

CITY OF MUSKEGON

DOWNTOWN DEVELOPMENT AUTHORITY/BROWNFIELD REDEVELOPMENT AUTHORITY MEETING

June 9, 2026 @ 10:30 AM

CONFERENCE ROOM 204

933 TERRACE STREET, MUSKEGON, MI 49440

AGENDA

- CALL TO ORDER:**
- ROLL CALL:**
- APPROVAL OF MINUTES:**
 - I. **May 12, 2026 DDA/BRA Meeting Minutes** Economic Development
- PUBLIC COMMENT ON AGENDA ITEMS:**
- PUBLIC HEARINGS:**
- NEW BUSINESS:**
 - I. **BRA: Request for Reimbursement — 221 W. Webster Ave. & 1040 2nd Street** Economic Development
 - II. **BRA: Brownfield Plan Amendment for American Fabricated Products — 331 W. Laketon Ave.** Economic Development
 - III. **BRA: Development and Reimbursement Agreement for American Fabricated Products, INC.—331 W. Laketon Ave.** Economic Development
 - IV. **DDA: Acceptance of Financial Report for May 31, 2026** Economic Development
 - V. **DDA: Approval of 2026-2027 Budget** Economic Development
- ANY OTHER BUSINESS:**
 - I. **BRA CLOSED SESSION: TIF Capture** Economic Development

□ **ADJOURNMENT:**

AMERICAN DISABILITY ACT POLICY FOR ACCESS TO OPEN MEETINGS OF THE CITY OF MUSKEGON AND ANY OF ITS COMMITTEES OR SUBCOMMITTEES

To give comment on a live-streamed meeting the city will provide a call-in telephone number to the public to be able to call and give comment. For a public meeting that is not live-streamed, and which a citizen would like to watch and give comment, they must contact the City Clerk's Office with at least a two-business day notice. The participant will then receive a zoom link which will allow them to watch live and give comment. Contact information is below. For more details, please visit: www.shorelinecity.com

The City of Muskegon will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting, to individuals with disabilities who want to attend the meeting with twenty-four (24) hours' notice to the City of Muskegon. Individuals with disabilities requiring auxiliary aids or services should contact the City of Muskegon by writing or by calling the following:

Ann Marie Meisch, MMC. City Clerk. 933 Terrace St. Muskegon, MI 49440. (231)724-6705.
clerk@shorelinecity.com

CITY OF MUSKEGON

DOWNTOWN DEVELOPMENT AUTHORITY/BROWNFIELD REDEVELOPMENT AUTHORITY MEETING

May 12, 2026 @ 10:30 AM

CONFERENCE ROOM 204

933 TERRACE STREET, MUSKEGON, MI 49440

MINUTES

AGENDA

CALL TO ORDER

M. Bottomley called the meeting to order at 10:34am and roll was taken.

MEMBERS PRESENT: Martha Bottomley, Kiel Reid, Bob Tarrant, Sherri Black, Michael Kleaveland, Andrew Boyd, Brad Hastings, JoAnn Dornbos, Chad Doane

MEMBERS EXCUSED: James Curtis, Jeanette Moore, Jonathan Seyferth, Kathryn Lynnes

STAFF PRESENT: J. Hines, W. Webster, J. Rabe

OTHERS PRESENT: Rachel Gorman, Roman Wilson, Kristina Broughton

APPROVAL OF MINUTES

I. April 14, 2026 DDA/BRA Meeting Minutes Economic Development

A motion to approve the Minutes of April 14, 2026 was made by M. Kleaveland, supported by S. Black, and unanimously approved.

ROLL CALL

PUBLIC COMMENT ON AGENDA ITEMS

None

PUBLIC HEARINGS

N/A

NEW BUSINESS

I. BRA: Development and Reimbursement Agreement for Encore at Harbor Theatre, 1937 Lakeshore Dr. Economic Development

Lakeside Development Properties, LLC is requesting approval of the Development and Reimbursement Agreement for the Encore at Harbor Theatre project.

The former Harbor Theatre property has remained vacant and blighted for an extended period of time and is proposed to be redeveloped into a three-story, 11-unit mixed-use building. The project includes commercial space and parking on the lower level.

The Brownfield Plan is anticipated to remain in effect until 2052, or until all eligible activities have been reimbursed, whichever occurs first.

The Brownfield Plan was approved by the Brownfield Redevelopment Authority (BRA) at its April 14, 2026 meeting. Upon approval of the Development and Reimbursement Agreement by the BRA, staff will forward a recommendation to the City Commission for consideration on May 12, 2026.

The Development and Reimbursement Agreement complements the Brownfield Plan Amendment by defining the specific terms, conditions, and timeline for reimbursement.

Motion by B. Tarrant, second by A. Boyd, to approve the Development and Reimbursement Agreement for the approved Brownfield Plan for Encore at Harbor Theatre (1937 Lakeshore Dr.) as presented.

**ROLL VOTE: Ayes: M. Kleaveland, K. Reid, A. Boyd, B. Tarrant, B. Hastings, M. Bottomley, S. Black, C. Doane, J. Dornbos
Nays: None**

MOTION PASSES

II. DDA: Acceptance of Financial Report for April 30, 2026 Economic Development

City staff requests approval of the financial report for the period ending April 30,

2026. The current projected fund balance is \$454,964.56. Significant expenses for April include staff costs and the Barry's Greenhouse contract.

The report also reflects revenue and expenses related to the Lakeshore Art Festival; however, please note that the DDA serves solely as a pass-through for these funds.

Motion by K. Reid, second by B. Hastings, to approve the April 30, 2026, financial report as presented.

**ROLL VOTE: Ayes: M. Kleaveland, K. Reid, A. Boyd, B. Tarrant, B. Hastings, M. Bottomley, S. Black, C. Doane, J. Dornbos
Nays: None**

MOTION PASSES

III. DDA: Pine Street Live Sponsorship Economic Development

Pine Street vintage businesses, in collaboration with other Pine Street merchants, are organizing Pine St. Live on Saturday, May 23rd, from 10am-5pm, an event designed to promote local businesses and increase foot traffic in the district. The event will feature free food and live music, creating an inviting atmosphere for residents and visitors to explore the area.

The total event budget is \$4,000, and organizers are requesting \$2,000 in support to assist with costs related to musical performers, infrastructure, and marketing. Historically, this event has been fully funded by participating business owners; however, additional financial support is now needed to sustain and grow the event's impact.

Motion by M. Kleaveland, B. Tarrant to approve a sponsorship in the amount of \$2,000 for Pine Street Live.

**ROLL VOTE: Ayes: M. Kleaveland, K. Reid, B. Tarrant, B. Hastings, M. Bottomley, S. Black, C. Doane, J. Dornbos
Nays: None**

Abstain: A. Boyd

MOTION PASSES

IV. DDA: 2026-2027 Budget Presentation Economic Development

Staff is presenting the draft FY 2026–2027 DDA budget. The proposed budget is designed to return the DDA to a neutral or positive cash flow position while addressing immediate operational needs. It also positions the DDA to consider long-term goals and investments, such as property acquisition, staffing, and entrepreneurial support initiatives.

The DDA will vote on the budget at their June meeting.

Further discussion: Kiel requested a breakdown of expenses on sponsorship and to have a separate budget line item.

V. DDA: Michigan Makers Market/Girlfriends Getaway Weekend Sponsorship Economic Development

The organizers of Girlfriends Getaway Weekend/Michigan Makers Market have reached out regarding a potential sponsorship for their event taking place November 13–15, 2026, at the Delta Hotel and VanDyk Mortgage Convention Center.

The event is designed to bring women together for a weekend of shopping, creative workshops, and participation in the Michigan Makers Market on Saturday, November 14. Organizers also aim to promote and feature downtown Muskegon businesses, encouraging attendees to explore all that downtown has to offer.

Last year, DDA members and City staff attended the event, and the DDA's vendor booth was utilized by one of our Chalet vendors. Depending on the sponsorship level selected, there may be an opportunity to offer similar support again this year.

The DDA supported the event last year in the amount of \$5,000. Depending on the proposed sponsorship level, additional support could be considered as part of the FY 2026–2027 budget discussions.

Kristina and Rachel were present. She is on the planning committee for Girlfriends Weekend and Michigan Makers Market. She shared the success.

Over 2,000 visitors and 69 vendors. Reaching out to local businesses for partnership. Expanding with more workshops and classes i.e. mediation, makeup. Bringing in local entrepreneurs. They are marketing to the east side of the airport and Chicago areas.

K. Reid emphasized the importance of having a traffic driver. Especially during

the winter months. Inquired about their past and current sponsorships. S. Black asked how they promoted the shopping experience in addition to restaurants and bars. Further discussion is requesting a commitment on the part of the Girlfriends Getaway event to bring people out to these different retailers.

Motion by K. Reid, second by A. Boyd, to I move to approve a sponsorship at the Gold Level for \$2500 for Girlfriends Getaway Weekend/Michigan Makers Market.

**ROLL VOTE: Ayes: K. Reid, B. Hastings, J. Dornbos
Nays: M. Kleaveland, A. Boyd, B. Tarrant, M. Bottomley, S. Black, C. Doane**

MOTION FAILS

Motion by M. Kleaveland, second by B. Tarrant to approve a sponsorship for \$5,000 for Girlfriends Getaway Weekend/Michigan Makers Market with a side note that the commitment for showing groups around to the different shopping pockets in the area.

**ROLL VOTE: Ayes: M. Kleaveland, K. Reid, B. Tarrant, A. Boyd, B. Hastings, M. Bottomley, C. Doane, J. Dornbos
Nays: S. Black**

MOTION PASSES

ANY OTHER BUSINESS

Other Business: R. Gorman, President of Muskegon Lakeshore Chamber of Commerce wanted to share 2 events. Pre-Summer and Post Summer event meeting. Hosted by the County at Heritage Landing. An opportunity for the festival organizers to meet each other to encourage collaboration, open lines of communication. Meeting on June 4 at 2pm in the training room at the Chamber.

J. Hines thanked the participants for the pitch competition. Winners were Paw Paws Pickles and Thirsty Mitten.

ADJOURNMENT

There being no further business, the meeting was adjourned at 11:45.

Respectfully Submitted,

Ann Marie Meisch, MMC City Clerk



Agenda Item Review Form

Muskegon Downtown Development Authority/Brownfield Redevelopment Authority

Commission Meeting Date: June 9, 2026	Title: BRA: Request for Reimbursement — 221 W. Webster Ave. & 1040 2nd Street
Submitted by: Jocelyn Hines, Development Analyst	Department: Economic Development
Brief Summary: 221 West Webster, LLC has submitted a request for reimbursement for eligible activities.	
Detailed Summary & Background: Core Plaza, the former Huntington Bank building located at 221 W. Webster Avenue and 1040 2nd Street, has been redeveloped into a multi-tenant commercial facility. The project transformed a long-vacant property into approximately 42,888 square feet of restored commercial space consisting of restaurants, retail establishments, and office suites. Construction commenced in 2021 and was completed in 2025, with a total private investment of approximately \$10 million. The request for reimbursement was submitted on March 31, 2026. The Brownfield Plan Amendment was approved by both the Brownfield Redevelopment Authority (BRA) and the City Commission on April 8, 2025. In accordance with Act 381, Public Acts of Michigan, 1996, as amended, the BRA is responsible for reviewing and approving reimbursement requests associated with eligible brownfield activities. Coalition Companies (Jeff Salowitz) and City staff have reviewed the submitted invoices and determined that they accurately reflect the eligible activities authorized under the Brownfield Plan. While actual eligible expenses exceeded the approved amount, reimbursement is limited to the \$838,500 authorized in the Brownfield Plan. This amount consists of \$27,500 in EGLE-eligible activities, \$252,000 in MEDC-eligible activities, and \$559,000 in local-only eligible activities. Reimbursement will occur through the capture of tax increment revenues as they become available over the life of the plan. Upon completion of all reimbursements, the Local Brownfield Revolving Fund (LBRF) is projected to receive approximately \$306,814 by 2048.	
Goal/Action Item: 2027 Goal 1: Destination Community & Quality of Life - Reduction of blighted commercial properties	
Is this a repeat item?:	

Explain what change has been made to justify bringing it back to Commission:

Amount Requested:

\$838,500

Budgeted Item:

Yes	X	No		N/A		
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Fund(s) or Account(s):

Budget Amendment Needed:

Yes		No	X	N/A		
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Recommended Motion:

I move to approve the request for reimbursement submitted by 221 W. Webster Ave. for eligible activities.

Approvals:

Immediate Division Head	X	
Information Technology		
Other Division Heads		
Communication		
Legal Review		

Name the Policy/Ordinance Followed:

Act 381, Public Acts of Michigan, 1996, as amended

March 31, 2026
Project No. 2500384

Jocelyn Hines
Development Analyst
City of Muskegon Brownfield Redevelopment Authority
933 Terrace St., Muskegon, MI 49440

Request for Reimbursement
221 West Webster Avenue and 1040 2nd Street, Muskegon, MI 49440

By my signature below, I certify that the expenses described in this Request for Reimbursement for the above-referenced property represent eligible expenses under the Brownfield Redevelopment Financing Act (1996 PA 381), as amended, and that the activities have been performed on the eligible property.

All activities described in the reimbursement request have been completed as described in the Brownfield Plan adopted by the City of Muskegon City Commission on April 8, 2025. The project involved the redevelopment of the formerly vacant Huntington Bank building into 42,888 square feet of restored commercial space. Current tenants include a cocktail and wine bar, restaurant, and professional office spaces.

From April 2021 to April 2023, the developer (221 W Webster, LLC), funded the completion of pre-approved environmental activities, including a Phase I Environmental Site Assessment (ESA), Phase II ESA, Asbestos Survey, and Documentation of Due Care Compliance (DDCC). These activities are eligible for reimbursement from both Local and State Tax Increment Revenue (TIR).

From March 2023 to June 2025, 221 W Webster, LLC funded asbestos abatement and interior building demolition activities. Under 1996 PA 381, asbestos abatement and demolition costs up to \$250,000 are pre-approved for Local and State TIR reimbursement; any remaining abatement and demolition costs are eligible for local-only TIR reimbursement.

The total amount of eligible activities incurred exceeds the Brownfield Plan limit of \$838,500, and therefore, the Reimbursement Request is limited to \$838,500. A description of the activities completed is shown within the enclosed table. Invoices for the eligible activities detailing the work completed are provided. Proof of payment for the invoices is also enclosed, including copies of checks and sales receipts from contractors.

Reimbursements should be forwarded to: Attn: B. John Essex
221 W Webster, LLC
P.O. Box 1485
Muskegon, MI 49443

If you have any questions or require additional information, please contact me at 269.544.6966 or lmulholland@fishbeck.com.

Sincerely,



Logan Mulholland
Brownfield Project Analyst

cc: B. John Essex, Bryan Bench, and Troy Wasserman, Core Development, LLC
Jake Eckholm, City of Muskegon

Appendix 1

PROJECT TITLE: 221 West Webster, LLC
 PROJECT ADDRESS: 221 W Webster and 1040 2nd Street, Muskegon
 DATE OF BROWNFIELD PLAN: 4/8/2025
 PREPARED BY: LLM
 DATE PREPARED: 3/31/2026
 CONTINGENCY: 0% (not to exceed 15%)



Brownfield Plan Approved Estimated Costs

Actual Costs Incurred

		Total	Comments
1.00	Baseline Environmental Assessment (BEA) - Statutorily Approved		
1.01	Phase I and II Environmental Site Assessments	\$20,500.00	Pre-Approved
1.02	Baseline Environmental Assessment	\$0.00	
1.03	Asbestos, Lead and Mold Surveys	\$5,000.00	Pre-Approved
1.04	Pre-Demolition Survey	\$0.00	
	Sub-Total	\$25,500.00	
		\$25,500.00	
		Total	Comments
2.00	Due Care		
2.01	Investigation and Assessments	\$0.00	
2.02	Development of a Plan for Response Activities or Due Care Document	\$0.00	
	Sub-Total	\$0.00	
		\$0.00	
		Total	Comments
6.00	Lead and Asbestos Abatement		
6.01	Pre-Demolition Survey	\$0.00	
6.02	Abatement including disposal and air monitoring	\$150,000.00	Local-Only
	Sub-Total	\$150,000.00	
	Contingency 0%	\$0.00	
	Sub-Total	\$150,000.00	
		\$150,000.00	
		Total	Comments
7.00	Building Demolition		
7.01	Pre-Demolition Audit or Survey	\$250,000.00	Pre-Approved
7.02	Building Demolition/Deconstruction	\$0.00	
7.03	Foundation and basement removals	\$0.00	
7.04	Dewatering during foundation and basement removals	\$0.00	
	Sub-Total	\$250,000.00	
	Contingency 0%	\$0.00	
	Sub-Total	\$250,000.00	
		\$250,000.00	
		Total	Comments
8.00	Site Demolition		
8.08	Other Site Demolition (Describe)	\$400,000.00	Local-Only
	Sub-Total	\$400,000.00	
	Contingency 0%	\$0.00	
	Sub-Total	\$400,000.00	
		\$400,000.00	
		Total	Comments
10.00	Development of Brownfield Plan and/or Work Plan		
10.01	Development of Brownfield Plan	\$8,000.00	1/2 Pre-Approved, 1/2 LO
10.03	Work Plan and/or Brownfield Plan Implementation	\$5,000.00	Local-Only
	Sub-Total	\$13,000.00	
		\$13,000.00	
Total Potential Brownfield Plan Eligible Costs		\$838,500.00	

Brownfield Plan Category	Date of Invoice	Invoiced Amt	Invoice #	Contractor	Note:	Local Only	Local and School	Proof of Payment
1.01	4/22/2021	\$ 1,800.00	1074	Grand Environmental	Phase I ESA		X	Check #1130
	6/21/2021	\$ 5,485.05	1097	Grand Environmental	Phase II ESA, BEA		X	Check #5002
1.03	4/16/2023	\$ 6,008.63	2292	Salmon Environmental	Asbestos Survey		X	Check #5222
		\$ 13,293.68						
Brownfield Plan Category	Date of Invoice	Invoiced Amt	Invoice #	Contractor	Note:	Local Only	Local and School	Proof of Payment
2.01	8/5/2021	\$ 1,000.00	1114	Grand Environmental	DDCC		X	Check #5011
		\$ 1,000.00						
Brownfield Plan Category	Date of Invoice	Invoiced Amt	Invoice #	Contractor	Note:	Local Only	Local and School	Proof of Payment
6.02	3/31/2023	\$ 4,667.00	15839	GFL	Abatement	X		Check dated 4/3/2023
	5/31/2023	\$ 42,500.00	132142	Insulation Services	Asbestos Abatement	X		Check #1437
	6/15/2023	\$ 22,500.00	132201	Insulation Services	Asbestos Abatement	X		Check #1446
	7/11/2023	\$ 17,500.00	132272	Insulation Services	Asbestos Abatement	X		Check #5278
	11/24/2023	\$ 3,700.00	132687	Insulation Services	Asbestos Abatement	X		Check #5457
	7/13/2023	\$ 1,000.00	2375	Salmon Environmental	Asbestos Clearance	X		Check #5283
		\$ 91,867.00						
Brownfield Plan Category	Date of Invoice	Invoiced Amt	Invoice #	Contractor	Note:	Local Only	Local and School	Proof of Payment
7.01	3/27/2024	\$ 397,700.00	10474	MOB	Demolition		X	Check #5592
	6/30/2025	\$ 22,300.00	10961	MOB	Demolition	X		Check #6203
	3/30/2023	\$ 2,500.00	600	Alpha Fire Protection	Demo Water Feed Line	X		Check #1387
	10/17/2024	\$ 447,960.00	625	Pruitts Construction	Demolition	X		Sales Receipt / Contractor Invoice Marked Paid
		\$ 870,460.00						
Brownfield Plan Category	Date of Invoice	Invoiced Amt	Invoice #	Contractor	Note:	Local Only	Local and School	Proof of Payment
		\$ -						
Brownfield Plan Category	Date of Invoice	Invoiced Amt	Invoice #	Contractor	Note:	Local Only	Local and School	Proof of Payment
		\$ -						
		\$ 838,500.00	\$ 976,620.68			\$574,206.32	\$ 264,293.68	

*Reimbursement Agreement limits reimbursement to: \$838,500.00



GRand Environmental, LLC
 3315 3 Mile Road, NW
 Walker, MI 49534
 Phone # 616-732-3600

Invoice

Invoice #: 1074
Invoice Date: 4/22/2021
Due Date: 4/22/2021
Project: 21-1025
P.O. Number:

Bill To:

Core Development, LLC
 John Essex
 451 W. Western Avenue
 Muskegon, MI 49440

Date	Description	Amount
4/22/2021	Phase I Environmental Site Assessment - <u>221 W. Webster Avenue, Muskegon, MI</u>	1,800.00
	<i>OK</i>	

We appreciate your prompt payment.

Total	\$1,800.00
Payments/Credits	\$0.00
Balance Due	\$1,800.00

04/26/2021

GRAND ENVIRONMENTAL, LLC

INV 1074

001130
1,800.00

Choice One Checking

INV 1074

1,800.00



GRand Environmental, LLC
 3315 S Mile Road, NW
 Walker, MI 49534
 Phone # 616-732-3600

Invoice

Invoice #: 1097
 Invoice Date: 6/21/2021
 Due Date: 6/21/2021
 Project: 21-1025
 P.O. Number: NA

Bill To:
 Core Development LLC / WEBSTER REWORK, LLC
 John Essex
 451 W. Western Avenue
 Muskegon, MI 49440

Date	Description	Amount
6/21/2021	Phase II Environmental Site Assessment Project Management and Field Activities for 221 W. Webster, Muskegon	2,752.00
5/28/2021	Soil and GW Analytical	1,507.00
	Total Reimbursable Expenses	1,507.00
	Markup	226.05
	Total Reimbursable Expenses	1,733.05
6/21/2021	Baseline Environmental Assessment Report	1,000.00

Invoices over 30 days past due will be charged at the interest rate of 1.5% per month (18% annually)

Total	\$5,485.05
Payments/Credits	\$0.00
Balance Due	\$5,485.05

NEBSTER DEVORE LLC Grand ENVIRONMENTAL, LLC

INV 1097

5,485.05 5002

PAYMENT RECORD

CHOICEONE BANK

INV 1097 PROJECT 21-1025

5,485.05

DELUXE COMP 1-800-328-0304 www.deluxiforms.com

9980871 / 03-18

6391216700

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Salmon Environmental, LLC

P.O. Box 888691
Grand Rapids, MI 49588-8691

Phone # 616-322-3965

E-mail jsalmon@salmonenv.com

Invoice

Date	Invoice #
4/16/2023	2292

Bill To

Core Real Estate Group
John Essex
221 W. Webster Ave Suite 200
Muskegon, MI 49440

Project Information

Asbestos Inspection

Client Job No.	P.O. No.	Terms	Project No.
		Net 30	199-001

Description	Quantity	Rate	Amount
Limited Asbestos Inspection - Commercial Building 221 W. Webster Ave. Muskegon, MI 49440 - Interior of Building - 3-16-23, 4-4-23, 4-5-23, & 4-15-23	1	4,800.00	4,800.00
Asbestos Bulk PLM EPA 600 - 6hr TAT - 6 Samples / Layers		81.00	81.00
Asbestos Bulk PLM EPA 600 - 24 hr TAT - 48 Samples / Layers		360.00	360.00
Asbestos Bulk EPA PLM NOB - 24hr TAT - 1 Sample / Layer		28.75	28.75
Asbestos Bulk PLM EPA 600 - 24 hr TAT - 74 Samples / Layers		592.00	592.00
Asbestos Bulk EPA PLM 400 Point Count - 24hr TAT - 2 Samples / Layers		37.00	37.00
Total Reimbursable Expenses			1,098.75
Markup		10.00%	109.88
Total Reimbursable Expenses			1,208.63

*OK
WEBSTER
REUCORE
BJ*


It's been a pleasure working with you!	Total	\$6,008.63
	Payments/Credits	\$0.00
	Balance Due	\$6,008.63

PAYMENT
RECORD

CHOICEONE BANK

INV 2292

6,008.63

 DELUXE CORP 1+800-328-0304 www.deluxeforms.com

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GRand Environmental, LLC
 3315 3 Mile Road, NW
 Walker, MI 49534
 Phone # 616-732-3600

Invoice

Invoice #: 1114
 Invoice Date: 8/5/2021
 Due Date: 8/5/2021
 Project: 21-1025
 P.O. Number:

Bill To:

Core Development, LLC
 John Essex
 451 W. Western Avenue
 Muskegon, MI 49440

Core Dev or Webster Dev care ?

John

Date	Description	Amount
8/5/2021	Documentation of Due Care Compliance Report - 221 W. Webster Avenue, Muskegon, MI	1,000.00

We appreciate your prompt payment.

Total	\$1,000.00
Payments/Credits	\$0.00
Balance Due	\$1,000.00

08/09/2021

WEBSTER DEVCORE LLC GRand ENVIRONMENTAL, LLC

INV 1114

1,000.00 5011

PAYMENT
RECORDED

CHOICEONE BANK

INV 1114

1,000.00

www.com 1-800-338-0304 www.dehsforms.com

880071 / 08-18

BE4A68 8TKDK06 06/30/2021 10:17 -92-



2170 Apollo Drive
 Lansing, MI 48906
 www.gflenv.com
 Ph. 517.886.2772

Invoice 15839

Remit Payment To:
 PO Box 1030
 Kalkaska, MI 49646

Bill to: Core Development, LLC 221 W. Webster Ave, Suite 210 Muskegon, MI 49440	Job: 23058 221 Webster
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Invoice #: 15839	Date: 03/31/23	Customer P.O. #: Verbal
Payment Terms: Net 45		
Customer Code: 1612		

Remarks: Project dates 3/24 - 3/25/23

Quantity	Description	U/M	Unit Price	Extension
1.000	Services rendered		4,667.00	4,667.00
			Subtotal:	4,667.00
			Total:	4,667.00

Billing for the abatement of 2200 sf of carpet and VAT at 221 Webster at the directive of John Essex per our proposal dated 3/21/23.

Thank you for your business!
 Federal I.D. Number 38-2789916
 Please pay by this invoice. No statement will be sent.

04/03/2023

GFL

**4,667.00

Four thousand six hundred sixty-seven and 00/100*****

GFL
PO BOX 1030
KALKASKA, MI 49646

INV 15839

04/03/2023

GFL

INV 15839

4,667.00

Choice One Checking

INV 15839

4,667.00

04/03/2023

GFL

INV 15839

4,667.00

Choice One Checking

INV 15839

4,667.00



Insulation Services, Inc.
 PO Box 141636
 Grand Rapids MI 49514-1636
 PH 616-453-8030
 FX 616-453-2421
 insulationserv@hotmail.com

Invoice #
 132142

Bill To: Webster Devcore, LLC
 221 W. Webster Ave, STE 200
 Muskegon, MI 49440

Ship To: Business Address
 221 W. Webster Ave, STE 200
 Muskegon, MI 49440

Customer #	Salesperson	PO Number	Shipping Method	Terms	Date
Webster De	RICK OWEN			NET DUE	05/31/2023
QTY.	Description	Unit Price	Extended Price		
1.00	For labor and material furnished to abate asbestos for the month of May.	\$42,500.00	\$42,500.00		

Thank you for your business

Subtotal	\$42,500.00
Freight	\$0.00
Sales Tax Amount	\$0.00
Total	\$42,500.00

S-2849 Webster Devcore/ Former Huntington
 Billing # 1 Partial Billing

1437

CORE DEVELOPMENT, LLC
221 W. WEBSTER AVE, SUITE 200
MUSKEGON, MI 49440

CHOICEONE BANK
74-843/724

06/06/2023

PAY TO THE
ORDER OF

INSULATION SERVICES, INC

\$ **42,500.00

Forty-two thousand five hundred and 00/100

DOLLARS

INSULATION SERVICES, INC
PO BOX 141636
GRAND RAPIDS, MI 49514-1636



[Signature]
AUTHORIZED SIGNATURE

Security Features. Details on back.

MEMO

INV 132142 MAY 2023



1437

ENDORSE HERE

PAY TO THE ORDER OF
MACATAWA BANK
072413845
INSULATION SERVICES, INC
FOR DEPOSIT ONLY
CHECK HERE FOR **INSULATION SERVICES DEPOSIT ONLY**

AT _____ NAME OF FINANCIAL INSTITUTION _____ DATE _____
DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE
RESERVED FOR FINANCIAL INSTITUTION USE

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-TrID=6-TransDt=06/06/23-StartTm= 4:10:01 PM
-ItemNum=840373600295

The security features listed below, or a list as those not listed, exceed industry guidelines.

Security Features:

- Horizon**
 - Micro-embossed text is all fused to disc; does not bleed through.
- Heat Sensitive Ink**
 - Heat red areas will change or disappear if the note is held over a flame.
- True Watermark**
 - Heat causes the watermark to appear.
- Toner Adhesion Properties**
 - Over 99% of toner adheres to the paper.
- Chemically Sensitive Paper and Chemical Water Detection Area**
 - Shows a color change if exposed to liquid.
- UV Sensitive**
 - UV light causes the watermark to appear.
- High Resolution Watermark**
 - Total area covered by watermark is 100%.
- Anti-Clay Technology**
 - Document is safe to recycle.
- Original Document Batch Pattern**
 - Document is enhanced with a unique pattern.

*Features are given a credit on the Cash Payment System Application



Insulation Services, Inc.
 PO Box 141636
 Grand Rapids MI 49514-1636
 PH 616-453-8030
 FX 616-453-2421
 insulationserv@hotmail.com

Invoice #
 132201

Bill To: Webster Devcore, LLC
 221 W. Webster Ave, STE 200
 Muskegon, MI 49440

Ship To: Business Address
 221 W. Webster Ave, STE 200
 Muskegon, MI 49440

Customer #	Salesperson	PO Number	Shipping Method	Terms	Date
Webster De	RICK OWEN			NET DUE	06/15/2023
QTY.	Description			Unit Price	Extended Price
1.00	For labor and material furnished to abate asbestos for the month of June.			\$22,500.00	\$22,500.00

Thank you for your business

Subtotal	\$22,500.00
Freight	\$0.00
Sales Tax Amount	\$0.00
Total	\$22,500.00

S-2849 Webster Devcore/ Former Huntington
 BILLING # 2

ENDORSE/BACK THE ORDER OF

CHECK HERE FOR MOBILE OR REMOTE DEPOSIT ONLY

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RECEIVED FOR FINANCIAL INSTITUTION USE *

AT _____ NAME OF FINANCIAL INSTITUTION _____ DATE _____

INSULATION SERVICES INC
192002619

-RtNum=>072413845<-Inst=INST
-Br=18-BranchName=WALKER BRANCH
-TrID=3-TranDt=06/16/23-StartTm= 3:48:27 PM
-ItemNum=840454900188

The security features listed below, as well as those not listed, exceed the minimum requirements.

Security Features:

- Hologram** - Microscopic pattern that is difficult to replicate.
- Heat Sensitive Ink** - Ink that changes color when heated.
- Tran Watermark** - A watermark that is visible when held up to the light.
- Intelligent Mail Barcode** - A barcode that is used for mail sorting and tracking.
- Color Shift Ink** - Ink that changes color when viewed from different angles.
- Microprint** - Small text that is difficult to read.
- Security Thread** - A thread that is woven into the paper.
- Fluorescent Ink** - Ink that glows under ultraviolet light.
- Optical Variable Ink** - Ink that changes color when viewed from different angles.
- Security Features** - A collection of features that are used to prevent counterfeiting.

1446

CORE DEVELOPMENT, LLC
221 W. WEBSTER AVE, SUITE 200
MUSKEGON, MI 49440

CHOICEONE BANK
74-843/724

06/15/2023

PAY TO THE ORDER OF

INSULATION SERVICES, INC

\$ **22,500.00

Twenty-two thousand five hundred and 00/100*****

DOLLARS

INSULATION SERVICES, INC
PO BOX 141636
GRAND RAPIDS, MI 49514-1636



[Signature]
AUTHORIZED SIGNATURE

MEMO

INV 132201

Security Features. Details on back.



Insulation Services, Inc.

PO Box 141636
Grand Rapids MI 49514-1636

PH 616-453-8030

FX 616-453-2421

insulationserv@hotmail.com

Invoice #

132272

Bill To: Webster Devcore, LLC
221 W. Webster Ave, STE 200
Muskegon, MI 49440

Ship To: Business Address

221 W. Webster Ave, STE 200
Muskegon, MI 49440

Customer #	Salesperson	PO Number	Shipping Method	Terms	Date
Nebster De	RICK OWEN			NET DUE	07/11/2023
QTY.	Description	Unit Price	Extended Price		
1.00	For labor and material furnished to abate asbestos containing material in mechanical room, as per quote (6/16/23).	\$17,500.00	\$17,500.00		

Thank you for your business

Subtotal	\$17,500.00
Freight	\$0.00
Sales Tax Amount	\$0.00

S-2849 Webster Devcore/ Former Huntington
Billing # 3

Total	\$17,500.00
--------------	-------------

5278

WEBSTER DEVCORE LLC
221 W. WEBSTER AVE. SUITE 210
MUSKEGON, MI 49440

CHOICEONE BANK
74-843/724

07/11/2023

PAY TO THE ORDER OF **INSULATION SERVICES, INC.**

\$17,500.00

Seventeen thousand five hundred and 00/100 DOLLARS

INSULATION SERVICES, INC.
PO BOX 141636
GRAND RAPIDS, MI 49514-1636



[Handwritten Signature]
AUTHORIZED SIGNATURE

MEMO
INV 132272 - FINAL

Security features. Details on back.



PAY TO THE ORDER OF

ENDORSE HERE
MACATAWA BANK
072413845
FOR DEPOSIT ONLY
INSULATION SERVICES
192002619

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AT _____ DATE _____
NAME OF FINANCIAL INSTITUTION _____
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-RtNum=>072413845<-Inst=INST
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-ItemNum=840657700250

The security features listed below, as well as those not listed, exceed industry guidelines.

RS-77

Security Features:

- Polymers**
 - 100% pure recycled polymers
 - 100% recycled polymers
 - 100% recycled polymers
- Recycled Materials**
 - 100% recycled materials
 - 100% recycled materials
 - 100% recycled materials
- Waterproof**
 - 100% waterproof
 - 100% waterproof
 - 100% waterproof
- Long-Lasting Protection**
 - 100% long-lasting protection
 - 100% long-lasting protection
 - 100% long-lasting protection
- Chemical Resistant**
 - 100% chemical resistant
 - 100% chemical resistant
 - 100% chemical resistant
- High Strength**
 - 100% high strength
 - 100% high strength
 - 100% high strength
- High Performance**
 - 100% high performance
 - 100% high performance
 - 100% high performance
- High Durability**
 - 100% high durability
 - 100% high durability
 - 100% high durability
- High Reliability**
 - 100% high reliability
 - 100% high reliability
 - 100% high reliability
- High Quality**
 - 100% high quality
 - 100% high quality
 - 100% high quality
- High Performance**
 - 100% high performance
 - 100% high performance
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- High Durability**
 - 100% high durability
 - 100% high durability
 - 100% high durability
- High Reliability**
 - 100% high reliability
 - 100% high reliability
 - 100% high reliability
- High Quality**
 - 100% high quality
 - 100% high quality
 - 100% high quality



Insulation Services, Inc.
 PO Box 141636
 Grand Rapids MI 49514-1636
 PH 616-453-8030
 FX 616-453-2421
 insulationserv@hotmail.com

Invoice #
 132687

Bill To: Webster Devcore, LLC
 221 W. Webster Ave, STE 200
 Muskegon, MI 49440

Ship To: Business Address
 221 W. Webster Ave, STE 200
 Muskegon, MI 49440

Customer #	Salesperson	PO Number	Shipping Method	Terms	Date
Webster De	RICK OWEN			NET DUE	11/24/2023
QTY.	Description	Unit Price	Extended Price		
1.00	For labor and material furnished to abate asbestos mudded fittings.	\$3,700.00	\$3,700.00		

Thank you for your business

Subtotal	\$3,700.00
Freight	\$0.00
Sales Tax Amount	\$0.00
Total	\$3,700.00

S-2963 Webster Devcore/Former Huntington B

ITEMNUM=840775800362
STARTIM=4:09:28 PM TRANDT=12/06/23
LRID=2-BRANCHNAME=WALKER BRANCH

-RtNum=>072413845<-Inst=INST
Br=19-BranchName=WALKER BRANCH
-TrID=2-TranDt=12/06/23-StartTrm= 4:09:28 PM.
-ItemNum=840775800362

ENDORSE HERE TO THE ORDER OF
MACATAWA BANK
072413845
FOR DEPOSIT ONLY
INSULATION SERVICES INC
CHECK HERE FOR REMOTE DEPOSIT ONLY
AT _____ NAME OF FINANCIAL INSTITUTION _____ DATE _____
DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE
RESERVED FOR FINANCIAL INSTITUTION USE *

5457

WEBSTER DEVCORE LLC
221 W WEBSTER AVE SUITE 600
MUSKEGON, MI 49440

CHOICEONE BANK
74-843/724

12/01/2023

PAY TO THE ORDER OF INSULATION SERVICES, INC.

\$ **3,700.00

Three thousand seven hundred and 00/100 ***** DOLLARS

INSULATION SERVICES, INC.
PO BOX 141636
GRAND RAPIDS, MI 49514-1636



AUTHORIZED SIGNATURE

MEMO INV 132687

Security features. Details on back.



Salmon Environmental, LLC
 P.O. Box 888691
 Grand Rapids, MI 49588-8691

Invoice

Date	Invoice #
7/13/2023	2375

Phone # 616-322-3965

E-mail jsalmon@salmonenv.com

Bill To

Core Realty Partners
 John Essex
 221 W. Webster Ave Suite 200
 Muskegon, MI 49440

Project Information

Asbestos Clearance

Client Job No.	P.O. No.	Terms	Project No.
		Net 30	199-002

Description	Quantity	Rate	Amount
PCM Asbestos Clearance Sampling - Commercial Building 221 W. Webster Ave. Muskegon, MI 49440 - Acoustical Ceiling Removal in Basement & 1st Floor - 6-2-23 & 6-15-23	2	500.00	1,000.00

It's been a pleasure working with you!

Total	\$1,000.00
Payments/Credits	\$0.00
Balance Due	\$1,000.00

EBSTER DE VORE LLC SALMON ENVIRONMENTAL, LLC
INV 2375

5283
1,000.00

PAYMENT
RECORD

CHOICEONE BANK

INV 2375

1,000.00

DELUXE CORP 1-800-328-0304 www.deluxefirms.com

08/30/22 07:24



D6YQFZ STXDKDS 08/30/2022 07:24 -19-

Invoice



MUSKEGON QUALITY BUILDERS, INC.

2837 PECK STREET, MUSKEGON, MI 49444
P.231.733.4278 | www.mqbinc.com

Invoice Number
10474
Invoice Date
3/18/2024

Bill To: Core Realty Partners
Attn: Mr. John Essex
221 W. Webster Ave.
Muskegon, MI 49440

Re: 221 West Webster Renovations

Our Job No	Customer Job No	Customer PO	Requisitioner	Payment Terms
23303.00			John Essex	Net 30 Days
Description				Price

Progress Billing No. 1 for work completed to date for renovations to the basement and Floors 1 and 2 at 221 W. Webster.

- MQB Labor, Material, Permits, General Conditions	469,539.00
- Barrett Plumbing	46,774.00
- Tandem Electric	74,399.00
- Standfuss Concrete and Floor Polishing	113,000.00
- Wood Trucking	96,950.00
- Architectural Hardware	85,020.00
- White Lake Glass	55,250.00

\$397,700 of Demolition work conducted. See contractor email.

TOTAL \$ 940,932.00

Thank you for your business!

Please remit to Muskegon Quality Builders, Inc., 2837 Peck Street, Muskegon, MI 49444

03/27/2024

MUSKEGON QUALITY BUILDERS

INV 10474: JOB NO 23303.00

940,932.00

PAYMENT RECORD

CHOICEONE BANK

INV 10474 JOB NO 23303.00

940,932.00

DELUXE CORP 1+800-328-0304 www.deluxeforms.com

5580971 / 03-18

4133955700

D9M06R SLKDK02 07/15/2023 07:53 -10-

23303.00

	Description	Price
--	-------------	-------

Progress Billing No. 1 for work completed to date for renovations to the basement and Floors 1 and 2 at 221 W. Webster.

- MQB Labor, Material, Permits, General Conditions	469,539.00
- Barrett Plumbing	46,774.00
- Tandem Electric	74,399.00
- Standfuss Concrete and Floor Polishing	113,000.00
- Wood Trucking	96,950.00
- Architectural Hardware	85,020.00
- White Lake Glass	55,250.00

TOTAL \$ 940,932.00

Thank you for your business!

Please remit to Muskegon Quality Builders, Inc., 2837 Peck Street, Muskegon, MI 49444



MUSKEGON QUALITY BUILDERS, INC.

2637 PECK STREET, MUSKEGON, MI 49444
P.231.733.4278 | www.mqblnc.com

Invoice

Invoice Number
10961
Invoice Date
6/30/2025

Bill To: Webster Devcore, LLC
P.O. Box 1485

Re: 221 West Webster Renovations

Muskegon, MI 49443

Our Job No	Customer Job No	Customer PO	Requisitioner	Payment Terms
23303.00			John Essex	Net 20 Days
Description				Price

Foundry: Partition Wall, Double Acting Door, Stainless Pass Thru, Electrical, Floor Repair at New Wall

Muskegon Quality Builders: \$13,600.00

Tandem Electric: \$15,862.43

Versatile Fabrication: \$4,500.00

DeGraff Floor: \$456.65

Total: \$34,419.08

3rd Floor Offices: Demolition, Walls, Doors, Paint, Ceiling, Electrical

Muskegon Quality Builders, Inc.: **\$22,300.00**

Architectural Hardware: \$6,590.00

Tandem Electric: \$12,522.98

Total: \$41,412.98

West Webster Project: Liquid Assets Backdrop Sign, Flashing, Outdoor Steel Barrier, Roof Safety Rail, Cooler Flashing, Louver, Coke Machine, Bar Equipment, Prep Sink Pumps, Copper Drain Lines, Electrical, Basement Bar, Fire Pump Room, Crock

Muskegon Quality Builders: \$38,625.00

Versatile Fabrication: \$42,600.00

Barrett Plumbing: \$28,826.00

Tandem Electric: \$53,841.00

Total: \$163,892.00

PAYMENT RECORD

CHOICEONE BANK

INV 10961; JOB NO 23303.00

100,000.00

From: Irene LaPointe <ilapointe@portcityventures.com>
Sent: Monday, March 2, 2026 3:06 PM
To: Mulholland, Logan
Cc: John Essex; Bryan Bench; TROY WASSERMAN
Subject: FW: Grant money

EXTERNAL EMAIL

Logan,
The email below from Thom Grimm at MQB, will his email be sufficient regarding the demolition?

Irene LaPointe

LOCATION ADDRESS:

Port City Ventures, LLC
700 Terrace Point Rd., Suite 200
Muskegon, MI 49440

MAILING ADDRESS:

P. O. BOX 1485
MUSKEGON, MI 49443

T: (231) 777-8777 | C: (231) 730-7799
ilapointe@portcityventures.com

From: John Essex <johnessex@corerealty.com>
Sent: Monday, March 2, 2026 1:53 PM
To: Irene LaPointe <ilapointe@portcityventures.com>
Subject: FW: Grant money

From: Irene LaPointe <ilapointe@portcityventures.com>
Date: Tuesday, February 3, 2026 at 10:30 AM
To: Thom Grimm <Thom@mqbinc.com>, John Essex <jessex@portcityventures.com>
Subject: RE: Grant money

Thank you Thom..

Irene LaPointe

LOCATION ADDRESS:

Port City Ventures, LLC
700 Terrace Point Rd., Suite 200
Muskegon, MI 49440

MAILING ADDRESS:

P. O. BOX 1485

Exterior Improvements:

Exterior Walk Improvements: \$50,000.00

Exterior Ventrina Folding Doors: \$37,500.00

Exterior Split Face Masonry Wall on South Side of Building: \$23,000.00

Exterior Metal Siding on South Side of Building, two new walk-up windows, and siding, fascia and soffit replacement at entrances: \$40,000.00

Demolition:

Selective Demolition for interior space for lower, main and 1st level of building: \$420,000.00

Let me know if you need anything else or if I can help with getting what you need for the credits and/or grants.

Thom

Invoice 10474: \$397,700
Invoice 10961: \$22,300
Total: \$420,000

On Fri, Jan 3, 2025 at 2:38 PM Irene LaPointe <ilapointe@portcityventures.com> wrote:

Thom,

I know you gave me a guesstimate of the outside façade for the Webster Ave side. Could I have a detail for this and any other outside updates?

I would appreciate it, trying to nail down this grant.

Irene LaPointe

LOCATION ADDRESS:

Port City Ventures, LLC
700 Terrace Point Rd., Suite 200
Muskegon, MI 49440

MAILING ADDRESS:

P. O. BOX 1485
MUSKEGON, MI 49443

T: (231) 777-8777 | C: (231) 730-7799

ilapointe@portcityventures.com

ALPHA FIRE PROTECTION,LLC.

12575 CLEVELAND ST
NUNICA, MI 49448

Invoice

Date	Invoice #
3/21/2023	600

Bill To
Core Development C/O John Essex 221 W.Webster Ave., Ste., 200 Muskegon,MI 49448



\$2,500 of Demolition work conducted. See contractor email.

P.O. No.	Terms	Project
#23-017 221 West ...	Net 30	221 W. Webster

Item	Description	Est Amt	Prior Amt	Prior %	Qty	Rate	Curr %	Total %	Amount
01 Mater...	Materials @ 45%	0.00			0.45	92,315.00			41,541.75
02 Field ...	Field Labor @ 12.5%	0.00			0.125	80,000.00			10,000.00
03 Design	Design @ 45%	0.00			0.45	21,500.00			9,675.00
04 Fabri...	Fabrication Cost @ 25%	0.00			0.25	6,500.00			1,625.00

Thank you for your business.	Total	\$62,841.75
	Payments/Credits	\$0.00
	Balance Due	\$62,841.75

05/30/2023

INV 600 - 50% DOWN

1387

62,841.75

Choice One Checking

INV 600 - 50%

62,841.75

DELUXE CORP 1-800-328-0304 www.deluxefirms.com

5581064 / 03-18

D4PJE1 CHIKDK06 12/18/2021 10:27 -65-

7663741000



From: John Essex <johnessex@corerealty.com>
Sent: Wednesday, March 4, 2026 8:41 AM
To: Mulholland, Logan
Cc: Irene LaPointe
Subject: FW: Final invoice 221 West Webster

EXTERNAL EMAIL

Detail in regards to the fire suppression demo.

From: Joseph LeMieux <joe@alphafp.biz>
Date: Tuesday, March 3, 2026 at 4:58 PM
To: John Essex <johnessex@corerealty.com>
Cc: Simon LeMieux <simon@alphafp.biz>
Subject: RE: Final invoice 221 West Webster

Hi John,

I discussed this with Simon and we had minimal demo. The only demo we did was a little feed main in the basement and capping the old water supply. So, maybe 2 days with materials for \$2,500.00.

Also, I talked with Irene about doing fire pump testing for you, NFPA does require weekly test for diesel fire pumps and is normally pushed at the request of your insurance company. NFPA25 requires regular, systematic testing of fire pumps to ensure operational readiness, specifically mandated through weekly or monthly “no-flow” (churn) tests and annual, full capacity flow tests.

Most building owners do monthly test though. We do have *one* customer that does weekly fire pump test.

Cost for weekly tests would be \$1600 per month.

Cost for just a monthly test would be \$500 per month.

*When it is time for the annual fire pump test and annual building inspection, we can work out a quote for you.

It was nice to hear from you, hope you are doing well too!

Let us know if you would like to schedule the fire pump test or anything else.

Thanks!

In Christ, Joe
ALPHA FIRE PROTECTION, LLC
17016 116th Ave.
NUNICA, MI 49448



Joseph E. LeMieux <><
Cell 616.888.9106
joe@alphafp.biz

From: John Essex <johnessex@corerealty.com>
Sent: Tuesday, March 3, 2026 10:51 AM
To: Joseph LeMieux <joe@alphafp.biz>
Subject: Re: Final invoice 221 West Webster

Hey Joe,

I hope this finds you well.

Question. Could you provide me an estimate on how much of the fire suppression installation you did for us at 221 W. Webster could be applied to demolition, whether of the existing lines that were there and replaced or any other demolition related costs?

This will help us with our Brownfield submission.

Really appreciate it!

John

From: Joseph LeMieux <joe@alphafp.biz>
Date: Friday, December 27, 2024 at 9:47 AM
To: John Essex <johnessex@corerealty.com>
Cc: Simon LeMieux <simon@alphafp.biz>
Subject: Final invoice 221 West Webster

Good Morning John,

This should be the final invoice for the Lumbermans building. (sorry about the quality, having scanner issues).

It includes the antifreeze system we discussed and the additional freezer in the basement.

We really appreciate the work and would be blessed to do more work for Core Development.

We will be in touch in January about doing your monthly fire pump test/ inspections.

Thaks Again and a blessed New Year!

In Christ, Joe
ALPHA FIRE PROTECTION, LLC
12575 CLEVELAND STREET

Pruitts Construction LLC- Business License:
2102214484
 2456 River Park Dr
 Muskegon, MI 49445-8869 USA
 +12314576872
 pruittsconstructionllc@gmail.com

Sales Receipt

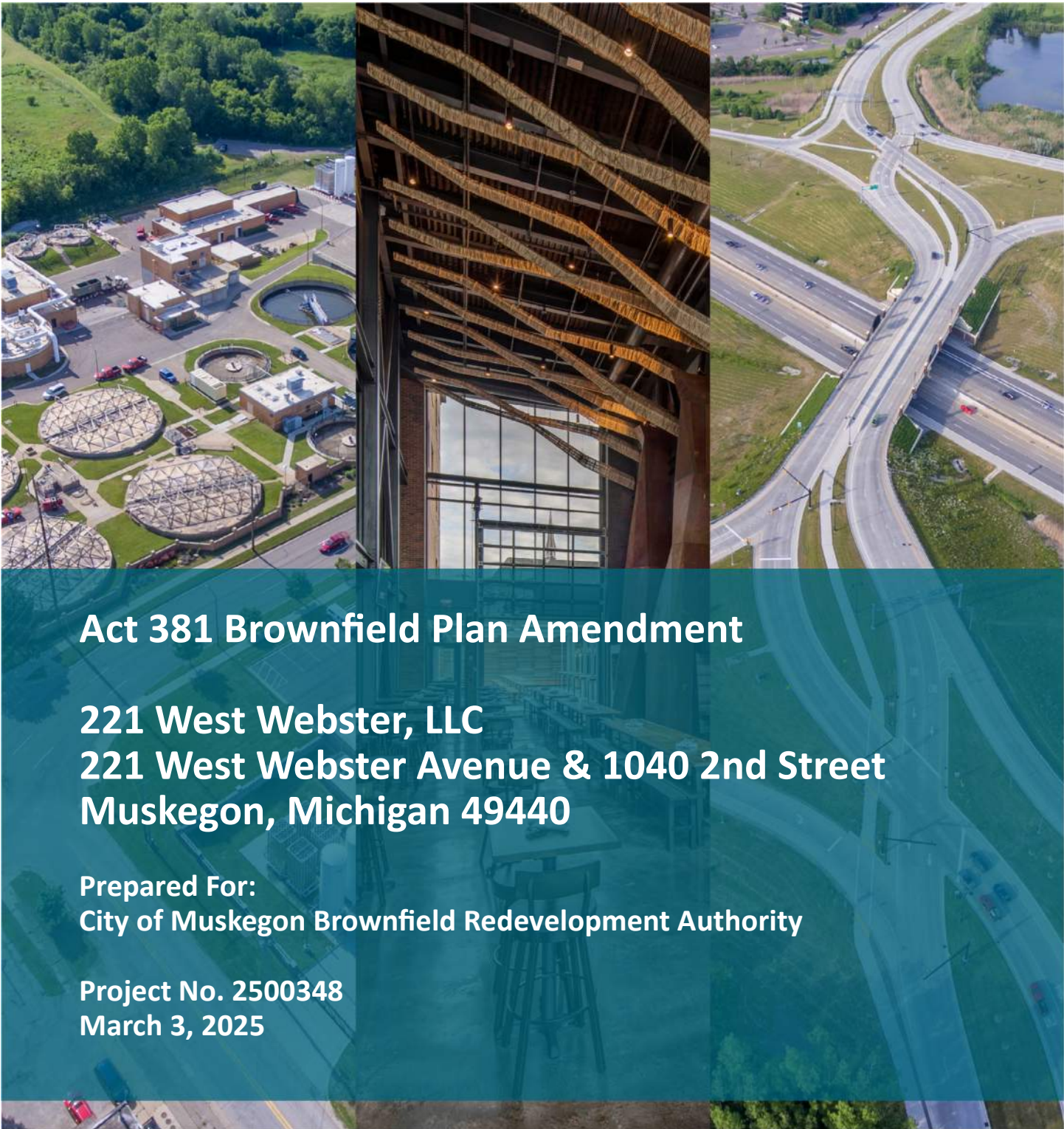
BILL TO
221 W.Webster Muskegon, MI 49440 US

SALES #	DATE
625	10/17/2024

PMT METHOD
Check

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	02.10 Demo	Core Plaza Demolition Completed: - Structural demolition – - Interior demolition (selective demo) – Removing drywall, ceilings, flooring, fixtures, and non-structural components while leaving the main structure. - Site clearing – Hauling away debris, concrete, steel, and other materials. - Hazardous material removal – Safe handling of materials like asbestos, lead paint, or mold if present. - Utility disconnection – Shutting off water, gas, electric, and sewer lines before demolition. - Utility reconnection- Ensuring all water, gas, electric and sewer lines have been preserved and repaired if needed after demolition.	1	447,960.00	447,960.00

SUBTOTAL	447,960.00
TAX	0.00
TOTAL	447,960.00
BALANCE DUE	\$0.00



Act 381 Brownfield Plan Amendment

221 West Webster, LLC
221 West Webster Avenue & 1040 2nd Street
Muskegon, Michigan 49440

Prepared For:
City of Muskegon Brownfield Redevelopment Authority

Project No. 2500348
March 3, 2025

Act 381 Brownfield Plan Amendment

**221 West Webster, LLC
221 West Webster Avenue & 1040 2nd Street
Muskegon, Michigan 49440**

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

**March 3, 2025
Project No. 2500348**

**Recommended for Approval by Brownfield Redevelopment Authority on: _____
Adopted by the City of Muskegon City Commission on: _____**

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List of Abbreviations/Acronyms

Act 381	Brownfield Redevelopment Financing Act, 1996 PA 381, as amended
Authority	City of Muskegon Brownfield Redevelopment Authority
BEA	Baseline Environmental Assessment
Developer	221 West Webster, LLC
ESA	Environmental Site Assessment
LBRF	Local Brownfield Revolving Fund
NREPA	Natural Resources and Environmental Protect Act
PA	Public Act
Plan Amendment	Brownfield Plan Amendment
Property	221 West Webster Avenue & 1040 2 nd Street, Muskegon, Michigan 49440
QLGU	Qualified Local Governmental Unit

1.0 Introduction

The City of Muskegon Brownfield Redevelopment Authority (the “Authority”) was established by the City of Muskegon (the “City”) pursuant to the Brownfield Redevelopment Financing Act, Michigan Public Act (PA) 381 of 1996, as amended (“Act 381”). The primary purpose of Act 381 is to encourage the redevelopment of eligible property by providing economic development incentives through tax increment financing for certain eligible properties.

This Brownfield Plan Amendment (“Plan Amendment”) serves as an amendment to the City of Muskegon’s existing Brownfield Plan, allowing the inclusion of the eligible property described in Sections 1.1 and 1.2 below. Incorporation of eligible property into the City’s Brownfield Plan permits the use of tax increment financing to reimburse 221 W Webster, LLC (“Developer”) for the cost of eligible activities required to redevelop the eligible property. See Appendix 1 for copies of Plan Amendment resolutions.

1.1 Proposed Redevelopment and Future Use for Each Eligible Property

The Developer is in the process of redeveloping the formerly vacant Huntington Bank building, currently known as Core Plaza, located at 221 West Webster Avenue and 1040 2nd Street (the “Property”). Since 2021, floor by floor the building has been fully redeveloped as a multi-suite commercial structure. Once the redevelopment is completed, the building will consist of 42,888 sq ft of restored commercial spaces. The redevelopment plans include a restaurant, boutique commercial retail space, and office space. Construction began in 2021 and is estimated to be completed in 2025/2026. Total investment in the redevelopment is estimated at \$10,000,000 and an estimated 45 jobs will be created once the redevelopment is completed. The proposed site plan is included in Figure 2.

This project serves a public purpose in the City of Muskegon, a Qualified Local Governmental Unit (QLGU), expanding the tax base, investing significant capital into the community, and creating new jobs. Within walking distance from both Muskegon Lake and Downtown Muskegon’s Social District, the Core Plaza building will attract new businesses and companies looking for office/retail space into the heart of downtown Muskegon. There is no existing hotel or hotel in development on this level of service within the region, so it will draw both community members and national visitors looking to visit this region and Lake Michigan.

1.2 Eligible Property Information

Land Parcels:

Parcel ID: 61-24-205-333-0001-00

221 West Webster Avenue, Muskegon, Michigan 49440

Approximately 2.13 acres

Parcel ID: 61-24-205-333-0001-01

221 West Webster Avenue, Muskegon, Michigan 49440

Approximately 0.25 acres

Parcel ID: 61-24-205-333-0001-02

1040 2nd Street, Muskegon, Michigan 49440

Approximately 0.07 acres

OPRA Parcels:

Parcel ID: 61-24-958-021-0040-00

221 West Webster Avenue, Muskegon, Michigan 49440

Parcel ID: 61-24-957-021-0040-00

221 West Webster Avenue, Muskegon, Michigan 49440

The property is located in the City of Muskegon, a QLGU pursuant to Act 381.

The Property was historically developed in the 1880s for use as a cemetery and undertaker/mortuary business, with its most recent use as a banking building. Additionally, the Property was developed in a known area of historical industrial/construction fill material which is known to contain elevated levels of heavy metals. During the acquisition of the Property in 2021, the Developer conducted the appropriate environmental due diligence including a Phase I Environmental Site Assessment (ESA), Phase II ESA, Baseline Environmental Assessment (BEA), and Documentation of Due Care Compliance Report (DDCCR). During the Phase II ESA concentrations of copper, lead, mercury, and zinc were identified in the soil exceeding Michigan Department of Environment, Great Lakes, and Energy (EGLE) Part 201 Generic Residential Cleanup Criteria (GRCC) and lead was identified in the groundwater at concentrations exceeding the EGLE Part 201 GRCC.

The Developer is not a liable party and completed a BEA in accordance with Part 201 of the Natural Resources and Environmental Protect Act, 1995 Public Act (PA) 451, as amended (NREPA) during the acquisition of the Property in 2021.

Given the known soil and groundwater contamination, the Property is a “facility” pursuant to Part 201 of NREPA. As such, it is considered an “eligible property” as defined by the Michigan Redevelopment Financing Act, Act 381 of 1996.

Maps depicting the location and layout of the Property are attached as Figures 1 and 2. Historic environmental data tables and associated sample location maps are provided in Appendix 5.

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

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

This Brownfield Plan Amendment has been developed to reimburse existing and limited future costs incurred by the Developer since redevelopment began in 2021. Tax increment revenues will be captured for reimbursement from state school taxes (limited to preapproved activities) and local-only tax increment revenues.

The total cost of eligible activities anticipated to be reimbursed to the Developer is anticipated to be \$838,500. Authority administrative costs are anticipated to be up to \$105,018. While all activities are eligible, as defined in Act 381, the estimated eligible activities and costs under this plan are summarized in Table 1. The capture of tax increment revenue for the Local Brownfield Revolving Fund (LBRF) is estimated to be up to \$306,814.

2.1.1 Pre-Approved Activities

Eligible costs for reimbursement include Pre-Approved Activities, permitted to occur prior to Plan Amendment adoption. Preparation of Phase I and II ESA(s), BEA, DDCCR, and a pre-demolition asbestos containing materials (ACM) survey was necessary to protect the Developer from clean up liability for known/existing environmental contamination. The total cost is anticipated to be \$25,500.

Demolition costs, up to \$250,000, are preapproved under Act 381 and all remaining demolition costs will be reimbursed through local-only taxes. Building interior demolition was necessary to redevelop the building. The total cost is anticipated to be \$250,000.

The total Pre-Approved Activities cost is \$275,500.

2.1.2 Local Only Activities

Significant demolition and asbestos abatement activities have been necessary to fully redevelop the activities. Interior/site demolition activities (excluding the pre-approved activities) are anticipated at \$400,000. During

interior demolition activities, significant amounts of ACMs were identified in which abatement was necessary. Asbestos abatement activities are anticipated at \$150,000. Total Local Only Activity cost is \$550,000

2.1.3 Brownfield Plan/Work Plan Preparation

Preparation of the Brownfield Plan is estimated to cost \$8,000 which is split between pre-approved state and local only eligible activities.

2.1.4 Brownfield Plan/Work Plan Implementation

Implementation of the Brownfield Plan is estimated to cost \$5,000.

2.1.5 Authority Administration Cost

Eligible costs incurred by the Authority are included in this plan as an eligible expense at 10% of annual local tax increment capture per year (after the sunset of the PA 146). These expenses will be reimbursed with local tax increment revenues only and are estimated to total as much as \$105,018.

2.1.6 Local Brownfield Revolving Fund

The Authority intends to capture tax increments for deposits in the LBRF for an estimated five years, or as allowed by the statute. This capture is estimated to be up to \$306,814.

2.2 Summary of Eligible Activities

Environmental Activities

Pre-approved environmental costs and department specific activities are anticipated to be reimbursed through a Brownfield Plan with state and local tax increment revenues.

Non-Environmental Activities

As the City of Muskegon is a QLGU, additional non-environmental costs defined in Section 2(o)(ii) of Act 381 can be reimbursed through a Brownfield Plan. While all eligible activities as defined by Act 381 are eligible, this plan is estimated to provide reimbursement of eligible building/site demolition, asbestos abatement, and development of the Brownfield Plan costs. These costs will be reimbursed with state taxes (for a portion of the demolition up to \$250,000) and local-only tax increment revenues.

Authority Expenses

Eligible administrative costs incurred by the Authority are included as a flat fee of 10% of local tax capture. Administration expenses will be reimbursed with local tax increment revenues only.

2.3 Estimate of Captured Taxable Value and Tax Increment Revenues

The base taxable value will be the 2024 combined taxable value, \$1,630,486. An estimate of the captured taxable value for this redevelopment by year is depicted in Table 2. This plan captures all available tax increment revenues, including real and personal property tax increment revenues.

The Project started construction in 2021 and investment in the Project has occurred every year since. Tax increment revenue collection will start within five years of the adoption of this plan and is anticipated to begin as early as 2025.

Future taxable value estimates have been derived using the redevelopment information provided by the Developer and reviewing market comparables. After the completion of the project, the projected taxable value is estimated at \$2,630,486. In addition to tax increment financing, a PA 146 Obsolete Property Rehabilitation Tax Abatement was approved for the Project in 2021. The PA 146 was approved to abate the local taxes through 2029

and a 50% abatement of the state taxes through 2027. Reimbursements will be made on the actual tax increment that is realized. The estimated captured taxable value for this redevelopment by year and in aggregate for each taxing jurisdiction is depicted in tabular form (Table 2). Once eligible expenses are reimbursed, the Authority may capture up to five full years of the tax increment and deposit the revenues into an LBRF or an amount not to exceed the total cost of eligible activities. The Authority intends to capture tax increments for deposits in the LBRF for an estimated five years. The plan also includes a flat fee of 10% of the local tax increment for administrative and operating expenses of the Authority. A summary of the estimated reimbursement schedule and the amount of capture into the LBRF by year and in aggregate is presented in Table 3.

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

The eligible activities contemplated under this plan will be financed by the Developer, as outlined in this plan and the accompanying development and reimbursement agreement (Appendix 2). No advances from the City are anticipated at this time.

2.5 Maximum Amount of Note or Bonded Indebtedness

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

2.6 Duration of Brownfield Plan

The Authority intends to begin the capture of tax increment as early as 2025. This plan will then remain in place for 24 years, or until the eligible activities have been fully reimbursed and up to five full years of capture into the LBRF (not to exceed the cost of eligible activities or 30 years), whichever occurs sooner. An analysis showing the reimbursement schedule is attached in Table 3.

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

An estimate of the impact of tax increment financing on the revenues of all taxing jurisdictions is illustrated in detail in Table 2.

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

A map showing eligible property dimensions is attached in Figure 1.

The legal descriptions for the parcels are as follows:

Land Parcels:

Parcel ID: 61-24-205-333-0001-00

CITY OF MUSKEGON REVISED PLAT OF 1903 LOT 1 TO 9 INCL BLK 333

Parcel ID: 61-24-205-333-0001-01

CITY OF MUSKEGON BUILDING ON LEASED LAND PARCEL

Parcel ID: 61-24-205-333-0001-02

CITY OF MUSKEGON BUILDING ON LEASED LAND PARCEL

OPRA Parcels:

Parcel ID: 61-24-958-021-0040-00

CITY OF MUSKEGON- OPRA REHAB
REAL ID NUMBER 24-205-333-0001-00
BEGINNING 12/30/2021
ENDING 12/30/2029
CERT #3-21-0040

Parcel ID: 61-24-957-021-0040-00
CITY OF MUSKEGON- OPRA REHAB (REAL FROZEN)
REAL ID NUMBER 24-205-333-0001-00
BEGINNING 12/30/2021
ENDING 12/30/2029
CERT #3-21-0040

The property is located in the City of Muskegon, a QLGU pursuant to Act 381. The property qualifies as “eligible property” under Act 381 on the basis of meeting the definition of “facility.” This Brownfield Plan does intend to capture tax increment revenues associated with personal property tax, if available.

2.9 Estimates of Residents and Displacement of Individuals/Families

There are no residents or families residing at this property, and thus no residents, families, or individuals will be displaced by the project.

2.10 Plan for Relocation of Displaced Persons

No persons reside on the eligible property. Therefore, this section is not applicable.

2.11 Provisions for Relocation Costs

No persons reside on the eligible property. Therefore, this section is not applicable.

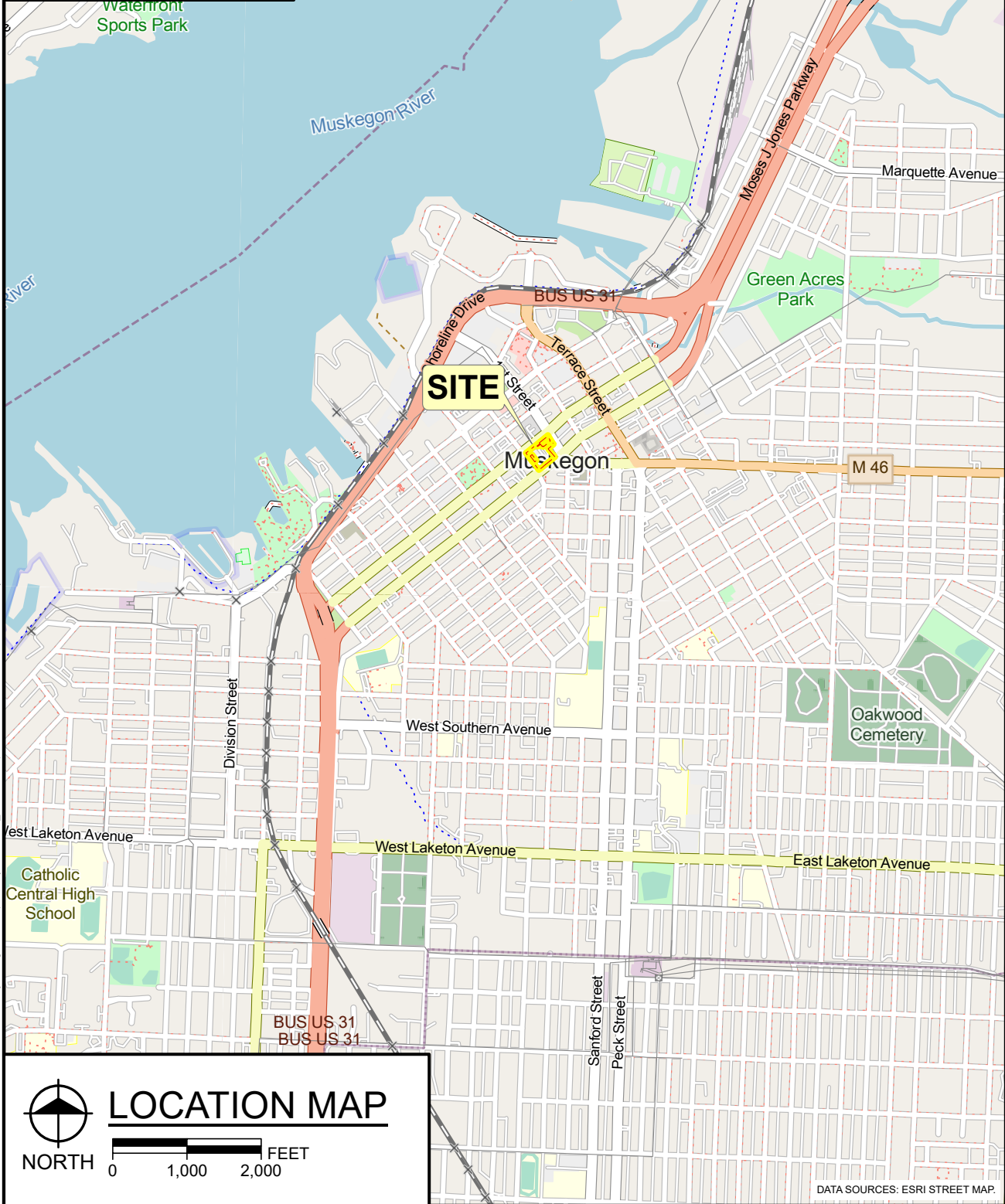
2.12 Strategy for Compliance with Michigan’s Relocation Assistance Law

No persons reside on the eligible property. Therefore, this section is not applicable.

2.13 Other Material that the Authority or Governing Body Considers Pertinent

None.

Figures



LOCATION MAP

NORTH
0 1,000 2,000 FEET



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

221 West Webster Street
Muskegon, Michigan
Brownfield Plan

PROJECT NO.
2500384

FIGURE NO.
1

PLOT INFO: Z:\2025\2500384\CAD\GIS\Proj\Michigan ESA.aprx Layout: FIG01_Location Map Date: 2/27/2025 8:50 AM User: ebuyc

DATA SOURCES: ESRI STREET MAP.

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

221 West Webster Street

Muskegon, Michigan

Brownfield Plan

PROJECT NO.
2500384

FIGURE NO.
2



DATA SOURCES: ESRI HYBRID REFERENCE LAYER & MISAIL IMAGERY.

PLOT INFO: Z:\2025\2500384\CAD\GIS\Proj\Michigan ESA.aprx Layout: FIG02_Site Map Date: 2/27/2025 8:50 AM User: ebuoyce



CORE PLAZA

221 W. Webster Avenue | Muskegon, MI 49440

Listed By:

TROY WASSERMAN
231 750 9627
troywasserman@corerealty.com

BRYAN BENCH
231 578 2508
bryanbench@corerealty.com

CORE
COMMERCIAL 
Page 57 of 157



PROPERTY OVERVIEW

Core Plaza is a 42,888 square foot building currently occupied and being simultaneously restored level by level, to a full-service multi-use development in downtown Muskegon.

FLOOR 1 | LUMBERMAN'S VAULT

Be a part of Muskegon's newest downtown hot spot. Lumberman's Vault will be a showcase for some of Muskegon's best ingredients, chefs, and entrepreneurs. The food stalls will house chef-driven concepts that work cohesively together. Lumberman's Vault will also be home to Liquid Assets, Muskegon's newest cocktail bar and lounge. The street-level mezzanine overlooking the food court and cocktail lounge will be home to retail bays perfect for boutique like storefronts, Salons, gift shops and more. The building will be a destination hub connecting people through food while preserving the legacy of a celebrated downtown landmark.

FLOOR 2 | BOUTIQUE RETAIL SUITES

The second floor which will overlook The Lumberman's Vault food court and Liquid Assets Cocktail & Wine Bar will be home to eight unique, boutique like retail suites. Various suite sizes and build-out options are available. The restoration of the building is centered on preserving many original features such as the bank vault, safety deposit boxes, newspaper clippings and construction photos. Call or email to set up a tour to see for yourself one of Downtown Muskegon's exciting new projects.

FLOORS 3 & 4 | OCCUPIED BY CORPORATE OFFICE USERS

FLOOR 5 | COWORKING OFFICE SUITES

Multiple lease options are available ranging in size from 106 – 197 SF. Rates are gross, with use of nicely-appointed reception area, conference rooms, and employee kitchen/break area.

FLOOR 6 | OCCUPIED BY CORPORATE OFFICE USER

Listed By:

TROY WASSERMAN
231 750 9627
troywasserman@corealty.com

BRYAN BENCH
231 578 2508
bryanbench@corealty.com

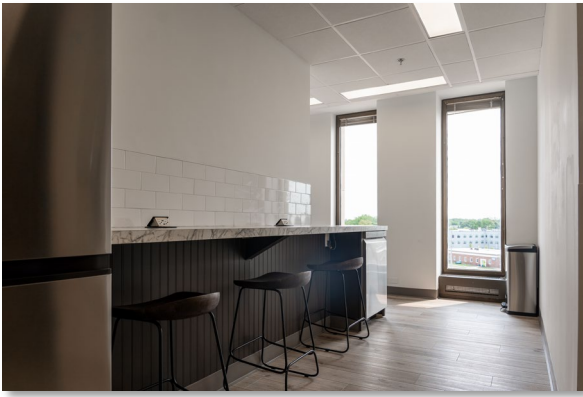


FLOOR 5

Listed By:

TROY WASSERMAN
231 750 9627
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BRYAN BENCH
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FLOOR 5

Listed By:

TROY WASSERMAN
231 750 9627
troywasserman@corealty.com

BRYAN BENCH
231 578 2508
bryanbench@corealty.com

Tables

Table 1 – Summary of Eligible Costs
 Act 381 Brownfield Plan
 221 Webster, Muskegon, Michigan

EGLE Eligible Activities Costs and Schedule

EGLE Eligible Activities	Cost
Department Specific Activities	\$ 25,500
<i>Phase I ESA, Phase II ESA, BEA</i>	\$ 20,500
<i>Asbestos Survey</i>	\$ 5,000
EGLE Eligible Activities Subtotal	\$ 25,500
Brownfield Plan/Work Plan Preparation	\$ 2,000
EGLE Eligible Activities Total Costs	\$ 27,500

MEDC Eligible Activities Costs and Schedule

MEDC Eligible Activities	Cost
Demolition (Pre-Approved)	\$ 250,000
<i>Demolition</i>	\$ 250,000
MEDC Eligible Activities Subtotal	\$ 250,000
Brownfield Plan/Work Plan Preparation	\$ 2,000
MEDC Eligible Activities Total Costs	\$ 252,000

Local Only Eligible Activities Costs and Schedule

Local Only Eligible Activities	Cost
Demolition Activities	\$ 550,000
<i>Site Demolition</i>	\$ 400,000
<i>Asbestos Abatement</i>	\$ 150,000
Local Only Eligible Activities Subtotal	\$ 550,000
Brownfield Plan/Work Plan Preparation	\$ 4,000
Brownfield Plan/Work Plan Implementation	\$ 5,000
Local Only Eligible Activities Total Costs	\$ 559,000

Table 2 – Total Captured Incremental Taxes Schedule

Act 381 Brownfield Plan
221 West Webster
Muskegon, MI

		OPRA Period																									
Estimated Taxable Value (TV) Increase Rate: 2% increase per year																											
Plan Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	Totals		
Calendar Year	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048			
*Base Taxable Value	\$ 1,630,486	\$ 1,630,486	\$ 1,630,486	\$ 1,630,486	\$ 1,630,486	\$ 1,630,486	\$ 1,630,486	\$ 1,630,486	\$ 1,630,486	\$ 1,630,486	\$ 1,630,486	\$ 1,630,486	\$ 1,630,486	\$ 1,630,486	\$ 1,630,486	\$ 1,630,486	\$ 1,630,486	\$ 1,630,486	\$ 1,630,486	\$ 1,630,486	\$ 1,630,486	\$ 1,630,486	\$ 1,630,486	\$ 1,630,486	\$ -		
Future Taxable Value	\$ 2,630,486	\$ 2,683,096	\$ 2,736,758	\$ 2,791,493	\$ 2,847,323	\$ 2,904,269	\$ 2,962,354	\$ 3,021,602	\$ 3,082,034	\$ 3,143,674	\$ 3,206,548	\$ 3,270,679	\$ 3,336,092	\$ 3,402,814	\$ 3,470,870	\$ 3,540,288	\$ 3,611,094	\$ 3,683,315	\$ 3,756,982	\$ 3,832,121	\$ 3,908,764	\$ 3,986,939	\$ 4,066,678	\$ 4,148,011	\$ -		
Incremental Difference (New TV - Base TV)	\$ 1,000,000	\$ 1,052,610	\$ 1,106,272	\$ 1,161,007	\$ 1,216,837	\$ 1,273,783	\$ 1,331,868	\$ 1,391,116	\$ 1,451,548	\$ 1,513,188	\$ 1,576,062	\$ 1,640,193	\$ 1,705,606	\$ 1,772,328	\$ 1,840,384	\$ 1,909,802	\$ 1,980,608	\$ 2,052,829	\$ 2,126,496	\$ 2,201,635	\$ 2,278,278	\$ 2,356,453	\$ 2,436,192	\$ 2,517,525	\$ -		
School Capture																											
Millage Rate																											
School Operating	18.0000	\$ 18,000	\$ 18,947	\$ 19,913	\$ 20,898	\$ 21,903	\$ 22,928	\$ 23,974	\$ 25,040	\$ 26,128	\$ 27,237	\$ 28,369	\$ 29,523	\$ 30,701	\$ 31,902	\$ 33,127	\$ 34,376	\$ 35,651	\$ 36,951	\$ 38,277	\$ 39,629	\$ 41,009	\$ 42,416	\$ 43,851	\$ 45,315	\$ 736,067	
State Education Tax (SET)	6.0000	\$ 6,000	\$ 6,316	\$ 6,638	\$ 6,966	\$ 7,301	\$ 7,643	\$ 7,991	\$ 8,347	\$ 8,709	\$ 9,079	\$ 9,456	\$ 9,841	\$ 10,234	\$ 10,634	\$ 11,042	\$ 11,459	\$ 11,884	\$ 12,317	\$ 12,759	\$ 13,210	\$ 13,670	\$ 14,139	\$ 14,617	\$ 15,105	\$ 245,356	
School Total	24.0000	\$ 24,000	\$ 25,263	\$ 26,551	\$ 27,864	\$ 29,204	\$ 30,571	\$ 31,965	\$ 33,387	\$ 34,837	\$ 36,317	\$ 37,825	\$ 39,365	\$ 40,935	\$ 42,536	\$ 44,169	\$ 45,835	\$ 47,535	\$ 49,268	\$ 51,036	\$ 52,839	\$ 54,679	\$ 56,555	\$ 58,469	\$ 60,421	\$ 981,423	
Local Capture																											
Millage Rate																											
County Operating	5.5637	\$ 5,564	\$ 5,856	\$ 6,155	\$ 6,459	\$ 6,770	\$ 7,087	\$ 7,410	\$ 7,740	\$ 8,076	\$ 8,419	\$ 8,769	\$ 9,126	\$ 9,489	\$ 9,861	\$ 10,239	\$ 10,626	\$ 11,020	\$ 11,421	\$ 11,831	\$ 12,249	\$ 12,676	\$ 13,111	\$ 13,554	\$ 14,007	\$ 227,514	
County Museum	0.3169	\$ 317	\$ 334	\$ 351	\$ 368	\$ 386	\$ 404	\$ 422	\$ 441	\$ 460	\$ 480	\$ 499	\$ 520	\$ 541	\$ 562	\$ 583	\$ 605	\$ 628	\$ 651	\$ 674	\$ 698	\$ 722	\$ 747	\$ 772	\$ 798	\$ 12,959	
County Veterans	0.0739	\$ 74	\$ 78	\$ 82	\$ 86	\$ 90	\$ 94	\$ 98	\$ 103	\$ 107	\$ 112	\$ 116	\$ 121	\$ 126	\$ 131	\$ 136	\$ 141	\$ 146	\$ 152	\$ 157	\$ 163	\$ 168	\$ 174	\$ 180	\$ 186	\$ 3,022	
Senior Citizen Services	0.4921	\$ 492	\$ 518	\$ 544	\$ 571	\$ 599	\$ 627	\$ 655	\$ 685	\$ 714	\$ 745	\$ 776	\$ 807	\$ 839	\$ 872	\$ 906	\$ 940	\$ 975	\$ 1,010	\$ 1,046	\$ 1,083	\$ 1,121	\$ 1,160	\$ 1,199	\$ 1,239	\$ 20,123	
Central Dispatch	0.2952	\$ 295	\$ 311	\$ 327	\$ 343	\$ 359	\$ 376	\$ 393	\$ 411	\$ 428	\$ 447	\$ 465	\$ 484	\$ 503	\$ 523	\$ 543	\$ 564	\$ 585	\$ 606	\$ 628	\$ 650	\$ 673	\$ 696	\$ 719	\$ 743	\$ 12,072	
Community College	2.1693	\$ 2,169	\$ 2,283	\$ 2,400	\$ 2,519	\$ 2,640	\$ 2,763	\$ 2,889	\$ 3,018	\$ 3,149	\$ 3,283	\$ 3,419	\$ 3,558	\$ 3,700	\$ 3,845	\$ 3,992	\$ 4,143	\$ 4,297	\$ 4,453	\$ 4,613	\$ 4,776	\$ 4,942	\$ 5,112	\$ 5,285	\$ 5,461	\$ 88,708	
MAISD	4.6773	\$ 4,677	\$ 4,923	\$ 5,174	\$ 5,430	\$ 5,692	\$ 5,958	\$ 6,230	\$ 6,507	\$ 6,789	\$ 7,078	\$ 7,372	\$ 7,672	\$ 7,978	\$ 8,290	\$ 8,608	\$ 8,933	\$ 9,264	\$ 9,602	\$ 9,946	\$ 10,298	\$ 10,656	\$ 11,022	\$ 11,395	\$ 11,775	\$ 191,267	
City Operating	9.8554	\$ 9,855	\$ 10,374	\$ 10,903	\$ 11,442	\$ 11,992	\$ 12,554	\$ 13,126	\$ 13,710	\$ 14,306	\$ 14,913	\$ 15,533	\$ 16,165	\$ 16,809	\$ 17,467	\$ 18,138	\$ 18,822	\$ 19,520	\$ 20,231	\$ 20,957	\$ 21,698	\$ 22,453	\$ 23,224	\$ 24,010	\$ 24,811	\$ 403,013	
City Sanitation	2.9364	\$ 2,936	\$ 3,091	\$ 3,248	\$ 3,409	\$ 3,573	\$ 3,740	\$ 3,911	\$ 4,085	\$ 4,262	\$ 4,443	\$ 4,628	\$ 4,816	\$ 5,008	\$ 5,204	\$ 5,404	\$ 5,608	\$ 5,816	\$ 6,028	\$ 6,244	\$ 6,465	\$ 6,690	\$ 6,919	\$ 7,154	\$ 7,392	\$ 120,077	
Hackley Library	2.3516	\$ 2,352	\$ 2,475	\$ 2,602	\$ 2,730	\$ 2,862	\$ 2,995	\$ 3,132	\$ 3,271	\$ 3,413	\$ 3,558	\$ 3,706	\$ 3,857	\$ 4,011	\$ 4,168	\$ 4,328	\$ 4,491	\$ 4,658	\$ 4,827	\$ 5,001	\$ 5,177	\$ 5,358	\$ 5,541	\$ 5,729	\$ 5,920	\$ 96,163	
MPS Sinking	0.9712	\$ 971	\$ 1,022	\$ 1,074	\$ 1,128	\$ 1,182	\$ 1,237	\$ 1,294	\$ 1,351	\$ 1,410	\$ 1,470	\$ 1,531	\$ 1,593	\$ 1,656	\$ 1,721	\$ 1,787	\$ 1,855	\$ 1,924	\$ 1,994	\$ 2,065	\$ 2,138	\$ 2,213	\$ 2,289	\$ 2,366	\$ 2,445	\$ 39,715	
Local Total	29.7030	\$ 29,703	\$ 31,266	\$ 32,860	\$ 34,485	\$ 36,144	\$ 37,835	\$ 39,560	\$ 41,320	\$ 43,115	\$ 44,946	\$ 46,814	\$ 48,719	\$ 50,662	\$ 52,643	\$ 54,665	\$ 56,727	\$ 58,830	\$ 60,975	\$ 63,163	\$ 65,395	\$ 67,672	\$ 69,994	\$ 72,362	\$ 74,778	\$ 1,214,633	
Non-Capturable Millages																											
Millage Rate																											
Community College Debt	0.2700	\$ 270	\$ 282	\$ 295	\$ 308	\$ 322	\$ 336	\$ 351	\$ 366	\$ 381	\$ 396	\$ 411	\$ 427	\$ 443	\$ 459	\$ 475	\$ 491	\$ 508	\$ 525	\$ 542	\$ 560	\$ 578	\$ 596	\$ 615	\$ 634	\$ 8,920	
Hackley Debt	0.4999	\$ 499	\$ 520	\$ 542	\$ 565	\$ 589	\$ 613	\$ 638	\$ 663	\$ 689	\$ 715	\$ 741	\$ 768	\$ 795	\$ 822	\$ 850	\$ 878	\$ 906	\$ 935	\$ 964	\$ 994	\$ 1,024	\$ 1,054	\$ 1,085	\$ 1,116	\$ 1,147	\$ 16,514
MPS Debt (2020 & 2021)	7.7500	\$ 7,750	\$ 8,175	\$ 8,610	\$ 9,055	\$ 9,510	\$ 9,975	\$ 10,450	\$ 10,935	\$ 11,430	\$ 11,935	\$ 12,450	\$ 12,975	\$ 13,510	\$ 14,055	\$ 14,610	\$ 15,175	\$ 15,750	\$ 16,335	\$ 16,930	\$ 17,535	\$ 18,150	\$ 18,775	\$ 19,410	\$ 20,055	\$ 256,024	
Non-Capturable Total	8.5199	\$ 8,519	\$ 9,077	\$ 9,647	\$ 10,230	\$ 10,827	\$ 11,438	\$ 12,063	\$ 12,702	\$ 13,355	\$ 14,022	\$ 14,703	\$ 15,398	\$ 16,107	\$ 16,830	\$ 17,567	\$ 18,319	\$ 19,086	\$ 19,868	\$ 20,665	\$ 21,478	\$ 22,306	\$ 23,149	\$ 24,007	\$ 24,880	\$ 281,458	
Total Tax Increment Revenue (TIR) Available for Capture	\$ 12,000	\$ 12,631	\$ 13,275	\$ 13,924	\$ 14,587	\$ 15,264	\$ 15,955	\$ 16,660	\$ 17,380	\$ 18,115	\$ 18,865	\$ 19,630	\$ 20,410	\$ 21,205	\$ 22,015	\$ 22,840	\$ 23,680	\$ 24,535	\$ 25,405	\$ 26,290	\$ 27,190	\$ 28,105	\$ 29,035	\$ 29,980	\$ 30,940	\$ 1,993,692	

NOTES:
Winter 2024 and Summer 2024 Millages

Table 3 – Estimated Reimbursement Schedule

Act 381 Brownfield Plan
 221 W Webster, LLC
 221 W Webster Street
 Muskegon, MI

Developer Maximum Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	45.0%	\$ 172,656	\$ -	\$ 172,656
Local	55.0%	\$ 106,844	\$ 559,000	\$ 665,844
TOTAL				
Local-Only	66.7%		\$ 559,000	\$ 559,000
Pre-Approved	33.3%	\$ 279,500	\$ -	\$ 279,500

Estimated Total
 Years of Plan: 24

Estimated Capture	
Administrative Fees	\$ 105,018
State Brownfield Redevelopment Fund	\$ 37,495
Local Brownfield Revolving Fund	\$ 306,814

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	TOTAL	
Total State Incremental Revenue	\$ 24,000	\$ 25,263	\$ 26,551	\$ 27,864	\$ 29,204	\$ 30,571	\$ 31,965	\$ 33,387	\$ 34,837	\$ 36,317	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 299,957	
OPRA (50%)	\$ 12,000	\$ 12,631	\$ 13,275	\$ 13,919	\$ 14,554	\$ 15,198	\$ 15,842	\$ 16,486	\$ 17,130	\$ 17,774	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 177,656	
State Brownfield Redevelopment Fund (50% of SET)	\$ 3,000	\$ 3,158	\$ 3,319	\$ 3,483	\$ 3,651	\$ 3,821	\$ 3,996	\$ 4,173	\$ 4,355	\$ 4,540	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37,495	
State TIR Available for Reimbursement	\$ 9,000	\$ 9,473	\$ 9,956	\$ 24,381	\$ 25,554	\$ 26,749	\$ 27,969	\$ 29,213	\$ 30,482	\$ 31,777	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 224,556	
Total Local Incremental Revenue	\$ 29,703	\$ 31,266	\$ 32,860	\$ 34,485	\$ 36,144	\$ 37,835	\$ 39,560	\$ 41,320	\$ 43,115	\$ 44,946	\$ 46,814	\$ 48,719	\$ 50,662	\$ 52,643	\$ 54,665	\$ 56,727	\$ 58,830	\$ 60,975	\$ 63,163	\$ 65,395	\$ 67,722	\$ 69,994	\$ 72,362	\$ 74,778	\$ 1,214,633	
OPRA (100%)	\$ 29,703	\$ 31,266	\$ 32,860	\$ 34,485	\$ 36,144	\$ 37,835	\$ 39,560	\$ 41,320	\$ 43,115	\$ 44,946	\$ 46,814	\$ 48,719	\$ 50,662	\$ 52,643	\$ 54,665	\$ 56,727	\$ 58,830	\$ 60,975	\$ 63,163	\$ 65,395	\$ 67,722	\$ 69,994	\$ 72,362	\$ 74,778	\$ 164,457	
BRA Administrative Fee (10%)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,784	\$ 3,956	\$ 4,132	\$ 4,312	\$ 4,495	\$ 4,681	\$ 4,872	\$ 5,066	\$ 5,264	\$ 5,466	\$ 5,673	\$ 5,883	\$ 6,098	\$ 6,316	\$ 6,540	\$ 6,767	\$ 6,999	\$ 7,236	\$ 7,478	\$ 105,018
Local TIR Available for Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 34,052	\$ 35,604	\$ 37,188	\$ 38,804	\$ 40,452	\$ 42,132	\$ 43,847	\$ 45,595	\$ 47,379	\$ 49,198	\$ 51,054	\$ 52,947	\$ 54,878	\$ 56,847	\$ 58,856	\$ 60,905	\$ 62,994	\$ 65,126	\$ 67,300	\$ 945,159
Total State & Local TIR Available	\$ 9,000	\$ 9,473	\$ 9,956	\$ 24,381	\$ 25,554	\$ 26,801	\$ 28,137	\$ 29,520	\$ 30,952	\$ 32,429	\$ 42,132	\$ 43,847	\$ 45,595	\$ 47,379	\$ 49,198	\$ 51,054	\$ 52,947	\$ 54,878	\$ 56,847	\$ 58,856	\$ 60,905	\$ 62,994	\$ 65,126	\$ 67,300	\$ 1,169,715	
DEVELOPER																										
Reimbursement Balance	\$ 838,500	\$ 829,500	\$ 820,027	\$ 810,070	\$ 785,689	\$ 760,135	\$ 699,334	\$ 635,761	\$ 569,359	\$ 520,196	\$ 479,745	\$ 437,612	\$ 393,765	\$ 348,170	\$ 300,791	\$ 251,592	\$ 200,538	\$ 147,591	\$ 92,714	\$ 35,867	\$ -	\$ -	\$ -	\$ -	\$ -	
Pre-Approved Activities (EGLE/MEDC)	\$ 279,500	\$ 279,500	\$ 270,500	\$ 261,027	\$ 251,070	\$ 226,689	\$ 201,135	\$ 140,334	\$ 76,761	\$ 10,359	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
State Tax Reimbursement	\$ 172,656	\$ 9,000	\$ 9,473	\$ 9,956	\$ 24,381	\$ 25,554	\$ 26,749	\$ 27,969	\$ 29,213	\$ 30,482	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 172,656	
Local Tax Reimbursement	\$ 106,844	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 34,052	\$ 35,604	\$ 37,188	\$ 38,804	\$ 40,452	\$ 42,132	\$ 43,847	\$ 45,595	\$ 47,379	\$ 49,198	\$ 51,054	\$ 52,947	\$ 54,878	\$ 56,847	\$ 58,856	\$ 60,905	\$ 62,994	\$ 65,126	\$ 106,844	
Total Pre-Approved Reimbursement Balance	\$ 279,500	\$ 261,027	\$ 251,070	\$ 226,689	\$ 201,135	\$ 140,334	\$ 76,761	\$ 10,359	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Local-Only Costs	\$ 559,000	\$ 559,000	\$ 559,000	\$ 559,000	\$ 559,000	\$ 559,000	\$ 559,000	\$ 559,000	\$ 559,000	\$ 520,196	\$ 479,745	\$ 437,612	\$ 393,765	\$ 348,170	\$ 300,791	\$ 251,592	\$ 200,538	\$ 147,591	\$ 92,714	\$ 35,867	\$ -	\$ -	\$ -	\$ -	\$ -	
Local Tax Reimbursement	\$ 559,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 38,804	\$ 40,452	\$ 42,132	\$ 43,847	\$ 45,595	\$ 47,379	\$ 49,198	\$ 51,054	\$ 52,947	\$ 54,878	\$ 56,847	\$ 58,856	\$ 60,905	\$ 62,994	\$ 65,126	\$ 559,000	
Total Local-Only Reimbursement Balance	\$ 559,000	\$ 559,000	\$ 559,000	\$ 559,000	\$ 559,000	\$ 559,000	\$ 559,000	\$ 559,000	\$ 559,000	\$ 520,196	\$ 479,745	\$ 437,612	\$ 393,765	\$ 348,170	\$ 300,791	\$ 251,592	\$ 200,538	\$ 147,591	\$ 92,714	\$ 35,867	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Annual Developer Reimbursement	\$ 9,000	\$ 9,473	\$ 9,956	\$ 24,381	\$ 25,554	\$ 26,801	\$ 28,137	\$ 29,520	\$ 30,952	\$ 40,452	\$ 42,132	\$ 43,847	\$ 45,595	\$ 47,379	\$ 49,198	\$ 51,054	\$ 52,947	\$ 54,878	\$ 56,847	\$ 58,856	\$ 60,905	\$ 62,994	\$ 65,126	\$ 67,300	\$ 838,500	
LOCAL BROWNFIELD REVOLVING FUND																										
LBRF Deposits *	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 306,814	
State Tax Capture	\$ 27,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,124	\$ 7,376	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,500	
Local Tax Capture	\$ 279,314	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,989	\$ 60,905	\$ 62,994	\$ 65,126	\$ 67,300	
Total LBRF Capture	\$ 306,814	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	

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

Appendix 1

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Resolutions Pending

Appendix 2

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Development and Reimbursement Agreement Pending

Appendix 3

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Notices Pending

Appendix 4

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Notices Pending

Appendix 5



Baseline Environmental Assessment Submittal Form

This form is for submittal of a Baseline Environmental Assessment (BEA), as defined by Part 201, Environmental Remediation and Part 213, Leaking Underground Storage Tanks, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended, for the purpose of establishing an exemption to liability pursuant to Section 20126(1)(c) and Section 21323a(1)(b) for a new owner or operator of property that is a facility as defined by Section 20101(1)(s) or Property as defined by Section 21303(d). The BEA report must be conducted either prior to or within 45 days after becoming the owner or operator, whichever is earliest. This form and the BEA report must be submitted prior to or within 6 months of becoming the owner or operator whichever is earliest. A separate BEA is required for each legal entity that is or will be a new owner or operator of the property. To maintain the exemption to liability, the owner and operator must also disclose the BEA to any subsequent purchaser or transferee before conveying interest in the property pursuant to Section 20126(1)(c) and Section 21323a(1)(b).

DUE CARE: An owner or operator of a facility or Property also has due care obligations under Section 20107a and Section 21304c with respect to any existing contamination. Documentation of due care evaluations, all conducted response activities, and compliance with 7a or 4c need to be available to EGLE, but not submitted, within 8 months of becoming the owner or operator of a facility and/or Property.

Section A: Legal Entity Information

<p>Name of legal entity that does or will own/operate property: Western Land Co., LLC</p> <p>Mailing Address: 221 W. Webster Avenue City, State and Zip Code: Muskegon, MI 49440</p> <p>Contact Person (Name and Title): Bruce John Essex, Jr., Member</p> <p>Telephone Number: 231-777-8702</p> <p>Email Address: johnessex@corerealty.com</p>	<p>Contact for BEA questions if different from submitter, Name & Title: Jayne Schoenborn, Member</p> <p>Company: GRand Environmental, LLC</p> <p>Address: 3315 3 Mile Road, NW City, State and Zip Code: Walker, MI 49534</p> <p>Telephone Number: 616-732-3600</p> <p>Email Address: Jayne@GRandEnv.com</p>
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Section B: Property Information

<p>Name of Property: Former Huntington Bank Property</p> <p>Street Address(es) of Property: 221 W. Webster Avenue City, State and Zip Code: Muskegon, MI 49440</p> <p>Property Tax ID (include all applicable IDs): 61-24-205-333-0001-00</p> <p>Address(es) according to tax records, if different than above:</p>	<p>County: Muskegon</p> <p>City/Village/Township: City of Muskegon</p> <p>Township, Section and Range: T10N Section 19 and R16W</p> <p>Decimal Degrees Latitude and Longitude 43.23445660-43°14'4.43" & -86.2491820-86°14'57.05"</p> <p>Collection Method:</p> <p>Survey <input type="checkbox"/> GPS <input type="checkbox"/> Interpolation <input checked="" type="checkbox"/></p> <p>Reference Point for Latitude and Longitude:</p> <p>Center of site <input checked="" type="checkbox"/> Main/front door <input type="checkbox"/> Front gate/main entrance <input type="checkbox"/> Other <input type="checkbox"/></p>												
<p>Status of submitter relative to the property (check all that apply)</p> <table border="0"> <tr> <td></td> <td>Former</td> <td>Current</td> <td>Prospective</td> </tr> <tr> <td>Owner</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Operator</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>			Former	Current	Prospective	Owner	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Operator	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Former	Current	Prospective										
Owner	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>										
Operator	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										

Section C: Source of Contamination at the Property

Enter ID #

Facility - regulated pursuant to Part 201:	New <input checked="" type="checkbox"/>	Existing <input type="checkbox"/>	Existing 201 EGLE ID number:	
Property - regulated pursuant to Part 213:	New <input type="checkbox"/>	Existing <input type="checkbox"/>	Existing 213 EGLE ID number:	
(check all that are known to apply):				
Source other than Part 201 or Part 213, or source unknown				<input type="checkbox"/>
Oil or gas production and development regulated pursuant to Part 615 or 625				<input type="checkbox"/>
Licensed landfill regulated pursuant to Part 115				<input type="checkbox"/>
Licensed hazardous waste treatment, storage, or disposal facility regulated pursuant to Part 111				<input type="checkbox"/>

Section D: Applicable Dates (provide date for all that are relevant):

MM/DD/YYYY

Date All Appropriate Inquiry (AAI) Report or Phase I Environmental Assessment Report completed:	04/22/2021
Date Baseline Environmental Assessment Report conducted:	06/14/2021
Date submitter first became the owner:	
Date submitter first became the operator:	
Date submitter first became the operator (if prior to ownership):	
Anticipated date of becoming the owner for prospective owners:	06/18/2021
Anticipated date of becoming the operator for prospective operators:	
If former owner or operator of this property, prior dates of being the owner or operator:	


Section E: Check the appropriate response to each of the following questions:

YES NO

1. Is the property at which the BEA was conducted a "facility" as defined by Section 20101(1)(s) or a Property as defined by Section 21303(d)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Was the All Appropriate Inquiry (AAI) or Phase I Environmental Assessment Report completed in accordance with Section 20101(1)(f) and or 21302(1)(b)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Was the BEA, including the sampling, conducted either prior to or within 45 days of the date of becoming the owner, operator, or of foreclosure, whichever is earliest?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Is this BEA being submitted to the department within 6 months of the submitter first becoming the owner or operator, or foreclosing?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Does the BEA provide sufficient rationale to demonstrate that the data is reliable and relevant to define conditions at the property at the time of purchase, occupancy, or foreclosure, even if the BEA relies on studies of data prepared by others or conducted for other purposes?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Does this BEA contain the legal description of the property addressed by the BEA?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Does this BEA contain the environmental analytical results, a detailed, scaled map (not aerial photo) showing the sample locations, and the basis for the determination that the property is a facility as defined by Section 20101(1)(s) or the basis for the determination that the property is a Property as defined by Section 21303(d)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>


Section F: Environmental Consultant Signature:

I certify to the best of my knowledge and belief, that this BEA and all related materials are true, accurate, and complete. I certify that the property is a facility as defined by Section 20101(1)(s) or a Property as defined by Section 21303(d) and have provided the sampling and analyses that support that determination. I certify that any exceptions to, or deletions from, the All Appropriate Inquiry Rule are described in Section 1 of the BEA report.

Signature: 	Date: June 21, 2021
Printed Name: Jayne Schoenborn	Company: GRand Environmental, LLC
Mailing Address: 3315 3 Mile Road, NW	City, State and Zip Code: Walker, MI 49534
Telephone Number: 616-732-3600	Email Address: Jayne@GRandEnv.com

Section G: Legal Entity Signature:

With my signature below, I certify that to the best of my knowledge and belief, this BEA and all related materials are true, accurate, and complete.

Signature: 	Date: JUNE 15, 2021
Printed Name: Bruce John Essex, Jr.	Title and relationship of signatory to submitter: Member, Western Land Co., LLC
Mailing Address: 221 W. Webster Avenue	City, State and Zip Code: Muskegon, MI 49440
Telephone Number: 231-578-2508	Email Address: Johnessex@corealty.com

This form should be submitted to EGLE Remediation & Redevelopment Division District Office for the county in which the property is located, unless the response activity is related to a facility that is regulated by another EGLE Division. An office map is located at www.michigan.gov/EGLErrd. The BEA report and submittal form should be addressed to the field operations contact, located via the [EGLE-RRD contact map](#). If regulated by another division, contact should be made with that division for information on where to submit the form and report.

For information or assistance on this publication, please contact the (program), through EGLE Environmental Assistance Center at 800-662-9278. This publication is available in alternative formats upon request.

EGLE does not discriminate on the basis of race, sex, religion, age, national origin, color, marital status, disability, political beliefs, height, weight, genetic information, or sexual orientation in the administration of any of its programs or activities, and prohibits intimidation and retaliation, as required by applicable laws and regulations.

This form and its contents are subject to the Freedom of Information Act and may be released to the public.



Baseline Environmental Assessment Submittal Form

This form is for submittal of a Baseline Environmental Assessment (BEA), as defined by Part 201, Environmental Remediation and Part 213, Leaking Underground Storage Tanks, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended, for the purpose of establishing an exemption to liability pursuant to Section 20126(1)(c) and Section 21323a(1)(b) for a new owner or operator of property that is a facility as defined by Section 20101(1)(s) or Property as defined by Section 21303(d). The BEA report must be conducted either prior to or within 45 days after becoming the owner or operator, whichever is earliest. This form and the BEA report must be submitted prior to or within 6 months of becoming the owner or operator whichever is earliest. A separate BEA is required for each legal entity that is or will be a new owner or operator of the property. To maintain the exemption to liability, the owner and operator must also disclose the BEA to any subsequent purchaser or transferee before conveying interest in the property pursuant to Section 20126(1)(c) and Section 21323a(1)(b).

DUE CARE: An owner or operator of a facility or Property also has due care obligations under Section 20107a and Section 21304c with respect to any existing contamination. Documentation of due care evaluations, all conducted response activities, and compliance with 7a or 4c need to be available to EGLE, but not submitted, within 8 months of becoming the owner or operator of a facility and/or Property.

Section A: Legal Entity Information

<p>Name of legal entity that does or will own/operate property: 221 West Webster, LLC</p> <p>Mailing Address: 221 W. Webster Avenue</p> <p>City, State and Zip Code: Muskegon, MI 49440</p> <p>Contact Person (Name and Title): Bruce John Essex, Jr., Member</p> <p>Telephone Number: 231-777-8702</p> <p>Email Address: johnessex@corerealty.com</p>	<p>Contact for BEA questions if different from submitter, Name & Title: Jayne Schoenborn, Member</p> <p>Company: GGrand Environmental, LLC</p> <p>Address: 3315 3 Mile Road, NW</p> <p>City, State and Zip Code: Walker, MI 49534</p> <p>Telephone Number: 616-732-3600</p> <p>Email Address: jayne@GGrandEnv.com</p>
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Section B: Property Information

<p>Name of Property: Former Huntington Bank Property</p> <p>Street Address(es) of Property: 221 W. Webster Avenue</p> <p>City, State and Zip Code: Muskegon, MI 49440</p> <p>Property Tax ID (include all applicable IDs): 61-24-205-333-0001-00</p> <p>Address(es) according to tax records, if different than above:</p>	<p>County: Muskegon</p> <p>City/Village/Township: City of Muskegon</p> <p>Township, Section and Range: T10N Section 19 and R16W</p> <p>Decimal Degrees Latitude and Longitude 43.23445660-43°14'4.43" & -86.2491820-86°14'57.05"</p> <p>Collection Method:</p> <p>Survey <input type="checkbox"/> GPS <input type="checkbox"/></p> <p>Interpolation <input checked="" type="checkbox"/></p> <p>Reference Point for Latitude and Longitude:</p> <p>Center of site <input checked="" type="checkbox"/> Main/front door <input type="checkbox"/></p> <p>Front gate/main entrance <input type="checkbox"/> Other <input type="checkbox"/></p>												
<p>Status of submitter relative to the property (check all that apply)</p> <table border="0"> <tr> <td></td> <td>Former</td> <td>Current</td> <td>Prospective</td> </tr> <tr> <td>Owner</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Operator</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>			Former	Current	Prospective	Owner	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Operator	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Former	Current	Prospective										
Owner	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>										
Operator	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										

Section C: Source of Contamination at the Property

Enter ID #

Facility - regulated pursuant to Part 201:	New <input checked="" type="checkbox"/>	Existing <input type="checkbox"/>	Existing 201 EGLE ID number:	
Property - regulated pursuant to Part 213:	New <input type="checkbox"/>	Existing <input type="checkbox"/>	Existing 213 EGLE ID number:	
(check all that are known to apply):				
Source other than Part 201 or Part 213, or source unknown				<input type="checkbox"/>
Oil or gas production and development regulated pursuant to Part 615 or 625				<input type="checkbox"/>
Licensed landfill regulated pursuant to Part 115				<input type="checkbox"/>
Licensed hazardous waste treatment, storage, or disposal facility regulated pursuant to Part 111				<input type="checkbox"/>

Section D: Applicable Dates (provide date for all that are relevant):

MM/DD/YYYY

Date All Appropriate Inquiry (AAI) Report or Phase I Environmental Assessment Report completed:	04/22/2021
Date Baseline Environmental Assessment Report conducted:	06/14/2021
Date submitter first became the owner:	
Date submitter first became the operator:	
Date submitter first became the operator (if prior to ownership):	
Anticipated date of becoming the owner for prospective owners:	06/18/2021
Anticipated date of becoming the operator for prospective operators:	
If former owner or operator of this property, prior dates of being the owner or operator:	

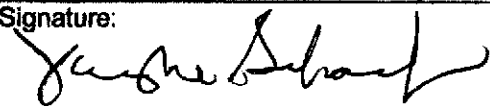
Section E: Check the appropriate response to each of the following questions:

YES NO

1. Is the property at which the BEA was conducted a "facility" as defined by Section 20101(1)(s) or a Property as defined by Section 21303(d)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Was the All Appropriate Inquiry (AAI) or Phase I Environmental Assessment Report completed in accordance with Section 20101(1)(f) and or 21302(1)(b)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Was the BEA, including the sampling, conducted either prior to or within 45 days of the date of becoming the owner, operator, or of foreclosure, whichever is earliest?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Is this BEA being submitted to the department within 6 months of the submitter first becoming the owner or operator, or foreclosing?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Does the BEA provide sufficient rationale to demonstrate that the data is reliable and relevant to define conditions at the property at the time of purchase, occupancy, or foreclosure, even if the BEA relies on studies of data prepared by others or conducted for other purposes?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Does this BEA contain the legal description of the property addressed by the BEA?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Does this BEA contain the environmental analytical results, a detailed, scaled map (not aerial photo) showing the sample locations, and the basis for the determination that the property is a facility as defined by Section 20101(1)(s) or the basis for the determination that the property is a Property as defined by Section 21303(d)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

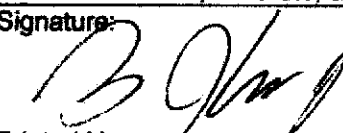
Section F: Environmental Consultant Signature:

I certify to the best of my knowledge and belief, that this BEA and all related materials are true, accurate, and complete. I certify that the property is a facility as defined by Section 20101(1)(s) or a Property as defined by Section 21303(d) and have provided the sampling and analyses that support that determination. I certify that any exceptions to, or deletions from, the All Appropriate Inquiry Rule are described in Section 1 of the BEA report.

<p>Signature: </p> <p>Printed Name: Jayne Schoenborn</p> <p>Mailing Address: 3315 3 Mile Road, NW</p> <p>Telephone Number: 616-732-3600</p>	<p>Date: June 21, 2021</p> <p>Company: GRand Environmental, LLC</p> <p>City, State and Zip Code: Walker, MI 49534</p> <p>Email Address: Jayne@GRandEnv.com</p>
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Section G: Legal Entity Signature:

With my signature below, I certify that to the best of my knowledge and belief, this BEA and all related materials are true, accurate, and complete.

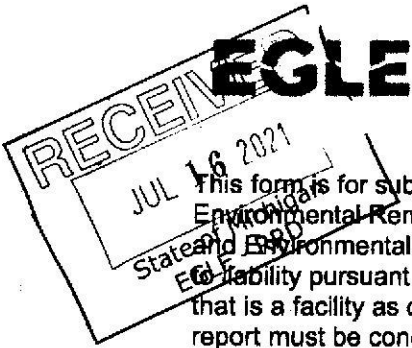
<p>Signature: </p> <p>Printed Name: Bruce John Essex, Jr.</p> <p>Mailing Address: 221 W. Webster Avenue</p> <p>Telephone Number: 231-578-2508</p>	<p>Date: JUNE 15th, 2021</p> <p>Title and relationship of signatory to submitter: Member, 221 West Webster, LLC</p> <p>City, State and Zip Code: Muskegon, MI 49440</p> <p>Email Address: Johnessex@corerealty.com</p>
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This form and its contents are subject to the Freedom of Information Act and may be released to the public.



Baseline Environmental Assessment Submittal Form

This form is for submittal of a Baseline Environmental Assessment (BEA), as defined by Part 201, Environmental Remediation and Part 213, Leaking Underground Storage Tanks, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended, for the purpose of establishing an exemption to liability pursuant to Section 20126(1)(c) and Section 21323a(1)(b) for a new owner or operator of property that is a facility as defined by Section 20101(1)(s) or Property as defined by Section 21303(d). The BEA report must be conducted either prior to or within 45 days after becoming the owner or operator, whichever is earliest. This form and the BEA report must be submitted prior to or within 6 months of becoming the owner or operator whichever is earliest. A separate BEA is required for each legal entity that is or will be a new owner or operator of the property. To maintain the exemption to liability, the owner and operator must also disclose the BEA to any subsequent purchaser or transferee before conveying interest in the property pursuant to Section 20126(1)(c) and Section 21323a(1)(b).

DUE CARE: An owner or operator of a facility or Property also has due care obligations under Section 20107a and Section 21304c with respect to any existing contamination. Documentation of due care evaluations, all conducted response activities, and compliance with 7a or 4c need to be available to EGLE, but not submitted, within 8 months of becoming the owner or operator of a facility and/or Property.

Section A: Legal Entity Information

<p>Name of legal entity that does or will own/operate property: Webster Devcore, LLC</p> <p>Mailing Address: 221 W. Webster Avenue City, State and Zip Code: Muskegon, MI 49440</p> <p>Contact Person (Name and Title): Bruce John Essex, Jr., Member</p> <p>Telephone Number: 231-777-8702</p> <p>Email Address: johnessex@corerealty.com</p>	<p>Contact for BEA questions if different from submitter, Name & Title: Jayne Schoenborn, Member</p> <p>Company: GRand Environmental, LLC</p> <p>Address: 3315 3 Mile Road, NW City, State and Zip Code: Walker, MI 49534</p> <p>Telephone Number: 616-732-3600</p> <p>Email Address: Jayne@GRandEnv.com</p>
--	--

Section B: Property Information

<p>Name of Property: Former Huntington Bank Property</p> <p>Street Address(es) of Property: 221 W. Webster Avenue City, State and Zip Code: Muskegon, MI 49440</p> <p>Property Tax ID (include all applicable IDs): 61-24-205-333-0001-00</p> <p>Address(es) according to tax records, if different than above:</p> <p>Status of submitter relative to the property (check all that apply)</p> <table style="width: 100%; border: none;"> <tr> <td></td> <td style="text-align: center;">Former</td> <td style="text-align: center;">Current</td> <td style="text-align: center;">Prospective</td> </tr> <tr> <td>Owner</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> <tr> <td>Operator</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>		Former	Current	Prospective	Owner	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Operator	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>County: Muskegon</p> <p>City/Village/Township: City of Muskegon</p> <p>Township, Section and Range: T10N Section 19 and R16W</p> <p>Decimal Degrees Latitude and Longitude 43.23445660-43°14'4.43" & -86.2491820-86°14'57.05"</p> <p>Collection Method:</p> <p>Survey <input type="checkbox"/> GPS <input type="checkbox"/> Interpolation <input checked="" type="checkbox"/></p> <p>Reference Point for Latitude and Longitude:</p> <p>Center of site <input checked="" type="checkbox"/> Main/front door <input type="checkbox"/> Front gate/main entrance <input type="checkbox"/> Other <input type="checkbox"/></p>
	Former	Current	Prospective										
Owner	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>										
Operator	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										

Section C: Source of Contamination at the Property

Enter ID #

Facility - regulated pursuant to Part 201:	New <input checked="" type="checkbox"/>	Existing <input type="checkbox"/>	Existing 201 EGLE ID number:	
Property - regulated pursuant to Part 213:	New <input type="checkbox"/>	Existing <input type="checkbox"/>	Existing 213 EGLE ID number:	
(check all that are known to apply):				
Source other than Part 201 or Part 213, or source unknown				<input type="checkbox"/>
Oil or gas production and development regulated pursuant to Part 615 or 625				<input type="checkbox"/>
Licensed landfill regulated pursuant to Part 115				<input type="checkbox"/>
Licensed hazardous waste treatment, storage, or disposal facility regulated pursuant to Part 111				<input type="checkbox"/>

Section D: Applicable Dates (provide date for all that are relevant):

MM/DD/YYYY

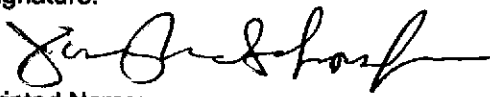
Date All Appropriate Inquiry (AAI) Report or Phase I Environmental Assessment Report completed:	04/22/2021
Date Baseline Environmental Assessment Report conducted:	06/14/2021
Date submitter first became the owner:	
Date submitter first became the operator:	
Date submitter first became the operator (if prior to ownership):	
Anticipated date of becoming the owner for prospective owners:	06/18/2021
Anticipated date of becoming the operator for prospective operators:	
If former owner or operator of this property, prior dates of being the owner or operator:	

Section E: Check the appropriate response to each of the following questions:


YES NO

1. Is the property at which the BEA was conducted a "facility" as defined by Section 20101(1)(s) or a Property as defined by Section 21303(d)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Was the All Appropriate Inquiry (AAI) or Phase I Environmental Assessment Report completed in accordance with Section 20101(1)(f) and or 21302(1)(b)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Was the BEA, including the sampling, conducted either prior to or within 45 days of the date of becoming the owner, operator, or of foreclosure, whichever is earliest?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Is this BEA being submitted to the department within 6 months of the submitter first becoming the owner or operator, or foreclosing?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Does the BEA provide sufficient rationale to demonstrate that the data is reliable and relevant to define conditions at the property at the time of purchase, occupancy, or foreclosure, even if the BEA relies on studies of data prepared by others or conducted for other purposes?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Does this BEA contain the legal description of the property addressed by the BEA?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Does this BEA contain the environmental analytical results, a detailed, scaled map (not aerial photo) showing the sample locations, and the basis for the determination that the property is a facility as defined by Section 20101(1)(s) or the basis for the determination that the property is a Property as defined by Section 21303(d)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Section F: Environmental Consultant Signature:

<i>I certify to the best of my knowledge and belief, that this BEA and all related materials are true, accurate, and complete. I certify that the property is a facility as defined by Section 20101(1)(s) or a Property as defined by Section 21303(d) and have provided the sampling and analyses that support that determination. I certify that any exceptions to, or deletions from, the All Appropriate Inquiry Rule are described in Section 1 of the BEA report.</i>	
Signature: 	Date: June 21, 2021
Printed Name: Jayne Schoenborn	Company: GRand Environmental, LLC
Mailing Address: 3315 3 Mile Road, NW	City, State and Zip Code: Walker, MI 49534
Telephone Number: 616-732-3600	Email Address: Jayne@GRandEnv.com

Section G: Legal Entity Signature:

<i>With my signature below, I certify that to the best of my knowledge and belief, this BEA and all related materials are true, accurate, and complete.</i>	
Signature: 	Date: JUNE 15 th , 2021
Printed Name: Bruce John Essex, Jr.	Title and relationship of signatory to submitter: Member, Webster Devcore, LLC
Mailing Address: 221 W. Webster Avenue	City, State and Zip Code: Muskegon, MI 49440
Telephone Number: 231-578-2508	Email Address: Johnessex@corerealty.com

This form should be submitted to EGLE Remediation & Redevelopment Division District Office for the county in which the property is located, unless the response activity is related to a facility that is regulated by another EGLE Division. An office map is located at www.michigan.gov/EGLErrd. The BEA report and submittal form should be addressed to the field operations contact, located via the [EGLE-RRD contact map](#). If regulated by another division, contact should be made with that division for information on where to submit the form and report.

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BASELINE ENVIRONMENTAL ASSESSMENT
CONDUCTED PURSUANT TO SECTION 20126(1)(C) OF 1994 P.A. 451,
PART 201, AS AMENDED

221 W. WEBSTER AVENUE
MUSKEGON, MUSKEGON COUNTY, MICHIGAN

JUNE 14, 2021

GRAND PROJECT NO. 21-1025.01

PREPARED FOR:

WESTERN LAND CO., LLC; 221 WEST WEBSTER, LLC
AND WEBSTER DEVCORE, LLC
221 W. WEBSTER AVENUE
MUSKEGON, MI 49440



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ATTACHMENTS

Attachment A	Figures Figure 1 Subject Property Location Figure 2 Site Plan Figure 3 Site Plan with Soil Boring Locations Figure 4 Site Plan with Soil Analytical Results Figure 5 Site Plan with Groundwater Analytical Results
Attachment B	Phase I Environmental Site Assessment – Former Huntington Bank Property, 221 W. Webster Avenue, Muskegon, Muskegon County, MI. GRand Environmental, LLC. April 22, 2021
Attachment C	Reliance Letter – Former Huntington Bank Property, 221 W. Webster Avenue, Muskegon, Muskegon County, MI. GRand Environmental, LLC. June 14, 2021
Attachment D	Soil Boring Logs
Attachment E	Table 1: Summary of Analytical Results and EGLE Generic Residential Cleanup Criteria – Soil Table 2: Summary of Analytical Results and EGLE Generic Residential Cleanup Criteria – Groundwater
Attachment F	Laboratory Analytical Results and Chain of Custody Documents

Attachment G Plat Map and Legal Description

Attachment H Resumes of Environmental Professionals

**BASELINE ENVIRONMENTAL ASSESSMENT
CONDUCTED PURSUANT
TO SECTION 20126(1)(C) OF 1994 P.A. 451, PART 201, AS AMENDED**

**221 W. WEBSTER AVENUE
MUSKEGON, MUSKEGON COUNTY, MICHIGAN
GRAND PROJECT NO. 21-1025.01
JUNE 7, 2021**

1.0 INTRODUCTION AND DISCUSSION

This Baseline Environmental Assessment (BEA) report has been conducted pursuant to Section 20126(1)(c) of Part 201 of the Natural Resources and Environmental Protection Act, Public Act 451 of 1994, as amended ("Part 201").

GRand Environmental, LLC (GRand) completed this BEA for the property which consists of one parcel with an address of 221 W. Webster Avenue, Muskegon, Muskegon County, Michigan (the "Subject Property" - (see Attachment A – Figure 1 – Subject Property Location)).

The Subject Property consists of one irregular-shaped parcel of land. The Subject Property encompasses approximately 2.10 acres and is identified as Tax Identification Number 61-24-205-333-0001-00. The Subject Property maintains one six-story structure that was most recently occupied by Huntington National Bank and one single story drive-up bank building with canopy. The Subject Property was vacant of operations at the time of the site reconnaissance. The Subject Property is currently owned by Muskegon BNK Investors, LLC. Historical addresses identified for the Subject Property during the Phase I ESA included 21, 33, 37, 63, 69, 76, 87, 93, 99, 7614, 7615, 223, 229, 233, 243 and 257 W. Webster Avenue; 4111, 4112, 4113, 60, 66, 1010 and 1018 2nd Street; and 3703, 3704, 3705, 48, 50, 54, 56, 60, 62, 196, 200, 204, 212 and 224 W. Muskegon Avenue.

1.1 Owner / Operator Information

Western Land Co., LLC; 221 West Webster, LLC; and Webster Devcore, LLC, at 794 Pine Street, Muskegon, Michigan 49442, intends to purchase the Subject Property on June 18, 2021 from Muskegon BNK Investors, LLC. Mr. Bruce John Essex is a member of each of the purchasing entities. Western Land Co., LLC intends to own the Subject Property land; 221 West Webster, LLC intends to own the Subject Property buildings; and Webster Devcore, LLC will own the two other entities. The entities intend to renovate the Subject Property for future residential uses.

1.2 Intended Use of Property

Western Land Co., LLC; 221 West Webster, LLC; and Webster Devcore, LLC intend to purchase the Subject Property and intends to renovate the Subject Property and lease the Subject Property to residential tenants. These operations will not utilize, store or generate large quantities of hazardous substances.

1.3 All Appropriate Inquiry Summary

GRand completed an ASTM Standard Phase I Environmental Site Assessment (ESA) on the Subject Property intended to fulfill the All Appropriate Inquiry (AAI) requirements on April 22, 2021 on behalf of Core Development, LLC (see Attachment B – Phase I Environmental Site Assessment). The Phase I ESA revealed the following recognized environmental conditions (RECs):

- *The historical presence of an old cemetery on the Subject Property in at least 1883.*
- *The historical presence of an undertaker and mortuary on the Subject Property between at least 1946 through at least 1963.*
- *The historical presence of an ambulance service on the Subject Property from at least 1960 through 1963.*
- *The potential for historical industrial or construction fill material to be present beneath the Subject Property.*

GRand also prepared a Reliance Letter on June 14, 2021 documenting that Western Land Co., LLC; 221 West Webster, LLC; and Webster Devcore, LLC could also rely on the results of the Phase I ESA report and Phase II ESA activities (see Attachment C – Reliance Letter).

1.4 Exception to or Deletions from the AAI or ASTM E 1527-13

In conducting the Phase I ESA, GRand did not deviate from the standard practice ASTM E1527-13. There were no reported exceptions to or deletions from ASTM Standard E 1527-13, which meets the All Appropriate Inquiry (AAI) requirements.

1.5 Data Gaps

Historical information back to the Subject Property's first known development was not available due to the presence of residential structures and an old cemetery on the Subject Property in 1883 (based on a Sanborn Map). Due to the documented use of the Subject Property and surrounding area between 1883 through at least 1911 as residential, it is unlikely for this "data failure" to change the conclusions of this report, and, therefore, it does not represent a significant data gap.

"Data failure" occurred during Subject Property research between the years 1887 through 1911 and 1911 through 1917; although this is not considered a data gap.

GRand did not observe each of the rooms located in the six-story structure; however, this is not likely to change the conclusions of the Phase I ESA or this BEA Report.

1.6 Sampling Completed, Purpose and Methods

A Phase II ESA was conducted by GRand on the Subject Property on May 13, 2021. The Phase II ESA consisted of the installation of five soil borings across the exterior of the Subject Property for the collection of soil and/or groundwater samples for laboratory analysis to address the RECs identified in the April 2021 Phase I ESA and determine if the Subject Property is defined a 'facility' as defined in Part 201. GRand took into account the RECs for purposes of determining locations of the soil borings. The soil and groundwater samples were collected according to customary practice in laboratory supplied clean containers and stored on ice until delivery to the laboratory under proper chain-of-custody procedures.

Soil Borings

On May 13, 2021, GRand mobilized to the Subject Property to install five soil borings on the exterior of the Subject Property. Each of the soil borings was conducted for purposes of visual observations of the soil and collection of groundwater samples for laboratory analysis. Soil collected from each of the soil borings was retrieved by a Geoprobe® sampling device that was operated by LaPointe Environmental (LaPointe) for the purpose of visual observation in each of the soil borings. The soils were logged by a scientist based on soil description and content (see Attachment D – Soil Boring Logs). The soil was also screened in the field using a Mini-Rae 3000 photoionization detector (PID).

The soil borings were identified as SB-1 through SB-5. Soil borings SB-1 and SB-4 were conducted to a depth of 28 feet below grade level (BGL); soil boring SB-2 was conducted to a depth of 24 feet BGL; and soil borings SB-3 and SB-5 were conducted to a depth of eight feet BGL. Soil boring SB-1 was installed along the north side of the drive-thru structure. Soil boring SB-2 was installed in the northwest corner of the Subject Property. Soil boring SB-3 was installed in the southwest parking area. Soil boring SB-4 was installed in the southeast parking area, west of the adjoining church. Soil boring SB-5 was installed south of the multi-story Subject Property building and canopy in the asphalt (see Attachment A - Figure 3 – Site Plan with Soil Boring Locations).

Each of the soil borings was completed with a Geoprobe sampling device operated by LaPointe. Soil boring SB-4 was converted to a temporary monitor well to enable groundwater sample collection. Due to the lack of groundwater to depths beyond 25 feet BGL, no groundwater samples were collected from soil borings SB-1 and SB-2.

Soil Samples

Soil identified in the soil borings consisted of a mixture of fine to medium to coarse sand that ranged in color from tan to light brown to brown to dark brown to black. Some foundry fill material was observed in soil borings SB-1 and SB-4. Wet soil was identified in soil boring SB-4 at approximately 26.5 feet BGL. Field screening with a PID revealed no concentrations of volatile contaminants in the soil borings (see Attachment C). Furthermore, no visual or other olfactory evidence of contamination was observed in the soil borings. Two representative soil samples were collected from soil boring SB-1 and were identified as SB-1 (4-4.5') and SB-1 (27-28'). One representative soil sample was collected from the remaining soil borings and were identified as SB-2 (23-24'); SB-3 (1-2'), SB-4 (3-4') and SB-5 (1-2'). The soil samples were collected according to customary practice in laboratory supplied clean containers and stored on ice until delivery to the laboratory under proper chain-of-custody procedures. The soil samples were submitted to and received by Bio-Chem Laboratories, Inc. (Bio-Chem) on May 14, 2021 for analysis using standard turnaround time. The soil samples collected from soil borings SB-1 (4-4.5'), SB-3 (1-2'), SB-4 (3-4') and SB-5 (1-2') were submitted for laboratory analysis of polynuclear aromatic hydrocarbons (PNAs) (utilizing Method SW8270C) and Michigan 10 metals (utilizing Methods 7471A, SW6010B and SW7742). The soil samples collected from soil boring SB-1 (27-28') was submitted for laboratory analysis of standard volatile organic compounds (VOCs) (utilizing Method SW8260D) and formaldehyde (utilizing Method N3500M); and the soil sample collected from SB-2 (23-24') was submitted for laboratory analysis of standard VOCs (utilizing Method SW8260D), PNAs (utilizing Method 8270C) and formaldehyde (utilizing Method N3500M).

Groundwater Samples

One groundwater sample was collected from soil boring SB-4 on the Subject Property. The groundwater sample was collected from a five-foot temporary well set at the top of the water table in the soil boring. The groundwater sample from soil boring SB-4 was collected between 23 and 28 feet BGL.

The groundwater sample was obtained on May 13, 2021, using a variable speed peristaltic pump. The groundwater sample was collected directly from the new purge tubing into laboratory provided clean containers. LaPointe set the temporary well in the soil borings, purged the well for approximately 10 minutes and until the water cleared before GRand collected the groundwater sample for analysis. The groundwater sample was collected by GRand according to customary practice in laboratory supplied clean containers and stored on ice until delivery to the laboratory under proper chain-of-custody procedures. The groundwater samples collected were submitted to and received by Bio-Chem for laboratory analysis on May 14, 2021 using standard turnaround time. The groundwater sample collected from soil boring SB-4 was submitted for laboratory analysis of standard VOCs (utilizing Method SW8260B); PNAs (utilizing Method SW8270C); formaldehyde (utilizing Method N3500); and Michigan 10 metals (utilizing Methods SW7470A and SW6010B).

1.7 Location of the Known Contamination

The soil and groundwater analytical results were compared to the current EGLE's Generic Residential Cleanup Criteria (GRCC) to determine if the Subject Property is a "facility" as that term is defined in Part 201.

The soil analytical results did not reveal any detectable concentrations of VOCs or formaldehyde in the soil samples submitted for those analyses. The laboratory results did reveal detectable concentrations of multiple PNAs in at least three of the soil samples collected for laboratory analysis. None of the PNAs detected were present at concentrations above the EGLE's GRCC (see Attachment A – Figure 4 – Site Plan with Soil Analytical Results; Attachment E – Table 1 and Attachment F – Laboratory Analytical Results and Chain of Custody Documents). Multiple metals were detected in each of the soil samples submitted for laboratory analysis. Of the metals detected, the following were present at concentrations that exceed the EGLE's GRCC: copper, lead, mercury and zinc in soil sample SB-4 (3-4') and mercury in soil sample SB-3 (1-2').

The groundwater analytical results did not reveal any detectable concentrations of PNAs in the groundwater sample collected from the Subject Property. However, one VOC (chloroform), one metal (lead) and formaldehyde were detected. Only lead was detected in the groundwater sample at a concentration that exceeds the EGLE's GRCC (see Attachment A – Figure 5 – Site Plan with Groundwater Analytical Results; Attachment E – Table 2 and Attachment F).

Based on the Phase II ESA data, the known soil and groundwater contamination is located across the south portions of the Subject Property. This area of the Subject Property has not been redeveloped over the years.

1.8 Facility Status

The soil analytical results revealed the presence of copper, lead, mercury and zinc the in soil sample identified as SB-4 (3-4') and mercury in the soil sample identified as SB-3 (1-2') at concentrations that exceed the EGLE's GRCC. The remaining PNAs and metals detected in the soil samples were present at concentrations below the EGLE's GRCC. The groundwater sample collected from soil boring SB-4 revealed the presence of chloroform lead and formaldehyde; however, only lead was detected at concentration above EGLE's GRCC.

Based on the soil analytical results documenting the concentrations of copper, lead, mercury and zinc in the soil at concentrations exceeding the EGLE's GRCC and the groundwater analytical results documenting the concentration of lead at a concentration exceeding the EGLE's GRCC, the Subject Property is a 'facility' as that term is defined in Part 201 based on current EGLE guidance.

2.0 PROPERTY DESCRIPTION & INFORMATION

The Subject Property is located in the southeast quarter of Section 19, Township 10 North, Range 16 West in the City of Muskegon, Muskegon County, Michigan. The Subject Property is located on the southeast corner of the W. Webster Avenue and 1st Street intersection (see Figure 1). The Subject Property consists of a single, irregular-shaped parcel identified as Tax Identification Number 61-24-205-333-0001-00 and encompasses approximately 2.10 acres. The Subject Property maintains one multi-story bank building and canopy across the northwest portion of the Subject Property and one single story drive-thru building and canopy across the southwest portion of the Subject Property. The buildings are currently vacant of any operations and according to title documentation, the Subject Property is owned by Muskegon BNK Investors, LLC.

The buildings are surrounded by a mixture of concrete, landscape, grass, and asphalt cover. Parking lots are present along the south and northeast portions of the Subject Property. A scaled area map showing the Subject Property in relation to the surrounding area is included in Attachment A - Figure 1 and a scaled Site Plan is included as Attachment A - Figure 2. The latitude and longitude coordinates were obtained from the database report obtained as part of the Phase I ESA report. The Latitude (North) coordinate is identified as 43.23445660-43°14'4.43" and the Longitude (West) coordinate is identified as -86.2491820-86°14'57.05". The legal description and plat map are provided in Attachment G.

3.0 FACILITY STATUS

3.1 Hazardous Substances Identified at the Subject Property and General Locations

The Subject Property is considered a "facility" based on analytical results of soil and groundwater samples collected during the course of a Phase II ESA performed by GRand on May 13, 2021. The soil analytical results revealed the presence of copper, lead, mercury and zinc in one of the soil samples identified as SB-4 (3-4') and mercury in one of the soil samples identified as SB-3 (1-2') at concentrations that exceed the EGLE's GRCC. Additionally, the groundwater sample identified as SB-4 (23-28') revealed lead at a concentration that exceeds the EGLE's GRCC.

The CAS number for each contaminant, their maximum concentration, sample locations and depths and the media affected are identified within the tables located in Attachment E. The soil boring logs are included in Attachment D and the laboratory analytical data sheets and chain of custody documents are included in Attachment F.

4.0 IDENTIFICATION OF AUTHOR AND DATE BEA WAS CONDUCTED

Author: Jayne Schoenborn, Project Manager, GRand Environmental, LLC
(see Attachment H: Resumes of Environmental Professionals)

Reviewer: Christy Bakos, Project Manager, GRand Environmental, LLC
(see Attachment H)

GRand Environmental, LLC
3315 3 Mile Road, NW
Walker, Michigan 49534
Phone 616.732.3600

Date BEA Conducted: June 14, 2021

5.0 ASTM PHASE I ESA AND CONCLUSIONS

The ASTM E 1527-13 Standard Phase I ESA completed on the Subject Property on April 22, 2021 on behalf of Core Development, LLC revealed the following RECs:

- *The historical presence of an old cemetery on the Subject Property in at least 1883.*
- *The historical presence of an undertaker and mortuary on the Subject Property between at least 1946 through at least 1963.*
- *The historical presence of an ambulance service on the Subject Property from at least 1960 through 1963.*
- *The potential for historical industrial or construction fill material to be present beneath the Subject Property.*

A copy of the ASTM E1527-13 compliant Phase I ESA report is included as Attachment B, without the database search report per EGLE requirements. A Reliance Letter is also included in Attachment C documenting that Western Land Co., LLC; 221 West Webster, LLC; and Webster Devcore, LLC can also rely on the April 22, 2021 Phase I ESA and Phase II ESA activities and results.

6.0 REFERENCES

Sources of information for this BEA report were obtained from a review of the following:

- Phase I Environmental Site Assessment – Former Huntington Bank Property, 221 W. Webster Avenue, Muskegon, Muskegon County, Michigan. GRand Environmental, LLC. April 22, 2021.
- Soil Boring Logs. GRand Environmental, LLC
- Soil and Groundwater Analytical Results. Bio-Chem Laboratories, Inc. May 21, 2021.
- Interviews with the representative of Western Land Co., LLC; 221 West Webster, LLC; and Webster Devcore, LLC.
- Michigan Department of Environmental Quality (currently EGLE) – Part 201 Generic Residential Cleanup Criteria and Screening Levels\Part 213 Risk-Based Screening Levels Tables. December 30, 2013 and August 3, 2020.
- Michigan Department of Environmental Quality (currently EGLE). *Contents of a BEA Report (EQP4025)*. April 2021.



Figure 1

Subject Property Location

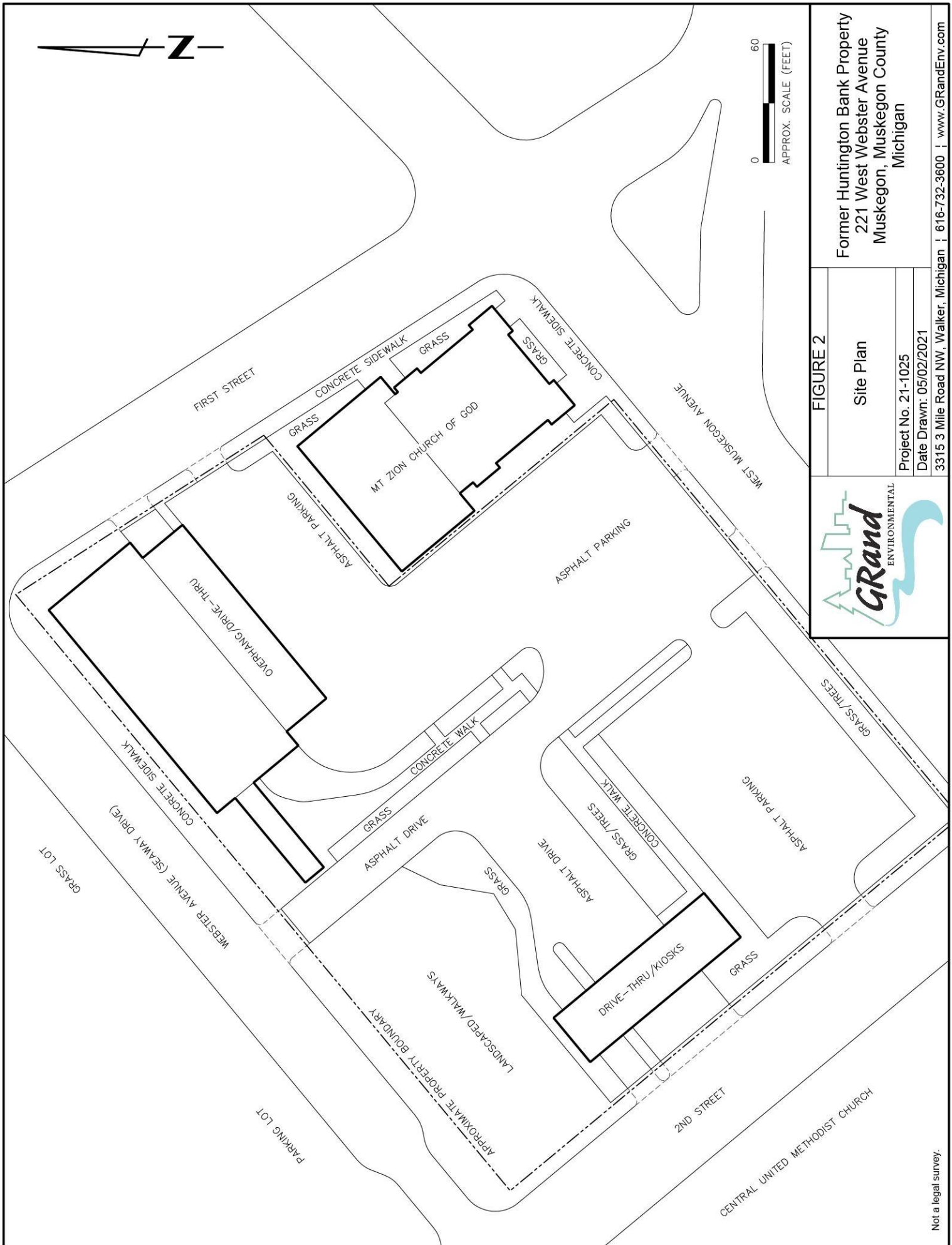
Former Huntington Bank Property
221 W. Webster Avenue
Muskegon, Michigan


Project No. 21-1025

Muskegon County, Michigan

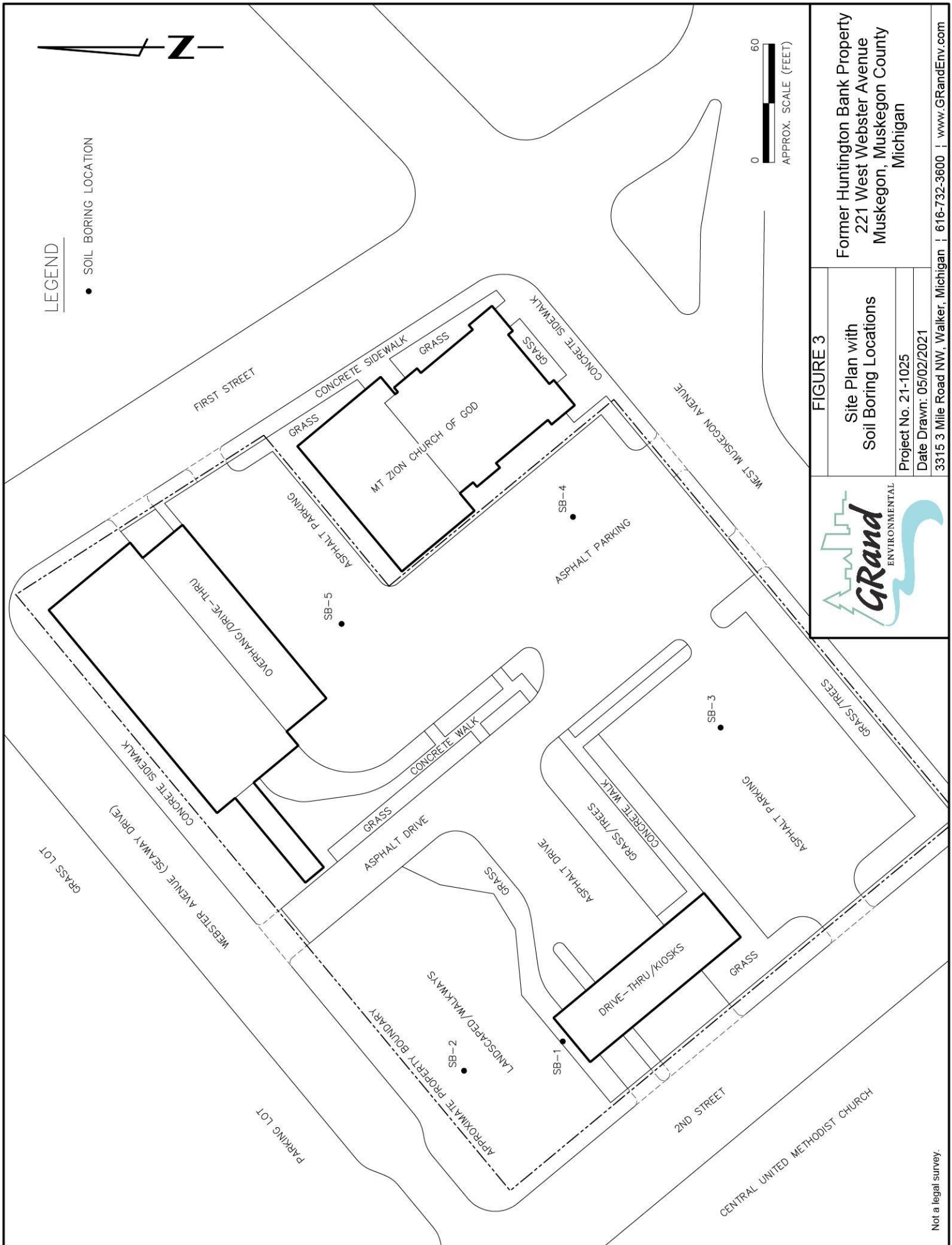
Date drawn: 4-20-2021



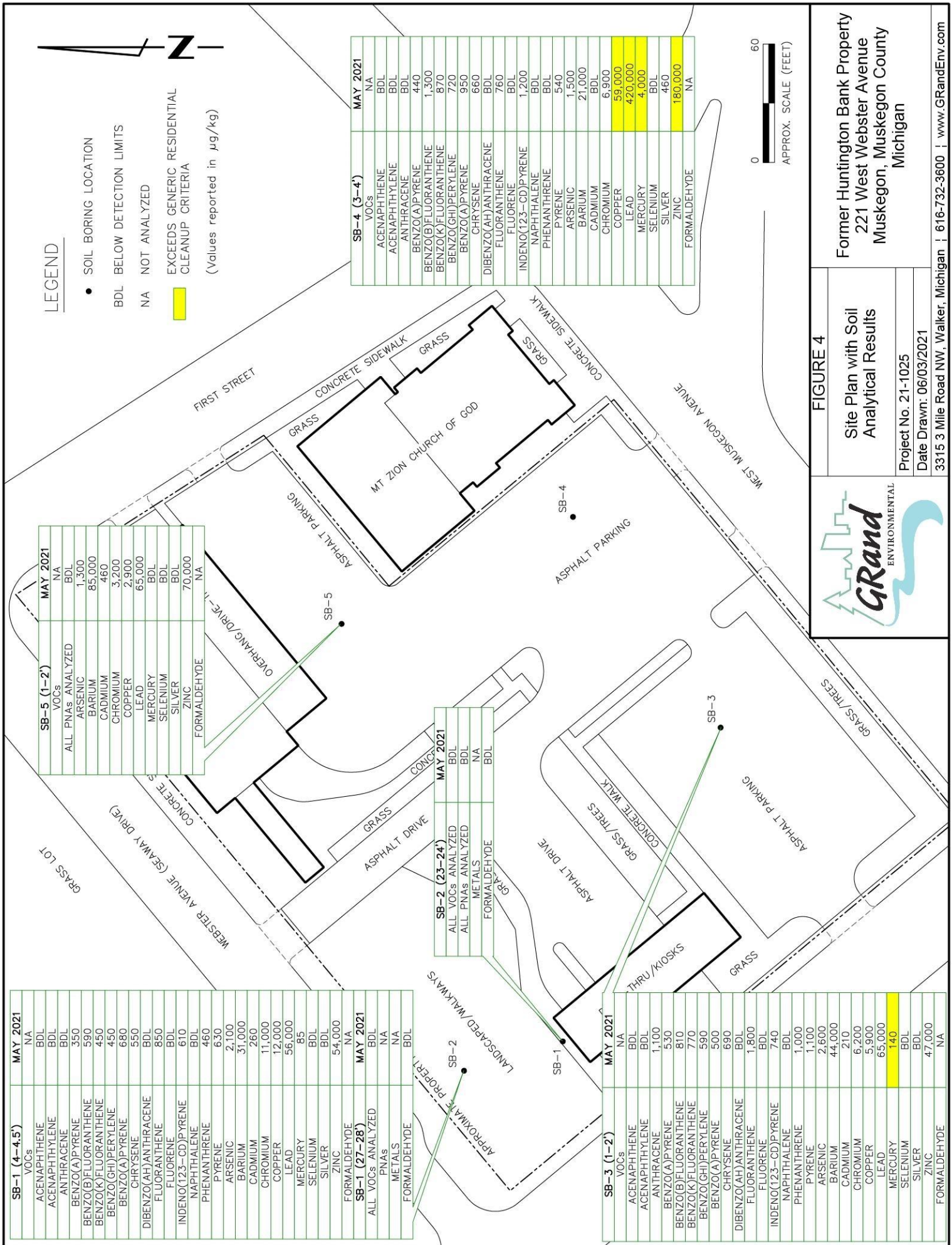


	FIGURE 2	Former Huntington Bank Property 221 West Webster Avenue Muskegon, Muskegon County Michigan
	Site Plan	Project No. 21-1025 Date Drawn: 05/02/2021 3315 3 Mile Road NW, Walker, Michigan 616-732-3600 www.GRandEnv.com

Not a legal survey.



Not a legal survey.



LEGEND

- SOIL BORING LOCATION
 - BDL BELOW DETECTION LIMITS
 - NA NOT ANALYZED
 - EXCEEDS GENERIC RESIDENTIAL CLEANUP CRITERIA
- (Values reported in $\mu\text{g}/\text{kg}$)

SB-5 (1-2)

SOIL ANALYTES	MAY 2021
VOCs	NA
ALL PNA's ANALYZED	BDL
ARSENIC	1,300
BARIUM	85,000
CADMIUM	460
CHROMIUM	3,200
COPPER	2,900
LEAD	65,000
MERCURY	BDL
SELENIUM	BDL
SILVER	BDL
ZINC	70,000
FORMALDEHYDE	NA

SB-4 (3-4)

SOIL ANALYTES	MAY 2021
VOCs	NA
ACENAPHTHENE	BDL
ACENAPHTHYLENE	BDL
ANTHRACENE	BDL
BENZO(A)PYRENE	440
BENZO(B)FLUORANTHENE	1,300
BENZO(K)FLUORANTHENE	870
BENZO(GH)PERYLENE	720
BENZO(A)PYRENE	950
CHRYSENE	660
DIBENZO(AH)ANTHRACENE	BDL
FLUORANTHENE	760
FLUORENE	BDL
INDENO(123-CD)PYRENE	1,200
NAPHTHALENE	BDL
PHENANTHRENE	BDL
PYRENE	540
ARSENIC	1,500
BARIUM	21,000
CADMIUM	BDL
CHROMIUM	6,900
COPPER	59,000
LEAD	420,000
MERCURY	4,000
SELENIUM	BDL
SILVER	460
ZINC	180,000
FORMALDEHYDE	NA

SB-2 (23-24)

SOIL ANALYTES	MAY 2021
ALL VOCs ANALYZED	BDL
ALL PNA's ANALYZED	BDL
METALS	NA
FORMALDEHYDE	BDL

SB-3 (1-2)

SOIL ANALYTES	MAY 2021
VOCs	NA
ACENAPHTHENE	BDL
ACENAPHTHYLENE	BDL
ANTHRACENE	1,100
BENZO(A)PYRENE	530
BENZO(B)FLUORANTHENE	810
BENZO(K)FLUORANTHENE	770
BENZO(GH)PERYLENE	590
BENZO(A)PYRENE	500
CHRYSENE	690
DIBENZO(AH)ANTHRACENE	BDL
FLUORANTHENE	1,800
FLUORENE	BDL
INDENO(123-CD)PYRENE	740
NAPHTHALENE	BDL
PHENANTHRENE	1,000
PYRENE	1,100
ARSENIC	2,600
BARIUM	44,000
CADMIUM	210
CHROMIUM	6,200
COPPER	5,900
LEAD	65,000
MERCURY	140
SELENIUM	BDL
SILVER	BDL
ZINC	47,000
FORMALDEHYDE	NA

FIGURE 4

Site Plan with Soil Analytical Results

Project No. 21-1025
Date Drawn: 06/03/2021

3315 3 Mile Road NW, Walker, Michigan | 616-732-3600 | www.GRandEnv.com

Former Huntington Bank Property
221 West Webster Avenue
Muskegon, Muskegon County
Michigan

LEGEND

- SOIL BORING LOCATION
- BDL BELOW DETECTION LIMITS
- EXCEEDS GENERIC RESIDENTIAL CLEANUP CRITERIA
(Values reported in µg/L)

SB-4 (23-28')	MAY 2021
BENZENE	BDL
TOLUENE	BDL
ETHYLBENZENE	BDL
XYLENES	BDL
CHLOROFORM	1.2
ALL OTHER VOCs ANALYZED	BDL
ALL PNAAs ANALYZED	BDL
ARSENIC	BDL
BARIUM	BDL
CADMIUM	BDL
CHROMIUM	BDL
COPPER	BDL
LEAD	8.5
MERCURY	BDL
SELENIUM	BDL
SILVER	BDL
ZINC	BDL
FORMALDEHYDE	78

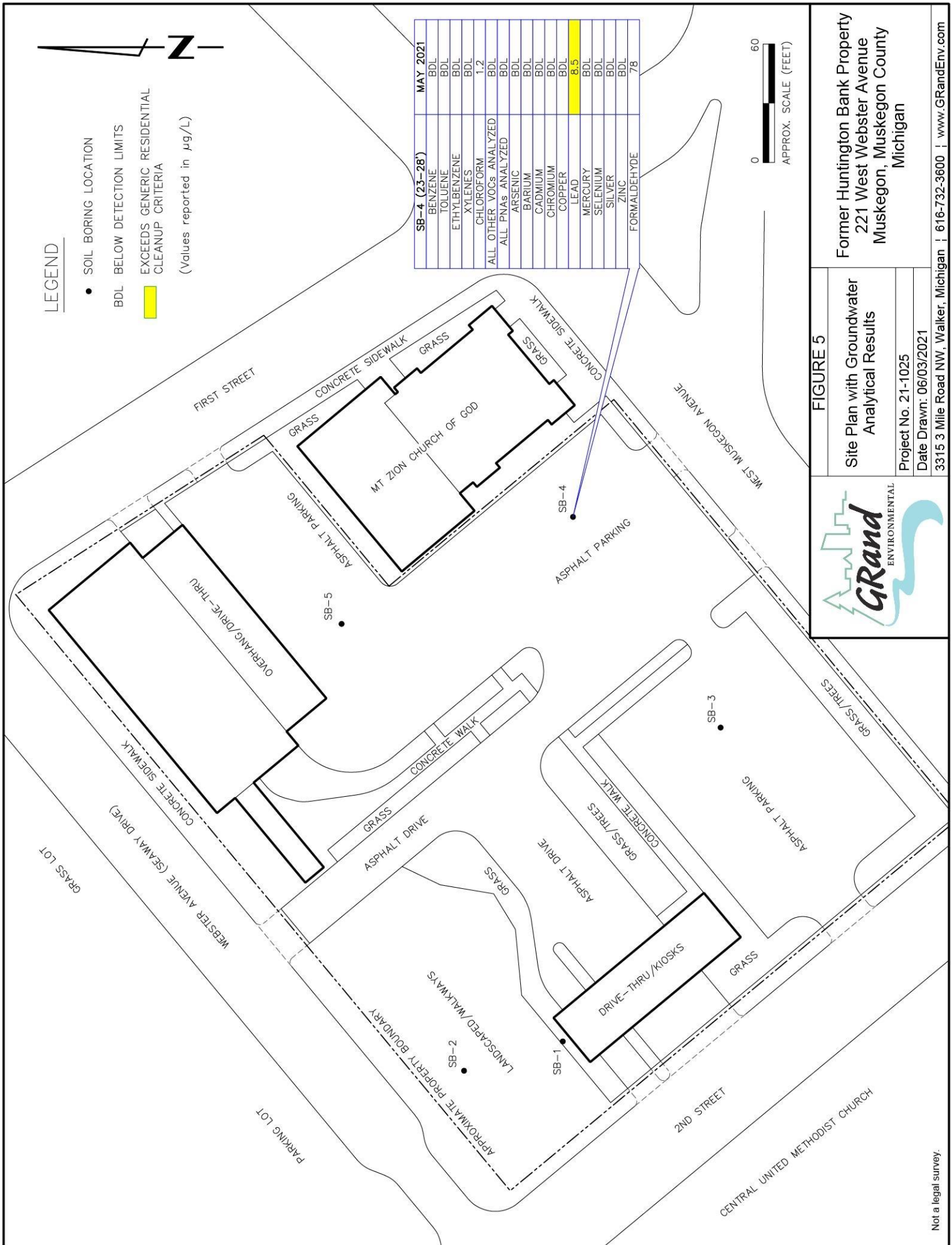


FIGURE 5
 Site Plan with Groundwater Analytical Results
 Project No. 21-1025
 Date Drawn: 06/03/2021
 3315 3 Mile Road NW, Walker, Michigan | 616-732-3600 | www.GrandEnv.com

Former Huntington Bank Property
 221 West Webster Avenue
 Muskegon, Muskegon County
 Michigan



Agenda Item Review Form

Muskegon Downtown Development Authority/Brownfield Redevelopment Authority

Commission Meeting Date: June 9, 2026	Title: BRA: Brownfield Plan Amendment for American Fabricated Products — 331 W. Laketon Ave.
Submitted by: Jocelyn Hines, Development Analyst	Department: Economic Development
Brief Summary: American Fabricated Products, INC (American Fab) has submitted a brownfield plan amendment for the site located at 331 W. Laketon Ave.	
Detailed Summary & Background: American Fabricated Products, Inc. (American Fab) has submitted a request for a Brownfield Plan Amendment for the property located at 331 W. Laketon Avenue. The Brownfield Plan Amendment will facilitate the redevelopment of the former Intra City Dispatch facility by enabling the use of tax increment financing (TIF) to reimburse the developer for eligible environmental and site redevelopment activities associated with the creation of a new industrial facility. The former Intra City Dispatch facility will be rehabilitated and occupied by American Fab, a West Michigan-based manufacturer specializing in advanced metal fabrication, precision machining, laser cutting, CNC machining, welding, robotic welding, metal forming, assembly, and prototype-to-production manufacturing services. The company serves a diverse customer base across the defense, automotive, furniture, industrial, logistics and warehousing, agricultural, medical, and food service industries. American Fab supports both original equipment manufacturers (OEMs) and their suppliers and is a supplier to prime and subcontract defense contractors, manufacturing components for military defense vehicles. The relocation and expansion of American Fab's operations to the City of Muskegon will retain 30 existing jobs and create an additional 22 jobs. The total project investment is estimated at \$650,000. The Brownfield Plan Amendment includes \$75,202 in developer-eligible activities, consisting of \$63,702 in pre-approved activities and \$11,500 for Brownfield Plan Amendment preparation. In addition, the plan includes \$10,673 in Brownfield Redevelopment Authority administrative costs and \$75,202 for the Local Brownfield Revolving Fund (LBRF). The reimbursement period is anticipated to remain in effect through 2045, with the collection of tax increment revenues beginning in 2039. The duration of the reimbursement period may be adjusted pending approval of the Industrial Facilities Exemption Certificate.	
Goal/Action Item:	

2027 Goal 1: Destination Community & Quality of Life - Reduction of blighted commercial properties

Is this a repeat item?:

Explain what change has been made to justify bringing it back to Commission:

Amount Requested:

\$161,077

Budgeted Item:

Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Fund(s) or Account(s):

Budget Amendment Needed:

Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Recommended Motion:

I move to approve/disapprove the resolution for the Brownfield Plan Amendment located at 331 W. Laketon Ave. and further request staff to set a public hearing before the City Commission to consider adoption of the plan.

Approvals:

Immediate Division Head	<input checked="" type="checkbox"/>	
Information Technology	<input type="checkbox"/>	
Other Division Heads	<input type="checkbox"/>	
Communication	<input type="checkbox"/>	
Legal Review	<input type="checkbox"/>	

Name the Policy/Ordinance Followed:

Act 381 of 1996, as amended

City of Muskegon
Brownfield Redevelopment Authority
Application for Inclusion in the Muskegon Brownfield Plan

Introduction

The purpose of the City of Muskegon Brownfield Redevelopment Authority is to provide financial incentives for economic development projects within the City of Muskegon where environmental contamination, blight, or functional obsolescence create an impediment to redevelopment of property. Inclusion of a project in the Muskegon Brownfield Plan can result in certain eligible activities being financed through tax increment financing. The statutory authorization for Brownfield Authorities and Brownfield tax increment financing are found in Michigan's Public Act 381 of 1996, as amended, the Brownfield Redevelopment Financing Act (Act 381).

What are the advantages of being included in the Muskegon Brownfield Plan?

Tax Increment Financing

Inclusion in the Brownfield Plan allows the developer/business the use of tax increment financing for reimbursement of "eligible activities". These may include:

- 1) *Environmental Response Activities, including Baseline Environmental Assessments, Due Care Activities, and other environmental response activities.*
- 2) *Demolition*
- 3) *Public Infrastructure Improvements*
- 4) *Site Preparation*
- 5) *Lead and Asbestos Abatement*

Do you want to be in the City of Muskegon Brownfield Plan?

First, you need to ask yourself the following questions:

- 1) Is the property where the project proposed a "facility"? ("Facility" is defined by Part 201 of NREPA as property where the concentration of a hazardous substance in soil or groundwater exceeds the applicable Michigan Residential Generic Cleanup Criteria.)
- 2) Is a building on the property where the project is proposed considered "Blighted"? Blighted is defined by Act 381, as property that meets any of the following criteria:
 - a) Has been declared a public nuisance in accordance with a local housing, building, plumbing, fire, or other related code or ordinance;
 - b) Is an attractive nuisance to children because of physical condition, use, or occupancy;
 - c) Is a fire hazard or is otherwise dangerous to the safety of persons or property;
 - d) Has had the utilities, plumbing, heating, or sewerage permanently disconnected, destroyed, removed, or rendered ineffective so that the property is unfit for its intended use.
- 3) Is the property where the project is proposed considered "Functionally Obsolete"? Functionally Obsolete is defined by Act 381, as "unable to be used to adequately perform the function for which it was intended due to a substantial loss in value resulting from factors such as overcapacity, changes in technology, deficiencies or super adequacies in design, or other similar factors that affect the property itself or the property's relationship with other surrounding property." The City would be involved in making this determination through a qualified assessor.

If you answer yes to any of the questions above, the following steps should be taken.

- 1) Contact the City of Muskegon Planning & Economic Development Department to discuss your project and discuss the project feasibility (appropriate development, proper zoning, eligible according to the applicable statute, etc).
- 2) City staff and/or Brownfield Consultant will work with you to discuss project eligibility and to evaluate the Brownfield incentives as they may apply to the proposed project (does it make sense for your company to pursue this incentive, or are other avenues more appropriate?)
- 3) Once the decision is made to proceed to prepare an amendment to the Brownfield Plan, the applicant then files an application to the City to be included in the Muskegon Brownfield Plan (see Fees below). The City staff and/or its Brownfield Consultant, and the applicant will identify the “eligible activities” that may be eligible for reimbursement through tax increment financing. Review and approval of eligible activities by the Michigan Strategic Fund (MSF) and/or the Michigan Department of Environmental Quality (MDEQ) will be required if school operating taxes will be captured for certain eligible activities. The applicant must submit a proposed amendment to the Muskegon Brownfield Plan. After review and discussion with the City staff, the proposed amendment to the Brownfield Plan will be presented to the Brownfield Redevelopment Authority for approval, then to the City Commission for a public hearing.
- 4) If approved by the Muskegon City Commission, the Brownfield Plan will be amended to include the project.
- 5) If eligible activities are identified and approved for reimbursement through tax increment financing, it will be necessary for the developer/business to pay the initial costs for MDEQ “eligible activities” and/or MSF eligible activities. Public infrastructure improvements may have alternative financing mechanisms. Act 381 also authorizes bonding; this is entirely subject to consideration and approval by the City. The financing and reimbursement of “eligible activities” through the Brownfield Plan amendment will be addressed in a Development and Reimbursement Agreement between the City and the Developer/Business.

Fees

There is an administrative fee for inclusion in the City of Muskegon Brownfield Plan. These costs include staff time to review and evaluate the proposed Plan Amendment and Development and Reimbursement Agreement, coordination between the developer/business, consultants, and city preparation of and mailing of notices, etc. **The fee for inclusion in the Brownfield Plan is \$5,000**

Process for Adoption of Brownfield Plan Amendment

- I. Potential Brownfield Plan Amendment Applicant contacts the City of Muskegon Department of Planning and Economic Development regarding the City’s interest in helping to facilitate the proposed brownfield redevelopment project. If the project is **located in the City of Muskegon**, and is a “**facility**” (as defined in Part 201 of the Natural Resources and Environmental Protection Act, Act 451, Public Acts of Michigan, 1994, as amended), or is “**functionally obsolete**” or “**blighted**”, as defined by the Brownfield Redevelopment Financing Act, Act 318 of 1996, as amended, and it appears that the proposed project is consistent with the City’s Master Land Use plan and any associated plan, the developer/business will coordinate with planning staff and/or the City Brownfield Consultant.

- II. The applicant works with the City of Muskegon staff/ Brownfield Consultant and evaluates whether inclusion in the Brownfield Plan is appropriate and beneficial to the proposed development project. If it is, the applicant **prepares and submits a Brownfield Plan Application**, (see Fees above). The Plan Amendment is required to be completed by the applicant and/or their consultant/attorney.
- III. The Applicant works with the City Planning & Economic Development Staff/Brownfield consultant to refine/ modify the Plan Amendment as necessary
- IV. The City schedules a Brownfield Redevelopment Authority (BRA) Meeting. The Brownfield Redevelopment Authority considers a resolution approving the Brownfield Plan Amendment and, if approved, recommends approval to the City Commission.
- V. The Developer/business prepares and submits a Development and Reimbursement Agreement to the City. This is reviewed and negotiated. When finalized, it is presented to the BRA for approval and forwarded to the City Commission for approval.
- VI. The City Commission adopts a resolution providing notice to taxing jurisdictions and applicable State Agencies (MDEA and/or MSF) setting a public hearing (the City Commission meets on the second and fourth Tuesday of each month, agenda items must be prepared by the Tuesday prior to City Commission meeting).
- VII. The City posts a notice of the public hearing. Not less than 10 days prior to the public hearing. The City sends notice of the public hearing to the legislative body of each taxing unit levying taxes subject to capture, as well as the MDEQ for plans including eligible environmental response activities and to the Michigan Strategic Fund (MSF) for plans including eligible non-environmental costs, not less than 10 days prior to the public hearing. The City Commission holds a public hearing on the adoption of the resolution approving the Brownfield Plan (not less than 10 days after sending notice of the proposed Brownfield Plan Amendment to the taxing jurisdictions).
- VIII. If the City Commission approves the Brownfield Plan Amendment, the Developer/Business develops an Act 381 work plan for the “eligible activities”. The Brownfield Authority submits the Act 381 to the appropriate state agency (MDEQ for eligible environmental response activities, MSF for Demolition, Public Infrastructure Improvements, Site Preparation, Lead and Asbestos Abatement) for review and approval.
- IX. The City of Muskegon will notify the County Assessor of the Plan Amendment.

City of Muskegon
Brownfield Redevelopment Authority
Application for Inclusion in the Muskegon Brownfield Plan

This application requests information that may be utilized to amend the "City of Muskegon Brownfield Redevelopment Authority Brownfield Plan", as originally approved by the City Commission of the City of Muskegon on April 14, 1998. Please complete the information requested below and return to the Planning Department, City of Muskegon. In order to process the application, a fee of \$5,000 is required.

Applicant Information

Company Name (Developer/Business): AFP Real Estate, LLC

Contact Person and Title: Russell Golemba

Contact Person Mailing Address: 16910 148th Ave., Spring Lake, MI 49456

Contact Person's Phone Number: 616-607-8785 Fax No. _____

Contact Person's E-Mail Address: rsgolemba@american-fab

Project Information

Location of Eligible Property: 331 West Laketon Avenue, Muskegon, MI

Legal Description/Parcel Number: 61-24-230-001-0001-11

Property Ownership: AFP Real Estate, LLC

Current Use of Property: Industrial manufacturing

Type of Brownfield Amendment Requesting: (Please check all that apply:)

Tax Increment Financing for Eligible Activities X

Is the proposed site a "facility" (as defined by Part 201)? X (Please provide a copy of the executive summary of any environmental reports available, such as a Phase I or II Environmental Site Assessment, or Baseline Environmental Assessment.)

Is the applicant's property "blighted" (as defined by P.A. 381 of 1996)? _____ (Please provide supporting information.)

Is the applicant's property "functionally obsolete" (as defined by P.A. 381 of 1996)? _____ (Please provide supporting information.)

1.0 INTRODUCTION

1.1 Purpose

On behalf of AFP Real Estate, LLC (prospective owner) and American Fabricated Products (prospective operator), Lakeshore Environmental, Inc. (LEI) has prepared this Baseline Environmental Assessment (BEA) for the property located at 331 W Laketon Ave, Muskegon, Muskegon County, Michigan (Subject Property). The BEA was conducted in accordance with Section 20126(1)(c) of Part 201 of the Natural Resources and Environmental Protection Act (NREPA), Public Act 451 of 1994, as amended (Part 201). The legal description and Subject Property maps are provided as Appendix 6.1.

1.2 Future Subject Property Use

The Subject Property will be utilized for metal fabrication and machining.

1.3 ASTM E1527-21 Phase I Environmental Site Assessment (ESA)

LEI completed a Phase I ESA of the Subject Property dated June 24, 2025. The Phase I ESA was completed in accordance with the scope and limitations set forth in the ASTM Practice E1527-21, the standards for conducting all appropriate inquiries set forth by the United States Environmental Protection Agency, and 40 Code of Federal Regulations Part 312. A copy of the Phase I ESA is included as Appendix 6.2.

1.3.1 Recognized Environmental Conditions (RECs)

The following RECs were identified during the June 24, 2025 Phase I ESA conducted by LEI:

- The Subject Property is a portion of a larger former industrial facility that was occupied by a piston ring manufacturer circa 1928 – 2003. Past industrial activities have resulted in soil and groundwater contamination at the Subject Property and adjoining parcels due to leaking aboveground and underground storage tanks, improper waste disposal and storage activities, and improper management of wastewater. The primary contaminants of concern related to the former industrial operations include hexavalent chromium and chlorinated volatile organic compounds (VOCs); the potential past application of industrial fill material on the Subject Property; and the current *facility* status per Michigan Department of Environmental Great Lakes and Energy (EGLE) Part 201 Generic Residential Cleanup Criteria (GRCC).
- Due to the long-term industrial use of the east adjoining property, there is the potential for an undocumented release to have occurred which could migrate on to the Subject Property through the groundwater. However, according to Section 20126(4)(c) of Part 201, the owner or operator of property onto which contamination has migrated is not liable under Part 201 unless they are responsible for an activity causing the release that is the source of the migrating contamination. Due care obligations would still apply.

1.3.2 Controlled Recognized Environmental Conditions (CRECs)

The following CREC was identified during the June 24, 2025 Phase I ESA conducted by LEI.

- A restrictive covenant (RC-RRD-201-04-044) has been recorded for the Subject Property and the west adjoining property as hazardous substance may exceed concentrations developed for the unrestricted residential criteria under Part 201. The restrictive covenant restricts the use and consumption of groundwater at the Subject property for drinking water.

1.3.3 Historical Recognized Environmental Conditions (HRECs)

No HRECs were identified during the June 24, 2025 Phase I ESA conducted by LEI.

1.3.4 Exceptions/Deletions/Data Gaps

No exceptions, deletions, or significant data gaps were identified during the June 24, 2025 Phase I ESA conducted by LEI.

1.4 Sampling and Analytical Data

LEI conducted a Limited Phase II ESA dated August 22, 2025 to determine if a release had occurred relative to the RECs identified in the Phase I ESA. The Limited Phase II ESA was conducted to evaluate potential environmental contamination at the Subject Property, and, if present, determine if contaminant concentrations exceed the EGLE Generic Residential Cleanup Criteria (GRCC) developed under Part 201.

The scope of the Limited Phase II ESA consisted of the collection and analysis of soil and groundwater samples as described in the following section.

Soil and Groundwater Sampling

The field investigation activities conducted at the Subject Property on July 24, 2024 consisted of the following:

- Three soil borings (LSB-1, LSB-2, and LSB-3) were completed using a truck-mounted GeoProbe®.
- Two temporary monitoring wells (TMW-1 and TMW-2) were installed for purposes of groundwater sample collection.
- Two groundwater samples and five soil samples were collected for laboratory analysis.

The following is a summary of the field sampling and the laboratory analyses conducted on samples collected.

Soil Boring/ Sample ID	REC Evaluated	Soil Boring/Sample Location	Sample Depth / Screened Interval	Evidence of Contamination	Laboratory Analysis
LSB-1	Historical industrial use and fill material	Approximately 75 feet of the south of the NW corner of the Subject Property building.	0.5' – 1.5' 20.0' – 21.0'	Fill	VOCs PNAs MI 10 Cr6
LSB-2	Historical industrial use and fill material	East side of the Subject Property building near the SE exterior corner	0.5' – 1.5'	Fill	VOCs PNAs MI 10 Cr6
LSB-3	Historical industrial use and fill material	South side of the Subject Property building near the SW exterior corner	0.5' – 1.5' 4.0' – 5.0'	Fill	VOCs PNAs MI 10 Cr6
TMW-1	Historical industrial use	Approximately 75 feet of the south of the NW corner of the Subject Property building.	23.0' – 28.0'	None	VOCs PNAs MI 10 Cr6
TMW-2	Historical industrial use and migration	On the East side of the Subject Property building near the SE exterior corner	19.0' – 24.0'	None	VOCs PNAs MI 10 Cr6

VOCs: Volatile organic compounds

PNAs: Polynuclear aromatic hydrocarbons

MI 10: Michigan 10 metals (arsenic, barium, cadmium, chromium, copper, lead, mercury, selenium, silver, and zinc)

Cr6: Chromium VI

Laboratory analytical results for the soil and groundwater samples were compared to the EGLE Part 201 GRCC/Generic Nonresidential Cleanup Criteria (GNRCC). For additional context, concentrations were also compared to the EGLE Vapor Intrusion Pathway Guidance Document Volatilization to Indoor Air Pathway (VIAP) screening levels.

A summary of the Part 201 GRCC/GNRCC exceedances is provided below.

Soil Sample Results:

Known Hazardous Substances in the Subject Property Soil Exceeding Part 201 GRCC and Residential VIAP Screening Levels					
Hazardous Substance	CAS #	Sample Location	Sample Depth (bgs)	Concentration (µg/kg)	Criteria Exceeded
Methylene chloride	75092	LSB-1	0.5' – 1.5'	320	DWP, VIAP
		LSB-1	20' – 21'	320	DWP, VIAP
		LSB-2	0.5' – 1.5'	250	DWP, VIAP
		LSB-3	0.5' – 1.5'	310	DWP, VIAP
		LSB-3	4.0' – 4.0'	260	DWP, VIAP
Trichloroethylene	79016	LSB-2	0.5' – 1.5'	60	DWP, VIAP
		LSB-3	0.5' – 1.5'	410	DWP, VIAP
Chromium VI	18540299	LSB-2	0.5' – 1.5'	<39,000*	DWP, GSIP
		LSB-3	0.5' – 1.5'	44,000	DWP, GSIP
Selenium	7782492	LSB-1	0.5' – 1.5'	510	GSIP
		LSB-1	20' – 22'	580	GSIP
		LSB-2	0.5' – 1.5'	1,800	GSIP
		LSB-3	0.5' – 1.5'	450	GSIP
		LSB-3	4.0' – 4.0'	440	GSIP

bgs: below ground surface

CAS #: Chemical Abstract Service Number

DWP: Drinking Water Protection

GSIP: Groundwater Surface Water Interface Protection

VIAP: Volatilization to Indoor Air Pathway

µg/kg: micrograms per kilogram

* Due to an elevated analytical method detection limit, the hazardous substance may exceed Part 201 criteria

Mercury was detected at a concentration of 120 µg/kg in the soil sampled collected from LSB-2 which exceeds the VIAP screening level. However, based on the EGLE Remediation and Redevelopment Division (RRD) VIAP Evaluation of a Dispersed Vapor Source under Part 201 guidance document, revised September 24, 2024, “Unless there is a known or suspected release of elemental mercury at a site, evaluation of the VIAP for mercury is not required by EGLE regardless of the soil concentration of total mercury”. As evidence of a known or suspected release was not found, the mercury VIAP exceedance was not evaluated. In addition, the mercury concentration detected at LSB-2 is below the statewide default background level. As such, no Part 201 GRCC exceedance was identified for mercury.

Groundwater Sample Results:

- VOCs, PNAs, metals, or chromium VI were not detected at concentrations exceeding the analytical reporting detection limit (RDL) for the groundwater sample collected from temporary monitor well TMW-1.
- Trichloroethylene and copper were detected at concentrations exceeding the analytical RDL in the groundwater sample collected from temporary monitor well TMW-2; however, the concentrations were below EGLE RRD Part 201 GRCC/GNRCC. The remaining VOCs, metals, chromium VI, and all PNAs, were below the respective RDLs.

Given the findings above, the Subject Property is a “*facility*” as defined in Section 324.20101(1)(s) of Part 201. Pertinent documentation (analytical results, analytical summary tables, and Subject Property maps) from the August 2025 Limited Phase II ESA is provided in Appendix 6.3.

In the event a hazardous substance exceeds the VIAP screening level, the VIAP exceedance would be addressed through due care obligations in accordance with Section 20107a of Part 201 of the NREPA, Public Act 451 of 1994, as amended, and the associated Part 10 Rules.

Refer to Section 3.0 for a summary of the hazardous substances identified in the soil exceeding EGLE Part 201 GRCC, including the sample depths and locations.

1.5 General Contaminant Location

Maps and tables providing information regarding the specific locations where hazardous substances have been detected at the Subject Property are provided in Appendix 6.3. A summary of the general location of contaminants is provided in the following section.

1.5.1 Soil

Soil boring LSB-1, west side of the Subject Property building:

- Methylene chloride was detected in the soil samples collected from 0.5'-1.5' and 20.0'-21.0' below ground surface (bgs) at concentrations exceeding EGLE Part 201 GRCC for DWP and the VIAP screening level.
- Selenium was detected in the soil samples collected from of 0.5'-1.5' and 20.0'-21.0' bgs at concentrations exceeding EGLE Part 201 GRCC for GSIP criteria.

Soil boring LSB-2, east side of the Subject Property building:

- Methylene chloride and trichloroethylene were detected in the soil sample collected from a depth of 0.5' – 1.5' bgs at concentrations exceeding EGLE Part 201 GRCC for both DWP and the VIAP screening level.
- Selenium was detected in the soil sample collected from a depth of 0.5' – 1.5' bgs at a concentration exceeding EGLE Part 201 GRCC for GSIP.
- Due to an elevated RDL, chromium VI may be present at a concentration exceeding EGLE Part 201 GRCC for DWP and GSIP at a depth of 0.5' – 1.5' below grade

Soil boring LSB-3, south side of the Subject Property building:

- Methylene chloride was detected in the soil samples collected from depths of 0.5'-1.5' and 4.0'-5.0' bgs at concentrations exceeding EGLE Part 201 GRCC for DWP and the VIAP screening level.
- Trichloroethylene was detected in the soil sample collected from a depth of 0.5' – 1.5' bgs at a concentration exceeding EGLE Part 201 GRCC for DWP and the VIAP screening level.
- Chromium VI was detected in the soil sample collected from a depth of 0.5' – 1.5' bgs at a concentration exceeding EGLE Part 201 GRCC for DWP and GSIP.

- Selenium was detected in the soil sample collected from depths of 0.5'-1.5' and 4.0'-5.0' bgs at concentrations exceeding EGLE Part 201 GRCC for GSIP.

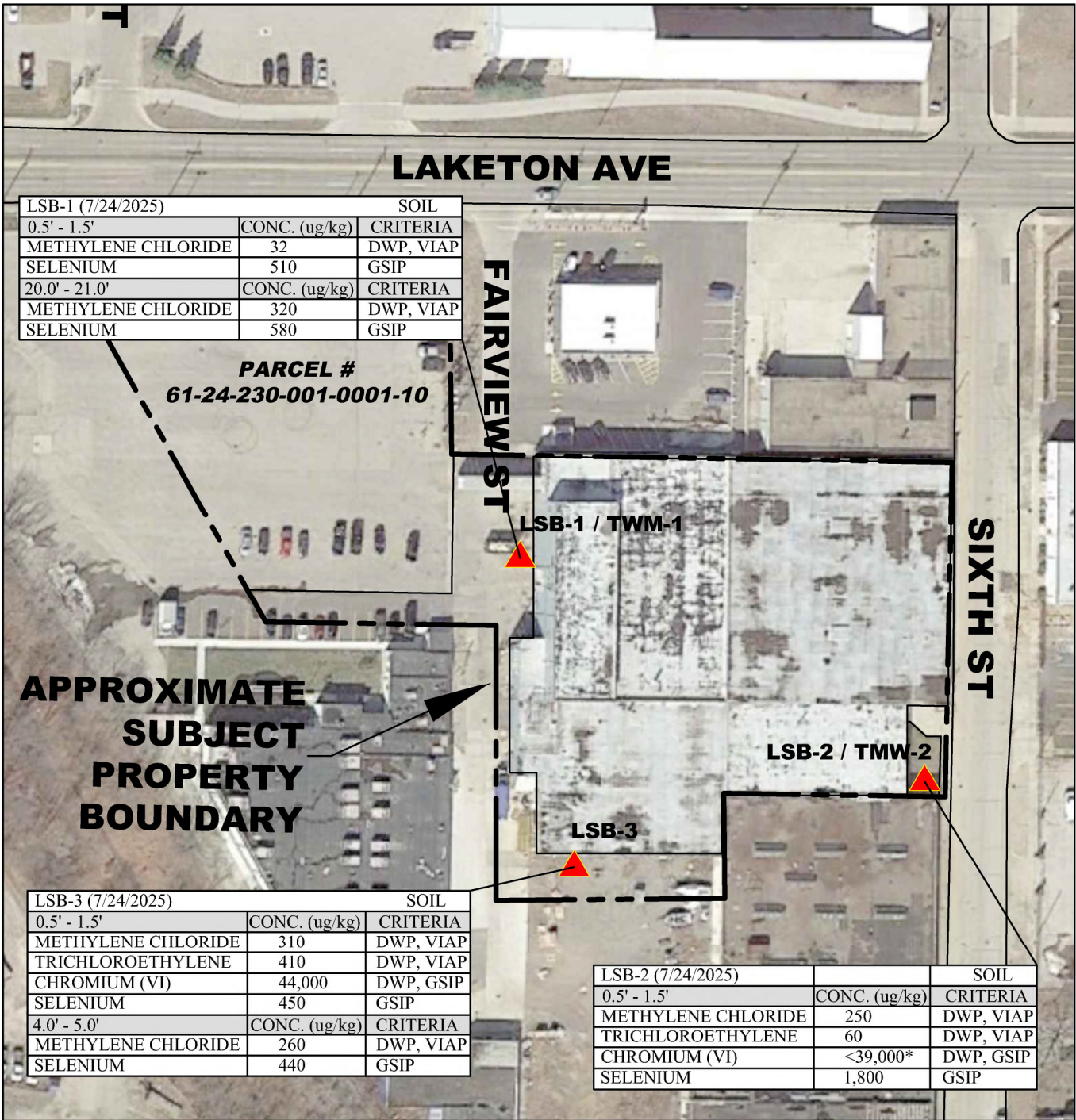
1.5.2 Groundwater

VOCs, PNAs, metals, or chromium VI were not detected at concentrations exceeding the analytical RDL for the groundwater sample collected from temporary monitor well TMW-1 located on the west side of the Subject Property building.

Trichloroethylene and copper were detected at concentrations exceeding the analytical RDL in the groundwater sample collected from temporary monitor well TMW-2 located on the east side of the Subject Property building; however, the concentrations were below EGLE RRD Part 201 GRCC/GNRCC. The remaining VOCs, metals, chromium VI, and all PNAs, were below the respective RDLs.

1.6 Basis of BEA/"Facility" Definition

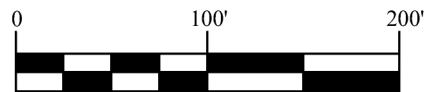
Data acquired during the recent Limited Phase II ESA conducted, dated August 22, 2025, identified methylene chloride, trichloroethylene, chromium VI, and/or selenium in the Subject Property soil at concentrations exceeding EGLE Part 201 GRCC. Given this information, the Subject Property is a "facility," as defined in Section 324.20101(1)(s) of Part 201 of the NREPA, Public Act 451 of 1994, as amended.



NOTE:
 PARCEL BOUNDARIES OBTAINED FROM MUSKEGON COUNTY GIS
 AERIAL IMAGERY FROM GOOGLE EARTH, DATE 3/18/2021
 CONCENTRATIONS SHOWN EXCEED EGLE PART 201 GRCC
 GSIP: GROUNDWATER SURFACE WATER INTERFACE PROTECTION
 DWP: DRINKING WATER PROTECTION
 VIAP: VOLATILIZATION TO INDOOR AIR PATHWAY
 *ELEVATED REPORTING LIMITS EXCEED CURRENT EGLE PART 201 GRCC

LEGEND

LEI SOIL/GROUNDWATER SAMPLE LOCATION



SCALE: 1" = 100'

DWN BY: EPL



SAMPLE EXCEEDANCE MAP

PARCEL # 61-24-230-001-0001-10

331W LAKETON AVE
 MUSKEGON, MICHIGAN 49441

PROJECT 25-3027

AUGUST 2025

FIGURE 4

Act 381 Brownfield Plan
331 West Laketon Avenue
Muskegon, Michigan

City of Muskegon Brownfield
Redevelopment Authority

Project No. 2600505
April 27, 2026

Act 381 Brownfield Plan

331 West Laketon Avenue Muskegon, Michigan

**Prepared For:
City of Muskegon Brownfield Redevelopment Authority
Muskegon County, Michigan**

**April 27, 2026
Project No. 2600505**

Recommended for Approval by the Muskegon Brownfield Redevelopment Authority on:

_____ **Adopted by the City of Muskegon City Council on: _____**

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List of Abbreviations/Acronyms

Act 381	Brownfield Redevelopment Financing Act, 1996 PA 381, as amended
Authority	City of Muskegon Brownfield Redevelopment Authority
BEA	Baseline Environmental Assessment
BPA	Brownfield Plan Amendment
DDCC	Documentation of Due Care Compliance
Developer	AFP Real Estate, LLC
EGLE	Michigan Department of Environment, Great Lakes, and Energy
ESA	Environmental Site Assessment
LBRF	Local Brownfield Revolving Fund
NREPA	Natural Resources and Environmental Protect Act
PA	Public Act
TIF	tax increment financing
QLGU	Qualified Local Governmental Unit
VOCs	volatile organic compounds

Project Fast Facts

331 West Laketon Avenue, Muskegon, Michigan

Property Information	Address: 331 West Laketon Avenue, Muskegon, MI 49441 Parcel IDs: 61-24-230-001-0001-11 The subject property is developed with a 64,366 square-foot industrial structure.
Redevelopment	The Developer intends to rehabilitate the vacant industrial structure for metal fabrication and machining operations.
Taxable Value	Base Value (2026 Taxable Value): \$552,800 Anticipated Future Taxable Value: \$802,800 * <i>*First full year after redevelopment</i>
Anticipated Development Cost	\$650,000
TIF Requested	Developer Eligible Activities \$75,202
Duration of Brownfield Plan	19 Years
TIF Reimbursement by Source	State/School: 45.4% Muskegon County: 20.9% City of Muskegon: 23.2% Intermediate School District/Sinking Fund: 10.5% School Debt Incremental Revenues Generated: \$29,412* <i>*Non-Capturable by the Brownfield Plan</i>

1.0 Introduction

The City of Muskegon Brownfield Redevelopment Authority (the “Authority”) was established by the City of Muskegon pursuant to the Brownfield Redevelopment Financing Act, Michigan Public Act (PA) 381 of 1996, as amended (“Act 381”). The primary purpose of Act 381 is to encourage the redevelopment of an eligible property by providing economic development incentives through tax increment financing for certain eligible properties.

This Brownfield Plan Amendment (BPA) has been prepared to incorporate 331 West Laketon Avenue, Muskegon, Michigan (the “Property”) into the City’s existing Brownfield Plan to reimburse the cost of required environmental due diligence and due care and response activity planning incurred by AFP Real Estate, LLC (Developer) to acquire and renovate the vacant industrial structure for their business operations. See Appendix 1 for copies of the BPA resolutions.

1.1 Proposed Redevelopment and Future Use for Each Eligible Property

The redevelopment involves one parcel of property, totaling approximately 2.94 acres, addressed as 331 West Laketon Avenue, Muskegon, MI 49441. The property is currently occupied by a roughly 64,366 square foot industrial warehouse. The Developer purchased the vacant industrial structure to renovate and relocate their expanding business operations, American Fabricated Products, a West Michigan manufacturer specializing in advanced metal fabrication and machining. The total project investment is anticipated to be more than \$650,000.

The City of Muskegon is a Qualified Local Government Unit (also known as a Core Community).

1.2 Eligible Property Information

Parcel ID: 61-24-230-001-0001-11

Address: 331 West Laketon Avenue, Muskegon, MI 49441

Size: Approximately 2.94 acres

1.2.1 Basis of Eligibility

The Property has been historically utilized for industrial purposes dating back to 1928. Based on a recent environmental investigation referenced in the BEA prepared for AFP Real Estate, LLC, completed on September 26, 2025, past industrial activities have resulted in contamination at the Property and adjoining parcels due to leaking aboveground and underground storage tanks, improper waste disposal and storage activities, and improper management of wastewater. The soil contaminants of concern on the Property identified in the BEA at concentrations exceeding Michigan Department of Environment, Great Lakes, and Energy (EGLE) Part 201 Generic Residential Cleanup Criteria include hexavalent chromium, methylene chloride, trichloroethylene, and selenium.

The Developer is not a liable party as evidenced by the BEA completed in accordance with Part 201 of the NREPA, included in Appendix 3. Given the known soil contamination, the Property is a “facility” pursuant to Part 201 of NREPA. As such, it is considered an “eligible property” as defined by the Michigan Redevelopment Financing Act, Act 381 of 1996.

The Property is subject to a restrictive covenant (RC-RRD-201-04-044) prohibiting the use and consumption of groundwater at the Property for drinking water.

Maps depicting the location and layout of the property are attached as Figures 1 and 2. Historic environmental data tables and associated sample location maps are provided in Figure 3.

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

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

This BPA has been developed to reimburse eligible brownfield costs incurred by the Developer to support the redevelopment of an underutilized industrial structure within the City of Muskegon. New local and pre-approved State tax increment revenues will be captured for reimbursement of eligible expenses, following approval of this Brownfield Plan. Base local and state taxes associated with the Property will continue to be levied and distributed to local and state taxing jurisdictions. No local debt or special assessment taxes will be captured to reimburse eligible activity costs.

The total cost of eligible activities to be incurred by the Developer, including contingencies, is \$75,202, as summarized in Table 1. The capture of tax increment revenue for the LBRF is estimated to be up to \$75,202.

2.1.1 Pre-Approved Activities

Eligible costs for reimbursement include Pre-Approved Activities, permitted to occur prior to BPA adoption. Preparation of Phase I Environmental Site Assessment (ESA) (\$2,850), Phase II ESA (\$23,275), BEA (\$2,750), Documentation of Due Care Compliance (DDCC) (\$2,400), Response Activity Plan (\$3,000), and other environmental consulting (\$29,427) was necessary to protect the new Property owner/Developer from liability for environmental contamination. The total Pre-Approved Activities cost is \$63,702.

2.1.2 Brownfield Plan Amendment Preparation

The BPA preparation costs are anticipated to total \$11,500.

2.1.3 Authority Administration Cost

Eligible costs incurred by the Authority are included in this BPA as an eligible expense at 10% of annual local tax increment capture per year. These expenses will be reimbursed with local tax increment revenues only and are estimated to total as much as \$10,673.

2.1.4 Local Brownfield Revolving Fund

The Authority intends to capture tax increments for deposits in the LBRF for up to five years following full reimbursement to the Developer, or in amount to not to exceed the total eligible activities, whichever occurs first. LBRF capture is estimated to be up to \$75,202 and is projected to reach this maximum within three years.

2.2 Summary of Eligible Activities

Environmental Activities

Pre-approved environmental costs, department specific activities and interest are anticipated to be reimbursed through State and Local tax increment revenues.

Brownfield Plan Amendment Preparation

BPA Preparation Costs incurred to prepare and develop this plan are included, as allowed by Act 381.

Authority Expenses

Eligible administrative costs incurred by the Authority are included as a flat fee of 10% of local tax capture. Administration expenses will be reimbursed with local tax increment revenues only.

2.3 Estimate of Captured Taxable Value and Tax Increment Revenues

The initial taxable value will be the 2026 taxable value of \$552,800. An estimate of the captured taxable value for this redevelopment by year is depicted in Table 2. This BPA captures real property tax increment revenues and assumes a 2% annual increase in the taxable value of the eligible property. In addition to TIF, PA 198 Industrial Property Tax Abatement is being pursued for this development for an estimated 12 years.

AFP Real Estate, LLC has acquired the Property and anticipated completing the renovations in 2026. Tax increment revenue collection is anticipated to begin in 2027. Due to the PA 198 Tax Abatement, tax increment revenues are not anticipated to be realized until Year 13, 2039, after the abatement sunsets.

After completion of the project, the projected taxable value is estimated at \$802,800. Reimbursements will be made on the actual tax increment that is realized. The estimated captured taxable value for this redevelopment by year and in aggregate for each taxing jurisdiction is depicted in tabular form (Table 2). Once eligible expenses are reimbursed, the Authority may capture up to five full years of the tax increment and deposit the revenues into an LBRF or an amount not to exceed the total cost of eligible activities, whichever occurs first. LBRF capture is estimated to be up to \$75,202 and is projected to reach this maximum within three years. The plan also includes a flat fee of 10% of the local tax increment for administrative and operating expenses of the Authority. A summary of the estimated reimbursement schedule and the amount of capture into the LBRF by year and in aggregate is presented in Table 3.

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

The eligible activities contemplated under this plan will be financed by the Developer, as outlined in this BPA and the accompanying development and reimbursement agreement (Appendix 2). No advances from the Authority to the Developer are anticipated.

2.5 Maximum Amount of Note or Bonded Indebtedness

At this time, the Authority has no plans to incur indebtedness to support the development of this site, but such plans could be made in the future to assist in the development if the Authority chooses.

2.6 Duration of Brownfield Plan

The Authority intends to begin the capture of tax increment in 2027. This BPA will then remain in place for 19 years or until the eligible activities have been fully reimbursed, whichever occurs sooner. An analysis showing the reimbursement schedule is attached as Table 3.

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

An estimate of the impact of tax increment financing (TIF) on the revenues of all taxing jurisdictions is illustrated in detail in Table 2.

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

The redevelopment involves one parcel of property, 331 West Laketon Avenue, Muskegon, MI 49441. The Property is qualified as a "facility." A map showing eligible property dimensions is attached as Figure 2.

The legal description for the parcel is as follows:

Parcel ID: 61-24-230-001-0001-11 (331 West Laketon Avenue, Muskegon, MI 49441)

CITY OF MUSKEGON LOTS 5-7 & PART OF LOTS 2-4 & 8-9 INC BLK 1 & LOTS 4-7 & LOTS 14-17 & PART OF LOTS 8-9 INC & 13 BLK 2 DENNIS SMITH & CO'S 2ND ADDITION ALSO E 33 FT VAC FAIRVIEW ST AND PART OF VACATED MAY ST ALSO PART OF NW 1/4 OF NE 1/4 SEC 31 T10N R16W LYING ELY OF GTW R/R ROW DESC AS FOLLOWS BEG AT NE COR LOT 7 OF DENNIS SMITH & CO'S 2ND ADDITION BEING POB TH S 00D 14M 00S W ALG WLY ROW LN OF KEATING ST 150.28 FT TH N 89D 31M 05S E 329.11 FT TH S 00D 11M 47S E ALG WLY ROW LN OF 6TH ST 224.34 FT TH S 89D 09M 04S W 149.91 FT TH S 00D 14M 00S W 62.17 FT TH N 89D 21M 25S W 147.89 FT TH N 00D 14M 00S E 194.05 FT TH N 89D 46M 00S W 151.64 FT TH N 34D 34M 28S W 291.58 FT TH S 89D 58M 00S E ALG SLY ROW LN OF LAKETON AVE 285.08 FT TO POB TOGETHER WITH & SUBJ TO A 20 FT WIDE ESMT FOR ACCESS SUBJ TO ESMT L/P 4399/224

2.9 Estimates of Residents and Displacement of Individuals/Families

There are no residents or families residing at this property, and thus no residents, families, or individuals will be displaced by the project.

2.10 Plan for Relocation of Displaced Persons

No persons reside on the eligible property. Therefore, this section is not applicable.

2.11 Provisions for Relocation Costs

No persons reside on the eligible property. Therefore, this section is not applicable.

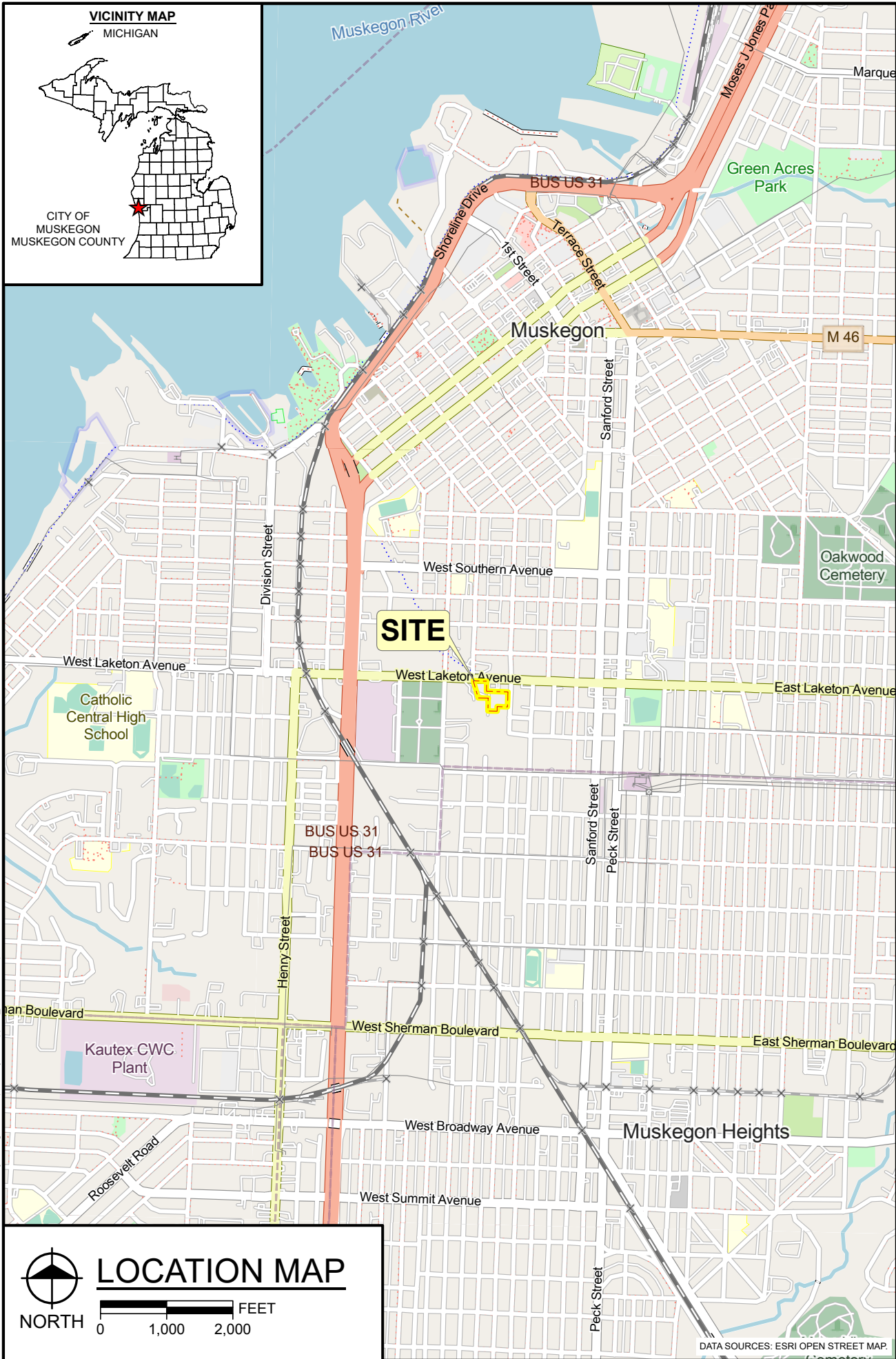
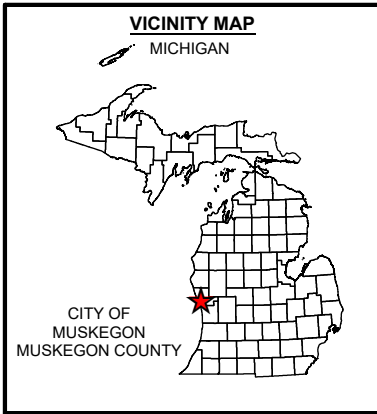
2.12 Strategy for Compliance with Michigan's Relocation Assistance Law

No persons reside on the eligible property. Therefore, this section is not applicable.

2.13 Other Material that the Authority or Governing Body Considers Pertinent

N/A.

Figures

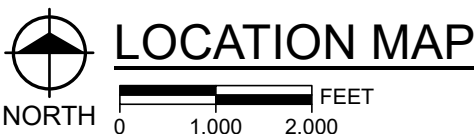


Hard copy is intended to be 8.5"x11" when plotted. Scale(s) indicated and graphic quality may not be accurate for any other size.

331 West Laketon Avenue
331 West Laketon Avenue, Muskegon, Michigan
Brownfield TIF Evaluation

PROJECT NO.
2600505

FIGURE NO.
1

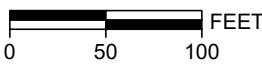


PLOT INFO: Z:\2026\2600505\CAD\GIS\Proj\Michigan ESA.aprx Layout: App 2a Location Map Date: 4/21/2026 12:48 PM User: mbeil


PLOT INFO: Z:\2026\2600505\CAD\GIS\Proj\Michigan ESA.aprx Layout: App 2b_Site Map Date: 4/21/2026 12:48 PM User: mbel



SITE MAP



LEGEND

 Approximate Property Boundary



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

331 West Laketon Avenue

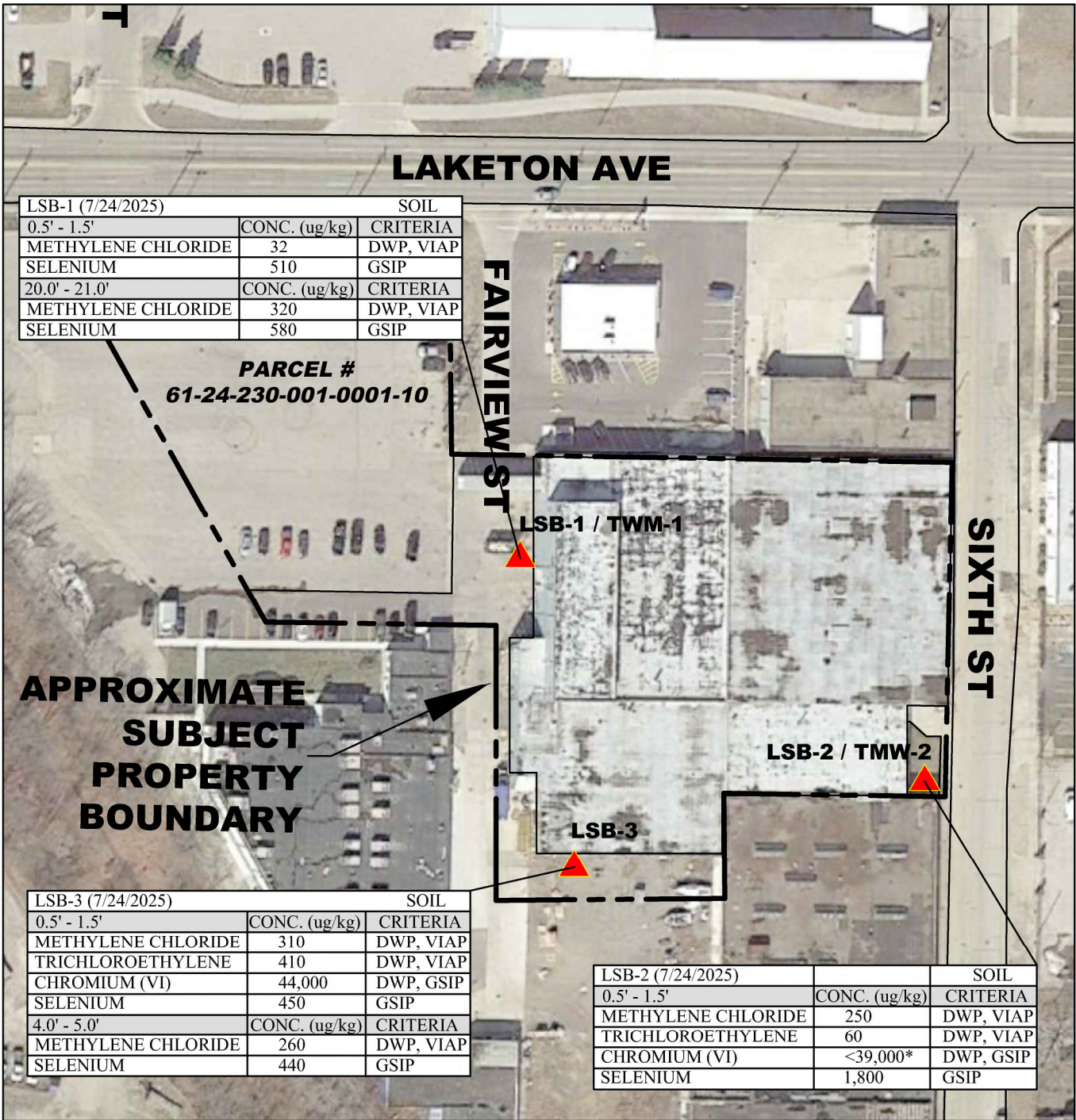
331 West Laketon Avenue, Muskegon, Michigan

Brownfield TIF Evaluation

PROJECT NO.
2600505

FIGURE NO.
2

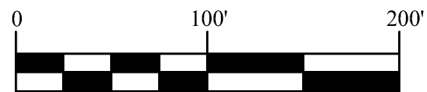
DATA SOURCES: ESRI HYBRID REFERENCE LAYER & NEARMAP IMAGERY.



NOTE:
 PARCEL BOUNDARIES OBTAINED FROM MUSKEGON COUNTY GIS
 AERIAL IMAGERY FROM GOOGLE EARTH, DATE 3/18/2021
 CONCENTRATIONS SHOWN EXCEED EGLE PART 201 GRCC
 GSIP: GROUNDWATER SURFACE WATER INTERFACE PROTECTION
 DWP: DRINKING WATER PROTECTION
 VIAP: VOLATILIZATION TO INDOOR AIR PATHWAY
 *ELEVATED REPORTING LIMITS EXCEED CURRENT EGLE PART 201 GRCC

LEGEND

 LEI SOIL/GROUNDWATER SAMPLE LOCATION



SCALE: 1" = 100'

DWN BY: EPL



SAMPLE EXCEEDANCE MAP

PARCEL # 61-24-230-001-0001-10

331W LAKETON AVE
 MUSKEGON, MICHIGAN 49441

PROJECT 25-3027

AUGUST 2025

FIGURE 4

Tables

Table 1 – Summary of Eligible Costs
 Act 381 Brownfield Plan
 331 W Laketon Avenue, Muskegon, MI

EGLE Eligible Activities Costs and Schedule

EGLE Eligible Activities	Cost	Completion Season/Year
Pre-Approved Environmental Activities	\$ 63,702	
<i>Phase I Environmental Site Assessment (ESA)</i>	\$ 2,850	
<i>Phase II ESA + Vapor Pins</i>	\$ 23,275	
<i>Baseline Environmental Assessment (BEA)</i>	\$ 2,750	
<i>Documentation of Due Care Compliance/Planning</i>	\$ 2,400	
<i>Response Activity Plan</i>	\$ 3,000	
<i>Environmental Consulting Related to the Above</i>	\$ 29,427	
EGLE Eligible Activities Subtotal	\$ 63,702	
Contingency (0%)	\$ -	
Brownfield Plan/Work Plan Preparation	\$ 11,500	
EGLE Eligible Activities Total Costs	\$ 75,202	

Table 2 – Total Captured Incremental Taxes Schedule

Act 381 Brownfield Plan

331 W. Laketon Ave., Muskegon, MI

Estimated Taxable Value (TV) Increase Rate: 2% Increase per year		Plan Year																			Totals
Plan Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19		
Calendar Year	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045		
*Base Taxable Value	\$ 552,800	\$ 552,800	\$ 552,800	\$ 552,800	\$ 552,800	\$ 552,800	\$ 552,800	\$ 552,800	\$ 552,800	\$ 552,800	\$ 552,800	\$ 552,800	\$ 552,800	\$ 552,800	\$ 552,800	\$ 552,800	\$ 552,800	\$ 552,800	\$ 552,800	\$ 552,800	\$ -
IFT Frozen Taxable Value	\$ 552,800	\$ 552,800	\$ 552,800	\$ 552,800	\$ 552,800	\$ 552,800	\$ 552,800	\$ 552,800	\$ 552,800	\$ 552,800	\$ 552,800	\$ 552,800	\$ 552,800	\$ 552,800	\$ 552,800	\$ 552,800	\$ 552,800	\$ 552,800	\$ 552,800	\$ 552,800	\$ -
Future Taxable Value	\$ 802,800	\$ 818,856	\$ 835,233	\$ 851,938	\$ 868,977	\$ 886,356	\$ 904,083	\$ 922,165	\$ 940,608	\$ 959,420	\$ 978,609	\$ 998,181	\$ 1,018,145	\$ 1,038,507	\$ 1,059,278	\$ 1,080,463	\$ 1,102,072	\$ 1,124,114	\$ 1,146,596	\$ -	\$ -
Incremental Difference (New TV - Base TV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 465,345	\$ 485,707	\$ 506,478	\$ 527,663	\$ 549,272	\$ 571,314	\$ 593,796	\$ -
School Capture																					
Millage Rate																					
State Education Tax (SET)	\$ 6,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,702	\$ 2,914	\$ 3,039	\$ 3,166	\$ 3,296	\$ 3,428	\$ 3,563	\$ 22,107
School Operating Tax	\$ 18,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,376	\$ 8,743	\$ 9,117	\$ 9,498	\$ 9,887	\$ 10,284	\$ 10,688	\$ 65,992
School Total	\$ 24,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,168	\$ 11,657	\$ 12,155	\$ 12,664	\$ 13,183	\$ 13,712	\$ 14,251	\$ 88,790
Local Capture																					
Millage Rate																					
COUNTY MUSEUM	\$ 0.3110	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 145	\$ 151	\$ 158	\$ 164	\$ 171	\$ 178	\$ 185	\$ 1,151
COUNTY VETERANS	\$ 0.0724	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 34	\$ 35	\$ 37	\$ 38	\$ 40	\$ 41	\$ 43	\$ 268
SENIOR CIT SVC	\$ 0.4830	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 225	\$ 235	\$ 245	\$ 255	\$ 265	\$ 276	\$ 287	\$ 1,787
CENTRAL DISPATCH	\$ 0.2897	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 135	\$ 141	\$ 147	\$ 153	\$ 159	\$ 166	\$ 172	\$ 1,072
COMM COLLEGE	\$ 2.1295	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 991	\$ 1,034	\$ 1,079	\$ 1,124	\$ 1,170	\$ 1,217	\$ 1,264	\$ 7,878
M.A.I.S.S.O.	\$ 4.5939	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,138	\$ 2,231	\$ 2,327	\$ 2,424	\$ 2,523	\$ 2,625	\$ 2,728	\$ 16,995
CITY OPERATING	\$ 0.4470	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,396	\$ 4,588	\$ 4,785	\$ 4,985	\$ 5,189	\$ 5,397	\$ 5,610	\$ 34,950
CITY SANITATION	\$ 2.8174	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,311	\$ 1,368	\$ 1,427	\$ 1,487	\$ 1,548	\$ 1,610	\$ 1,673	\$ 10,423
HACKLEY LIBRARY	\$ 2.2586	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,015	\$ 1,097	\$ 1,184	\$ 1,274	\$ 1,367	\$ 1,461	\$ 1,557	\$ 9,836
MPS SINKING	\$ 0.9390	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 437	\$ 456	\$ 476	\$ 495	\$ 516	\$ 536	\$ 558	\$ 3,474
COUNTY OPERATING	\$ 5.5069	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,563	\$ 2,675	\$ 2,789	\$ 2,906	\$ 3,025	\$ 3,146	\$ 3,270	\$ 20,373
Local Total	\$ 28,844	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,424	\$ 14,012	\$ 14,611	\$ 15,222	\$ 15,846	\$ 16,481	\$ 17,130	\$ 106,727
Non-Capturable Millages																					
Millage Rate																					
COMM COLLEGE DBT	\$ 0.2000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 93	\$ 97	\$ 101	\$ 106	\$ 110	\$ 114	\$ 119	\$ 740
HACKLEY DBT	\$ 0.2500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 116	\$ 121	\$ 127	\$ 132	\$ 137	\$ 143	\$ 148	\$ 925
MPS DEBT 2020	\$ 0.6500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 302	\$ 316	\$ 329	\$ 343	\$ 357	\$ 371	\$ 386	\$ 2,405
MPS DEBT 2021	\$ 6.8500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,188	\$ 3,327	\$ 3,469	\$ 3,614	\$ 3,763	\$ 3,913	\$ 4,068	\$ 25,342
Non-Capturable Total	\$ 7,950	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,699	\$ 3,861	\$ 4,026	\$ 4,195	\$ 4,367	\$ 4,542	\$ 4,721	\$ 29,412
60.7984																					
Total Tax Increment Revenue (TIR) Available for Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,593	\$ 25,669	\$ 26,767	\$ 27,886	\$ 29,028	\$ 30,193	\$ 31,381	\$ 195,517
Total Tax Without Abatement	\$ 48,809	\$ 49,785	\$ 50,781	\$ 51,796	\$ 52,832	\$ 53,889	\$ 54,967	\$ 56,066	\$ 57,187	\$ 58,331	\$ 59,498	\$ 60,688	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Abatement Savings	\$ 48,809	\$ 49,785	\$ 50,781	\$ 51,796	\$ 52,832	\$ 53,889	\$ 54,967	\$ 56,066	\$ 57,187	\$ 58,331	\$ 59,498	\$ 60,688	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 654,630

NOTES:

Table 3 – Estimated Reimbursement Schedule

Act 381 Brownfield Plan

331 W. Laketon Ave., Muskegon, MI

Developer Maximum Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	45.4%	\$ 34,151	\$ -	\$ 34,151
Local	54.6%	\$ 41,051	\$ -	\$ 41,051
TOTAL				
EGLE	100.0%	\$ 75,202	\$ -	\$ 75,202
MEDC	0.0%	\$ -	\$ -	\$ -
MSHDA	0.0%	\$ -	\$ -	\$ -

Estimated Total
Years of Plan: 19

Estimated Capture	
Administrative Fees	\$ 10,673
State Brownfield Redevelopment Fund	\$ 11,099
Local Brownfield Revolving Fund	\$ 75,202

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	TOTAL
	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	
Total State Incremental Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 88,790
State Brownfield Redevelopment Fund (50% of SET)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,099
State TR Available for Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 77,691
Total Local Incremental Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 106,727
BRA Administrative Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,673
Local TR Available for Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 96,054
Total State & Local TR Available	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 173,745
DEVELOPER																				
Reimbursement Balance	\$ 75,202	\$ 75,202	\$ 75,202	\$ 75,202	\$ 75,202	\$ 75,202	\$ 75,202	\$ 75,202	\$ 75,202	\$ 75,202	\$ 75,202	\$ 75,202	\$ 75,202	\$ 75,202	\$ 75,202	\$ 75,202	\$ 75,202	\$ 75,202	\$ 75,202	\$ -
EGLE Environmental Costs	\$ 75,202	\$ 75,202	\$ 75,202	\$ 75,202	\$ 75,202	\$ 75,202	\$ 75,202	\$ 75,202	\$ 75,202	\$ 75,202	\$ 75,202	\$ 75,202	\$ 75,202	\$ 75,202	\$ 75,202	\$ 75,202	\$ 75,202	\$ 75,202	\$ 75,202	\$ -
State Tax Reimbursement	\$ 34,151	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 34,151
Local Tax Reimbursement	\$ 41,051	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 41,051
Total EGLE Reimbursement Balance	\$ 75,202	\$ 75,202	\$ 75,202	\$ 75,202	\$ 75,202	\$ 75,202	\$ 75,202	\$ 75,202	\$ 75,202	\$ 75,202	\$ 75,202	\$ 75,202	\$ 75,202	\$ 75,202	\$ 75,202	\$ 75,202	\$ 75,202	\$ 75,202	\$ 75,202	\$ -
Total Annual Developer Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 75,202
LOCAL BROWNFIELD REVOLVING FUND																				
LBRF Deposits *	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 75,202
State Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 34,151
Local Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 41,051
Total LBRF Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 75,202

* Up to five years of capture for LBRF Deposits after eligible activities are reimbursed. May be taken from state and local TR.

Appendix

1

Appendix

2

Appendix

3

EGLE-RRD-RIDEEDM

From: noreply-RIDE@Notifications.michigan.gov
Sent: Thursday, October 2, 2025 4:36 PM
To: EGLE-RRD-RIDEEDM
Cc: jean@my-lei.com
Subject: EQ 4025 - Baseline Environmental Assessment - RIDE Submission - 61000031-BEA-5
Attachments: 61000031-BEA-5.pdf

Submittal Number: 61000031-BEA-5
Facility ID: 61000031
Facility Address: 1839 6th Street/ 331 West Laketon Avenue, Muskegon, MI, 49441
Today's Date: 10/02/2025

SEND TO:

RRD Office: Grand Rapids
Phone: 616-356-0226
Office Recipients: Grand Rapids

SUBMITTED BY:

Primary Certifier

Name: Harms, Jeannine
Role: Third Party
Phone: (616) 414-9589
Email: jean@my-lei.com
Organization:

Secondary Certifier

Name: Harms, Jeannine
Role: Third Party
Phone: (616) 414-9589
Email: jean@my-lei.com
Organization:

ACKNOWLEDGEMENT OF RECEIPT OF A BASELINE ENVIRONMENTAL ASSESSMENT

The Michigan Department of Environment, Great Lakes, and Energy (EGLE) received a Baseline Environmental Assessment (BEA) for the above legal entity and property that was submitted using the Remediation Information Data Exchange (RIDE). This is your acknowledgement that EGLE has received and will record the BEA. EGLE maintains an administrative record of each BEA as received.

This BEA was submitted pursuant to Section 20126(1)(c) of Part 201, Environmental Remediation and/or Section 21323a(1)(b) of Part 213, Leaking Underground Storage Tanks, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA). A BEA is submitted for the purpose of establishing an exemption to liability for a new owner or operator of property that has been demonstrated to be a facility or property as defined by Section 20101(1)(s) of Part 201, Environmental Remediation and/or property as defined by Section 21303(d) of Part 213, Leaking Underground Storage Tanks, of the NREPA. Pursuant to Sections 20126(1)(c) and 21323a(1)(b), the conditions of this exemption require the legal entity to disclose the BEA to a subsequent purchaser or transferee of the property.

The BEA is only for the legal entity and property or properties identified on the BEA Submittal Form and in the BEA that have been demonstrated to be a facility. Each new legal entity that becomes the owner or operator of this facility must submit their own BEA. EGLE is not making any findings about whether the submitter is liable or is eligible to submit. The submitted BEA does not alter liability with regard to a subsequent release, threat of release, or exacerbation of existing conditions that is the responsibility of the legal entity submitting the BEA.

EGLE does not review BEAs to determine the adequacy of the submittal. The Volatilization to Indoor Air Pathway (VIAP) Screening Levels (SLs) may be proposed as site-specific criteria when used to determine that a property is or contains a facility or site. EGLE's approval of these numeric site-specific criteria is required. Since the BEA has not been reviewed, if the BEA relied upon the VIAP SLs then their use within the BEA is approved only for the purpose of confirming the status of the property as a facility under Part 201 or a site under Part 213.

The legal entity may also have responsibility under applicable state and federal laws, including, but not limited to, Part 201, Environmental Remediation; Part 111, Hazardous Waste Management; Part 211, Underground Storage Tank Regulations; Part 213, Leaking Underground Storage Tanks; Part 615, Supervisor of Wells, of the NREPA; and the Michigan Fire Prevention Code, 1941 PA 207, as amended. Please review the enclosed brochure on "due care." An owner or operator of contaminated property has an obligation to assure the property is safe for the intended use and is protective of the public health and safety.

Pursuant to Section 20112a(6) of Part 201, Environmental Remediation, the property(s) identified in the BEA will be placed on the inventory of facilities if not already present, which is updated daily and posted on EGLE's website: [RIDE - Inventory of Facilities](#).

EGLE – Remediation and Redevelopment Division

RIDE Administration Team

331 West Laketon Avenue - Muskegon, MI 49441

Developer:	AFP Real Estate, LLC (American Fabricated Products)	Plan Date:	April 27, 2026
Property:	331 West Laketon Ave, Muskegon, MI 49441	Consultant:	Fishbeck (Plan Amendment)
Eligibility:	Facility — Contaminated Property (Part 201/NREPA)	Reviewer:	Jeff Salowitz, Coalition Companies

KEY METRICS

2039 TIF Capture Start	19 Years Plan Duration	\$195,517 Local TIR (19 yr)	\$75,202 LBRF Capture	19 Years Plan Duration
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ELIGIBLE ACTIVITIES COMPLIANCE

Activity	Amount	Status	Notes
BPA Preparation	\$11,500	Pass	EGLE-eligible environmental response; within benchmark range (\$8K–\$15K)
Pre Approved Env. Activities	\$63,702	Pass	Slightly higher than expected.
Due Care Plan	\$2,400	Pass	Part 201 compliance planning; within benchmark range
Contingency	\$0	Pass	Contingency is at \$0.
BRA Admin (10%/yr, est.)	—	Clarify	Standard is 5%, unless Local only. 10% is allowable.
School/State Capture	\$88,790	Pass	SET included; proportionality confirmed: state 31.2% ≤ local 68.8%
Dev/Reimb. Agreement	—	Clarify	Not attached to plan; required before reimbursement can proceed

TAX ABATEMENT OVERLAY

<p>PA 198 Industrial Facilities Tax (IFT)</p> <ul style="list-style-type: none"> 12-year freeze at base taxable value of \$552,800 (2027–2038) No TIF capture during IFT period; incremental TV = \$0 for Years 1–12 TIF capture begins Year 13 (2039) upon IFT certificate expiration Status: Referenced in plan — IFT certificate not attached 	<p>Combined Effect</p> <p>The IFT abatement freezes TV at the base level for 12 years, producing zero TIF increment during that period. This is correctly modeled in the plan's TIF tables. Developer reimbursement is funded entirely from capture in Years 13–19.</p>
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PRIORITY OPEN ITEMS

#	Item	Action Required
1	EGLE BEA Acknowledgement	Confirm EGLE RIDE filing receipt; obtain acknowledgement letter before BRA adoption.
2	IFT Certificate	Attach issued or draft PA 198 IFT certificate; confirm 12-year duration and start date.
3	Dev/Reimbursement Agreement	Execute prior to BRA resolution; controls draw schedule, admin rate, and LBRF terms
4	BRA Administration Rate	Should it be reduced from 10% to standard 5%; reduces admin take by \$10,862 and accelerates reimbursement by 1 year

**City of Muskegon
Brownfield Redevelopment Authority
County of Muskegon, State of Michigan**

RESOLUTION APPROVING REVISED BROWNFIELD PLAN AMENDMENT

American Fabricated Products, INC

Minutes of a regular meeting of the Board of the City of Muskegon Brownfield Redevelopment Authority, County of Muskegon, State of Michigan, held on the 9th day of June 2026 at 10:30 a.m., prevailing Eastern Time.

PRESENT:

ABSENT:

The following preamble and resolution were offered by Member ___and supported by Member___:

WHEREAS, a Brownfield Plan has been adopted pursuant to Act 381, Public Acts of Michigan, 1996, as amended (“Act 381”), a copy of which is on file with the Secretary of the City of Muskegon Brownfield Redevelopment Authority (the “Authority”); and

WHEREAS, the Authority is authorized to approve amendments to the Brownfield Plan and recommends the Amendment to add eligible properties within the American Fabricated Products, INC facility for approval to the City of Muskegon, County of Muskegon, State of Michigan (the “City”).

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. Approval of Brownfield Plan. The Board hereby adopts and approves the Brownfield Plan Amendment for American Fabricated Products, INC and recommends the approval of the Brownfield Plan Amendments by the Muskegon City Commission.
2. Public Hearing. The Board hereby requests city personnel to provide a notice of

Public Hearing on the proposed Brownfield Plan Amendments, and further requests that such hearing notice be provided to all taxing jurisdictions. Notice of the time and place of the hearing shall be given pursuant to Act 267, Public Acts of Michigan, 1976, as amended (“Open Meetings Act”).

3. Deliver Resolution and Brownfield Plan to City. The Chair of the Authority is directed to deliver a certified copy of this resolution and the Brownfield Plan Amendments to the City Clerk.

4. Disclaimer. By adoption of this resolution and approval of the Brownfield Plan Amendments, the Authority assumes no obligation or liability to the owner, developer or lessor of the Eligible Property for any loss or damage that may result to such persons from the adoption of this resolution and Brownfield Plan Amendments.

5. Work Plan Transmittal. The Chair of the Authority shall be authorized to transmit to the Michigan Strategic Fund, the Michigan Economic Development Corporation and/or the Michigan Department of Environmental Quality, on behalf of the Authority, a final Act 381 Work Plan that has been reviewed and approved by the Authority.

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

AYES:

NAYS:

RESOLUTION DECLARED ADOPTED.

Martha Bottomley, Chair
City of Muskegon Brownfield Redevelopment Authority

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Board of the City of Muskegon Brownfield Redevelopment Authority, County of Muskegon, State of

Michigan, at a regular meeting held on June 9, 2026, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

Martha Bottomley, Chair
City of Muskegon Brownfield Redevelopment Authority



Agenda Item Review Form

Muskegon Downtown Development Authority/Brownfield Redevelopment Authority

Commission Meeting Date: June 9, 2026	Title: BRA: Development and Reimbursement Agreement for American Fabricated Products, INC.—331 W. Laketon Ave.
Submitted by: Jocelyn Hines, Development Analyst	Department: Economic Development
Brief Summary: American Fabricated Products, INC has submitted a development and reimbursement agreement for the approved Brownfield Plan for 331 W. Laketon Ave., a rehabilitation project for the old Intra City Dispatch.	
Detailed Summary & Background: American Fabricated Products, Inc. (American Fab) is requesting approval of a Development and Reimbursement Agreement for the property located at 331 W. Laketon Avenue. The former Intra City Dispatch facility was acquired by AFP Real Estate, LLC to facilitate the relocation and expansion of American Fab's operations from Spring Lake to the City of Muskegon. American Fab is a West Michigan-based manufacturer specializing in advanced metal fabrication, precision machining, laser cutting, CNC machining, welding, robotic welding, metal forming, assembly, and prototype-to-production manufacturing services. The company serves a diverse customer base across the defense, automotive, furniture, industrial, logistics and warehousing, agricultural, medical, and food service industries. American Fab supports both original equipment manufacturers (OEMs) and their suppliers and is a supplier to prime and subcontract defense contractors, manufacturing components for military defense vehicles. The Brownfield Plan is anticipated to remain in effect through 2048, or until all eligible activities have been reimbursed, whichever occurs first. The duration of the reimbursement period may be impacted by the approval of an Industrial Facilities Exemption Certificate, which is scheduled for City Commission consideration on June 9, 2026. The Brownfield Plan Amendment is scheduled for consideration by the Brownfield Redevelopment Authority (BRA) at its June 9, 2026 meeting. Upon approval of the Development and Reimbursement Agreement by the BRA, staff will forward a recommendation to the City Commission for consideration at its June 23, 2026 meeting. The Development and Reimbursement Agreement complements the Brownfield Plan by establishing the specific terms, conditions, and procedures for reimbursement, including the timeline for repayment of eligible activities through tax increment financing (TIF) revenues.	

Goal/Action Item:

2027 Goal 1: Destination Community & Quality of Life - Reduction of blighted commercial properties

Is this a repeat item?:**Explain what change has been made to justify bringing it back to Commission:****Amount Requested:**

N/A

Budgeted Item:

Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>	
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Fund(s) or Account(s):

N/A

Budget Amendment Needed:

Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>	
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Recommended Motion:

I move to approve/disapprove the Development and Reimbursement Agreement for the approved Brownfield Plan for American Fabricated Products, INC (331 W. Laketon Ave.) as presented.

Approvals:

Immediate Division Head	<input checked="" type="checkbox"/>	
Information Technology	<input type="checkbox"/>	
Other Division Heads	<input type="checkbox"/>	
Communication	<input type="checkbox"/>	
Legal Review	<input checked="" type="checkbox"/>	

Name the Policy/Ordinance Followed:

Act 381, Public Acts of Michigan, 1996, as amended

DEVELOPMENT AND REIMBURSEMENT AGREEMENT

THIS DEVELOPMENT AND REIMBURSEMENT AGREEMENT (the "Agreement"), is entered into on _____, 2026, between the **CITY OF MUSKEGON BROWNFIELD REDEVELOPMENT AUTHORITY**, a Michigan public body corporate established pursuant to Act 381 of the Public Acts of 1996, as amended, MCL 125.2651 et seq. ("Act 381"), whose address is 933 Terrace Street, Muskegon, Michigan 49440 (the "Authority"), and **AFP REAL ESTATE, LLC** a Michigan limited liability company, whose address is 16910 148th Avenue, Spring Lake, Michigan 49456 (the "Developer").

RECITALS

- A. The Authority was created by the City of Muskegon (the "City") pursuant to the Brownfield Redevelopment Financing Act, Act 381 of the Public Acts of Michigan of 1996, as amended ("Act 381"). Pursuant to Act 381, the Authority has prepared a Brownfield Plan, which was duly approved by the City of Muskegon Board of Commissioners (the "Brownfield Plan").
- B. The Developer owns approximately 2.94 acres of property in the City of Muskegon at street addresses 331 West Laketon Avenue, Muskegon, Muskegon County, Michigan (the "Property"), which is legally described in the attached Brownfield Plan Amendment (the "Plan Amendment") attached as Exhibit A, and which is a "facility" as defined in Act 381.
- C. The Plan Amendment was recommended for approval by the MBRA on _____, 2026, and approved by the City of Muskegon Board of Commissioners on _____, 2026.
- D. The Developer proposes to repurpose the existing structure to renovate and relocate their expanding business operations, American Fabricated Products, a West Michigan manufacturer specializing in advanced metal fabrication and machining. The Project will have the effect of assisting in the redevelopment of the Property, increasing the tax base, creating jobs, otherwise enhancing the economic vitality and quality of life in the County.
- E. Act 381 permits the Authority to capture and use the property tax revenues generated from the incremental increase in property value of a redeveloped brownfield site constituting an "eligible property" under Act 381 to pay or to reimburse the payment of costs of conducting activities that meet the requirements under Act 381 of "eligible activities" (hereinafter the "Eligible Costs").
- F. By undertaking the Project, the Developer incurred and will incur Eligible Costs, which include costs associated with pre-approved environmental due diligence activities, and Plan Amendment preparation and development, all as defined in the Plan Amendment.
- G. The Authority has incurred and will incur certain eligible administrative expenses associated with the Plan Amendment (the "Administrative Costs"), for which it seeks reimbursement from Local Tax Increment Revenue ("Local TIR") and pre-approved State TIR, including Plan Amendment implementation.

- H. Following reimbursement of all amounts due the Developer and all amounts payable to the Authority as Administrative Costs from applicable Local TIR and pre-approved State TIR (as defined below), additional tax increment revenues will be deposited into the local brownfield revolving fund for up to five full years, which is in accordance with Section 13(5) of Act 381, which limits such deposits to be made for no more than five years after the time that capture is required to pay the Eligible Costs.
- I. In accordance with Act 381 and subject to the terms of this Agreement, the parties desire to use the Local TIR, and pre-approved State TIR, that are generated from an increase in the taxable value of the real and personal property resulting from the redevelopment of the Property to which the Authority is entitled to receive (the “Tax Increment Revenues”) to reimburse the Developer for the Eligible Costs, to pay the Authority for Administrative Costs and to fund a local brownfield revolving fund pursuant to Act 381.
- J. The parties are entering into this Agreement to establish the procedure for such reimbursement and funding.

DRAFT

Terms and Conditions

Therefore, in exchange for the consideration in, and referred to, by this Agreement, the parties agree as follows:

1. **Capture of Taxes:** During the Term of this Agreement, the Authority shall capture only those Tax Increment Revenues that are lawfully eligible for capture under Act 381 and that are specifically authorized for capture in the Brownfield Plan and any approved Plan Amendment for the Property and use those Tax Increment Revenues provided in this Agreement.

2. **Submission of Costs:** For those Eligible Costs for which the Developer seeks reimbursement from the Authority, the Developer shall submit to the Authority:

- (a) a written statement detailing the costs;
- (b) a written explanation as to why they are Eligible Costs;
- (c) copies of invoices and proof of payment from contractors, engineers or others who provided such service, or, for the Developer's personnel for whose services reimbursement is being sought, detailed time records showing the work performed by such individuals; and
- (d) copy of occupancy permit
- (e) copies of the required local building permits, inspection reports, and any other information which may be required by the Authority or its auditors.

3. **Payments:**

- a. The Tax Increment Revenues received by the Authority shall be paid to the Developer to reimburse it for Eligible Costs actually paid by the Developer. Local TIR generated from the Property shall first be retained by the Authority in an amount equal to 10% of the annual Tax Increment Revenues up to the maximum amount allowed annually for Administrative Costs under Act 381 for all Authority projects. After retention of such Local TIR, Tax Increment Revenues shall be used to reimburse the Developer for Eligible Costs, *provided, however,* if Developer has not paid any applicable professional fees and costs (legal, environmental, etc.) incurred by the Authority related to Developer's request to use Project Tax Increment Revenues to reimburse it for Eligible Costs within 30 days of being invoiced for such costs, the Authority is authorized to pay such costs from Project Tax Increment Revenues before such Project Tax Increment

Revenues are used to reimburse Developer. The amount of Project Tax Increment Revenues used to pay such costs shall be subtracted from Developer total Eligible Costs and Developer shall not be entitled to reimbursement of such amount. The Authority shall have no obligation to reimburse the Developer for Eligible Costs from Tax Increment Revenues captured and received by the Authority after the 22-year Developer reimbursement period. Tax Increment Revenues shall be distributed according to the Cost Table included as Exhibit B.

- b. Unless the Authority disputes whether such costs are Eligible Costs or the accuracy of such costs, the Authority shall, after review by an Authority Board member or the City Economic Development Coordinator and approval by the Authority Board, pay to the Developer the amounts for which submissions have been made pursuant to Section 2 of this Agreement within 30 days after the Authority Board has approved such payment provided Tax Increment Revenues have been received from which the submission may be wholly or partially paid and provided, further, an occupancy permit shall have been issued for those portions of the Project for which there are Eligible Costs. Developer shall cooperate with the Authority's review of its Request for Reimbursement by providing supplemental information and documentation which may be reasonably requested by the Authority. If a partial payment is made by the Authority because of insufficient Tax Increment Revenues, the Authority shall make additional payments toward the remaining amount within 30 days of its receipt of additional Tax Increment Revenues until all of the amounts, for which submissions have been made, have been fully paid to the Developer or to December 31, 2048, whichever occurs first.
- c. **Adjustments:** If, due to an appeal of any tax assessment or reassessment of any portion of the Property or for any other reason, including but not limited to fraud, misrepresentation, use of funds for ineligible costs, failure to complete the Project as approved, the Authority is required to reimburse any Tax Increment Revenues to the County, City, or any other tax levying unit of government, the Authority may deduct the amount of any such reimbursement, including interest and penalties, from any amounts due and owing the Developer. If all amounts due the Developer under this Agreement have been fully paid or the Authority is no longer obligated to make any further payments to the Developer, the Authority shall invoice the Developer for the

amount of such reimbursement and the Developer shall pay the Authority such invoiced amount within 30 days of the Developer's receipt of the invoice. Amounts invoiced and paid to the Authority by the Developer pursuant to this paragraph shall be reinstated as Eligible 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.

4. **Reporting.**

a. The Developer shall provide to the Authority, within 30 days after the Project receives an occupancy permit, and annually thereafter no later than May 1 of each year during the Term of reimbursement under this Agreement, a report of the following, as applicable, for the preceding calendar year pursuant to reporting requirements under Section 16 of Act 381:

1. Total investment and new capital investment since the prior year's report.
2. Square footage of new construction or renovation, whether residential, commercial, or other use, and use of new or renovated space.
3. New jobs created.
4. Total number of housing units.
5. Other information required to be reported to the State of Michigan to verify compliance with Act 381.

5. **Interpretation.** This is the entire agreement between the parties as to its subject. It shall not be amended or modified except in writing signed by the parties. The waiver of any breach shall not constitute a waiver of any subsequent breach of the same or any other provision.

6. **Assignment.** This Agreement and the rights and obligations under this Agreement shall not be assigned or otherwise transferred by either party without the consent of the other party, which shall not be unreasonably withheld, *provided, however*, the Developer may assign its interest in this Agreement to an affiliate without the prior written consent of the Authority, *provided*, any such assignee shall acknowledge to the Authority in writing on or prior to the effective date of such assignment its obligations upon assignment under this Agreement, *provided, further*, that the

Developer may make a collateral assignment of the Tax Increment Revenues after review of such assignment and consent by the Authority's legal counsel and approval of the Authority. As used in this paragraph, "affiliate" means any corporation, company, partnership, limited liability company, trust, sole proprietorship or other individual or entity which (a) is owned or controlled by the Developer, (b) owns or controls the Developer or (c) is under common ownership or control with the Developer. This Agreement shall be binding upon any successors or permitted assigns of the parties.

7. **Indemnification.** Developer agrees to indemnify and hold City of Muskegon, the City of Muskegon Brownfield Redevelopment Authority, as well as all officers, agents, employees, and assigns thereof harmless, including attorney's fees, against (a) any and all claims by any person claiming for personal or property injuries or damage due to the Developer's redevelopment of the Property provided pursuant to the terms of this Agreement, and/or (b) claims by any third parties which may arise out of, or be related to, the Developer's redevelopment of the Property pursuant to this Agreement. Developer shall not be obligated to indemnify any persons under this section if the liability arises out of the person's negligence, willful misconduct, or breach of this Agreement or the negligence or willful misconduct of any person or entity acting by, through or under any such persons.

8. **Term.** This Agreement shall terminate when all reimbursements and payments contemplated under this Agreement have been paid or December 31, 2048, whichever comes first.

9. **Legislative Authorization.** This Agreement is governed by and subject to the restrictions set forth in Act 381. If there is legislation enacted in the future that alters or affects the amount of Brownfield TIF Revenue subject to capture, eligible property, or Eligible Activities, then the Developer's rights and the Authority's obligations under this Agreement shall be modified accordingly as required by law, or by agreement of the parties.

10. **Notices.** All notices shall be given by registered or certified mail addressed to the parties at their respective addresses as shown above. Any party may change the address by written notice sent by registered or certified mail to the other party.

11. **Severability.** If any term, provision or condition contained in this Agreement shall, to any extent, be invalid or unenforceable, the remainder of this Agreement (or the application of such term, provision or condition to persons or circumstances other than those in respect of which it is

invalid or unenforceable) shall not be affected thereby, and each term, provision or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

12. **Binding Effect.** This Agreement shall be binding upon and enforceable by the parties and their respective legal representatives, successors, and assigns.

13. **Entire Agreement.** This Agreement supersedes all agreements previously made between the parties relating to the subject matter. There are no other understandings or agreements between the parties.

14. **Non-Waiver.** No delay or failure by either party to exercise any right under this Agreement, and no partial or single exercise of that right, constitutes a waiver of that or any other right, unless otherwise expressly provided herein.

15. **Governing Law.** This Agreement shall be construed in accordance with and governed by the laws of the State of Michigan.

16. **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.

[Signature page follows]

WHEREFORE, this Agreement has been executed as of the date first written above.

**CITY OF MUSKEGON BROWNFIELD
REDEVELOPMENT AUTHORITY**

By:
Its:

CITY OF MUSKEGON

By:
Its:

By:
Its:

AFP REAL ESTATE, LLC

By:

Its:

DRAFT

EXHIBIT A

Brownfield Plan Amendment

DRAFT

EXHIBIT B

Financial Consideration Between the Parties

Summary of approved Eligible Costs

Eligible Activities	Cost
To the Authority	\$10,673
Administration (10%)	\$10,673
To the Developer	\$75,202
State	\$34,151
Local	\$41,051
To Brownfield Revolving Funds	\$75,202
State	\$34,151
Local	\$41,051
Total approved costs	\$161,077
State TIR	\$68,303
Local TIR	\$92,774



Agenda Item Review Form

Muskegon Downtown Development Authority/Brownfield Redevelopment Authority

Commission Meeting Date: June 9, 2026	Title: DDA: Acceptance of Financial Report for May 31, 2026							
Submitted by: Jocelyn Hines, Development Analyst	Department: Economic Development							
Brief Summary: City staff is requesting approval of the financial report for the period ending May 31, 2026								
Detailed Summary & Background: City staff requests approval of the financial report for the period ending May 31, 2026. The current projected fund balance is \$454,964.56. Significant revenues for May included \$5,506 in tax increment revenues generated from captured taxes associated with tax incentive properties. Significant expenses for the month included staffing costs, chalet rent, and the Barry's Greenhouse contract.								
Goal/Action Item: 2027 Goal 4: Financial Infrastructure								
Is this a repeat item?: Explain what change has been made to justify bringing it back to Commission:								
Amount Requested: N/A	Budgeted Item: <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%;">Yes</td> <td style="width: 25%;"><input type="checkbox"/></td> <td style="width: 25%;">No</td> <td style="width: 25%;"><input type="checkbox"/></td> <td style="width: 25%;">N/A</td> <td style="width: 25%;"><input checked="" type="checkbox"/></td> <td style="width: 25%;"><input type="checkbox"/></td> </tr> </table>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Fund(s) or Account(s): N/A	Budget Amendment Needed: <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%;">Yes</td> <td style="width: 25%;"><input type="checkbox"/></td> <td style="width: 25%;">No</td> <td style="width: 25%;"><input type="checkbox"/></td> <td style="width: 25%;">N/A</td> <td style="width: 25%;"><input checked="" type="checkbox"/></td> <td style="width: 25%;"><input type="checkbox"/></td> </tr> </table>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Recommended Motion: I move to approve the May 31, 2026, financial report as presented.								
Approvals: <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%;">Immediate Division Head</td> <td style="width: 10%; text-align: center;">X</td> <td style="width: 20%;"></td> </tr> <tr> <td>Information</td> <td></td> <td></td> </tr> </table>	Immediate Division Head	X		Information			Name the Policy/Ordinance Followed:	
Immediate Division Head	X							
Information								

Technology		
Other Division Heads		
Communication		
Legal Review		

DDA FOR CITY OF MUSKEGON

Balance As of 05/31/2026

GL Number	Description	YTD Balance 05/31/2025	25-26 Amended Budget	YTD Balance 05/31/2026	Activity For 05/31/2026
Fund: 394 DOWNTOWN DEVELOPMENT AUTH DS					
Account Category: Assets					
Department: 000					
394-000-001	CASH IN BANK	567,067.38		730,479.49	(20,793.37)
Total Department 000:		567,067.38		730,479.49	(20,793.37)
Assets		567,067.38		730,479.49	(20,793.37)
Account Category: Liabilities					
Department: 000					
394-000-202	ACCOUNTS PAYABLE	1,618.80		0.00	(4,666.45)
Total Department 000:		1,618.80		0.00	(4,666.45)
Liabilities		1,618.80		0.00	(4,666.45)
Account Category: Fund Equity					
Department: 000					
394-000-399	FUND BALANCE UNRESERVED	460,986.12		454,964.56	0.00
Total Department 000:		460,986.12		454,964.56	0.00
Fund Equity		460,986.12		454,964.56	0.00
Account Category: Revenues					
Department: 000					
394-000-402	PROPERTY TAX	516,659.00	537,000.00	519,427.00	5,506.00
394-000-428	REIMBURSEMENT STATE	0.00	0.00	39,469.06	0.00
394-000-540	STATE GRANTS	12,000.00	0.00	0.00	0.00
394-000-569	STATE GRANTS OTHER	0.00	0.00	4,015.84	0.00
394-000-613	EVENT REVENUE	87,672.11	100,000.00	71,210.60	5,634.63
394-000-665-004970	INTEREST INCOME	1,841.66	1,300.00	1,243.15	0.00
394-000-679-004847	SPONSORSHIP REVENUE - MUSK ART FAIR	13,500.00	12,000.00	36,000.00	1,500.00
394-000-699-200000	OP. TRANS FROM SPECIAL REVENUE	600.00	0.00	0.00	0.00
Total Department 000:		632,272.77	650,300.00	671,365.65	12,640.63
Revenues		632,272.77	650,300.00	671,365.65	12,640.63
Account Category: Expenditures					
Department: 703 DOWNTOWN MUSKEGON BID					
394-703-702	BUDGETED SALARIES & BENEFITS	0.00	138,284.00	0.00	0.00
394-703-703	SALARY PERMANENT	67,187.78	0.00	76,316.06	9,436.60
394-703-707	OVERTIME	2,442.90	0.00	2,473.51	0.00
394-703-708	VACATION PAY	7,659.99	0.00	4,232.16	763.82
394-703-710	PERSONAL & OTHER LEAVE	469.39	0.00	1,871.74	0.00
394-703-711	HOLIDAY PAY	3,334.63	0.00	3,476.50	0.00
394-703-712	RETIREE HEALTHCARE - GENERAL	2,357.19	0.00	2,422.39	306.00
394-703-714	MERS RETIREMENT SYSTEM	7,313.66	0.00	7,428.87	918.03
394-703-717	HEALTH INSURANCE	19,763.33	0.00	7,080.40	1,082.28
394-703-718	LIFE INSURANCE	327.89	0.00	338.10	41.25
394-703-719	DENTAL INSURANCE	964.99	0.00	497.24	49.92
394-703-721	DISABILITY INSURANCE	296.80	0.00	311.17	38.97
394-703-722	SOCIAL SECURITY	6,047.94	0.00	6,213.68	750.94
394-703-723	WORKERS' COMPENSATION	673.16	0.00	617.95	35.13
394-703-724	UNEMPLOYMENT	9.36	0.00	5.77	0.00
394-703-727	BUDGETED SUPPLIES	4,460.00	0.00	3,129.40	0.00
394-703-801	CONTRACTUAL SERVICES	31,472.12	100,000.00	30,130.28	0.00
394-703-850	TELEPHONE	234.91	0.00	61.42	0.00
394-703-861	CONFERENCE, TRAINING AND TRAVEL	0.00	0.00	450.00	0.00
394-703-944	VEHICLE RENTAL	0.00	0.00	7,355.31	0.00
Total Department 703:		155,016.04	238,284.00	154,411.95	13,422.94
Department: 778 LAKESHORE ART FESTIVAL					
394-778-749	MISCELLANEOUS MATERIAL & SUPPLIES	8,681.16	2,000.00	10,773.66	545.00
394-778-801	CONTRACTUAL SERVICES	12,379.48	20,000.00	14,702.11	2,850.00
394-778-850	TELEPHONE	756.15	700.00	68.71	0.00
394-778-903	ADVERTISING	8,494.88	7,000.00	8,410.49	0.00
Total Department 778:		30,311.67	29,700.00	33,954.97	3,395.00
Department: 780 TASTE OF MUSKEGON					
394-780-749	MISCELLANEOUS MATERIAL & SUPPLIES	15.99	0.00	0.00	0.00
394-780-801	CONTRACTUAL SERVICES	25,115.20	0.00	0.00	0.00
Total Department 780:		25,131.19	0.00	0.00	0.00
Department: 808 FARMERS & FLEA MARKET					
394-808-801	CONTRACTUAL SERVICES	1,023.00	0.00	0.00	0.00

DDA FOR CITY OF MUSKEGON

Balance As of 05/31/2026

GL Number	Description	YTD Balance 05/31/2025	25-26 Amended Budget	YTD Balance 05/31/2026	Activity For 05/31/2026
Fund: 394 DOWNTOWN DEVELOPMENT AUTH DS					
Account Category: Expenditures					
Department: 808 FARMERS & FLEA MARKET					
	Total Department 808:	1,023.00	0.00	0.00	0.00
Department: 809 EVENTS					
394-809-749	MISCELLANEOUS MATERIAL & SUPPLIES	2,393.58	0.00	2,455.94	0.00
	Total Department 809:	2,393.58	0.00	2,455.94	0.00
Department: 906 DEBT SERVICE					
394-906-801	CONTRACTUAL SERVICES	183,934.83	145,000.00	205,027.86	11,949.61
394-906-995-400000	OPER. TRANS TO CAPITAL PROJECT	130,000.00	130,000.00	0.00	0.00
	Total Department 906:	313,934.83	275,000.00	205,027.86	11,949.61
	Expenditures	527,810.31	542,984.00	395,850.72	28,767.55



Agenda Item Review Form

Muskegon Downtown Development Authority/Brownfield Redevelopment Authority

Commission Meeting Date: June 9, 2026	Title: DDA: Approval of 2026-2027 Budget
Submitted by: Jocelyn Hines, Development Analyst	Department: Economic Development
Brief Summary: Staff is asking the DDA to approve the 2026-2027 budget as presented	
Detailed Summary & Background: Staff reviewed historical revenues, expenditures, and operational costs in developing the attached FY 2026–2027 budget. As part of this review, staff also evaluated sponsorship expenditures from recent fiscal years.	
FY 2023–2024 Sponsorships: \$22,800 <ul style="list-style-type: none">• Lakeshore Legacy Project (downtown holiday lights)• Parties in the Park• Haybales• MMA Festival of Trees	
FY 2025–2026 Sponsorships: \$41,623.69 <ul style="list-style-type: none">• Pitch Competition with Muskegon Innovation Hub• Chalet Workshops• Chalet Rentals• Parties in the Park• Haybales• Michigan Makers Market (Girlfriends Getaway Weekend)• Lakeshore Legacy Project (downtown holiday lights)• Snowflakes	
FY 2026–2027 Proposed Sponsorships: \$33,924 <ul style="list-style-type: none">• Michigan Makers Market (Girlfriends Getaway Weekend)• Haybales• Lakeshore Legacy Project (downtown holiday lights)• Snowflakes• Chalet Rentals	

- Chalet Workshops

As the Board considers future sponsorship requests, it is important to recognize that increases in sponsorship funding reduce the resources available for other DDA priorities, including marketing, consulting services, strategic planning initiatives, and other economic development activities. Staff encourages the Board to consider sponsorship requests within the context of the DDA's overall goals, available resources, and long-term financial sustainability.

Goal/Action Item:

2027 Goal 4: Financial Infrastructure

Is this a repeat item?:

Explain what change has been made to justify bringing it back to Commission:

Amount Requested:

N/A

Budgeted Item:

Yes		No		N/A		
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Fund(s) or Account(s):

394-

Budget Amendment Needed:

Yes		No		N/A		
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Recommended Motion:

I move to approve the 2026-2027 budget as presented.

Approvals:

Immediate Division Head	X	
Information Technology		
Other Division Heads		
Communication		
Legal Review		

Name the Policy/Ordinance Followed:

BUDGET REPORT FOR CITY OF MUSKEGON
Calculations As of 06/30/2027

GL Number	Description	22-23 Activity	23-24 Activity	24-25 Activity	25-26 Amended Budget	25-26 Projected	25-26 Activity	26-27 Requested	26-27 Recommended
Fund: 394 DOWNTOWN DEVELOPMENT AUTH DS									
Account Category: Estimated Revenues									
394-000-402	PROPERTY TAX	401,043.00	481,207.00	516,659.00	537,000.00	537,000.00	519,427.00	524,621.00	524,621.00
394-000-428	REIMBURSEMENT STATE	0.00	0.00	0.00	0.00	0.00	39,469.06	0.00	0.00
394-000-540	STATE GRANTS	2,625.00	12,750.00	12,000.00	0.00	0.00	0.00	0.00	0.00
394-000-569	STATE GRANTS OTHER	0.00	0.00	0.00	0.00	0.00	6,621.98	0.00	0.00
394-000-613	EVENT REVENUE	112,307.55	100,420.94	98,381.95	100,000.00	100,000.00	71,210.60	100,000.00	100,000.00
394-000-665-004970	INTEREST INCOME	1,139.20	1,867.28	2,071.18	1,300.00	1,300.00	1,243.15	1,600.00	1,600.00
394-000-679-004845	FUNDRAISING REVENUE	4,325.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
394-000-679-004846	SPONSORSHIP REVENUE	352,753.26	280,139.25	0.00	0.00	0.00	0.00	0.00	0.00
394-000-679-004847	SPONSORSHIP REVENUE - MUSK ART F	68,933.47	23,500.00	24,000.00	12,000.00	12,000.00	36,000.00	33,500.00	33,500.00
394-000-684-004800	MISC. & SUNDRY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
394-000-699-100000	OP. TRANS FROM GENERAL FUND	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
394-000-699-200000	OP. TRANS FROM SPECIAL REVENUE	17,000.00	0.00	600.00	0.00	0.00	0.00	0.00	0.00
394-000-699-300000	OP. TRANS FROM DEBT SERVICE	0.00	3,136.62	0.00	0.00	0.00	0.00	0.00	0.00
394-000-699-400000	OP. TRANS FROM CAPITAL PROJECTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Estimated Revenues	960,126.48	903,021.09	653,712.13	650,300.00	650,300.00	673,971.79	659,721.00	659,721.00
Account Category: Appropriations									
394-703-702	BUDGETED SALARIES & BENEFITS	1,615.75	777.60	0.00	138,284.00	138,284.00	0.00	140,209.00	140,209.00
394-703-703	SALARY PERMANENT	65,085.47	52,733.51	70,695.55	0.00	0.00	76,316.06	0.00	0.00
394-703-707	OVERTIME	219.85	299.64	2,442.90	0.00	0.00	2,473.51	0.00	0.00
394-703-708	VACATION PAY	3,551.84	16,450.74	7,659.99	0.00	0.00	4,232.16	0.00	0.00
394-703-709	LONGEVITY PAY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
394-703-710	PERSONAL & OTHER LEAVE	410.30	648.16	469.39	0.00	0.00	1,871.74	0.00	0.00
394-703-711	HOLIDAY PAY	3,865.39	4,020.08	3,803.62	0.00	0.00	3,476.50	0.00	0.00
394-703-712	RETIREE HEALTHCARE - GENERAL	2,257.10	2,206.61	2,430.30	0.00	0.00	2,422.39	0.00	0.00
394-703-714	MERS RETIREMENT SYSTEM	6,822.79	6,639.66	7,535.81	0.00	0.00	7,428.87	0.00	0.00
394-703-717	HEALTH INSURANCE	10,180.87	21,024.76	19,805.39	0.00	0.00	7,080.40	0.00	0.00
394-703-718	LIFE INSURANCE	317.69	315.58	338.77	0.00	0.00	338.10	0.00	0.00
394-703-719	DENTAL INSURANCE	940.35	963.84	967.40	0.00	0.00	497.24	0.00	0.00
394-703-721	DISABILITY INSURANCE	261.79	270.98	306.29	0.00	0.00	311.17	0.00	0.00
394-703-722	SOCIAL SECURITY	5,603.75	5,400.78	6,235.72	0.00	0.00	6,213.68	0.00	0.00
394-703-723	WORKERS' COMPENSATION	424.17	346.26	686.77	0.00	0.00	617.95	0.00	0.00
394-703-724	UNEMPLOYMENT	71.64	13.08	9.93	0.00	0.00	5.77	0.00	0.00
394-703-727	BUDGETED SUPPLIES	0.00	0.00	4,460.00	0.00	0.00	3,129.40	4,000.00	4,000.00
394-703-728	OFFICE SUPPLIES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
394-703-749	MISCELLANEOUS MATERIAL & SUPPLIE	1,243.61	889.87	0.00	0.00	0.00	0.00	0.00	0.00
394-703-801	CONTRACTUAL SERVICES	26,588.91	63,853.63	38,583.62	100,000.00	100,000.00	30,130.28	40,000.00	40,000.00
394-703-850	TELEPHONE	100.00	299.80	259.72	0.00	0.00	61.42	0.00	0.00
394-703-861	CONFERENCE, TRAINING AND TRAVEL	0.00	0.00	0.00	0.00	0.00	450.00	0.00	0.00
394-703-944	VEHICLE RENTAL	0.00	0.00	0.00	0.00	0.00	7,355.31	6,500.00	8,000.00
394-778-749	MISCELLANEOUS MATERIAL & SUPPLIE	10,360.67	11,018.90	16,597.60	2,000.00	2,000.00	10,773.66	17,000.00	17,000.00
394-778-801	CONTRACTUAL SERVICES	112,924.33	65,048.58	68,660.12	20,000.00	20,000.00	14,702.11	12,000.00	12,000.00
394-778-810	ENGINEERING SERVICES	605.33	0.00	0.00	0.00	0.00	0.00	0.00	0.00
394-778-850	TELEPHONE	487.91	752.38	824.95	700.00	700.00	68.71	700.00	700.00
394-778-861	CONFERENCE, TRAINING AND TRAVEL	130.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
394-778-903	ADVERTISING	36,691.30	19,892.91	13,272.25	7,000.00	7,000.00	8,410.49	8,500.00	8,500.00
394-778-963	BANK CHARGES	3,414.33	2,637.17	0.00	0.00	0.00	0.00	0.00	0.00
394-780-749	MISCELLANEOUS MATERIAL & SUPPLIE	28,129.17	13,131.28	15.99	0.00	0.00	0.00	0.00	0.00
394-780-801	CONTRACTUAL SERVICES	273,589.27	214,304.98	25,115.20	0.00	0.00	0.00	0.00	0.00
394-780-850	TELEPHONE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

BUDGET REPORT FOR CITY OF MUSKEGON
Calculations As Of 06/30/2027

GL Number	Description	22-23 Activity	23-24 Activity	24-25 Activity	25-26 Amended Budget	25-26 Projected	25-26 Activity	26-27 Requested	26-27 Recommended
Fund: 394 DOWNTOWN DEVELOPMENT AUTH DS									
Account Category: Appropriations									
394-780-902	PRINTING	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
394-780-903	ADVERTISING	3,711.68	4,677.79	0.00	0.00	0.00	0.00	0.00	0.00
394-808-801	CONTRACTUAL SERVICES	0.00	0.00	1,277.90	0.00	0.00	0.00	0.00	0.00
394-809-749	MISCELLANEOUS MATERIAL & SUPPLIE	2,411.04	3,261.09	2,393.58	0.00	0.00	2,455.94	0.00	0.00
394-809-850	TELEPHONE	3,240.96	3,137.09	0.00	0.00	0.00	0.00	0.00	0.00
394-906-778	BUDGETED OTHER EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
394-906-801	CONTRACTUAL SERVICES	76,559.40	105,491.15	204,884.93	145,000.00	145,000.00	205,027.86	216,000.00	216,000.00
394-906-861	CONFERENCE, TRAINING AND TRAVEL	255.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00
394-906-903	ADVERTISING	278.62	271.36	0.00	0.00	0.00	0.00	0.00	0.00
394-906-963	REFUNDS/RESALES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
394-906-992	PRINCIPAL EXP (BONDS)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
394-906-994	INTEREST EXPENSE (BONDS)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
394-906-995	OPERATING TRANSFER OUT	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
394-906-995-400000	OPER. TRANS TO CAPITAL PROJECT	130,000.00	222,651.20	130,000.00	130,000.00	130,000.00	0.00	130,000.00	130,000.00
394-999-995-400000	OPER. TRANS TO CAPITAL PROJECT	0.00	0.00	30,000.00	0.00	0.00	0.00	0.00	0.00
Appropriations		812,350.34	843,430.46	659,733.69	542,984.00	542,984.00	395,850.72	574,909.00	576,409.00
Fund 394 - DOWNTOWN DEVELOPMENT AUTH DS:									
TOTAL ESTIMATED REVENUES		960,126.48	903,021.09	653,712.13	650,300.00	650,300.00	673,971.79	659,721.00	659,721.00
TOTAL APPROPRIATIONS		812,350.34	843,430.46	659,733.69	542,984.00	542,984.00	395,850.72	574,909.00	576,409.00
NET OF REVENUES & APPROPRIATIONS:		147,776.14	59,590.63	(6,021.56)	107,316.00	107,316.00	278,121.07	84,812.00	83,312.00



Agenda Item Review Form

Muskegon Downtown Development Authority/Brownfield Redevelopment Authority

Commission Meeting Date: June 9, 2026	Title: BRA CLOSED SESSION: TIF Capture															
Submitted by:	Department: Economic Development															
Brief Summary:																
Detailed Summary & Background:																
<u>Goal/Action Item:</u>																
Is this a repeat item?: Explain what change has been made to justify bringing it back to Commission:																
Amount Requested:	Budgeted Item: <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <td style="width: 20%;">Yes</td> <td style="width: 20%;"></td> <td style="width: 20%;">No</td> <td style="width: 20%;"></td> <td style="width: 20%;">N/A</td> <td style="width: 20%;"></td> </tr> </table>	Yes		No		N/A										
Yes		No		N/A												
Fund(s) or Account(s):	Budget Amendment Needed: <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <td style="width: 20%;">Yes</td> <td style="width: 20%;"></td> <td style="width: 20%;">No</td> <td style="width: 20%;"></td> <td style="width: 20%;">N/A</td> <td style="width: 20%;"></td> </tr> </table>	Yes		No		N/A										
Yes		No		N/A												
Recommended Motion:																
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Immediate Division Head																
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Legal Review																