



**Brownfield Plan
DLP Marquette General Replacement Hospital
City of Marquette, Marquette County, Michigan**

October 2014

**Approved by Marquette
Brownfield Redevelopment Authority: October 23, 2014
(tentative)**

**Public Hearing: October 27, 2014
(tentative)**

**Approved by Marquette City
Commission: October 27, 2014
(tentative)**

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Marquette, Michigan**

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PROJECT SUMMARY

DLP Marquette General Hospital and the City of Marquette are collaborating in the redevelopment of former Soo Line Roundhouse / Marquette Municipal Service Center property for a new Replacement Hospital. The Roundhouse / MSC Site is approximately 37 acres situated within the boundaries of Marquette, Michigan located between W. Washington Street and U.S. Highway 41 and between South 7th Street and South McClellan Avenue. The Replacement Hospital has not yet been designed, but is estimated to include an acute-care hospital of approximately 516,000 square-feet, a Medical Office Building of approximately 160,000 square-feet and a parking deck currently estimated to be between 500 and 750 spaces.

In addition to the Replacement Hospital, the development will also include relocation of the existing City Municipal Service Center, infrastructure improvements including a roundabout on the US 41 bypass, realignment of Baraga Street, intersection improvements at Seventh and W. Spring Streets, a traffic bridge over US 41 at Grove and Seventh Streets, public water, sewer and electrical infrastructure improvements to accommodate and facilitate the redevelopment.

Project Name:	DLP Marquette General Replacement Hospital
Project Location:	The Eligible Property is located at the northwest corner of Baraga and Seventh Streets in Marquette, Michigan with the Parcel Identification Numbers 0240010, 0514071, 0130100
Type of Eligible Property:	Part 201 Facility
Eligible Activities:	Baseline Environmental Assessment, Due Care, and Additional Response Activities, Lead and Asbestos Abatement, Demolition, Site Preparation, Infrastructure, Relocation of Public Facilities for Economic Development
Eligible Activity Costs: (excluding interest costs)	\$39,620,000
Years to Complete	
Eligible Activities Payback:	<i>20 years</i>
Estimated Investment:	<i>\$170 million</i>
Annual Tax Revenue Before Project:	<i>\$0</i>
Estimated Annual Tax Revenue in First Year After Project Obligation:	<i>\$6,106,000</i>

BROWNFIELD PLAN

DLP MARQUETTE GENERAL REPLACEMENT HOSPITAL CITY OF MARQUETTE, MARQUETTE COUNTY, MICHIGAN

MARQUETTE BROWNFIELD REDEVELOPMENT AUTHORITY

Introduction

Act 381, P.A. 1996, as amended, was enacted to promote the revitalization, redevelopment and reuse of contaminated, tax-reverted, blighted, functionally obsolete or historically designated property through incentives adopted as part of a Brownfield Plan. The Brownfield Plan outlines the qualifications, costs, impacts, and incentives for the project.

The Brownfield Plan must be approved by the Brownfield Redevelopment Authority established under Act 381 and the governing body of the authority's municipality in order to take effect. The state must approve the Eligible Activities if state taxes are to be captured.

The Marquette City Commission established the Marquette Brownfield Redevelopment Authority under the procedures required under Act 381 on September 8, 1997 and certified by the State of Michigan on January 28, 1998.

This Brownfield Plan is for the Duke LifePoint Marquette General Replacement Hospital in the City of Marquette, Marquette County, Michigan, consistent with Act 381. The Brownfield Plan describes the public purpose and qualifying factors for determining the site as an Eligible Property, the Eligible Activities and estimated costs, the impacts of tax increment financing, and other project factors. The Brownfield Plan includes MDEQ Environmental Eligible Activities and MEGA Developmental Eligible Activities.

Public Purpose - MCL 125.2664(1):

The redevelopment of the former Soo Line Roundhouse and City Municipal Services Center is anticipated to include over \$170 million of investment on underutilized contaminated property in downtown Marquette that currently generates no tax revenue. The hospital and medical facilities will provide jobs, increase tax base, stimulate additional private and public investment, and create a major regional medical center in downtown Marquette.

The project will significantly add to the local and state tax base. When completed, property taxes are estimated to total over **\$6.1 million** per year (following the retirement of Brownfield obligations) with over 47.5% of these revenues going to the State of Michigan and 52.5% to local taxing jurisdictions. Currently, the proposed Eligible Property is publicly owned and generates no property taxes.

Description of Project and Plan Costs - MCL 125.2663(1)(a):

The former Soo Line Roundhouse and City Municipal Services Center is a thirty-seven acre property comprised of three parcels owned by the City of Marquette, located at the northwest corner of Baraga and Seventh Streets in downtown Marquette. The City of Marquette and Duke LifePoint are collaborating in the redevelopment, with the acquisition of the City property by Duke LifePoint, relocation of the current City Municipal Services Center, and development of a 280 bed regional medical center and 160,000 square feet of medical offices to support the hospital and community.

The location of the new regional medical center in this location will continue transformational development in the western portion of downtown Marquette and is anticipated to spur significant spin-off development of adjacent properties of the West Washington Street corridor, an underutilized area of downtown Marquette.

The Project will be developed in four phases: The first phase will be the relocation of the City Municipal Services Center, an Eligible Activity under Act 381. The City Municipal Services Center (MSC) includes the offices, facilities, and operations for the City's water, sewer, and streets departments. The development of the regional medical center is not possible without the relocation of the MSC. The second phase will be the demolition of MSC and associated buildings, environmental remediation, and site preparation. The former Soo Line Roundhouse property is a Part 201 Facility, with significant and widespread contamination and unstable soils, and will require extensive work to address these site challenges. The third phase will be the development of a 516,000 square foot Replacement Hospital and an 80,000 square foot Medical Office Building, and the fourth phase will be the development of a second medical office building of 80,000 square feet. When completed, the project will include over 600,000 square feet and represent over \$170 million in private investment.

The proposed development includes provision for a Commercial Redevelopment Act (Act 255, PA 1974) abatement of 50% of local taxes for a period of twelve years, which is estimated to provide a local contribution of over \$11 million. A request is being submitted to the State Treasurer under Act 255 for an abatement of 50% of the School Operating Tax, estimated at a value of approximately \$3.3 million.

MDEQ Environmental Eligible Activities include:

- Baseline Environmental Assessment Activities, including Phase I and Phase II Environmental Site Assessments, Baseline Environmental Assessment;
- Due Care Activities including additional investigation, Due Care Plan, installation of protective barriers, and removal of contaminated soil during development; and
- Additional Response Activities including evaluations, interim responses activities, and dial action.

MEGA Developmental Eligible Activities include:

- Lead and Asbestos Abatement
- Site and Building Demolition
- Site Preparation;
- Infrastructure, including road improvements, pedestrian facilities, and utility upgrades to serve the new development and adjacent properties; and
- Relocation of Public Facilities for Economic Development Purposes.

Other Eligible Activities include:

- Brownfield Plan and Act 381 Work Plan development and approval; and
- Administrative and operating costs of the MBRA with local tax capture only.

Summary of Eligible Activities - MCL 125.2663(1)(b):

Act 381 provides for the costs of certain Environmental and Non-Environmental Eligible Activities to be reimbursed through tax increment financing. The following is a summary of MDEQ Environmental Eligible Activities and MSF Non-Environmental Activities.

SUMMARY OF MAXIMUM ELIGIBLE COSTS

CITY/DLP MARQUETTE GENERAL REPLACEMENT HOSPITAL

MDEQ Environmental Eligible Activity Costs Maximum

Baseline Environmental Activities	\$110,000
Due Care Activities	\$3,890,000
Interest (5% at 15 years)	\$2,335,575
Work Plan Review & Approval, MBRA Admin/Operating Costs	\$210,000

MDEQ ENVIRONMENTAL ELIGIBLE ACTIVITY TOTAL \$6,545,575

MEGA Developmental Eligible Activity Cost Maximum

Lead/Asbestos Abatement, Demolition	\$300,000
Site Preparation	\$3,175,000
Infrastructure	
US 41 Roundabout	\$5,000,000
Barage Street Realignment	\$1,000,000
Seventh and Spring Street Upgrades	\$700,000
Traffic Bridge	\$3,000,000
Right of Way Realignment	\$1,500,000
Electric Power Service Upgrades	\$800,000
Water and Sewer Service Upgrades	\$1,125,000
Washington Street Access	\$600,000
Relocation of Public Facilities for Economic Development	\$18,000,000
Interest (5% at 15 years)	\$20,553,061
Work Plan Review & Approval, MBRA Admin/Operating Costs	\$210,000

MEGA DEVELOPMENTAL ELIGIBLE ACTIVITY TOTAL \$55,963,061

LOCAL SITE REMEDIATION REVOLVING FUND \$15,234,391

CITY DLP MARQUETTE GENERAL

REPLACEMENT HOSPITAL \$77,743,027

STATE BROWNFIELD FUND \$5,389,630

MDEQ Environmental Eligible Activities

1. Baseline Environmental Assessment: The work scope is to conduct Phase I Environmental Site Assessments (ESAs), Phase II ESAs, and prepare Baseline Environmental Assessments to provide an exemption for Duke LifePoint and assigns from environmental liability for pre-existing contamination.

A. Phase I ESA: A Phase I ESA will be conducted for all parcels proposed for acquisition by DLP from the City, consistent with ASTM Standard E1527-13. The Phase I ESA will include

a review of historical and current information, including regulatory agency files, historical maps, and past uses to evaluate the potential for contamination, a site inspection of both the grounds and the exterior and interior of buildings on the property, and interviews with individuals knowledgeable about the past use of the property to identify any Recognized Environmental Conditions (RECs). A Phase I report will be provided with full documentation of the research and identification of any RECs.

- B. Phase II ESA: Historical use of the Site for railroad operations has resulted in contamination with hazardous substances above the MDEQ Part 201 Generic Residential Cleanup Criteria (GRCC). Previous environmental investigations have identified GRCC exceedances of metals and Volatile Organic Compounds (VOCs) in soil and/or groundwater. As a result, the property is considered a “Facility” under Part 201 of Act 451, P.A. 1994 as amended. Phase II assessment activities are proposed to support preparation of BEAs. The specific scope of the Phase II assessments will depend on the known and expected contamination in the area to be redeveloped and the nature of the specific redevelopment.
- C. Baseline Environmental Assessment: The subject property has been identified as a “Facility” based on the findings of previous environmental investigations conducted on the property. These findings, as well as the results of any supplemental investigation, will be used to prepare Baseline Environmental Assessments (BEAs) for Duke LifePoint and assigns for the Eligible Property. The BEA will be completed in general accordance with the Michigan Department of Environmental Quality’s (MDEQ’s) “*Contents of BEA Report*,” dated April 2011.

2. Due Care Investigation and Activities: While the BEA provides an exemption from environmental liability for pre-existing contamination, new purchasers have due care obligations to prevent exposure to or exacerbation of pre-existing contamination. There are three primary due care activities proposed under this Brownfield Plan:

- A. Phase II ESA Investigation: Due to the historical presence of contaminated soil and groundwater on the Eligible Property, additional investigation will be required to determine if exposure pathways are complete and if mitigation measures are required.
- B. Due Care Plan Preparation: Following the completion of the Phase II ESA and determination of the redevelopment details of each future land use, the data summary and recommendations

for meeting due care obligations will be included in a Due Care Plan. The Due Care Plan will describe the known contamination, proposed redevelopment activities, plans for mitigating unacceptable exposures and preventing exacerbation, recommendations for filing abandon container notices, notices to third parties who may be exposed to contamination (e.g., utility workers), and filing of Notices of Migration of Contamination, if necessary. In addition, an Environmental Construction Management Plan will be prepared to detail measures to protect on-site workers and construction measures to meet due care obligations.

- C. Due Care Exposure Pathway Mitigation: The Due Care Plan and Environmental Construction Management Plan will identify specific measures to be taken to address due care requirements. These activities could include: soil remediation; developing and implementing a soils management plan to safely relocate soils on the property; engineered barriers to prevent direct contact with soils or vapors; and/or institutional controls.

Other Activities

Brownfield Plan and Work Plan: The preparation and approval of the Brownfield Plan and Act 381 Work Plans are included as Eligible Activities. These costs are allocated between MDEQ Environmental Eligible Activities and MEGA Developmental Eligible Activities.

Administrative and Operating Costs: An estimate of reasonable and actual administrative and operating costs of the Marquette Brownfield Redevelopment Authority (MBRA) is included as Eligible Activities. These costs are split between MDEQ Environmental Eligible Activities and MEGA Developmental Eligible Activities.

Interest: Eligible Activities undertaken by Duke LifePoint will be privately financed and Eligible Activities undertaken by the City will be financing through a bond issue. For the purposes of the Brownfield Plan financial analysis, interest is estimated at 5% for 20 years.

The following tables estimate the costs for Eligible Activities to be funded by tax increment revenues.

Estimated Cost of MDEQ Eligible Environmental Activities

MDEQ Environmental Eligible Activities	Estimated Cost
Baseline Environmental Assessment	\$110,000
Due Care Activities	\$3,890,000
Eligible Activities Subtotal	\$4,000,000
Interest	\$2,335,575
Work Plan Development and Review Cost	\$10,000
Brownfield Authority Administrative and Operating Cost	\$210,000
MDEQ Environmental Eligible Activities Total	\$6,545,575

MEGA Developmental Eligible Activities

1. *Lead and Asbestos Abatement:* NESHAP regulations require a lead and asbestos survey prior to demolition of commercial buildings to demonstrate Potential Asbestos Containing Materials (PACMs) do not contain asbestos by properly testing materials in accordance with OSHA standards. Demolition or remodeling buildings that contain lead, cadmium and/or asbestos is subject to regulations to protect the health of the persons that may be affected. The scope of work includes lead and asbestos surveys, abatement, contract administration, and air monitoring to prevent a potential exposure to site workers or adjacent residents.
2. *Demolition:* In preparation for site redevelopment, the City Municipal Services building and associated infrastructure will be demolished and removed from the Eligible Property. The scope of work includes engineering specifications, procurement and demolition of buildings, foundations and unusable asphalt and infrastructure.
3. *Site Preparation:* Site preparation will consist of geotechnical engineering, temporary site and erosion control, removal of unsuitable soils and engineered fill, land balancing and grading, geotechnical measures, and an urban stormwater system.
4. *Infrastructure:* Infrastructure will include major road improvements and utility upgrades to accommodate and facilitate the development. Road improvements include the construction of a

roundabout on US 41, realignment of Baraga Street, upgrades to Seventh and Spring Streets, a new bridge spanning US 41.

5. *Relocation of Public Facilities for Economic Development:* The most critical component of the Brownfield Plan and overall project is the relocation of the City’s Municipal Service Center (MSC) to provide for an adequate downtown site for the DLP Marquette General Replacement Hospital (DLP MGRH). The DLP MGRH cannot be built without the relocation of the MSC, the City cannot bear the expense of relocating the MSC without both State and Local Brownfield TIF capture, and there are no other adequate sites within the City of Marquette, and certainly not in downtown Marquette. The MSC currently houses the City’s engineering and public works offices, as well as mechanical and operations facilities related to water, sewer and streets departments. The City is undergoing an aggressive evaluation process for relocation. Staff has identified internal operational needs, identified and contacted potential local partners for collaborative services, and is evaluating potential sites for a future service center.

Estimated Cost of MEGA Eligible Developmental Activities

Eligible Activities	Estimated Cost
Lead/Asbestos Abatement	\$86,000
Demolition	\$214,000
Site Preparation	\$3,175,000
Infrastructure	\$13,725,000
Relocation of Public Facilities for Economic Development	<u>\$18,000,000</u>
MEGA Eligible Activities Subtotal	\$35,200,000
Interest	\$20,553,061
Work Plan Development and Review Cost	\$10,000
Brownfield Authority Administrative and Operating Cost	<u>\$200,000</u>
MEGA Developmental Eligible Activities Total	\$55,963,061

Estimate of Captured Taxable Value and Tax Increment Revenues MCL 125.2663(1)(c):

The initial taxable value for the Eligible Property will be set at the taxable value as of the approval date of this Brownfield Plan, anticipated to be October 27, 2014. The initial taxable value established by this Brownfield Plan is based on the taxable value as of December 31, 2013 and is \$0.

The total Eligible Activity cost is \$39,200,000 (combined MDEQ Environmental Eligible Activities and MEGA Developmental Eligible Activities) plus an estimated \$22,888,636 in interest, for a total of \$62,088,636 . The Brownfield Plan also includes \$420,000 in Work Plan Development and Approval and MBRA Administrative and Operating Costs, bringing the Maximum Eligible Activity Cost to \$62,508,636 . The overall investment for the Project is estimated at over \$170 million.

Table 2 identifies taxable values for real and personal property, including tax increment revenues for the Eligible Property. A Commercial Redevelopment Act abatement of 50% of local taxes for a period of 12 years will represent a local contribution of over \$11 million and a proposed abatement of 50% of a portion of State taxes will represent a contribution of over \$3.3 million. As a result, the allocation for local tax capture for Eligible Activities is reduced in a pro rata share and the allocation for State tax capture is increased accordingly. In addition, 3 mils are captured and distributed to the State for the State Brownfield Redevelopment Fund. In accordance with Act 381, this share does not affect the State and local ratio. The overall contribution of local taxes is consistent with the ratio of local taxes (52.53%) to State taxes (47.47%).

The cash flow analysis for the project indicates payoff of the obligation in *twenty-one (21) years* from 2016 for Local Tax Capture and *twenty-four (24) years* for Local Tax Capture, with an additional local tax capture for up to five years and state tax capture in an amount not to exceed that captured to repay the original obligation for MDEQ Environmental Eligible Costs for the local site remediation revolving fund, as provided in Section 13(5) of Act 381, P.A. 1996 as amended.

Redevelopment of the property is anticipated to be initiated in Spring 2015, with the relocation of the MSC and construction of the DLP Marquette General Replacement Hospital beginning in Late Summer 2015, with a twenty-six month construction schedule. Table 3 provides a graphic representation of the tax capture and tax increment revenues. The actual tax increment captured will be based on taxable value set through the property assessment process by the local unit of government and equalized by the

County and the millage rates set each year by the taxing jurisdictions. The estimated tax increment captured by the Authority is summarized in the table below and detailed in Table 2.

Estimated Tax Increment Capture by the Authority

Year	Total Tax Revenues	Captured Taxes	Year	Total Tax Revenues	Captured Taxes
2016	\$222,818	\$222,818	2031	\$4,634,820	\$4,634,820
2017	\$974,381	\$974,381	2032	\$4,750,052	\$4,750,052
2018	\$1,542,969	\$1,542,969	2033	\$5,024,912	\$5,024,912
2019	\$1,570,225	\$1,570,225	2034	\$5,121,454	\$5,121,454
2020	\$1,601,074	\$1,601,074	2035	\$5,223,804	\$5,223,804
2021	\$1,632,980	\$1,632,980	2036	\$5,335,324	\$5,335,324 (2)
2022	\$1,667,635	\$1,667,635	2037	\$5,450,277	\$5,450,277
2023	\$2,392,363	\$2,392,363	2038	\$5,572,534	\$5,572,534
2024	\$2,444,930	\$2,444,930	2039	\$5,699,902	\$5,699,902 (3)
2025	\$2,500,211	\$2,500,211	2040	\$5,830,694	\$2,767,543
2026	\$2,556,992	\$2,556,992	2041	\$5,967,019	\$379,815 (4)
2027	\$2,617,499	\$2,617,499	2042	\$6,106,941	\$0
2028	\$2,678,643	\$2,678,643 (1)	2043	\$6,254,090	\$0
2029	\$4,432,691	\$4,432,691	2044	\$6,403,503	\$0
2030	\$4,536,809	\$4,536,809	2045	\$6,558,307	\$0

(1) PA 255 Ends

(2) Local Tax Capture Eligible Activity Obligation Met

(3) State Tax Capture Eligible Activity Obligation Met

(4) LSRRF Capture Ends

Total	\$117,305,853	\$83,339,503
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State Brownfield Fund	(\$5,389,630)
Balance	\$77,943,027

Method of Financing Plan Costs - MCL 125.2663(1)(d):

MDEQ Environmental Eligible Activity Costs and MEGA Developmental Eligible Activity Costs will be financed by the Developer for private Eligible Activities and by the City of Marquette for public Eligible Activities, with reimbursement from Brownfield TIF.

Maximum Amount of Indebtedness - MCL 125.2663(1)(e):

The maximum amount of indebtedness will be \$39,620,000 plus an estimated \$22,888,636 in interest costs.

Duration of Brownfield Plan - MCL 125.2663(1)(f):

The duration of the Plan will be the time to capture taxes in an amount equal to the Eligible Activity obligation. As shown on Table 2, total costs of all Eligible Activities on the property redevelopment is expected to be repaid through tax increment financing within 21 years for Local Tax Capture and 24 years for State Tax Capture, with an additional local tax capture for up to five years and state tax capture in an amount not to exceed that captured to repay the original obligation for MDEQ Environmental Eligible Costs for the Local Site Remediation Revolving Fund.

Estimate of Impact of Tax Increment Financing on Taxing Jurisdictions – MCL 125.2663(1)(g):

Tables 2 and 3 identify annual and total tax revenues projected for capture from the increase in property tax valuations. Individual tax levies within each taxing jurisdiction are also presented on Table 2. Table 4 presents the allocation of tax capture and the total tax increment for the maximum duration of the plan, 30 years. Taxing jurisdictions will continue to receive their attendant tax allocation for the project beyond the duration of the plan.

The total tax capture is estimated at \$77,749,873 plus an estimated \$5,389,630 for the State Brownfield Fund, for a total capture of \$83,332,658. After the Brownfield obligation is met, tax revenues will accrue to the taxing jurisdictions in an amount estimated at over \$5.9 million per year on into the future.

Legal Description, Location, and Determination of Eligibility - MCL 125.2663(1)(h):

Legal Description: The legal description of the eligible property follows:

Legal Description
PIN: 0240010

SEC 22 & 23 T48N R25W (11 A M/L)
PART OF THE SE 1/4 OF THE NE 1/4 OF SEC 22 & PART OF SW 1/4 OF NW 1/4 OF SEC 23 BEG AT A POINT
N00DEG52'26"E 227.88 OF E 1/4 COR OF SEC 22; TH N00DEG52'26"E 298.68'; TH S77DEG31'55"E 431.68'; TH
N12DEG12'38"E 330.08'; TH N32DEG54'20"W 33.79'; TH ON A CURVE TO THE LEFT WITH RADIUS 960' LENGTH
148.46' DELTA 08DEG51'37" AND CHORD N78DEG46'23"W 148.31'; TH N83DEG12'12"W 854.1'; TH S00DEG28'48"W
632.07'; TH N88DEG27'25"E 249.65'; TH S77DEG20'20"E 278.88' TO POB.

PIN: 0514071

SEC 22, T48N, R25W (17.75 A M/L)
TWO PARCLES OF LAND LOC DESCRIBED AS FOLLOWS:
PARCLE #1 - PART OF THE SEC 22 COMM AT THE NW COR OF SAID SEC; TH S0DEG23'18"W ALG THE W LN OF SD SEC 1,527.35' TO A PT ON THE C/L OF US 41 W; TH S50DEG38'02"E ALG SD C/L 138.42' TO A PT OF INT WITH THE C/L OF THE SOO LINE RR R/W; TH S79DEG39'49"E 213.34' TO A PT; SD PT BEING THE WESTERN MOST COR OF LOT 1 OF MARQUETTE INDUSTRIAL PARK; TH S67DEG56'38"E 987.6' TO THE N R/W LN OF US 41 W; TH S81DEG53'32"E 2,222.76' ALG SD R/W LN TO THE SE COR OF SD IND PARK; TH N0DEG10'42"E 66.64' TO THE POB; TH N0DEG10'42"E 376.6'; TH S85DEG47'35"E 1,049.54'; TH ALG THE ARC OF A CURVE TO THE RIGHT 99.62' WITH A RAD OF 694.35' AND A LONG CHORD BEARING S55DEG42'34"E 99.53'; TH S51DEG35'58"E 178.70'; SD LN BEING PARR TO AND 20' SW'LY FROM THE C/L OF THE SOO LINE YARD TRACK LEADING TO THE PREV ENGINE HOUSE; TH S0DEG10'42"W 313.34' TO A PT ON THE N LN OF A ROADWAY ESMT ON W BARAGA AVE; TH N81DEG53'32"W 1,282' TO THE POB. (11.88 A M/L)
PARCLE #2 - A PARCLE PURCHASED FROM THE WISC CENT LTD RR CO LOC IN LIBER 391, PAGE 443, IN THE S 1/2 OF THE NE 1/4 OF SEC 22, COMM AT THE NW COR OF SD SEC 22; TH S00DEG23'18"W ALG THE W LN OF SEC 22 1,527.35' TO A PT ON THE C/L OF US 41 W; TH S50DEG38'02"E ALG SD C/L 138.42' TO A PT OF INT WITH THE C/L OF THE WISC CEN R/W; TH S79DEG39'49"E 213.34' TO A PT, SAID PT BEING THE WESTERN MOST COR OF LOT 1 OF THE MQT IND PARK; TH S67DEG56'38"E 987.60' TO A PT ALG THE S LN OF SD IND PARK ALSO BEING THE N R/W LN OF US 41; TH S81DEG53'32"E 2,222.76' ALG SD R/W LN TO THE SE COR OF THE IND PARK; TH N0DEG10'42"E 66.64' TO A PT ON THE N R/W LN OF BARAGA AVE; TH N00DEG10'42"E 376.60' ALG THE E LN OF LOT 25 TO THE POB; TH S85DEG47'35"E 1,049.54' ALG AN EXT OF THE N'LY LN OF SD IND PARK; TH ALG THE ARC OF A CURVE TO THE RIGHT 99.62' RADIUS OF 694.35' AND A LONG CHORD BEARING S55DEG42'34"E 99.53'; TH S51DEG35'58"E 178.70' SD LN BEING PARR TO AND 20' SW'LY FROM THE C/L OF MAIN TRACK LINE LEADING TO THE ROUND HOUSE; TH N00DEG10'42"E 340' M/L TO A PT ON A LINE PARR TO AND OR CONCENTRIC WITH AND 30' NORMALLY DIST S'LY FROM THE C/L OF THE EXISTING MAIN LINE TRACK; TH W'LY ALG SD LAST PARR AND/OR CONCENTRIC LINE 1,265' M/L TO A PT ON THE NE COR OF A PAR OF LAND CONVEYED TO C WAYNE PREMEAU; TH S'LY IN A STRAIGHT LINE ALSO ALONG THE E LINE OF PREMEAU PROPERTY 188' M/L TO THE POB. (5.87 A M/L)
PARCEL #1 = 11.88 AC.
PARCEL #2 = 5.87 AC.
TOTAL = 17.75 AC.
(CITY ACCT # 632-490-920.1555)

PIN: 0130100

THAT PART OF LOT-99 IN BALDWIN'S ADDITION AND THE N.E. 1/4 OF THE S.E. 1/4 OF SECTION # 22 T48N R25W WHICH LIES W. LY OF GROVE ST. AND WHICH LIES N.E. LY OF A LINE 140' N.E. LY MEAS. AT RIGHT ANGLES AND PARR. TO A LINE DESC. AS: BEG. AT A PT. ON THE E. LINE OF SEC. 22, WHICH IS N. 00 DEG. 35' 18" W. A DIST. OF 1774.99' FROM THE S.E. COR. OF SAID SEC. #22 TH. N. 40 DEG. 26' 02" W. A DIST. OF 500' TO A PT. OF ENDING. EXC. THAT PART OF SAID LOT-99 DESC. AS: BEG. AT A PT. ON THE S. LINE OF FISHER ST., WHICH IS 149'-10" FROM THE INT. OF THE W. LY LINE OF GROVE. ST. WITH THE S. LINE OF FISHER ST.; TH. S. 60'; TH. E. TO A PT. ON THE W. LY LINE OF GROVE ST. WHICH IS S. LY 60' FROM THE INT. OF THE W. LY LINE OF GROVE ST. WITH THE S. LINE OF FISHER ST.; TH. N. LY ALONG THE W. LINE OF GROVE ST. 60' TO SAID INT.; TH. W. LY ALONG SAID S. LINE OF FISHER ST. 149'-10" TO THE P.O.B. A PARCEL LOC. IN THE S.E. 1/4 OF THE N.E. 1/4 OF SEC. 22 T48N R25W DESC. AS FOLL: BEG. AT A PT. ON THE S.E. COR. OF THE S.E. 1/4 OF THE N.E. 1/4 OF SAID SEC. 22: TH. N. LY ALONG THE E. LINE OF THE S.E. 1/4 OF THE N.E. 1/4 OF SAID SEC. 22 135.2'+- TO A PT. ON THE S. LINE OF BARAGA AVE. SAID PT. ALSO BEING ON THE S. LINE OF A 66' WIDE ESMT. FOR HWY. PURPOSES AS GRANTED BY THE SOO LINE R.R. CO. TO THE CITY OF MARQUETTE. TH. W. LY ALONG THE S. LINE OF SAID ESMT. 940'+- TO A PT. ON THE N. R.O.W. LINE OF U.S. 41, TH. S.E. LY ALONG THE LAST SAID N. R.O.W. LINE 280'+- TO A PT. ON THE S. LINE OF THE S.E. 1/4 OF THE N.E. 1/4 OF SEC. 22; TH. E. LY 685'+- TO THE P.O.B. (CITY ACCT. # 555-561-920.1555 STORMWATER)
HOMESTEAD ADD. LOT-1 AND THE N. 1/2 OF LOT-6, ALL OF LOTS-7 THRU 13, ALSO THAT PART OF LOTS-14 THRU 18 LYING N. OF A LINE 100' N. LY AND PARR. TO A LINE DESC. AS BEG. AT A PT. ON THE E. LINE OF SEC. 22 WHICH IS N. 00 DEG. 35' 18" W. 1774.99' FROM THE S.E. COR. OF SEC. 22, TH. N. 40 DEG. 26' 02" W. 620.44', TO THE PT. OF CURVATURE OF A 1909.86' RADIUS CURVE TO THE LEFT (CHORD BEARING N. 61 DEG. 09' 47" W.) TH. N.W. LY ALONG THE ARC OF SAID CURVE 1381.94' TO THE P.O.B. ALL OF LOTS- 20 THRU 25 EXC. U.S. 41 BY-PASS R.O.W.
HIRAM BURT'S ADD. LOTS-12 13 AND THE N. 100' OF LOT-14

Location: Figure 1 depicts the location of the eligible property and Figure 2 depicts the eligible property boundaries.

Eligibility Determination: A Phase II Environmental Site Assessment report prepared by the Michigan Department of Environmental Quality (MDEQ) in March 2009 identified the presence of metals and

Volatile Organic Compounds in excess of MDEQ Generic Residential Cleanup Criteria (GRCC). As a result, the property qualifies as Brownfield Eligible Property as a Part 201 Facility.

Estimate of Number of Persons Residing on Eligible Property - MCL 125.2663(1)(i):

There are currently no residential dwellings or residences that occupy the Eligible Property.

Plan for Residential Relocation (MCL 125.2663(1)(j)):

The Eligible Property does not currently contain any residential dwellings; therefore, a plan for residential relocation is not applicable.

Provision of Costs of Relocation - MCL 125.2663(1)(k):

The Eligible Property does not currently contain any residential dwellings; therefore, a provision for residential relocation has not been allocated.

Strategy to Comply with Relocation Assistance Act, 1972 PA 227, MCL 213.321 to 213.332 - MCL 125.2663(1)(l):

The Eligible Property does not currently contain any residential dwellings; therefore, relocation is not necessary.

Description of Proposed Use of the Local Site Remediation Revolving Fund - MCL 125.2663(1)(m):

Use of the Local Site Remediation Revolving Fund will be consistent with the requirements of Act 381, including expenses for Eligible Activities on Eligible Property.

Other Material Required by the Authority or Governing Body - MCL 125.2663(1)(n):

None

Tables

Table 1.1 MDEQ Environmental Eligible Activities Costs

Table 1.2 MEGA Developmental Eligible Activities Costs

Table 2. Cash Flow Statement

Table 3. Captured Taxes and Tax Revenues

Table 4.1 Impact on Tax Jurisdictions

Table 4.2 Brownfield Tax Capture Allocation

Table 4.3 Tax Revenue Allocation

Table 4.4 Capture/Revenue Allocation

Figures

Figure 1 - Eligible Property Location Map

Figure 2 – Eligible Property Boundary Map

Figure 3 – Parcel Map

TABLE 1.1
MDEQ ELIGIBLE ACTIVITIES COSTS
DLP MARQUETTE GENERAL REPLACEMENT HOSPITAL
MARQUETTE BROWNFIELD REDEVELOPMENT AUTHORITY
MARQUETTE, MICHIGAN

Eligible Activity Description	TOTAL ELIGIBLE ACTIVITIES
<i>Baseline Environmental Assessment Activities</i>	
Phase I ESA	\$5,000
Phase II ESA	\$100,000
Baseline Environmental Assessment	\$5,000
<i>Subtotal</i>	\$110,000
<i>Due Care (7a) Obligation Compliance Activities</i>	
Phase II Investigation to Support Due Care	\$100,000
Section 7A Compliance Analyses (Due Care Plans)	\$5,000
Due Care Response Activities/Exposure Pathway Mitigation	\$785,000
Disposal of Soil/Groundwater During Construction	<u>\$3,000,000</u>
<i>Subtotal</i>	\$3,890,000
ELIGIBLE ACTIVITIES SUBTOTAL	\$4,000,000
INTEREST	\$2,335,575
<i>Work Plan Development and Approval Costs</i>	
Brownfield Plan and Work Plan Development and Approval	\$10,000
Administrative and Operation Costs*	<u>\$200,000</u>
<i>Subtotal</i>	\$210,000
ELIGIBLE ACTIVITIES SUBTOTAL	\$6,545,575

*Local Tax Capture Only

TABLE 1.2
MEGA ELIGIBLE ACTIVITIES COSTS
DLP MARQUETTE GENERAL REPLACEMENT HOSPITAL
MARQUETTE BROWNFIELD REDEVELOPMENT AUTHORITY
MARQUETTE, MICHIGAN

Eligible Activity Description	TOTAL ELIGIBLE ACTIVITIES
<i>Lead and Asbestos Abatement</i>	
Survey	\$3,000
Monitoring	\$8,000
Abatement	<u>\$75,000</u>
<i>Subtotal</i>	\$86,000
<i>Demolition</i>	
Site Demolition	\$20,000
Building Demolition	<u>\$194,000</u>
<i>Subtotal</i>	\$214,000
<i>Site Preparation</i>	
Site Preparation	<u>\$3,175,000</u>
<i>Subtotal</i>	\$3,175,000
<i>Infrastructure</i>	
US 41 Roundabout	\$5,000,000
Barage Street Realignment	\$1,000,000
Seventh and Spring Street Upgrades	\$700,000
Traffic Bridge	\$3,000,000
Right of Way Realignment	\$1,500,000
Electric Power Service Upgrades	\$800,000
Water and Sewer Service Upgrades	\$1,125,000
Washington Street Access	<u>\$600,000</u>
<i>Subtotal</i>	\$13,725,000
<i>Other Eligible Activities</i>	
Relocation of Municipal Services Center	\$18,000,000
MEGA ELIGIBLE ACTIVITIES SUBTOTAL	
	\$35,200,000
INTEREST	
	\$20,553,061
<i>Work Plan Development and Approval Costs</i>	
Brownfield Plan and Work Plan Development and Approval	\$10,000
Administrative and Operation Costs*	<u>\$200,000</u>
<i>Subtotal</i>	\$210,000
ELIGIBLE ACTIVITIES SUBTOTAL	
	\$55,963,061

*Local Tax Capture Only

**TABLE 2
CASH FLOW STATEMENT
DLP Marquette General Replacement Hospital
Marquette Brownfield Redevelopment Authority**

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
ANNUAL VALUE ADDITIONS															
REVENUE YEAR	\$10,000,000	\$70,000,000	\$50,000,000	\$50,000,000	\$50,000,000	\$50,000,000	\$50,000,000	\$50,000,000	\$50,000,000	\$50,000,000	\$50,000,000	\$50,000,000	\$50,000,000	\$50,000,000	\$50,000,000
CUMULATIVE VALUE															
Personal Property	\$0	\$6,000,000	\$76,150,000	\$128,055,750	\$131,255,094	\$134,538,471	\$137,899,883	\$141,347,390	\$144,881,064	\$148,503,091	\$152,215,688	\$156,021,060	\$159,921,887	\$163,919,626	\$168,017,617
Land	\$4,000,000	\$4,100,000	\$4,200,500	\$4,307,563	\$4,415,632	\$4,525,633	\$4,638,774	\$4,754,743	\$4,874,743	\$4,996,432	\$5,120,338	\$5,248,947	\$5,379,555	\$5,512,604	\$5,648,644
Personal Property/Land	\$0	\$3,000,000	\$38,975,000	\$84,028,875	\$86,627,547	\$89,849,941	\$93,849,941	\$98,149,941	\$102,849,941	\$107,999,941	\$113,599,941	\$119,699,941	\$126,349,941	\$133,599,941	\$141,370,000
SCHOOL TAXES	\$0	\$80,000	\$83,570	\$87,233	\$91,000	\$94,867	\$98,834	\$102,901	\$107,068	\$111,335	\$115,702	\$120,169	\$124,736	\$129,403	\$134,170
NON-SCHOOL TAXES	\$0	\$121,794	\$32,603	\$44,387	\$58,296	\$74,344	\$91,649	\$110,297	\$130,297	\$151,646	\$174,495	\$198,844	\$224,693	\$252,042	\$280,891
ISO TAXES	\$0	\$11,024	\$15,208	\$20,392	\$27,676	\$37,160	\$48,944	\$63,028	\$79,512	\$98,396	\$119,680	\$143,364	\$170,448	\$201,032	\$235,216
TOTAL TAXES	\$0	\$22,818	\$97,471	\$143,913	\$179,312	\$222,367	\$272,581	\$332,868	\$401,915	\$481,983	\$574,887	\$682,743	\$806,691	\$937,529	\$1,076,367
TAXABLE VALUE															
Personal Property/Land	\$0	\$3,000,000	\$38,975,000	\$84,028,875	\$86,627,547	\$89,849,941	\$93,849,941	\$98,149,941	\$102,849,941	\$107,999,941	\$113,599,941	\$119,699,941	\$126,349,941	\$133,599,941	\$141,370,000
SCHOOL TAXES	\$0	\$80,000	\$83,570	\$87,233	\$91,000	\$94,867	\$98,834	\$102,901	\$107,068	\$111,335	\$115,702	\$120,169	\$124,736	\$129,403	\$134,170
NON-SCHOOL TAXES	\$0	\$121,794	\$32,603	\$44,387	\$58,296	\$74,344	\$91,649	\$110,297	\$130,297	\$151,646	\$174,495	\$198,844	\$224,693	\$252,042	\$280,891
ISO TAXES	\$0	\$11,024	\$15,208	\$20,392	\$27,676	\$37,160	\$48,944	\$63,028	\$79,512	\$98,396	\$119,680	\$143,364	\$170,448	\$201,032	\$235,216
TOTAL TAXES	\$0	\$22,818	\$97,471	\$143,913	\$179,312	\$222,367	\$272,581	\$332,868	\$401,915	\$481,983	\$574,887	\$682,743	\$806,691	\$937,529	\$1,076,367
REVENUES															
PA 255 Value - State	\$0	\$242,675	\$676,242	\$876,242	\$896,242	\$916,242	\$936,242	\$956,242	\$976,242	\$996,242	\$1,016,242	\$1,036,242	\$1,056,242	\$1,076,242	\$1,096,242
PA 255 Value - Local	\$0	\$342,675	\$916,917	\$1,509,595	\$2,114,079	\$2,735,628	\$3,371,183	\$4,020,846	\$4,684,628	\$5,362,530	\$6,054,562	\$6,760,824	\$7,491,416	\$8,246,448	\$9,025,030
Cumulative PA 255 Value - State	\$0	\$242,675	\$922,917	\$1,600,159	\$2,496,401	\$3,512,643	\$4,648,885	\$5,905,127	\$7,281,369	\$8,777,611	\$10,393,853	\$12,140,095	\$14,016,337	\$16,022,579	\$18,168,821
Cumulative PA 255 Value - Local	\$0	\$342,675	\$1,259,592	\$2,769,194	\$4,883,273	\$7,618,901	\$10,989,984	\$14,990,830	\$19,675,458	\$25,038,090	\$31,092,652	\$37,853,476	\$45,344,892	\$53,591,340	\$62,616,370
CAPTURED TAXES															
STATE BROWNFIELD FUND	\$18,000	\$65,995	\$103,872	\$107,784	\$109,932	\$112,285	\$114,848	\$117,521	\$120,304	\$123,197	\$126,100	\$129,113	\$132,236	\$135,469	\$138,812
MIQE	\$7,400	\$33,710	\$53,381	\$54,324	\$55,392	\$56,486	\$57,606	\$58,752	\$59,924	\$61,122	\$62,346	\$63,596	\$64,872	\$66,174	\$67,502
MIQE	\$7,400	\$33,710	\$53,381	\$54,324	\$55,392	\$56,486	\$57,606	\$58,752	\$59,924	\$61,122	\$62,346	\$63,596	\$64,872	\$66,174	\$67,502
MEGA	\$46,600	\$284,285	\$466,979	\$474,211	\$483,627	\$493,163	\$502,929	\$512,826	\$522,844	\$532,984	\$543,246	\$553,620	\$564,106	\$574,704	\$585,414
LOCAL	\$132,818	\$80,811	\$919,736	\$936,983	\$954,372	\$971,930	\$989,647	\$1,007,524	\$1,025,560	\$1,043,756	\$1,062,102	\$1,080,598	\$1,100,244	\$1,120,040	\$1,140,086
LSRR (State - MDEQ Only)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
LSRR (Local)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL	\$18,000	\$109,705	\$1,545,609	\$1,579,225	\$1,601,074	\$1,621,960	\$1,642,848	\$1,663,736	\$1,684,624	\$1,705,512	\$1,726,400	\$1,747,288	\$1,768,176	\$1,789,064	\$1,809,952
CUMULATIVE BROWNFIELD CAPTURED TAXES															
STATE BROWNFIELD FUND	\$18,000	\$83,995	\$187,867	\$203,174	\$209,932	\$217,147	\$224,819	\$232,940	\$241,511	\$250,532	\$259,104	\$268,176	\$276,748	\$285,820	\$295,392
MIQE	\$7,400	\$41,110	\$74,891	\$77,115	\$79,339	\$81,563	\$83,787	\$86,011	\$88,235	\$90,459	\$92,683	\$94,907	\$97,131	\$99,355	\$101,579
MEGA	\$46,600	\$284,285	\$466,979	\$474,211	\$483,627	\$493,163	\$502,929	\$512,826	\$522,844	\$532,984	\$543,246	\$553,620	\$564,106	\$574,704	\$585,414
LOCAL	\$132,818	\$80,811	\$919,736	\$936,983	\$954,372	\$971,930	\$989,647	\$1,007,524	\$1,025,560	\$1,043,756	\$1,062,102	\$1,080,598	\$1,100,244	\$1,120,040	\$1,140,086
LSRR (State - MDEQ Only)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
LSRR (Local)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL	\$18,000	\$109,705	\$1,545,609	\$1,579,225	\$1,601,074	\$1,621,960	\$1,642,848	\$1,663,736	\$1,684,624	\$1,705,512	\$1,726,400	\$1,747,288	\$1,768,176	\$1,789,064	\$1,809,952
BROWNFIELD TIF YET TO CAPTURE															
MIQE	\$3,420,265	\$3,279,154	\$3,326,773	\$3,271,448	\$3,216,057	\$3,160,974	\$3,106,091	\$3,051,208	\$2,996,325	\$2,941,442	\$2,886,559	\$2,831,676	\$2,776,793	\$2,721,910	\$2,667,027
MEGA	\$29,859,290	\$29,417,425	\$29,031,446	\$28,697,235	\$28,413,708	\$28,180,548	\$27,998,163	\$27,865,974	\$27,784,385	\$27,752,896	\$27,721,407	\$27,690,018	\$27,658,829	\$27,627,840	\$27,597,051
LOCAL	\$20,432,081	\$20,229,624	\$20,118,453	\$20,026,716	\$19,952,324	\$19,885,932	\$19,827,540	\$19,776,148	\$19,731,756	\$19,694,364	\$19,662,972	\$19,636,580	\$19,615,188	\$19,598,796	\$19,587,404
TOTAL	\$53,711,636	\$52,926,203	\$52,476,992	\$52,035,397	\$51,642,089	\$51,300,538	\$50,999,696	\$50,734,013	\$50,503,679	\$50,307,741	\$50,145,366	\$50,016,385	\$49,926,404	\$49,871,423	\$49,849,478
NET TO CITY, COUNTY, ISD															
NET TO SCHOOLS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
NET TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ANNUAL VALUE INCREASE															
PERCENTAGE NON-HOMESTEAD															
CONTRIBUTION															
LOCAL - BROWNFIELD TIF	\$11,121,504	\$11,121,504	\$11,121,504	\$11,121,504	\$11,121,504	\$11,121,504	\$11,121,504	\$11,121,504	\$11,121,504	\$11,121,504	\$11,121,504	\$11,121,504	\$11,121,504	\$11,121,504	\$11,121,504
LOCAL - BROWNFIELD TIF	\$20,432,081	\$20,432,081	\$20,432,081	\$20,432,081	\$20,432,081	\$20,432,081	\$20,432,081	\$20,432,081	\$20,432,081	\$20,432,081	\$20,432,081	\$20,432,081	\$20,432,081	\$20,432,081	\$20,432,081
STATE = PA 255	\$3,271,862	\$3,271,862	\$3,271,862	\$3,271,862	\$3,271,862	\$3,271,862	\$3,271,862	\$3,271,862	\$3,271,862	\$3,271,862	\$3,271,862	\$3,271,862	\$3,271,862	\$3,271,862	\$3,271,862
MIQE	\$3,420,265	\$3,420,265	\$3,420,265	\$3,420,265	\$3,420,265	\$3,420,265	\$3,420,265	\$3,420,265	\$3,420,265	\$3,420,265	\$3,420,265	\$3,420,265	\$3,420,265	\$3,420,265	\$3,420,265
MSF	\$20,859,200	\$20,859,200	\$20,859,200	\$20,859,200	\$20,859,200	\$20,859,200	\$20,859,200	\$20,859,200	\$20,859,200	\$20,859,200	\$20,859,200	\$20,859,200	\$20,859,200	\$20,859,200	\$20,859,200
STATE TOTAL	\$38,648,146	\$38,648,146	\$38,648,146	\$38,648,146	\$38,648,146	\$38,648,146	\$38,648,146	\$38,648,146	\$38,648,146	\$38,648,146	\$38,648,146	\$38,648,146	\$38,648,146	\$38,648,146	\$38,648,146
LIBRARY DEBT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
NET TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ANNUAL VALUE INCREASE															
PERCENTAGE NON-HOMESTEAD															
CONTRIBUTION															
LOCAL - BROWNFIELD TIF	\$11,121,504	\$11,121,504	\$11,121,504	\$11,121,504	\$11,121,504	\$11,121,504	\$11,121,504	\$11,121,504	\$11,121,504	\$11,121,504	\$11,121,504	\$11,121,504	\$11,121,504	\$11,121,504	\$11,121,504
LOCAL - BROWNFIELD TIF	\$20,432,081	\$20,432,081	\$20,432,081	\$20,432,081	\$20,432,081	\$20,432,081	\$20,432,081	\$20,432,081	\$20,432,081	\$20,432,081	\$20,432,081	\$20,432,081	\$20,432,081	\$20,432,081	\$20,432,081
STATE = PA 255	\$3,271,862	\$3,271,862	\$3,271,862	\$3,271,862	\$3,271,862	\$3,271,862	\$3,271,862	\$3,271,862	\$3,271,862	\$3,271,862	\$3,271,862	\$3,271,862	\$3,271,862	\$3,271,862	\$3,271,862
MIQE	\$3,420,265	\$3,420,265	\$3,420,265	\$3,420,265	\$3,420,265	\$3,420,265	\$3,420,265	\$3,420,265	\$3,420,265	\$3,420,265	\$3,420,265	\$3,420,265	\$3,420,265	\$3,420,265	\$3,420,265
MSF	\$20,859,200	\$20,859,200													

REVENUE YEAR	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
ANNUAL VALUE ADDITIONS																
CUMULATIVE VALUE	\$172,218,057	\$176,529,909	\$180,938,596	\$185,460,011	\$190,096,512	\$194,849,924	\$199,720,146	\$204,713,151	\$209,830,980	\$215,076,754	\$220,453,673	\$225,965,015	\$231,614,141	\$237,404,484	\$243,339,606	\$249,423,097
Personal Property	\$1,680,000	\$1,010,000	\$1,010,000	\$1,210,000	\$6,240,000	\$4,760,000	\$4,760,000	\$4,150,000	\$3,700,000	\$3,200,000	\$2,640,000	\$2,640,000	\$2,340,000	\$2,190,000	\$1,960,000	\$1,800,000
Land	\$5,651,895	\$5,793,193	\$5,938,022	\$6,086,473	\$6,238,635	\$6,390,401	\$6,554,484	\$6,718,327	\$6,886,286	\$7,058,443	\$7,234,904	\$7,416,576	\$7,603,171	\$7,791,200	\$7,983,980	\$8,185,630
TAXABLE VALUE	\$86,100,029	\$88,261,754	\$90,468,298	\$92,730,006	\$95,046,256	\$97,424,462	\$99,860,074	\$102,356,576	\$104,915,400	\$107,538,377	\$110,228,837	\$112,992,508	\$115,807,070	\$118,702,247	\$121,668,803	\$124,711,548
Personal Property/Land	\$3,615,948	\$3,401,596	\$3,474,011	\$3,648,237	\$3,828,317	\$4,013,300	\$4,203,233	\$4,398,194	\$4,598,143	\$4,793,071	\$4,987,019	\$5,180,000	\$5,372,070	\$5,563,220	\$5,753,450	\$5,942,760
REVENUES	\$2,153,399	\$2,196,000	\$2,254,615	\$2,325,078	\$2,400,002	\$2,479,482	\$2,562,416	\$2,649,978	\$2,742,007	\$2,838,689	\$2,939,006	\$3,043,000	\$3,150,787	\$3,262,470	\$3,378,054	\$3,496,540
SCHOOL TAXES	\$2,185,694	\$2,282,800	\$2,388,313	\$2,490,225	\$2,597,234	\$2,709,260	\$2,826,216	\$2,948,099	\$3,074,918	\$3,206,683	\$3,343,416	\$3,485,128	\$3,631,819	\$3,783,494	\$3,940,261	\$4,102,120
NON-SCHOOL TAXES	\$197,605	\$302,000	\$302,000	\$302,000	\$302,000	\$302,000	\$302,000	\$302,000	\$302,000	\$302,000	\$302,000	\$302,000	\$302,000	\$302,000	\$302,000	\$302,000
ISD TAXES	\$197,605	\$302,000	\$302,000	\$302,000	\$302,000	\$302,000	\$302,000	\$302,000	\$302,000	\$302,000	\$302,000	\$302,000	\$302,000	\$302,000	\$302,000	\$302,000
TOTAL TAXES	\$4,336,609	\$4,694,800	\$4,750,615	\$4,924,078	\$5,102,002	\$5,281,482	\$5,464,416	\$5,652,000	\$5,844,918	\$6,042,689	\$6,245,006	\$6,452,000	\$6,663,787	\$6,880,490	\$7,102,254	\$7,329,540
PA 265 Value - State																
PA 265 Value - Local	\$2,081,175	\$2,741,990	\$2,811,827	\$2,981,135	\$3,093,863	\$3,093,935	\$3,161,552	\$3,233,372	\$3,309,626	\$3,388,183	\$3,470,543	\$3,556,815	\$3,647,000	\$3,741,115	\$3,839,160	\$3,940,135
Cumulative PA 265 Value - State	\$183,666	\$197,850	\$202,769	\$214,502	\$222,893	\$227,745	\$232,745	\$237,879	\$243,143	\$248,536	\$254,059	\$259,702	\$265,465	\$271,347	\$277,347	\$283,465
Cumulative PA 265 Value - Local	\$183,666	\$197,850	\$202,769	\$214,502	\$222,893	\$227,745	\$232,745	\$237,879	\$243,143	\$248,536	\$254,059	\$259,702	\$265,465	\$271,347	\$277,347	\$283,465
Local Tax Capture Eligible Activities																
2000	\$172,218,057	\$176,529,909	\$180,938,596	\$185,460,011	\$190,096,512	\$194,849,924	\$199,720,146	\$204,713,151	\$209,830,980	\$215,076,754	\$220,453,673	\$225,965,015	\$231,614,141	\$237,404,484	\$243,339,606	\$249,423,097
2001	\$1,680,000	\$1,010,000	\$1,010,000	\$1,210,000	\$6,240,000	\$4,760,000	\$4,760,000	\$4,150,000	\$3,700,000	\$3,200,000	\$2,640,000	\$2,640,000	\$2,340,000	\$2,190,000	\$1,960,000	\$1,800,000
2002	\$5,651,895	\$5,793,193	\$5,938,022	\$6,086,473	\$6,238,635	\$6,390,401	\$6,554,484	\$6,718,327	\$6,886,286	\$7,058,443	\$7,234,904	\$7,416,576	\$7,603,171	\$7,791,200	\$7,983,980	\$8,185,630
2003	\$86,100,029	\$88,261,754	\$90,468,298	\$92,730,006	\$95,046,256	\$97,424,462	\$99,860,074	\$102,356,576	\$104,915,400	\$107,538,377	\$110,228,837	\$112,992,508	\$115,807,070	\$118,702,247	\$121,668,803	\$124,711,548
2004	\$3,615,948	\$3,401,596	\$3,474,011	\$3,648,237	\$3,828,317	\$4,013,300	\$4,203,233	\$4,398,194	\$4,598,143	\$4,793,071	\$4,987,019	\$5,180,000	\$5,372,070	\$5,563,220	\$5,753,450	\$5,942,760
2005	\$2,153,399	\$2,196,000	\$2,254,615	\$2,325,078	\$2,400,002	\$2,479,482	\$2,562,416	\$2,649,978	\$2,742,007	\$2,838,689	\$2,939,006	\$3,043,000	\$3,150,787	\$3,262,470	\$3,378,054	\$3,496,540
2006	\$2,185,694	\$2,282,800	\$2,388,313	\$2,490,225	\$2,597,234	\$2,709,260	\$2,826,216	\$2,948,099	\$3,074,918	\$3,206,683	\$3,343,416	\$3,485,128	\$3,631,819	\$3,783,494	\$3,940,261	\$4,102,120
2007	\$197,605	\$302,000	\$302,000	\$302,000	\$302,000	\$302,000	\$302,000	\$302,000	\$302,000	\$302,000	\$302,000	\$302,000	\$302,000	\$302,000	\$302,000	\$302,000
2008	\$197,605	\$302,000	\$302,000	\$302,000	\$302,000	\$302,000	\$302,000	\$302,000	\$302,000	\$302,000	\$302,000	\$302,000	\$302,000	\$302,000	\$302,000	\$302,000
2009	\$4,336,609	\$4,694,800	\$4,750,615	\$4,924,078	\$5,102,002	\$5,281,482	\$5,464,416	\$5,652,000	\$5,844,918	\$6,042,689	\$6,245,006	\$6,452,000	\$6,663,787	\$6,880,490	\$7,102,254	\$7,329,540
2010	\$2,081,175	\$2,741,990	\$2,811,827	\$2,981,135	\$3,093,863	\$3,093,935	\$3,161,552	\$3,233,372	\$3,309,626	\$3,388,183	\$3,470,543	\$3,556,815	\$3,647,000	\$3,741,115	\$3,839,160	\$3,940,135
2011	\$183,666	\$197,850	\$202,769	\$214,502	\$222,893	\$227,745	\$232,745	\$237,879	\$243,143	\$248,536	\$254,059	\$259,702	\$265,465	\$271,347	\$277,347	\$283,465
2012	\$183,666	\$197,850	\$202,769	\$214,502	\$222,893	\$227,745	\$232,745	\$237,879	\$243,143	\$248,536	\$254,059	\$259,702	\$265,465	\$271,347	\$277,347	\$283,465
2013	\$1,680,000	\$1,010,000	\$1,010,000	\$1,210,000	\$6,240,000	\$4,760,000	\$4,760,000	\$4,150,000	\$3,700,000	\$3,200,000	\$2,640,000	\$2,640,000	\$2,340,000	\$2,190,000	\$1,960,000	\$1,800,000
2014	\$5,651,895	\$5,793,193	\$5,938,022	\$6,086,473	\$6,238,635	\$6,390,401	\$6,554,484	\$6,718,327	\$6,886,286	\$7,058,443	\$7,234,904	\$7,416,576	\$7,603,171	\$7,791,200	\$7,983,980	\$8,185,630
2015	\$86,100,029	\$88,261,754	\$90,468,298	\$92,730,006	\$95,046,256	\$97,424,462	\$99,860,074	\$102,356,576	\$104,915,400	\$107,538,377	\$110,228,837	\$112,992,508	\$115,807,070	\$118,702,247	\$121,668,803	\$124,711,548
2016	\$3,615,948	\$3,401,596	\$3,474,011	\$3,648,237	\$3,828,317	\$4,013,300	\$4,203,233	\$4,398,194	\$4,598,143	\$4,793,071	\$4,987,019	\$5,180,000	\$5,372,070	\$5,563,220	\$5,753,450	\$5,942,760
2017	\$2,153,399	\$2,196,000	\$2,254,615	\$2,325,078	\$2,400,002	\$2,479,482	\$2,562,416	\$2,649,978	\$2,742,007	\$2,838,689	\$2,939,006	\$3,043,000	\$3,150,787	\$3,262,470	\$3,378,054	\$3,496,540
2018	\$2,185,694	\$2,282,800	\$2,388,313	\$2,490,225	\$2,597,234	\$2,709,260	\$2,826,216	\$2,948,099	\$3,074,918	\$3,206,683	\$3,343,416	\$3,485,128	\$3,631,819	\$3,783,494	\$3,940,261	\$4,102,120
2019	\$197,605	\$302,000	\$302,000	\$302,000	\$302,000	\$302,000	\$302,000	\$302,000	\$302,000	\$302,000	\$302,000	\$302,000	\$302,000	\$302,000	\$302,000	\$302,000
2020	\$197,605	\$302,000	\$302,000	\$302,000	\$302,000	\$302,000	\$302,000	\$302,000	\$302,000	\$302,000	\$302,000	\$302,000	\$302,000	\$302,000	\$302,000	\$302,000
2021	\$4,336,609	\$4,694,800	\$4,750,615	\$4,924,078	\$5,102,002	\$5,281,482	\$5,464,416	\$5,652,000	\$5,844,918	\$6,042,689	\$6,245,006	\$6,452,000	\$6,663,787	\$6,880,490	\$7,102,254	\$7,329,540
2022	\$2,081,175	\$2,741,990	\$2,811,827	\$2,981,135	\$3,093,863	\$3,093,935	\$3,161,552	\$3,233,372	\$3,309,626	\$3,388,183	\$3,470,543	\$3,556,815	\$3,647,000	\$3,741,115	\$3,839,160	\$3,940,135
2023	\$183,666	\$197,850	\$202,769	\$214,502	\$222,893	\$227,745	\$232,745	\$237,879	\$243,143	\$248,536	\$254,059	\$259,702	\$265,465	\$271,347	\$277,347	\$283,465
2024	\$183,666	\$197,850	\$202,769	\$214,502	\$222,893	\$227,745	\$232,745	\$237,879	\$243,143	\$248,536	\$254,059	\$259,702	\$265,465	\$271,347	\$277,347	\$283,465
2025	\$1,680,000	\$1,010,000	\$1,010,000	\$1,210,000	\$6,240,000	\$4,760,000	\$4,760,000	\$4,150,000	\$3,700,000	\$3,200,000	\$2,640,000	\$2,640,000	\$2,340,000	\$2,190,000	\$1,960,000	\$1,800,000
2026	\$5,651,895	\$5,793,193	\$5,938,022	\$6,086,473	\$6,238,635	\$6,390,401	\$6,554,484	\$6,718,327	\$6,886,286	\$7,058,443	\$7,234,904	\$7,416,576	\$7,603,171	\$7,791,200	\$7,983,980	\$8,185,630
2027	\$86,100,029	\$88,261,754	\$90,468,298	\$92,730,006	\$95,046,256	\$97,424,462	\$99,860,074	\$102,356,576	\$104,915,400	\$107,538,377	\$110,228,837	\$112,992,508	\$115,807,070	\$118,702,247	\$121,668,803	\$124,711,548
2028	\$3,615,948	\$3,401,596	\$3,474,011	\$3,648,237	\$3,828,317	\$4,013,300	\$4,203,233	\$4,398,194	\$4,598,143	\$4,793,071	\$4,987,019	\$5,180,000	\$5,372,070	\$5,563,220	\$5,753,450	\$5,942,760
2029	\$2,153,399	\$2,196,000	\$2,254,615	\$2,325,078	\$2,400,002	\$2,479,482	\$2,562,416	\$2,649,978	\$2,742,007	\$2,838,689	\$2,939,006	\$3,043,000	\$3,150,787	\$3,262,470	\$3,378,054	\$3,496,540
2030	\$2,185,694	\$2,282,800	\$2,388,313	\$2,490,225	\$2,597,234	\$2,709,260	\$2,826,216	\$2,948,099	\$3,074,918	\$3,206,683	\$3,343,416	\$3,485,128	\$3,631,819	\$3,783,494	\$3,940,261	\$4,102,120
2031	\$197,605	\$302,000	\$302,000	\$302,000	\$302,000	\$302,000	\$302,000	\$302,000	\$302,000	\$302,000	\$302,000	\$302,000	\$302,000	\$302,000	\$302,000	\$302,000
2032	\$197,605	\$302,000	\$302,000	\$302,000	\$302,000	\$302,000	\$302,000	\$302,000	\$302,000	\$302,000	\$302,000	\$302,000	\$302,000	\$302,000	\$302,000	\$302,000
2033	\$4,336,609	\$4,694,800	\$4,750,615	\$4,924,078	\$5,102,002	\$5,281,482										

Table 3 Captured Taxes and Revenues DLP Marquette General Replacement Hospital

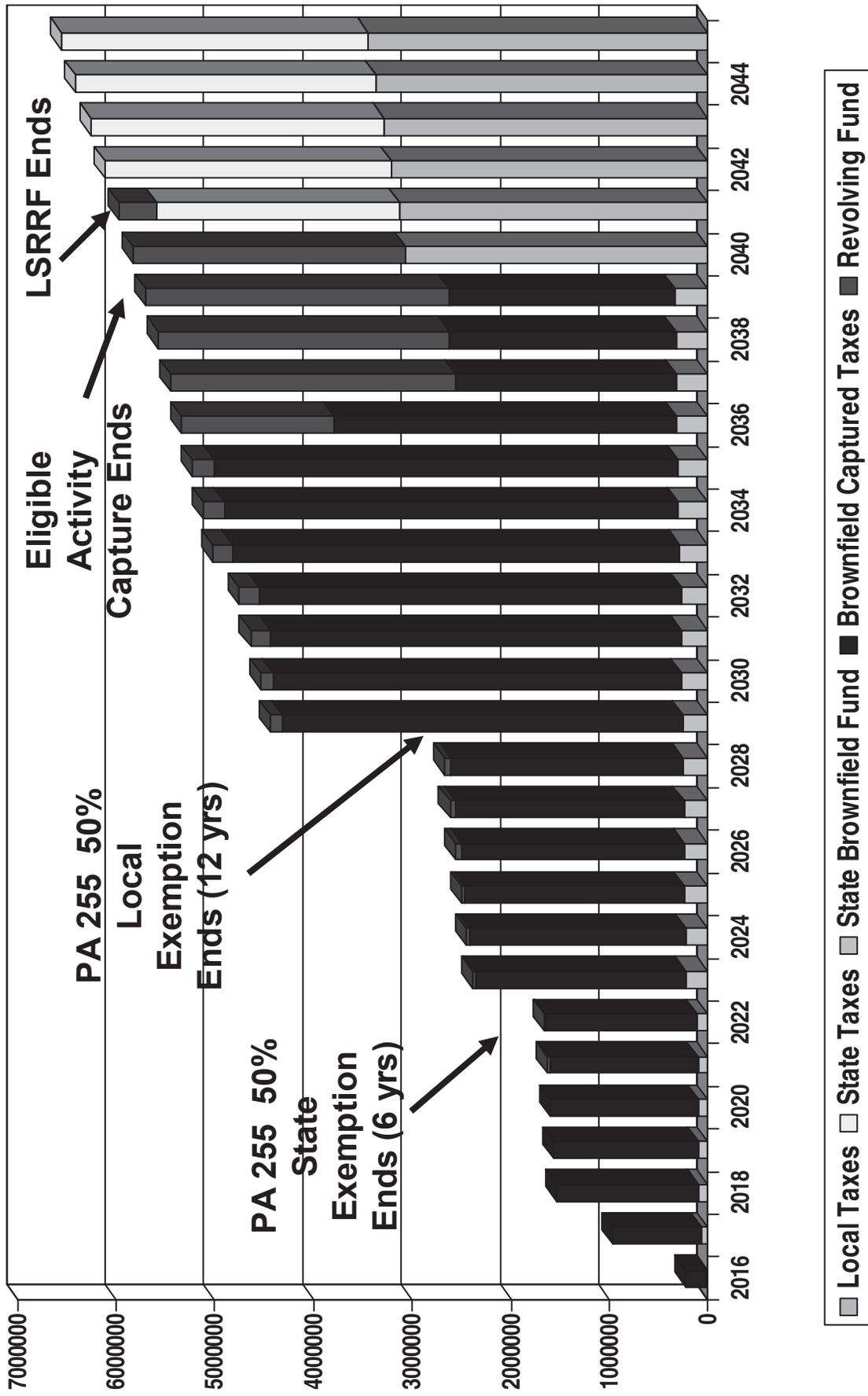
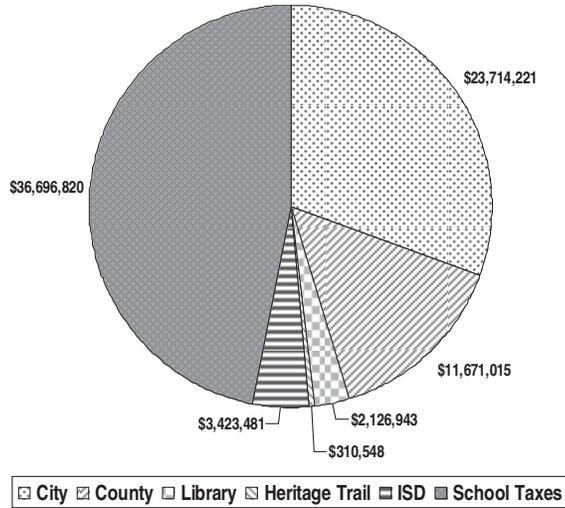


Table 4.1 Impact on Taxing Jurisdictions
Brownfield Plan - Thirty Year Duration
DLP Marquette General Replacement Hospital - Marquette Brownfield Redevelopment Authority

	Millages	Millage	Percent	Total Capture	Total Revenues
	Total	Allocation	Allocation		
City of Marquette		15.27250	57.49%	\$23,714,221	\$11,212,113
Allocated	15.27250				
DDA					
Marquette County		7.51640	28.30%	\$11,671,015	\$5,518,070
Allocated	5.29380				
Voted - Transit/Special Program	2.22260				
Library	1.36980	1.36980	5.16%	\$2,126,943	\$1,005,621
Heritage Trail		0.20000	0.75%	\$310,548	\$146,827
Marquette Schools			0.00%		
School Debt*					
ISD	2.20480	2.20480	8.30%	\$3,423,481	\$1,618,626
Local Taxes Total	26.36350	26.56350	100.00%	\$41,246,208	\$19,501,257
State Taxes		24.00000		\$36,696,820	\$14,471,938
School Operating	18.00000				
State Educ Tax	6.00000				
Total	50.36350	50.56350		\$77,943,028	\$33,973,196

**Table 4.2 Brownfield Tax Capture Allocation
DLP Marquette General Replacement Hospital**



**Table 4.3 Tax Revenue Allocations - 30 years
DLP Marquette General Replacement Hospital**

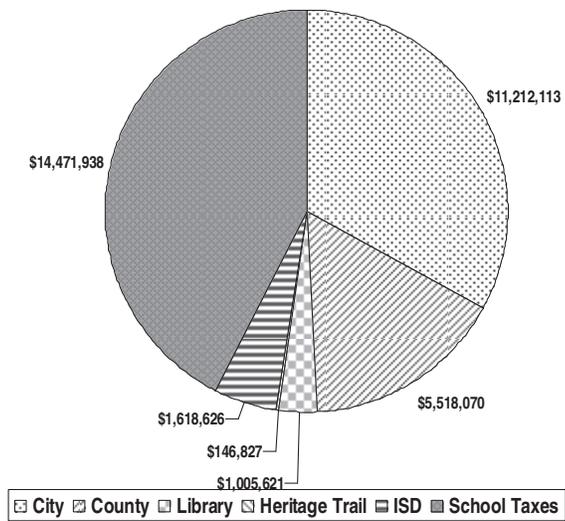
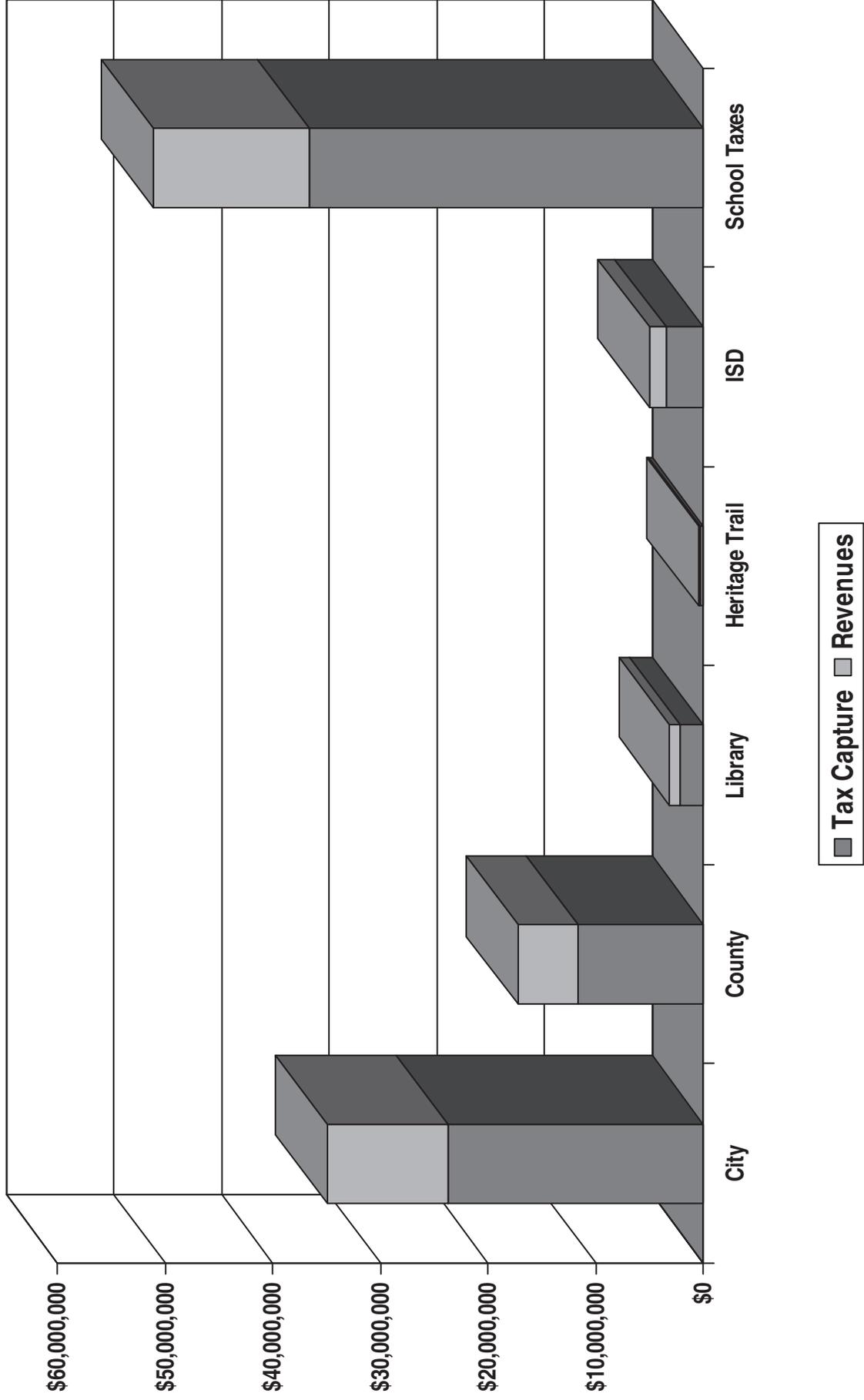
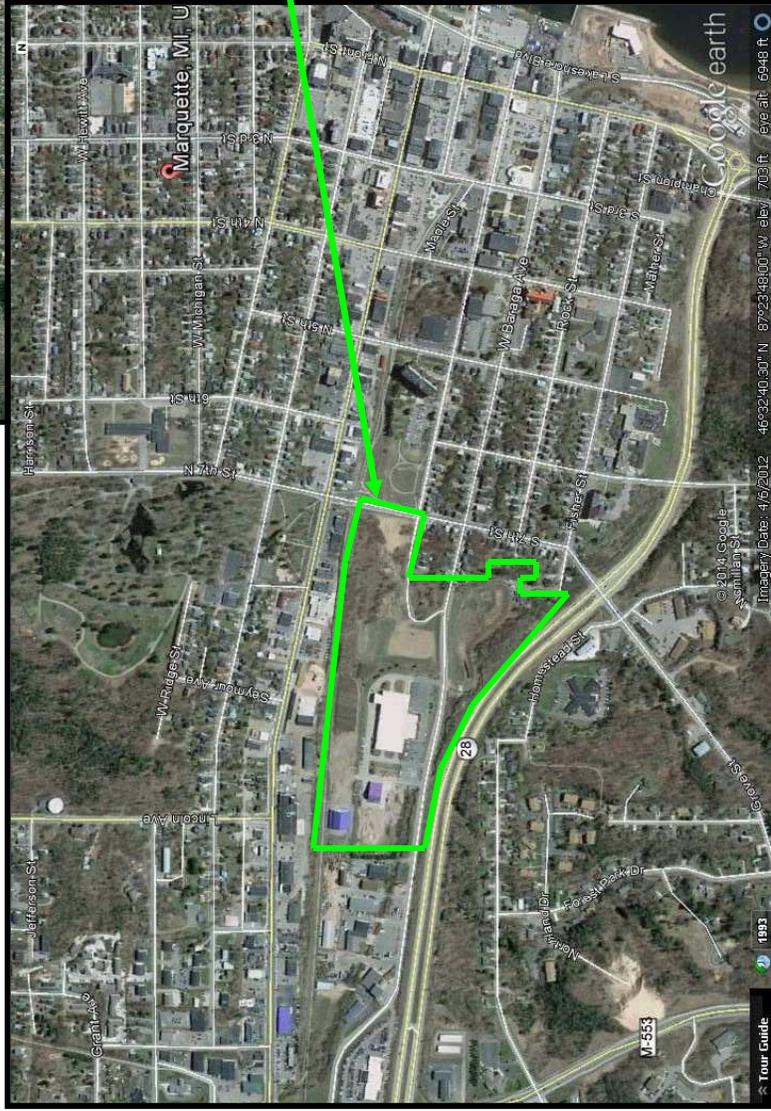
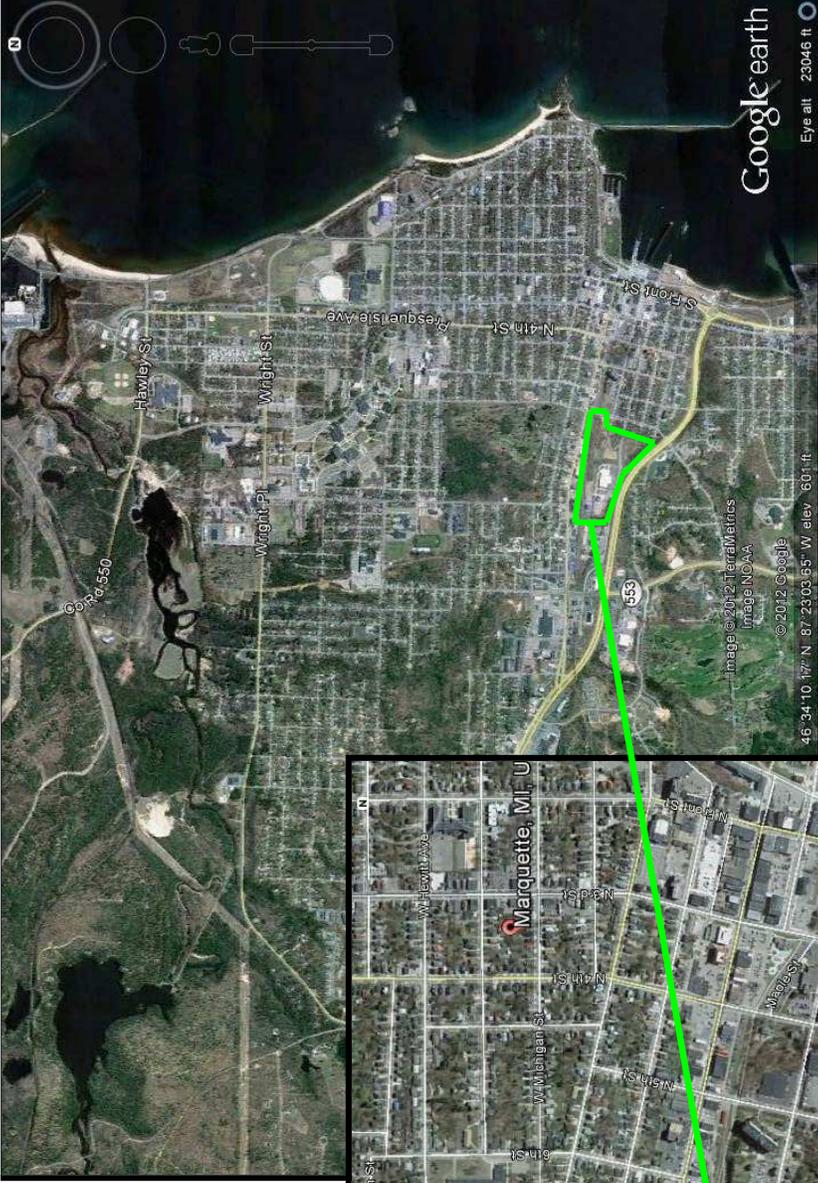


Table 4.4 Brownfield Tax Capture/Revenue Allocations

DLP Marquette General Replacement Hospital





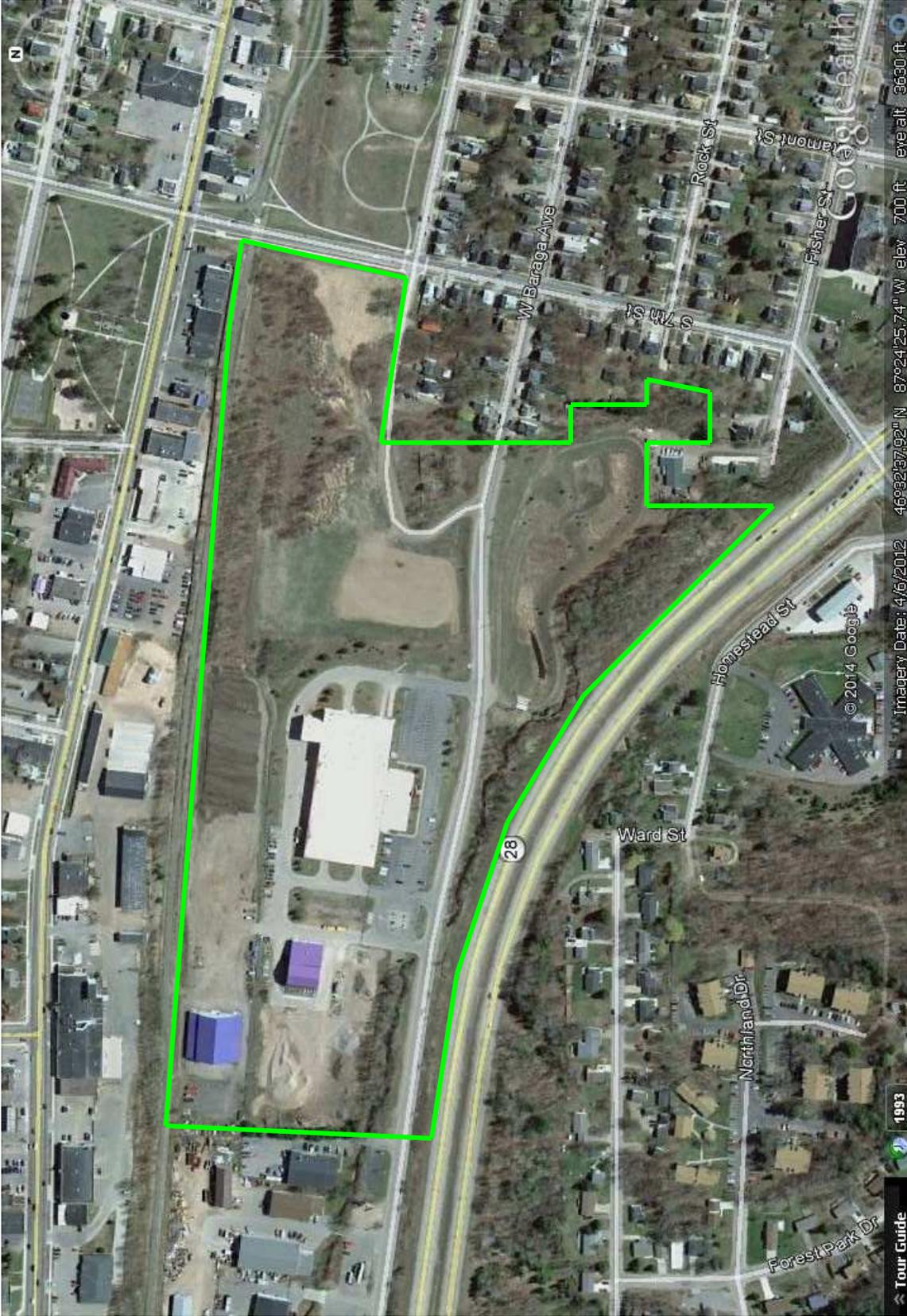
**DLP Marquette General Replacement Hospital
Brownfield Plan**

Figure 1: Eligible Property Location Map



Marquette Brownfield Redevelopment Authority

Date:
October 2014



<p>DLP Marquette General Replacement Hospital Brownfield Plan</p>	<p>Figure 2: Eligible Property Boundary Map</p>
<p>Marquette Brownfield Redevelopment Authority</p>	
<p>Date:</p>	<p>October 2014</p>





<p>DLP Marquette General Replacement Hospital Brownfield Plan</p>	<p>Figure 3: Parcel Map</p>
<p>Marquette Brownfield Redevelopment Authority</p>	<p>Date: October 2014</p>

