



**CITY OF MARSHALL BROWNFIELD REDEVELOPMENT AUTHORITY
BROWNFIELD PLAN
FOR
DARK HORSE BREWING COMPANY EXPANSION**

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Approved by the Brownfield Redevelopment Authority on:

Adopted by the Marshall City Council on: _____

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Affidavit of Functional Obsolescence



BROWNFIELD PLAN

DARK HORSE BREWING COMPANY EXPANSION CITY OF MARSHALL, MICHIGAN

GENERAL DEFINITIONS AS USED IN THIS PLAN

The General Definitions referenced in this Brownfield Plan have been obtained directly from the statute, 1996 PA 381 Sec. 2, as amended.

1. INTRODUCTION AND PURPOSE

Envirologic has prepared this Brownfield Plan on behalf of the City of Marshall Brownfield Redevelopment Authority for seven parcels of land being developed by Dark Horse Brewery (Exhibits, Figure 1). This Brownfield Plan has been prepared to support redevelopment efforts on the subject property. The redevelopment is being driven by the expansion of Dark Horse Brewing Co. at their existing compound which consists of several parcels of land and segregated buildings. Dark Horse Brewing intends to construct a new building (the “L”) to connect two existing buildings (a production building and a warehouse). The new building will house new production line(s) and increase capacity for additional production in the future. The new construction provides room for a new and larger refrigeration system that will support future growth and production. In addition to the building expansion, significant upgrades to the “Dark Horse Commons” building will enhance offerings to customers, improve the streetscape and the façade of the building.

Dark Horse Brewing Co. has also acquired three parcels of property to the west of their main compound and intends to create a larger customer parking lot. This will provide for safer parking, alleviate congestion on streets, and provide safer pedestrian walkways. In addition, the construction of the parking lot removes a blighted building adjacent to a residential neighborhood and improves environmentally contaminated land.

The titleholder of six of the seven parcels of land is Mor-Dall Enterprises, Inc. Mor-Dall Enterprises and/or Dark Horse Brewing Co. have conducted Baseline Environmental Assessment (BEA) Activities (Phase I and II Environmental Site Assessments [ESAs], BEA) and Due Care activities (preparation of Documentation of Due Care Compliance). To support construction on the environmentally impacted parcels, Additional Response Activities are



necessary, specifically related to the management of contaminated soil during construction. These “environmental” costs are eligible for reimbursement through the Brownfield Plan.

The project includes “non-environmental costs” for construction of public infrastructure such as sidewalks, bike paths, landscaping, and seating that benefit the public and enhance the project. These public infrastructure costs are also eligible for reimbursement through the Brownfield Plan. Eligible costs also include an asbestos survey, asbestos abatement costs, site and building demolition, and preparation of the site for new construction. Professional “soft costs” related to the management of these activities (e.g., environmental, engineering, architect, finance, etc.) are also eligible costs.

This Brownfield Plan identifies eligible environmental and non-environmental activities that are intended to be funded by the developer and reimbursed through the capture of local and school tax increment revenues. To capture the school tax increment for Additional Response Activities and non-environmental costs approval from either the MDEQ and/or the Michigan Economic Development Corporation/Michigan Strategic Fund (MEDC/MSF) is needed. To secure approval from either Department to capture the school tax increment, submission and approval of an Act 381 Work Plan detailing the eligible activities and overall project is necessary. The development of the Act 381 Work Plan and this Brownfield Plan are also eligible activities.

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

2. ELIGIBLE PROPERTY INFORMATION

The property subject to this plan currently consists of seven legal parcels of land. Three parcels to the west across Kalamazoo Avenue on which a parking lot will be constructed are eligible properties based on the presence of environmental contaminants remaining on site above residential cleanup criteria. These three parcels (53-002-560-00; 53-002-552-01; 53-008-301-00) meet the definition of a “facility” as defined by Part 201 of NREPA based upon the presence of contaminants in soil and groundwater at concentrations in excess of MDEQ Residential cleanup criteria.



The “Dark Horse Commons” parcel within the existing Dark Horse Brewing compound has been designated “functionally obsolete” by the local assessor and is thus eligible property. An Affidavit of the Assessor identifying the property as functionally obsolete is attached in Appendix D. Three adjacent parcels of land within the Dark Horse Brewing compound are eligible properties as they are contiguous and adjacent to this eligible property.

3. PROPOSED REDEVELOPMENT

This Brownfield Plan has been prepared to support redevelopment efforts on the subject property. Dark Horse Brewing Co. is expanding operations. A new 15,000-square-foot building will be constructed to house a new production line and an expanded refrigeration system. The expansion connects a production building with a large 26,000-square-foot warehouse building. This expansion also provides capacity for future growth, improves productivity and process flow. The additional production line is expected to create 25 new jobs.

The “Dark Horse Commons” at 515 S. Kalamazoo Ave. is a functionally obsolete building that will be extensively remodeled to provide additional retail and food services. The interior will be extensively remodeled and the façade and streetscape improved.

A new parking lot will be constructed on the three parcels to the west of the compound. A blighted building will be demolished and the parking lot constructed. Landscaping berms, sidewalks, bike paths, and seating will be constructed to create safe parking and pedestrian spaces. These developments are intended to take place in 2016.

4. BROWNFIELD CONDITIONS

The three western parcels are a former industrial property known as the “Rowan and Kunzl property.” The three parcels were part of a larger industrial property that had been used for a variety of manufacturing uses since the late 1800s. Page Brothers Buggy Company operated on site from circa 1893 to at least 1918. Lambert Machine Company, manufacturer of coffee grinders, operated on the site in the early part of century (~1920s—1950s). Rowan and Kunzl, a manufacturer of electric water heaters then occupied the site until their operation ceased and the property fell under control of the City of Marshall in the early 1990s. These industrial operations had many industrial processes and hazardous material storage areas that



contributed to environmental contamination on the site. Lead, trichloroethylene, and tetrachloroethylene are present in groundwater above Residential cleanup criteria. Arsenic, selenium, and trichloroethylene are present in soil above Residential cleanup criteria.

The Emporium building located at 515 S. Kalamazoo Ave. was inspected by the local assessor (a certified Michigan Advanced Assessing Officer) and determined to be functionally obsolete. Specifically, the property has no heating and cooling system, no bathrooms, no fire suppression system, no emergency lights or signs, and does not comply with the Americans with Disabilities Act. Based on these observations the site has been deemed functionally obsolete as it cannot adequately perform the function for which it was intended. Parcels contiguous and adjacent to this parcel are also eligible.

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

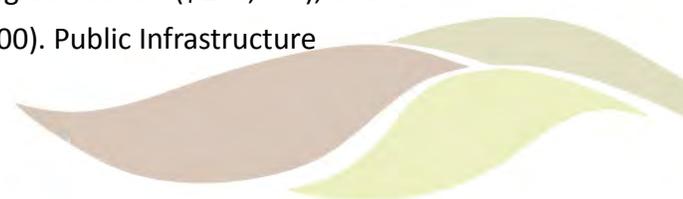
A. Description of Costs to Be Paid for With Tax Increment Revenues

This Brownfield Plan was developed to reimburse existing and anticipated costs to be incurred by Dark Horse Brewing Co., Mor-Dall Enterprises, and the City of Marshall Brownfield Redevelopment Authority. Specific costs to be paid for with tax increment revenues are detailed in Table 1 and described below.

Eligible costs for reimbursement include BEA Activities (i.e., Phase I ESA, Phase II ESA, BEA). These costs are estimated at \$40,250.

Due Care includes preparation of a Documentation of Due Care Compliance, and Additional Response Activities include management of excess contaminated soil generated from the parking lot construction. These costs could include disposal and or covering berms of impacted soil with clean soil. Documentation of Due Care Compliance is estimated to be \$5,000. Soil management costs are based on an estimated volume of 2,700 cubic yards of soil that would be managed either through disposal or creation of berms which are covered with clean fill. At an estimated unit rate of approximately \$50 per cubic yard, the cost of soil management is estimated at \$135,000.

Eligible non-environmental costs include site and building demolition (\$148,000), and asbestos survey and asbestos and lead abatement (\$6,500). Public Infrastructure



improvements inclusive of, but not limited to, sidewalks (\$3,300), bike paths (\$32,000), seating (\$5,000), and landscaping (\$75,000) are estimated to cost \$115,300.

Total Site preparation costs are estimated to be approximately \$53,000. These include, but are not limited to staking (\$2,000), geotechnical engineering (\$4,500), temporary facilities (\$2,000), traffic control (\$2,500), erosion control (\$2,000), site control (\$3,000), excavation of unstable material and backfill (\$9,000), grading (\$3,000), relocation of existing utilities (\$8,000), compaction and sub-base preparation of soils (\$3,000), temporary sheeting and shoring (\$4,000) and other eligible site preparation activities as described in MEDC guidance. Professional “soft costs” related to the management of environmental and non-environmental activities (e.g., environmental, engineering, architect, finance, etc.) are also eligible costs. These are estimated at \$10,000 and for the purposes of this Brownfield Plan are included in the line item for Site Preparation as the majority of professional soft costs are related to that activity.

This Plan includes a 15% contingency in association with eligible activities. Total contingencies are estimated at about \$78,000.

The eligibility activities include administrative costs of the City of Marshall Brownfield Redevelopment Authority estimated at \$2,500 annually for the first two years of the Plan.

This Plan includes the capture of both school and non-school tax increment. BEA and Brownfield Plan preparation activities completed prior to approval of this Plan or the Act 381 Work Plan will be reimbursed with both school and non-school tax increment. Remaining costs will require approval of an Act 381 Work Plan in order to be eligible for reimbursement with school tax increment revenues. The estimated cost for developing the Brownfield Plan and Work Plan is \$18,000.

B. Summary of Eligible Activities

Eligible activities include BEA activities, including Phase I and II ESAs and BEAs for acquisition of western parcels of land needed for construction of the parking lot.

Because the western parking lots have been identified as environmentally impacted property, the due care obligations of Section 20107a of NREPA are applicable to actions on these



parcels. Specifically, the management of contaminated soil will require that the soil is either disposed off site or encapsulated on site in berms. Over 2,700 cubic yards of soil are estimated to be disturbed by construction and will require appropriate management. Development of written Documentation of Due Care Compliance will be needed to document the management of contaminated soil and other applicable due care obligations.

Construction of certain Public Infrastructure features may be included in the project. It is envisioned that a sidewalk connecting the parking lot to the Tap Room and Dark Horse Commons property will be constructed to provide a safe path for pedestrian traffic. A bike path may be constructed connecting the parking lot to the main Brewery properties. Improvements within the streetscape such as seating, landscaping, and other amenities may also be included.

To construct the parking lot, a blighted building must first be demolished. An asbestos survey was completed of the building and a small amount of asbestos needs to be managed during demolition. The asbestos survey and management of asbestos-containing materials are eligible costs. The demolition of the building including removal of foundations, backfill, compaction, and rough grading of the resulting demolition area are also eligible costs. To construct the new addition, an existing parking lot needs to be removed. The removal of this parking lot is an eligible Site Demolition cost.

As part of the construction of the new building and the parking lot, eligible site preparation activities will be conducted. These include staking, geotechnical engineering, temporary facilities and site/traffic control, erosion control, excavation of unstable soils or sub-surface material, fill related to the removal of unstable materials, compaction and subbase preparation in those areas where unstable materials were removed, grading, relocation of existing utilities, sheeting, shoring, and other eligible site preparation activities.

The development of this Brownfield Plan and an Act 381 Work Plan are also eligible activities.

Professional “soft costs” related to the management of environmental and non-environmental activities (e.g., environmental, engineering, architect, finance, etc.) are also eligible activities.



C. Estimate of Captured Taxable Value and Tax Increment Revenues

The project is expected to take place during 2016. This Plan anticipates that the increment will first be available for capture in 2017. For the purposes of this plan, the initial taxable value is the value of each eligible property in 2016. This plan has been developed and adopted before the 2016 taxable values are published. After consultation with the City of Marshall, the 2016 taxable values (Initial Taxable Value) for each parcel was computed by increasing the 2015 taxable value by 0.3%. In the case of parcel 53-002-560-00 (100 Page Ave.), a building was demolished in 2015 and the building value was subtracted from the taxable value. That is, the 2016 taxable value for this parcel is the 2015 taxable value of the land only with a 0.3% increase.

Refer to Table 2 for estimates of the future taxable value, captured taxable value (the incremental value) and estimated of the captured tax increment revenues.

The development of the parking lot will increase the taxable value of the three parcels of land. This plan conservatively estimates that the investment will result in a captured taxable value of \$53,000 (aggregate) associated with these three parcels. Annual tax increment revenues for these three parcels are estimated in Table 3.

Improvement to the Dark Horse Commons building is expected to result in an increase in taxable value resulting in a captured taxable value of \$125,000. Annual tax increment revenues for this parcel are estimated in Table 3A.

New construction of the addition will result in increases in taxable value on at least two parcels of land (53-001-346-00 and 53-001-347-00) and possibly a third parcel (53-001-345-00) which are included in this plan. In aggregate, the captured taxable value estimated from the new construction affecting these parcels is \$150,000. Annual tax increment revenues for these three parcels are estimated in Table 3B.

In addition to the tax increment created by the new investment, over the lifetime of this Brownfield Plan there may also be incremental increases in the taxable values of the real property related to market conditions and inflationary measures that affect the capturable taxable value and tax increment revenues. The plan does not attempt to estimate the



potential revenues from general economic conditions and instead shows a flat value during the term of this plan.

A summary of the estimated annual tax increment revenues for each taxing jurisdiction by year and in aggregate is presented as Table 4.

A summary of the estimated reimbursement schedule and amount of capture into the Local Site Remediation Revolving Fund (LSRRF) by year and in aggregate is presented as Table 5. The Plan is anticipated to require 30 years (the maximum term allowed by statute) to fully pay back eligible expenses. Once eligible expenses are reimbursed, the Authority may capture up to five full years of the tax increment and deposit them into a Local Site Remediation Revolving Fund.

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

Costs for eligible activities are financed by Dark Horse Brewing Co. and/or Mor-Dall Enterprises LLC.

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

This Plan does not include interest payment.

A Development and Reimbursement agreement will be executed between the Authority and Developer as part of the requirement for approval of school tax capture.

E. Maximum Amount of Note or Bonded Indebtedness

There are no plans by the Authority to incur indebtedness to support development of this site.

F. Duration of Brownfield Plan

The Authority intends to begin capture of tax increment in 2017. This Plan will then remain in place until the eligible activities have been fully reimbursed and up to five full years of capture into the Local Site Remediation Revolving Fund (LSRRF) is complete or 30 years, whichever occurs sooner.



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

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

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

The property subject to this Brownfield Plan is located within the City of Marshall, Calhoun County, Michigan. A map showing the eligible property is provided in the attached Exhibits (Appendix A). The following seven individual parcels are included in this Brownfield Plan:

53-002-560-00 (100 Page Avenue)

MARSHALL CITY SEC 26 T2S-R6W BEG AT NE COR OF LOT 8 MARTIN & HATCH- S 230FT- ELY 256.75 FT PARL W/ INDUSTRIAL ROAD THENCE N 38 DEG 56' E 155.72 FT- NWLY ALG PAGE ST ROW 376.87 FT TO POB.

53-002-552-01 (No address)

MARSHALL CITY SEC 26 T2S-R6 A PARCEL OF LAND LOCATED IN THE SE 1/4 OF SEC 26, T2S, R6W, BEING A PROPERTY DESC AS: COM ON W LI KALAMAZOO AVE 132 FT N OF N LI INDUSTRIAL ROAD- WLY PAR INDUSTRIAL RD 297 FT TO PLACE OF BEG TH S 132 FT TO INDUSTRIAL RD TH WLY ALG INDUSTRIAL RD TO E LI LOT 1 MARTIN & HATCH N TO PT 17.8 FT N OF SE COR LOT 5 MARTIN & HATCH- ELY PAR TO INDUSTRIAL RD 256.75 FT TO A PT BEING A PT S38 DEG 49' 08"W, 154.16 FT OF THE S LINE OF CONRAIL RR TH S 84 DEG 46' 50" E, 60.10 FT TH S00 12' 31"W, 129.78 FT TO PL OF BEG. ALSO LOT 2 OF MARTIN & HATCH ADDITION 2007LD-008 COMBINATION OF 002-552-00 AND 002-538-00 2007LD-009 SEE PARCEL 002-538-01 & 002-552-01

53-008-301-00 (No address)

MARSHALL CITY HATCH'S ADD THAT PART OF LOT 1 LYING NLY OF INDUSTRIAL RD ALSO BEG NE COR LOT 1- S 46 FT-SELY ALG INDUSTRIAL RD 30 FT-. NELY ALG OLD RR SIDING 185 FT- SWLY 184.88 FT TO POB

53-001-340-00 (515 S. Kalamazoo Ave.)

MARSHALL CITY UPPER VILLIAGE BEG NW COR LOT 346, E 188 FT, N 97.5 FT, W 188 FT, S 94.7 FT .41 AC

53-001-345-00 (No address)

MARSHALL CITY, UPPER VILLAGE BEG 188 FT E OF NW COR LOT 346 E ALG N LI SD LOT EXTED 7'- N 45.5 - E 66 - N 52 - W 73 - SLY 97.5.

53-001-346-00 (519 S. Kalamazoo Ave.)

MARSHALL CITY, UPPER VILLAGE LOTS 346 & 348.



53-001-347-00 (320 Pearl)

MARSHALL CITY, UPPER VILLAGE LOTS 347 & 349 & LOTS 354 THRU 359 INCL & THAT PART OF LOTS 343,345,352,353 & 391 & ABANDONED GRAND & EAGLE STS DESC AS: BEG SELY COR LOT 391-NELY 210 FT TO NELY LOT COR- NWLY 233 FT TO PT 190 FT N OF S LI LOT 359- NW 223 FT PAR & 10 FT SLY OF TRACK-SW 22 FT-NW 32 FT-NE 17.9 FT TO PT 8.5 FT S OF SD TRACK-SWLY 198 FT PAR TRK-S 63.9 FT-W 66 FT-S 45 FT TO N LI LOT 347-W 45.5 FT TO NW COR SD LOT-S 132 FT TO SW COR LOT 349-E 620 FT TO BEG.EXC RR EASEMENTS.

Three parcels (53-002-560-00; 53-002-552-01; 53-008-301-00) meet the definition of a “facility” as defined by Part 201 of NREPA based upon the presence of contaminants in soil and groundwater at concentrations in excess of MDEQ Residential cleanup criteria.

The “Dark Horse Commons” parcel (53-001-340-00) within the existing Dark Horse Brewing compound has been designated “functionally obsolete” by the local assessor and is thus eligible property. An Affidavit of the Assessor identifying the property as functionally obsolete is attached in Appendix D. Three adjacent parcels of land within the Dark Horse Brewing compound (53-001-345-00; 519 S. Kalamazoo Ave. and 320 Pearl St.) are eligible property as they are contiguous and adjacent to this eligible property.

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

I. Estimates of Residents and Displacement of Families

No residences exist on the property.

J. Plan for Relocation of Displaced Persons

Not Applicable.

K. Provisions for Relocation Costs

Not Applicable.

L. Strategy for Compliance with Michigan's Relocation Assistance Law

Not Applicable.



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

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

N. Other Material That the Authority or Governing Body Considers Pertinent



EXHIBITS/FIGURES

Figure 1: Location Map

Figure 2: Site Plan



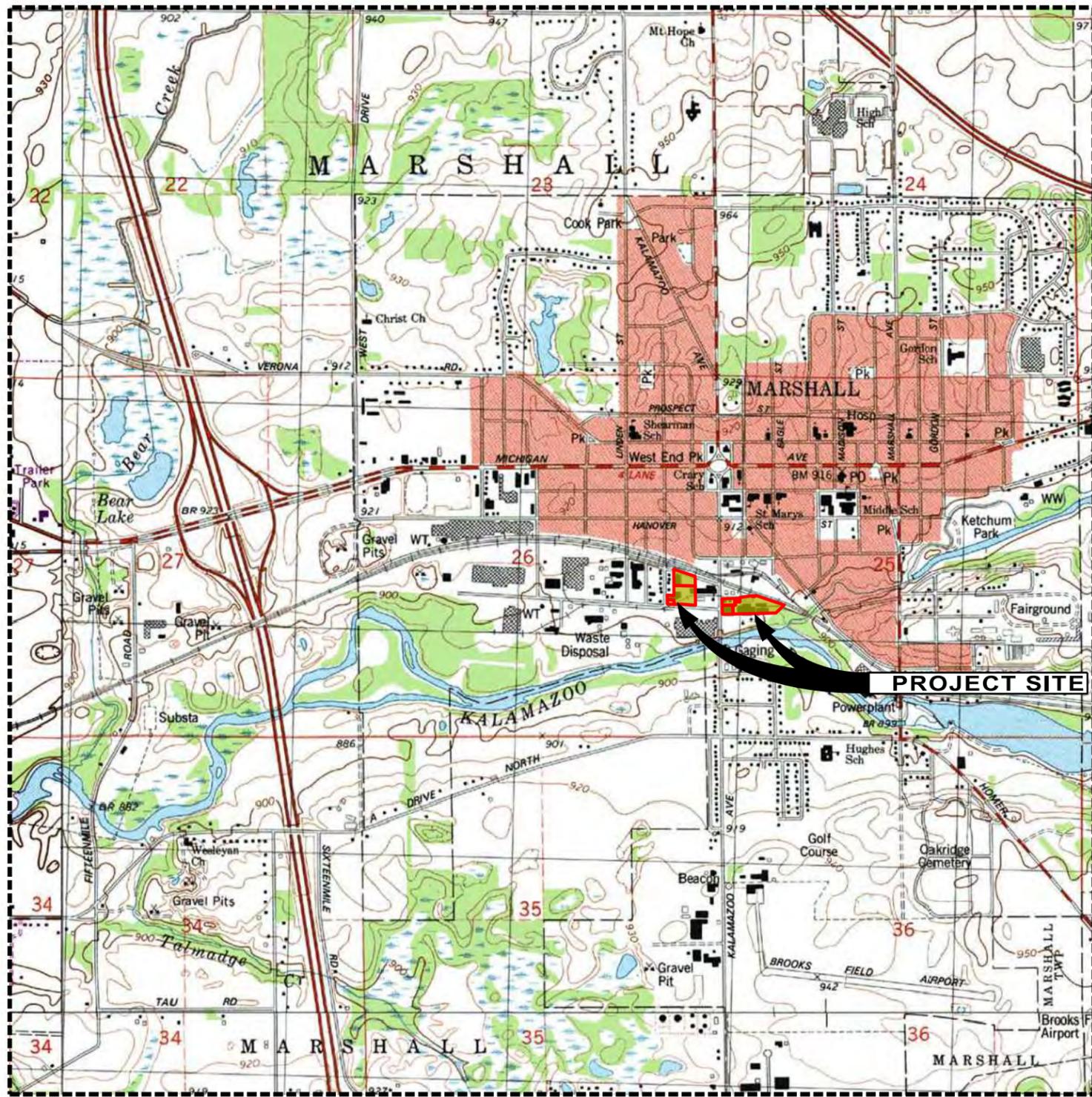
SCHEDULES/TABLES

- Table 1: Summary of Eligible Activities Costs**
- Table 2: Estimated Captured Taxable Values**
- Table 3: Estimate of Annual Captured Incremental Taxes for Each Affected Taxing Jurisdiction (Parking Lot Parcels)**
- Table 3A: Estimate of Annual Captured Incremental Taxes for Each Affected Taxing Jurisdiction (Dark Horse Commons Parcel)**
- Table 3B: Estimate of Annual Captured Incremental Taxes for Each Affected Taxing Jurisdiction (Three Dark Horse Brewery Co. parcels)**
- Table 4: Captured Taxable Value and Tax Increment Revenue by Year and Aggregate for each Taxing Jurisdiction**
- Table 5: Reimbursement Schedule**

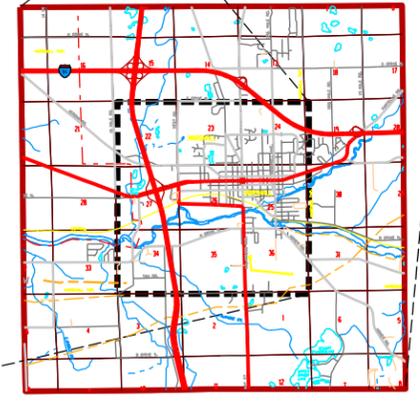


FIGURE 1: LOCATION MAP



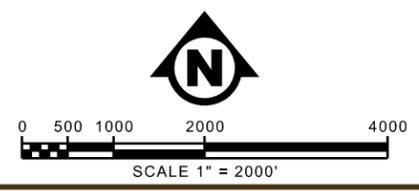


SOURCE: MARSHALL, MICHIGAN USGS 7.5 MINUTE TOPOGRAPHIC QUADRANGLE MAPS
 MAPTECH® U.S. TERRAIN SERIES™ ©MAPTECH®, INC. 606-433-8500



T 2 S. R. 6 W.
 CALHOUN COUNTY
 MARSHALL, MICHIGAN

000000 AAAAAA File: AA.dgn Model: Location Map



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DARK HORSE BREWING CO.
 MARSHALL, MI
LOCATION MAP

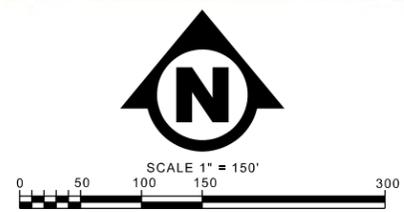
PROJECT NO.	150086
FIGURE NO.	1

FIGURE 2: SITE PLAN





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



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**DARK HORSE
 BREWING CO.**
 MARSHALL, MI
SITE PLAN

PROJECT NO.
 150086
 FIGURE No.
2

000000 AAAAAA File: Model

TABLE 1: SUMMARY OF ELIGIBLE ACTIVITIES COSTS



**TABLE 2: ESTIMATE OF ANNUAL CAPTURED INCREMENTAL TAXES
FOR PERSONAL AND REAL PROPERTY**



Table 2

Estimate of Total Captured Incremental Taxes

Dark Horse Brewery Expansion
Industrial Street
Marshall, MI

All parcels combined

Year	Annual Total Millage†	Initial Taxable Value	Tax Revenues from Initial Taxable Value	Estimated Future Taxable Value	Estimated Future Tax Revenues	Incremental Tax Revenues	Available for Capture
2017	62.4479	\$ 299,392.00	\$ 18,696.40	\$ 634,290.00	\$ 39,610.08	\$ 20,913.68	\$ 20,913.68
2018	62.4479	\$ 299,392.00	\$ 18,696.40	\$ 634,290.00	\$ 39,610.08	\$ 20,913.68	\$ 20,913.68
2019	62.4479	\$ 299,392.00	\$ 18,696.40	\$ 634,290.00	\$ 39,610.08	\$ 20,913.68	\$ 20,913.68
2020	62.4479	\$ 299,392.00	\$ 18,696.40	\$ 634,290.00	\$ 39,610.08	\$ 20,913.68	\$ 20,913.68
2021	62.4479	\$ 299,392.00	\$ 18,696.40	\$ 634,290.00	\$ 39,610.08	\$ 20,913.68	\$ 20,913.68
2022	62.4479	\$ 299,392.00	\$ 18,696.40	\$ 634,290.00	\$ 39,610.08	\$ 20,913.68	\$ 20,913.68
2023	62.4479	\$ 299,392.00	\$ 18,696.40	\$ 634,290.00	\$ 39,610.08	\$ 20,913.68	\$ 20,913.68
2024	62.4479	\$ 299,392.00	\$ 18,696.40	\$ 634,290.00	\$ 39,610.08	\$ 20,913.68	\$ 20,913.68
2025	62.4479	\$ 299,392.00	\$ 18,696.40	\$ 634,290.00	\$ 39,610.08	\$ 20,913.68	\$ 20,913.68
2026	62.4479	\$ 299,392.00	\$ 18,696.40	\$ 634,290.00	\$ 39,610.08	\$ 20,913.68	\$ 20,913.68
2027	62.4479	\$ 299,392.00	\$ 18,696.40	\$ 634,290.00	\$ 39,610.08	\$ 20,913.68	\$ 20,913.68
2028	62.4479	\$ 299,392.00	\$ 18,696.40	\$ 634,290.00	\$ 39,610.08	\$ 20,913.68	\$ 20,913.68
2029	62.4479	\$ 299,392.00	\$ 18,696.40	\$ 634,290.00	\$ 39,610.08	\$ 20,913.68	\$ 20,913.68
2030	62.4479	\$ 299,392.00	\$ 18,696.40	\$ 634,290.00	\$ 39,610.08	\$ 20,913.68	\$ 20,913.68
2031	62.4479	\$ 299,392.00	\$ 18,696.40	\$ 634,290.00	\$ 39,610.08	\$ 20,913.68	\$ 20,913.68
2032	62.4479	\$ 299,392.00	\$ 18,696.40	\$ 634,290.00	\$ 39,610.08	\$ 20,913.68	\$ 20,913.68
2033	62.4479	\$ 299,392.00	\$ 18,696.40	\$ 634,290.00	\$ 39,610.08	\$ 20,913.68	\$ 20,913.68
2034	62.4479	\$ 299,392.00	\$ 18,696.40	\$ 634,290.00	\$ 39,610.08	\$ 20,913.68	\$ 20,913.68
2035	62.4479	\$ 299,392.00	\$ 18,696.40	\$ 634,290.00	\$ 39,610.08	\$ 20,913.68	\$ 20,913.68
2036	62.4479	\$ 299,392.00	\$ 18,696.40	\$ 634,290.00	\$ 39,610.08	\$ 20,913.68	\$ 20,913.68
2037	62.4479	\$ 299,392.00	\$ 18,696.40	\$ 634,290.00	\$ 39,610.08	\$ 20,913.68	\$ 20,913.68
2038	62.4479	\$ 299,392.00	\$ 18,696.40	\$ 634,290.00	\$ 39,610.08	\$ 20,913.68	\$ 20,913.68
2039	62.4479	\$ 299,392.00	\$ 18,696.40	\$ 634,290.00	\$ 39,610.08	\$ 20,913.68	\$ 20,913.68
2040	62.4479	\$ 299,392.00	\$ 18,696.40	\$ 634,290.00	\$ 39,610.08	\$ 20,913.68	\$ 20,913.68
2041	62.4479	\$ 299,392.00	\$ 18,696.40	\$ 634,290.00	\$ 39,610.08	\$ 20,913.68	\$ 20,913.68
2042	62.4479	\$ 299,392.00	\$ 18,696.40	\$ 634,290.00	\$ 39,610.08	\$ 20,913.68	\$ 20,913.68
2043	62.4479	\$ 299,392.00	\$ 18,696.40	\$ 634,290.00	\$ 39,610.08	\$ 20,913.68	\$ 20,913.68
2044	62.4479	\$ 299,392.00	\$ 18,696.40	\$ 634,290.00	\$ 39,610.08	\$ 20,913.68	\$ 20,913.68
2045	62.4479	\$ 299,392.00	\$ 18,696.40	\$ 634,290.00	\$ 39,610.08	\$ 20,913.68	\$ 20,913.68
2046	62.4479	\$ 299,392.00	\$ 18,696.40	\$ 634,290.00	\$ 39,610.08	\$ 20,913.68	\$ 20,913.68
TOTAL							\$ 627,410.30

† - Does not include debt millages

* - Total includes five year future capture to Local Site Remediation Revolving Fund and up to 25 years to State Brownfield Fund

TABLE 3: ESTIMATE OF ANNUAL CAPTURED INCREMENTAL TAXES FOR EACH AFFECTED TAXING JURISDICTION (PARKING LOT PARCELS)



Table 3

Estimate of Annual Effect on Taxing Jurisdictions

Dark Horse Brewery Expansion
Industrial Street
Marshall, MI

Parking Lot Parcels Combined 53-002-560-00 53-002-552-01 53-008-301-00

SUMMER TAXES¹														
Taxing Jurisdiction		City General	City Leaf/Brush	City Rec	Dial-a-ride	Library Oper	SET	Calhoun ISD	KCC	School Oper	School Debt	School Sinking Fund	County General	Total
Millage		17.1629	0.4	0.9393	0.484	1.6711	6	3.13	1.8068	9	3.525	0.5	5.3779	49.997
Initial Taxable Value	\$ 44,002.00	\$ 755.20	\$ 17.60	\$ 41.33	\$ 21.30	\$ 73.53	\$ 264.01	\$ 137.73	\$ 79.50	\$ 396.02	\$ 155.11	\$ 22.00	\$ 236.64	\$ 2,199.97
Future Taxable Value	\$ 103,900.00	\$ 1,783.23	\$ 41.56	\$ 97.59	\$ 50.29	\$ 173.63	\$ 623.40	\$ 325.21	\$ 187.73	\$ 935.10	\$ 366.25	\$ 51.95	\$ 558.76	\$ 5,194.69
Captured Taxable Value	\$ 59,898.00	\$ 1,028.02	\$ 23.96	\$ 56.26	\$ 28.99	\$ 100.10	\$ 359.39	\$ 187.48	\$ 108.22	\$ 539.08		\$ 29.95	\$ 322.13	\$ 2,783.58

WINTER TAXES²												
Taxing Jurisdiction		County Veterans	Medical Care	Senior Millage	Library Debt	Calhoun ISD	KCC	School Oper	School Debt	School Sinking Fund	MSL Ambulance	Total
Millage		0.1	0.2482	0.7452	0.32	3.0757	1.8068	9	3.525	0.5	0.5	19.8209
Initial Taxable Value	\$ 44,002.00	\$ 4.40	\$ 10.92	\$ 32.79	\$ 14.08	\$ 135.34	\$ 79.50	\$ 396.02	\$ 155.11	\$ 22.00	\$ 22.00	\$ 872.16
Future Taxable Value	\$ 103,900.00	\$ 10.39	\$ 25.79	\$ 77.43	\$ 33.25	\$ 319.57	\$ 187.73	\$ 935.10	\$ 366.25	\$ 51.95	\$ 51.95	\$ 2,059.39
Captured Taxable Value	\$ 59,898.00	\$ 5.99	\$ 14.87	\$ 44.64		\$ 184.23	\$ 108.22	\$ 539.08		\$ 29.95	\$ 29.95	\$ 956.92

1. Based on millages from 2015 taxes
2. Based on millages from 2015 taxes
3. Half of captured SET conveyed to State Brownfield Redevelopment Fund

Total Millage	69.8179
Total Annual Future Tax Liability	\$ 7,254.08
Total Capturable Local Millages	38.4479
Total Annual Capturable Local Tax Increment	\$ 2,302.95
Total Capturable School Millages	24.00000
Total Annual Capturable School Tax Increment	\$ 1,437.55
Total School and Local Tax Increment Revenue/Yr	\$ 3,740.50

TABLE 3A: ESTIMATE OF ANNUAL CAPTURED INCREMENTAL TAXES FOR EACH AFFECTED TAXING JURISDICTION (DARK HORSE COMMONS PARCEL)



Table 3A

Estimate of Annual Effect on Taxing Jurisdictions

Dark Horse Brewery Expansion
Industrial Street
Marshall, MI

Dark Horse Commons

53-001-340-00

SUMMER TAXES ¹														
Taxing Jurisdiction		City General	City Leaf/Brush	City Rec	Dial-a-ride	Library Oper	SET	Calhoun ISD	KCC	School Oper	School Debt	School Sinking Fund	County General	Total
Millage		17.1629	0.4	0.9393	0.484	1.6711	6	3.13	1.8068	9	3.525	0.5	5.3779	49.997
Initial Taxable Value	\$ 92,834.00	\$ 1,593.30	\$ 37.13	\$ 87.20	\$ 44.93	\$ 155.13	\$ 557.00	\$ 290.57	\$ 167.73	\$ 835.51	\$ 327.24	\$ 46.42	\$ 499.25	\$ 4,641.42
Future Taxable Value	\$ 217,834.00	\$ 3,738.66	\$ 87.13	\$ 204.61	\$ 105.43	\$ 364.02	\$ 1,307.00	\$ 681.82	\$ 393.58	\$ 1,960.51	\$ 767.86	\$ 108.92	\$ 1,171.49	\$ 10,891.05
Captured Taxable Value	\$ 125,000.00	\$ 2,145.36	\$ 50.00	\$ 117.41	\$ 60.50	\$ 208.89	\$ 750.00	\$ 391.25	\$ 225.85	\$ 1,125.00		\$ 62.50	\$ 672.24	\$ 5,809.00

WINTER TAXES ²												
Taxing Jurisdiction		County Veterans	Medical Care	Senior Millage	Library Debt	Calhoun ISD	KCC	School Oper	School Debt	School Sinking Fund	MSL Ambulance	Total
Millage		0.1	0.2482	0.7452	0.32	3.0757	1.8068	9	3.525	0.5	0.5	19.8209
Initial Taxable Value	\$ 92,834.00	\$ 9.28	\$ 23.04	\$ 69.18	\$ 29.71	\$ 285.53	\$ 167.73	\$ 835.51	\$ 327.24	\$ 46.42	\$ 46.42	\$ 1,840.05
Future Taxable Value	\$ 217,834.00	\$ 21.78	\$ 54.07	\$ 162.33	\$ 69.71	\$ 669.99	\$ 393.58	\$ 1,960.51	\$ 767.86	\$ 108.92	\$ 108.92	\$ 4,317.67
Captured Taxable Value	\$ 125,000.00	\$ 12.50	\$ 31.03	\$ 93.15		\$ 384.46	\$ 225.85	\$ 1,125.00		\$ 62.50	\$ 62.50	\$ 1,996.99

1. Based on millages from 2015 taxes
2. Based on millages from 2015 taxes
3. Half of captured SET conveyed to State Brownfield Redevelopment Fund

Total Millage	69.8179
Total Annual Future Tax Liability	\$ 15,208.71
Total Capturable Local Millages	38.4479
Total Annual Capturable Local Tax Increment	\$ 4,805.99
Total Capturable School Millages	24.00000
Total Annual Capturable School Tax Increment	\$ 3,000.00
Total School and Local Tax Increment Revenue/Yr	\$ 7,805.99

TABLE 3B: ESTIMATE OF ANNUAL CAPTURED INCREMENTAL TAXES FOR EACH AFFECTED TAXING JURISDICTION (THREE DARK HORSE BREWERY CO. PARCELS)



Table 3B

Estimate of Annual Effect on Taxing Jurisdictions

Dark Horse Brewery Expansion
Industrial Street
Marshall, MI

Three parcels combined

53-001-347-00

53-001-345-00

53-001-346-00

SUMMER TAXES ¹														
Taxing Jurisdiction		City General	City Leaf/Brush	City Rec	Dial-a-ride	Library Oper	SET	Calhoun ISD	KCC	School Oper	School Debt	School Sinking Fund	County General	Total
Millage		17.1629	0.4	0.9393	0.484	1.6711	6	3.13	1.8068	9	3.525	0.5	5.3779	49.997
Initial Taxable Value	\$ 162,556.00	\$ 2,789.93	\$ 65.02	\$ 152.69	\$ 78.68	\$ 271.65	\$ 975.34	\$ 508.80	\$ 293.71	\$ 1,463.00	\$ 573.01	\$ 81.28	\$ 874.21	\$ 8,127.31
Future Taxable Value	\$ 312,556.00	\$ 5,364.37	\$ 125.02	\$ 293.58	\$ 151.28	\$ 522.31	\$ 1,875.34	\$ 978.30	\$ 564.73	\$ 2,813.00	\$ 1,101.76	\$ 156.28	\$ 1,680.89	\$ 15,626.86
Captured Taxable Value	\$ 150,000.00	\$ 2,574.44	\$ 60.00	\$ 140.90	\$ 72.60	\$ 250.67	\$ 900.00	\$ 469.50	\$ 271.02	\$ 1,350.00		\$ 75.00	\$ 806.69	\$ 6,970.80

WINTER TAXES ²												
Taxing Jurisdiction		County Veterans	Medical Care	Senior Millage	Library Debt	Calhoun ISD	KCC	School Oper	School Debt	School Sinking Fund	MSL Ambulance	Total
Millage		0.1	0.2482	0.7452	0.32	3.0757	1.8068	9	3.525	0.5	0.5	19.8209
Initial Taxable Value	\$ 162,556.00	\$ 16.26	\$ 40.35	\$ 121.14	\$ 52.02	\$ 499.97	\$ 293.71	\$ 1,463.00	\$ 573.01	\$ 81.28	\$ 81.28	\$ 3,222.01
Future Taxable Value	\$ 312,556.00	\$ 31.26	\$ 77.58	\$ 232.92	\$ 100.02	\$ 961.33	\$ 564.73	\$ 2,813.00	\$ 1,101.76	\$ 156.28	\$ 156.28	\$ 6,195.14
Captured Taxable Value	\$ 150,000.00	\$ 15.00	\$ 37.23	\$ 111.78		\$ 461.36	\$ 271.02	\$ 1,350.00		\$ 75.00	\$ 75.00	\$ 2,396.39

1. Based on millages from 2015 taxes
2. Based on millages from 2015 taxes
3. Half of captured SET conveyed to State Brownfield Redevelopment Fund

Total Millage	69.8179
Total Annual Future Tax Liability	\$ 21,822.00
Total Capturable Local Millages	38.4479
Total Annual Capturable Local Tax Increment	\$ 5,767.19
Total Capturable School Millages	24.00000
Total Annual Capturable School Tax Increment	\$ 3,600.00
Total School and Local Tax Increment Revenue/Yr	\$ 9,367.19

TABLE 4: CAPTURED TAXABLE VALUE AND TAX INCREMENT REVENUE BY YEAR AND AGGREGATE FOR EACH TAXING JURISDICTION



Table 4

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

Dark Horse Brewery Expansion
Industrial Street
Marshall, MI

Year	Captured Taxable Value	City General	City Leaf/Brush	City Rec	Dial-a-ride	Library Oper	SET ¹	Calhoun ISD	KCC	School Oper	School Debt	School Sinking Fund	County General	County Veterans	Medical Care	Senior Millage	Library Debt	Calhoun ISD	KCC	School Oper	School Debt	School Sinking Fund	MSL Ambulance	Total
		17,162.9	0.4	0.9393	0.484	1.6711	6	3.13	1.8068	9	3.525	0.5	5.3779	0.1	0.2482	0.7452	0.32	3.0757	1.8068	9	3.525	0.5	0.5	69.8179
2017	\$ 334,898.00	5,747.82	133.96	314.57	162.09	559.65	2,009.39	1,048.23	605.09	3,014.08	-	167.45	1,801.05	33.49	83.12	249.57	-	1,030.05	605.09	3,014.08	-	167.45	167.45	20,913.68
2018	\$ 334,898.00	5,747.82	133.96	314.57	162.09	559.65	2,009.39	1,048.23	605.09	3,014.08	-	167.45	1,801.05	33.49	83.12	249.57	-	1,030.05	605.09	3,014.08	-	167.45	167.45	20,913.68
2019	\$ 334,898.00	5,747.82	133.96	314.57	162.09	559.65	2,009.39	1,048.23	605.09	3,014.08	-	167.45	1,801.05	33.49	83.12	249.57	-	1,030.05	605.09	3,014.08	-	167.45	167.45	20,913.68
2020	\$ 334,898.00	5,747.82	133.96	314.57	162.09	559.65	2,009.39	1,048.23	605.09	3,014.08	-	167.45	1,801.05	33.49	83.12	249.57	-	1,030.05	605.09	3,014.08	-	167.45	167.45	20,913.68
2021	\$ 334,898.00	5,747.82	133.96	314.57	162.09	559.65	2,009.39	1,048.23	605.09	3,014.08	-	167.45	1,801.05	33.49	83.12	249.57	-	1,030.05	605.09	3,014.08	-	167.45	167.45	20,913.68
2022	\$ 334,898.00	5,747.82	133.96	314.57	162.09	559.65	2,009.39	1,048.23	605.09	3,014.08	-	167.45	1,801.05	33.49	83.12	249.57	-	1,030.05	605.09	3,014.08	-	167.45	167.45	20,913.68
2023	\$ 334,898.00	5,747.82	133.96	314.57	162.09	559.65	2,009.39	1,048.23	605.09	3,014.08	-	167.45	1,801.05	33.49	83.12	249.57	-	1,030.05	605.09	3,014.08	-	167.45	167.45	20,913.68
2024	\$ 334,898.00	5,747.82	133.96	314.57	162.09	559.65	2,009.39	1,048.23	605.09	3,014.08	-	167.45	1,801.05	33.49	83.12	249.57	-	1,030.05	605.09	3,014.08	-	167.45	167.45	20,913.68
2025	\$ 334,898.00	5,747.82	133.96	314.57	162.09	559.65	2,009.39	1,048.23	605.09	3,014.08	-	167.45	1,801.05	33.49	83.12	249.57	-	1,030.05	605.09	3,014.08	-	167.45	167.45	20,913.68
2026	\$ 334,898.00	5,747.82	133.96	314.57	162.09	559.65	2,009.39	1,048.23	605.09	3,014.08	-	167.45	1,801.05	33.49	83.12	249.57	-	1,030.05	605.09	3,014.08	-	167.45	167.45	20,913.68
2027	\$ 334,898.00	5,747.82	133.96	314.57	162.09	559.65	2,009.39	1,048.23	605.09	3,014.08	-	167.45	1,801.05	33.49	83.12	249.57	-	1,030.05	605.09	3,014.08	-	167.45	167.45	20,913.68
2028	\$ 334,898.00	5,747.82	133.96	314.57	162.09	559.65	2,009.39	1,048.23	605.09	3,014.08	-	167.45	1,801.05	33.49	83.12	249.57	-	1,030.05	605.09	3,014.08	-	167.45	167.45	20,913.68
2029	\$ 334,898.00	5,747.82	133.96	314.57	162.09	559.65	2,009.39	1,048.23	605.09	3,014.08	-	167.45	1,801.05	33.49	83.12	249.57	-	1,030.05	605.09	3,014.08	-	167.45	167.45	20,913.68
2030	\$ 334,898.00	5,747.82	133.96	314.57	162.09	559.65	2,009.39	1,048.23	605.09	3,014.08	-	167.45	1,801.05	33.49	83.12	249.57	-	1,030.05	605.09	3,014.08	-	167.45	167.45	20,913.68
2031	\$ 334,898.00	5,747.82	133.96	314.57	162.09	559.65	2,009.39	1,048.23	605.09	3,014.08	-	167.45	1,801.05	33.49	83.12	249.57	-	1,030.05	605.09	3,014.08	-	167.45	167.45	20,913.68
2032	\$ 334,898.00	5,747.82	133.96	314.57	162.09	559.65	2,009.39	1,048.23	605.09	3,014.08	-	167.45	1,801.05	33.49	83.12	249.57	-	1,030.05	605.09	3,014.08	-	167.45	167.45	20,913.68
2033	\$ 334,898.00	5,747.82	133.96	314.57	162.09	559.65	2,009.39	1,048.23	605.09	3,014.08	-	167.45	1,801.05	33.49	83.12	249.57	-	1,030.05	605.09	3,014.08	-	167.45	167.45	20,913.68
2034	\$ 334,898.00	5,747.82	133.96	314.57	162.09	559.65	2,009.39	1,048.23	605.09	3,014.08	-	167.45	1,801.05	33.49	83.12	249.57	-	1,030.05	605.09	3,014.08	-	167.45	167.45	20,913.68
2035	\$ 334,898.00	5,747.82	133.96	314.57	162.09	559.65	2,009.39	1,048.23	605.09	3,014.08	-	167.45	1,801.05	33.49	83.12	249.57	-	1,030.05	605.09	3,014.08	-	167.45	167.45	20,913.68
2036	\$ 334,898.00	5,747.82	133.96	314.57	162.09	559.65	2,009.39	1,048.23	605.09	3,014.08	-	167.45	1,801.05	33.49	83.12	249.57	-	1,030.05	605.09	3,014.08	-	167.45	167.45	20,913.68
2037	\$ 334,898.00	5,747.82	133.96	314.57	162.09	559.65	2,009.39	1,048.23	605.09	3,014.08	-	167.45	1,801.05	33.49	83.12	249.57	-	1,030.05	605.09	3,014.08	-	167.45	167.45	20,913.68
2038	\$ 334,898.00	5,747.82	133.96	314.57	162.09	559.65	2,009.39	1,048.23	605.09	3,014.08	-	167.45	1,801.05	33.49	83.12	249.57	-	1,030.05	605.09	3,014.08	-	167.45	167.45	20,913.68
2039	\$ 334,898.00	5,747.82	133.96	314.57	162.09	559.65	2,009.39	1,048.23	605.09	3,014.08	-	167.45	1,801.05	33.49	83.12	249.57	-	1,030.05	605.09	3,014.08	-	167.45	167.45	20,913.68
2040	\$ 334,898.00	5,747.82	133.96	314.57	162.09	559.65	2,009.39	1,048.23	605.09	3,014.08	-	167.45	1,801.05	33.49	83.12	249.57	-	1,030.05	605.09	3,014.08	-	167.45	167.45	20,913.68
2041	\$ 334,898.00	5,747.82	133.96	314.57	162.09	559.65	2,009.39	1,048.23	605.09	3,014.08	-	167.45	1,801.05	33.49	83.12	249.57	-	1,030.05	605.09	3,014.08	-	167.45	167.45	20,913.68
2042	\$ 334,898.00	5,747.82	133.96	314.57	162.09	559.65	2,009.39	1,048.23	605.09	3,014.08	-	167.45	1,801.05	33.49	83.12	249.57	-	1,030.05	605.09	3,014.08	-	167.45	167.45	20,913.68
2043	\$ 334,898.00	5,747.82	133.96	314.57	162.09	559.65	2,009.39	1,048.23	605.09	3,014.08	-	167.45	1,801.05	33.49	83.12	249.57	-	1,030.05	605.09	3,014.08	-	167.45	167.45	20,913.68
2044	\$ 334,898.00	5,747.82	133.96	314.57	162.09	559.65	2,009.39	1,048.23	605.09	3,014.08	-	167.45	1,801.05	33.49	83.12	249.57	-	1,030.05	605.09	3,014.08	-	167.45	167.45	20,913.68
2045	\$ 334,898.00	5,747.82	133.96	314.57	162.09	559.65	2,009.39	1,048.23	605.09	3,014.08	-	167.45	1,801.05	33.49	83.12	249.57	-	1,030.05	605.09	3,014.08	-	167.45	167.45	20,913.68
2046	\$ 334,898.00	5,747.82	133.96	314.57	162.09	559.65	2,009.39	1,048.23	605.09	3,014.08	-	167.45	1,801.05	33.49	83.12	249.57	-	1,030.05	605.09	3,014.08	-	167.45	167.45	20,913.68
TOTAL CAPTURED TAXES		\$ 172,434.63	\$ 4,018.78	\$ 9,437.09	\$ 4,862.72	\$ 16,789.44	\$ 60,281.64	\$ 31,446.92	\$ 18,152.81	\$ 90,422.46	\$ -	\$ 5,023.47	\$ 54,031.44	\$ 1,004.69	\$ 2,493.65	\$ 7,486.98	\$ -	\$ 30,901.37	\$ 18,152.81	\$ 90,422.46	\$ -	\$ 5,023.47	\$ 5,023.47	\$ 627,410.30

1. Half of SET conveyed to State Brownfield Redevelopment Fund

TABLE 5: REIMBURSEMENT SCHEDULE



Table 5

Reimbursement Schedule

Dark Horse Brewery Expansion
Industrial Street
Marshall, Michigan

Year	Incremental Taxes Captured	Funds Disbursed						
		Developer (School)	Developer (Local)	Developer (Aggregate)	Administrative Costs (Local)	LSRRF (School)	LSRRF (Local)	Brownfield Redevelopment Fund
2017	20,913.68	7,032.86	10,376.12	17,408.98	2,500.00			1,004.69
2018	20,913.68	7,032.86	10,376.12	34,817.97	2,500.00			1,004.69
2019	20,913.68	7,032.86	12,876.12	54,726.95				1,004.69
2020	20,913.68	7,032.86	12,876.12	74,635.93				1,004.69
2021	20,913.68	7,032.86	12,876.12	94,544.91				1,004.69
2022	20,913.68	7,032.86	12,876.12	114,453.90				1,004.69
2023	20,913.68	7,032.86	12,876.12	134,362.88				1,004.69
2024	20,913.68	7,032.86	12,876.12	154,271.86				1,004.69
2025	20,913.68	7,032.86	12,876.12	174,180.85				1,004.69
2026	20,913.68	7,032.86	12,876.12	194,089.83				1,004.69
2027	20,913.68	7,032.86	12,876.12	213,998.81				1,004.69
2028	20,913.68	7,032.86	12,876.12	233,907.79				1,004.69
2029	20,913.68	7,032.86	12,876.12	253,816.78				1,004.69
2030	20,913.68	7,032.86	12,876.12	273,725.76				1,004.69
2031	20,913.68	7,032.86	12,876.12	293,634.74				1,004.69
2032	20,913.68	7,032.86	12,876.12	313,543.73				1,004.69
2033	20,913.68	7,032.86	12,876.12	333,452.71				1,004.69
2034	20,913.68	7,032.86	12,876.12	353,361.69				1,004.69
2035	20,913.68	7,032.86	12,876.12	373,270.67				1,004.69
2036	20,913.68	7,032.86	12,876.12	393,179.66				1,004.69
2037	20,913.68	7,032.86	12,876.12	413,088.64				1,004.69
2038	20,913.68	7,032.86	12,876.12	432,997.62				1,004.69
2039	20,913.68	7,032.86	12,876.12	452,906.60				1,004.69
2040	20,913.68	7,032.86	12,876.12	472,815.59				1,004.69
2041	20,913.68	7,032.86	12,876.12	492,724.57				1,004.69
2042	20,913.68	8,037.55	12,876.12	513,638.25				
2043	20,913.68	8,037.55	12,876.12	534,551.92				
2044	20,913.68	8,037.55	12,876.12	555,465.60				
2045	20,913.68	8,037.55	12,876.12	576,379.28				
2046	20,913.68	1,064.11	1,064.11	578,507.50		6,973.44	11,812.01	
Totals	627,410.30	209,035.77	369,471.73	578,507.50	5,000.00	6,973.44	11,812.01	25,117.35

NOTICE OF PUBLIC HEARING



NOTICE TO TAXING JURISDICTIONS



RESOLUTION APPROVING A BROWNFIELD PLAN



AFFIDAVIT OF FUNCTIONAL OBSOLESCENCE

