



**CITY OF ZEELAND
BROWNFIELD REDEVELOPMENT AUTHORITY
AGENDA
JULY 11, 2022
ZEELAND CITY HALL COUNCIL CHAMBERS – 21 S ELM STREET**

4:00 PM

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

VISITORS/PUBLIC COMMENT:

-

COMMUNICATIONS/REPORTS:

-

PUBLIC HEARINGS:

-

ACTION

- Approve minutes of May 16, 2022 meeting

UNFINISHED BUSINESS:

- None

NEW BUSINESS:

- Discussion on paying interest on outstanding TIF eligible expense activities

OTHER:

- Consider any other business which may lawfully come before the Brownfield Redevelopment Authority
- Set next meeting between August 1 - 12

ADJOURN

Minutes of the Brownfield Redevelopment Authority

May 16, 2022

Pursuant to public notice duly given, the meeting of the Brownfield Redevelopment Authority of the City of Zeeland, County of Ottawa, Michigan was convened in open session at 4:30 p.m., local time, on Monday, May 16, 2022 at the Zeeland City Hall, 21 S. Elm Street.

City Manager Klunder welcomed and thanked everyone for their willingness to serve on the Board.

Mayor Klynstra called the meeting to order at 4:30 p.m. A roll-call of members was conducted;

PRESENT: Mayor Kevin Klynstra, Tim Klunder, Beth Blanton, Sarah Huizenga, Tim Maday, Andy Boatright

ABSENT: Rick VanDorp

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

Motion was made and supported to excuse absent member VanDorp. Motion carried. All voting aye.

Visitors/Public Comment

There were no visitors or public comment.

Election of Officers

Klunder explained on September 21, 2020 City Council amended the Brownfield Redevelopment Authority authorizing resolution (8/19/2002) replacing the Local Development Finance Authority (which has been dissolved) from serving as the BRA Board and instead, had the mayor recommended seven city residents to serve as the Brownfield Redevelopment Authority Board, subject to City Council approval.

On October 19, 2020, the Zeeland City Council accepted Mayor Klynstra's recommendation to appoint the following individuals, with the listed terms:

- Mayor Klynstra (term ending 11/1/2021)
- Councilman Rick VanDorp (term ending 11/1/2023)
- Beth Blanton, VP of Engagement at Lakeshore Advantage (term ending 11/1/2022)
- Sarah Huizenga, Cityside Middle School Principal (term ending 11/1/2022)
- Tim Maday, Community Development Director (term ending 11/1/2023)
- Andy Boatright, ZBPW General Manager (term ending 11/1/2023)
- Tim Klunder, City Manager (term ending 11/1/2021)

The term of Mayor Klynstra and City Manager Klunder ended in 2021, but City Council reappointed them for additional 3-year terms (terms ending 11/1/2024) at their April 18, 2022 meeting.

Klunder noted the Brownfield Authority By-laws require the appointment of officers on an annual basis. Given this is the first meeting since November 2021, officer appointments shall be made. Current officers are Chair – Klynstra, Vice-Chair – VanDorp, Treasurer – Boatright, and Secretary – Klunder.

Motion was made and supported to accept Mayor Klynstra's recommendation to reappoint the aforementioned individuals as the officers to the Zeeland Brownfield Redevelopment Authority. Motion carried. All voting aye.

Communications/Reports

The budget for 2022/2023 was reviewed by Klunder and he explained where the money came from and what the money can be used for. Currently there are no new Brownfield Redevelopment projects, but money held by the Brownfield Redevelopment Authority Fund is to fund redevelopment of future eligible properties.

Public Hearings

None

Unfinished Business

None

New Business

- Brownfield Redevelopment Authority TIF Policy Amendments

Klunder gave a quick reminder, and high overview of TIF, is that a project is reimbursed for their eligible brownfield expenses. The reimbursement mechanism is the difference between the amount of taxes collected from the post redevelopment value of the project and the pre-redevelopment amount. This difference in tax amounts is “captured” and returned to the developer to reimburse them for eligible brownfield expenses. Some expenses are deemed eligible to be reimbursed with school taxes, while others are not. The state determines which expenses are or are not eligible for school tax capture.

The City of Zeeland established a Brownfield TIF Policy in 2004 and while the city had three Brownfield projects, only one took advantage of the TIF Policy. That was done in 2004. It appears that we will now have a redevelopment(s) project that may seek the use of TIF for their project in order to offset the Brownfield redevelopment costs and thus, staff felt we should reevaluate our policy given it has been almost 20 years since our last TIF.

The proposed amended policy was updated with the assistance of Pat McGow of Miller Canfield, the attorney that originally assisted us to establish our Brownfield Redevelopment Authority and TIF Policy. We also consulted with other local Brownfield professionals and we have had previous discussions with the Zeeland City Council about amending the policy. They too approved the original policy and will need to consider amendments to the policy.

Primary motivators to amend our policy are to provide the authority with more flexibility by enabling additional decision-making authority when reviewing brownfield plans that assist with the redevelopment of brownfield projects, and to remain competitive with other brownfield authorities. We believe the amended policy brings us more in-line with other brownfield authorities and certainly with provisions allowed by state law.

In our case, there are two primary items we recommend amending as they are more restrictive than state law. One, we require a developer to submit a TIF Plan that would seek both the collection of school taxes and non-school taxes for eligible brownfield expenses. The practical difficulty with this requirement is that in order to qualify for the collection of school taxes, no project can start prior to submitting a plan to the state. What this may do is hinder a project from getting started if they only want to collect non-school taxes. It is important to note, that the state does not always allow the collection of school taxes. Furthermore, our policy states that we will only allow the proportional share of local taxes to be collected should the state deny the collection of school taxes. This is our “safeguard” that we will not automatically allow additional non-school taxes to be captured to make-up for the denied school taxes. This provision would also apply if we were to amend our policy to encourage, not require, a TIF Plan to seek the collection of school taxes. Thus, encouraging, rather than requiring, a plan to seek the collection of school taxes is our first primary suggested amendment.

While we do have the policy safeguard of not automatically making up denied school taxes, to provide further flexibility, our existing policy does allow an applicant to seek approval to make-up the denied school taxes with non-school taxes if there is a compelling local interest. The policy outlines what those local interests may be such as number of jobs created, community impact, impact on tax base, etc. Again, this provision is in the interest of staying competitive and providing flexibility to deal with impactful projects.

An example of how this might look would be a plan that would seek to have \$100k in brownfield expenses reimbursed with 40% from non-school taxes and 60% from school taxes. In order to obtain these reimbursements, they may need 10 years of collection of non-school taxes and 7 years of school taxes. If the state deemed \$20k of expenses ineligible for school tax collection, that \$20K would be reimbursed on the 40% proportion of non-school taxes only. Thus, the reimbursement on that \$20k would be \$8 non-school and \$0k school taxes. Under our policy, the applicant could ask the city to consider extending (up to a total of 15 years) the collection of non-school taxes in order to make-up the uncollected school taxes. The tables below may help.

Non-School and School Tax Collection

Expenses	Non-School Reimbursement	School Reimbursement
\$100,000	\$40,000	\$60,000

A Portion of School Tax Collection Denied

Expenses	Non-School Reimbursement	School Reimbursement
\$80k eligible with school	\$32,000	\$48,000
\$20k non-school eligible	\$8,000	\$0
Request to make-up	\$12,000	

Additionally, under a policy change, the applicant could choose to not seek the collection of school taxes at all. Thus, they could ask the city to approve an extension of collecting non-school taxes in order to make-up the 60% that may have been eligible to be reimbursed with school taxes. In the example above, a compelling reason would have to be made on why non-school taxes should be extended to cover the \$60k of school taxes not sought and this would require more than 15 years of non-school tax collection in order to make-up the difference. The table below shows this example

No School Tax Collection

Expenses	Non-School Reimbursement	School Reimbursement
\$100k eligible	\$40,000	\$0
Request to make-up	\$60,000	

The other recommended primary amendment to the policy is the length of time we allow a developer to be reimbursed through a TIF. Currently, our policy limits a TIF to 15 years. Under state law, a TIF may extend for 30 years. The example above does a nice job of outlining a potential limitation of our policy. In that example, if the city did want to consider allowing the extension of TIF collection on non-school taxes in order to make-up the non-collection of school taxes, our existing policy limits TIF collection to 15 years. Thus, we would not even be able to consider an extension. We feel this again limits the flexibility of the authority to consider a project that may be a worthy project of consideration and it is more restrictive than state law. We thus recommend an amendment to allow the collection of TIF to the maximum extent allowed by state law (30 years currently) in order for us to remain competitive with other communities.

The only other recommended amendment in the policy is the removal of the provision that attorney and consulting fees are not reimbursable with TIF revenues. That provision is now contrary to state law.

City staff is recommending that the Brownfield Redevelopment Authority approves the amended Brownfield Tax Increment Financing policy as presented. This item is also on the Zeeland City Council’s agenda for Monday evening, May 16 and we are hopeful that they too will agree with the amendments.

Motion was made by Boatright and seconded by Blanton to approve the amendments to the Brownfield Tax Increment Financing Policy as presented.

Roll call.

AYES: Blanton, Huizenga, Maday, Boatright, Klunder and Mayor Klynstra

No Votes: None

Absent: VanDorp

Other

Klunder reported the TIF Policy Amendment recommendation will be on the City Council Agenda this evening.

Staff met with the Sligh building consultant and it appears they will be submitting a Brownfield plan. Klunder explained there are core communities and non-core communities and he is quite certain that Zeeland is a non-core community. They have built their plan off of Zeeland being a core community. What that means is if we were a core community, demolition costs would be eligible and any type of public infrastructure would be eligible which would make them eligible for more reimbursements. If we are not a core community, that would change their Brownfield plan.

Another thing we will have to determine is that there are some Brownfield Authorities that pay interest on outstanding costs. What this means is they have expenses upfront and we reimburse them through a TIF but as that reimbursement goes on, there are some upfront costs that they haven't been reimbursed for. There are some Authorities that pay interest on those outstanding costs. Some pay up to 5% but the consultant showed 1.5% in their plan. This is something that we will have to discuss if we want to pay the interest.

Motion was made by Maday and seconded by Boatright to adjourn the meeting at 5:02 p.m. Motion carried. All voting aye.



Tim Klunder, Secretary

Summary of Eligible Activities Costs

GDP-Zeeland, LLC

349 E Main Street, Zeeland, Michigan

Eligible Activities	Developer Incurred Costs	Total Reimbursable Tax Capture	Total TIF Capture
		Local Only Act 381 Environmental Eligible Activities	
Pre-Approved Activities			
Phase I Environmental Site Assessment	\$4,100	\$4,100	\$4,100
Phase II Environmental Site Assessment	\$8,830	\$8,830	\$8,830
HMI	\$17,657	\$17,657	\$17,657
Assessment (nederveld, VI assessment, field services, SME)	\$59,415	\$59,415	\$59,415
Due Care Activities*			
Vapor Intrusion Mitigation Consultation	\$37,300	\$37,300	\$37,300
VI Mitigation	\$131,735	\$131,735	\$131,735
Contaminated Soil removal, disposal and backfill	\$287,750	\$287,750	\$287,750
Asbestos, Lead Paint & Mold Abatement	\$270,000	\$270,000	\$270,000
Demolition	\$860,000	\$860,000	\$860,000
Dewatering	\$15,000	\$15,000	\$15,000
Geotechnical/Professional Services	\$41,725	\$41,725	\$41,725
Brownfield Plan Preparation			
Brownfield Plan Preparation	\$10,500	\$10,500	\$10,500
Eligible Activities Sub-Total	\$1,744,012	\$1,744,012	\$1,744,012
Contingency (15%)*	\$246,527	\$246,527	\$246,527
Interest (5%) Pre-Approved Activities	\$552,271	\$552,271	\$552,271
City of Zeeland BRA Administration			\$15,000
City of Zeeland BRF			\$966,611
Total	\$2,542,810	\$2,542,810	\$3,524,421

* Eligible Activities for contingency calculation

Table 1 - Estimate of Total Incremental Taxes Available for Capture
 GDP-Zeeland, LLC
 349 East Main Street, Zeeland, Michigan

Estimated Taxable Value (TV) Increase Rate: 1%

Plan Year	1	2	3	4	5	6	7	8	9	10
Calendar Year	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Base Taxable Value	\$ 525,489	\$ 525,489	\$ 525,489	\$ 525,489	\$ 525,489	\$ 525,489	\$ 525,489	\$ 525,489	\$ 525,489	\$ 525,489
Estimated New TV	\$ 3,200,000	\$ 6,400,000	\$ 6,464,000	\$ 6,528,640	\$ 6,593,926	\$ 6,659,866	\$ 6,726,464	\$ 6,793,729	\$ 6,861,666	\$ 6,930,283
Incremental Difference (New TV - Base TV) ¹	\$ 2,674,511	\$ 5,874,511	\$ 5,938,511	\$ 6,003,151	\$ 6,068,437	\$ 6,134,377	\$ 6,200,975	\$ 6,268,240	\$ 6,336,177	\$ 6,404,794

School Capture	Millage Rate	1	2	3	4	5	6	7	8	9	10
State Education Tax (SET)	6.00000	\$ 16,047	\$ 35,247	\$ 35,631	\$ 36,019	\$ 36,411	\$ 36,806	\$ 37,206	\$ 37,609	\$ 38,017	\$ 38,429
School Operating Tax	18.00000	\$ 48,141	\$ 105,741	\$ 106,893	\$ 108,057	\$ 109,232	\$ 110,419	\$ 111,618	\$ 112,828	\$ 114,051	\$ 115,286
School Total	24.00000	\$ 64,188	\$ 140,988	\$ 142,524	\$ 144,076	\$ 145,642	\$ 147,225	\$ 148,823	\$ 150,438	\$ 152,068	\$ 153,715

Local Capture	Millage Rate	1	2	3	4	5	6	7	8	9	10
County Parks	0.31990	\$ 856	\$ 1,879	\$ 1,900	\$ 1,920	\$ 1,941	\$ 1,962	\$ 1,984	\$ 2,005	\$ 2,027	\$ 2,049
County Roads	0.48220	\$ 1,290	\$ 2,833	\$ 2,864	\$ 2,895	\$ 2,926	\$ 2,958	\$ 2,990	\$ 3,023	\$ 3,055	\$ 3,088
Mental Health	0.28920	\$ 773	\$ 1,699	\$ 1,717	\$ 1,736	\$ 1,755	\$ 1,774	\$ 1,793	\$ 1,813	\$ 1,832	\$ 1,852
County E-911	0.42430	\$ 1,135	\$ 2,493	\$ 2,520	\$ 2,547	\$ 2,575	\$ 2,603	\$ 2,631	\$ 2,660	\$ 2,688	\$ 2,718
Zeeland Operating	10.13540	\$ 27,107	\$ 59,541	\$ 60,189	\$ 60,844	\$ 61,506	\$ 62,174	\$ 62,849	\$ 63,531	\$ 64,220	\$ 64,915
Zeeland Airport Authority	0.09930	\$ 266	\$ 583	\$ 590	\$ 596	\$ 603	\$ 609	\$ 616	\$ 622	\$ 629	\$ 636
Zeeland School B&S	0.98430	\$ 2,633	\$ 5,782	\$ 5,845	\$ 5,909	\$ 5,973	\$ 6,038	\$ 6,104	\$ 6,170	\$ 6,237	\$ 6,304
Zeeland School Rec	0.39360	\$ 1,053	\$ 2,312	\$ 2,337	\$ 2,363	\$ 2,389	\$ 2,414	\$ 2,441	\$ 2,467	\$ 2,494	\$ 2,521
Ottawa County ISD	6.22450	\$ 16,647	\$ 36,566	\$ 36,964	\$ 37,367	\$ 37,773	\$ 38,183	\$ 38,598	\$ 39,017	\$ 39,440	\$ 39,867
County Operating	3.90000	\$ 10,431	\$ 22,911	\$ 23,160	\$ 23,412	\$ 23,667	\$ 23,924	\$ 24,184	\$ 24,446	\$ 24,711	\$ 24,979
Local Total	23.2527	\$ 62,190	\$ 136,598	\$ 138,086	\$ 139,589	\$ 141,108	\$ 142,641	\$ 144,189	\$ 145,754	\$ 147,333	\$ 148,929

Non-Capturable Millages	Millage Rate	1	2	3	4	5	6	7	8	9	10
Zeeland School Debt	7.45000	\$ 19,925	\$ 43,765	\$ 44,242	\$ 44,723	\$ 45,210	\$ 45,701	\$ 46,197	\$ 46,698	\$ 47,205	\$ 47,716
Total Non-Capturable Taxes	7.45000	\$ 19,925	\$ 43,765	\$ 44,242	\$ 44,723	\$ 45,210	\$ 45,701	\$ 46,197	\$ 46,698	\$ 47,205	\$ 47,716

¹Assumes 1% annual increase for inflation

Total Tax Increment Revenue (TIR) Available for Capture	\$ 126,378	\$ 277,587	\$ 280,611	\$ 283,665	\$ 286,750	\$ 289,866	\$ 293,013	\$ 296,191	\$ 299,401	\$ 302,644
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Notes-

Table 2 assumes incremental annual investment with project completion in 2023.

For the purpose of Table 2 the new taxable value is estimated based on 40% of a total overall investment of \$16,000,000

Table 1 - Estimate of Total Incremental Taxes Available for Capture
 GDP-Zeeland, LLC
 349 East Main Street, Zeeland, Michigan

Estimated Taxable Value (TV) Increase Rate:

Plan Year	11	12	13	14	15	16	17	18	19	20	21	22
Calendar Year	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Base Taxable Value	\$ 525,489	\$ 525,489	\$ 525,489	\$ 525,489	\$ 525,489	\$ 525,489	\$ 525,489	\$ 525,489	\$ 525,489	\$ 525,489	\$ 525,489	\$ 525,489
Estimated New TV	\$ 6,999,586	\$ 7,069,582	\$ 7,140,277	\$ 7,211,680	\$ 7,283,797	\$ 7,356,635	\$ 7,430,201	\$ 7,504,503	\$ 7,579,548	\$ 7,655,344	\$ 7,731,897	\$ 7,809,216
Incremental Difference (New TV - Base TV) ¹	\$ 6,474,097	\$ 6,544,093	\$ 6,614,788	\$ 6,686,191	\$ 6,758,308	\$ 6,831,146	\$ 6,904,712	\$ 6,979,014	\$ 7,054,059	\$ 7,129,855	\$ 7,206,408	\$ 7,283,727

School Capture	Millage Rate													
State Education Tax (SET)	6.00000	\$ 38,845	\$ 39,265	\$ 39,689	\$ 40,117	\$ 40,550	\$ 40,987	\$ 41,428	\$ 41,874	\$ 42,324	\$ 42,779	\$ 43,238	\$ 43,702	
School Operating Tax	18.00000	\$ 116,534	\$ 117,794	\$ 119,066	\$ 120,351	\$ 121,650	\$ 122,961	\$ 124,285	\$ 125,622	\$ 126,973	\$ 128,337	\$ 129,715	\$ 131,107	
School Total	24.00000	\$ 155,378	\$ 157,058	\$ 158,755	\$ 160,469	\$ 162,199	\$ 163,948	\$ 165,713	\$ 167,496	\$ 169,297	\$ 171,117	\$ 172,954	\$ 174,809	

Local Capture	Millage Rate													
County Parks	0.31990	\$ 2,071	\$ 2,093	\$ 2,116	\$ 2,139	\$ 2,162	\$ 2,185	\$ 2,209	\$ 2,233	\$ 2,257	\$ 2,281	\$ 2,305	\$ 2,330	
County Roads	0.48220	\$ 3,122	\$ 3,156	\$ 3,190	\$ 3,224	\$ 3,259	\$ 3,294	\$ 3,329	\$ 3,365	\$ 3,401	\$ 3,438	\$ 3,475	\$ 3,512	
Mental Health	0.28920	\$ 1,872	\$ 1,893	\$ 1,913	\$ 1,934	\$ 1,955	\$ 1,976	\$ 1,997	\$ 2,018	\$ 2,040	\$ 2,062	\$ 2,084	\$ 2,106	
County E-911	0.42430	\$ 2,747	\$ 2,777	\$ 2,807	\$ 2,837	\$ 2,868	\$ 2,898	\$ 2,930	\$ 2,961	\$ 2,993	\$ 3,025	\$ 3,058	\$ 3,090	
Zeeland Operating	10.13540	\$ 65,618	\$ 66,327	\$ 67,044	\$ 67,767	\$ 68,498	\$ 69,236	\$ 69,982	\$ 70,735	\$ 71,496	\$ 72,264	\$ 73,040	\$ 73,823	
Zeeland Airport Authority	0.09930	\$ 643	\$ 650	\$ 657	\$ 664	\$ 671	\$ 678	\$ 686	\$ 693	\$ 700	\$ 708	\$ 716	\$ 723	
Zeeland School B&S	0.98430	\$ 6,372	\$ 6,441	\$ 6,511	\$ 6,581	\$ 6,652	\$ 6,724	\$ 6,796	\$ 6,869	\$ 6,943	\$ 7,018	\$ 7,093	\$ 7,169	
Zeeland School Rec	0.39360	\$ 2,548	\$ 2,576	\$ 2,604	\$ 2,632	\$ 2,660	\$ 2,689	\$ 2,718	\$ 2,747	\$ 2,776	\$ 2,806	\$ 2,836	\$ 2,867	
Ottawa County ISD	6.22450	\$ 40,298	\$ 40,734	\$ 41,174	\$ 41,618	\$ 42,067	\$ 42,520	\$ 42,978	\$ 43,441	\$ 43,908	\$ 44,380	\$ 44,856	\$ 45,338	
County Operating	3.90000	\$ 25,249	\$ 25,522	\$ 25,798	\$ 26,076	\$ 26,357	\$ 26,641	\$ 26,928	\$ 27,218	\$ 27,511	\$ 27,806	\$ 28,105	\$ 28,407	
Local Total	23.2527	\$ 150,540	\$ 152,168	\$ 153,812	\$ 155,472	\$ 157,149	\$ 158,843	\$ 160,553	\$ 162,281	\$ 164,026	\$ 165,788	\$ 167,568	\$ 169,366	

Non-Capturable Millages	Millage Rate													
Zeeland School Debt	7.45000	\$ 48,232	\$ 48,753	\$ 49,280	\$ 49,812	\$ 50,349	\$ 50,892	\$ 51,440	\$ 51,994	\$ 52,553	\$ 53,117	\$ 53,688	\$ 54,264	
Total Non-Capturable Taxes	7.45000	\$ 48,232	\$ 48,753	\$ 49,280	\$ 49,812	\$ 50,349	\$ 50,892	\$ 51,440	\$ 51,994	\$ 52,553	\$ 53,117	\$ 53,688	\$ 54,264	

¹Assumes 1% annual increase for inflation

Total Tax Increment Revenue (TIR) Available for Capture	\$ 305,919	\$ 309,226	\$ 312,567	\$ 315,941	\$ 319,348	\$ 322,790	\$ 326,266	\$ 329,777	\$ 333,323	\$ 336,905	\$ 340,522	\$ 344,176
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Notes-

Table 2 assumes incremental annual investment with project completion in 2023.

For the purpose of Table 2 the new taxable value is estimated based on 40% of a total overall investment of \$16,000,000

Table 1 - Estimate of Total Incremental Taxes Available for Capture
 GDP-Zeeland, LLC
 349 East Main Street, Zeeland, Michigan

Estimated Taxable Value (TV) Increase Rate:

Plan Year	23	24	25	26	27	28	29	30	TOTAL
Calendar Year	2044	2045	2046	2047	2048	2049	2050	2051	
Base Taxable Value	\$ 525,489	\$ 525,489	\$ 525,489	\$ 525,489	\$ 525,489	\$ 525,489	\$ 525,489	\$ 525,489	\$ -
Estimated New TV	\$ 7,887,308	\$ 7,966,182	\$ 8,045,843	\$ 8,126,302	\$ 8,207,565	\$ 8,289,640	\$ 8,372,537	\$ 8,456,262	\$ -
Incremental Difference (New TV - Base TV) ¹	\$ 7,361,819	\$ 7,440,693	\$ 7,520,354	\$ 7,600,813	\$ 7,682,076	\$ 7,764,151	\$ 7,847,048	\$ 7,930,773	\$ -

School Capture	Millage Rate									
State Education Tax (SET)	6.00000	\$ 44,171	\$ 44,644	\$ 45,122	\$ 45,605	\$ 46,092	\$ 46,585	\$ 47,082	\$ 47,585	\$ 1,209,107
School Operating Tax	18.00000	\$ 132,513	\$ 133,932	\$ 135,366	\$ 136,815	\$ 138,277	\$ 139,755	\$ 141,247	\$ 142,754	\$ 3,627,321
School Total	24.00000	\$ 176,684	\$ 178,577	\$ 180,489	\$ 182,420	\$ 184,370	\$ 186,340	\$ 188,329	\$ 190,339	\$ 4,836,427

Local Capture	Millage Rate									
County Parks	0.31990	\$ 2,355	\$ 2,380	\$ 2,406	\$ 2,431	\$ 2,457	\$ 2,484	\$ 2,510	\$ 2,537	\$ 64,466
County Roads	0.48220	\$ 3,550	\$ 3,588	\$ 3,626	\$ 3,665	\$ 3,704	\$ 3,744	\$ 3,784	\$ 3,824	\$ 97,172
Mental Health	0.28920	\$ 2,129	\$ 2,152	\$ 2,175	\$ 2,198	\$ 2,222	\$ 2,245	\$ 2,269	\$ 2,294	\$ 58,279
County E-911	0.42430	\$ 3,124	\$ 3,157	\$ 3,191	\$ 3,225	\$ 3,260	\$ 3,294	\$ 3,330	\$ 3,365	\$ 85,504
Zeeland Operating	10.13540	\$ 74,615	\$ 75,414	\$ 76,222	\$ 77,037	\$ 77,861	\$ 78,693	\$ 79,533	\$ 80,382	\$ 2,042,464
Zeeland Airport Authority	0.09930	\$ 731	\$ 739	\$ 747	\$ 755	\$ 763	\$ 771	\$ 779	\$ 788	\$ 20,011
Zeeland School B&S	0.98430	\$ 7,246	\$ 7,324	\$ 7,402	\$ 7,481	\$ 7,561	\$ 7,642	\$ 7,724	\$ 7,806	\$ 198,354
Zeeland School Rec	0.39360	\$ 2,898	\$ 2,929	\$ 2,960	\$ 2,992	\$ 3,024	\$ 3,056	\$ 3,089	\$ 3,122	\$ 79,317
Ottawa County ISD	6.22450	\$ 45,824	\$ 46,315	\$ 46,810	\$ 47,311	\$ 47,817	\$ 48,328	\$ 48,844	\$ 49,365	\$ 1,254,348
County Operating	3.90000	\$ 28,711	\$ 29,019	\$ 29,329	\$ 29,643	\$ 29,960	\$ 30,280	\$ 30,603	\$ 30,930	\$ 785,919
Local Total	23.2527	\$ 171,182	\$ 173,016	\$ 174,869	\$ 176,739	\$ 178,629	\$ 180,537	\$ 182,465	\$ 184,412	\$ 4,685,833

Non-Capturable Millages	Millage Rate									
Zeeland School Debt	7.45000	\$ 54,846	\$ 55,433	\$ 56,027	\$ 56,626	\$ 57,231	\$ 57,843	\$ 58,461	\$ 59,084	\$ 1,501,308
Total Non-Capturable Taxes	7.45000	\$ 54,846	\$ 55,433	\$ 56,027	\$ 56,626	\$ 57,231	\$ 57,843	\$ 58,461	\$ 59,084	\$ 1,501,308

¹ Assumes 1% annual increase for inflation																		
Total Tax Increment Revenue (TIR) Available for Capture	\$	347,866	\$	351,593	\$	355,357	\$	359,159	\$	362,999	\$	366,877	\$	370,794	\$	374,750	\$	9,522,261

Notes-

Table 2 assumes incremental annual investment with project completion in 2023.

For the purpose of Table 2 the new taxable value is estimated based on 40% of a total overall investment of \$16,000,000

**Table 2 - Estimate of Total Incremental Taxes Available for Reimbursement
GDP- Zeeland, LLC
349 East Main Street, Zeeland, Michigan**

Developer Maximum Reimbursement	School & Local Taxes
State	\$ 90,002
Local	2,452,808
TOTAL	\$ 2,542,810
EGLE	N/A
MSF	N/A

Estimated Years of Capture: 30 years (including 5 year of LBRF Capture)

	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	
Total State Incremental Revenue	\$ 64,188	\$ 140,988	\$ 142,524	\$ 144,076	\$ 145,642	\$ 147,225	\$ 148,823	\$ 150,438	\$ 152,068	\$ 153,715	\$ 155,378	\$ 157,058	\$ 158,755	\$ 160,469	\$ 162,199	\$ 163,948	\$ 165,713	\$ 167,496	\$ 169,297	\$ 171,117	\$ 172,954	
State Brownfield Redevelopment Fund (50% of SET)	\$ 8,024	\$ 17,624																				
State TIR Available for Reimbursement	\$ 56,165	\$ 123,365	\$ 142,524	\$ 144,076	\$ 145,642	\$ 147,225	\$ 148,823	\$ 150,438	\$ 152,068	\$ 153,715	\$ 155,378	\$ 157,058	\$ 158,755	\$ 160,469	\$ 162,199	\$ 163,948	\$ 165,713	\$ 167,496	\$ 169,297	\$ 171,117	\$ 172,954	
Total Local Incremental Revenue	\$ 62,190	\$ 136,598	\$ 138,086	\$ 139,589	\$ 141,108	\$ 142,641	\$ 144,189	\$ 145,754	\$ 147,333	\$ 148,929	\$ 150,540	\$ 152,168	\$ 153,812	\$ 155,472	\$ 157,149	\$ 158,843	\$ 160,553	\$ 162,281	\$ 164,026	\$ 165,788	\$ 167,568	
BRA Administrative Fee	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	
Local TIR Available for Reimbursement	\$ 61,690	\$ 136,098	\$ 137,586	\$ 139,089	\$ 140,608	\$ 142,141	\$ 143,689	\$ 145,254	\$ 146,833	\$ 148,429	\$ 150,040	\$ 151,668	\$ 153,312	\$ 154,972	\$ 156,649	\$ 158,343	\$ 160,053	\$ 161,781	\$ 163,526	\$ 165,288	\$ 167,068	
Total State & Local TIR Available	\$ 117,854	\$ 259,463	\$ 280,111	\$ 283,165	\$ 286,250	\$ 289,366	\$ 292,513	\$ 295,691	\$ 298,901	\$ 302,144	\$ 305,419	\$ 308,726	\$ 312,067	\$ 315,441	\$ 318,848	\$ 322,290	\$ 325,766	\$ 329,277	\$ 332,823	\$ 336,405	\$ 340,022	
DEVELOPER	Beginning Balance																					
Developer Reimbursement Balance	\$ -	\$ 1,962,882	\$ 1,957,981	\$ 1,987,350	\$ 2,017,161	\$ 2,047,418	\$ 2,078,129	\$ 2,109,301	\$ 2,140,941	\$ 2,173,055	\$ 2,205,651	\$ 2,086,445	\$ 1,963,799	\$ 1,837,644	\$ 1,707,912	\$ 1,574,532	\$ 1,437,433	\$ 1,296,540	\$ 1,151,780	\$ 1,003,078	\$ 850,357	\$ 693,538
Pre-Approved Environmental Costs	\$ 90,002	\$ 90,002	\$ 33,837																			
State Tax Reimbursement	\$ 90,002	\$ 56,165	\$ 33,837																			
Local Tax Reimbursement	\$ -	\$ -	\$ -																			
Total EGLE Reimbursement Balance	\$ 90,002	\$ 56,165	\$ 33,837																			
Local Only Costs	\$ 1,900,537	\$ 1,900,537	\$ 1,929,045	\$ 1,957,981	\$ 1,987,350	\$ 2,017,161	\$ 2,047,418	\$ 2,078,129	\$ 2,109,301	\$ 2,140,941	\$ 2,173,055	\$ 2,205,651	\$ 2,086,445	\$ 1,963,799	\$ 1,837,644	\$ 1,707,912	\$ 1,574,532	\$ 1,437,433	\$ 1,296,540	\$ 1,151,780	\$ 1,003,078	\$ 850,357
Local Tax Reimbursement	\$ 2,452,807	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150,040	\$ 151,668	\$ 153,312	\$ 154,972	\$ 156,649	\$ 158,343	\$ 160,053	\$ 161,781	\$ 163,526	\$ 165,288	\$ 167,068
Interest (1.5%)	\$ 552,271	\$ 28,508	\$ 28,936	\$ 29,370	\$ 29,810	\$ 30,257	\$ 30,711	\$ 31,172	\$ 31,640	\$ 32,114	\$ 32,596	\$ 30,834	\$ 29,022	\$ 27,157	\$ 25,240	\$ 23,269	\$ 21,243	\$ 19,161	\$ 17,021	\$ 14,824	\$ 12,567	\$ 10,249
Total Local Only Reimbursement Balance	\$ 1,900,537	\$ 1,929,045	\$ 1,957,981	\$ 1,987,350	\$ 2,017,161	\$ 2,047,418	\$ 2,078,129	\$ 2,109,301	\$ 2,140,941	\$ 2,173,055	\$ 2,205,651	\$ 2,086,445	\$ 1,963,799	\$ 1,837,644	\$ 1,707,912	\$ 1,574,532	\$ 1,437,433	\$ 1,296,540	\$ 1,151,780	\$ 1,003,078	\$ 850,357	\$ 693,538
Total Annual Developer Reimbursement	\$ 56,165	\$ 33,837	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150,040	\$ 151,668	\$ 153,312	\$ 154,972	\$ 156,649	\$ 158,343	\$ 160,053	\$ 161,781	\$ 163,526	\$ 165,288	\$ 167,068

LOCAL BROWNFIELD REVOLVING FUND

LBRF Deposits*																					
State Tax Capture	\$ 90,002																				
Local Tax Capture	\$ 876,609																				
Total LBRF Capture	\$ 966,611																				

* Up to five years of capture for LBRF Deposits after eligible activities are reimbursed. May be taken from Local TIR only.

Table 2 - Estimate of Total Incremental Taxes Available for Reimbursement
GDP- Zeeland, LLC
349 East Main Street, Zeeland, Michigan



Estimated Developer Capture	\$ 2,542,810
BRA Administrative Fee	\$ 15,000
State Brownfield Redevelopment Fund	\$ 48,450
Local Brownfield Revolving Fund	\$ 966,611

	2043	2044	2045	2046	2047	2048	2049	2050	2051	TOTAL
Total State Incremental Revenue	\$ 174,809	\$ 176,684	\$ 178,577	\$ 180,489	\$ 182,420	\$ 184,370	\$ 186,340	\$ 188,329	\$ 190,339	\$ 4,836,427
State Brownfield Redevelopment Fund (50% of SET)					\$ 22,802					\$ 48,450
State TIR Available for Reimbursement	\$ 174,809	\$ 176,684	\$ 178,577	\$ 180,489	\$ 159,617	\$ 184,370	\$ 186,340	\$ 188,329	\$ 190,339	\$ 3,168,425
Total Local Incremental Revenue	\$ 169,366	\$ 171,182	\$ 173,016	\$ 174,869	\$ 176,739	\$ 178,629	\$ 180,537	\$ 182,465	\$ 184,412	\$ 4,685,833
BRA Administrative Fee	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 15,000
Local TIR Available for Reimbursement	\$ 168,866	\$ 170,682	\$ 172,516	\$ 174,369	\$ 176,239	\$ 178,129	\$ 180,037	\$ 181,965	\$ 183,912	\$ 4,670,833
Total State & Local TIR Available	\$ 343,676	\$ 347,366	\$ 351,093	\$ 354,857	\$ 335,856	\$ 362,499	\$ 366,377	\$ 370,294	\$ 374,250	\$ 9,458,811

DEVELOPER

Developer Reimbursement Balance	\$ 532,541	\$ 367,287	\$ 197,693	\$ 23,674	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
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Pre-Approved Environmental Costs

State Tax Reimbursement										\$ 90,002
Local Tax Reimbursement										\$ -
Total EGLE Reimbursement Balance										\$ -

Local Only Costs	\$ 693,538	\$ 532,541	\$ 367,287	\$ 197,693	\$ 23,674					
Local Tax Reimbursement	\$ 168,866	\$ 170,682	\$ 172,516	\$ 174,369	\$ 23,674					\$ 2,452,807
Interest (1.5%)	\$ 7,870	\$ 5,428	\$ 2,922	\$ 350	\$ -					\$ 552,271
Total Local Only Reimbursement Balance	\$ 532,541	\$ 367,287	\$ 197,693	\$ 23,674	\$ -					\$ -
Total Annual Developer Reimbursement	\$ 168,866	\$ 170,682	\$ 172,516	\$ 174,369	\$ 23,674	\$ -	\$ -	\$ -	\$ -	\$ 2,542,810

LOCAL BROWNFIELD REVOLVING FUND

LBRF Deposits*

State Tax Capture					\$ 90,002				\$ -	\$ 90,002
Local Tax Capture					\$ 152,566	\$ 178,129	\$ 180,037	\$ 181,965	\$ 183,912	\$ 876,609
Total LBRF Capture										\$ 966,611

* Up to five years of capture for LBRF Deposits after eligible activities are reimbursed. May be taken from Local TIR only.