

**CITY OF OWOSSO
BROWNFIELD REDEVELOPMENT AUTHORITY**

BROWNFIELD PLAN # 22

**123 N. Washington Street Redevelopment Project
123 N. Washington Street
Owosso, Michigan 48867**

City of Owosso Brownfield Redevelopment Authority
301 W. Main Street
Owosso, Michigan 48867
Contact Person: Nathan Henne
nathan.henne@ci.owosso.mi.us
Phone: 989-725-0568

Prepared By:
Triterra
1305 S. Washington Avenue, Suite 102
Lansing, Michigan 48910
Contact: JP Buckingham
jp.buckingham@triterra.us
Phone: 517-853-2151

April 8, 2022

Approved by the Owosso BRA on:

Approved by the City of Owosso City Council on:

TABLE OF CONTENTS

1.0 PROJECT SUMMARY.....1

2.0 INTRODUCTION AND PURPOSE3

3.0 ELIGIBLE PROPERTY INFORMATION.....4

4.0 PROPOSED REDEVELOPMENT5

5.0 BROWNFIELD CONDITIONS6

6.0 BROWNFIELD PLAN.....6

6.1 Description of Costs to Be Paid with Tax Increment Revenues and Summary of Eligible Activities 7

6.2 Estimate of Captured Taxable Value, Tax Increment Revenues and Impact of Tax Increment Financing on Taxing Jurisdictions..... 8

6.3 Method of Financing Plan Costs and Description of Advances by the Municipality 10

6.4. Maximum Amount of Note or Bonded Indebtedness 10

6.5 Duration of Brownfield Plan 10

6.6 Legal Description, Property Map, Property Characteristics and Personal Property 10

6.7 Estimates of Residents and Displacement of Families 11

6.8 Plan for Relocation of Displaced Persons 11

6.9 Provisions for Relocation Costs..... 11

6.10 Strategy for Compliance with Michigan’s Relocation Assistance Law 11

6.11 Description of the Proposed Use of Local Brownfield Revolving Fund 11

6.12 Other Material that the Authority or Governing Body Considers Pertinent..... 11

FIGURES

- Figure 1: Property Location Map
- Figure 2: Eligible Property Boundary Map

TABLES

- Table 1: Brownfield Eligible Activities
- Table 2: Tax Increment Revenue Capture Estimates
- Table 3: Tax Increment Revenue Reimbursement Allocation Table

ATTACHMENTS

- Attachment A: Statement of Obsolescence from Assessor

1.0 PROJECT SUMMARY

Project Name:	123 N. Washington Street Redevelopment Project
Developer:	Woodworth Investments, LLC (the “Developer”) 120 W. Exchange St, Suite 203 Owosso, Michigan 48867 Jim Woodworth and Randy Woodworth
Property Location:	123 N. Washington Street Owosso, Michigan 48867
Parcel Information:	050-470-022-020-00
Type of Eligible Property:	“Functionally Obsolete”
Project Description:	<p>This project is an adaptive re-use project of a three-story, functionally obsolete building totaling approximately 17,356-square feet, located in downtown Owosso. The building was constructed in 1895 and will be completely renovated to include commercial space on the first floor and residential apartments on the second and third floors.</p> <p>This is a rehabilitation project that will include new utilities, doors, windows, flooring, and roofing. Building concrete and masonry will also be improved.</p> <p>Brownfield eligible activities include infrastructure improvements, interior and selective exterior demolition, and preparation of a Brownfield Plan and Act 381 Work Plan.</p>
Total Capital Investment:	Total capital investment is estimated at \$2,932,970 of which \$402,995 is proposed for Brownfield reimbursement to the Developer.
Estimated Job Creation/Retention:	This redevelopment will result in the creation/retention of 40 to 50 temporary construction related jobs.
Duration of Plan:	The duration of this Brownfield Plan is 20 years and includes a 12-year Obsolete Property Rehabilitation Act (OPRA) abatement.

Total Captured Tax Increment Revenue: \$446,593

Distribution of New Taxes Captured	
Developer Reimbursement	\$402,995
<i>Sub-Total Developer Reimbursement</i>	<i>\$402,995</i>
State Brownfield Revolving Fund	\$35,448
BRA Plan Administrative Fees	\$8,150
<i>Sub-Total Administrative Fees, Fund Deposits</i>	<i>\$43,598</i>
Grand Total	<i>\$446,593</i>

2.0 INTRODUCTION AND PURPOSE

The City of Owosso Brownfield Redevelopment Authority (the “Authority” or “BRA”), duly established by resolution of the City of Owosso City Council (the “City”), pursuant to the Brownfield Redevelopment Financing Act, Michigan Public Act 381 of 1996, MCLA 125.2651 et. seq., as amended (“Act 381”), is authorized to exercise its powers within City of Owosso, Michigan. The purpose of this Brownfield Plan (the “Plan”), to be implemented by the BRA, is to satisfy the requirements for a Brownfield Plan as specified in Act 381.

The Plan allows the BRA to use tax increment financing to reimburse Woodworth Investments, LLC (“Developer”) for the costs of eligible activities required to redevelop the eligible property. The proposed redevelopment will only be economically viable with the support and approval of the brownfield redevelopment incentives described herein.

3.0 ELIGIBLE PROPERTY INFORMATION

This Plan is presented to support the Developer in the redevelopment of the subject property situated on the corner of W. Exchange Street and N. Washington Street in downtown Owosso, Owosso County, Michigan (the “Property”). The location of the Property is depicted on Figure 1.

The Property is fully defined in the following table and in Attachment A.

Eligible Property			
Address	Tax ID	Basis of Eligibility	Legal Description
123 N. Washington St.	050-470-022- 020-00	“Functionally Obsolete”	W 44' OF LOT 3 & THE N 44' OF THE E 88' OF LOT 3 BLK 22 ORIGINAL PLAT.

The Property consists of approximately 0.155 acres developed with an approximately 17,356 square foot multi-use, three-story commercial building used for banking by Fifth Third Bank, office space, and residential apartments. The remainder of the property consists of pavement and landscaping. The Property is currently zoned B-3, Central Business District. Former commercial uses of the Property included banking, law firms, medical practices, real estate, and insurance agencies. The Property is surrounded by active mixed-use residential and commercial property. Property layout and boundaries are depicted on Figure 2. The legal description of the Property is included in Attachment A.

The Property is considered an “eligible property” as defined by Act 381, Section 2 because: (a) the Property was previously utilized as a commercial property; (b) it is located within the City of Owosso, a qualified local governmental unit under MCL 125.2782(k); (c) it has been determined to be “functionally obsolete” as defined in Section 2(u) of ACT 381. The Letter of Obsolescence is included in Attachment B.

On December 15, 2021, the City of Owosso Assessor formally determined the building of the subject Property is “functionally obsolete” as the term is defined in Section 2(u), of Act 381. Refer to Attachment A, Statement of Obsolescence from Assessor.

4.0 PROPOSED REDEVELOPMENT

The proposed project includes rehabilitation of a three-story, functionally obsolete building totaling approximately 17,356-square feet, located in downtown Owosso. The building was constructed in 1895 and will be completely renovated to include updated commercial space on the first floor, seven residential apartments on the second floor, and two residential apartments, plus a community space, on the third floor.

This is a rehabilitation project that will include new plumbing, electrical, HVAC, an elevator, doors, windows, flooring, and roofing. Building concrete and masonry will also be improved.

The total anticipated investment into the development project is estimated at \$2,932,970.

The project will provide new and desirable downtown commercial office/retail space and residential apartments, improve downtown appearance, and increase downtown traffic by virtue of new residences along with increased business activity.

The improvements to the Property will be permanent and significantly increase the taxable value of the Property. The Project would not be possible without financial support through Brownfield tax increment financing (TIF).

The Project will result in the creation/retention of 40 to 50 temporary construction related jobs.

5.0 BROWNFIELD CONDITIONS

Historical records indicate the existing building was constructed in 1895. Throughout the years the building was used for multiple purposes including banks, law firms, medical practices, real estate agencies, and insurance agencies. It has been stated that this building was part of the original Keeler Block. 'Among the numerous architecturally distinguished Victorian buildings in downtown Owosso, the Keeler Block was one of the most outstanding.' The building's exterior underwent construction in 1964, creating the "modern exterior" that is still present today.

No environmental contamination is known to exist on the property. Asbestos has been identified within the building and will require abatement prior to demolition activities.

The Property is considered an "eligible property" as defined by Act 381, Section 2 because: (a) the Property was previously utilized as a commercial property; (b) it is located within the City of Owosso, a qualified local governmental unit under MCL 125.2782(k); (c) it has been determined to be "functionally obsolete" as defined in Section 2(u) of ACT 381. The Letter of Obsolescence is included in Attachment B.

On December 15, 2021, the City of Owosso Assessor formally determined the building of the subject Property is "functionally obsolete" as the term is defined in Section 2(u), of Act 381. Refer to Attachment A, Statement of Obsolescence from Assessor.

6.0 BROWNFIELD PLAN

6.1 Description of Costs to Be Paid with Tax Increment Revenues and Summary of Eligible Activities

The Developer will be reimbursed with the new local and state taxes levied by the Project for the costs of eligible activities necessary to support redevelopment of the Property. The activities that are intended to be carried out at the Property are considered “eligible activities” as defined by Section 2 of Act 381.

Brownfield eligible activities proposed by the Developer include asbestos abatement, interior and selective exterior demolition, and preparation of a Brownfield Plan and Act 381 Work Plan.

The costs of eligible activities included in, and authorized by, this Plan will be reimbursed with incremental local and state tax revenues generated by the Property and captured by the BRA, subject to any limitations and conditions described in this Plan and the terms of a Reimbursement Agreement between the Developer and the Authority (the “Reimbursement Agreement”).

The total cost of activities eligible for Developer reimbursement from tax increment revenues is projected to be \$402,995. The eligible activities are summarized below:

MSF Eligible Activities Costs and Schedule	
MSF Eligible Activities	Cost
Demolition Activities	
<i>Demolition – Selective Exterior</i>	\$266,995
<i>Demolition – Selective Interior</i>	\$30,000
<i>Demolition – HVAC</i>	\$30,000
<i>Demolition – Electrical</i>	\$25,000
<i>Demolition – Plumbing</i>	\$25,000
<i>Demolition – Insulation</i>	\$5,000
<i>Demolition - Oversight</i>	\$5,000
Demolition Activities Sub-Total	\$386,995
MSF Eligible Activities Sub-Total	\$386,995
Contingency (0%) *	-
Brownfield Plan & Act 381 Work Plan Preparation	\$16,000
MSF Eligible Activities Total Cost	\$402,995

* Contingency calculation excludes costs for EGLE exempt activities, Asbestos & Lead Survey activities, and Brownfield Plan and Act 381 Work Plan preparation and implementation.

A detailed breakdown in eligible activities is provided in Table 1, Brownfield Eligible Activities.

The costs listed above are estimated and may increase or decrease depending on the nature and extent of unknown conditions encountered on the Property. The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from tax increment revenues captured by the BRA shall be governed by the terms of a Reimbursement Agreement. No costs of eligible activities will be qualified for reimbursement except to the extent permitted in accordance with the terms and conditions of the Reimbursement Agreement and Section 2 of Act 381 of 1996, as amended (MCL 125.2652).

The Reimbursement Agreement and this Plan will dictate the total cost of eligible activities subject to payment. As long as the total cost limit described in this Plan is not exceeded, line-item costs of eligible activities may be adjusted within Non-Environmental eligible activities after the date this Plan is approved by the City of Owosso City Council.

6.2 Estimate of Captured Taxable Value, Tax Increment Revenues and Impact of Tax Increment Financing on Taxing Jurisdictions

The costs of eligible activities included in, and authorized by, this Plan will be reimbursed with incremental local and state tax revenues generated by the Property and captured by the BRA.

The 2021 taxable value of the Property is \$217,000 (\$13,600 in taxable value for the land and \$203,400 in taxable value for the building). This is the initial taxable value for this Plan.

The estimated new taxable value is \$733,736 in 2023. The actual taxable value will be determined by the Assessor after the project is complete.

It is projected that the BRA will capture tax increment revenues from 2023 through 2042 to reimburse the Developer for eligible activity costs.

The table on the following page presents a summary of the new tax revenues generated by the taxing jurisdictions whose millage is subject to capture by the BRA under this Plan. These are estimations based on the residential and commercial components of the proposed redevelopment.

Projected Impact to Taxing Jurisdictions			
Taxing Unit	New Taxes to Taxing Units	New Taxes Captured for Developer, State Revolving Fund, BRA Admin Fees and LBRF	Total New Taxes
SCHOOL OPERATING		\$212,690	\$212,690
STATE EDUCATION TAX		\$70,897	\$70,897
SHIA MCF		\$10,166	\$10,166
SENIOR SERV		\$2,521	\$2,521
VET PA214		\$508	\$508
VET SERV		\$1,011	\$1,011
MSU EXT		\$382	\$382
SRES D		\$1,232	\$1,232
SRES D SP ED		\$21,328	\$21,328
SCHOOL SINKING		\$10,144	\$10,144
LIBRARY		\$6,236	\$6,236
CITY OPERATING		\$70,962	\$70,962
DDA		\$9,739	\$9,739
SATA		\$769	\$769
COUNTY OPERATING		\$28,010	\$28,010
CITY DEBT	\$55,890		\$55,890
SCHOOL DEBT	\$30,249		\$30,249
Total	\$86,140 (16.17%)	\$446,594 (83.83%)	\$532,734

Impact to specific taxing jurisdictions is further presented in Table 2, Tax Increment Revenue Capture Estimates, and a schedule of tax increment revenue is presented in Table 3, Tax Increment Revenue Allocation Table.

The captured incremental taxable value and associated tax increment revenue will be based on the actual increased taxable value from all real and personal taxable improvements on the Property as determined by the City Assessor and the actual millage rates levied by the various taxing jurisdictions during each year of the plan. The actual tax increment captured will be based on taxable value set through the property assessment process by the local unit of government and the millage rates set each year by the taxing jurisdictions.

6.3 Method of Financing Plan Costs and Description of Advances by the Municipality

The Developer is ultimately responsible for financing the costs of its specific eligible activities included in this Plan. The BRA will not advance any funds to finance the Developer eligible activities described in this Plan. All Plan financing commitments and activities and cost reimbursements authorized under this Plan shall be governed by the Reimbursement Agreement. The amount and source of any tax increment revenues that will be used for purposes authorized by this Plan, and the terms and conditions for such use and upon any reimbursement of the expenses permitted by the Plan, will be provided solely under the Reimbursement Agreement contemplated by this Plan. In addition, the Downtown Development Authority (DDA) will transfer the local tax increments generated on the Property to the BRA for the duration of the Plan.

Reimbursements under the Reimbursement Agreement shall not exceed the cost of eligible activities and reimbursement limits described in this Plan.

6.4. Maximum Amount of Note or Bonded Indebtedness

Eligible activities are to be financed by the Developer. The BRA will not incur any note or bonded indebtedness to finance Brownfield eligible activities outlined in this Plan.

6.5 Duration of Brownfield Plan

The duration of this Plan is projected to be 20 years. Tax capture will commence in 2023 and continue to approximately 2042.

In no event shall the duration of the Plan exceed 35 years following the date of the resolution approving the Plan, nor shall the duration of the tax capture exceed the lesser of the period authorized under subsections (4) and (5) of Section 13 of Act 381 or 30 years, except as authorized by those subsections or other provisions of Act 381. Further, in no event shall the beginning date of the capture of tax increment revenues be later than five years after the date of the resolution approving the Plan.

6.6 Legal Description, Property Map, Property Characteristics and Personal Property

The legal description of the eligible property is provided below.

- W 44' OF LOT 3 & THE N 44' OF THE E 88' OF LOT 3 BLK 22 ORIGINAL PLAT.

The general Property location and characteristics are described in Section 3.0 and depicted on Figures 1 and 2. The subject Property includes all tangible personal property that now or in the future comes to be owned or installed on the Property by the Developer or occupants.

6.7 Estimates of Residents and Displacement of Families

No occupied residences are involved in the redevelopment, no persons reside at the Property, and no families or individuals will be displaced as a result of this development.

6.8 Plan for Relocation of Displaced Persons

No persons will be displaced as a result of this development. Therefore, a Plan for relocation of displaced persons is not applicable and is not needed for this Plan.

6.9 Provisions for Relocation Costs

No persons will be displaced as result of this development, and no relocation costs will be incurred. Therefore, provision for relocation costs is not applicable and is not needed for this Plan.

6.10 Strategy for Compliance with Michigan’s Relocation Assistance Law

No persons will be displaced as result of this development. Therefore, no relocation assistance strategy is needed for this Plan.

6.11 Description of the Proposed Use of Local Brownfield Revolving Fund (LBRF)

LBRF monies will not be used to finance or reimburse eligible activities incurred by the Developer as described in this Plan.

6.12 Other Material that the Authority or Governing Body Considers Pertinent

The Authority and the City, as the governing body, in accordance with the Act, may amend this Plan in the future in order to fund additional eligible activities associated with the Project or subject property described herein.

FIGURES

Figure 1: Property Location Map

Figure 2: Eligible Property Boundary Map

TABLES

Table 1: Brownfield Eligible Activities

Table 2: Tax Increment Revenue Capture Estimates

Table 3: Tax Increment Revenue Reimbursement Allocation Table

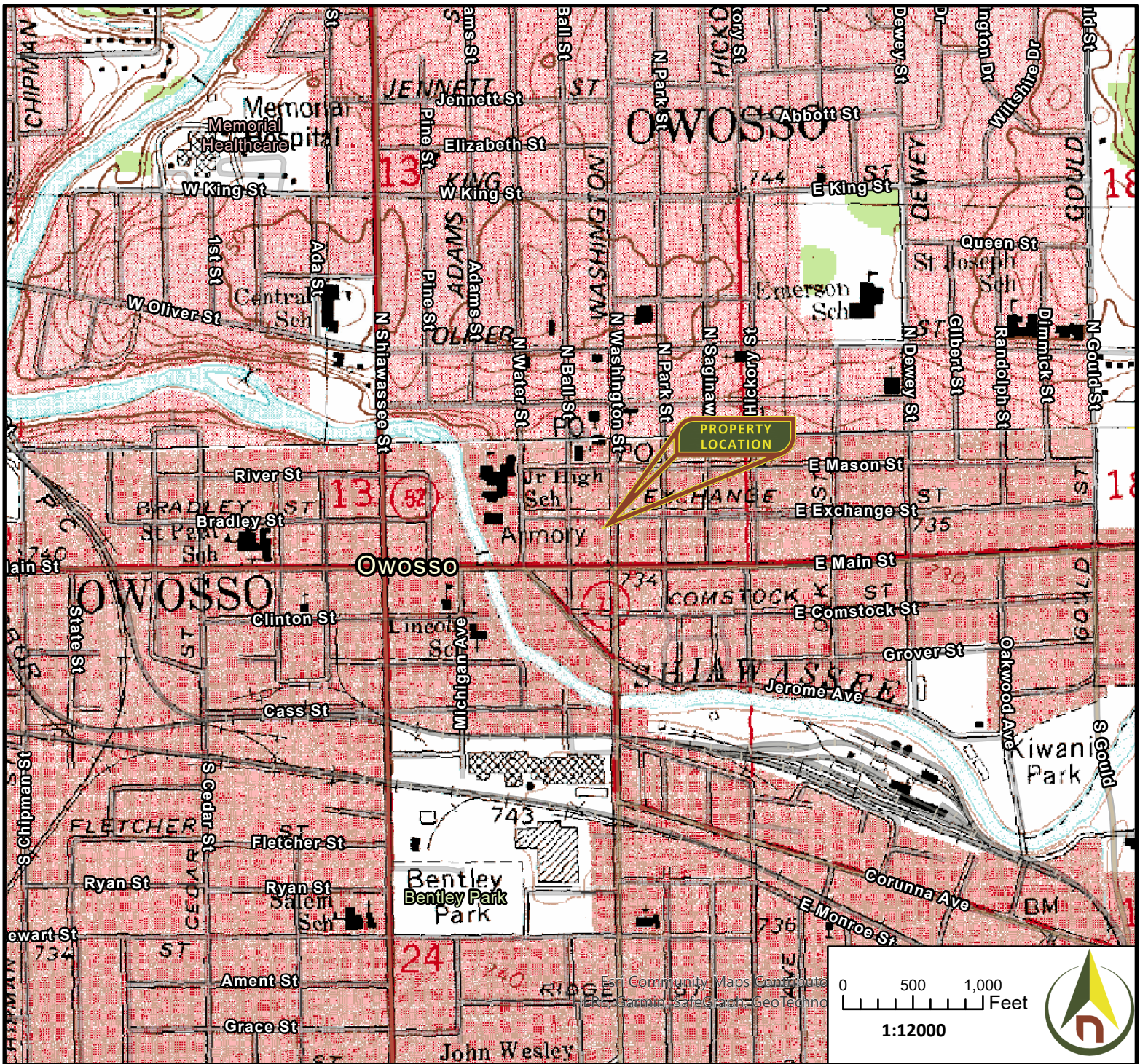
ATTACHMENTS

Attachment A: Letter of Functional Obsolescence

FIGURES

Figure 1: Property Location Map

Figure 2: Eligible Property Boundary Map



TRITERRA

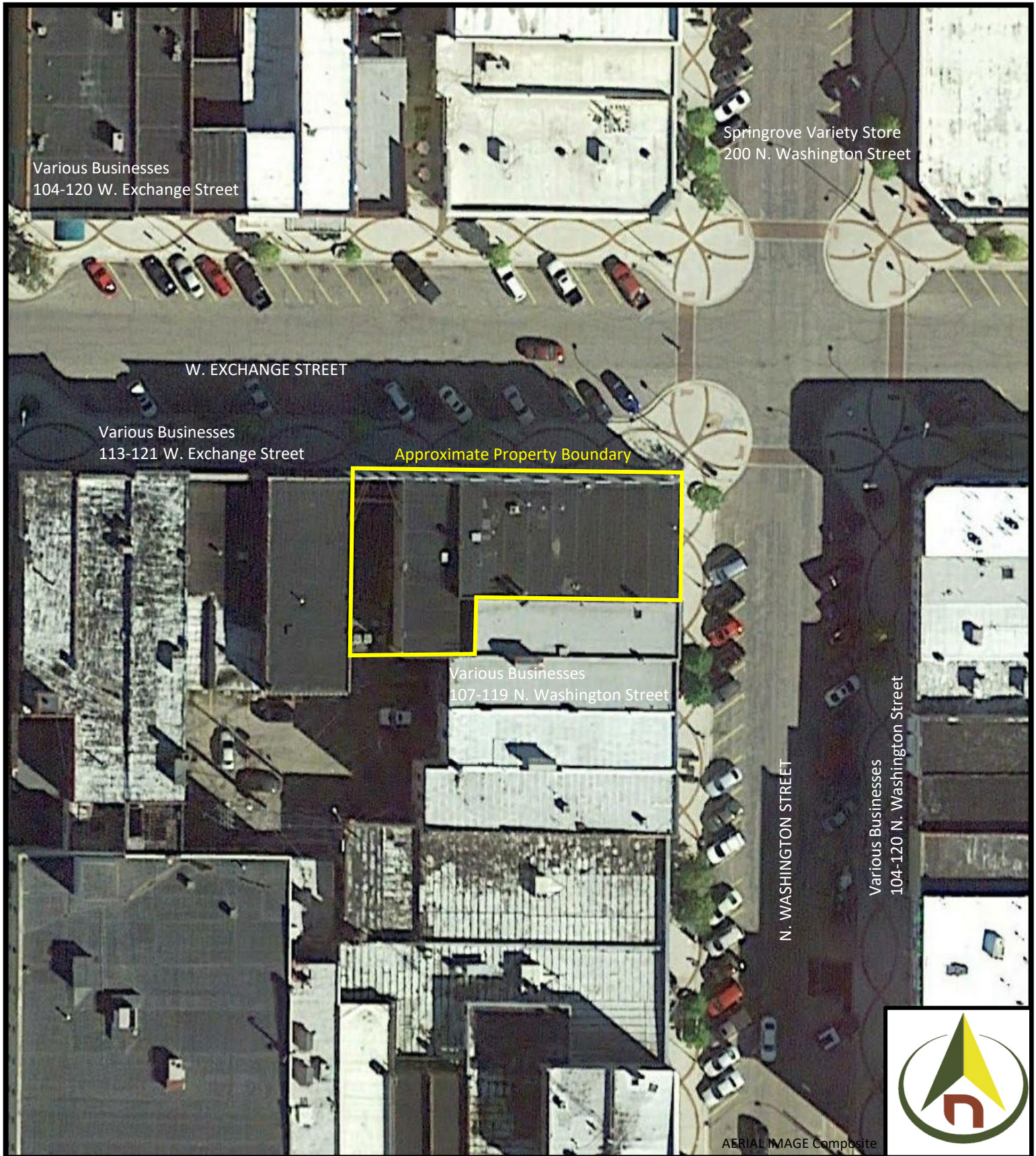
FIGURE 1 PROPERTY LOCATION

123 N. WASHINGTON STREET
OWOSSO, MICHIGAN 48867

SHIAWASSEE COUNTY
T7N, R2E, SECTION 13

PROJECT NUMBER 21-2914





Springrove Variety Store
200 N. Washington Street

Various Businesses
104-120 W. Exchange Street

W. EXCHANGE STREET

Various Businesses
113-121 W. Exchange Street

Approximate Property Boundary


Various Businesses
107-119 N. Washington Street

N. WASHINGTON STREET

Various Businesses
104-120 N. Washington Street



AERIAL IMAGE Composite

	FIGURE 2	123 N. WASHINGTON STREET OWOSSO, MICHIGAN 48867
	PROPERTY ORIENTATION DIAGRAM	
PROJECT NUMBER: 21-2914	DATE: 4/5/2022	DIAGRAM CREATED BY: CJZ

TABLES

Table 1: Brownfield Eligible Activities

Table 2: Tax Increment Revenue Capture Estimates

Table 3: Tax Increment Revenue Reimbursement Allocation Table

Table 1
Brownfield Eligible Activities
123 N. Washington Street
Owosso, Michigan

ELIGIBLE ACTIVITIES	NO. OF UNITS	UNIT TYPE	UNIT RATE	ESTIMATED TOTAL COST	REIMBURSEMENT ALLOCATION		
					EGLE ACTIVITIES	MSF ACTIVITIES	LOCAL-ONLY ACTIVITIES
MSF ELIGIBLE ACTIVITIES							
Demolition							
Demolition - Oversight	1	LS	\$ 5,000	\$ 5,000		\$ 5,000	
Demolition - Selective Exterior	1	LS	\$ 266,995	\$ 266,995		\$ 266,995	
Demolition - Selective Interior	1	LS	\$ 30,000	\$ 30,000		\$ 30,000	
Demolition - Plumbing	1	LS	\$ 25,000	\$ 25,000		\$ 25,000	
Demolition - Electrical	1	LS	\$ 25,000	\$ 25,000		\$ 25,000	
Demolition - Insulation	1	LS	\$ 5,000	\$ 5,000		\$ 5,000	
Demolition - HVAC	1	LS	\$ 30,000	\$ 30,000		\$ 30,000	
<i>Subtotal Demolition Activities</i>				\$ 386,995	\$ -	\$ 386,995	\$ -
MSF ELIGIBLE ACTIVITIES SUB-TOTAL				\$ 386,995	\$ -	\$ 386,995	\$ -
MSF AND EGLE ELIGIBLE ACTIVITIES SUB-TOTAL				\$ 386,995	\$ -	\$ 386,995	\$ -
Brownfield Plan & Act 381 Work Plan Preparation	1	LS	\$ 16,000	\$ 16,000		\$ 16,000	
Interest (0%, simple)				\$ -		\$ -	
TOTAL ELIGIBLE COST FOR REIMBURSEMENT				\$ 402,995	\$ -	\$ 402,995	\$ -
State Brownfield Revolving Fund				\$ 35,448			
BRA Administrative Fees				\$ 8,150			
GRAND TOTAL				\$ 446,593			
					0.00%	100.00%	0.00%

NOTES:
These costs and revenue projections should be considered approximate estimates based on expected conditions and available information.
It cannot be guaranteed that the costs and revenue projections will not vary from these estimates.
Costs for Asbestos Survey, Brownfield Plan and Act 381 Work Plan Preparation and Implementation are excluded from contingency calculation.

Table 2
Tax Increment Revenue Capture Estimates
3123 N. Washington Street
Owosso, Michigan

Estimated Taxable Value (TV) Increase Rate: 1% per year

Plan Year	2023 1	2024 2	2025 3	2026 4	2027 5	2028 6	2029 7	2030 8	2031 9	2032 10	2033 11	2034 12	2035 13
Base Taxable Value (TV) of Land	\$ 13,600	\$ 13,600	\$ 13,600	\$ 13,600	\$ 13,600	\$ 13,600	\$ 13,600	\$ 13,600	\$ 13,600	\$ 13,600	\$ 13,600	\$ 13,600	\$ 13,600
Base Taxable Value (TV) of Building	\$ 203,400	\$ 203,400	\$ 203,400	\$ 203,400	\$ 203,400	\$ 203,400	\$ 203,400	\$ 203,400	\$ 203,400	\$ 203,400	\$ 203,400	\$ 203,400	\$ 203,400
Estimated New TV for Land	\$ 13,736	\$ 13,873	\$ 14,012	\$ 14,152	\$ 14,294	\$ 14,437	\$ 14,581	\$ 14,727	\$ 14,874	\$ 15,023	\$ 15,173	\$ 15,325	\$ 15,478
Estimated New TV for Building	\$ 720,000	\$ 727,200	\$ 734,472	\$ 741,817	\$ 749,235	\$ 756,727	\$ 764,295	\$ 771,937	\$ 779,657	\$ 787,453	\$ 795,328	\$ 803,281	\$ 811,314
Incremental Difference for Land (New TV - Base TV)	\$ 136	\$ 273	\$ 412	\$ 552	\$ 694	\$ 837	\$ 981	\$ 1,127	\$ 1,274	\$ 1,423	\$ 1,573	\$ 1,725	\$ 1,878
Incremental Difference for Building (New TV - Base TV)	\$ 516,600	\$ 523,800	\$ 531,072	\$ 538,417	\$ 545,835	\$ 553,327	\$ 560,895	\$ 568,537	\$ 576,257	\$ 584,053	\$ 591,928	\$ 599,881	\$ 607,914
Total Incremental Difference	\$ 516,736	\$ 524,073	\$ 531,484	\$ 538,969	\$ 546,529	\$ 554,164	\$ 561,876	\$ 569,664	\$ 577,531	\$ 585,476	\$ 593,501	\$ 601,606	\$ 609,792

School Capture Millage Rate

School Operating	18.00000	\$ 9,301	\$ 9,433	\$ 9,567	\$ 9,701	\$ 9,838	\$ 9,975	\$ 10,114	\$ 10,254	\$ 10,396	\$ 10,539	\$ 10,683	\$ 10,829	\$ 10,976
State Education Tax (SET)	6.00000	\$ 3,100	\$ 3,144	\$ 3,189	\$ 3,234	\$ 3,279	\$ 3,325	\$ 3,371	\$ 3,418	\$ 3,465	\$ 3,513	\$ 3,561	\$ 3,610	\$ 3,659
School Total:	24.00000 43.01%	\$ 12,402	\$ 12,578	\$ 12,756	\$ 12,935	\$ 13,117	\$ 13,300	\$ 13,485	\$ 13,672	\$ 13,861	\$ 14,051	\$ 14,244	\$ 14,439	\$ 14,635

Local Capture Millage Rate

SHIA MCF	1.98340	\$ 0	\$ 1	\$ 1	\$ 1	\$ 1	\$ 2	\$ 2	\$ 2	\$ 3	\$ 3	\$ 3	\$ 3	\$ 1,209
SENIOR SERV	0.49180	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 300
VET PA214	0.09910	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 60
VET SERV	0.19720	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 120
MSU EXT	0.07450	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 45
SRES D	0.24040	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 147
SRES D SP ED	4.16110	\$ 1	\$ 1	\$ 2	\$ 2	\$ 3	\$ 3	\$ 4	\$ 5	\$ 6	\$ 7	\$ 7	\$ 7	\$ 2,537
SCHOOL SINKING	1.97920	\$ 0	\$ 1	\$ 1	\$ 1	\$ 1	\$ 2	\$ 2	\$ 2	\$ 3	\$ 3	\$ 3	\$ 3	\$ 1,207
LIBRARY	1.21660	\$ 0	\$ 0	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 2	\$ 2	\$ 2	\$ 2	\$ 742
CITY OPER	13.84480	\$ 2	\$ 4	\$ 6	\$ 8	\$ 10	\$ 12	\$ 14	\$ 16	\$ 18	\$ 20	\$ 22	\$ 24	\$ 8,442
DDA	1.90010	\$ 0	\$ 1	\$ 1	\$ 1	\$ 1	\$ 2	\$ 2	\$ 2	\$ 2	\$ 3	\$ 3	\$ 3	\$ 1,159
SATA	0.15000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 91
COUNTY OPERATING	5.46470	\$ 1	\$ 1	\$ 2	\$ 3	\$ 4	\$ 5	\$ 5	\$ 6	\$ 7	\$ 8	\$ 9	\$ 9	\$ 3,332
Local Total:	31.80290 56.99%	\$ 4	\$ 9	\$ 13	\$ 18	\$ 22	\$ 27	\$ 31	\$ 36	\$ 41	\$ 45	\$ 50	\$ 55	\$ 19,393
Total Capturable Taxes:	55.80290 100.00%	\$ 12,406	\$ 12,586	\$ 12,769	\$ 12,953	\$ 13,139	\$ 13,327	\$ 13,516	\$ 13,708	\$ 13,901	\$ 14,097	\$ 14,294	\$ 14,493	\$ 34,028

Non-Capturable Millages Millage Rate

SCHOOL DEBT	4.7300	\$ 2,444	\$ 2,479	\$ 2,514	\$ 2,549	\$ 2,585	\$ 2,621	\$ 2,658	\$ 2,695	\$ 2,732	\$ 2,769	\$ 2,807	\$ 2,846	\$ 2,884
CITY DEBT	2.5600	\$ 1,323	\$ 1,342	\$ 1,361	\$ 1,380	\$ 1,399	\$ 1,419	\$ 1,438	\$ 1,458	\$ 1,478	\$ 1,499	\$ 1,519	\$ 1,540	\$ 1,561
Total Non-Capturable Taxes:	7.29000	\$ 3,767	\$ 3,820	\$ 3,875	\$ 3,929	\$ 3,984	\$ 4,040	\$ 4,096	\$ 4,153	\$ 4,210	\$ 4,268	\$ 4,327	\$ 4,386	\$ 4,445

Notes:

 = PA 146 Obsolete Property Act Abatement (OPRA) 2022 - 2033

Table 2
Tax Increment Revenue Capture Estimates
3123 N. Washington Street
Owosso, Michigan

Estimated Taxable Value (TV) Increase Rate:

	2036	2037	2038	2039	2040	2041	2042
Plan Year	14	15	16	17	18	19	20
Base Taxable Value (TV) of Land	\$ 13,600	\$ 13,600	\$ 13,600	\$ 13,600	\$ 13,600	\$ 13,600	\$ 13,600
Base Taxable Value (TV) of Building	\$ 203,400	\$ 203,400	\$ 203,400	\$ 203,400	\$ 203,400	\$ 203,400	\$ 203,400
Estimated New TV for Land	\$ 15,633	\$ 15,789	\$ 15,947	\$ 16,107	\$ 16,268	\$ 16,430	\$ 16,595
Estimated New TV for Building	\$ 819,427	\$ 827,621	\$ 835,898	\$ 844,257	\$ 852,699	\$ 861,226	\$ 869,838
Incremental Difference for Land (New TV - Base TV)	\$ 2,033	\$ 2,189	\$ 2,347	\$ 2,507	\$ 2,668	\$ 2,830	\$ 2,995
Incremental Difference for Building (New TV - Base TV)	\$ 616,027	\$ 624,221	\$ 632,498	\$ 640,857	\$ 649,299	\$ 657,826	\$ 666,438
Total Incremental Difference	\$ 618,060	\$ 626,411	\$ 634,845	\$ 643,363	\$ 651,967	\$ 660,656	\$ 669,433

School Capture	Millage Rate								Total New Taxes
School Operating	18.00000	\$ 11,125	\$ 11,275	\$ 11,427	\$ 11,581	\$ 11,735	\$ 11,892	\$ 12,050	\$ 212,690
State Education Tax (SET)	6.00000	\$ 3,708	\$ 3,758	\$ 3,809	\$ 3,860	\$ 3,912	\$ 3,964	\$ 4,017	\$ 70,897
School Total:	24.00000	\$ 14,833	\$ 15,034	\$ 15,236	\$ 15,441	\$ 15,647	\$ 15,856	\$ 16,066	\$ 283,587

Local Capture	Millage Rate								
SHIA MCF	1.98340	\$ 1,226	\$ 1,242	\$ 1,259	\$ 1,276	\$ 1,293	\$ 1,310	\$ 1,328	\$ 10,166
SENIOR SERV	0.49180	\$ 304	\$ 308	\$ 312	\$ 316	\$ 321	\$ 325	\$ 329	\$ 2,521
VET PA214	0.09910	\$ 61	\$ 62	\$ 63	\$ 64	\$ 65	\$ 65	\$ 66	\$ 508
VET SERV	0.19720	\$ 122	\$ 124	\$ 125	\$ 127	\$ 129	\$ 130	\$ 132	\$ 1,011
MSU EXT	0.07450	\$ 46	\$ 47	\$ 47	\$ 48	\$ 49	\$ 49	\$ 50	\$ 382
SRES D	0.24040	\$ 149	\$ 151	\$ 153	\$ 155	\$ 157	\$ 159	\$ 161	\$ 1,232
SRES D SP ED	4.16110	\$ 2,572	\$ 2,607	\$ 2,642	\$ 2,677	\$ 2,713	\$ 2,749	\$ 2,786	\$ 21,328
SCHOOL SINKING	1.97920	\$ 1,223	\$ 1,240	\$ 1,256	\$ 1,273	\$ 1,290	\$ 1,308	\$ 1,325	\$ 10,144
LIBRARY	1.21660	\$ 752	\$ 762	\$ 772	\$ 783	\$ 793	\$ 804	\$ 814	\$ 6,236
CITY OPER	13.84480	\$ 8,557	\$ 8,673	\$ 8,789	\$ 8,907	\$ 9,026	\$ 9,147	\$ 9,268	\$ 70,962
DDA	1.90010	\$ 1,174	\$ 1,190	\$ 1,206	\$ 1,222	\$ 1,239	\$ 1,255	\$ 1,272	\$ 9,739
SATA	0.15000	\$ 93	\$ 94	\$ 95	\$ 97	\$ 98	\$ 99	\$ 100	\$ 769
COUNTY OPERATING	5.46470	\$ 3,378	\$ 3,423	\$ 3,469	\$ 3,516	\$ 3,563	\$ 3,610	\$ 3,658	\$ 28,010
Local Total:	31.80290	\$ 19,656	\$ 19,922	\$ 20,190	\$ 20,461	\$ 20,734	\$ 21,011	\$ 21,290	\$ 163,007
Total Capturable Taxes:	55.80290	\$ 34,490	\$ 34,956	\$ 35,426	\$ 35,902	\$ 36,382	\$ 36,867	\$ 37,356	\$ 446,594

Non-Capturable Millages	Millage Rate								
SCHOOL DEBT	4.7300	\$ 2,923	\$ 2,963	\$ 3,003	\$ 3,043	\$ 3,084	\$ 3,125	\$ 3,166	\$ 55,890
CITY DEBT	2.5600	\$ 1,582	\$ 1,604	\$ 1,625	\$ 1,647	\$ 1,669	\$ 1,691	\$ 1,714	\$ 30,249
Total Non-Capturable Taxes:	7.29000	\$ 4,506	\$ 4,567	\$ 4,628	\$ 4,690	\$ 4,753	\$ 4,816	\$ 4,880	\$ 86,140

\$ 532,734

Table 3
Tax Increment Revenue Reimbursement Allocation Table
123 N. Washington Street
Owosso, Michigan

Developer/City Projected Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	61.6%	\$ 248,139	\$ -	\$ 248,139
Local	38.4%	\$ 154,856	\$ -	\$ 154,856
TOTAL		\$ 402,995	\$ -	\$ 402,995
EGLE	0.0%	\$ -		
MSF	100.0%	\$ 402,995		

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

Administrative Fees & Loan Funds*	
State Brownfield Revolving Fund	\$ 35,448
BRA Administrative Fees	\$ 8,150
Local Brownfield Revolving Fund	\$ -

* During the life of the Plan

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
	1	2	3	4	5	6	7	8	9	10	11	12	13
Available Tax Increment Revenue (TIR)													
Total State Tax Capture Available	\$ 12,402	\$ 12,578	\$ 12,756	\$ 12,935	\$ 13,117	\$ 13,300	\$ 13,485	\$ 13,672	\$ 13,861	\$ 14,051	\$ 14,244	\$ 14,439	\$ 14,635
Capture for State Brownfield Revolving Fund (3 mills of SET) (25-Yrs)	\$ 1,550	\$ 1,572	\$ 1,594	\$ 1,617	\$ 1,640	\$ 1,662	\$ 1,686	\$ 1,709	\$ 1,733	\$ 1,756	\$ 1,781	\$ 1,805	\$ 1,829
State TIR Available for Reimbursement to Developer	\$ 10,851	\$ 11,006	\$ 11,161	\$ 11,318	\$ 11,477	\$ 11,637	\$ 11,799	\$ 11,963	\$ 12,128	\$ 12,295	\$ 12,464	\$ 12,634	\$ 12,806
Total Local Tax Capture Available	\$ 4	\$ 9	\$ 13	\$ 18	\$ 22	\$ 27	\$ 31	\$ 36	\$ 41	\$ 45	\$ 50	\$ 55	\$ 19,393
Capture for BRA Administrative Fees (5%)	\$ 0	\$ 0	\$ 1	\$ 1	\$ 1	\$ 1	\$ 2	\$ 2	\$ 2	\$ 2	\$ 3	\$ 3	\$ 970
Local TIR Available for Reimbursement to Developer	\$ 4	\$ 8	\$ 12	\$ 17	\$ 21	\$ 25	\$ 30	\$ 34	\$ 38	\$ 43	\$ 48	\$ 52	\$ 18,423
Total State & Local TIR Available for Reimbursement to Developer	\$ 10,856	\$ 11,014	\$ 11,174	\$ 11,335	\$ 11,498	\$ 11,663	\$ 11,829	\$ 11,997	\$ 12,167	\$ 12,338	\$ 12,511	\$ 12,686	\$ 31,229

DEVELOPER	Beginning Balance	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
	\$ 402,995	\$ 392,140	\$ 381,126	\$ 369,952	\$ 358,617	\$ 347,119	\$ 335,457	\$ 323,628	\$ 311,631	\$ 299,464	\$ 287,126	\$ 274,615	\$ 261,929	\$ 230,700
MSF Eligible Activities	\$ 402,995	\$ 392,140	\$ 381,126	\$ 369,952	\$ 358,617	\$ 347,119	\$ 335,457	\$ 323,628	\$ 311,631	\$ 299,464	\$ 287,126	\$ 274,615	\$ 261,929	\$ 230,700
State Tax Reimbursement	\$ 248,139	\$ 10,851	\$ 11,006	\$ 11,161	\$ 11,318	\$ 11,477	\$ 11,637	\$ 11,799	\$ 11,963	\$ 12,128	\$ 12,295	\$ 12,464	\$ 12,634	\$ 12,806
Local Tax Reimbursement	\$ 154,856	\$ 4	\$ 8	\$ 12	\$ 17	\$ 21	\$ 25	\$ 30	\$ 34	\$ 38	\$ 43	\$ 48	\$ 52	\$ 18,423
EGLE Eligible Activities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
LOCAL-ONLY Activities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local-Only Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL ANNUAL DEVELOPER REIMBURSEMENT	\$ -	\$ 10,856	\$ 11,014	\$ 11,174	\$ 11,335	\$ 11,498	\$ 11,663	\$ 11,829	\$ 11,997	\$ 12,167	\$ 12,338	\$ 12,511	\$ 12,686	\$ 31,229

LOCAL BROWNFIELD REVOLVING FUND (LBRF)														
State	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	

Table 3
Tax Increment Revenue Reimbursement Allocation Table
123 N. Washington Street
Owosso, Michigan

	2036	2037	2038	2039	2040	2041	2042	TOTALS
	14	15	16	17	18	19	20	
Available Tax Increment Revenue (TIR)								
Total State Tax Capture Available	\$ 14,833	\$ 15,034	\$ 15,236	\$ 15,441	\$ 15,647	\$ 15,856	\$ 16,066	
Capture for State Brownfield Revolving Fund (3 mills of SET) (25-Yrs)	\$ 1,854	\$ 1,879	\$ 1,905	\$ 1,930	\$ 1,956	\$ 1,982	\$ 2,008	\$ 35,448
State TIR Available for Reimbursement to Developer	\$ 12,979	\$ 13,155	\$ 13,332	\$ 13,511	\$ 13,691	\$ 13,874	\$ 14,058	
Total Local Tax Capture Available	\$ 19,656	\$ 19,922	\$ 20,190	\$ 20,461	\$ 20,734	\$ 21,011	\$ 21,290	
Capture for BRA Administrative Fees (5%)	\$ 983	\$ 996	\$ 1,009	\$ 1,023	\$ 1,037	\$ 1,051	\$ 1,064	\$ 8,150
Local TIR Available for Reimbursement to Developer	\$ 18,673	\$ 18,926	\$ 19,180	\$ 19,438	\$ 19,698	\$ 19,960	\$ 20,225	
Total State & Local TIR Available for Reimbursement to Developer	\$ 31,653	\$ 32,080	\$ 32,512	\$ 32,948	\$ 33,389	\$ 33,834	\$ 34,284	
DEVELOPER								
	\$ 199,047	\$ 166,967	\$ 134,455	\$ 101,507	\$ 68,118	\$ 34,284	\$ 0	
MSF Eligible Activities	\$ 199,047	\$ 166,967	\$ 134,455	\$ 101,507	\$ 68,118	\$ 34,284	\$ 0	
State Tax Reimbursement	\$ 12,979	\$ 13,155	\$ 13,332	\$ 13,511	\$ 13,691	\$ 13,874	\$ 14,058	\$ 248,139
Local Tax Reimbursement	\$ 18,673	\$ 18,926	\$ 19,180	\$ 19,438	\$ 19,698	\$ 19,960	\$ 20,225	\$ 154,856
EGLE Eligible Activities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
State Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
LOCAL-ONLY Activities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Local-Only Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL ANNUAL DEVELOPER REIMBURSEMENT	\$ 31,653	\$ 32,080	\$ 32,512	\$ 32,948	\$ 33,389	\$ 33,834	\$ 34,284	
LOCAL BROWNFIELD REVOLVING FUND (LBRF)								
State	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
								\$ 446,594

ATTACHMENTS

Attachment A: Letter of Functional Obsolescence



301 W. MAIN OWOSSO, MICHIGAN 48867-2958 · (989) 725-0550 · FAX 725-0526

Re: 123 N Washington St

STATEMENT OF OBSOLESCENCE FROM ASSESSOR

The building that is the subject of this request is a typical, three-story, downtown building constructed around 1900. The first floor of the building has been used as commercial space for many years while the second floor was office space and has been unused for approximately 30 years. The third floor has been unused for approximately 60 years. The second and third floors are completely unusable in their present condition. The obsolescence is evident in the lack of modern electrical, plumbing, and mechanical systems as well as the poor condition of the walls, floors, and ceilings. The windows and doors are also very old and inefficient by today's standards. In the opinion of the assessor, this property suffers in excess of 50% functional obsolescence.

Michael Dowler
Assessor


Assessor Signature

12/15/2021
Date



Southwest Corner of Washington Avenue and Exchange Street

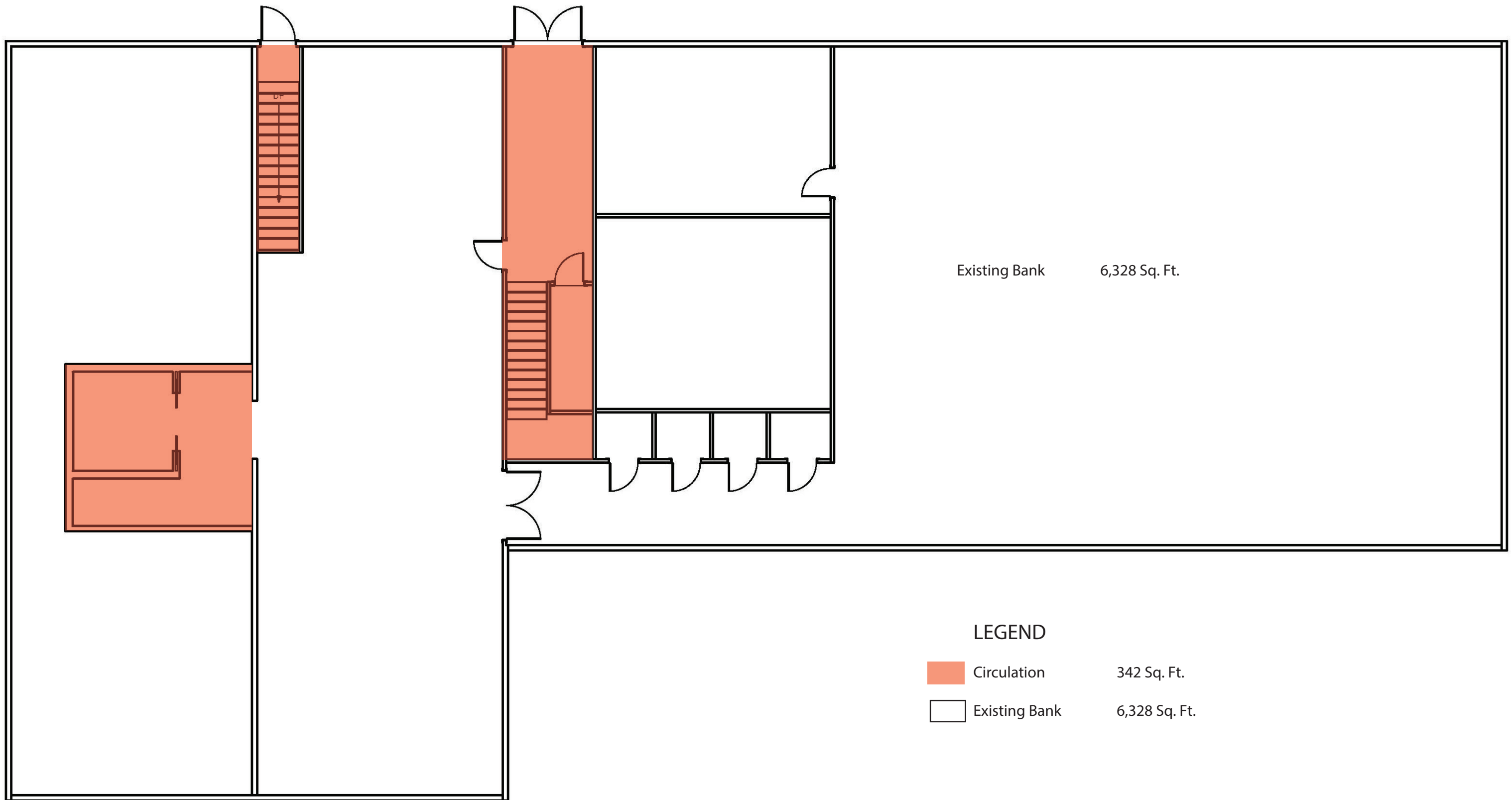




North Elevation



East Elevation

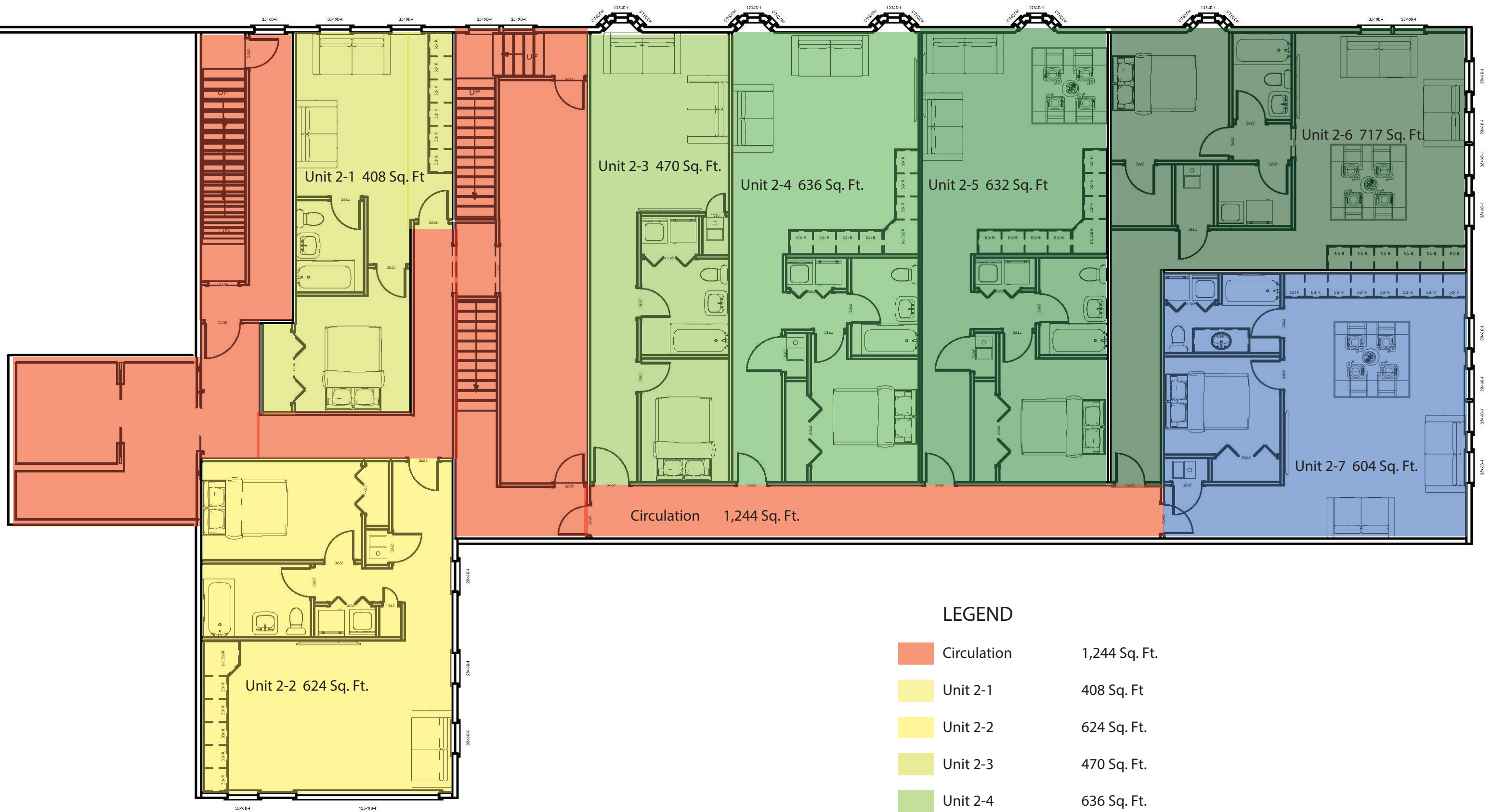


Existing Bank 6,328 Sq. Ft.









LEGEND

- Circulation 342 Sq. Ft.
- Existing Bank 6,328 Sq. Ft.

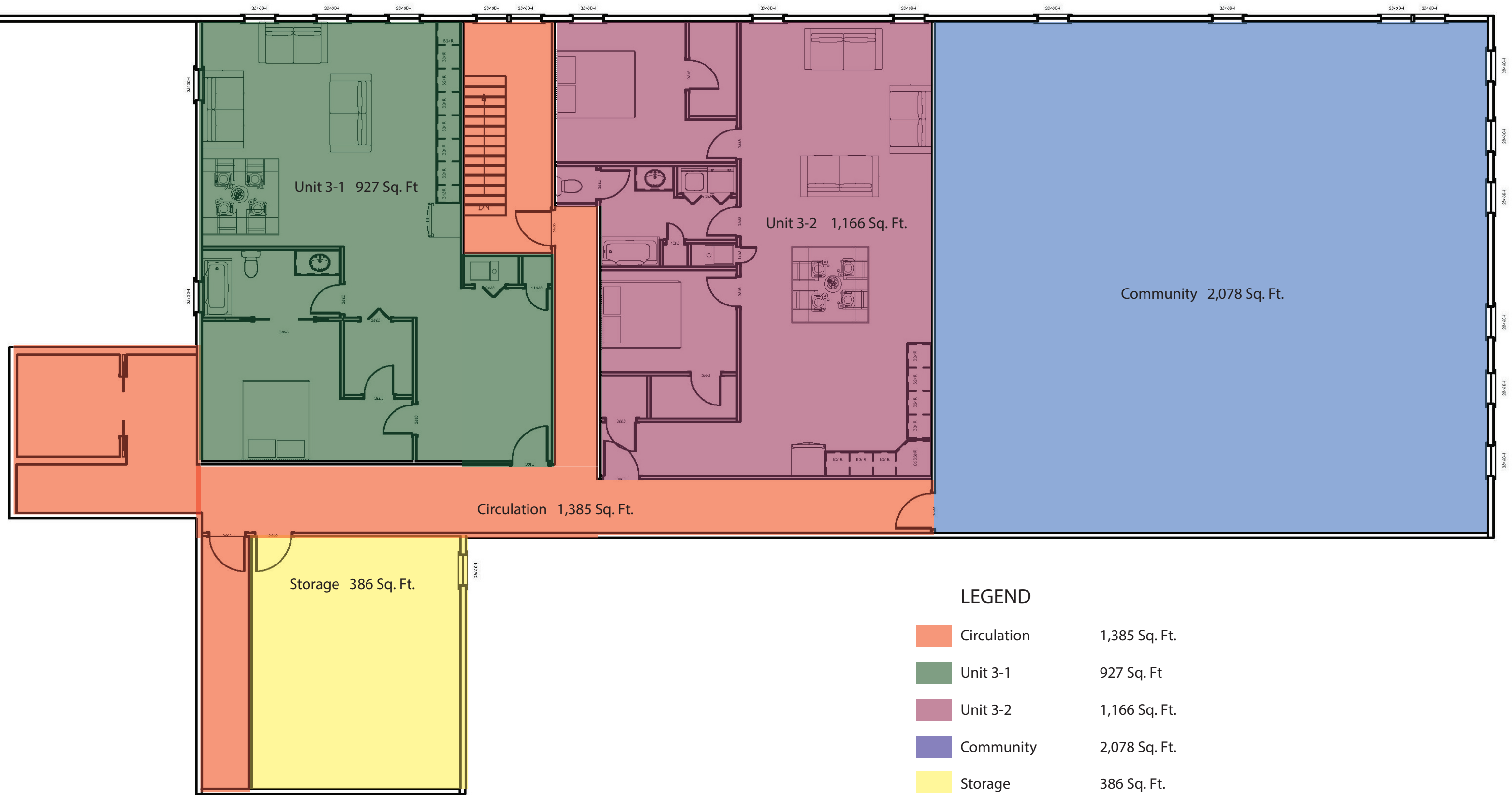
1st Floor plan








LEGEND

	Circulation	1,244 Sq. Ft.
	Unit 2-1	408 Sq. Ft.
	Unit 2-2	624 Sq. Ft.
	Unit 2-3	470 Sq. Ft.
	Unit 2-4	636 Sq. Ft.
	Unit 2-5	632 Sq. Ft.
	Unit 2-6	717 Sq. Ft.
	Unit 2-7	604 Sq. Ft.

2nd Floor plan



LEGEND

	Circulation	1,385 Sq. Ft.
	Unit 3-1	927 Sq. Ft.
	Unit 3-2	1,166 Sq. Ft.
	Community	2,078 Sq. Ft.
	Storage	386 Sq. Ft.

3rd Floor plan