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**LEELANAU COUNTY  
BROWNFIELD REDEVELOPMENT AUTHORITY**

**BROWNFIELD PLAN**

**FOR**

**THE TWO PEAS, LLC SITE  
206 N. ST. JOSEPHS ST.  
SUTTONS BAY, MICHIGAN**

Approved by the Brownfield Redevelopment Authority on \_\_\_\_\_

Approved by the Village of Suttons Bay Village Council on \_\_\_\_\_

Approved by the Leelanau County Board of Commissioners on \_\_\_\_\_

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## ATTACHMENTS

NOTICE OF PUBLIC HEARING

NOTICE TO TAXING JURISDICTIONS

RESOLUTION SUPPORTING A BROWNFIELD PLAN—VILLAGE OF SUTTONS BAY

RESOLUTION APPROVING A BROWNFIELD PLAN—LEELANAU COUNTY

**LEELANAU COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY  
BROWNFIELD PLAN  
206 N. ST. JOSEPHS ST.  
SUTTONS BAY, MICHIGAN**

**1. INTRODUCTION AND PURPOSE**

Envirologic has prepared this Brownfield Plan on behalf of the Leelanau County Brownfield Redevelopment Authority (LCBRA) for one 0.10-acre parcel of developed property, located at 206 N. St. Josephs Street in Suttons Bay, Michigan, being redeveloped by Two Peas, LLC. (Exhibits, Figure 1). The project includes the initial redevelopment of a 2,300-square-foot commercial building into retail and office space available for lease. A future Phase II of the redevelopment includes plans for a second-story housing component.

The proposed project included in this Brownfield Plan will benefit the local community by creating retail and office space for tenants to work and residents to patronize within the community of Suttons Bay. The subject property is a former dry cleaning operation that has been vacant since 2013. Therefore, the project is creating new investment in the community by creating new jobs and making productive use of a contaminated piece of property that has been underutilized.

The subject property has been identified as a “facility” under Part 201 of NREPA based upon the detection of multiple dry cleaning-related contaminants in soil and groundwater near an underground storage tank (UST) which formerly held dry cleaning solvents but was closed in place. Several volatile organic compounds (VOCs) were reported at concentrations in excess of Part 201 Cleanup Criteria. Contamination from this former use has impacted the property and represents an additional cost to the redevelopment.

Potential environmental-related costs include a Phase I Environmental Site Assessment (ESA) and Phase II ESA and a Baseline Environmental Assessment (BEA). Additionally Due Care Activities, such as the planning and design of a vapor depressurization system, installation of the vapor depressurization system and completion of a Due Care Plan, are eligible costs included in this Plan. These “environmental” costs are eligible for reimbursement through the Brownfield Plan.

This Brownfield Plan identifies the eligible environmental activities that have been completed or will be conducted by the LCBRA or the developer and which will be reimbursed through the capture of both local and school tax increment revenues as allowed. BEA Activities, preparation

of the Due Care documentation and Due Care Planning are statutorily eligible to be reimbursed using both school and local tax increment revenues.

The purpose of this plan, to be implemented by the Authority, is to satisfy the requirements for a Brownfield Plan as specified in Act 381 of the Public Acts of the State of Michigan of 1996, as amended, MCL 125.2651 et. seq., which is known as the “Brownfield Redevelopment Financing Act.” Terms used in this document are as defined in Act 381.

## **2. ELIGIBLE PROPERTY INFORMATION**

The property subject to this plan consist of one 0.10-acre parcel (Parcel ID: 043-768-135-00) located at 206 N. St. Josephs St. in Suttons Bay, Leelanau County, Michigan (property). The property has been identified as a “facility” as defined in Part 201 of NREPA Standards.

The property is situated on the east side of N. St. Josephs Street between Madison Street and Jefferson Street within the Village of Suttons Bay. Front Street is just east of the property. The property is surrounded by the following businesses: Bahle’s Department Store, Bayside Gallery (both adjacent to the subject property), and the VI Grill and Murdick’s Fudge, both located on the west side of N. St. Josephs Street. The subject property is zoned Central Business District according to the Village of Suttons Bay zoning ordinance. The new office and retail spaces created through this redevelopment project will complement and support the existing business district.

The existing structure on the property includes one commercial building that is being converted into four separate retail/office spaces. The subject property is currently occupied by two commercial tenants in the west end of the building with a third space ready for a tenant. The fourth space at the east end of the building is still vacant. A carport with a paved parking space is located at the southeast corner of the building. The remainder of the property is lawn or landscaped areas. A future Phase II of the redevelopment includes plans for a second-story housing component.

The subject property is currently serviced by the following utilities: municipal water and sanitary sewer, natural gas provided by DTE Energy, and electricity provided by Consumer’s Energy. Stormwater drains to site soils.

A location map and legal description can be found in Exhibit A.

### **3. PROPOSED REDEVELOPMENT**

This Brownfield Plan has been prepared to support the redevelopment efforts of the subject property. The redevelopment consists of converting a commercial building, formerly a dry cleaning operation, into a retail and office space to be leased to several tenants. A future Phase II of the redevelopment includes plans for a second story housing component. The site is currently owned by Two Peas, LLC. The private investment is expected to be \$275,000. Since the property has been vacant since 2013, zero FTE jobs will be retained. Eight FTE new jobs have been created so far as a result of the proposed project, with an additional four to five more expected in Spring of 2017.

### **4. BROWNFIELD CONDITIONS**

The subject property was developed as early as 1929 with a small post office building and a detached garage. The property was used for dry cleaning operations from 1937 until 2013. Wales Quality Cleaners operated on the site from 1937-2000. The property was leased to Larry Walter, who also ran a dry cleaning operation on the property from 2000-2013. During this time, chlorinated solvents were used in the dry cleaning operations. The building has been vacant since 2013. Two Peas, LLC acquired the property from Brian Wales in 2016.

Recognized Environmental Conditions (RECs) were identified in connection with the property. Former dry cleaning operations, including the presence of a former leaking underground storage tank (LUST) for Stoddard Solvent, have resulted in impacts to soil and groundwater at the subject property.

The subject property is considered a “facility” under Part 201 of NREPA based upon the detection of multiple dry cleaning related contaminants in soil and groundwater near a UST which formerly held dry cleaning solvents but was closed in place. Several VOCs were reported at concentrations in excess of Part 201 Cleanup Criteria.

Known contamination of both soil and groundwater exists on the property. Soil and/or groundwater samples obtained in 2013 by Compliance Inc. during a UST site assessment detected multiple VOCs near the base of the solvent tank where samples were obtained. The following hazardous substances were detected: n-butylbenzene, sec-butylbenzene, cis-1,2-dichloroethylene (cis-1,2-DCE), ethylbenzene, isopropylbenzene, naphthalene, n-propylbenzene, tetrachloroethylene, trichloroethylene, 1,2,4-trimethylbenzene (1,2,4-tmb), 1,3,5-trimethylbenzene (1,3,5-tmb), and xylenes.

Envirologic conducted a Limited Phase II ESA on February 22 and 23, 2016 to evaluate the extent to which potentially harmful vapors were present beneath the building. Eleven sub-slab vapor sampling points were installed throughout the building. The air samples were submitted for laboratory analysis of VOCs. Results of the analysis indicate that several VOCs related to dry cleaning operations were detected with concentrations generally higher towards the back of the building closest to the location of the solvent tank that was closed in place. Concentrations of three chlorinated compounds were detected above the Residential and Nonresidential Vapor Intrusion Screening Levels, which indicate the potential for human health exposure risks inside the building.

## **5. BROWNFIELD PLAN ELEMENTS (as specified in Section 13(1) of Act 381)**

### **A. Description of Costs to be Paid for with Tax Increment Revenues**

This Brownfield Plan has been developed to reimburse existing and anticipated costs to be incurred by Two Peas, LLC. and the LCBRA. Tax increment revenues will be captured for reimbursement from local taxes only, except for BEA Activities and preparation of Due Care documentation which are statutorily eligible for reimbursement with both local and school tax increment revenues. Specific costs to be paid for with tax increment revenues are detailed in Table 1 and described below.

Eligible costs for reimbursement include BEA activities. These activities include completion of an AAI-Compliant Phase I ESA at \$4,000; a Phase II ESA at \$10,000 and a BEA prepared for Two Peas, LLC. at a cost of \$1,500.

Eligible costs also included Due Care Planning activities involving the design and engineering of a sub-slab vapor depressurization system and a Due Care Plan estimated at \$12,500. Analytical results from 11 sub-slab vapor samples showed that concentrations of three chlorinated compounds were present in concentrations above the Nonresidential Vapor Intrusion Screening Levels towards the rear (east end) of the building and that vapor concentrations basically increased from west to east across the site. Due to these vapor intrusion issues, the designing and planning of a sub slab vapor mitigation system is an eligible Due Care Activity.



Implementation of Due Care activities by the developer is estimated at \$20,000. This includes activities to address the known vapor intrusion issues requiring the installation of a sub-slab depressurization system. These activities will include the placement of slotted pipe under the building during building reconstruction, vent piping, and a blower unit installation. A 15% contingency is also included in the due care activities costs.

The development of this Brownfield Plan is also an eligible activity estimated at a proposed cost of \$4,000.

The total potential brownfield eligible activity costs are estimated at \$57,070, not including the Local Site Remediation Revolving Fund (LSRRF) or the capture for the State Brownfield Fund.

This Brownfield Plan includes costs that exceed the amount of anticipated available tax increment. This is based on the estimated taxable value resulting from this phase of improvements to the property. If additional phases of redevelopment occur to increase the taxable value in the future, then any remaining eligible costs, within the term of the Plan, can be reimbursed.

#### **B. Summary of Eligible Activities**

Eligible activities include the preparation of a BEA for liability protection. BEA activities also include completion of an AAI Compliant Phase I ESA and a Phase II ESA.

Due Care activities include the planning and design of a vapor depressurization system, installation of the vapor depressurization system and completion of a Due Care Plan. The installation of a vapor depressurization system is to protect against known vapor intrusion contaminants. This system includes the placement of slotted pipe under the building during reconstruction, and the installation of vent piping and a blower unit to exhaust vapor from beneath the building slab.

The development of this Brownfield Plan is also an eligible activity as well as contingencies.



### **C. Estimate of Captured Taxable Value and Tax Increment Revenues**

For the purposes of this plan, the initial taxable value is the value of the eligible property in 2016. The project is expected to begin in 2016 with an expected completion date of fall 2017. This Plan anticipates that the full increment will first be available for capture with the 2018 summer and winter taxes. The increase in taxable value will primarily come from the planned construction activities. The initial taxable value of the property in 2016 is valued at \$94,720. Redevelopment of the 2,300-square-foot commercial building is estimated to be a \$275,000 investment and result in an increase of approximately \$122,320 in the taxable value of the property. It should be noted that all phases of the proposed redevelopment have not occurred to date.

The estimated captured taxable value for this redevelopment by year and in aggregate for each taxing jurisdiction is depicted in tabular form (Table 2, 3, and 4).

A summary of the estimated reimbursement schedule by year and in aggregate is presented as Table 5. Once eligible expenses are reimbursed, the Authority may capture up to five full years of the tax increment and deposit the revenues into a LSRRF.

### **D. Method of Financing and Description of Advances by the Municipality**

Costs for initial BEA and Due Care Planning eligible activities and the Brownfield Plan were funded by the LCBRA. Implementation of due care including the installation of the sub-slab depressurization system will be financed by Two Peas, LLC. Eligible activities do not include interest expense (financing costs). The only expenses incurred prior to the Brownfield Plan are the Authority's costs related to environmental assessment and development of the Plan. The environmental assessment costs are statutorily approved for reimbursement with both local and school tax increment revenues.

No advances by the municipality have been made or are anticipated.

### **E. Maximum Amount of Note or Bonded Indebtedness**

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



#### **F. Duration of Brownfield Plan**

The Authority intends to begin capture of tax increment in 2018. This Plan will then remain in place until the eligible activities have been fully reimbursed and up to five full years of capture into the LSRRF is complete or 30 years, whichever occurs sooner.

#### **G. Estimated Impact of Tax Increment Financing on Revenues of Taxing Jurisdictions**

The estimated amount of tax increment revenues to be captured for this redevelopment from each taxing jurisdiction by year and in aggregate is presented as Table 4.

#### **H. Legal Description, Property Map, Statement of Qualifying Characteristics and Personal Property**

The property subject to this Brownfield Plan is .10 acres and located within the Village of Suttons Bay, Leelanau County, Michigan. A map showing the eligible property is provided in the attached Exhibits.

The legal description of the subject property is as follows:

*L235 P421 L394 P980/92 SB 577 LOT 136 BEG AT SW COR 135 TH N 40.9 FT TH S 89 DEG 28' E 110 FT TH S 37.65 FT TO SE COR LOT 135 TH 88 DEG 59' W 110 FT TO PT OF BEG BLK 8 VILLAGE OF SUTTONS BAY, SEC 28 T30N R11W.*

The property meets the definition of a “facility” as defined by Part 201 of NREPA based upon the presence of contaminants in soil and groundwater at concentrations in excess of MDEQ Generic Residential Cleanup Criteria.

This Brownfield Plan does not intend to capture tax increment revenues associated with personal property as the personal property tax is being phased out and is not relevant to this project.

#### **I. Estimates of Residents and Displacement of Families**

This property was vacant commercial property upon purchase. Therefore, there are no plans for displacement of families.

#### **J. Plan for Relocation of Displaced Persons**

Not applicable.



**K. Provisions for Relocation Costs**

Not applicable.

**L. Strategy for Compliance with Michigan’s Relocation Assistance Law**

Not applicable.

**M. Description of Proposed Use of Local Site Remediation Revolving Fund**

No use of the LSRRF is anticipated at this time though such plans could be made in the future if it were to benefit the project. The LCBRA intends to capture tax increment revenues for up to five full years after reimbursement of eligible activities. The Authority intends to use the LSRRF funds for the completion of eligible activities to support redevelopment at other brownfield sites in the future. Capture for the LSRRF is critical to the maintenance of a sustainable brownfield program for the Authority.

**N. Other Material that the Authority or Governing Body Considers Pertinent**

Not Applicable

DRAFT



## EXHIBITS

FIGURE 1: *Location Map*

FIGURE 2: *Site Plan*

## SCHEDULES/TABLES

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RESOLUTION APPROVING A BROWNFIELD PLAN—LEELANAU COUNTY



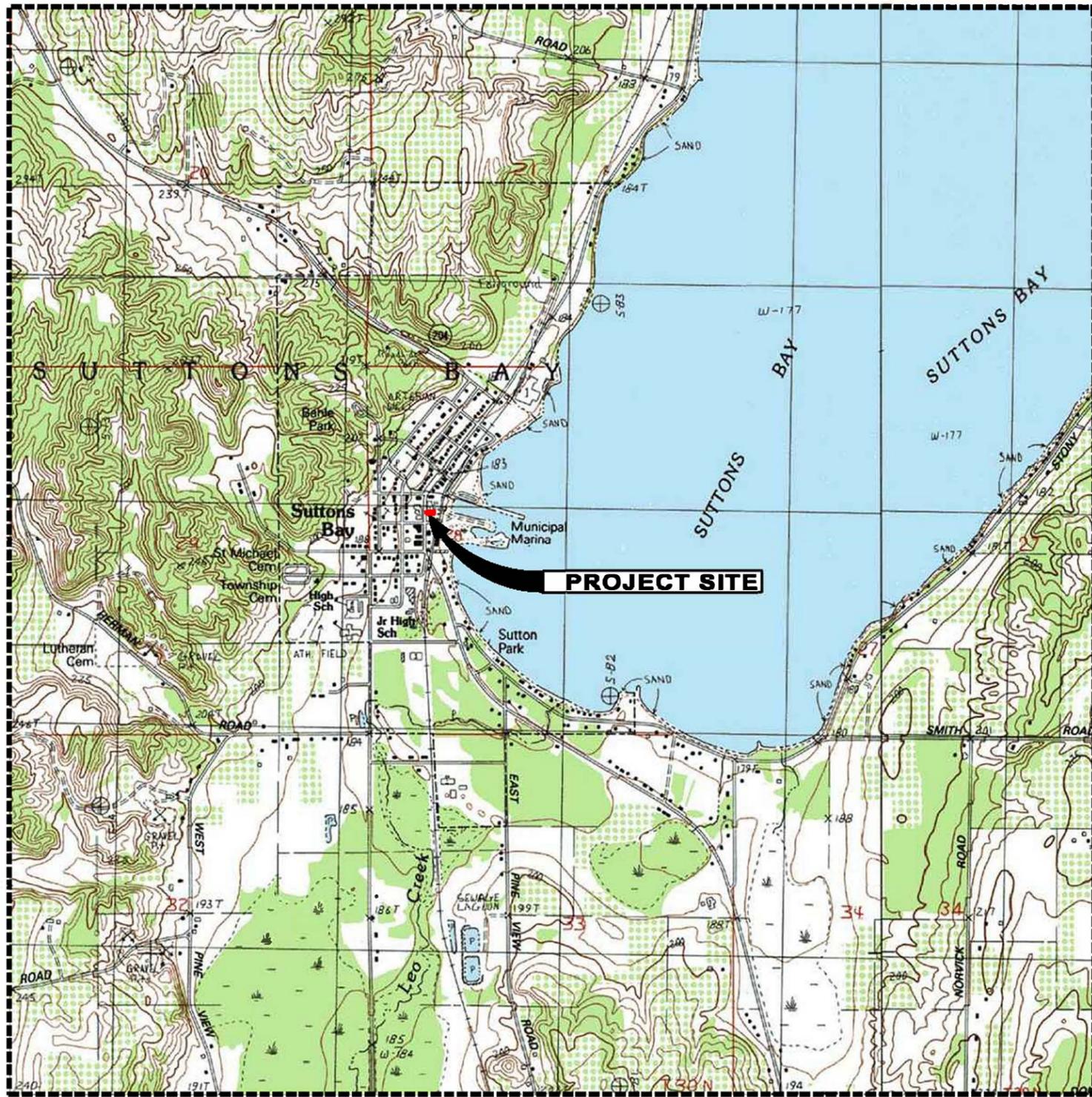
DRAFT

**EXHIBITS**

**FIGURE 1: *Location Map***

**FIGURE 2: *Site Plan***



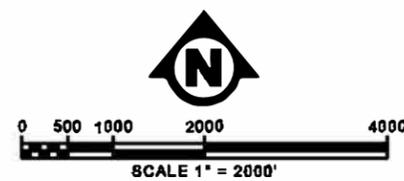


SOURCE: SUTTONS BAY, MICHIGAN USGS 7.5 MINUTE TOPOGRAPHIC QUADRANGLE MAPS  
 MAPTECH® U.S. TERRAIN SERIES™ ©MAPTECH, INC. 606-433-8600



T 30 N. R. 11 W.  
 LEELANAU COUNTY  
 SUTTONS BAY, MICHIGAN

00000 AAAAAA File: A3.dgn Model: Location Map



  
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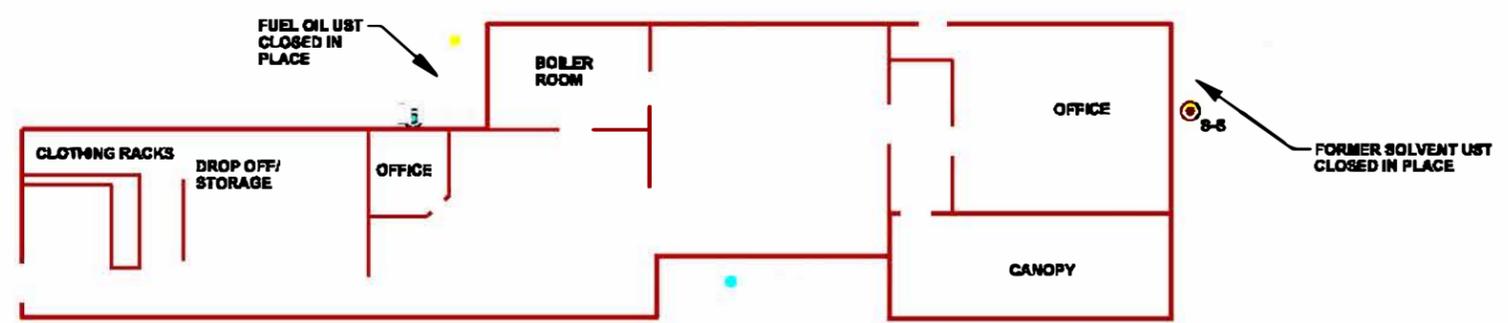
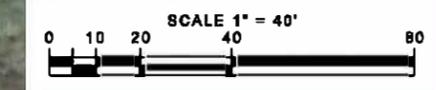
**TWO PEAS, LLC**  
**REDEVELOPMENT**  
 206 N. ST. JOSEPH ST. (M-22)  
 SUTTONS BAY, MI 49682  
**LOCATION MAP**

PROJECT NO.  
 150449  
 FIGURE No.  
**1**



- LEGEND**
- ⊙ SOIL BORING LOCATION
  - ⊕ TEMPORARY MONITORING WELL LOCATION

NOTE:  
SAMPLING LOCATIONS BASED ON  
2013 UST SITE ASSESSMENT BY  
COMPLIANCE, INC.



**BUILDING ENLARGEMENT**  
NOT TO SCALE



NOTE:  
THIS IS NOT A PROPERTY BOUNDARY SURVEY. PROPERTY BOUNDARIES SHOWN ON THIS MAP  
ARE BASED ON AVAILABLE FURNISHED INFORMATION AND ARE APPROXIMATE ONLY AND  
SHOULD NOT BE USED TO ESTABLISH PROPERTY BOUNDARY LOCATION IN THE FIELD.

**TWO PEAS, LLC  
REDEVELOPMENT**

206 N. ST. JOSEPH ST.  
SUTTONS BAY, MI 49682

**SITE PLAN**

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PROJECT No.  
150449  
FIGURE No.

**2**

000001.AAAAAA.Plan\_150449.dwg

## SCHEDULES/TABLES

**TABLE 1: *Summary of Eligible Costs***

**TABLE 2: *Estimate of Total Captured Incremental Taxes***

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**TABLE 4: *Captured Taxable Value and Tax Increment Revenue by Year and Aggregate for Each Taxing Jurisdiction***

**TABLE 5: *Estimated Reimbursement Schedule***

DRAFT



Table 1

## Summary of Eligible Costs

Two Peas Redevelopment  
Suttons Bay, Michigan

<b>Eligible Activities</b>	<b>Estimated Cost</b>
<u>BEA Activities</u>	
Phase I and II Environmental Site Assessments	\$ 14,000.00
BEA	\$ 1,500.00
<u>Due Care Activities</u>	
Design and Engineering of Vapor Sub-Slab Depressurization System	\$ 8,500.00
Development of a Plan for Response Activities or Due Care Documentation	\$ 4,000.00
Implementation of Due Care (Local Only)	\$ 20,000.00
<u>Additional Response Activities</u>	\$ -
<u>MSF Non Environmental Activities</u>	\$ -
<b>TOTAL COSTS OF ELIGIBLE ACTIVITIES</b>	<b>\$ 48,000.00</b>
Financing Costs	\$ -
Contingencies (15%)	\$ 3,000.00
Administrative Costs of the Authority (estimated)	\$ -
Brownfield Plan (local only)	\$ 4,000.00
<b>TOTAL REIMBURSEMENTS</b>	<b>\$ 55,000.00</b>
<b>Total for LCBRA (without Admin)</b>	<b>\$ 32,000.00</b>
Captured and Disbursed to State Brownfield Redevelopment Fund	\$ 2,070.00
Captured and Disbursed to Developer	\$ 1,400.18
Additional Capture for LSRRF	\$ 1,618.59
<b>Total Eligible Costs</b>	<b>\$ 58,688.59</b>

Table 2

## Estimate of Total Captured Incremental Taxes

Two Peas Redevelopment  
Suttons Bay, MI

Year	Annual Total Millage†	Initial Taxable Value	Tax Revenues from Initial Taxable Value	Estimated Future Taxable Value	Estimated Future Tax Revenues	Incremental Tax Revenues	Brownfield Redevelopment Fund	Available for Authority Disbursements
2018	45.2412	\$ 94,720.00	\$ 4,285.25	\$ 122,320.00	\$ 5,533.90	\$ 1,248.66	\$ 82.80	\$ 1,165.86
2019	45.2412	\$ 94,720.00	\$ 4,285.25	\$ 122,320.00	\$ 5,533.90	\$ 1,248.66	\$ 82.80	\$ 1,165.86
2020	44.7612	\$ 94,720.00	\$ 4,239.78	\$ 122,320.00	\$ 5,475.19	\$ 1,235.41	\$ 82.80	\$ 1,152.61
2021	44.7612	\$ 94,720.00	\$ 4,239.78	\$ 122,320.00	\$ 5,475.19	\$ 1,235.41	\$ 82.80	\$ 1,152.61
2022	44.7612	\$ 94,720.00	\$ 4,239.78	\$ 122,320.00	\$ 5,475.19	\$ 1,235.41	\$ 82.80	\$ 1,152.61
2023	44.7612	\$ 94,720.00	\$ 4,239.78	\$ 122,320.00	\$ 5,475.19	\$ 1,235.41	\$ 82.80	\$ 1,152.61
2024	44.7612	\$ 94,720.00	\$ 4,239.78	\$ 122,320.00	\$ 5,475.19	\$ 1,235.41	\$ 82.80	\$ 1,152.61
2025	44.7612	\$ 94,720.00	\$ 4,239.78	\$ 122,320.00	\$ 5,475.19	\$ 1,235.41	\$ 82.80	\$ 1,152.61
2026	44.7612	\$ 94,720.00	\$ 4,239.78	\$ 122,320.00	\$ 5,475.19	\$ 1,235.41	\$ 82.80	\$ 1,152.61
2027	44.7612	\$ 94,720.00	\$ 4,239.78	\$ 122,320.00	\$ 5,475.19	\$ 1,235.41	\$ 82.80	\$ 1,152.61
2028	44.7612	\$ 94,720.00	\$ 4,239.78	\$ 122,320.00	\$ 5,475.19	\$ 1,235.41	\$ 82.80	\$ 1,152.61
2029	44.7612	\$ 94,720.00	\$ 4,239.78	\$ 122,320.00	\$ 5,475.19	\$ 1,235.41	\$ 82.80	\$ 1,152.61
2030	44.7612	\$ 94,720.00	\$ 4,239.78	\$ 122,320.00	\$ 5,475.19	\$ 1,235.41	\$ 82.80	\$ 1,152.61
2031	44.7612	\$ 94,720.00	\$ 4,239.78	\$ 122,320.00	\$ 5,475.19	\$ 1,235.41	\$ 82.80	\$ 1,152.61
2032	44.7612	\$ 94,720.00	\$ 4,239.78	\$ 122,320.00	\$ 5,475.19	\$ 1,235.41	\$ 82.80	\$ 1,152.61
2033	44.7612	\$ 94,720.00	\$ 4,239.78	\$ 122,320.00	\$ 5,475.19	\$ 1,235.41	\$ 82.80	\$ 1,152.61
2034	44.7612	\$ 94,720.00	\$ 4,239.78	\$ 122,320.00	\$ 5,475.19	\$ 1,235.41	\$ 82.80	\$ 1,152.61
2035	44.7612	\$ 94,720.00	\$ 4,239.78	\$ 122,320.00	\$ 5,475.19	\$ 1,235.41	\$ 82.80	\$ 1,152.61
2036	44.7612	\$ 94,720.00	\$ 4,239.78	\$ 122,320.00	\$ 5,475.19	\$ 1,235.41	\$ 82.80	\$ 1,152.61
2037	44.7612	\$ 94,720.00	\$ 4,239.78	\$ 122,320.00	\$ 5,475.19	\$ 1,235.41	\$ 82.80	\$ 1,152.61
2038	44.7612	\$ 94,720.00	\$ 4,239.78	\$ 122,320.00	\$ 5,475.19	\$ 1,235.41	\$ 82.80	\$ 1,152.61
2039	44.7612	\$ 94,720.00	\$ 4,239.78	\$ 122,320.00	\$ 5,475.19	\$ 1,235.41	\$ 82.80	\$ 1,152.61
2040	44.7612	\$ 94,720.00	\$ 4,239.78	\$ 122,320.00	\$ 5,475.19	\$ 1,235.41	\$ 82.80	\$ 1,152.61
2041	44.7612	\$ 94,720.00	\$ 4,239.78	\$ 122,320.00	\$ 5,475.19	\$ 1,235.41	\$ 82.80	\$ 1,152.61
2042	44.7612	\$ 94,720.00	\$ 4,239.78	\$ 122,320.00	\$ 5,475.19	\$ 1,235.41	\$ 82.80	\$ 1,152.61
2043	44.7612	\$ 94,720.00	\$ 4,239.78	\$ 122,320.00	\$ 5,475.19	\$ 1,235.41		\$ 1,235.41
2044	44.7612	\$ 94,720.00	\$ 4,239.78	\$ 122,320.00	\$ 5,475.19	\$ 1,235.41		\$ 1,235.41
2045	44.7612	\$ 94,720.00	\$ 4,239.78	\$ 122,320.00	\$ 5,475.19	\$ 1,235.41		\$ 1,235.41
2046	44.7612	\$ 94,720.00	\$ 4,239.78	\$ 122,320.00	\$ 5,475.19	\$ 1,235.41		\$ 1,235.41
2047	44.7612	\$ 94,720.00	\$ 4,239.78	\$ 122,320.00	\$ 5,475.19	\$ 1,235.41		\$ 1,235.41
<b>TOTAL</b>						<b>\$ 37,088.77</b>	<b>\$ 2,070.00</b>	<b>\$ 35,018.77</b>

† - Does not include debt millages

\* - Total includes five year future capture to Local Site Remediation Revolving Fund

\*In the year 2020, the township fire/rescue building millage drops off

Table 3

Estimate of Annual Effect on Taxing Jurisdictions

Two Peas Redevelopment

SUMMER and VILLAGE TAXES <sup>1</sup>									
Taxing Jurisdiction		State Ed Tax	School Oper	School Debt	Intermediate School Tax	County Alloc	Sinking Fund	Village Oper	Total
Millage		6	18	1.32	2.9299	3.5212	0.5	9.3239	41.595
Initial Taxable Value	\$ 94,720.00	\$ 568.32	\$ 1,704.96	\$ 125.03	\$ 277.52	\$ 333.53	\$ 47.36	\$ 883.16	\$ 3,939.88
Future Taxable Value	\$ 122,320.00	\$ 733.92	\$ 2,201.76	\$ 161.46	\$ 358.39	\$ 430.71	\$ 61.16	\$ 1,140.50	\$ 5,087.90
Captured Taxable Value	\$ 27,600.00	\$ 165.60	\$ 496.80	\$ -	\$ 80.87	\$ 97.19	\$ 13.80	\$ 257.34	\$ 1,111.59

WINTER TAXES <sup>2</sup>									
Taxing Jurisdiction		Library	County Road	BATA	County Seniors	TWP Allocation	Fire/Rescue Authority	TWP F/R BLDG	Total
Millage		0.5	0.5	0.3454	0.2750	0.5658	2.3	0.48	4.9662
Initial Taxable Value	\$ 94,720.00	\$ 47.36	\$ 47.36	\$ 32.72	\$ 26.05	\$ 53.59	\$ 217.86	\$ 45.47	\$ 470.40
Future Taxable Value	\$ 122,320.00	\$ 61.16	\$ 61.16	\$ 42.25	\$ 33.64	\$ 69.21	\$ 281.34	\$ 58.71	\$ 607.47
Captured Taxable Value	\$ 27,600.00	\$ 13.80	\$ 13.80	\$ 9.53	\$ 7.59	\$ 15.62	\$ 63.48	\$ 13.25	\$ 137.07

1. Based on millages from 2016 taxes
2. Based on millages from 2016 taxes
3. 3 mills of captured SET conveyed to State Brownfield Redevelopment Fund

School/Local 53.05%/46.95%  
 Total capturable millage (Up to 2019) 45.2412

\*Post 2019, TWP F/R BLDG millage ends  
 School/Local (post 2019) 53.62%/46.38%  
 Total capturable millage (post 2019) 44.7612

		Post 2019*
Total Millage	46.5612	46.0812
Total Annual Future Tax Liability	\$ 5,695.37	\$ 5,636.65
Total Capturable Local Millages	21.2412	20.7612
Total Annual Capturable Local Tax Increment	\$ 586.26	\$ 573.01
Total Capturable School Millages	24.00000	24.00000
Total Annual Capturable School Tax Increment	\$ 662.40	\$ 662.40
Total School and Local Tax Increment Revenue/Yr	\$ 1,248.66	\$ 1,235.41

Table 4

Captured Taxable Value and Tax Increment Revenue by Year and Aggregate for Each Taxing Jurisdiction

Two Peas Redevelopment  
Suttons Bay, MI

Year	Captured Taxable Value	State Ed Tax	School Oper	School Debt	Intermediate School Tax	County Alloc	Sinking Fund	Library	Village Oper	County Road	BATA	County Seniors	TWP Allocation	Fire/Rescue Authority	TWP F/R BLDG*	Total
		6	18	1.32	2.9299	3.5212	0.5	0.5	9.3239	0.5	0.3454	0.275	0.5658	2.3	0.48	45.2412
2018	\$ 27,600.00	\$ 165.60	\$ 496.80	\$ -	\$ 80.87	\$ 97.19	\$ 13.80	\$ 13.80	\$ 257.34	\$ 13.80	\$ 9.53	\$ 7.59	\$ 15.62	\$ 63.48	\$ 13.25	\$ 1,248.66
2019	\$ 27,600.00	\$ 165.60	\$ 496.80	\$ -	\$ 80.87	\$ 97.19	\$ 13.80	\$ 13.80	\$ 257.34	\$ 13.80	\$ 9.53	\$ 7.59	\$ 15.62	\$ 63.48	\$ 13.25	\$ 1,248.66
2020	\$ 27,600.00	\$ 165.60	\$ 496.80	\$ -	\$ 80.87	\$ 97.19	\$ 13.80	\$ 13.80	\$ 257.34	\$ 13.80	\$ 9.53	\$ 7.59	\$ 15.62	\$ 63.48	\$ -	\$ 1,235.41
2021	\$ 27,600.00	\$ 165.60	\$ 496.80	\$ -	\$ 80.87	\$ 97.19	\$ 13.80	\$ 13.80	\$ 257.34	\$ 13.80	\$ 9.53	\$ 7.59	\$ 15.62	\$ 63.48	\$ -	\$ 1,235.41
2022	\$ 27,600.00	\$ 165.60	\$ 496.80	\$ -	\$ 80.87	\$ 97.19	\$ 13.80	\$ 13.80	\$ 257.34	\$ 13.80	\$ 9.53	\$ 7.59	\$ 15.62	\$ 63.48	\$ -	\$ 1,235.41
2023	\$ 27,600.00	\$ 165.60	\$ 496.80	\$ -	\$ 80.87	\$ 97.19	\$ 13.80	\$ 13.80	\$ 257.34	\$ 13.80	\$ 9.53	\$ 7.59	\$ 15.62	\$ 63.48	\$ -	\$ 1,235.41
2024	\$ 27,600.00	\$ 165.60	\$ 496.80	\$ -	\$ 80.87	\$ 97.19	\$ 13.80	\$ 13.80	\$ 257.34	\$ 13.80	\$ 9.53	\$ 7.59	\$ 15.62	\$ 63.48	\$ -	\$ 1,235.41
2025	\$ 27,600.00	\$ 165.60	\$ 496.80	\$ -	\$ 80.87	\$ 97.19	\$ 13.80	\$ 13.80	\$ 257.34	\$ 13.80	\$ 9.53	\$ 7.59	\$ 15.62	\$ 63.48	\$ -	\$ 1,235.41
2026	\$ 27,600.00	\$ 165.60	\$ 496.80	\$ -	\$ 80.87	\$ 97.19	\$ 13.80	\$ 13.80	\$ 257.34	\$ 13.80	\$ 9.53	\$ 7.59	\$ 15.62	\$ 63.48	\$ -	\$ 1,235.41
2027	\$ 27,600.00	\$ 165.60	\$ 496.80	\$ -	\$ 80.87	\$ 97.19	\$ 13.80	\$ 13.80	\$ 257.34	\$ 13.80	\$ 9.53	\$ 7.59	\$ 15.62	\$ 63.48	\$ -	\$ 1,235.41
2028	\$ 27,600.00	\$ 165.60	\$ 496.80	\$ -	\$ 80.87	\$ 97.19	\$ 13.80	\$ 13.80	\$ 257.34	\$ 13.80	\$ 9.53	\$ 7.59	\$ 15.62	\$ 63.48	\$ -	\$ 1,235.41
2029	\$ 27,600.00	\$ 165.60	\$ 496.80	\$ -	\$ 80.87	\$ 97.19	\$ 13.80	\$ 13.80	\$ 257.34	\$ 13.80	\$ 9.53	\$ 7.59	\$ 15.62	\$ 63.48	\$ -	\$ 1,235.41
2030	\$ 27,600.00	\$ 165.60	\$ 496.80	\$ -	\$ 80.87	\$ 97.19	\$ 13.80	\$ 13.80	\$ 257.34	\$ 13.80	\$ 9.53	\$ 7.59	\$ 15.62	\$ 63.48	\$ -	\$ 1,235.41
2031	\$ 27,600.00	\$ 165.60	\$ 496.80	\$ -	\$ 80.87	\$ 97.19	\$ 13.80	\$ 13.80	\$ 257.34	\$ 13.80	\$ 9.53	\$ 7.59	\$ 15.62	\$ 63.48	\$ -	\$ 1,235.41
2032	\$ 27,600.00	\$ 165.60	\$ 496.80	\$ -	\$ 80.87	\$ 97.19	\$ 13.80	\$ 13.80	\$ 257.34	\$ 13.80	\$ 9.53	\$ 7.59	\$ 15.62	\$ 63.48	\$ -	\$ 1,235.41
2033	\$ 27,600.00	\$ 165.60	\$ 496.80	\$ -	\$ 80.87	\$ 97.19	\$ 13.80	\$ 13.80	\$ 257.34	\$ 13.80	\$ 9.53	\$ 7.59	\$ 15.62	\$ 63.48	\$ -	\$ 1,235.41
2034	\$ 27,600.00	\$ 165.60	\$ 496.80	\$ -	\$ 80.87	\$ 97.19	\$ 13.80	\$ 13.80	\$ 257.34	\$ 13.80	\$ 9.53	\$ 7.59	\$ 15.62	\$ 63.48	\$ -	\$ 1,235.41
2035	\$ 27,600.00	\$ 165.60	\$ 496.80	\$ -	\$ 80.87	\$ 97.19	\$ 13.80	\$ 13.80	\$ 257.34	\$ 13.80	\$ 9.53	\$ 7.59	\$ 15.62	\$ 63.48	\$ -	\$ 1,235.41
2036	\$ 27,600.00	\$ 165.60	\$ 496.80	\$ -	\$ 80.87	\$ 97.19	\$ 13.80	\$ 13.80	\$ 257.34	\$ 13.80	\$ 9.53	\$ 7.59	\$ 15.62	\$ 63.48	\$ -	\$ 1,235.41
2037	\$ 27,600.00	\$ 165.60	\$ 496.80	\$ -	\$ 80.87	\$ 97.19	\$ 13.80	\$ 13.80	\$ 257.34	\$ 13.80	\$ 9.53	\$ 7.59	\$ 15.62	\$ 63.48	\$ -	\$ 1,235.41
2038	\$ 27,600.00	\$ 165.60	\$ 496.80	\$ -	\$ 80.87	\$ 97.19	\$ 13.80	\$ 13.80	\$ 257.34	\$ 13.80	\$ 9.53	\$ 7.59	\$ 15.62	\$ 63.48	\$ -	\$ 1,235.41
2039	\$ 27,600.00	\$ 165.60	\$ 496.80	\$ -	\$ 80.87	\$ 97.19	\$ 13.80	\$ 13.80	\$ 257.34	\$ 13.80	\$ 9.53	\$ 7.59	\$ 15.62	\$ 63.48	\$ -	\$ 1,235.41
2040	\$ 27,600.00	\$ 165.60	\$ 496.80	\$ -	\$ 80.87	\$ 97.19	\$ 13.80	\$ 13.80	\$ 257.34	\$ 13.80	\$ 9.53	\$ 7.59	\$ 15.62	\$ 63.48	\$ -	\$ 1,235.41
2041	\$ 27,600.00	\$ 165.60	\$ 496.80	\$ -	\$ 80.87	\$ 97.19	\$ 13.80	\$ 13.80	\$ 257.34	\$ 13.80	\$ 9.53	\$ 7.59	\$ 15.62	\$ 63.48	\$ -	\$ 1,235.41
2042	\$ 27,600.00	\$ 165.60	\$ 496.80	\$ -	\$ 80.87	\$ 97.19	\$ 13.80	\$ 13.80	\$ 257.34	\$ 13.80	\$ 9.53	\$ 7.59	\$ 15.62	\$ 63.48	\$ -	\$ 1,235.41
2043	\$ 27,600.00	\$ 165.60	\$ 496.80	\$ -	\$ 80.87	\$ 97.19	\$ 13.80	\$ 13.80	\$ 257.34	\$ 13.80	\$ 9.53	\$ 7.59	\$ 15.62	\$ 63.48	\$ -	\$ 1,235.41
2044	\$ 27,600.00	\$ 165.60	\$ 496.80	\$ -	\$ 80.87	\$ 97.19	\$ 13.80	\$ 13.80	\$ 257.34	\$ 13.80	\$ 9.53	\$ 7.59	\$ 15.62	\$ 63.48	\$ -	\$ 1,235.41
2045	\$ 27,600.00	\$ 165.60	\$ 496.80	\$ -	\$ 80.87	\$ 97.19	\$ 13.80	\$ 13.80	\$ 257.34	\$ 13.80	\$ 9.53	\$ 7.59	\$ 15.62	\$ 63.48	\$ -	\$ 1,235.41
2046	\$ 27,600.00	\$ 165.60	\$ 496.80	\$ -	\$ 80.87	\$ 97.19	\$ 13.80	\$ 13.80	\$ 257.34	\$ 13.80	\$ 9.53	\$ 7.59	\$ 15.62	\$ 63.48	\$ -	\$ 1,235.41
2047	\$ 27,600.00	\$ 165.60	\$ 496.80	\$ -	\$ 80.87	\$ 97.19	\$ 13.80	\$ 13.80	\$ 257.34	\$ 13.80	\$ 9.53	\$ 7.59	\$ 15.62	\$ 63.48	\$ -	\$ 1,235.41
<b>TOTAL CAPTURED TAXES</b>		\$ 4,968.00	\$ 14,904.00	\$ -	\$ 2,425.96	\$ 2,915.55	\$ 414.00	\$ 414.00	\$ 7,720.19	\$ 414.00	\$ 285.99	\$ 227.70	\$ 468.48	\$ 1,904.40	\$ 26.50	\$ 37,088.77

3. Half of SET conveyed to State Brownfield Redevelopment Fund

\*Township Fire/Rescue millage ends after 2019

Table 5  
Estimated Reimbursement Schedule  
Two Peas Redevelopment

Year	Incremental Taxes Capturable	Funds Disbursed								
		Authority (School)	Authority (Local)	Authority (Aggregate)	Developer (School)	Developer (Local)	Brownfield Redevelopment Fund	Administrative Fees	Local Site Remediation Revolving Fund (school)	Local Site Remediation Revolving Fund (Local)
2018	\$ 1,248.66	\$ 579.60	\$ 586.26	\$ 1,165.86			\$ 82.80			
2019	\$ 1,248.66	\$ 579.60	\$ 586.26	\$ 2,331.71			\$ 82.80			
2020	\$ 1,235.41	\$ 579.60	\$ 573.01	\$ 3,484.32			\$ 82.80			
2021	\$ 1,235.41	\$ 579.60	\$ 573.01	\$ 4,636.93			\$ 82.80			
2022	\$ 1,235.41	\$ 579.60	\$ 573.01	\$ 5,789.54			\$ 82.80			
2023	\$ 1,235.41	\$ 579.60	\$ 573.01	\$ 6,942.15			\$ 82.80			
2024	\$ 1,235.41	\$ 579.60	\$ 573.01	\$ 8,094.76			\$ 82.80			
2025	\$ 1,235.41	\$ 579.60	\$ 573.01	\$ 9,247.37			\$ 82.80			
2026	\$ 1,235.41	\$ 579.60	\$ 573.01	\$ 10,399.98			\$ 82.80			
2027	\$ 1,235.41	\$ 579.60	\$ 573.01	\$ 11,552.59			\$ 82.80			
2028	\$ 1,235.41	\$ 579.60	\$ 573.01	\$ 12,705.20			\$ 82.80			
2029	\$ 1,235.41	\$ 579.60	\$ 573.01	\$ 13,857.81			\$ 82.80			
2030	\$ 1,235.41	\$ 579.60	\$ 573.01	\$ 15,010.41			\$ 82.80			
2031	\$ 1,235.41	\$ 579.60	\$ 573.01	\$ 16,163.02			\$ 82.80			
2032	\$ 1,235.41	\$ 579.60	\$ 573.01	\$ 17,315.63			\$ 82.80			
2033	\$ 1,235.41	\$ 579.60	\$ 573.01	\$ 18,468.24			\$ 82.80			
2034	\$ 1,235.41	\$ 579.60	\$ 573.01	\$ 19,620.85			\$ 82.80			
2035	\$ 1,235.41	\$ 579.60	\$ 573.01	\$ 20,773.46			\$ 82.80			
2036	\$ 1,235.41	\$ 579.60	\$ 573.01	\$ 21,926.07			\$ 82.80			
2037	\$ 1,235.41	\$ 579.60	\$ 573.01	\$ 23,078.68			\$ 82.80			
2038	\$ 1,235.41	\$ 579.60	\$ 573.01	\$ 24,231.29			\$ 82.80			
2039	\$ 1,235.41	\$ 579.60	\$ 573.01	\$ 25,383.90			\$ 82.80			
2040	\$ 1,235.41	\$ 579.60	\$ 573.01	\$ 26,536.51			\$ 82.80			
2041	\$ 1,235.41	\$ 579.60	\$ 573.01	\$ 27,689.11			\$ 82.80			
2042	\$ 1,235.41	\$ 579.60	\$ 573.01	\$ 28,841.72			\$ 82.80			
2043	\$ 1,235.41	\$ 662.40	\$ 573.01	\$ 30,077.13						
2044	\$ 1,235.41	\$ 662.40	\$ 573.01	\$ 31,312.54						
2045	\$ 1,235.41	\$ 368.61	\$ 318.84	\$ 32,000.00		\$ 254.17				\$ 293.79
2046	\$ 1,235.41					\$ 573.01				\$ 662.40
2047	\$ 1,235.41					\$ 573.01				\$ 662.40
Totals	\$ 37,088.77	\$ 16,183.41	\$ 15,816.59		\$ -	\$ 1,400.18	\$ 2,070.00			\$ 1,618.59

**ATTACHMENTS**

*Notice of Public Hearing*

*Notice to Taxing Jurisdictions*

*Resolution Supporting a Brownfield Plan—Village of Suttons Bay*

*Resolution Approving a Brownfield Plan—Leelanau County*

DRAFT



**NOTICE OF PUBLIC HEARING**

DRAFT



**NOTICE TO TAXING JURISDICTIONS**

DRAFT



**RESOLUTION SUPPORTING A BROWNFIELD PLAN—VILLAGE OF SUTTONS BAY**

DRAFT



**RESOLUTION APPROVING A BROWNFIELD PLAN—LEELANAU COUNTY**

DRAFT

