and proportions of amounts due and owing as set forth in the Plan. If all amounts due Developer under this Agreement have been fully paid or the MBRA is no longer obligated to make any further payments to the Developer, the MBRA shall invoice Developer for the amount of such reimbursement and Developer shall pay the MBRA such invoiced amounts within 30 days of Developer's receipt of the invoices. Amounts invoiced and paid to the MBRA by Developer pursuant to this paragraph shall be reinstated as Eligible Activities costs for which the Developer shall have the opportunity to be reimbursed in accordance with the terms, conditions and limitations of this Agreement. Nothing in this Agreement shall limit the right of the Developer to appeal any tax assessment.

10. **Transfer of Real Property.** In the event that Developer transfers ownership of all or part of the Property prior to being reimbursed in full for approved costs of Eligible Activities under the Plan, the Plan may be further amended as it relates to reimbursement of incomplete activities or other Eligible Activities, on the parcel or parcels of real property that have been transferred. Such amendments will not be unreasonably withheld by the MBRA. Amendments to the Plan shall be subject to the limitations and procedures governing amendments to Plans set forth in the Brownfield Redevelopment Financing Act. This Agreement shall be modified to reflect any such amendments to the Plan.

11. **MBRA Review.** The MBRA may exercise review of the Project for the purpose of verifying that the activities, invoices and accounting of the Developer are accurate, reasonable and constitute Eligible Activities under this Agreement. The Developer will provide any authorized representative of the MBRA access to or copies of data, reports, testing or sampling results, invoices or other such documents reasonably necessary for such review. The MBRA, EGLE, or MEDC shall also be given access to the Property in order to review any Eligible Activities or perform any other obligations under this Agreement. The MBRA shall give the Developer at least 24 hours' notice, except in the case of an emergency or exigent circumstance. Except for the right to review the Developer's compliance with this Agreement, nothing in this Agreement shall be interpreted to give the MBRA any right to exercise control over the performance of Eligible Activities by the Developer. It is expressly understood and agreed that the Developer, and its subcontractors, and sub-subcontractors are independent contractors.

12. **Reimbursement Process.** Developer shall only seek reimbursement for actual costs to perform the Eligible Activities, in accordance with the approved Plan.

A. **Petition Submission Required After Activities.** At any time after Developer incurs previously estimated costs for Eligible Activities, Developer may submit to the MBRA

Petitions for cost reimbursement for Eligible Activities paid by and on behalf of the Developer. All requests shall be in a form approved by MBRA. The Petition shall identify whether the Eligible Activities are:

- i. Pre-Approved Activities;
- ii. Asbestos and Lead Survey Activities;
- iii. Abatement Activities;
- iv. Demolition Activities;
- v. Brownfield Plan and Act 381 Work Plan Preparation;
- vi. Brownfield Plan and Act 381 Work Plan Implementation; or
- vii. Other Eligible Activities permitted under the Act, which shall be identified by Developer.

B. Petition Requirements. The Petition shall describe each individual activity claimed as an Eligible Activity and the associated costs of each individual activity. The Petition shall include:

- i. How the Eligible Activities are consistent with the Plan;
- ii. Documentation of the costs incurred sufficient to determine whether the costs incurred were for Eligible Activities;
- iii. Lien waivers, if available;
- iv. Proof of payment and detailed invoices for the costs incurred; and
- v. Be signed by a duly authorized representative of Developer that the representations, facts and documentation included therein are accurate.

C. No Guarantee. It is expressly agreed that the MBRA makes or gives no assurance of payment to the Developer by the mere fact that an Eligible Activity or a dollar amount for such activity is identified in the Plan, and that the MBRA shall have the right to review and approve or deny reimbursement for any invoices for Eligible Activities under this Agreement.

D. MBRA Review. MBRA or its authorized committee or agent shall review a Petition within thirty (30) days after its receipt. Developer shall cooperate in MBRA's review by providing information and documentation to supplement the Petition as deemed reasonable and necessary by MBRA or its subcommittee or agent. Any and all line items in a Petition which are not objected to by MBRA at its next regularly scheduled meeting after 30 days shall be approved for payment as provided for herein. MBRA may object to some lines or items within a Petition without objecting to the entire Petition, in which case those lines or items not objected shall be considered approved.

E. Insufficiency Determination. MBRA may object to any Petition or any portion, line, or item of any Petition, may determine that insufficient information has been provided, may dispute any portion of any payment request or Petition, or may dispute the eligibility of any cost or activity of any Petition. MBRA shall notify the Developer in writing of its determination and the reasons for its determination. The Developer then has thirty (30) days in which to provide supplemental information or documents in support of any costs deemed ineligible. During this thirty (30) day period, an authorized representative of the MBRA and Developer shall, upon the request of either party,

promptly meet to discuss the information, documentation, or other conditions are required for approval of the objected request.

- F. Arbitration of Disputes. Any disputes relating to Petitions or Eligible Activities that cannot be resolved within 30 days thereafter shall be submitted to binding arbitration in accordance with the rules of the American Arbitration Association and judgment on the award rendered by the arbitrator(s) with explanation may be entered in any court having jurisdiction thereof; provided, however, that any request for equitable, injunctive, or mandamus relief shall not be submitted to arbitration.
- G. Waiver of Liens. The Developer shall also provide written proof to the MBRA of waiver of liens by the any consultant, contractors, and subcontractors performing services or providing materials for the Improvements or Eligible Activities under the Plan prior to any Tax Increment Revenue reimbursement.
- H. Litigation or Pending Litigation. The MBRA's reimbursement obligations under this Agreement are contingent on the requirement that there shall be no action, suit, proceeding or investigation pending before any court, public board, or body to which the Developer, the City, or the MBRA is a party, or threatened against the Developer, the City, or the MBRA contesting the validity or binding effect of this Agreement or the validity of the Plan or which could result in an adverse decision which would have a material adverse effect upon the ability of the MBRA to collect and use Tax Increment Revenues to pay the obligations; a material adverse effect upon the ability of the Developer to conduct Eligible Activities; or any other material adverse effect on the Developer's or the MBRA's ability to comply with the obligations and terms of this Agreement, or the Plan.

13. **Payment of Approved Petitions.** After the taxes are captured and collected, the MBRA shall reimburse Developer for approved costs of Eligible Activities from the Tax Increment Revenues available in accordance with this Agreement, the Plan, and the Brownfield Act less administrative and other expenses as set forth in this Agreement and the Plan. Payment is anticipated twice a year, after the summer and winter taxes are captured and collected. In the event there are insufficient funds available from Tax Increment Revenue to fully reimburse Developer for approved costs at a particular time then MBRA's repayment obligation shall carry forward to the next period in which Tax Increment Revenues are available and repayment shall be made at that time. The MBRA shall not be responsible for reimbursing any costs if Tax Increment Revenues are insufficient to cover said costs.

For Developer, checks shall be made payable to: Marshall Property Investments, LLC

Delivered to the following address: 16660 Sunset Hills Drive,
Marshall, Michigan 49068

By certified mail

14. **Expiration of Reimbursement Obligation.** The reimbursement obligation under this Agreement shall expire at the earliest of the following:

- A. Payment by MBRA to the Developer of all amounts due to Developer under this Agreement;
- B. Expiration of the reimbursement period as defined in the Plan; or
- C. Expiration of the reimbursement period as defined in the Brownfield Act.

15. **Maximum Reimbursement Amount.** The amount to be reimbursed under this Agreement shall not exceed the following, whichever is less:

- A. The maximum amount of Eligible Activities in the Plan; or
- B. The maximum amount of approved costs for Eligible Activities as determined by this Agreement.

16. **Delinquent Real Property Taxes.** The MBRA may withhold reimbursement of Eligible Activities or payment of Tax Increment Revenues if there are any delinquent real property taxes outstanding for the Property regardless of the tax year or if the Property falls out of substantial compliance with the approved site plan or any of the conditions of approval of the site plan unless lack of substantial compliance is beyond the control of Developer. Upon payment of all delinquent real property taxes or cure of site plan deficiencies, the MBRA shall effectuate reimbursement of available Tax Increment Revenues for approved costs of Eligible Activities provided all other terms under this Agreement are met.

17. **Tax Appeals.** Developer and MBRA have entered into the Plan and this Agreement in reliance on certain assumptions about the increase in taxable value of the Property created from the Improvements. Developer agrees that any appeal of its property tax assessments of or related to the Property will apply only to the current tax year in which the appeal is made and Developer, on behalf of itself and any current or future tenants, expressly waives any right to reimbursement for previous years' taxes. The Developer also expressly acknowledges any tax appeal may impact the MBRA's ability to reimburse the Developer's Eligible Activities or other obligations under this Agreement and expressly waives any claim against the Authority that result from any tax appeal filed by the Developer. Developer agrees that if there is an appeal of the tax assessments of or related to the Property whether by Developer, a current or future tenant, or any other future developer, and any resulting valuation of all or part of the Property is below the assessed value identified in the Plan during the capture for reimbursement of Eligible Activities and local brownfield revolving fund deposits requiring the MBRA to reimburse a taxpayer for any funds paid to the Developer, Developer shall be responsible for repaying the Authority as outlined in paragraph number 9 captioned "Adjustments."

18. **Insurance.** The Developer or any contractor(s) or subcontractor(s) shall purchase and maintain insurance not less than the limits set forth below. The Developer or contractor(s) and subcontractor(s) shall maintain such other insurances as it deems appropriate for its own protection.

- A. **Worker's Compensation.** Worker's Disability Compensation Insurance including Employers Liability Coverage in accordance with all applicable statutes of the State of Michigan.

- B. Commercial General Liability. Commercial General Liability Insurance on an “Occurrence Basis” with limits of liability not less than \$1,000,000 per occurrence and \$2,000,000 aggregate combined single limit. Coverage shall include the following
- i. Contractual Liability;
 - ii. Products;
 - iii. Completed Operations;
 - iv. Independent Contractors Coverage;
 - v. Broad Form General Liability Endorsement or Equivalent.
- C. Motor Vehicle. Motor Vehicle Liability Insurance, including Michigan No-Fault Coverage, with limits of liability of not less than \$1,000,000 per occurrence for Bodily Injury and Property Damage. Coverage shall include all owned vehicles, all non-owned vehicles and all hired vehicles.
- D. Contractor’s Pollution Liability. Contractor’s Pollution Liability Insurance provided by Contractors, subcontractors and site work contractors engaging in environmental response activities, covering any sudden and non-sudden pollution or environmental impairment, including clean-up costs and defense, with limits of liability of not less than \$1,000,000 per occurrence (with first party and third party coverage).
- E. Cancellation Notice. It is understood and agreed that thirty (30) days advanced written notice of cancellation, non-renewal, reduction and/or material change shall be sent to the MBRA except for cancellation for non-payment of premium for which ten (10) days advanced written notice shall be given to the MBRA.
- F. Proof of Insurance. The Developer shall make copies available to the MBRA of certificates of insurance, declarations, and endorsements for any policy mentioned upon request. If requested, certified copies of all policies will be furnished to the MBRA.

19. **Default**. Upon the occurrence of an event of default, the non-defaulting party shall give written notice to the defaulting party, and the defaulting party shall have 30 days to cure the default. If the default is not cured within this time period, then the non-defaulting party may obtain any form of relief permitted under this Agreement, and any applicable laws and court rules of the State of Michigan, including the right to seek and obtain a decree of specific performance of a court of competent jurisdiction. If the MBRA, in its sole discretion, determines that any cure proposed by the Developer may take more than 30 days to complete, the MBRA may permit the Developer to complete the cure in a time and manner agreeable to the MBRA. Any right or remedy provided by a specific provision of this Agreement shall be deemed cumulative to, and not conditioned on, any other remedies upon default.

20. **Accounting Procedures**. Developer shall maintain the financial information and data used in support of the requests for reimbursement for Eligible Activities in accordance with generally accepted accounting principles consistently applied in accordance with its past practices. The MBRA shall have access to these records during normal business hours, provided the MBRA

submits a request to the Developer to review the records with reasonable advance notice. The Developer's accounting procedures and internal financial controls shall conform to generally accepted accounting principles consistently applied in accordance with its past practices in order that the costs allowed by this Agreement can be readily ascertained and expenditures verified therefrom.

21. **Permits.** The Developer shall obtain and maintain all permits and licenses pertaining to the Project that are required by federal, state, or local law, and shall provide copies to the MBRA, or allow its inspection, upon request. The Developer shall immediately advise the MBRA of any suspension loss or surrender of any such permit or license. Nothing in this Agreement shall abrogate the effect of any local ordinance.

22. **Audit of MBRA.** In addition to any other remedies provided in this Agreement, if any payment made by the MBRA is determined by audit, the State of Michigan, or a court of appropriate jurisdiction to be improper or outside of the scope of obligations under this Agreement, or in the event of the Developer's breach or default of this Agreement, the Developer shall, at the request of the MBRA, repay or return any monies paid by the MBRA that are directly related to the breach, default or improper payment, within sixty (60) days of notice, given in writing by the MBRA. Failure to remit said funds will result in a late fee penalty in the amount of an additional 10%, accrued annually from the date of notice of the outstanding balance.

23. **Indemnification and Hold Harmless.** The Developer indemnifies, defends and holds harmless the MBRA, the City, and their officers, officials, employees, and agents from all claims, liability, damages, lawsuits, settlements, costs and expenses, including without limitation reasonable attorneys' fees, that are incurred as a result of any acts, errors, omissions or negligence of the Developer, or their members, officers, directors, managers, affiliates, employees, agents, consultants, contractors or subcontractors, successors, or assigns related to its performance under this Agreement. This indemnification obligation includes any damages, amounts, costs and expenses, regardless of whether the same are in excess of any limits set forth in any policy of insurance of the Developer. The Developer hereby indemnifies the MBRA, the City, and any of the listed entities' officers, officials, employees and agents from all reasonable costs and expenses, including without limitation attorneys' fees, incurred in the enforcement of any obligation or claim against or by any Developer that arises out of, in connection with, or relates to this Agreement. These indemnification provisions will survive the termination of this Agreement. Nothing contained in this Agreement shall be construed or interpreted as a waiver of any immunity provided under state or federal law, which immunities and protections afforded thereby are hereby acknowledged by the Parties to be in full force and effect.

24. **Legislative Authorization.** This Agreement is governed by and subject to the restrictions set forth in the Brownfield Redevelopment Financing Act and the Michigan General Property Tax Act. In the event that there is legislation enacted in the future which restricts or adversely affects the amount of Tax Increment Revenues capturable, Eligible Properties, or Eligible Activities relating to already approved plans, then any of Developer's rights and the MBRA's obligations under this Agreement may be eliminated or modified accordingly.

25. **Freedom of Information Act.** Developer stipulates that all Petitions and documentation submitted by them shall be open to the public under the Freedom of Information Act, Act No. 442 of the Public Acts of 1976, being MCL 15.231 *et seq.* and no claim of trade secrets or other privilege or exception to the Freedom of Information Act will be claimed by it in relation to this Agreement, Petitions for Reimbursement and supporting documentation.
26. **Plan Modification.** The Plan may be modified to the extent allowed under the Brownfield Act by mutual agreement in writing of the Parties.
27. **Notices.** All notices shall be given by registered or certified mail addressed to the parties at their respective addresses in this Agreement. Either party may change the address by written notice sent by registered or certified mail to the other party.
28. **Assignment.** This Agreement and the rights and obligations under this Agreement shall not be assigned or otherwise transferred by any party without the consent of the other party, which shall not be unreasonably withheld. Developer may make a collateral assignment of the Tax Increment Revenues after review of such assignment by MBRA's legal counsel and approval of the MBRA's administrative staff, which shall not be unreasonably withheld. A copy of any assignment shall be provided to the MBRA within 10 days of the execution thereof.
29. **Entire Agreement.** This Agreement supersedes all agreements previously made among the parties relating to the subject matter, if any. There are no other understandings or agreements between them concerning the subject matter except as contained herein.
30. **Severability.** If any clause or provision of this Agreement is rendered invalid or unenforceable because of any State or Federal statute or regulation or ruling by any tribunal of competent jurisdiction, that clause or provision shall be null and void, and any such invalidity or unenforceability shall not affect the validity or enforceability of the remainder of this Agreement.
31. **Non-Waiver, Time of the Essence.** No delay or failure by either party to exercise any right under this Agreement, and no partial or single exercise of that right, shall constitute a waiver of that or any other right, unless otherwise expressly provided herein. Time is of the essence.
32. **No Third Party Beneficiaries.** This Agreement shall not be deemed or construed to create any rights to reimbursement or otherwise in any consultant, contractors, subcontractors or any third parties. This Agreement shall not be construed to create any third party beneficiary contract or claim, and the parties intend there to be no third party beneficiaries.
33. **Headings.** Headings in this agreement are for convenience only and shall not be used to interpret or construe its provisions.
34. **Governing Law.** This agreement shall be construed in accordance with and governed by the laws of the State of Michigan, venue lies in the state courts of Calhoun County.

35. **Counterparts.** This agreement may be executed in two or more counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same instrument.

36. **Binding Effect.** Subject to the terms herein, the provisions of this agreement shall be binding upon and inure to the benefit of each of the parties and their respective heirs, legal representatives, successors, and assigns.

37. **Mutually Drafted.** The parties agree that this Agreement has been mutually drafted and the preparing and drafting shall not be construed for or against any party.

38. **Authorization to Sign.** The people signing on behalf of the parties to this Agreement certify by their signatures that they are duly authorized to sign this Agreement on behalf of the party they represent, and that this Agreement has been authorized by the party they represent.

In witness whereof the parties have executed this agreement, by their duly authorized representatives, as of the last date set forth below.

**CITY MARSHALL BROWNFIELD
REDEVELOPMENT AUTHORITY**
a public body corporate

**MARSHALL PROPERTY
INVESTMENTS, LLC**

By:
Its: Chair/Vice Chair

By:
Its:

Date: _____

Date: _____

Witness

Witness

ITEM: 11.A

ADMINISTRATIVE REPORT



TO: HONORABLE BOARD MEMBERS
FROM: Marcia Strange, Director of Community Development
DATE: February 26, 2026
SUBJECT: **211 AND 213 EAST MICHIGAN BROWNFIELD PLAN
INTERLOCAL AGREEMENT**

The Brownfield Plan for 211 and 213 East Michigan was approved by the BRA at the December 18, 2025 meeting and by City Council at the January 2, 2026 meeting. The plan requires additional agreements related to the passing through of taxes collected by the DDA to the BRA for this Brownfield Plan.

A review of these documents by the City of Marshall Attorney was completed and their comments are incorporated into the proposed documentation for consideration.

An Interlocal Agreement is requested for the DDA and the MBRA to enter into to provide for the DDA tax increment revenues generated by the redevelopment known as Marshall Apartments property comprised of two parcels located at 211 and 213 E. Michigan Avenue in Marshall, Michigan (Eligible Property) to be captured by the MBRA to reimburse the Act 381 "Eligible Activities" pursuant to the Marshall Apartments Brownfield Plan ("Brownfield Plan"). This is the 'concurrence' by the DDA that is required to complete the local establishment process.

RECOMMENDATION:

Approve the Interlocal Agreement between the Downtown Development Authority and the Brownfield Redevelopment Authority, in substantial form, and authorize the Chair to sign the necessary documents.

**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
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Marshall, Michigan 49068
Contact: Derek Perry, City Manager
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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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ATTACHMENTS

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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

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

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.

Eligible Property		
Address	Tax ID	Basis of Eligibility
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.

Summary of Eligible Activities	
EGLE Eligible Activities	
Pre-Approved Activities	\$11,800
EGLE Eligible Activities Sub-Total	\$11,800
MSF Eligible Activities	
Asbestos and Lead Activities	\$256,605
Demolition	\$105,000
MSF Eligible Activities Sub-Total	\$361,605
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
Total Eligible Cost for Reimbursement	\$577,929

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
Total	\$86,407 (12.2%)	\$621,132 (87.8%)	\$707,539

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.

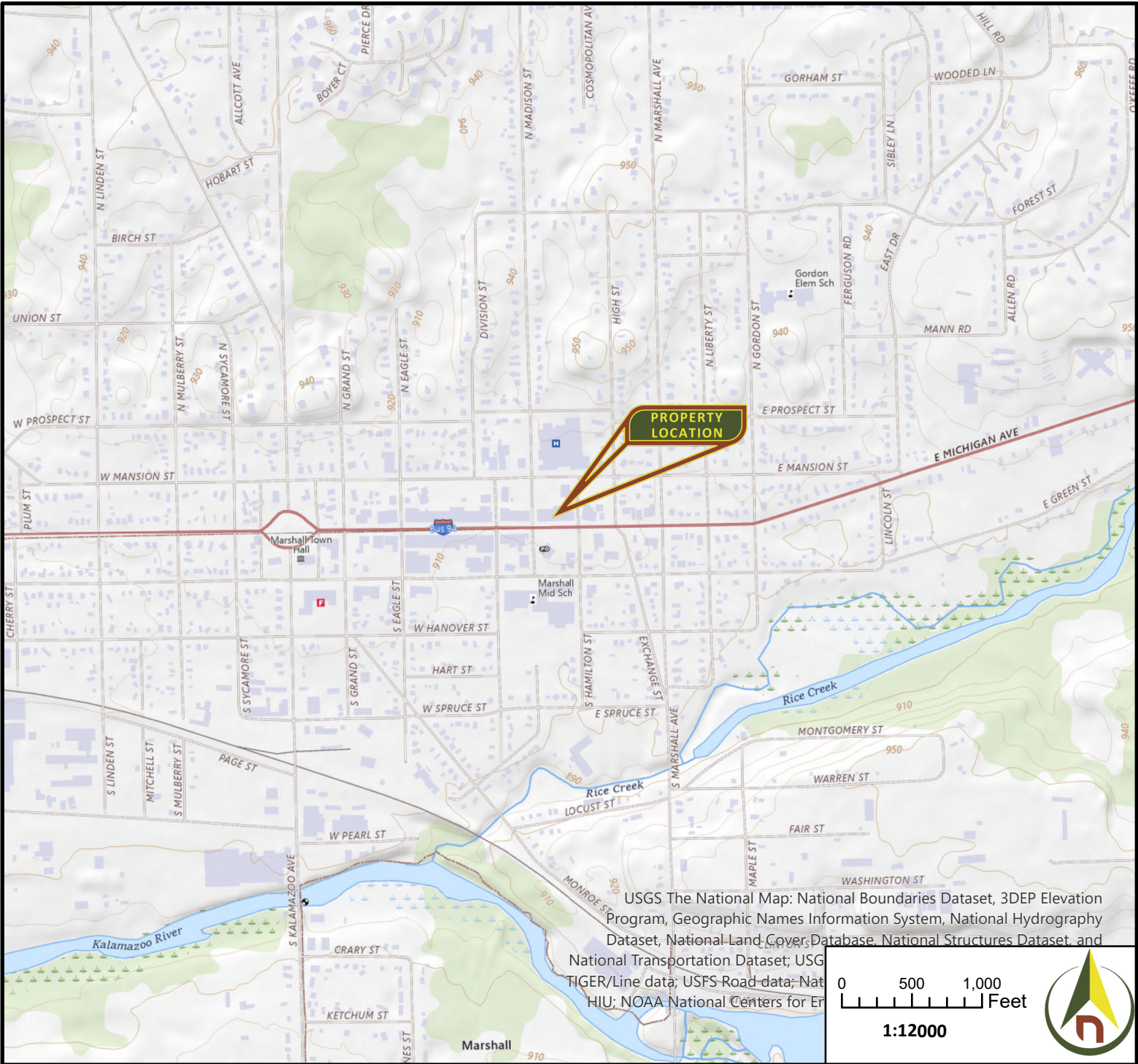
2.13 Other Materials that the Authority or Governing Body Considers Pertinent

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



TRIOTERRA

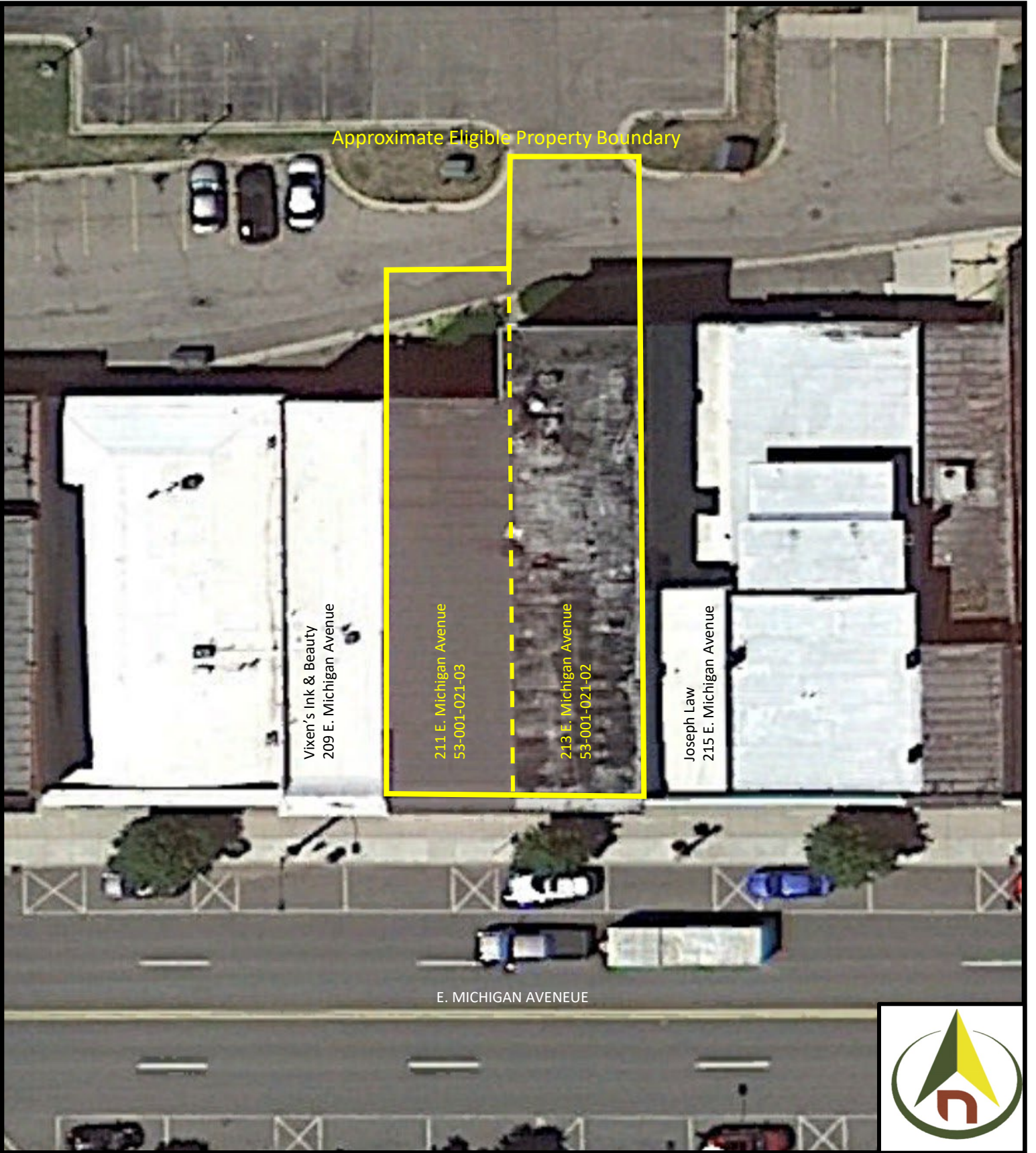
FIGURE 1 SUBJECT PROPERTY LOCATION

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

CALHOUN COUNTY
T02S, R06W, SECTION 25

PROJECT NUMBER 25-4083





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

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
EGL E ELIGIBLE ACTIVITIES							
Pre-Approved Activities							
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		
EGL E ELIGIBLE ACTIVITIES SUB-TOTAL				\$ 11,800	\$ 11,800	\$ -	\$ -
MSF ELIGIBLE ACTIVITIES							
Asbestos and Lead Activities							
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	
Subtotal Asbestos and Lead Activities				\$ 256,605		\$ 256,605	\$ -
Demolition							
Demolition - Building Interior and Exterior	1	LS	\$ 100,000	\$ 100,000		\$ 100,000	
Demolition - Soft Costs	1	LS	\$ 5,000	\$ 5,000		\$ 5,000	
Subtotal Demolition Activities				\$ 105,000	\$ -	\$ 105,000	\$ -
MSF ELIGIBLE ACTIVITIES SUB-TOTAL				\$ 361,605	\$ -	\$ 361,605	\$ -
MSF AND EGL E ELIGIBLE ACTIVITIES SUB-TOTAL				\$ 373,405	\$ 11,800	\$ 361,605	\$ -
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	
TOTAL ELIGIBLE COST FOR REIMBURSEMENT				\$ 577,929	\$ 11,800	\$ 566,129	\$ -
State Brownfield Revolving Fund				\$ 43,204			
GRAND TOTAL				\$ 621,132			
					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	\$ 731,796

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
School Total:	23.8293 34.77%	\$ 15,234	\$ 15,425	\$ 15,617	\$ 15,812	\$ 16,008	\$ 16,206	\$ 16,407	\$ 16,609	\$ 16,814	\$ 17,020	\$ 17,226

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
Local Total:	44.7080 65.23%	\$ 19	\$ 37	\$ 56	\$ 76	\$ 95	\$ 114	\$ 134	\$ 154	\$ 174	\$ 174	\$ 195
Total Capturable Taxes:	68.5373 100.00%	\$ 15,253	\$ 15,462	\$ 15,674	\$ 15,887	\$ 16,103	\$ 16,321	\$ 16,541	\$ 16,763	\$ 16,988	\$ 17,215	\$ 17,440

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
Total Non-Capturable Taxes:	6.0000	\$ 3,836	\$ 3,884	\$ 3,932	\$ 3,981	\$ 4,031	\$ 4,081	\$ 4,131	\$ 4,182	\$ 4,234	\$ 4,285	\$ 4,336

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
\$ 343,171	\$ -	\$ 343,171

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
\$ 277,962	\$ -	\$ 277,962
\$ 621,132	\$ -	\$ 621,132

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	\$ -
\$ 86,407	\$ 86,407	\$ -

\$ 707,539	\$ 86,407	\$ 621,132
-------------------	------------------	-------------------

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
TOTAL		\$ 577,929	\$ -	\$ 577,929
EGLE	2.2%	\$ 12,906		
MSF	97.8%	\$ 565,022		

Estimated Total Years of Plan:	20
---------------------------------------	-----------

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
Total State & Local TIR Available for Reimbursement to Developer	\$ 13,335	\$ 13,520	\$ 13,707	\$ 13,897	\$ 14,088	\$ 14,281	\$ 14,475	\$ 14,672	\$ 14,871	\$ 15,072

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
TOTAL ANNUAL DEVELOPER REIMBURSEMENT		\$ 13,335	\$ 13,520	\$ 13,707	\$ 13,897	\$ 14,088	\$ 14,281	\$ 14,475	\$ 14,672	\$ 14,871	\$ 15,072

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

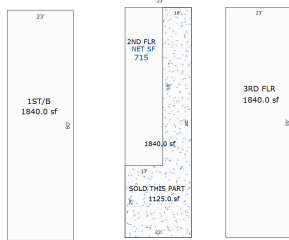
	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	TOTALS
	12	13	14	15	16	17	18	19	20	21	
	11	12	13	14	15	16	17	18	19	20	
Available Tax Increment Revenue (TIR)											
Total State Tax Capture Available	\$ 17,229	\$ 17,439	\$ 17,652	\$ 17,867	\$ 18,084	\$ 18,303	\$ 18,524	\$ 18,748	\$ 18,973	\$ 19,201	
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	
Total State & Local TIR Available for Reimbursement to Developer	\$ 15,275	\$ 15,479	\$ 48,547	\$ 49,138	\$ 49,735	\$ 50,338	\$ 50,946	\$ 51,561	\$ 52,182	\$ 52,809	
DEVELOPER											
	\$ 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
TOTAL ANNUAL DEVELOPER REIMBURSEMENT	\$ 15,275	\$ 15,479	\$ 48,547	\$ 49,138	\$ 49,735	\$ 50,338	\$ 50,946	\$ 51,561	\$ 52,182	\$ 52,809	\$ 621,132

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 INVETMENTS 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

Owner	MARSHALL PROPERTY INVETMENTS LLC 16660 SUNSET HILL DR MARSHALL, MI 49068	Taxpayer	SEE OWNER INFORMATION
--------------	--	-----------------	-----------------------

General Information for Tax Year 2025

Property Class	201 COMMERCIAL-IMPROVED	Unit	53 CITY OF MARSHALL
School District	MARSHALL PUBLIC SCHOOLS	Assessed Value	\$66,200
MAP #	Not Available	Taxable Value	\$66,200
USE TYPE	0	State Equalized Value	\$66,200
LAST REVIEW	Not Available	Date of Last Name Change	11/25/2024
ASSESSOR USE	Not Available	Notes	Not Available
Historical District	Not Available	Census Block Group	Not Available
USER ALPHA 2	Not Available	Exemption	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

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

Lot(s)	Frontage	Depth
Lot 1	23.00 ft	132.00 ft
Total Frontage: 23.00 ft		Average Depth: 132.00 ft

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

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

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

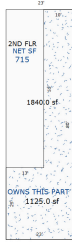
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211 E MICHIGAN AVE MARSHALL, MI 49068 (Property Address)

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

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

Property Class	210 COMMERCIAL BUILDING ON LEASED LAND	Unit	53 CITY OF MARSHALL
School District	MARSHALL PUBLIC SCHOOLS	Assessed Value	\$3,100
MAP #	Not Available	Taxable Value	\$3,100
USE TYPE	0	State Equalized Value	\$3,100
LAST REVIEW	Not Available	Date of Last Name Change	11/25/2024
ASSESSOR USE	Not Available	Notes	Not Available
Historical District	Not Available	Census Block Group	Not Available
USER ALPHA 2	Not Available	Exemption	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

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

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

Legal Description

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

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

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

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

Parcel Number: 53-001-021-02



Item 1 of 2

[0 Images / 2 Sketches](#)

Property Owner: MARSHALL PROPERTY INVETMENTS LLC

Summary Information

- > Commercial/Industrial Building Summary
 - Yr Built: N/A
 - # of Buildings: 1
 - 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

Owner	MARSHALL PROPERTY INVETMENTS LLC 16660 SUNSET HILL DR MARSHALL, MI 49068	Taxpayer	SEE OWNER INFORMATION
--------------	--	-----------------	-----------------------

General Information for Tax Year 2025

Property Class	201 COMMERCIAL-IMPROVED	Unit	53 CITY OF MARSHALL
School District	MARSHALL PUBLIC SCHOOLS	Assessed Value	\$91,400
MAP #	<i>Not Available</i>	Taxable Value	\$91,400
USE TYPE	0	State Equalized Value	\$91,400
LAST REVIEW	<i>Not Available</i>	Date of Last Name Change	11/25/2024
ASSESSOR USE	<i>Not Available</i>	Notes	<i>Not Available</i>
Historical District	<i>Not Available</i>	Census Block Group	<i>Not Available</i>
USER ALPHA 2	<i>Not Available</i>	Exemption	<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

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

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

Legal Description

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

Land Division Act Information

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

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

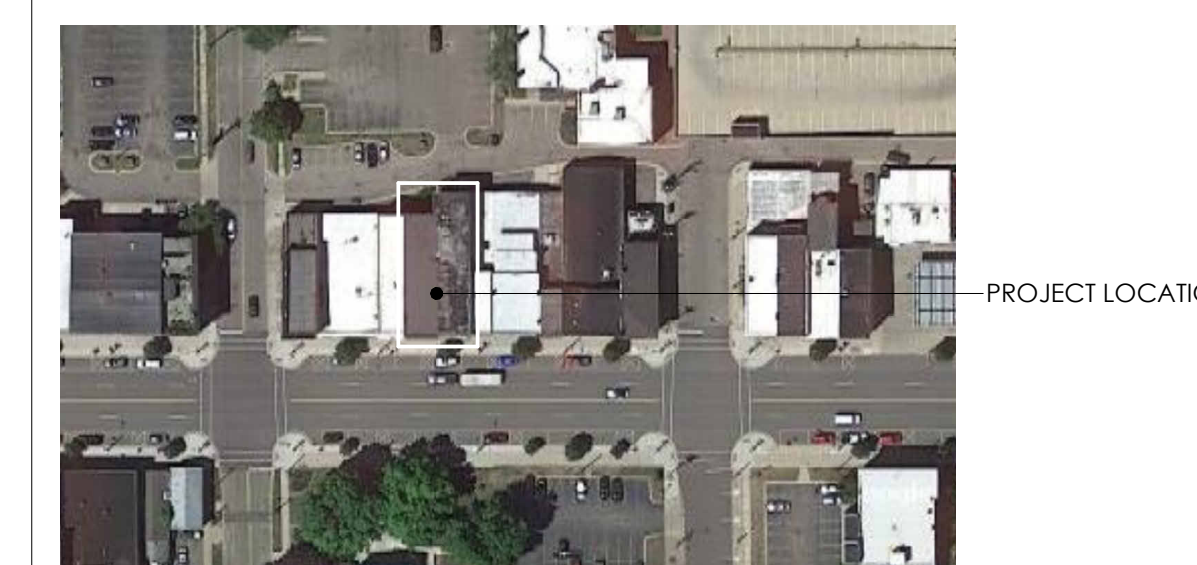
PROPOSED RENOVATION OF EXISTING BUILDING(S).

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		

THIS DOCUMENT IS THE EXCLUSIVE PROPERTY OF DRIVEN DESIGN. THE DOCUMENT & THE INFORMATION IT CONTAINS MAY NOT BE REPRODUCED OR USED FOR OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED WITHOUT THE EXPLICIT CONSENT OF DRIVEN DESIGN.

NOT FOR CONSTRUCTION

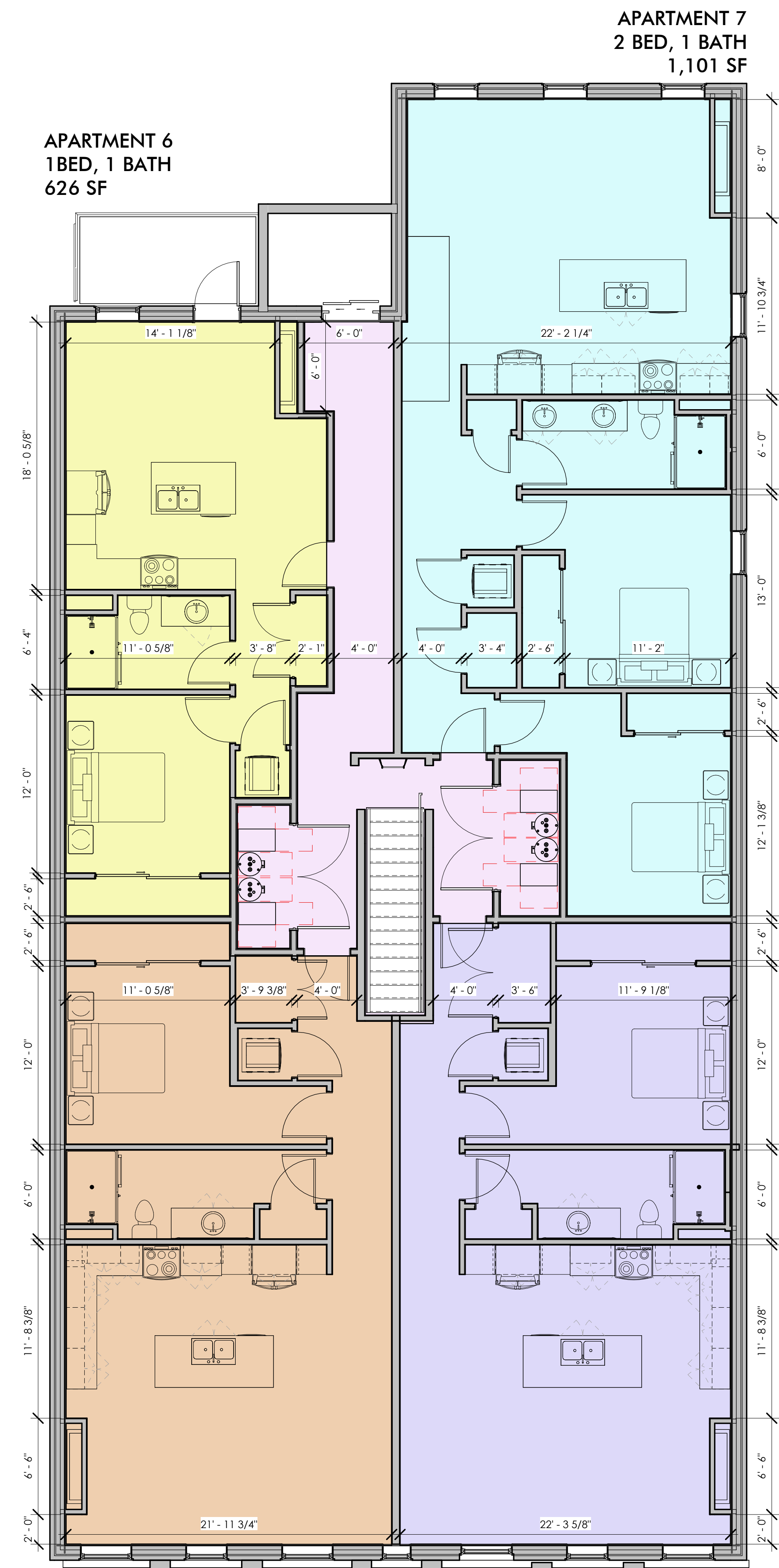
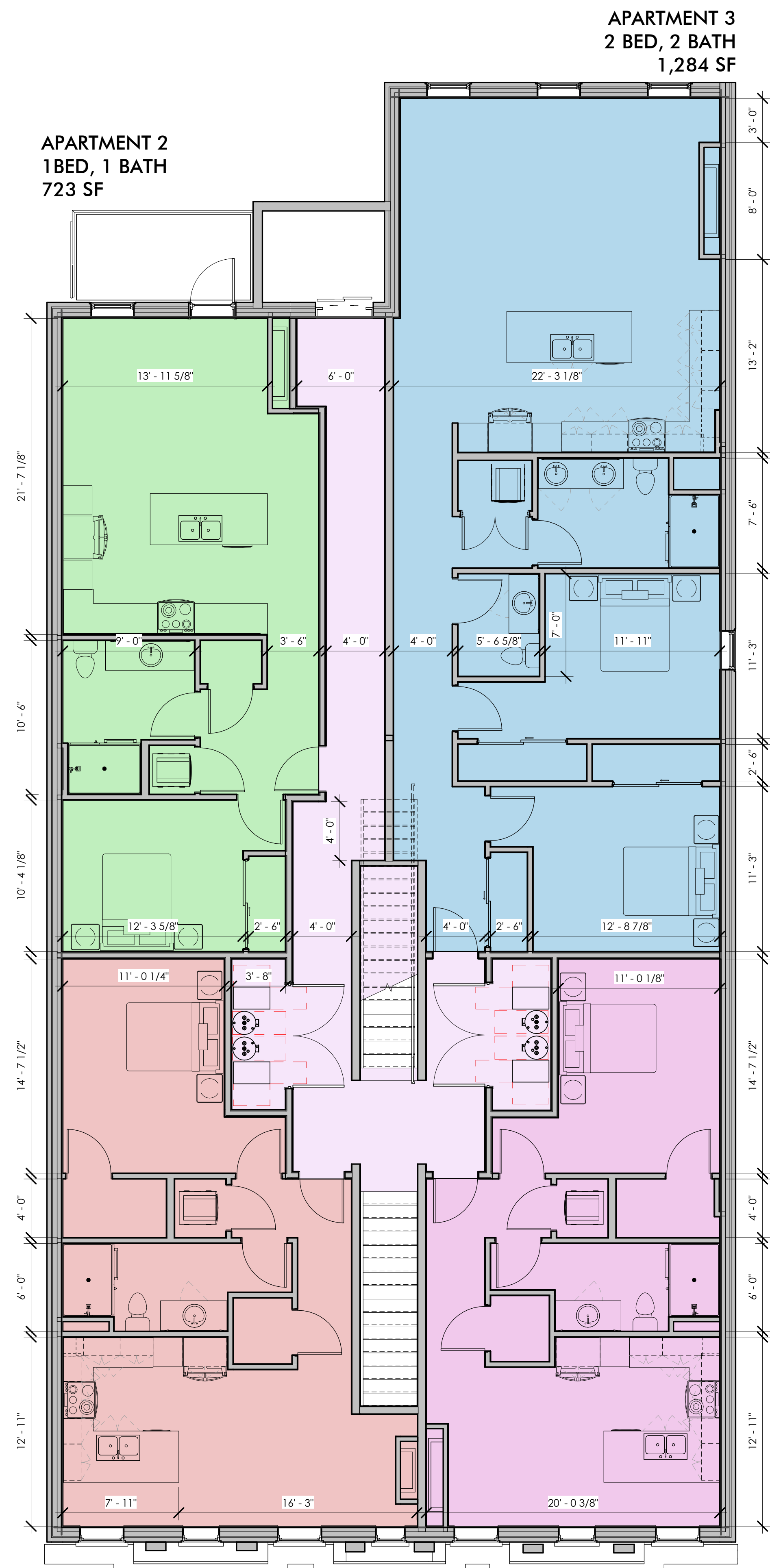
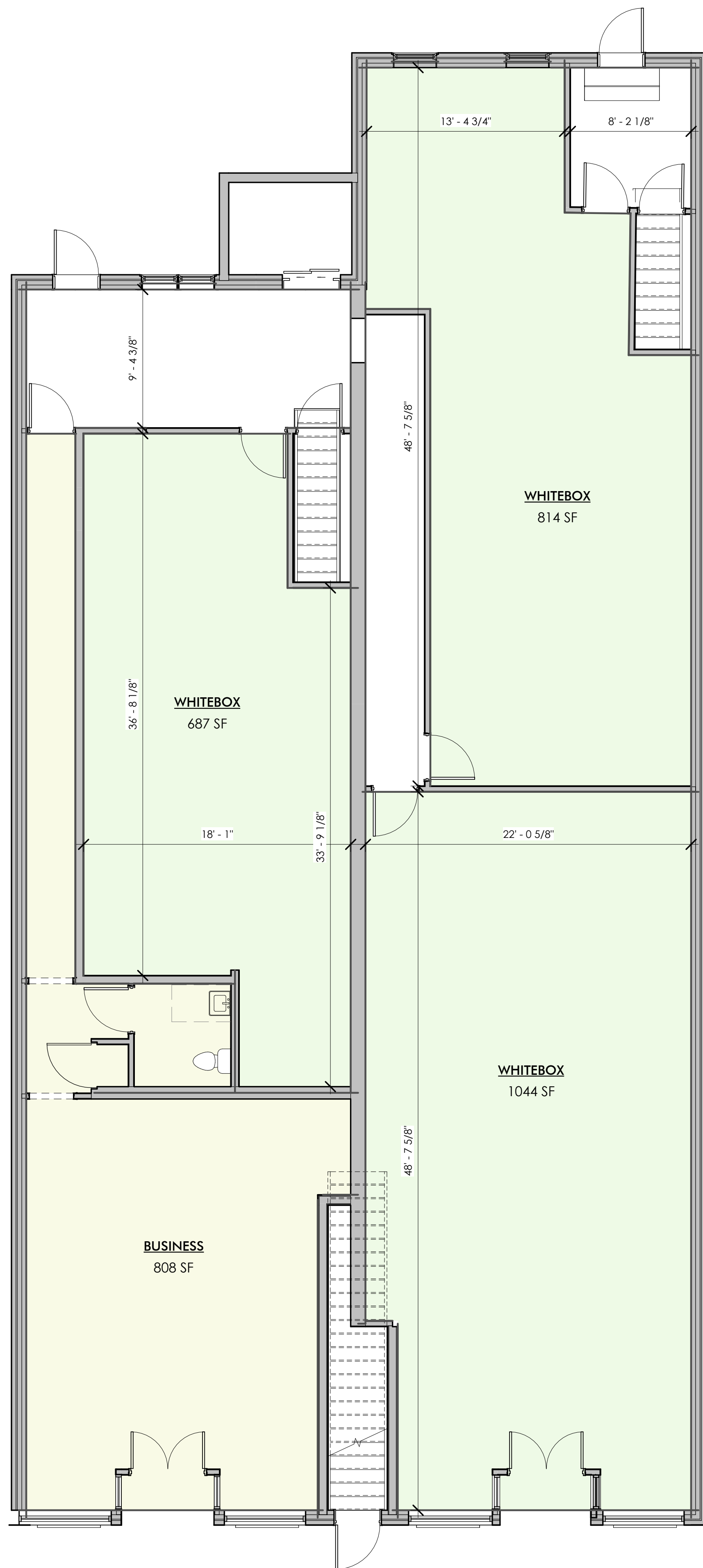
PROJECT NAME
211 + 213 E MICHIGAN AVE
PROJECT ADDRESS
211 + 213 E MICHIGAN AVE, MARSHALL, MI

ISSUE
DESIGN DEVELOPMENT

DRAWN BY CMN
DATE 2/26/2025 9:36:43 AM
SCALE
STAMP

PROJECT NUMBER
2024.125

TITLE SHEET
T000



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

**INTERLOCAL AGREEMENT TO USE LOCAL TAX INCREMENT
REVENUES FOR THE MARSHALL APARTMENTS
BROWNFIELD REDEVELOPMENT PROJECT**

The Agreement ("Agreement") entered into this _____ day of _____ 2026, between the City of Marshall Downtown Development Authority ("DDA") established pursuant to PA 197 of 1975 as amended (Act 197) and the City of Marshall Brownfield Redevelopment Authority ("MBRA") established pursuant to Michigan Public Act, 381 of 1996, MCL 125.2651, et seq., as amended (Act "381"), each located at 323 W. Michigan Avenue, Marshall Michigan, 49068, (hereinafter the "Parties").

WHEREAS, the Urban Cooperation Act, PA7 of 1967, Extra Session (Act 7), provides that a public agency may enter into interlocal agreements with other public agencies to exercise jointly any power, privilege, or authority that the agencies share to in common and that each might exercise separately; and

WHEREAS, the MBRA and DDA are each considered a "public agency" under Act 7; and

WHEREAS, the MBRA has the authority to pay for "Eligible Activities" and capture tax increment revenues generated by the levy of certain taxes via approved Brownfield Plans pursuant to and as described in Act 381; and

WHEREAS, the DDA has the authority to pay certain activities and capture tax increment revenues generated by the levy of certain taxes on the property pursuant to the Marshall Downtown Development Authority Tax Increment Financing Plan, as amended (the "DDA Plan"), and

WHEREAS, the DDA and the MBRA desire to enter into this Interlocal Agreement to provide for the DDA tax increment revenues generated by the redevelopment known as Marshall Apartments property comprised of two parcels located at 211 and 213 E. Michigan Avenue in Marshall, Michigan (Eligible Property) to be captured by the MBRA to reimburse the Act 381 "Eligible Activities" pursuant to the Marshall Apartments Brownfield Plan ("Brownfield Plan"); and

THEREFORE, the DDA and MBRA agree as follows:

1. **Recitals.** The above recitals are hereby as fully incorporated herein.
2. **Subject Properties.** The subject properties are identified as 211 and 213 E. Michigan Avenue, located in the City of Marshall, Michigan, 49068.
3. **Transfer and Use of Tax Increment Revenues.** Only upon affirmative vote by the DDA, MBRA, and the Marshall City Council approving the Brownfield Plan, shall the tax increment revenues captured by the DDA generated by the eligible property be transferred to the MBRA to reimburse approved eligible activities, MBRA administration fees and the Local Brownfield Revolving Fund.
4. **Limitation to Tax Increment Revenues from Eligible Property.** The DDA shall only transfer to the MBRA the tax increment revenues generated by the Eligible

Property to reimburse approved Eligible Activity costs identified in Table 1 in the approved Brownfield Plan, authorized by Act 381, and approved by the DDA, MBRA and the Marshall City Council. Upon conclusion or dissolution of the Brownfield Plan, all tax increment revenues generated by the eligible property shall be captured by the DDA as stated in the DDA Plan.

5. **DDA Obligation subordinate to Existing Bonds.** The DDA's obligation to transfer tax revenues to the MBRA pursuant to this Agreement is subordinate to, and contingent upon the ability of the DDA to capture sufficient tax increment revenues from the captured assessed value of the property in its Downtown District other than the eligible property to pay its annual debt service obligations on bonds and other obligations issued by the DDA pursuant to Act 450. In the event that the DDA does not have sufficient funds from tax increment revenues from the captured assessed values of the property in its Downtown District other than the eligible property to pay its annual debt service on such bonds or other obligations, then the DDA shall not be obligated to transfer tax increment revenues from the eligible property to the MBRA in that year and so long as a shortfall exists, so that the DDA may use the tax increment revenues generated from the eligible property to pay its annual debt service obligations on such bonds. In such instances where the DDA uses tax increment revenues from the eligible property to pay its annual debt service on such bonds or other obligations, it is understood that once these obligations are met the transfer of tax increment revenues from the eligible property will continue until eligible activities are reimbursed.
6. **MBRA as Agent under This Agreement.** The parties designate the MBRA as the agent to receive and disburse all tax increment revenues generated by the eligible properties until such time as all obligations of the approved Plan have been satisfied.
7. **Effective Date.** The Agreement shall commence upon its approval by the legislative bodies of the DDA and MBRA and duly executed by their authorized representatives and filed with the County Clerk and Secretary of State of the State of Michigan as required by Act 7.
8. **Severability.** To the extent that any provisions contained in this Agreement is deemed enforceable, to the extent possible, the remaining terms shall remain in effect.
9. **Term.** The parties agree that the transfer of tax increment revenue from the eligible property to reimburse eligible activities, MBRA administration fees and the Local Brownfield Revolving Fund shall begin once tax increment revenues are collected from the Eligible Property, which will occur after the official approval of the Brownfield Plan by the Marshall City Council. This Agreement extends until all obligations under this Agreement are met.
10. **Complete Agreement.** The Agreement contains the entire Agreement between the DDA and MBRA with respect to the subject matter, terms, and conditions, provided under this Agreement and it supersedes any prior oral or written understandings or agreements.
11. **Waiver, Modification, Alteration or Amendment.** Any waiver, modification, alteration

or amendment of this Agreement shall not be effective unless it is in writing and signed by the parties and delivered as required under Notice.

- 12. **Notices.** Service of any notices given hereunder will be complete upon personal delivery or if sent by certified mail to the DDA and the MBRA, at the addresses set forth above; further, service of any notice served by mail shall be effective upon the date on which such notice is deposited in a receptacle of the United States Postal Service property addressed and with adequate postage fully prepaid.
- 13. **Severability.** If any provision of this Agreement is invalid or unforeseeable, it shall be ineffective only to the extent of such invalidity without invalidating the remainder of such provision or the remaining provisions of this Agreement, and the other provisions hereof shall be liberally construed to effectuate the purpose and intent of this Agreement.
- 14. **No Third-Party Beneficiaries.** This Agreement shall not confer any rights or remedies upon any third party other than the parties in this Agreement and their respective successors and assignees.
- 15. **Applicable Law.** The DDA and MBRA shall comply with all applicable laws in performing services under this Agreement. This Agreement shall be construed in accordance with the laws of the State of Michigan, venue lies in the state courts of Calhoun County.
- 16. **Mutually Drafted.** The parties agree that this Agreement has been mutually drafted and the preparing and drafting shall not be construed for or against any party.

The DDA and MBRA, by their authorized representatives, have executed this Agreement as indicated on the attached signature page:

This Agreement was approved by Marshall Downtown Development Authority. The Chairperson was authorized to sign this Agreement on the _____ day of _____, 2026 and was signed by the Chairperson on the _____ day of _____, 2026.

Witnesses

MARSHALL DOWNTOWN
DEVELOPMENT AUTHORITY

Chairperson,

Subscribed and sworn to before me on this _____ day of _____, 2026.

Notary Public, Calhoun County

My commission expires: _____

This Agreement was approved by the Marshall Brownfield Redevelopment Authority. The Chairperson was authorized to sign this agreement on the _____ day of _____, 2026 and was signed by the Chairperson on the _____ day of _____, 2026.

Witnesses

MARSHALL BROWNFIELD
REDEVELOPMENT AUTHORITY

Vice-Chairperson,

Subscribed and sworn to before me on this _____ day of _____, 2026.

Notary Public, Calhoun County

My commission expires: _____

ITEM: 11.B

ADMINISTRATIVE REPORT



TO: HONORABLE BOARD MEMBERS
FROM: Marcia Strange, Director of Community Development
Marguerite Davenport, Director of Public Services

DATE: February 26, 2026
SUBJECT: **ACTIVATION ZONE REVIEW**

Concerns about the status of the Activation Zone have been raised and Status information has been provided for discussion along with associated budget information.

It is staff recommendation to review the list of concerns, address the locking at the dumpster, and have City Staff address the need for a shade structure and possibly additional furniture in the area.

RECOMMENDATION:

02/17/2026

ACTIVATION ZONE REVIEW – NEED FOR PHASE TWO

Gathering Area

1. **Tree care** - Check with landscaper on the health of trees and obtain opinion on the need/or not to continue gator watering this season. Remove gators if appropriate.
2. Follow up on **landscaping** care needed this spring.
 - a. Perennial replacement of grasses and day lilies that didn't survive.
 - i. Will vendor replace? As bushes were replaced right as it snowed, did they commit to returning to replace perennials? If not, this will still need to be done to maintain the aesthetic of the landscaping.
 - b. Fresh mulch and weeding at beginning of the season.
 - c. This work should be budgeted for each spring. Is this happening?
3. **Weekly seasonal maintenance** was successful once established; empty garbage, poo containers, etc., and replace with fresh. Monday/Friday schedule ensures that the zone is ready for the weekend and recovered from the weekend netting consistent cleanliness.
4. **Increase seating**. Add four round tables with seating similar to existing main street seating (combination of hi and low).
5. Repair/replace **damaged disability picnic table**.
6. Follow-up on **cigarette disposal**.
7. **Increase trash receptacles**. Currently two trash cans service the area; a can for recycling plastic social district cups was suggested. A third container is needed whether it is recycle or trash.
8. **Shade Plan**. Review the status of the sun sail that was proposed. Develop plan for install of shade component as soon as possible with goal of May 1.
 - a. If there are no funds presently dedicated to this item, a strategy to fund must be pursued.
 - b. At a minimum, one third to one half of the Seating Area should be shaded.
 - c. Long-term plan should be for full shade.

Lot 10 Other

1. Dumpsters

- a. This is a carryover issue from last year and my initial inquiry in May of 2025. In comparison to the dumpster area in Lot 9, which was installed at the same time, this area hasn't fared well. The doors slam in the wind further causing additional damage and random dumping is problematic. The disintegration of this area is detracting from adjacent amenities.
 - i. The doors are damaged and currently mounted at varying heights.

- ii. The rod closure rod mechanisms have been bypassed with less than effective closures. It has been said that frozen water impeded the rod closure during the first winter season. Can this be confirmed?
 - iii. What is different at Lot 9? This installation is still functional and in “like new” condition.
- b. What is the status of the shared dumpster situation?
- i. Are these dumpsters still on accounts of individual businesses?
 - ii. What is the status of proposed refuse sharing and recycling for this block?

2. Parking

- a. In follow-up to previous related conversations, the current “no overnight parking” except for designated spots isn't particularly effective.
- b. Suggest shifting to "designated areas for snow event."
- c. Eliminating the restriction on overnight parking provides a frictionless safety path for patrons of alcohol-serving establishments who should not drive, as there is no need for them to move their cars.
- d. There is feedback from downtown business owners that there are issues with individuals parking vehicles in the designated overnight parking for weeks and months at a time. (Not enough data to validate this point).
 - i. Consider: 10-day stay in one spot without noted movement, might prompt a notice on a vehicle, with a second such notice equating to a tow and fine?

3. Alley

- a. What are the current thoughts on the rest of the alley?
- b. Has a proposal been drafted to improve the transition from the updated area to the buildings and along the balance of the alley? One that would coordinate with adjacent building owners (Michigan Ave buildings) that hold private property north of the public alley?

Images



Cigarette Disposal
Amazon – 2 for \$50

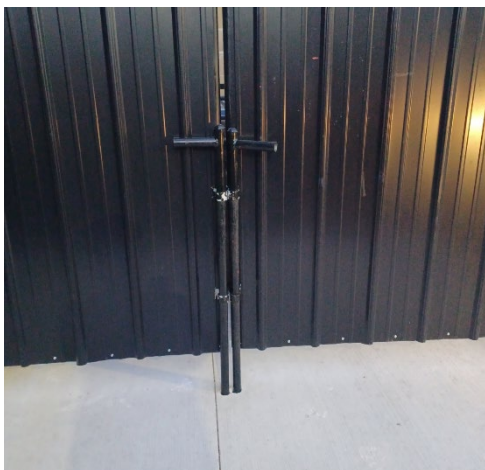


Social District Cup Recycling

Existing waste can –
painted deep green
decal attached to lid



Shade sail design working off of
existing light poles



Lot 9 – Dumpster doors working as designed and
without damage



Lot 10 - Dumpster bank

Damaged doors & swing
Designed closures abandoned
Modified closures broken or not sufficient



Damage impeding function



Modified closures

ITEM: 11.C

ADMINISTRATIVE REPORT



TO: HONORABLE BOARD MEMBERS
FROM: Marcia Strange, Director of Community Development
Marguerite Davenport, Director of Public Services

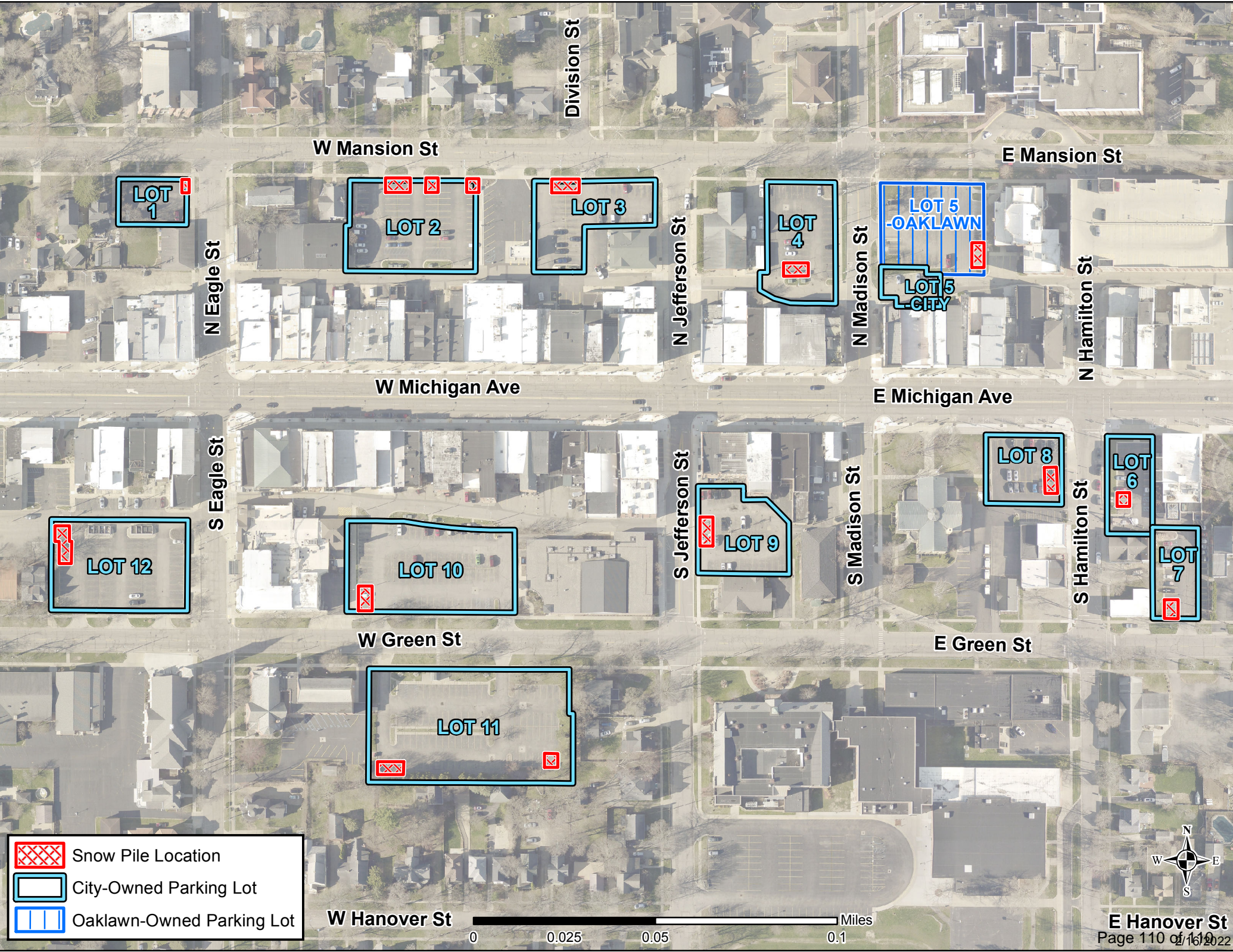
DATE: February 26, 2026
SUBJECT: **DOWNTOWN PARKING LOT ENGINEERING**

Paving of public parking lots within the DDA boundary has been budgeted for the current fiscal year. Engineering work is needed to prepare the request for proposals. City staff have received proposals for the engineering design from Spicer. Two proposals were received due to differing scopes of work. The first proposal is for resurfacing of 10 lots in town. The rehabilitation entails removal of approximately 2" of deteriorated asphalt and paving of 2" of asphalt. The second proposal is specifically for Lot 11. This proposal is for a conceptual design to improve the amenities for the Farmer's Market operations in the lot as well as improving the public parking. This proposal is for a conceptual design of the lot for improvement to serve both the public parking and the functionality of the weekly market in the Spring, Summer, and Fall annually. Following this work, the plans will be detailed enough for MAFM Board and City staff to attract grant funding for final engineering and construction.

RECOMMENDATION:

Approve the proposal from Spicer Group in a not to exceed amount of \$35,000 for the engineering design of parking lot paving within the DDA Boundary.

Approve the proposal from Spicer Group in a not to exceed amount of \$15,000 for the conceptual engineering design of Lot 11 (Farmer's Market Lot).



LOT 1

LOT 2

LOT 3

LOT 4

LOT 5 - OAKLAWN

LOT 5 - CITY

LOT 12

LOT 10




LOT 9

LOT 8

LOT 6

LOT 7

LOT 11

-  Snow Pile Location
-  City-Owned Parking Lot
-  Oaklawn-Owned Parking Lot

W Hanover St Miles

0 0.025 0.05 0.1

